

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

BAY-BROOK PK-8 #124

FEBRUARY 21, 2017



PREPARED BY: CITY SCHOOLS STAFF

IMAGE CREDIT: GRIMM AND PARKER INC.

BALTIMORE CITY BOARD OF SCHOOL COMMISSIONERS

| | |
|--------------------------------|-----------------------------|
| <i>Marnell Cooper</i> | <i>Chair</i> |
| <i>Tina Hike-Hubbard</i> | <i>Vice-Chair</i> |
| <i>Michelle Harris Bondima</i> | <i>Commissioner</i> |
| <i>Cheryl A. Casciani</i> | <i>Commissioner</i> |
| <i>Linda Chinnia</i> | <i>Commissioner</i> |
| <i>Muriel Berkeley</i> | <i>Commissioner</i> |
| <i>Martha James-Hassan</i> | <i>Commissioner</i> |
| <i>Andrew Frank</i> | <i>Commissioner</i> |
| <i>Peter Kannam</i> | <i>Commissioner</i> |
| <i>Jonathan Townes</i> | <i>Student Commissioner</i> |

BALTIMORE CITY PUBLIC SCHOOLS DISTRICT OFFICE

Office of Engagement

Office of Networks

Chief Academic Office

Chief Operations Office

Office of New Initiatives

21st Century School Buildings

BALTIMORE CITY SCHOOL COMMUNITY

- *Principal and Staff of Bay-Brook PK-8 School*
- *Community and Partners of Bay-Brook PK-8 School*
- *Parents and Students of Bay-Brook PK-8 School*

BALTIMORE CITY ACKNOWLEDGEMENTS

| | |
|-------------------------------|--|
| <i>Dr. Sonja Santelises</i> | <i>Chief Executive Officer</i> |
| <i>Sean Conley</i> | <i>Chief Academic Officer</i> |
| <i>Alison Perkins-Cohen</i> | <i>Chief of Staff</i> |
| <i>J. Keith Scroggins</i> | <i>Chief Operations Officer</i> |
| <i>Donald R. Kennedy, Sr.</i> | <i>Chief Financial Officer</i> |
| <i>DeRay McKesson</i> | <i>Interim Chief Human Capital Officer</i> |

PART 3

SITE-SPECIFIC EDUCATIONAL SPECIFICATIONS SECTIONS

Part 1: General Requirements (under separate cover)

- A. Executive Summary
- B. City Schools' Mission
- C. City Schools' Portfolio
- D. School Safety and Security
- E. Community Use Guidelines
- F. Sustainability
- G. Instructional Technology
- H. General Design Criteria
- I. Building Design Criteria
- J. Site Design Criteria
- K. Project Specific Educational Specifications
- L. Additional Educational Specification Content

Part 2: Prototype Specific Requirements (under separate cover)

Volume I PK to 5 Prototype

Volume II PK to 8 Prototype

Volume III 6 to 12 Prototype

Volume IV 9 to 12 Prototype

Part 3: Site Specific Educational Specifications (General Requirements)

| | | |
|----|---|----|
| A. | Project Summary | 1 |
| B. | Project Background | 4 |
| C. | Project Educational Programs and Services | 9 |
| D. | General Project Design Criteria (Optional) | - |
| E. | Existing Site Conditions (Optional) | - |
| F. | Proposed Site Requirements | 14 |
| G. | Existing Building Systems Conditions (Optional) | - |
| H. | Proposed Building Systems Requirements (Optional) | - |
| I. | General School Design Criteria (Optional) | 17 |
| J. | Individual Space Descriptions | 19 |
| K. | Graphic Summary of Spatial Relationships (Optional) | - |
| L. | Summary of Spatial Requirements | 27 |
| M. | Appendix | 32 |

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

TABLE OF CONTENTS

| | |
|---|--|
| A. PROJECT SUMMARY.....1 | J. INDIVIDUAL SPACE DESCRIPTIONS.....19 |
| 1. PROJECT JUSTIFICATION | 1. NAME OF SPACE |
| 2. PROJECT DESCRIPTION | 2. PROPOSED ACTIVITIES |
| 3. PROPOSED SCHEDULE | 3. NUMBER/TYPE/GROUPINGS OF USERS |
| 4. FACILITY SUMMARY | 4. AREA, HEIGHT, VOLUME REQUIREMENTS |
| 5. LOCATION MAP | 5. RELATIONSHIPS TO OTHER SPACES |
| | 6. STORAGE REQUIREMENTS |
| B. PROJECT BACKGROUND.....4 | 7. DISPLAY AND PROJECTIONS REQUIREMENTS |
| 1. COMMUNITY DESCRIPTION AND HISTORY | 8. PROPOSED FURNITURE AND EQUIPMENT |
| 2. SCHOOL DESCRIPTION AND HISTORY | 9. ACOUSTICAL REQUIREMENTS |
| 3. EXISTING SITE PLANS, FLOOR PLANS, AND PHOTOGRAPHS | 10. FLOOR, WALL, CEILING FINISHES |
| 4. SUMMARY OF RECENT FEASIBILITY STUDIES OR ASSESSMENTS | 11. MECHANICAL, ELECTRICAL, PLUMBING REQUIREMENTS |
| | 12. SPECIAL SYSTEMS |
| C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES.....9 | 13. TELECOMMUNICATIONS SYSTEMS |
| 1. SCHOOL GRADE ORGANIZATION | L. SUMMARY OF SPATIAL REQUIREMENTS.....27 |
| 2. PROPOSED CURRICULUM AND INSTRUCTIONAL METHODS AND TRENDS | 1. NAME OF SPACE |
| 3. PROPOSED STAFFING | 2. EXISTING/PROPOSED QUANTITY |
| 4. ENROLLMENT PROJECTIONS | 3. EXISTING/PROGRAMMED AREA OF BUILDING IN NET SQUARE FEET |
| 5. FUTURE PROGRAMS AND SERVICES | 4. TOTAL EXISTING/PROGRAMMED AREA OF BUILDING IN NET SQUARE FEET |
| F. PROPOSED SITE REQUIREMENTS.....14 | 5. EXISTING/PROPOSED BUILDING EFFICIENCY (NSF/GSF) |
| 1. PARKING — BUS, CAR, DELIVERY, SERVICE, STAFF, VISITOR | 6. TOTAL EXISTING/PROPOSED BUILDING AREA IN GROSS SQUARE FEET |
| 2. SERVICE ACCESS | M. APPENDIX.....32 |
| 3. VEHICLE AND PEDESTRIAN ACCESS | 1. EXISTING SITE AND FLOOR PLANS |
| 4. PLAYING FIELDS/COURTS/YARDS | |
| 5. NATURAL ENVIRONMENTAL AREAS | |
| 6. UTILITIES | |
| 7. OTHERS | |
| I. GENERAL SCHOOL DESIGN CRITERIA.....17 | |
| 1. SPECIAL OR UNIQUE PROGRAMS REQUIREMENTS | |

*Sections not included are provided in the school specific feasibility study.

A. PROJECT SUMMARY

A. PROJECT SUMMARY

A.1 Project Justification:

Bay-Brook PK-8 buildings #124 and #304 currently have a poor Facility Conditions Index (FCI) and Educational Adequacy Score (EAS) based on the previously completed 2010 Jacobs building assessment report. Building #124 has an FCI of 53.5% while Building #304 has an FCI of 57.8%; the Program has an EAS of 53. Bay-Brook Elementary/Middle School currently serves Pre K to Grade 8 utilizing two buildings totaling 50,101 SF (excluding a 6-room 7,000 SF portable). These buildings (along with the over-crowded #203 and #207) are isolated in the far south peninsula of Baltimore City. In the 2016-2017 school year Bay-Brook had an enrollment of 476 students in Pre K through 8th Grade, with an overall utilization of 113%. This is up from the 436 student enrollment in SY2015-16. To help alleviate over-crowding in the area, Curtis Bay Elementary/Middle is expected to reconfigure into an elementary only program; middle graders from this zone will then feed into the Bay-Brook middle program.

In SY 2024-25, the anticipated state rated capacity of the building will be 787, and its target utilization rate will be 90%. Enrollment projections initially showed this program being under-utilized at the opening date; a lowered SRC was considered, but when the SY2015-16 CEFMP enrollment projection was compared to the official SY2016-17 enrollment, there was a dramatic difference (approximately 50 students). Since there are no other options in this area should the population continue to increase, the higher SRC will be maintained. Another component of anticipated growth is the increasing immigrant population in this area of the city; ESOL services have been expanding at this location, and as such, have been integrated into the proposed program of the project.

A.2 Project Description:

The original Bay-Brook #124 building was built in 1971 at 31,988 square feet. Building #304 was built in 1971 as Harbor View Special Education School at 18,113 square feet. The feasibility study will help to determine whether the buildings will be renovated or replaced. The proposed square footage for the replacement or renovated building will be approximately 118,537 square feet total. For the development of the site specific educational specification a modified PK-8 prototype for an elementary school was used for the standard.

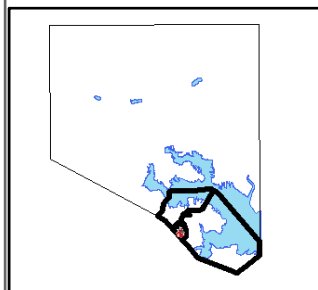
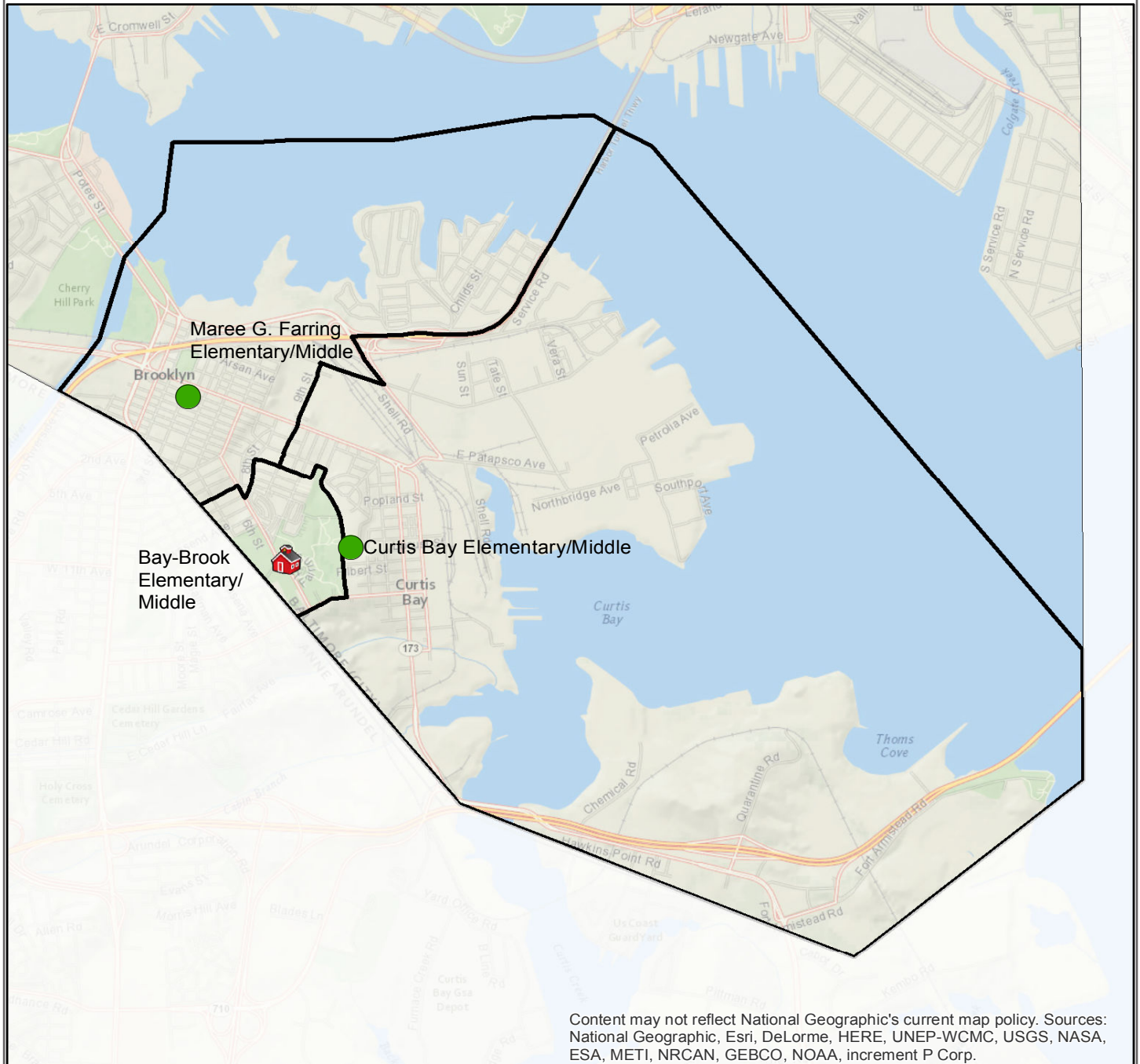
A.3 Proposed Schedule

| Schedule | | |
|----------------------------|-------------|--------------|
| Task | Start | Complete |
| Educational Specifications | August 2015 | January 2017 |
| Feasibility Study | August 2015 | January 2017 |
| Schematic Design | March 2017 | May 2017 |
| Design Development | June 2017 | Sept. 2017 |
| Construction Documents | Oct. 2017 | Feb. 2018 |
| Permitting | NA | |
| Advertise/Bid/Award | Feb. 2018 | April 2018 |
| Construction | May 2018 | July 2019 |
| Occupancy | August 2019 | |





A.4 Facility Summary

| Facility Summary | | |
|----------------------|-----------|---------------------|
| | SY2016-17 | SY2019-20 Projected |
| State Rated Capacity | 421 | 787 |
| Full Time Enrollment | 476 | 573 |
| Relocatables | 1 | None |
| Gross Square Footage | 50,101 | 118,537 |

Bay-Brook Elementary/Middle #124



Legend

-  Bay-Brook
-  BayBrookAdjSchools
-  RailRoads
-  ES Attendance Zones

0 0.25 0.5 0.75 1 Miles



BALTIMORE CITY
PUBLIC SCHOOLS

B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

Bay-Brook PK-8 #124 is located in the Brooklyn Community, which is in the Southern geographic area of Baltimore City.

Bay-Brook PK-8 #124 is located in Community Statistical Area (CSA) #21. This CSA group experienced a slight increase between 2001 and 2010, though there was a slight decline in populations 18 and younger. Though there was a slight decrease in the white population, there were increases in the African American populations, along with the growing immigrant population in the area.

The housing market conditions in this CSA group consist of Middle Market Stressed and Stressed. Some revitalization and redevelopment projects are planned for CSA Group #21. The Saint Agnes Hospital has a Master Plan for expansion related improvements to include new medical office buildings and a parking garage that was recently completed. Cherry Hill is implementing its 2008 master plan, which is found on the Dept. of Planning website, and includes a number of recommendations related to education, youth, and recreation.

B.2 School Description and History:

The original Bay-Brook #124 building was built in 1971 at 31,988 square feet. Building #304 was built in 1971 as Harbor View Special Education School at 18,113 square feet. Following the closure of that school in 2001, it was combined with Bay-Brook #124 to form one campus on a 10.81 acre site. Now 2 buildings comprise the Pre-K to 8 campus. Building #124 houses grades Pre-K to 2, and Building #314 houses grades 3 to 8. In 2008 a 6-room portable was added to the site.

The school currently has 476 students enrolled for the 2016-17 school year, up from 436 in 2015-16. The student to teacher ratio for SY2015-16 was approximately 16:1. The SY2015-16 make up of the student body was: 73.6% African American, 6.2% White, 19.7% Hispanic. The school buildings are overcrowded with an SY2016-17 combined utilization of 113%.

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

Existing Site and Floor Plans are located in the Appendix.



Primary Building Facade



Intermediate Building Facade



Playground



Sculpture and Portable Building



Primary Building Hallway



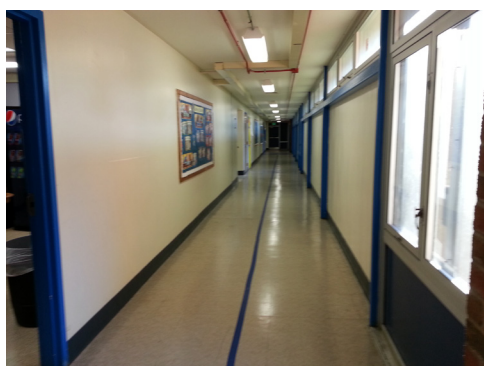
Primary Building Cafeteria



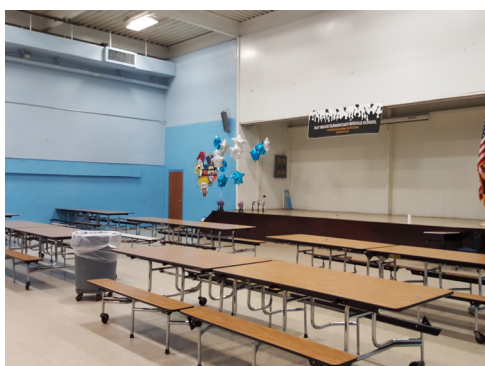
Primary Building Classroom



Primary Building Computer Lab



Intermediate Building Hallway



Intermediate Building Cafeteria



Intermediate Building Classroom



Intermediate Building Computer Lab

B.4 Summary of Recent Feasibility Studies or Assessments:

The 10-Year Plan's recommendation, based on the Jacob's building assessment report (2010), for Bay-Brook PK-8 is that both a renovation or replacement be considered for the school. The rationale behind this recommendation is as follows:

- The FCI suggests that renovation or replacement should both be considered.
- The Bay-Brook PK-8 buildings fall below the target EAS of 80 for district buildings used for instruction and does not meet the standard for supporting excellent teaching and learning.
- The school buildings do not meet the acceptable utilization rate for City Schools' buildings (65-100%) at 113%.
- Projected enrollment indicates the need for expansion to serve the current and growing population; a larger facility is necessary to meet a target utilization rate of 90 percent.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C.1 School Grade Organization:

Bay-Brook PK-8 is a traditional elementary/middle school with grades Pre-K to 8.

In general, the proposed renovated school will maintain a separation between the lower and upper grades. Pre-Kindergarten, Kindergarten, and Headstart classes would be grouped near each other and situated to provide direct access to the exterior for egress and to common areas. Grades 1 and 2 would ideally be placed in proximity to each other, as there are similar teaching methodologies and overlapping collaboration by teachers in those two grades. Grades 3, 4 and 5 will be grouped near each other to promote the social interaction and growth of the older elementary students. Grades 6, 7, and 8 will be grouped together.

Other program factors to the grade organization at Bay-Brook PK-8 include the layouts of the Collaborative Learning Areas (CLAs), where several grades have either similar CLA arrangements appropriate to their grade levels; the full inclusion of Special Education into the dedicated Classrooms; and the overall desire to control access to the specialized program classrooms around the building - those being Physical Education, Music, Science, Art, Media, and Technology Lab. Several of these spaces will also want certain adjacencies to the anticipated Community programmed spaces for dual use such as the Gym, Art Classroom and Stage (part of the Music program space).

C.2 Proposed Curriculum:

The Bay-Brook PK-8 program contains an elementary Lifeskills Program (city-wide program) and one Headstart class which may impact the design of the building and space requirements. There is also a growing ESOL population in this part of the city, so specific spaces for that will help support the program.

C.3 Proposed Staff:

| Proposed Staff | |
|-------------------------------------|----------|
| Position | Quantity |
| Principal | 1 |
| Assistant Principal | 2 |
| Teacher - General Educators | 35 |
| Teacher - Headstart | 1 |
| Teacher - Special Education | 4 |
| Teacher - ESOL | 3 |
| Teacher - Physical Education | 1 |
| Teacher - Technology | 1 |
| Teacher - Music | 2 |
| Teacher - Art | 1 |
| Teacher - Staff Developer | 1 |
| Paraeducator | 1 |
| Paraeducator - Headstart | 1 |
| Paraeducator - Pre K | 3 |
| Paraeducator - Special Education | 5 |
| Assistant - Non-Instructional/10mth | 1 |
| Staff Associate/10mth | 1 |
| Educational Associate/10mth | 1 |
| Librarian | 1 |
| Secretary I - School | 1 |
| Speech Pathologist | 1 |
| Guidance Counselor | 3 |
| Psychologist | 1 |
| Nurse | 1 |
| Occupational Therapist | 1 |
| Manager I - Cafeteria | 1 |
| Food Services Worker I/3.5 hrs | 3 |
| Food Services Worker I/6 hrs | 1 |
| Custodial Worker I/12 mth | 2 |

C.4 Enrollment Projections:

Enrollment projections are based on historic trends using the GPR (grade progression ratio), which uses historical enrollment in conjunction with the number of students who progress on to the following year. Kindergarten projections are based on birth rates and capture rates, the ratio of kindergarten enrollments to city births; we calculate this rate for each cohort by linking births to enrollments five years later. While these values are the basis for the design capacity at a School, a number of other factors are taken into consideration, including recent developments, population growths, and general community trends.

| Grade | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 |
|-------|---------|---------|---------|---------|---------|---------|
| PK | 33 | 34 | 34 | 34 | 34 | 34 |
| K | 53 | 61 | 58 | 57 | 59 | 59 |
| 1 | 58 | 48 | 55 | 53 | 52 | 54 |
| 2 | 57 | 51 | 44 | 49 | 47 | 47 |
| 3 | 58 | 50 | 43 | 39 | 42 | 41 |
| 4 | 42 | 57 | 51 | 45 | 39 | 44 |
| 5 | 44 | 36 | 49 | 44 | 39 | 34 |
| 6 | 37 | 36 | 30 | 41 | 101 | 93 |
| 7 | 32 | 31 | 29 | 25 | 89 | 89 |
| 8 | 22 | 27 | 24 | 22 | 71 | 81 |
| Total | 436 | 430 | 416 | 410 | 574 | 574 |

Per SY2015-16 CEFMP. Note- the official SY2016-17 enrollment was 476, almost 50 more students than what was projected.

C.5 Future Programs and Services:

Community Partners

The Out of School Time Support and the Community Services Suite are all components of the Community Space. The Community Services Suite includes a pantry, personal care space with shower, and laundry space.

Additional program and service options which may be located within the Community Space include; an after school program for students, day care services, social services facilities, counseling facilities, offices, conference rooms, recreational spaces and multi-purpose use spaces.

Baltimore City Schools General Education Specification calls for 21st Century School Buildings to become hubs of the community. Creating schools as hubs includes incorporating programs and services for students, parents, and community members within the school building. It also includes providing an opportunity for them to determine which programs and services should be included in the 3000 square feet of community space.

To engage stakeholders in the program, service needs and design of the community space, City Schools worked with the Mayors Office and the Family League of Baltimore to incorporate the Community Schools Planning process used at more than 40 City Schools.

The planning process includes the identification of a community base organization to work with each Year 1 and Year 2 school to form a school base core team to complete a community needs assessment, gap analysis, survey stakeholders, host community forums and use available data to determine program and service needs to be included in the community space.

INSPIRE:

To leverage the 21st Century Schools Initiative and to enhance the connection between the schools and the surrounding neighborhoods, the Baltimore City Planning Department launched a new program called INSPIRE. INSPIRE stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence. This planning program focuses on the neighborhoods immediately surrounding each of the new or renovated schools that are a part of the 21st Century program, specifically the a 1/4-mile surrounding each school. Once the Board of School Commissioners approves a feasibility study preferred school design option, the site-specific kickoff of the INSPIRE community engagement and planning process for the surrounding neighborhoods starts.

F. PROPOSED SITE REQUIREMENTS

F. PROPOSED SITE REQUIREMENTS

F. Proposed Site Requirements:

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

Bay-Brook PK-8 has almost 40 existing off-street parking spots on Deck Court, as well as a few spots on Gimbal Court. Currently most students (77%) who attend Bay-Brook walk or are driven from surrounding neighborhoods. Service and delivery driveways should be provided. Off-street parking for the proposed staff for Bay-Brook is necessary.

The school currently uses 3 City School buses. A Baltimore City branch of Maryland Transit Authority's bus service is provided one block to the north of the school on 10th Street, and one block to the east on Virginia Avenue. A bus loop should be provided.

F.2 Service access:

Service access is currently provided by a service drive on the east side of the Intermediate Grades Building with a loading and dumpster area, and the lower grades building has a dumpster access drive on the east side of the building. Consider screening and segregating service access from pedestrian/vehicular/bus arrival.

F.3 Vehicle and pedestrian access:

Vehicular access to Bay-Brook occurs on Deck Court and Gimbal Court. Pedestrian access to the school occurs on both streets, as well as from the park to the northwest of the site. Deck and Gimbal are site access roads with little through traffic. Currently there is no dedicated vehicular drop off zone. A new vehicular and pedestrian drop off area may be appropriate; pathways should have a clear separation. Separating foot and vehicular traffic will have to be carefully considered in the final design.

F.4 Playing fields/courts/yards:

To the north of the upper grades building is a playground and play court. On the southern portion of the site is the Farring-Baybrook Recreation Center and play areas, including a play ground and basketball courts. While some of the available lot size will be utilized for a building expansion/addition/replacement, incorporating and providing suitable play areas, small fields/courts and open space is required. There should be two separate play areas provided on site- one for younger kids (PK-2) and one for older (3-5). Several opportunities for improvement are available including site lighting; play courts, enclosed fenced areas and additional security measures.

F.5 Natural environmental areas:

The buildings are situated on a large grass field, with natural parkland to the east. Where possible, demonstration gardens should be incorporated to support science curriculum.

F.6 Utilities:

The feasibility study should be used to establish existing and proposed utilities. Any water or sanitary lines through the site should be incorporated/addressed.

F.7 Other:

Stormwater management requirements will need to be addressed for all new construction. The stormwater management design techniques could be incorporated as an environmental literacy learning tool for the School. One option would include harvesting the rainwater from the building addition in above ground tanks or in an underground cistern, and the harvested rain water could then be used to irrigate the school garden, landscaping, and grass fields, or could also be used in a gray water system for toilet water in the school.

Other options include installing bio retention facilities or rain garden facilities around the perimeter of the proposed auxiliary parking lot to capture and treat runoff from the paved surface. This facility could be landscaped and could also serve as an environmental literacy learning tool. Permeable pavement material for the auxiliary parking lot could also be explored as a stormwater management technique if the existing soils showed to have adequate infiltration capabilities.

Green roof areas is an option to investigate for the building addition which could serve as both an outdoor learning space and also a stormwater management technique. Although some drawbacks to implementing a green roof exist, such as the high construction cost and maintenance concerns, a green roof system would contribute to the requirements of the City's stormwater control requirements.

I. GENERAL SCHOOL DESIGN CRITERIA

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 Bay-Brook Elementary #124. 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: Headstart Classroom

The proposed additional 1,000 sf of space will house one classrooms for the Headstart program.

Item #2: Headstart Office

The proposed additional 80 sf of space will house an office to support the Headstart program.

Item #3: Life Skills Classroom/Lab

The proposed additional 1,100 sf of space will house a classroom/lab for the elementary Life Skills program.

Item #4: ESOL Classrooms

The proposed additional 2,169 sf of space will house three 732 SF classrooms for elementary ESOL students.

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 | | | Key number | U | 01 | 02 | 03 | |
|-----------------------------|--------------------|--------------------------------------|------------|-------------|----|----|----|--|
| Distributed Admin Storage | | | | | | | | |
| PROGRAM | Description | Storage for administrative materials | | | | | | |
| | Area Required (SF) | 45 | | | | | | |
| | Number of Users | 0 | | | | | | |
| | Adjacencies | Distributed Administration (U 01.02) | | | | | | |
| 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 | | | | | | | |
| | Casework/Millwork | 6 | LF | bookshelves | | | | |
| | FF&E (NIC) | | | | | | | |
| REMARKS | | | | | | | | |

“U” = Upper grades
“L” = Lower grades
“C” = Community space

01 = Department
02 = Program Area
03 = Space/Room

Baltimore City Public Schools

Educational Specifications

L 03 TEACHING AND LEARNING

DESIGN DEVIATIONS FROM PROTOTYPE

03.01 Classrooms

| | | Description | Ed. Spec. Part 2/Vol. II Ref. |
|----|-------|----------------------|-------------------------------|
| 03 | 01.09 | HEAD START CLASSROOM | DIFFERS FROM STANDARD |

04.01 Special Education

| | | | |
|----|-------|-----------------------|-----------------------|
| 04 | 01.04 | LIFE SKILLS CLASSROOM | DIFFERS FROM STANDARD |
| 04 | 01.08 | ESOL CLASSROOM | DIFFERS FROM STANDARD |

13.04 Special Education

| | | | |
|----|-------|-------------------|-----------------------|
| 13 | 04.02 | HEAD START OFFICE | DIFFERS FROM STANDARD |
|----|-------|-------------------|-----------------------|

Classrooms | Head Start Program

| | | | | | | | |
|---------------|---|---------------------------------------|----|----------------------------|---|----|----------------------------|
| PROGRAM | Description | Classroom for the Head Start program. | | | | | |
| | Area Required (SF) | 1000 | | | | | |
| | Number of Users | 20 students; 1-2 teachers | | | | | |
| | Adjacencies | PK and K Classrooms | | | | | |
| 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 | Display | 8 | LF | tackboard | 8 | LF | whiteboard with tack strip |
| | | 16 | LF | whiteboard with tack strip | | | |
| | Casework/Millwork | 3 | LF | teacher wardrobe | | | |
| | | 12 | LF | counter: wall/base cabinet | | | |
| | FF&E (NIC) | | | | | | |
| REMARKS | A student toilet (03.01.04) should be located off of this room. Direct access to exterior is desirable. | | | | | | |
| | FF+E to be provided by Headstart. | | | | | | |

Classroom | *Life Skills Classroom/Lab*

| | | | | | | | |
|---------------|--------------------|---|----|----------------------------|---|----|----------------------------|
| PROGRAM | Description | Classroom/Lab for the elementary Life Skills program. | | | | | |
| | Area Required (SF) | 1100 | | | | | |
| | Number of Users | 15 students; 2 teachers | | | | | |
| | Adjacencies | Classrooms, Resource Rooms | | | | | |
| 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 | Display | 8 | LF | tackboard | 8 | LF | whiteboard with tack strip |
| | | 16 | LF | whiteboard with tack strip | | | |
| | Casework/Millwork | 3 | LF | teacher wardrobe | | | |
| | | 12 | LF | counter: wall/base cabinet | | | |
| | FF&E (NIC) | 1 | | teacher desk/chair | | | |
| | | 15 | | student desk/chair | | | |
| | | 1 | | work table + chair | | | |
| REMARKS | | | | | | | |

Classroom | ESOL Classroom

| | | | | | | | |
|---------------|--------------------|--|--------------------|----------------------------|----|----|----------------------------|
| PROGRAM | Description | Classroom for the English for Speakers of Other Languages (ESOL). | | | | | |
| | Area Required (SF) | 723 SF | | | | | |
| | Number of Users | 25 students; 1-2 teachers | | | | | |
| | Adjacencies | Should be distributed throughout classroom wings in the elementary areas | | | | | |
| 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 | Dual switching and electronic lighting controls | | | | | |
| | 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 | Display | 8 | LF | tackboard | 8 | LF | whiteboard with tack strip |
| | | 16 | LF | whiteboard with tack strip | | | |
| | Casework/Millwork | 3 | LF | teacher wardrobe | | | |
| | | 12 | LF | counter: wall/base cabinet | | | |
| | FF&E (NIC) | 1 | | teacher desk/chair | 16 | LF | mobile storage |
| | 30 | | student desk/chair | | | | |
| | 1 | | work table + chair | | | | |
| REMARKS | | | | | | | |

Office | Head Start Office

| | | |
|---------------|----------------------------------|---|
| PROGRAM | <i>Description</i> | Office for the Head Start program. |
| | <i>Area Required (SF)</i> | 80 |
| | <i>Number of Users</i> | 1 teacher |
| | <i>Adjacencies</i> | Headstart classroom (03 01.09); exterior access |
| 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> | Viewing window |
| | <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> | 8 LF tackboard |
| | <i>Casework/Millwork</i> | 1 wall cabinet |
| | <i>FF&E (NIC)</i> | |
| REMARKS | FF+E to be provided by Headstart | |

L. SUMMARY OF SPATIAL REQUIREMENTS

L. SUMMARY OF SPATIAL REQUIREMENTS

Bay Brook Elementary/Middle #124

3 SECTION SCHOOL

| ROOMSPACE | | | | | | | | | | TEACHING STATIONS | | | | TEACHING STATIONS | | | |
|--------------------------------------|--|--|--|--|--|--|--|--|--|-------------------|---------|-------|----------|-------------------|----------|--------|------|
| | | | | | | | | | | NUMBER EACH | SF EACH | TOTAL | SF TALLY | ES FTE | SPED FTE | MS FTE | |
| 01 ADMINISTRATION | | | | | | | | | | 1,985 | | | | 2,235 | | | |
| 01.01 Main Office | | | | | | | | | | 1,685 | | | | 1,885 | | | |
| 01 01 01 GENERAL-RECEPTION | | | | | | | | | | 1 | 450 | 450 | | | | | |
| 01 01 02 CONFERENCE | | | | | | | | | | 1 | 250 | 250 | | | | | |
| 01 01 03 WORKROOM | | | | | | | | | | 1 | 175 | 175 | | | | | |
| 01 01 04 STORAGE | | | | | | | | | | 1 | 125 | 125 | | | | | |
| 01 01 05 SECURE STORAGE | | | | | | | | | | 1 | 75 | 75 | | | | | |
| 01 01 06 PRINCIPAL | | | | | | | | | | 1 | 150 | 150 | | | | | |
| 01 01 07 ASSISTANT PRINCIPAL | | | | | | | | | | 2 | 120 | 240 | | | | | |
| 01 01 08 FLEX OFFICE | | | | | | | | | | 2 | 100 | 200 | | | | | |
| 01 01 09 COAT CLOSET | | | | | | | | | | 1 | 20 | 20 | | | | | |
| 01.02 Faculty Support | | | | | | | | | | 300 | | | | 350 | | | |
| 01 02 01 FACULTY LOUNGE | | | | | | | | | | 1 | 300 | 300 | | | | | |
| 02 STUDENT SERVICES | | | | | | | | | | 1,990 | | | | 2,215 | | | |
| 02.01 Guidance | | | | | | | | | | 675 | | | | 800 | | | |
| 02 01 01 OFFICE | | | | | | | | | | 2 | 100 | 200 | | | | | |
| 02 01 02 WAITING/RECEPTION | | | | | | | | | | 1 | 125 | 125 | | | | | |
| 02 01 03 CONFERENCE | | | | | | | | | | 1 | 350 | 350 | | | | | |
| 02.02 Health Suite | | | | | | | | | | 840 | | | | 840 | | | |
| 02 02 01 WAITING AREA | | | | | | | | | | 1 | 100 | 100 | | | | | |
| 02 02 02 EXAM ROOM/TREATMENT | | | | | | | | | | 2 | 100 | 200 | | | | | |
| 02 02 03 STUDENT REST AREAS | | | | | | | | | | 2 | 150 | 300 | | | | | |
| 02 02 04 OFFICE | | | | | | | | | | 1 | 100 | 100 | | | | | |
| 02 02 05 STORAGE | | | | | | | | | | 1 | 40 | 40 | | | | | |
| 02 02 06 STUDENT TOILET | | | | | | | | | | 1 | 100 | 100 | | | | | |
| 02.03 Support Services | | | | | | | | | | 475 | | | | 575 | | | |
| 02 03 01 PSYCHOLOGIST | | | | | | | | | | 1 | 100 | 100 | | | | | |
| 02 03 02 SOCIAL WORKER | | | | | | | | | | 1 | 100 | 100 | | | | | |
| 02 03 03 FLEX OFFICE | | | | | | | | | | 2 | 100 | 200 | | | | | |
| 02 03 04 RECORDS STORAGE | | | | | | | | | | 1 | 75 | 75 | | | | | |
| 03 TEACHING AND LEARNING | | | | | | | | | | 37,800 | | | | 43,100 | | | |
| 03.01 Classrooms | | | | | | | | | | 28,200 | | | | 31,900 | | | |
| 03 01 01 PRE-KINDERGARTEN | | | | | | | | | | 3 | 3 | 1000 | 3000 | | | | 60 |
| 03 01 02 KINDERGARTEN | | | | | | | | | | 3 | 3 | 1000 | 3000 | | | | 66 |
| 03 01 03 GRADES 1-2 | | | | | | | | | | 6 | 6 | 900 | 5400 | | | | 138 |
| 03 01 04 PK-2 TOILET | | | | | | | | | | | | | | | | | |
| 03 01 05 GRADES 3-4-5 | | | | | | | | | | 9 | 9 | 900 | 8100 | | | | 207 |
| 03 01 06 NOT USED | | | | | | | | | | 0 | 0 | 0 | 0 | | | | 0 |
| 03 01 07 NOT USED | | | | | | | | | | 0 | 0 | 0 | 0 | | | | 0 |
| 03 01 08 GRADES 6-7-8 | | | | | | | | | | 9 | 9 | 900 | 8100 | | | | 0 |
| 03 1 09 HEAD START PROGRAM | | | | | | | | | | 0 | 0 | 0 | 0 | | | | 0 |
| 03.02 Shared Spaces | | | | | | | | | | 9,600 | | | | 11,200 | | | |
| 03 02 01 COLLABORATIVE LEARNING AREA | | | | | | | | | | 6 | 6 | 900 | 5400 | | | | 6300 |
| 03 02 02 RESOURCE | | | | | | | | | | 6 | 6 | 250 | 1500 | | | | 1750 |
| 03 02 03 TEACHER PLANNING | | | | | | | | | | 6 | 6 | 250 | 1500 | | | | 1750 |
| 03 02 04 STORAGE | | | | | | | | | | 6 | 6 | 200 | 1200 | | | | 1400 |

Bay Brook Elementary/Middle #124

3 SECTION SCHOOL

| ROOM/SPACE | TEACHING STATIONS | NUMBER EACH | SF EACH | TOTAL | SF TALLY | ES FTE | SPED FTE | MS FTE | TEACHING STATIONS | NUMBER EACH | SF EACH | TOTAL | SF TALLY | ES FTE | SPED FTE | MS FTE |
|--------------------------------------|-------------------|-------------|---------|-------|----------|--------|----------|--------|-------------------|-------------|---------|-------|----------|--------|----------|--------|
| 04 SPECIAL EDUCATION | | | | | | | | | | | | | | | | |
| 04.01 General | | | | 2,895 | 3,225 | | | | | | | 6,404 | 6,734 | | | |
| 04 01.01 CLASSROOM | 3 | 3 | 900 | 2700 | | | 30 | | 3 | 3 | 900 | 2700 | | | 30 | |
| 04 01.02 OFFICE | | 1 | 120 | 120 | | | | | | 3 | 120 | 360 | | | | |
| 04 01.03 RECORDS STORAGE | | 1 | 75 | 75 | | | | | | 1 | 75 | 75 | | | | |
| 04 01.04 LIFE SKILLS CLASSROOM / LAB | | 0 | 1100 | 0 | | | | | 1 | 1 | 1100 | 1100 | | | 10 | |
| 04 01.08 E ESOL CLASSROOM | 0 | 0 | 900 | 0 | | | | | 3 | 3 | 723 | 2169 | | | 0 | |
| 04.02 Resource | | | | 330 | | | | | | | | 330 | | | | |
| 04 02.01 OT/PT | | 1 | 200 | 200 | | | | | | 1 | 200 | 200 | | | | |
| 04 02.02 OT/PT STORAGE | | 1 | 80 | 80 | | | | | | 1 | 80 | 80 | | | | |
| 04 02.03 STUDENT TOILET | | 1 | 50 | 50 | | | | | | 1 | 50 | 50 | | | | |
| 05 SCIENCES | | | | | | | | | | | | | | | | |
| 05.01 Elementary Science | | | | 1,000 | 2,150 | | | | | | | 1,000 | 2,150 | | | |
| 05 01.01 LAB | | 1 | 900 | 900 | | | | | | 1 | 900 | 900 | | | | |
| 05 01.02 STORAGE | | 1 | 100 | 100 | | | | | | 1 | 100 | 100 | | | | |
| 05.02 Middle Science | | | | 1,150 | | | | | | | | 1,150 | | | | |
| 05 02.01 LAB | 1 | 1 | 1000 | 1000 | | | | 25 | 1 | 1 | 1000 | 1000 | | | | 25 |
| 05 02.02 PREP/STORAGE | | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | |
| 06 FINE ARTS | | | | | | | | | | | | | | | | |
| 06.01 Visual Art | | | | 1,250 | 3,400 | | | | | | | 1,250 | 3,400 | | | |
| 06 01.01 STUDIO | | 1 | 1000 | 1000 | | | | | | 1 | 1000 | 1000 | | | | |
| 06 01.02 STORAGE | | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | |
| 06 01.03 KILN | | 1 | 100 | 100 | | | | | | 1 | 100 | 100 | | | | |
| 06.02 Music | | | | 2,150 | | | | | | | | 2,150 | | | | |
| 06 02.01 LARGE REHERSAL | | 1 | 1000 | 1000 | | | | | | 1 | 1000 | 1000 | | | | |
| 06 02.02 SMALL REHEARSAL | | 1 | 850 | 850 | | | | | | 1 | 850 | 850 | | | | |
| 06 02.03 STORAGE | | 2 | 150 | 300 | | | | | | 2 | 150 | 300 | | | | |
| 07 SPECIALS | | | | | | | | | | | | | | | | |
| 7.01 Foreign Language | | | | 0 | 0 | | | | | | | 0 | 0 | | | |
| 07 01.01 CLASSROOM | | 0 | 900 | 0 | | | | | | 0 | 900 | 0 | | | | |
| 07 01.02 STORAGE | | 0 | 100 | 0 | | | | | | 0 | 100 | 0 | | | | |
| 08 TECHNOLOGY EDUCATION | | | | | | | | | | | | | | | | |
| 08.01 Technology Education | | | | 980 | 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 | | | | 7,750 | 7,750 | | | | | | | 7,850 | 7,850 | | | |
| 09 01.01 GYMNASIUM | | 1 | 6500 | 6500 | | | | | | 1 | 6500 | 6500 | | | | |
| 09 01.02 OFFICE | | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | |
| 09 01.03 GYM STORAGE | | 1 | 400 | 400 | | | | | | 1 | 400 | 400 | | | | |
| 09 01.04 LOCKERS/CHANGING ROOMS | | 2 | 150 | 300 | | | | | | 2 | 200 | 400 | | | | |
| 09 01.05 STUDENT SHOWERS/TOILET | | 4 | 100 | 400 | | | | | | 4 | 100 | 400 | | | | |

Bay Brook Elementary/Middle #124

3 SECTION SCHOOL

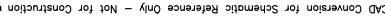
| ROOM/SPACE | | TEACHING STATIONS | | SF EACH | TOTAL | SF TALLY | ES FTE | SPED FTE | MS FTE | TEACHING STATIONS | | SF EACH | TOTAL | SF TALLY | ES FTE | SPED FTE | MS FTE |
|-------------------------------------|-------------------------------|-------------------|------|---------|-------|----------|--------|----------|--------|-------------------|------|---------|-------|----------|--------|----------|--------|
| 10 MEDIA | | | | | | 3,650 | | | | | | | 3,650 | | | | |
| 10.01 Media Center | | | | | | 2,700 | | | | | | | 3,100 | | | | |
| 10 01.01 | MEDIA ROOM | 1 | 2000 | 2000 | | | | | | 1 | 2400 | 2400 | | | | | |
| 10 01.02 | WORKROOM | 1 | 250 | 250 | | | | | | 1 | 250 | 250 | | | | | |
| 10 01.03 | STORAGE | 1 | 300 | 300 | | | | | | 1 | 300 | 300 | | | | | |
| 10 01.04 | HEAD END ROOM | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | | |
| 10.02 Communications/TV | | | | | | 950 | | | | | | | 550 | | | | |
| 10 02.01 | VIDEO STUDIO | 1 | 800 | 800 | | | | | | 1 | 400 | 400 | | | | | |
| 10 02.02 | CONTROL ROOM | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | | |
| 11 FOOD SERVICES | | | | | | 6,885 | | | | | | | 7,385 | | | | |
| 11.01 Dining | | | | | | 4,575 | | | | | | | 4,800 | | | | |
| 11 01.01 | DINING | 1 | 3300 | 3300 | | | | | | 1 | 3500 | 3500 | | | | | |
| 11 01.02 | FURNITURE STORAGE | 1 | 225 | 225 | | | | | | 1 | 250 | 250 | | | | | |
| 11 01.03 | STAGE | 1 | 900 | 900 | | | | | | 1 | 900 | 900 | | | | | |
| 11 01.04 | STAGE STORAGE | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | | |
| 11.02 Food Service | | | | | | 2,310 | | | | | | | 2,585 | | | | |
| 11 02.01 | KITCHEN | 1 | 700 | 700 | | | | | | 1 | 900 | 900 | | | | | |
| 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 | 150 | 150 | | | | | | 1 | 175 | 175 | | | | | |
| 11 02.05 | WALK-IN CHILLER | 1 | 150 | 150 | | | | | | 1 | 175 | 175 | | | | | |
| 11 02.06 | DRY STORAGE | 1 | 175 | 175 | | | | | | 1 | 200 | 200 | | | | | |
| 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 | | | | | |
| 12 BUILDING SERVICES | | | | | | 1,690 | | | | | | | 1,970 | | | | |
| 12.01 Maintenance/Operations | | | | | | 1,340 | | | | | | | 1,570 | | | | |
| 12 01.01 | RECEIVING | 1 | 200 | 200 | | | | | | 1 | 250 | 250 | | | | | |
| 12 01.02 | CENTRAL STORAGE | 1 | 200 | 200 | | | | | | 1 | 250 | 250 | | | | | |
| 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 | 120 | 120 | | | | | |
| 12 01.06 | CUSTODIAL CLOSETS | 4 | 60 | 240 | | | | | | 5 | 60 | 300 | | | | | |
| 12 01.07 | RECYCLING | 1 | 200 | 200 | | | | | | 1 | 250 | 250 | | | | | |
| 12 01.08 | OUTDOOR STORAGE - GYM | 1 | 100 | 100 | | | | | | 1 | 100 | 100 | | | | | |
| 12 01.09 | OUTDOOR STORAGE - MAINTENANCE | 1 | 80 | 80 | | | | | | 1 | 80 | 80 | | | | | |
| 12.02 Toilet | | | | | | 350 | | | | | | | 400 | | | | |
| 12 02.01 | STAFF TOILET | 7 | 50 | 350 | | | | | | 8 | 50 | 400 | | | | | |
| 13 COMMUNITY SPACE | | | | | | 3,000 | | | | | | | 3,000 | | | | |
| 13.01 Family Resource Suite | | | | | | 280 | | | | | | | 280 | | | | |
| 13 01.01 | FAMILY RESOURCE ROOM | 1 | 150 | 150 | | | | | | 1 | 150 | 150 | | | | | |
| 13 01.02 | OFFICE | 1 | 80 | 80 | | | | | | 1 | 80 | 80 | | | | | |
| 13 01.03 | TOILET | 1 | 50 | 50 | | | | | | 1 | 50 | 50 | | | | | |

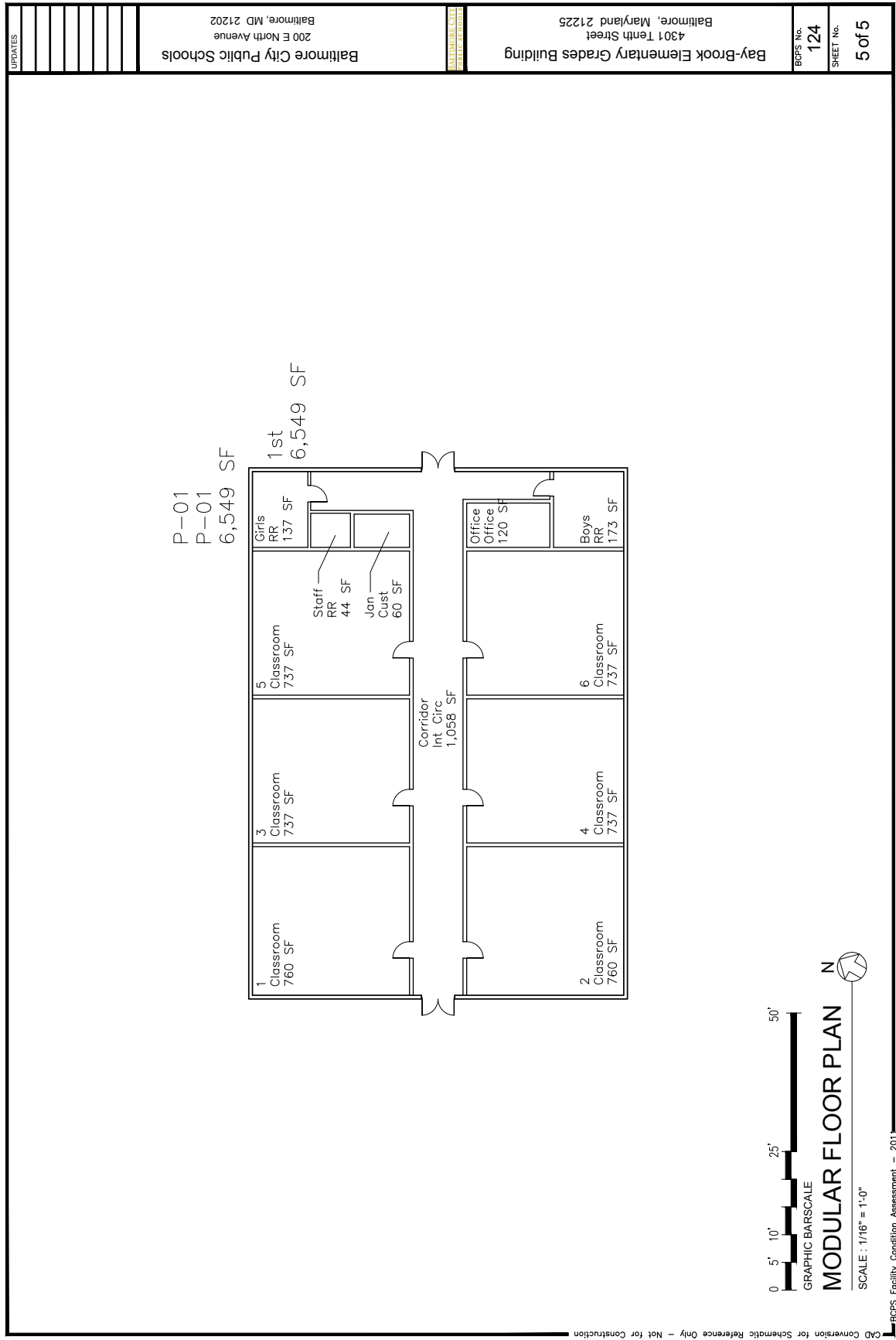
Bay Brook Elementary/Middle #124

3 SECTION SCHOOL

| ROOM/SPACE | TEACHING STATIONS | | | | TEACHING STATIONS | | | |
|--|-------------------|---------|----------------|------------|-------------------|---------|----------------|------------|
| | NUMBER EACH | SF EACH | TOTAL | SF TALLY | NUMBER EACH | SF EACH | TOTAL | SF TALLY |
| 13.02 Out of School Time Support | | | | 230 | | | | 230 |
| 13 02.01 STORAGE | 1 | 100 | 100 | | 1 | 100 | 100 | |
| 13 02.02 PANTRY | 1 | 50 | 50 | | 1 | 50 | 50 | |
| 13 02.03 OFFICE | 1 | 80 | 80 | | 1 | 80 | 80 | |
| 13.03 Service | | | | 280 | | | | 280 |
| 13 03.01 PANTRY | 1 | 80 | 80 | | 1 | 80 | 80 | |
| 13 03.02 PERSONAL CARE | 1 | 100 | 100 | | 1 | 100 | 100 | |
| 13 03.03 LAUNDRY | 1 | 100 | 100 | | 1 | 100 | 100 | |
| 13.04 Non-Specified Community Space | | | | 2,210 | | | | 2,210 |
| 13 04.01 NON SPECIFIED SPACE | 1 | 2,210 | 2,210 | | 1 | 2,130 | 2,130 | |
| 13 04.02 HEAD START OFFICE | 0 | 0 | 0 | | 1 | 80 | 80 | |
| Total Capacity | | | | 714 | | | | 787 |
| Total Teaching Stations | | | 34 | | | | 42 | |
| Total Net Square Footage | | | 74,505 | | | | 84,669 | |
| TOTAL GROSS AREA | 1.4 X | | 104,307 | | | | 118,537 | |
| Middle School Capacity | | | 250 | | | | 325 | |
| 85% (per State Requirements) | | | 213 | | | | 276 | |
| Elementary School Capacity | | | 471 | | | | 471 | |
| Special Education | | | 30 | | | | 40 | |
| TOTAL SCHOOL CAPACITY | | | 714 | | | | 787 | |

M. APPENDIX





Bay-Brook Elementary Grades Building
4301 Tenth Street
Baltimore, Maryland 21225

BCPS No. 124

SHEET No.

1 of 5

Baltimore City Public Schools
200 E North Avenue
Baltimore, MD 21202

BALTIMORE CITY
PUBLIC SCHOOLS

UPDATES



0 50' 100' 150' 250' 450'

GRAPHIC BARS SCALE

AERIAL SITE PHOTO

N

SCALE : 1/128" = 1'-0"

BCPS Facility Condition Assessment – 2011

Existing Site: