

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

ARLINGTON PK-5 #234

FEBRUARY 4, 2015



PREPARED BY: HORD COPLAN MACHT INC. AND CITY SCHOOLS STAFF

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PART 3

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SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

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A. PROJECT SUMMARY

A. PROJECT SUMMARY

A.1 Project Justification:

Arlington PK-8 #234 currently has a poor Facility Conditions Index (FCI) and Educational Adequacy Scores (EAS), based on the previously completed Jacobs building assessment report. Arlington #234 has a FCI of 90.4 and an EAS of 62.7. Arlington PK-8 #234 currently includes a 8 classroom modular and a 10 classroom portable to augment school capacity. Arlington currently serves students in grades PK-8. With the recommended closure of Langston Hughes #5 and the consolidation of its students into Arlington PK-8 #234 and surrounding schools, the enrollment of the school will be affected. As a result of an extensive academic planning process, this school is recommended to become a PK-5 school. The project is planned to be complete by year 2018. In SY 2022-23, the anticipated State Rated Capacity of the building will be 471 and its projected utilization rate will be 87%.

A.2 Project Description:

The Arlington Building is currently 101,425 square feet total. The original Arlington building was built in 1926 with 39,925 square feet. An addition was built in 1931 with 42,700 square feet. Additionally a 10,582 square foot modular and a 10,260 square foot portable were installed on site in 2000 and 2008 respectively. In 2014 there was a 3,200 square foot renovation of the Library/Media Center with state approved QZAB funds. The feasibility study will help to determine whether the building will be renovated or replaced. The modular and portable buildings will be demolished. The proposed square footage of the replacement or renovated building will be approximately 95,718 square feet. Arlington's projected enrollment will be 408 in 2022-23. For the development of the site specific educational specification the PK-5 prototype for an elementary school was used for the standard.

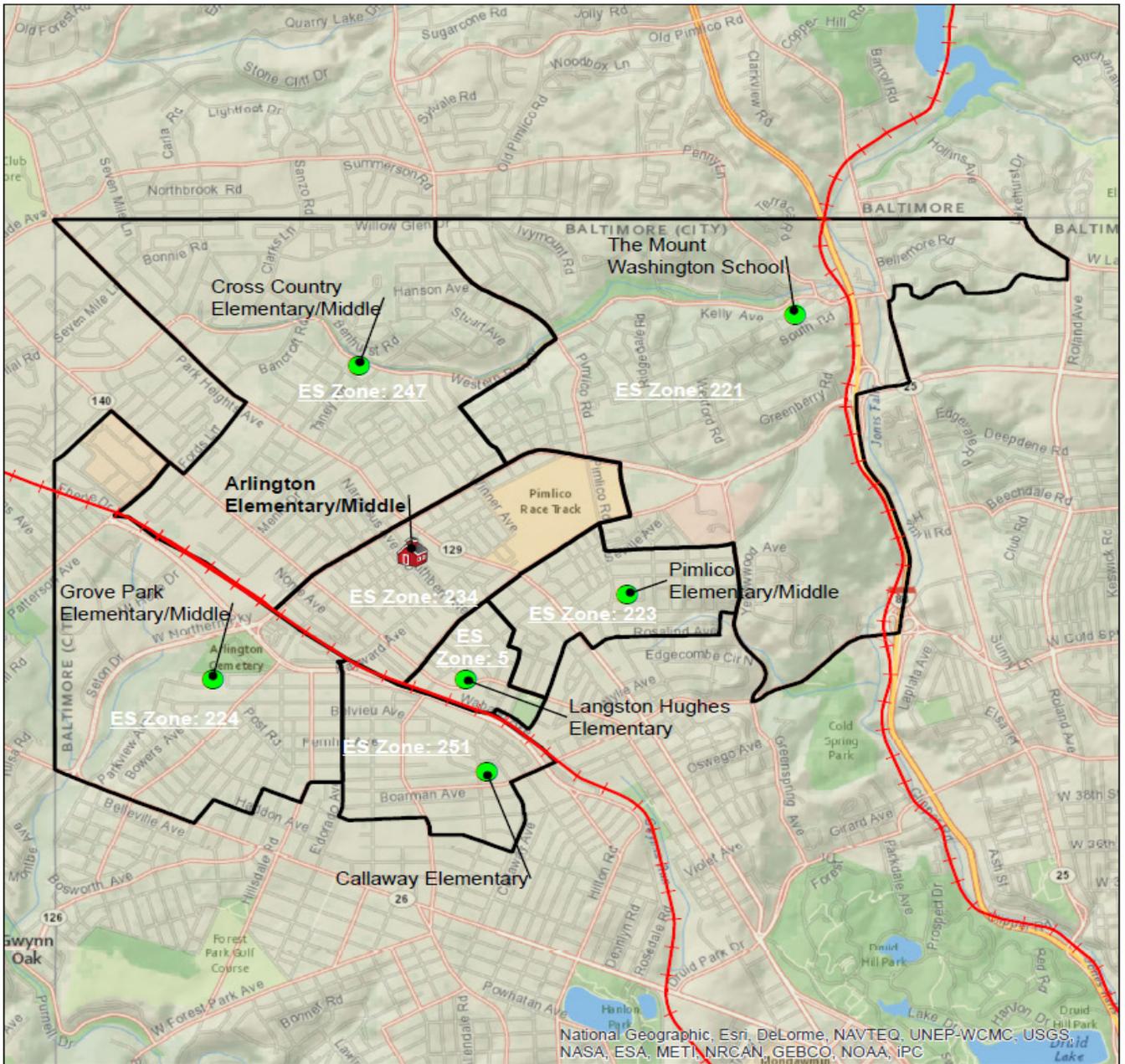
A.3 Proposed Schedule: The items below are based on the CY 2013 10-Year Plan.

Schedule		
Task	Start	Complete
Educational Specifications	October 2013	January 2015
Feasibility Study	October 2013	January 2015
Schematic Design	March 2015	July 2015
Design Development	August 2015	December 2015
Construction Documents	January 2016	June 2016
Permitting	May 2015	July 2016
Advertise/Bid/Award	July 2015	September 2016
Construction	December 2016	June 2018
Occupancy	June 2018	August 2018

A.4 Facility Summary:

Facility Summary		
	Current	2022-23 Projected
State Rated Capacity	810	471
Full Time Enrollment	576	408
Enrollment Trend	Growing	
Relocatables	2	None
Gross Square Footage	103,467	95,718

Arlington Elementary/Middle #234



Legend



Arlington

—+— Rail Line



Adjacent School

▭ ES Attendance Zone



BALTIMORE CITY PUBLIC SCHOOLS GREAT KIDS GREAT SCHOOLS

B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

The Arlington and the Langston Hughes schools are located in the Park Heights Community, which is located in the Northwest geographic area of Baltimore City.

Arlington PK-8 #234 is located in Community Statistical Area (CSA) #6, which consists primarily of residential zoning (R-5 and R-6). This CSA Group experienced a 14% decline in total population and a 4.5% decline in school aged children between 2000 and 2010. The total number of residential properties dropped by 7% and the number of vacant units increased to 15.4% during this 10 year period.

Open space and recreational improvements are underway or planned for CSA #6. The park at Reisterstown Road and Woodland Avenue was recently renovated. Park Heights Renaissance, Inc. has resumed the responsibility of operating the Towanda Community Center. According to the Draft 2013 Recreation and Parks Master Plan, the C.C. Jackson Recreation Center is recommended for expansion, and a new 7-acre park is to be developed adjacent to the center.

B.2 School Description and History:

Since its construction in 1926, the Arlington School #234 operated as an elementary school. However, in September 2007, it began its PK-8 conversion by adding grade 6. A consecutive grade was added each year, and by September 2009, it served grades PK-8.

In 2000, modular space was added to the site providing an additional 10,500 (approx.) square feet of instructional space to Arlington Elementary, and increased the available programmed space by approximately 10 percent. In 2008, Arlington Elementary supplemented its instructional space by adding another 10,200 (approx.) square feet in portable space.

B.3 Existing Site Plans, Floor Plans, and Photographs:

Existing Site and Floor Plans are located in the Appendix, page 48.

Exterior:



Exterior Front Facade



Exterior Rear Facade



Exterior Rear Facade

Interior:



Stained glass ceiling panel



Fireplace in conference room



Auditorium



Typical Classroom



Gymnasium



Typical Hallway

B.4 Summary of Recent Feasibility Studies or Assessments:

The 10-Year Plan's recommendation for Arlington PK-8 #234, based on the 2010 Jacobs building assessment report, is for the building to be renovated or replaced. The feasibility study for the project will consider and analyze the various options and provide a determination of the best recommendation. The rationale behind this recommendation is as follows:

- The FCI suggests that both renovation and replacement be considered.
- The Arlington building falls below the targeted EAS of 80 for buildings used for instruction in the district, and therefore, does not meet the standard for supporting excellent teaching and learning
- The school does meet the acceptable utilization rate for City Schools' buildings at 90.8%.
- The closure of Langston Hughes Elementary #5 and the consolidation of its students into Arlington #234 will eliminate excess capacity and reduce maintenance and renovation costs area-wide.
- Extensive academic planning has resulted in a recommendation that Arlington become a PK-5 Elementary School. Middle School students in the quadrant will have the choice to attend Pimlico #223 which will have an increased middle school grade component.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C.1 School Grade Organization:

Arlington PK-8 #234 is proposed to become an elementary school with grades PK-5. Middle school students in the area will have the choice to attend Pimlico #223 which will have an increased middle school component.

C.2 Proposed Curriculum:

Arlington Elementary program will contain an Early Childhood Development Center, with a Judy Center and Headstart Program.

Specific space requirements for the special curriculum spaces will be discussed in Sections I and J of this educational specification.

C.3 Proposed Staff:

Below is a staffing chart which compiles current staffing positions for Arlington Elementary.

Proposed Staff	
Position	Quantity
Assistant Principal	1
Psychologist	1
Librarian	1
General Educators	26
Teacher - Special Education	2
Paraeducator	1
Paraeducator - Pre K	1
Assistant - Non-Instructional/12mth	1
Custodial Worker I/12 mth	4
Educational Associate/10mth	1
Guidance Counselor	1
IEP Team Associate	1
Manager I - Cafeteria	1
Social Worker	1
Speech Pathologist	1
Food Services Worker I/3.5 hrs	3
Food Services Worker/5 Hours	1
Food Services Worker I/6 hrs	1
Team Support Paraprofessional	1
Principal	1
Nurse	1

C.4 Enrollment Projections (SY13-14 adjusted Nov. 2013):

Grade	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
PK	22	22	26	26	27	27	27	27	27	27	27
K	53	56	66	64	69	69	69	69	69	69	69
1	63	53	67	67	68	70	69	69	69	69	69
2	57	56	57	63	65	63	65	64	64	64	64
3	56	59	65	58	66	65	64	65	65	64	65
4	50	56	65	65	59	65	64	63	64	63	63
5	64	39	51	52	53	47	51	51	50	51	50
Total	365	342	397	396	408	406	409	408	408	408	408

C.5 Future Programs and Services:

Community Partners

Arlington has a rich, established tradition of community programs supporting the students who attend the school. Anchored by the Park Heights Renaissance program which seeks to rehabilitate and revitalize the area surrounding Arlington a combination of different programs seeking to accomplish a number of objectives. The development of a “community of character” and “community of opportunity”, the residents of the Arlington area share a common vision of rebuilding a community which “offers an enhanced quality of life and economic opportunity.” The Park Heights Renaissance program provides career development, educational opportunities in entrepreneurship, finance, fundraising, and health awareness to name just a few. This program is the primary occupant of the Family Resource Room and Office.

The Park Heights Renaissance program is complemented by Hope Health Systems, an organization whose mission is to address the needs of the whole family unit, taking specific care to address the issues that are unique to “at risk” children with the understanding that the other elements of the family have a direct and immediate impact on the overall success of children in school and later on in life. This program provides “in-day” school support programs working with students and their teachers to provide a variety of services such as mental health screenings, psychiatric assessments and diagnosis, as well as treatment plans and continuous monitoring and feedback sessions. The overall goal of the program is to discharge the student with a long-term support program in place to ensure continuing success for the student and the family. The Hope Health System team is looking to occupy 2 Flex Offices near the Support Services area within Arlington.

The Boys and Girls Club is a well-known, iconic afterschool program found throughout the United States and the partnership forged with Arlington school is no exception. The program provides afterschool activities to provide a place for students to go during and after school to receive additional instructional support in homework, classroom assignments as well as a safe place to play and have fun. The Boys and Girls Club is looking to occupy one office for two coordinators.

Many other programs have co-located their services within the Arlington school including Experience Corps, who provide literacy mentoring for students. Below is a brief list of other partnership programs which currently provide additional help to the students of the school and their space requirements, where needed:

- HIPPY (Home Instruction for Parents of Preschool Youngsters): This program provides home instruction guidance to parents who otherwise feel underprepared for the task of helping their children achieve successfully in school. This program would require one office for a full-time coordinator.
- Project LIFT: Project Leadership & Investment For Transformation is a technology based education program designed to improve students who are struggling academically. The program would require one office for a full-time coordinator and one classroom.
- Food Pantry: Partnership with Maryland Food Bank, currently serving 30 parents on a regular basis, but could serve more if capacity was provided.
- SABES: STEM (Science, Technology, Engineering, and Math) Achievements in Baltimore Elementary Schools partnership program with Johns Hopkins University.

Academic/Administration Partners

The remaining programs such as those offered through Garrison Medical, Morgan State University, Sinai Hospital, and others are all generally after school hours, or satellite programs associated with the home organization bringing specialized services to Arlington. For example, Garrison Medical provides health awareness programs and with the statistics regularly reminding us that the youth diabetic problem continues to grow, this service along with others is increasingly important.

In addition, the St. Vincent de Paul's Head Start program currently operates on the Arlington School site. "Head Start is a comprehensive pre-school education program designed to prepare low-income, children for academic success, and promote age-appropriate social skills. The program works in partnership with parents, extended family, and members of the community to offer developmentally appropriate education, health, case management and family support services to children and their families." The Head Start program will remain at the school and will be incorporated with a Judy Center to form an early childhood development center.

F. PROPOSED SITE REQUIREMENTS

F. PROPOSED SITE REQUIREMENTS

F. Proposed Site Requirements

The site Arlington currently occupies is generally confined to roadway and residential boundaries likely preventing expansion of its footprint for the current area. As such, because the site does have restrictions in place, the site requirements are likely to deviate from the approved educational specifications document previously outlining the ideal site layouts.

F.1 Parking - bus, car, delivery, service, staff, visitor:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J. However, it should be noted in the Jacobs Study, completed in 2012 a number of areas within the above site areas were identified as out of compliance with ADA requirements as well as effecting the educational adequacy of the facility. For more detailed information, consult the Arlington Condition Assessment | Facilities Feasibility Study.

F.2 Service access:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

F.3 Vehicle and pedestrian access:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

F.4 Playing fields/courts/yards:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

F.5 Natural environmental areas:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

F.6 Utilities:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

F.7 Other:

There are no specific site requirement deviations from those outlined in the approved Educational Specifications Part 1/Section J.

I. GENERAL SCHOOL DESIGN CRITERIA

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I. General School Design Criteria

I.7 Special or Unique Program Requirements:

Through discussions with the internal School Administration, Staff and local Community leaders, several special and unique program requirements have been identified for Arlington PK-8. These spaces generally are deviations from the general Educational Specifications requirements and are reflected as part of our Site Specific Educational Specifications. Below is a list of these program requirements along with a brief description and justification for each space.

LIST BY ITEM NUMBERS

Item #1: Auditorium

An existing 4,200 sf auditorium space to remain.

Item #2: Stage

An existing 800 sf stage to remain.

Item #3: Ben Carson Reading Room

The proposed additional 900 sf of existing reading area used by Pre-K and K students.

Item #4: Pantry

Enlarging the pantry to 200 sf for collection and distribution of food bank meal services.

Item #5: Flex Offices and Storage

Proposed additional 1030 sf of space to house the current school partners to support community programs.

LIST BY DEPARTMENT

10 MEDIA

Added Program: Ben Carson Reading Room, 900 sf (1).

Explanation: The proposed additional 900 sf of existing reading area used by Pre-K and K students.

11 FOOD SERVICES

Deleted Program: Stage, 900 sf (1).

Explanation: The School will use existing stage by existing auditorium.

12 BUILDING SERVICES

Added Program: Auditorium, 4,200 sf (1).

Explanation: An existing 4,200 sf auditorium space to remain.

Added Program: Stage, 800 sf (1).

Explanation: An existing 800 sf stage to remain- to replace the stage under Dining.

13 COMMUNITY SPACE

Added Program: Pantry, 200 SF (1); standard size calls for 80 sf.

Explanation: Enlarging the pantry to 240 sf for collection and distribution of food bank meal services.

Added Program: Community Space, 1030 sf (1)

Explanation: The proposed additional 1030 sf of space will house three 100 sf offices, one 150 sf office, 80 sf of storage, and one 500 sf classroom for current school partners to support community programs.

Added Program: Early Childhood Development Center, 12,000 sf (1)

Explanation: The proposed additional 12,000 sf of space will support an early childhood development center.

J. INDIVIDUAL SPACE DESCRIPTIONS

J. INDIVIDUAL SPACE DESCRIPTIONS

This section of the document includes descriptions of the general guidelines and specific room requirements for each area of activity within the building that is different from the general Educational Specifications document.

Example:

ADMINISTRATION

Distributed Admin | *Storage*

PROGRAM	<i>Description</i>	Storage for administrative materials
	<i>Area Required (SF)</i>	45
	<i>Number of Users</i>	0
	<i>Adjacencies</i>	Distributed Administration (U 01.02)
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications
	<i>Walls</i>	See standard specifications
	<i>Floor</i>	See standard specifications
	<i>Doors</i>	See standard specifications
	<i>Windows</i>	See standard specifications
	<i>Acoustics</i>	See standard specifications
SYSTEMS	<i>Lighting</i>	No special requirements
	<i>Audio/Visual</i>	No special requirements
	<i>Telecom/Data</i>	No special requirements
	<i>Electrical</i>	No special requirements
	<i>HVAC</i>	No special requirements
	<i>Plumbing</i>	No special requirements
	<i>Specialty</i>	No special requirements
EQUIPMENT	<i>Display</i>	
	<i>Casework/Millwork</i>	6 LF bookshelves
	<i>FF&E (NIC)</i>	
REMARKS		

Key number → **U 01 02 03**

- “U” = Upper grades
- “L” = Lower grades
- “C” = Community space
- 01 = Department
- 02 = Program Area
- 03 = Space/Room

Baltimore City Public Schools

Educational Specifications

L 10 MEDIA

DESIGN DEVIATIONS FROM PROTOTYPE

There is a site specific deviation from the general Educational Specifications Part 2/Volume II document. It is recommended that an additional area dedicated for the purpose of establishing a Ben Carson Reading Room be added to the site specific requirements of Arlington PK-8. This would add an addition 500 square feet to the proposed building and focus on the needs of the Pre-Kindergarten and Kindergarten students. The Ben Carson Reading Room program is sponsored by the Carson Scholars Fund, established by Dr. Benjamin S. Carson, M.D., a world-renowned expert on pediatric neurosurgery and his wife Mrs. Candy Carson. More on the Ben Carson Reading Room program can be found at <http://carsonscholars.org/reading-room-faqs>. The benefits of introducing early learning programs to young children have been well documented through extensive research indicating that programs such as the Ben Carson Reading Room are strong predictors of academic success achieved by children over time.

All other areas are within the general Educational Specifications. The table below cross-references site specific standard requirements with the applicable page numbers in the Educational Specifications Part 2/Volume II document for detailed space and design information and notates where the difference exists for the Media program at Arlington PK-8:

10.01 Media Center

		Description	Ed. Spec. Part 2/Vol. II Ref.
10	01.05	BEN CARSON READING ROOM	DIFFERS

Media Center | Ben Carson Reading Room

PROGRAM	<i>Description</i>	A designated area for Pre-K and K students to come and be immersed in high-interest reading material		
	<i>Area Required (SF)</i>	900		
	<i>Number of Users</i>	N/A		
	<i>Adjacencies</i>	Pre-Kindergarten (03 01.01); Kindergarten (03 01.02)		
ARCHITECTURAL	<i>CeWng</i>	High ceilings where possible		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	See standard specifications		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	No special requirements		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	8	LF	Marker board w/tack strip
		8	LF	Tack board
		2		Display cases
	<i>Casework/Millwork</i>	LF		Mobile low bookshelves
		LF		Periodical shelving
				Tall perimeter bookshelves
		LF		Reference
		LF		16" Slope top shelving
	<i>FF&E (NJC)</i>			Large tables
				Tables w/chairs
				Lounge/soft seats
				Printer/copiers
				Computer stations
REMARKS	Will need to coordinate final design requirements with the Carson Scholars Fund			

L 12 BUILDING SERVICES

DESIGN DEVIATIONS FROM PROTOTYPE

One site specific deviation from the existing educational standards is with regard to the area identified as Auditorium (L 12.03). The education specification standards have value-engineered out the inclusion of an Auditorium and Stage for prototypical PK-8 schools. However, the site specific recommendations related to Arlington suggest the need to keep the existing 4,200 square foot Auditorium as well as the existing 800 square foot stage. Given the broad impact the school has on the community and the level of outreach it continues to play within the Arlington area, the site activity would support the basis for keeping these two areas to the final site design.

06.03 Elementary Science

		Description	Ed. Spec. Part 2/Vol. II Ref.
12	03.01	AUDITORIUM (EXISTING)	DIFFERS
12	03.02	STAGE (EXISTING)	DIFFERS

Auditorium | Auditorium (Existing)

PROGRAM	<i>Description</i>	Seating area which provide seating for performances, presentations and other related activities	
	<i>Area Required (SF)</i>	4,200 SF Existing	
	<i>Number of Users</i>	300	
	<i>Adjacencies</i>	Stage (L 06.03.02)	
ARCHITECTURAL	<i>Ceiling</i>	16' AFF minimum	
	<i>Walls</i>	Acoustic treatment for sound absorption and diffusion	
	<i>Floor</i>	See standard specifications	
	<i>Doors</i>	See standard specifications	
	<i>Windows</i>	See standard specifications	
	<i>Acoustics</i>	Acoustic panels	
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls	
	<i>Audio/Visual</i>	Sound system and speakers for recording and listening with intercom capability	
	<i>Telecom/Data</i>	No special requirements	
	<i>Electrical</i>	No special requirements	
	<i>HVAC</i>	Separate from main systems to provide for year-round climate control	
	<i>Plumbing</i>	No special requirements	
	<i>Specialty</i>	Aisle lighting at the base of aisle seating	
EQUIPMENT	<i>Display</i>	2	Ceiling mounted projection screens
	<i>Casework/Millwork</i>	300	LF Fixed upholstered chairs
	<i>FF&E (NJC)</i>	N/A	
REMARKS	Provide for control of the sound and house lighting from the projection/control room in the back of the auditorium as well as from the back of the stage.		

Auditorium | Stage (Existing)

PROGRAM	<i>Description</i>	Performance space for presentation of music, drama, and speech		
	<i>Area Required (SF)</i>	800 SF Existing		
	<i>Number of Users</i>	60		
	<i>Adjacencies</i>	Auditorium (L 06.03.01)		
ARCHITECTURAL	<i>Ceiling</i>	Exposed structure painted black - 16'AFF minimum		
	<i>Walls</i>	Reflective side and rear walls		
	<i>Floor</i>	Wood, 16" above floor level of Auditorium (L 06.03.01)		
	<i>Doors</i>	Paired for piano access		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	Proscenium arch and stage curtains		
SYSTEMS	<i>Lighting</i>	Performance, theater, and maintenance lights; general lighting to support use as teaching station		
	<i>Audio/Visual</i>	Microphone, sound system, PA, and projector connection		
	<i>Telecom/Data</i>	Data to use stage as a teaching station, location of sound system and microphone connections		
	<i>Electrical</i>	Coordinate power with location of data outlets and sound system		
	<i>HVAC</i>	Paired with Auditorium (L 06.03.01) for year-round and evening use.		
	<i>Plumbing</i>	No special requirements		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	12	LF	Marker board/no tray
	<i>Casework/Millwork</i>			Set of stage curtains Rear cyclorama curtain
	<i>FF&E (NJC)</i>			Piano
REMARKS	<ul style="list-style-type: none"> • ADA ramp access to from stage to auditorium • Stage floor to be minimum 16" above Auditorium (L 06.03.01) floor 			

C 13 COMMUNITY SPACE

DESIGN DEVIATIONS FROM PROTOTYPE

The Arlington school community also has a number of existing partnerships who would benefit the residents and support the approved education specification standards, specifically the Community Use Guidelines section. Specifically, the following organizations provide additional support services to the families of Arlington PK-8 as well as the community around Arlington. These organizations below have identified a need to add space to the site specific design being discussed:

- Experience Corps - retirees working on literacy issues
- HIPPY Program - Home Instruction for Parents of Preschool Youngsters provides guidance to parents who otherwise may feel underprepared for the task of helping their children achieve successfully in school.
- Project LIFT - Project Leadership & Investment For Transformation a technology based education program designed to improve students who are struggling academically.
- Boys and Girls Club - After school program where children can go and receive homework assistance as well as participate in enrichment activities in a safe and caring environment.
- SABES - STEM (Science, Technology, Engineering, Math) Achievement in Baltimore Elementary Schools program designed to help focus students attention on traditionally low achievement areas.
- Pantry, Flex Office, and Flex Office Storage - The community pantry space should be easily accessible from the exterior to allow for convenient receipt and storing of supply pallets and materials. In association with the community pantry, each school should have a personal care area for use by students and community members before and after school. The laundry should be easily accessible by students or parents before and after school. The personal care area will contain rest room facilities and a shower and should be located in the vicinity of the health suite. Entry to the personal care area should be separate from the health suite entry.

As well, the after school program requires a pantry for storage of food. This pantry shall be located in conjunction with the spaces to be used by the after school program. This pantry should also provide convenient distribution of take-home provisions.

Multiple before and after care programs are sometimes housed at the same building. Careful consideration should be given to the planning of the school to meet the needs of each program. An office and storage room should be provided in conjunction with each childcare program in operation in the school. Families or community volunteers should be able to enter the volunteer room and work during the school day without disruption to other school functions.

The above programs provide assistance and instruction throughout the school day during class time. There are a number of other community partners who participate in other ways, such as mentoring, literacy awareness, health promotion as well as career development and math tutoring.

The remaining areas within the Community Space area are within the guidelines found in the general Educational Specifications Part 2/Volume II document. The table below cross-references the site specific standard requirements with the applicable page numbers in the Educational Specifications Part 2/Volume II document for detailed space and design information for including Community Space into the program requirements for Arlington PK-8. In addition, the Community Use Guidelines section in Part 1 of the general Educational Specifications document should also be referred to when looking at the needs of the Arlington community:

C 13 COMMUNITY SPACE

13.03 Service

		Description	Ed. Spec. Part 2/Vol. II Ref.
13	03.01	PANTRY	DIFFERS FROM STANDARD

13.04 Community Space

		Description	Ed. Spec. Part 2/Vol. II Ref.
13	04.01	FLEX OFFICE	DIFFERS FROM STANDARD
13	04.02	FLEX OFFICE	DIFFERS FROM STANDARD
13	04.03	FLEX OFFICE	DIFFERS FROM STANDARD
13	04.04	CLASSROOM	DIFFERS FROM STANDARD
13	04.05	OFFICE	DIFFERS FROM STANDARD
13	04.06	STORAGE	DIFFERS FROM STANDARD

13.05 Early Childhood Development Center

		Description	Ed. Spec. Part 2/Vol. II Ref.
13	05.01	EARLY CHILDHOOD DEVELOPMENT CENTER	DIFFERS FROM STANDARD

Community Space | Pantry

PROGRAM	<i>Description</i>	Pantry/storage and receiving area for the collection and distribution of food bank meal services for students to take home. Enlarged to be consistent with other pantries.		
	<i>Area Required (SF)</i>	200		
	<i>Number of Users</i>	1 user, 2 guests		
	<i>Adjacencies</i>	Family Resource Suite (C 13.01)		
ARCHITECTURAL	<i>Ceiling</i>	Washable acoustic tile: Heath Department approved		
	<i>Walls</i>	Semi-gloss painted - minimum or glazed tile/CMU		
	<i>Floor</i>	Quarry tile (slip resistant) with dark grout		
	<i>Doors</i>	Overhead door to loading/delivery area		
	<i>Windows</i>	4' to 6' wide stainless steel overhead window at counter		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	No special requirements		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	Floor drain		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	4	LF	Tack Board
	<i>Casework/Millwork</i>	6	LF	Stainless steel counter
		12	LF	Utility shelving 24"d
	<i>FF&E (NJC)</i>	1		6' worktables
REMARKS	Casework/Millwork and FF&E will need to be sized accordingly to the enlarged pantry size			

Community Space | Flex Office

PROGRAM	<i>Description</i>	Flex Office space for community programs.		
	<i>Area Required (SF)</i>	(3) at 100 SF each		
	<i>Number of Users</i>	1 user, 2 guests		
	<i>Adjacencies</i>	Family Resource Suite (C 13.01); Community Space		
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	See standard specifications		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	No special requirements		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	4	LF	Tack Board
	<i>Casework/Millwork</i>	N/A		
	<i>FF&E (NJC)</i>	1	Desk/chair	
		2	Guest chairs	
REMARKS	<p>Current Community uses:</p> <ul style="list-style-type: none"> • Experience Corps - Retirees provide literacy mentoring to students • HIPPY - Home Instruction for Parents of Preschool Youngsters provides guidance to parents who otherwise may feel underprepared for the task of helping their children achieve successfully in school. • LIFT - Project Leadership & Investment For Transformation is a technology based education program designed to improve students who are struggling academically 			

Community Space | Classroom

PROGRAM	<i>Description</i>	Classroom for LIFT program.
	<i>Area Required (SF)</i>	500
	<i>Number of Users</i>	15-20
	<i>Adjacencies</i>	Community Space
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications
	<i>Walls</i>	See standard specifications
	<i>Floor</i>	See standard specifications
	<i>Doors</i>	See standard specifications
	<i>Windows</i>	See standard specifications
	<i>Acoustics</i>	See standard specifications
SYSTEMS	<i>Lighting</i>	No special requirements
	<i>Audio/Visual</i>	No special requirements
	<i>Telecom/Data</i>	No special requirements
	<i>Electrical</i>	No special requirements
	<i>HVAC</i>	No special requirements
	<i>Plumbing</i>	No special requirements
	<i>Specialty</i>	No special requirements
EQUIPMENT	<i>Display</i>	See standard specifications
	<i>Casework/Millwork</i>	See standard specifications
	<i>FF&E (NJC)</i>	See standard specifications
REMARKS	<p>Current Community uses:</p> <ul style="list-style-type: none"> • LIFT - Project Leadership and Investment for Transformation is a technology based education program designed to improve students who are struggling academically. 	

Community Space | Flex Office

PROGRAM	<i>Description</i>	Flex Office space for community programs.		
	<i>Area Required (SF)</i>	150		
	<i>Number of Users</i>	2 users, 4 guests		
	<i>Adjacencies</i>	Family Resource Suite (C 13.01)		
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	See standard specifications		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	No special requirements		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	4	LF	Marker board w/tack strip
		4	LF	Tack board
	<i>Casework/Millwork</i>	N/A		
	<i>FF&E (NJC)</i>	2		DeskS/chair
		9	LF	Tall bookshelves
		2		Guest Chairs
REMARKS	Current Community uses:			
	<ul style="list-style-type: none"> Boys and Girls Club - After school program where children can go and receive homework assistance as well as participate in enrichment activities in a safe and caring environment. 			

Community Space | Flex Office Storage

PROGRAM	Description	Flex Office storage for community programs.		
	Area Required (SF)	80		
	Number of Users	N/A		
	Adjacencies	Family Resource Suite (C 13.01)		
ARCHITECTURAL	Ceiling	See standard specifications		
	Walls	See standard specifications		
	Floor	See standard specifications		
	Doors	See standard specifications		
	Windows	See standard specifications		
	Acoustics	See standard specifications		
SYSTEMS	Lighting	No special requirements		
	Audio/Visual	No special requirements		
	Telecom/Data	No special requirements		
	Electrical	No special requirements		
	HVAC	No special requirements		
	Plumbing	Sink with drinking fountain		
	Specialty	No special requirements		
EQUIPMENT	<i>Display</i>	N/A		
	<i>Casework/Millwork</i>	3	LF	Utility shelves 24”d
		4	LF	Rod and shelf
	<i>FF&E (NJC)</i>	N/A		
REMARKS	Current Community uses:			
	<ul style="list-style-type: none"> • SABES - STEM (Science, Technology, Engineering, Math) Achievement in Baltimore Elementary Schools program designed to help focus students attention on traditionally low achievement areas. 			

Early Childhood Development Center | Early Childhood Development Center

PROGRAM	Description	Additional flex space to support community programs.
	Area Required (SF)	12,000
	Number of Users	75 students, 10 teachers
	Adjacencies	Community Space
ARCHITECTURAL	Ceiling	See standard specifications
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	See standard specifications
SYSTEMS	Lighting	No special requirements
	Audio/Visual	No special requirements
	Telecom/Data	No special requirements
	Electrical	No special requirements
	HVAC	No special requirements
	Plumbing	No special requirements
	Specialty	No special requirements
EQUIPMENT	Display	See standard specifications
	Casework/Millwork	See standard specifications
	FF&E (NJC)	See standard specifications
REMARKS	<p>The exact requirements for this space will be established during the concept design phase to suit the programmatic needs of the Early Childhood Development Center. This space will consist of an early childhood house and a head start house. The early childhood house will contain 4 classrooms (infant, toddler 1, toddler 2, 3 year-olds) and ancillary spaces with toilet area, storage, food prep, staff area, and laundry. The head start house will contain 2 Head Start classrooms and ancillary spaces with toilet area, storage and food prep. In addition, the space will have a parent space, administration area, and the Judy Center spaces. A separate outdoor play space will be required.</p>	

L. SUMMARY OF SPATIAL REQUIREMENTS

L. SUMMARY OF SPATIAL REQUIREMENTS

Arlington PK-5 (#234)

		EDUCATIONAL SPECIFICATION STANDARDS					SITE SPECIFIC EDUCATIONAL SPECIFICATIONS							
ROOMSPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
01 ADMINISTRATION														
01.01 Main Office														
				1,685	1,685	1,985					1,565	1,565	1,865	
01 01.01	GENERAL-RECEPTION	1	450	450				1	1	450	450			
01 01.02	CONFERENCE	1	250	250				1	1	250	250			
01 01.03	WORKROOM	1	175	175				1	1	175	175			
01 01.04	STORAGE	1	125	125				1	1	125	125			
01 01.05	SECURE STORAGE	1	75	75				1	1	75	75			
01 01.06	PRINCIPAL	1	150	150				1	1	150	150			
01 01.07	ASSISTANT PRINCIPAL	2	120	240				1	1	120	120			
01 01.08	FLEX OFFICE	2	100	200				2	2	100	200			
01 01.09	COAT CLOSET	1	20	20				1	1	20	20			
01.02 Faculty Support														
				300	300							300		
01 02.01	FACULTY LOUNGE	1	300	300				1	1	300	300			
02 STUDENT SERVICES														
02.01 Guidance														
				675	675	1,990						675	1,990	
02 01.01	OFFICE	2	100	200				2	2	100	200			
02 01.02	WAITING/RECEPTION	1	125	125				1	1	125	125			
02 01.03	CONFERENCE	1	350	350				1	1	350	350			
02.02 Health Suite														
				840	840							840		
02 02.01	WAITING AREA	1	100	100				1	1	100	100			
02 02.02	EXAM ROOM/TREATMENT	2	100	200				2	2	100	200			
02 02.03	STUDENT REST AREAS	2	150	300				2	2	150	300			
02 02.04	OFFICE	1	100	100				1	1	100	100			
02 02.05	STORAGE	1	40	40				1	1	40	40			
02 02.06	STUDENT TOILET	1	100	100				1	1	100	100			

Arlington PK-5 (#234)

EDUCATIONAL SPECIFICATION STANDARDS		SITE SPECIFIC EDUCATIONAL SPECIFICATIONS					
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
02.03 Support Services							
02 03.01	PSYCHOLOGIST	1	100	100	475		
02 03.02	SOCIAL WORKER	1	100	100			
02 03.03	FLEX OFFICE	2	100	200			
02 03.04	RECORDS STORAGE	1	75	75			
							475
03 TEACHING AND LEARNING							
03.01 Classrooms							
				20,100	19,050	28,100	23,850
03 01.01	PRE-KINDERGARTEN	3	1000	3000		60	
03 01.02	KINDERGARTEN	3	1000	3000		66	40
03 01.03	GRADES 1-2	6	900	5400		138	66
03 01.04	PK-2 TOILET	12	50	600			138
03 01.05	GRADES 3-4-5	9	900	8100		207	
03 01.06	FLEX CLASSROOM	0	900	0		0	207
03 01.07	CO-TEACHING CLASSROOM	0	1100	0		0	0
03.02 Shared Spaces							
				8,000	4,800		
03 02.01	COLLABORATIVE LEARNING AREA	5	900	4500			
03 02.02	RESOURCE	5	250	1250			
03 02.03	TEACHER PLANNING	5	250	1250			
03 02.04	STORAGE	5	200	1000			
							4,800

Arlington PK-5 (#234)

		EDUCATIONAL SPECIFICATION STANDARDS					SITE SPECIFIC EDUCATIONAL SPECIFICATIONS							
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
04 SPECIAL EDUCATION														
04.01 General				1,995	2,325					1,995	2,325			
04 01.01 CLASSROOM	2	2	900	1800			20	2	2	900	1800			20
04 01.02 OFFICE		1	120	120				1	1	120	120			
04 01.03 RECORDS STORAGE		1	75	75				1	1	75	75			
04.02 Resource				330						330				
04 02.01 OT/PT		1	200	200				1	1	200	200			
04 02.02 OT/PT STORAGE		1	80	80				1	1	80	80			
04 02.03 STUDENT TOILET		1	50	50				1	1	50	50			
05 SCIENCES														
05.01 Elementary Science				1,000	1,000					1,000	1,000			
05 01.01 LAB		1	900	900				1	1	900	900			
05 01.02 STORAGE		1	100	100				1	1	100	100			
06 FINE ARTS														
06.01 Visual Art				1,250	3,400					1,250	3,400			
06 01.01 STUDIO		1	1000	1000				1	1	1000	1000			
06 01.02 STORAGE		1	150	150				1	1	150	150			
06 01.03 KILN		1	100	100				1	1	100	100			
06.02 Music				2,150	2,150					2,150	2,150			
06 02.01 LARGE REHEARSAL		1	1000	1000				1	1	1000	1000			
06 02.02 SMALL REHEARSAL		1	850	850				1	1	850	850			
06 02.03 STORAGE		2	150	300				2	2	150	300			

Arlington PK-5 (#234)

EDUCATIONAL SPECIFICATION STANDARDS SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
08 TECHNOLOGY EDUCATION														
08.01 Technology Education														
				980	980	980								
08 01.01 LAB	1	900	900					1	900	900				
08 01.02 SUPPLY STORAGE	1	80	80					1	80	80				
09 PHYSICAL EDUCATION														
09.01 Physical Education														
				4,400	4,400	4,400								
09 01.01 GYMNASIUM	1	4000	4000					1	4000	4000				
09 01.02 OFFICE	1	150	150					1	150	150				
09 01.03 GYM STORAGE	1	250	250					1	250	250				
10 MEDIA														
10.01 Media Center														
				2,050	2,050	2,050								
10 01.01 MEDIA ROOM	1	1500	1500					1	1500	1500				
10 01.02 WORKROOM	1	150	150					1	150	150				
10 01.03 STORAGE	1	200	200					1	200	200				
10 01.04 HEAD END ROOM	1	200	200					1	200	200				
10 01.05 BEN CARSON READING ROOM	0	0	0					1	900	900				
10.02 Communications/TV														
				0	0	0								
10 02.01 VIDEO STUDIO	0	800	0					0	800	0				
10 02.02 CONTROL ROOM	0	150	0					0	150	0				
11 FOOD SERVICES														
11.01 Dining														
				6,210	6,210	6,210								
11 01.01 DINING	1	2800	2800					1	2800	2800				
11 01.02 FURNITURE STORAGE	1	225	225					1	225	225				
11 01.03 STAGE	1	900	900					0	900	0				
11 01.04 STAGE STORAGE	1	150	150					0	150	0				
TOTAL														
2,950														
4,400														
2,050														
0														
5,160														
3,025														

Arlington PK-5 (#234)

EDUCATIONAL SPECIFICATION STANDARDS

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

ROOMSPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
11.02 Food Service														
11 02.01	KITCHEN	1	600	600	2,135				1	600	600	2,135		
11 02.02	SERVING	3	225	675					3	225	675			
11 02.03	OFFICE	1	80	80					1	80	80			
11 02.04	WALK-IN FREEZER	1	125	125					1	125	125			
11 02.05	WALK-IN CHILLER	1	125	125					1	125	125			
11 02.06	DRY STORAGE	1	150	150					1	150	150			
11 02.07	DISH ROOM / TRAY RETURN	1	200	200					1	200	200			
11 02.08	SOAP STORAGE	1	30	30					1	30	30			
11 02.09	CAN WASH	1	50	50					1	50	50			
11 02.09	LOCKER / TOILET	1	100	100					1	100	100			
6,510														

12 BUILDING SERVICES

ROOMSPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
12.01 Maintenance/Operations														
12 01.01	RECEIVING	1	200	200	1,260				1	200	200	1,260		
12 01.02	CENTRAL STORAGE	1	200	200					1	200	200			
12 01.03	OPERATIONS OFFICE	1	100	100					1	100	100			
12 01.04	LOCKERS/SHOWERS/TOILETS	1	120	120					1	120	120			
12 01.05	SECURITY OFFICE	1	100	100					1	100	100			
12 01.06	CUSTODIAL CLOSETS	4	60	240					4	60	240			
12 01.07	RECYCLING	1	200	200					1	200	200			
12 01.08	OUTDOOR STORAGE	1	100	100					1	100	100			
1,560														
12.02 Toilet														
12 02.01	STAFF TOILET	6	50	300	300				6	50	300	300		
300														
12.03 Auditorium														
12 03.01	AUDITORIUM (Existing)	0	0	0	0				1	4200	4200	5,000		
12 03.02	STAGE (Existing)	0	0	0	0				1	800	800			
5,000														

Arlington PK-5 (#234)

		EDUCATIONAL SPECIFICATION STANDARDS					SITE SPECIFIC EDUCATIONAL SPECIFICATIONS							
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	SPED FTE
13 COMMUNITY SPACE														
13.01 Family Resource Suite				280	790							280	13,940	
13 01.01	FAMILY RESOURCE ROOM	1	150	150				1	1	150	150	280		
13 01.02	OFFICE	1	80	80				1	1	80	80			
13 01.03	TOILET	1	50	50				1	1	50	50			
13.02 Out of School Time Support				230								230		
13 02.01	STORAGE	1	100	100				1	1	100	100			
13 02.02	PANTRY	1	50	50				1	1	50	50			
13 02.03	OFFICE	1	80	80				1	1	80	80			
13.03 Service				280								400		
13 03.01	PANTRY	1	80	80				1	1	200	200			
13 03.02	PERSONAL CARE	1	100	100				1	1	100	100			
13 03.03	LAUNDRY	1	100	100				1	1	100	100			
13.04 Community Space				0								1,030		
13 04.01	OFFICE - Experience Corps	0	0	0				1	1	100	100			
13 04.02	OFFICE - HIPPI	0	0	0				1	1	100	100			
13 04.03	OFFICE - LIFT	0	0	0				1	1	100	100			
13 04.04	CLASSROOM - LIFT	0	0	0				1	1	500	500			
13 04.05	OFFICE - Boys and Girls Club	0	0	0				1	1	150	150			
13 04.06	STORAGE - SABES/STEM	0	0	0				1	1	80	80			
13.05 Early Childhood Development Center				0								12,000		
13 05.01	ECDC	0	0	0				1	1	12,000	12,000			

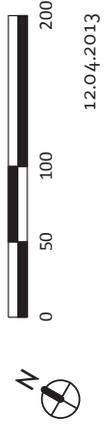
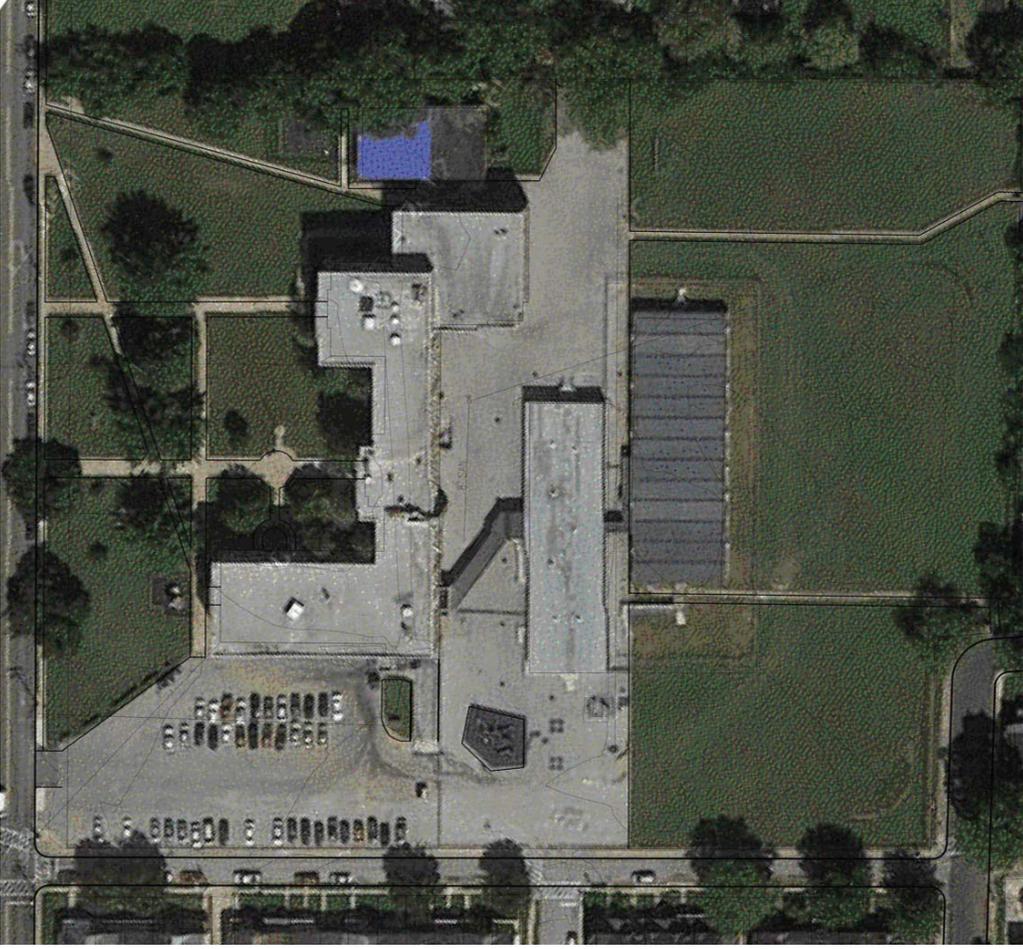
Arlington PK-5 (#234)

ROOMSPACE	EDUCATIONAL SPECIFICATION STANDARDS				SITE SPECIFIC EDUCATIONAL SPECIFICATIONS			
	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL
Total Capacity								
Total Teaching Stations	23				22			
Total Net Square Footage	54,790				68,370			
TOTAL GROSS AREA	1.4 X		76,706		95,718			
Elementary School Capacity			471				451	
Special Education			20				20	
TOTAL SCHOOL CAPACITY			491				471	

M. APPENDIX

Existing Site:

EXISTING
AERIAL PHOTO



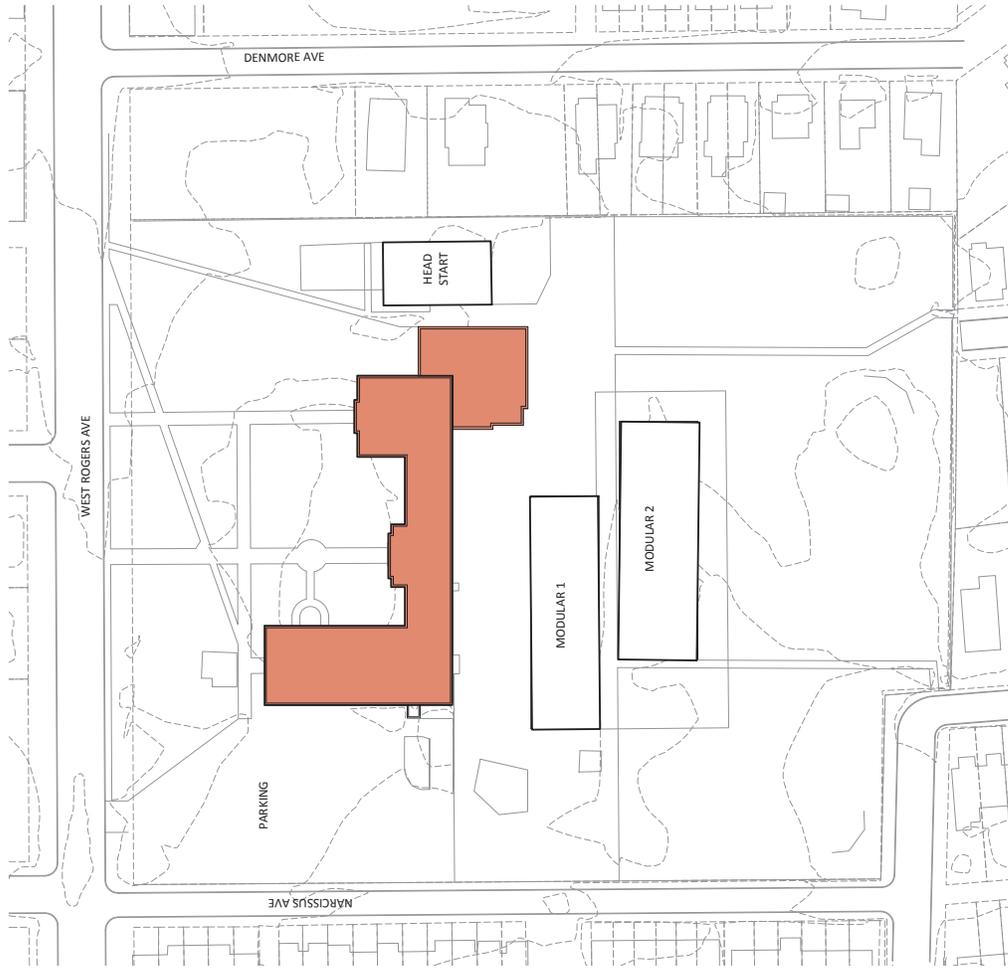
ARLINGTON PK-8 SCHOOL (#234)
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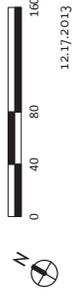
12.04.2013

SITE PLAN EXISTING

A1-0



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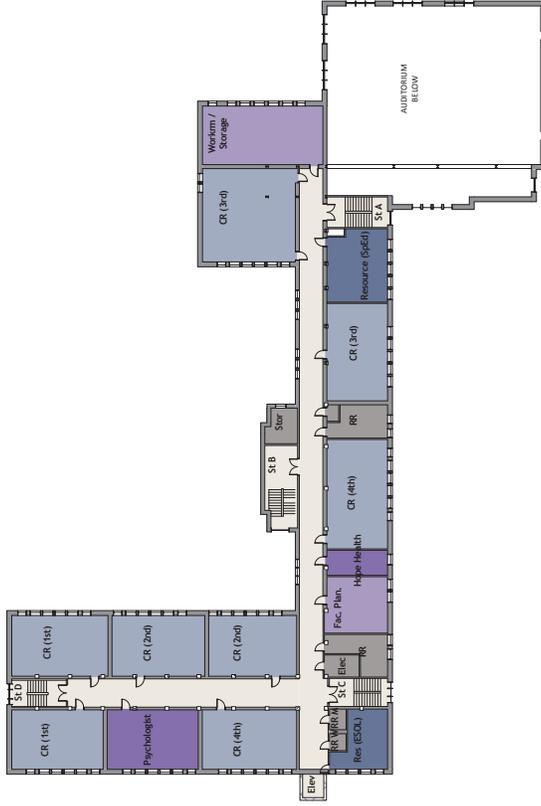


ARLINGTON PK-8 SCHOOL (#234)
3705 W. Rogers Avenue, Baltimore MD 21215

EXISTING 2nd FL PLAN

A2-2

- 01 Administration / Faculty
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05-08 Science, Arts, Specials, Tech Ed
- 09 Physical Education
- 10 Media
- 11 Food Services
- 12 Building Services
- 13 Community Space
- Circulation

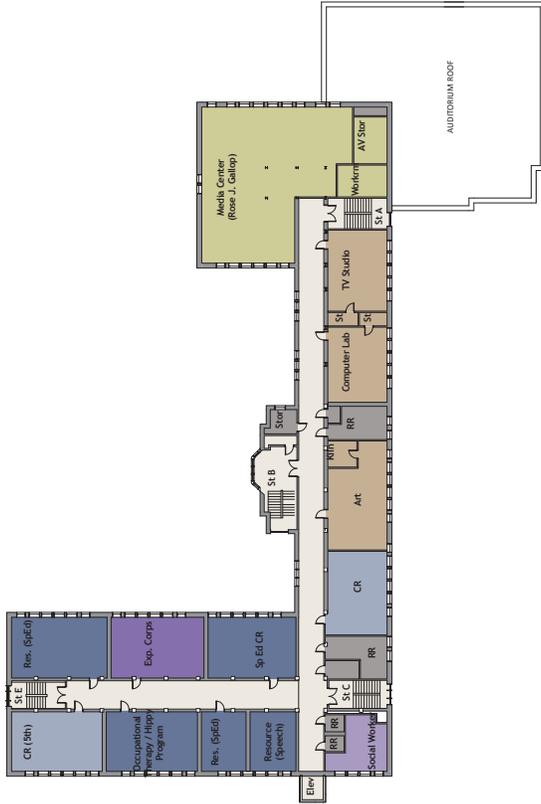


12.17.2013

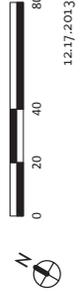
EXISTING 3rd FL PLAN

A2-3

- 01 Administration / Faculty
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05-08 Science, Arts, Specials, Tech Ed
- 09 Physical Education
- 10 Media
- 11 Food Services
- 12 Building Services
- 13 Community Space
- Circulation



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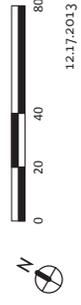
EXISTING GROUND FL PLAN

A2-4

- 01 Administration / Faculty
- 02 Student Services
- 03 Teaching and Learning
- 04 Special Education
- 05-08 Science, Arts, Specials, Tech Ed
- 09 Physical Education
- 10 Media
- 11 Food Services
- 12 Building Services
- 13 Community Space
- Circulation



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