

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

JAMES MOSHER ELEMENTARY #144 PK-2

AUGUST 2018



PREPARED BY: CITY SCHOOLS STAFF

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BALTIMORE CITY ACKNOWLEDGEMENTS

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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:

James Mosher E currently serves children in grades PK-5 and is located in West Baltimore. The existing James Mosher E #144 building has a Facility Condition Index (FCI) of 26.7% and an Education Adequacy Score (EAS) of 62.6. The FCI indicates this should not be a replacement, however an addition will be needed to accommodate the increased program size. Alexander Hamilton currently feeds to Calverton, but is proposed to close once the James Mosher and Calverton projects are complete. The original recommendation was to renovate/replace Calverton as a PK-8, and renovate James Mosher as a PK-5 (they were to both retain their existing grade configurations). Per the 2017 Board decision, the zones will combine (and include Alexander Hamilton once it closes) and James Mosher will serve students PK-2 and Calverton will serve students 3-8.

The project will start construction January 2020, and is planned to be complete by December of 2021; this means that it will not count as being occupied in the new space until the 2022-23 school year. In SY 2022-23, the anticipated state rated capacity of the building will be 435, and its target utilization rate will be 90%.

A.2 Project Description:

The original James Mosher building was built in 1933 at 22,000 square feet. An addition was made in 1955 of 47,252 sf bringing the total to 69,252. A major renovation was done in 2002. The feasibility study will help to determine how large of an addition will be needed. The proposed square footage for the replacement or renovated building will be approximately 79,100 square feet total. For the development of the site specific educational specification a modified PK-5 prototype for an elementary school was used for the standard.

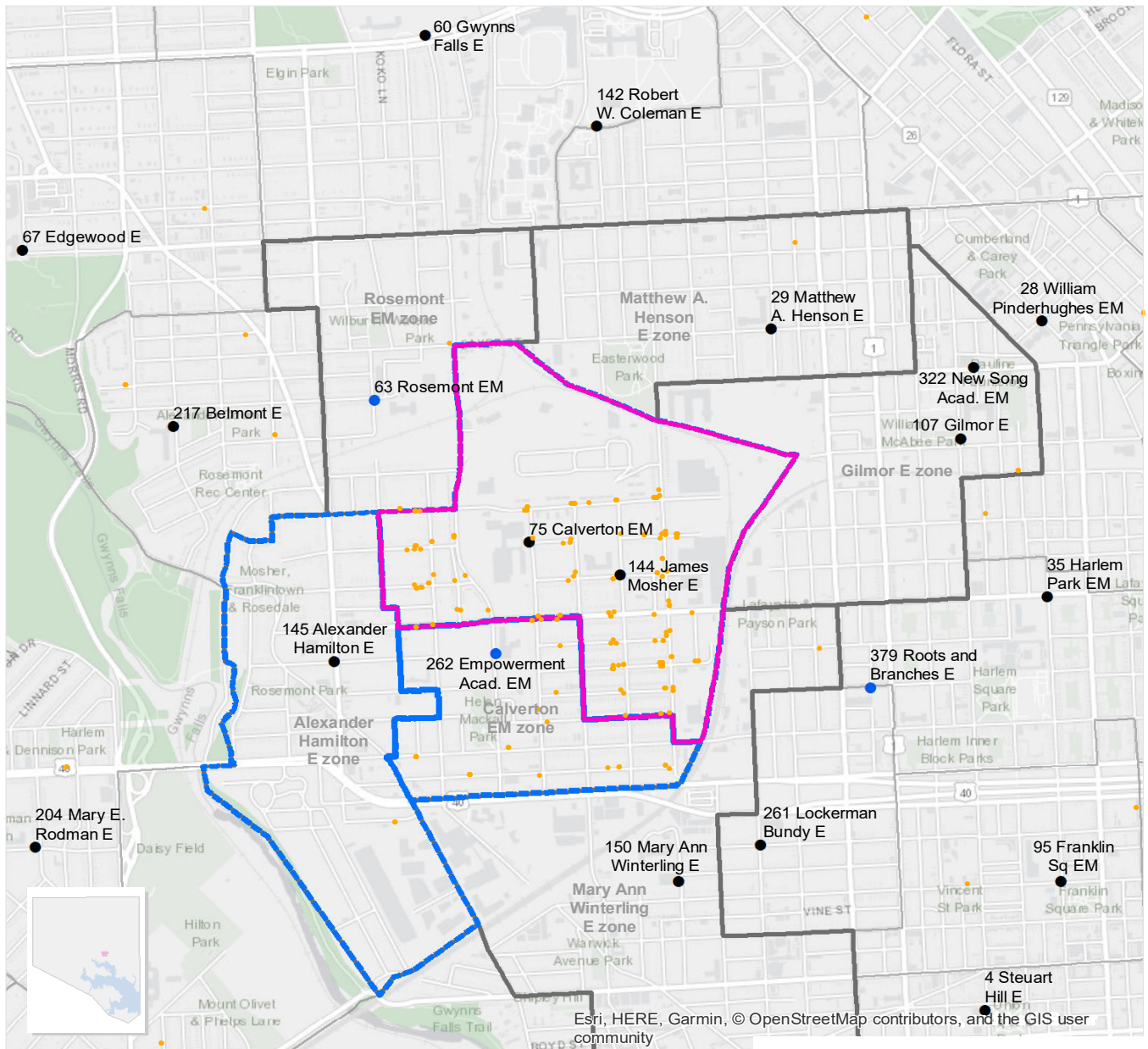
A.3 Proposed Schedule

Schedule		
Task	Start	Complete
Educational Specifications	August 2015	June 2018
Feasibility Study	August 2015	July 2018
Approvals	August 2018	October 2018
Design	November 2018	October 2019
Finalize GMP Approvals	December 2019	
Construction	January 2020	November 2021
Occupancy	December 2021	

A.4 Facility Summary

Facility Summary		
	SY2017-18	SY2022-23 Projected
State Rated Capacity	334	435
Full Time Enrollment	251	353
Relocatables	None	None
Gross Square Footage	69,252 sf	79,100 sf

#144 James Mosher E (PK-2)



- SY1718 James Mosher students
- ▭ Current James Mosher Zone
- ▭ SY2022-23 James Mosher Zone
- ▭ Adjacent Zones
- Charter
- Non-Charter/Traditional
- ▭ SY1718 E Zones

B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

Calverton Elementary/Middle School #75 is located in the Bridgelawn/Greenlawn Community, which is in the Western geographic area of Baltimore City.

Calverton Elementary/Middle School #75 is located in Community Statistical Area (CSA) #18. The CSA Group is mostly residential. Comparisons to 2000 figures cannot be made because the CSA boundaries changed in 2010. 97% of the population is African-American.

The housing market conditions in this CSA group are Distressed. Some revitalization and redevelopment projects have occurred for CSA Group #18. The WODA Group recently completed the North Avenue Gateway Apartment Complex, a new 64 unit affordable housing apartment complex located at 3001 W. North Avenue. A similar apartment complex was recently completed across the street.

There are several recent planning efforts: the Greater Rosemont and Mondawmin Area (GRAMA) Master Plan, 2012; the West Baltimore MARC Station Area Master Plan, 2008; and the Coppin State University Facilities Master Plan, 2010.

B.2 School Description and History:

The original James Mosher building was built in 1933 at 22,000 square feet. An addition was made in 1955 of 47,252 sf bringing the total to 69,252. A major renovation was done in 2002. The school currently has 251 students enrolled for the 2017-18 school year which is a slight increase from SY2016-17. The school is under-utilized with an SY2017-18 utilization of 75%. The SY2016-17 make up of the student body was: 98% African American, 1% White, 1% Hispanic.

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

Existing Site and Floor Plans are located in the Appendix.



Main entry



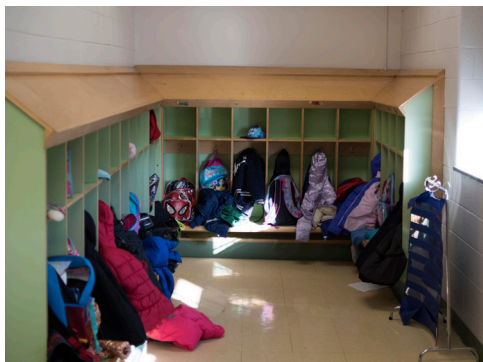
West Entry



Auditorium



Hallway



Cubby area



Elevator



Gym



Ballfields



Main entry



Play yard



Typical classroom



Typical classroom

B.4 Summary of Recent Feasibility Studies or Assessments:

Results of the Jacob's building assessment report (2011):

The Facility Condition Index (FCI) is an indicator of the basic condition of the building. It compares the cost of renovating an existing building to the cost of constructing a new building of the same size; in general, an FCI greater than 75 percent indicates that constructing a new building should be considered. Estimated costs are lower to renovate the James Mosher building than to replace it, giving an FCI of 26.7 percent. This FCI suggests that it is more cost effective to renovate this building than to replace it.

The target Educational Adequacy Score is 80 for district buildings in which instruction occurs. The James Mosher building has an Educational Adequacy Score of 62.6, indicating that it does not meet the standard for supporting excellent teaching and learning.

The acceptable utilization rate for City Schools buildings is 65 to 100 percent. With a 2011-12 functional capacity of 448 and a projected 2016 enrollment of 418, the James Mosher building is on track to be utilized at a rate of 93.3 percent.

NOTE - since the Jacob's assessment, populations have dropped in this part of Baltimore, and the Board has voted on creating a larger zone with Calverton serving the 3-8th population, and James Mosher serving PK-2.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

C.1 School Grade Organization:

James Mosher is currently a traditional PK-5 elementary school; the reconfiguration will reconfigure the grades to be a PK-2.

The smallest children will have classrooms on the ground floor with the oldest children in the upper story/stories. Special education classrooms will be immersed into the general academic areas and will not be situated at the end of corridors or isolated.

There is 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 Calverton Elementary/Middle School #75 program contains a number of special programs, including city-wide Early Learning Special Education programs, and the city-wide middle school PRIDE program.

C.3 Proposed Staff:

See table to right.

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. 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.

Past projections showed James Mosher maintaining a solid 4-section school 10 years out. The updated projections show declines which align with the district-wide decline in student enrollment. Additionally, the Mosher counterpart (grades PK-2)

Proposed Staff	
Position	Quantity
Principal	1
Assistant Principal	2
Teacher - General Educators	17
Teacher - Special Education	6
Teacher - Physical Education	1
Teacher - Science	1
Teacher - Art	1
Teacher - Music	1
Teacher - Technology	1
Teacher - Staff Developer	1
Paraeducator	2
Paraeducator - Pre K	4
Paraeducator - Special Education	6
Assistant - Non-Instructional/10mth	1
Staff Associate/10mth	2
Educational Associate/10mth	2
Librarian	1
Secretary I - School	1
Speech Pathologist	1
Guidance Counselor	1
Psychologist	1
Social Worker	1
Nurse	1
Occupational Therapist	1
Manager I - Cafeteria	1
Food Services Worker I/3.5 hrs	1
Food Services Worker I/6 hrs	1
Custodial Worker I/12 mth	2

show the population holding steady at 4 sections, even 10 years out. Programmatic decreases will be evaluated once unofficial 9.30 numbers are available in September 2018. There are also a number of SY1819 portfolio decisions that are being weighed for this area of the City that will potentially have an impact on enrollment at this site.

144 James Mosher E/PK-2nd (Proposed SRC is 435)											
Grade	Current	Projected									
	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
PK	34	33	34	33	33	102	102	102	102	102	102
K	36	37	37	34	33	89	86	83	81	78	75
1	48	31	35	35	32	82	80	78	76	74	73
2	40	48	32	37	36	80	78	77	75	75	74
3	18	37	44	28	33	0	0	0	0	0	0
4	33	15	31	36	23	0	0	0	0	0	0
5	42	30	14	30	34	0	0	0	0	0	0
TOTAL	251	231	227	233	224	353	346	340	334	329	324
	75%	69%	68%	70%	67%	81%	80%	78%	77%	76%	74%

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

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F. Proposed Site Requirements:

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

James Mosher E #144 has 1 off-street parking lot accessed from Wheeler Avenue. The lot does not have sufficient markings. There is on-street parking on the streets surrounding the school. Off-street parking for James Mosher staff is desirable, though street parking will still be a primary area for parking. A bus loop or pull off area should be provided.

F.2 Service access:

Service access is currently provided by the same access as parking off Wheeler. The north side of the building has loading and dumpster area within the 'courtyard' of the building. Consider screening and segregating service access from pedestrian/vehicular/bus arrival.

F.3 Vehicle and pedestrian access:

James Mosher is bounded by 4 streets, with a front entrance on Mosher Street. Vehicular and pedestrian access occurs on those streets. Currently there is no dedicated vehicular drop off zone. A new vehicular and pedestrian drop off area may be appropriate. Separating foot and vehicular traffic will have to be carefully considered in the final design.

F.4 Playing fields/courts/yards:

To the northwest of the building is a paved area with play equipment. Beyond that is a recent investment from the Cal Ripken Sr. Foundation of two baseball fields that hosts James Mosher Baseball, which was founded in 1960 and is the longest continuously operated baseball program for African-American youths in the United States. The fields will not be touched as part of this project. Several opportunities for improvement are available including site lighting; enclosed fenced areas, and play courts.

F.5 Natural environmental areas:

The building occupies a large city block with minimal natural areas. Due to restricted space on the site, opportunities should be considered for providing outdoor learning via other building opportunities.

F.6 Utilities:

The feasibility study should be used to establish existing and proposed utilities. Any watermain and associated easements should be respected/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 impervious surfaces 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 site to capture and treat runoff from impervious 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.

L. SUMMARY OF SPATIAL REQUIREMENTS

L. SUMMARY OF SPATIAL REQUIREMENTS

DRAFT - 11.06.2017

144 JAMES MOSHER PK-2

ROOM/SPACE			TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
01 ADMINISTRATION								
01.01 Main Office							1,685	
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	
01	02.01	FACULTY LOUNGE		1	300	300		
02 STUDENT SERVICES								
02.01 Guidance							675	
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	
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	
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								
03.01 Classrooms							17,250	
03	01.01	PRE-KINDERGARTEN	4	4	1000	4000		80
03	01.02	KINDERGARTEN	4	4	1000	4000		88
03	01.03	GRADES 1-2	8	8	900	7200		184
03	01.04	PK-2 TOILET		23	50	1150		
03	01.05	GRADES 3-4-5	0	0	900	0		0
03	01.06	FLEX CLASSROOM	1	1	900	900		23
03	01.07	CO-TEACHING CLASSROOM	0	0	1100	0		0
03.02 Shared Spaces							6,600	
03	02.01	COLLABORATIVE LEARNING AREA		4	900	3600		
03	02.02	RESOURCE		4	250	1000		
03	02.03	TEACHER PLANNING		4	300	1200		

		ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
03	02.04	STORAGE		4	200	800		
04 SPECIAL EDUCATION								
04.01 General							5,715	
04	01.01	CLASSROOM	6	6	900	5400		60
04	01.02	OFFICE		2	120	240		
04	01.03	RECORDS STORAGE		1	75	75		
04.02 Resource							330	
04	02.01	OT/PT		1	200	200		
04	02.02	OT/PT STORAGE		1	80	80		
04	02.03	STUDENT TOILET		1	50	50		
05 SCIENCES								
05.01 Elementary Science							1,000	
05	01.01	LAB		1	900	900		
05	01.02	STORAGE		1	100	100		
06 FINE ARTS								
06.01 Visual Art							1,250	
06	01.01	STUDIO		1	1000	1000		
06	01.02	STORAGE		1	150	150		
06	01.03	KILN		1	100	100		
06.02 Music							2,150	
06	02.01	LARGE REHERSAL		1	1000	1000		
06	02.02	SMALL REHEARSAL		1	850	850		
06	02.03	STORAGE		2	150	300		
08 TECHNOLOGY EDUCATION								
08.01 Technology Education							980	
08	01.01	LAB		1	900	900		
08	01.02	SUPPLY STORAGE		1	80	80		
09 PHYSICAL EDUCATION								
09.01 Physical Education							4,400	
09	01.01	GYMNASIUM		1	4000	4000		
09	01.02	OFFICE		1	150	150		
09	01.03	GYM STORAGE		1	250	250		
10 MEDIA								
10.01 Media Center							2,050	
10	01.01	MEDIA ROOM		1	1500	1500		
10	01.02	OFFICE/WORKROOM		1	150	150		
10	01.03	STORAGE		1	200	200		
10	01.04	HEAD END ROOM		1	200	200		
10.02 Communications/TV							0	

CRs: 3 OEL; 2 GENERAL; 1
PAL; EXTRA OFFICES FOR
CITYWIDES

			TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
ROOM/SPACE								
10	02.01	VIDEO STUDIO		0	800	0		
10	02.02	CONTROL ROOM		0	150	0		
11 FOOD SERVICES								
11.01 Dining								
						4,075		
11	01.01	DINING		1	2800	2800		
11	01.02	FURNITURE STORAGE		1	225	225		
11	01.03	STAGE		1	900	900		
11	01.04	STAGE STORAGE		1	150	150		
11.02 Food Service								
						2,135		
11	02.01	KITCHEN		1	600	600		
11	02.02	SERVING		3	225	675		
11	02.03	OFFICE		1	80	80		
11	02.04	WALK-IN FREEZER		1	125	125		
11	02.05	WALK-IN CHILLER		1	125	125		
11	02.06	DRY STORAGE		1	150	150		
11	02.07	DISH ROOM / TRAY RETURN		1	200	200		
11	02.08	SOAP CLOSET		1	30	30		
11	02.09	CAN WASH		1	50	50		
11	02.10	LOCKER / TOILET		1	100	100		
12 BUILDING SERVICES								
12.01 Maintenance/Operations								
						1,290		
12	01.01	RECEIVING		1	200	200		
12	01.02	CENTRAL STORAGE		1	150	150		
12	01.03	OPERATIONS OFFICE		1	100	100		
12	01.04	LOCKERS/SHOWERS/TOILETS		1	120	120		
12	01.05	SECURITY OFFICE		1	100	100		
12	01.06	CUSTODIAL CLOSETS		4	60	240		
12	01.07	RECYCLING		1	200	200		
12	01.08	OUTDOOR STORAGE - GYM		1	100	100		
12	01.08	OUTDOOR STORAGE - MAINT.		1	80	80		
12.02 Toilet								
						300		
12	02.01	STAFF TOILET		6	50	300		
13 COMMUNITY SPACE								
13.01 Family Resource Suite								
						280		
13	01.01	FAMILY RESOURCE ROOM		1	150	150		
13	01.02	OFFICE		1	80	80		
13	01.03	TOILET		1	50	50		
13.02 Out of School Time Support								
						230		
13	02.01	STORAGE		1	100	100		
13	02.02	PANTRY		1	50	50		
13	02.03	OFFICE		1	80	80		
13.03 Service								
						280		

		ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE
13	03.01	PANTRY		1	80	80		
13	03.02	PERSONAL CARE		1	100	100		
13	03.03	LAUNDRY		1	100	100		

0.01 Non Specified Community Space

13	04.01	NON SPECIFIED SPACE		1	2,210	2210	2,210	
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Total Capacity**435****Total Teaching Stations/****23****Total Net Square Footage****56,500****TOTAL GROSS AREA****79,100****Elementary School Capacity****375****Special Education****60****TOTAL SCHOOL CAPACITY****435**

M. APPENDIX



Existing Site:

