

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

LYNDHURST ES #88

REVISED DECEMBER 30, 2014



PREPARED BY: DESIGN COLLECTIVE INC. AND CITY SCHOOLS STAFF

IMAGE CREDIT: GRIMM AND PARKER INC.

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PART 3

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PART 3

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

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

A. PROJECT SUMMARY

A. PROJECT SUMMARY

A.1 Project Justification:

Lyndhurst PK-5 #88 currently has a poor Facility Conditions Index (FCI) and Educational Adequacy Score (EAS) based on the previously completed 2010 Jacobs building assessment report. In addition, the recommended closure of Rognel Heights PK-8 #89 will affect the enrollment of the school. Lyndhurst PK-5 #88 has a FCI of 83.8 and an EAS of 51.1. Lyndhurst PK-5 #88 serves students up to grade 5, but additional capacity will be necessary to accommodate students from grades PK-8. The recommended closure of Rognel Heights PK-8 #89 and consolidation of its students into Lyndhurst PK-5 #88 will eliminate excess capacity, provide swing space during construction and reduce maintenance and renovation costs area wide. The project is planned to be complete by year 2017. In SY 2022-23 the anticipated State Rated Capacity of the building will be 714, with the additional students from Rognel Heights PK-8 #89 its projected utilization rate will be 90%.

A.2 Project Description:

The Lyndhurst Building is currently 50,728 square feet. The original Lyndhurst Building was built in 1926 with additions in 1951 and 1981. The new gross square footage to meet the program requirements will be approximately 101,955 square feet total. Lyndhurst projected enrollment will be 645 in 2022-23. For the development of the site specific educational specification the PK - 8 prototype for an elementary school (760) was used for the standard.

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

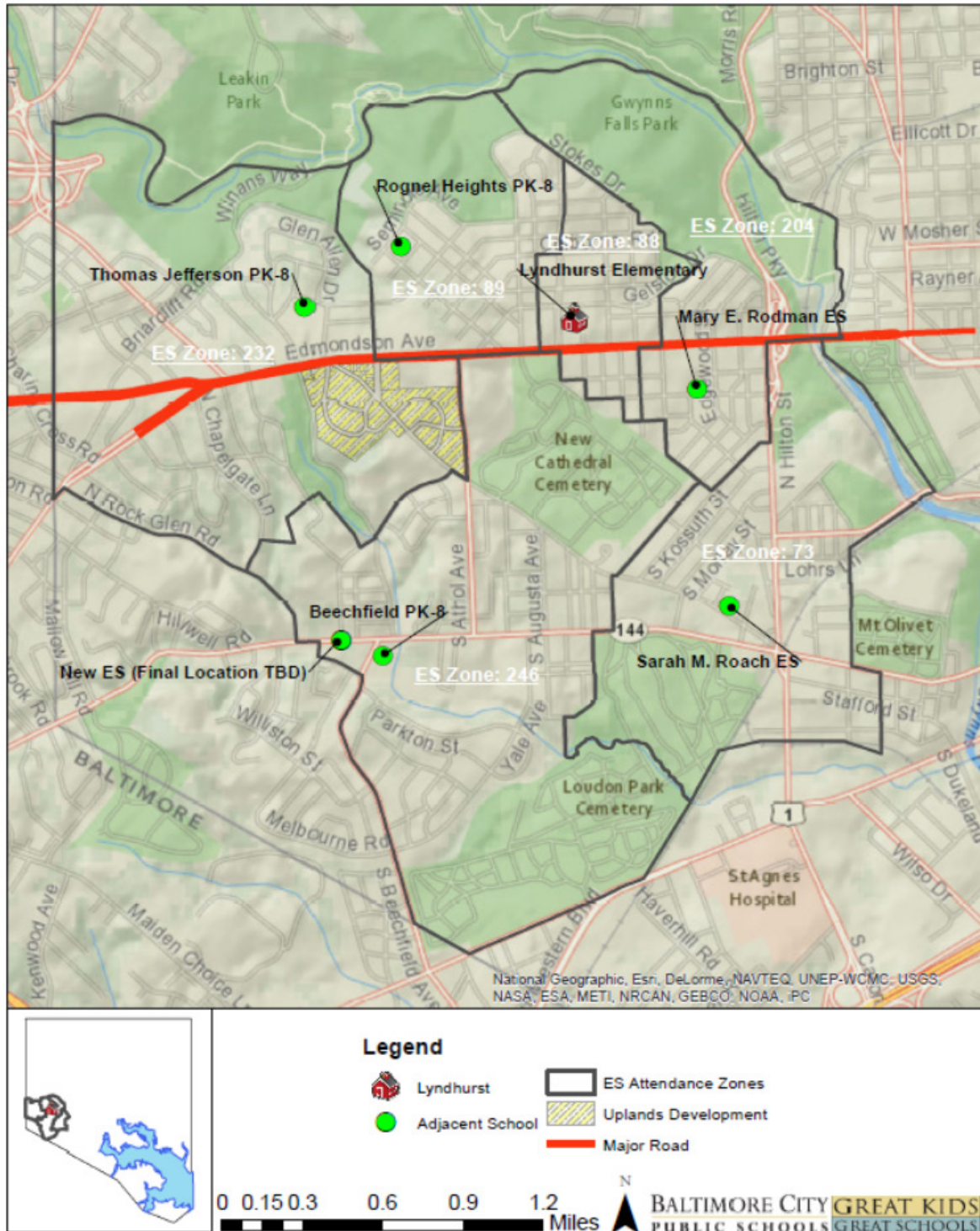
Schedule		
Task	Start	Complete
Educational Specifications	October 2013	June 2014
Feasibility Study	October 2013	July 2014
Schematic Design	July 2014	August 2014
Design Development	September 2014	December 2014
Construction Documents	January 2015	June 2015
Permitting	May 2015	July 2015
Advertise/Bid/Award	July 2015	September 2015
Construction	December 2015	June 2017
Occupancy	June 2017	August 2017

A.4 Facility Summary:

Facility Summary		
	Current	2022-23 Projected
State Rated Capacity	281	714
Full Time Enrollment	231	645
Enrollment Trend	Growing	
Relocatables	None	
Gross Square Footage	50,728	101,955

A.5 Location Map:

Lyndhurst Elementary #88



B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

Lyndhurst ES #88 is located in Community Statistical Area (CSA) #19, which consists primarily of open space/residential zoning: OS, R-6 and R-7. This CSA Group experienced a 10.5% reduction in total population and a 3% reduction in school aged children between 2000 and 2010. The total number of residential properties remained stable and the number of vacant units decreased by 0.5% between 2000 and 2010.

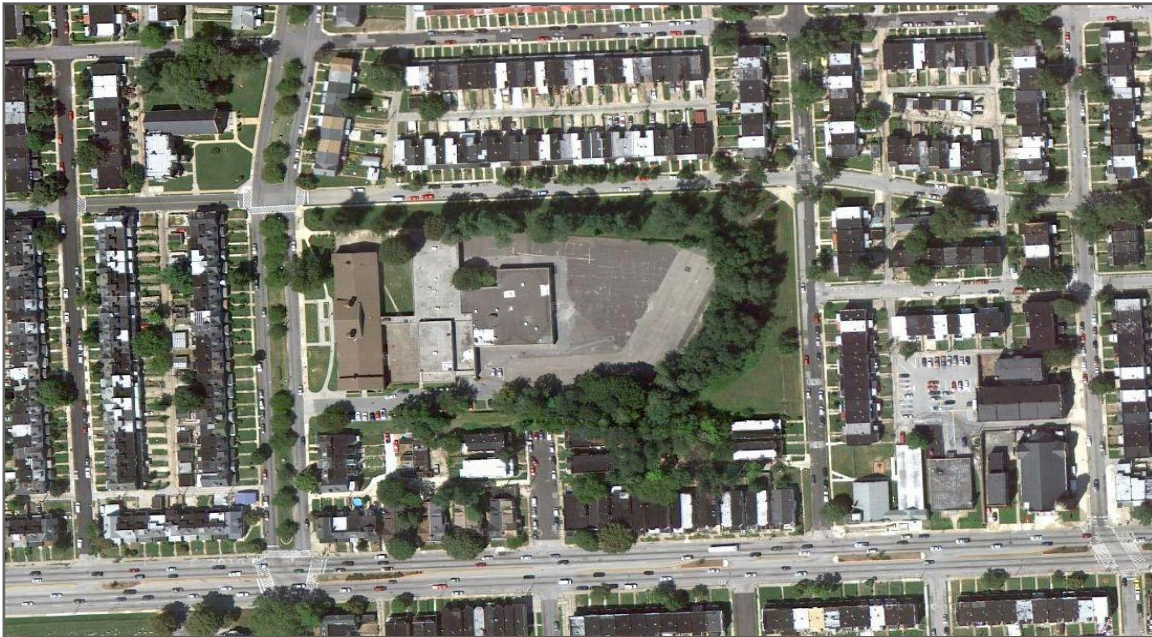
Significant revitalization and redevelopment improvements are planned and underway for CSA #19. The Uplands housing development is currently under construction and will feature over 700 newly built housing units that are to include: multifamily units, rowhouses, duplexes, single-family homes, and mansionettes. Projected student yield will add approximately 320 students to the area at full-build out - approximately 140 elementary grade students and 180 middle and high grade students. This area is also being considered for an Area Master Plan for the Irvington, Beechfield, Tremont and Yale Heights communities. Plans are also being developed for a proposed 14.5 mile Red Line (Light Rail Transit System) along the Edmondson Avenue corridor that will impact both pedestrian and vehicular traffic to nearby schools in this area.

B.2 School Description and History:

Since its construction in 1926, Lyndhurst ES #88 has operated as a neighborhood elementary school.

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

Existing Site:



Existing Building:



Exterior:



Wing A Exterior



Wing B Exterior



Wing B Exterior



Wing C Exterior



Wing C Exterior



Wing C Loading

Interior:



Wing A Attic



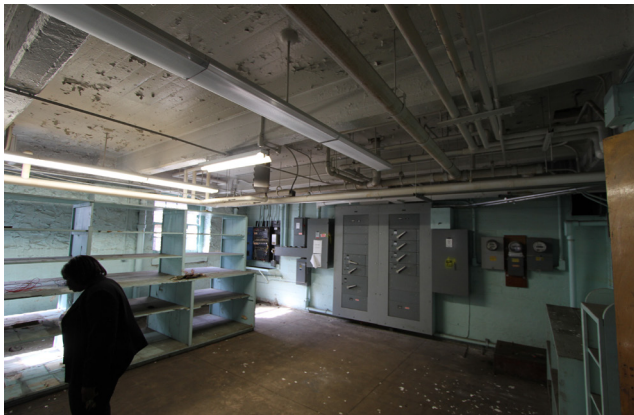
Wing A Admin and Entry



Wing A Classroom



Wing A Food Bank



Wing A Basement Electrical



Wing A Basement Mechanical



Wing B Gymnasium



Wing B Corridor



Wing B Hyphen



Wing B Classroom



Wing C Cafeteria



Wing C Servery



Wing C Kitchen



Wing C Media Center

B.4 Summary of Recent Feasibility Studies or Assessments:

The 10-Year Plan's recommendation for Lyndhurst, based on the 2010 Jabobs building assessment report, is to expand the program and to renovate the building with a possible addition or to replace the building. The feasibility study 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 Lyndhurst 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 65%.
- Projected enrollment trends in the community and plans for the surrounding schools suggest a need for an expanded program to serve grades PK to 8 at Lyndhurst.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

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C.1 School Grade Organization:

Lyndhurst ES #88 is a traditional City Schools-run elementary school with grades PK-5, however, the recommended building addition will add the capacity necessary to accommodate students from grades PK-8.

C.2 Proposed Curriculum:

Lyndhurst Elementary program does not provide a special curriculum need that will impact the design of the building.

C.3 Proposed Staff:

Proposed Staff	
Position	Quantity
General Educators	35
Teacher - Special Education	5
Paraeducator	1
Paraeducator - Pre K	1
Assistant - Non-Instructional/10mth	1
Custodial Worker I/12 mth	1
Custodial Worker II	1
Manager I - Cafeteria	1
Principal - Elementary	1
Secretary I - School	1
Social Worker	1
Teacher - Staff Developer	1
Food Services Worker I/6 hrs	2
Staff Associate/10mth	1
Assistant Principal	2
Guidance	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	23	23	23	23	30	33	33	33	33	33	33
K	58	46	48	51	57	62	62	62	62	62	62
1	46	67	52	55	66	67	68	69	68	68	68
2	46	43	67	52	63	70	68	68	69	68	69
3	35	41	39	63	56	62	65	62	63	64	63
4	27	35	40	39	70	60	62	65	62	63	64
5	33	28	38	44	56	79	65	67	70	67	68
6				39	58	60	78	63	65	68	66
7						58	62	78	63	66	69
8							59	63	78	64	68
Total	268	283	306	366	457	551	622	631	634	623	628

The historical trends indicate a smaller school than this design. A demographic and census trend analysis was performed on the area, as well as a capacity analysis of the neighboring schools. The adjacent PK-8 schools do not have sufficient middle school seats for the elementary students in the area. Therefore, Lyndhurst will provide the middle school seats needed in the area. The school was designed for 645 based on this study.

C. 5 Future Programs and Services

Community Partners

The 3,000 square feet of community space is provided based on State funding. Currently, Catholic Charities, Village Medical Center, New Covenant Church, Edmondson Village Community Association and Enoch Pratt Library are partners with the school. Catholic Charities holds a weekly afterschool/prevention services program for students who receive mental health services. New Covenant Church provides volunteers and funding school events (graduations, parent nights, etc.). Edmondson Village Community Association provides volunteers to support school initiatives.

F. PROPOSED SITE REQUIREMENTS

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F. Proposed Site Requirements

Lyndhurst Elementary and Middle School will comply with 'Baltimore City Public Schools Educational Specifications, Part 2: Prototype Specific Requirements, Volume II: PK to 8 Prototype' notes and exceptions are as follows:

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

Due to site limitations identified based on curb cuts and site grading, the most accessible entrance will be from Wildwood Parkway. The existing parking area should be reconfigured and expanded to provide for service needs, vehicular drop off and on site parking. The amount of vehicular drop off by car is projected to be less than 20% of the overall student body based on current student survey data. In addition, there is currently only one school bus each day. Due to the site constraints, the amount of parking will likely fall short of City zoning requirements, which indicate approximately 80 spaces would be required, however there is considerable on street parking available at the perimeter of the site.

F.2 Service access:

Service access will most likely use the same curb cut for site access as the vehicular drop off and on site parking areas. Screening and segregating traffic will have to be carefully considered in the final design. Timing of deliveries, restricted to off-hours periods, would be beneficial.

F.3 Vehicle and pedestrian access:

Pedestrian access is limited on the north and west side by steep grades and from the south by adjoining properties, however the site is generally accessible for pedestrians. As indicated above, vehicular access is limited on much of the site. Vehicular pull offs with signed short term parking are viable on Gelston Drive and Wildwood Parkway to accommodate peak traffic at morning drop off and afternoon pick up.

F.4 Playing fields/courts/yards:

The site should yield space for a variety of outdoor recreation areas as indicated in the prototype specifications; however regulation soccer and football fields are unlikely to be accommodated on the site.

F.5 Natural environmental areas:

The steep slopes at the edges of the site offer opportunities for a park like or natural setting. Where possible, demonstration gardens should be incorporated to support science curriculum.

F.6 Utilities:

The building is serviced by a 4" water line and several sewer and storm lines. No significant upgrades are currently anticipated.

I. GENERAL SCHOOL DESIGN CRITERIA

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I. General School Design Criteria

Lyndhurst Elementary and Middle School will follow the 'Baltimore City Public Schools Educational Specifications, Part 2: Prototype Specific Requirements, Volume II: PK to 8 Prototype' notes and exceptions are as follows:

I.1 Overall building organization:

Maintaining the original 1926 wing of the building will have a direct impact on the organization of the building, requiring site access from Wildwood Parkway through the existing curb cut.

I.2 Functional relationships:

The primary considerations for school organization revolve around the separation of middle school students from elementary school students. Separation of grades should be considered by wing where possible, rather than by floor, in order to limit through traffic of students moving to shared facilities such as the cafeteria, gymnasium or media center.

I.3 Administrative 01:

Building Spaces

To provide administrative oversight for the middle school areas, one (1) Assistant Principal Office may be co-located with Student Services closer to the areas designated for the middle school instructional areas. The administrative offices require a dedicated area for the distribution of flyers associated with community services and after school activities.

I.4 Teaching and Learning 03:

Instructional areas

The closing school, Rognell Heights #89, contains a Together at Three program, which the district intends to transfer and continue in the new combined school on the Lyndhurst Site. See section F for space needs.

If a self contained model is used for Special Education, the three (3) classrooms should be distributed for use by PK-2, 3-5 and 6-8.

I.5 Food Services 11:

Support areas

The cafeteria has been identified as a serving kitchen according to the district wide master plan. Within the gymnasium, locker areas should be kept separate from bathrooms in order to segregate Middle School and Elementary School populations.

I.6 Community Space 13:

Community use areas

Lyndhurst Elementary operates a Maryland Food Bank which requires storage including a freezer. No additional space is needed for distribution which occurs through the administrative offices or during an event held in another public space such as the gymnasium or cafeteria. This operation is administered by the social worker.

Storage for parent donations such as laundry detergent, dish detergent etc. is required. Mental health care requires temporary office space for private work with children.

I.7 Special or unique program requirements:

No special or unique program requirements beyond the prototype were identified.

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

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	01.01	TOGETHER AT THREE	DIFFERS FROM STANDARD
03	01.04	PK-2 TOILET	DIFFERS FROM STANDARD

Classrooms | Together at Three

PROGRAM	<i>Description</i>	Primary learning space for 3 year-olds for reading, counting and directed play		
	<i>Area Required (SF)</i>	1000		
	<i>Number of Users</i>	20 Students, 2 teachers		
	<i>Adjacencies</i>	Kindergarten (L 03.01.02); PK-2 Toilet (L 03.01.04); Collaborative Learning Area (L 03.02.01)		
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications		
	<i>Walls</i>	Vision panels into Collaborative Learning Area (L 03.02.01)		
	<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>	Sink with drinking fountain; mount fixtures at age appropriate heights		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	12	LF	marker board w/ tack strip
		8	LF	tack board
		8	LF	marker board w/ tack strip
	<i>Casework/ Millwork</i>	3	LF	teacher wardrobe
		30	LF	student cubbies
		3	LF	flat file drawers
		12	LF	student cubbies
		2		teacher desks/chairs
	<i>FF&E (NIC)</i>	**		play centers
		30		student chairs
		**		art center
		5		work tables
		9	LF	mobile storage
REMARKS	<ul style="list-style-type: none"> • Direct access to outdoor play areas required • Provide story telling area with sloped shelving for book display/storage • Storage for classroom materials 			
	**Verify play and art centers with school staff			

Classrooms | PK-2 Toilet (Together at Three)

PROGRAM	<i>Description</i>	Private toilet room for single student
	<i>Area Required (SF)</i>	50
	<i>Number of Users</i>	1
	<i>Adjacencies</i>	Pre-Kindergarten (L03.01.01); Kindergarten (L 03.01.02); Grades 1-2 (L 03.01.03)
ARCHITECTURAL	<i>Ceiling</i>	Gypsum board
	<i>Walls</i>	Ceramic tile or glazed block
	<i>Floor</i>	Quarry or ceramic tile
	<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>	Toilet, sink
	<i>Specialty</i>	No special requirements
EQUIPMENT	<i>Display</i>	N/A
	<i>Casework/ Millwork</i>	N/A
	<i>FF&E (NIC)</i>	N/A
REMARKS	<ul style="list-style-type: none"> • Provide appropriate sized fixtures • Accessories: paper towel holder, soap dispenser, mirror • ADA compliant, with grab bars 	

L. SUMMARY OF SPATIAL REQUIREMENTS

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Lyndhurst Elementary/Middle School #88

Lyndhurst Elementary/Middle School #88

EDUCATIONAL SPECIFICATION STANDARDS							SITE SPECIFIC EDUCATIONAL SPECIFICATIONS						
ROOM/SPACE		TEACHING STATIONS				TEACHING STATIONS				TEACHING STATIONS			
		NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE
01 ADMINISTRATION													
01.01 Main Office		1,685				1,685							
01 01.01	GENERAL-RECEPTION	1	450	450				1	450	450			
01 01.02	CONFERENCE	1	250	250				1	250	250			
01 01.03	WORKROOM	1	175	175				1	175	175			
01 01.04	STORAGE	1	125	125				1	125	125			
01 01.05	SECURE STORAGE	1	75	75				1	75	75			
01 01.06	PRINCIPAL	1	150	150				1	150	150			
01 01.07	ASSISTANT PRINCIPAL	2	120	240				2	120	240			
01 01.08	FLEX OFFICE	2	100	200				2	100	200			
01 01.09	COAT CLOSET	1	20	20				1	20	20			
01.02 Faculty Support		300				300							
01 02.01	FACULTY LOUNGE	1	300	300				1	300	300			
02 STUDENT SERVICES													
02.01 Guidance		675				675							
02 01.01	OFFICE	2	100	200				2	100	200			
02 01.02	WAITING/RECEPTION	1	125	125				1	125	125			
02 01.03	CONFERENCE	1	350	350				1	350	350			
02.02 Health Suite		840				840							
02 02.01	WAITING AREA	1	100	100				1	100	100			
02 02.02	EXAM ROOM/TREATMENT	2	100	200				2	100	200			
02 02.03	STUDENT REST AREAS	2	150	300				2	150	300			
02 02.04	OFFICE	1	100	100				1	100	100			
02 02.05	STORAGE	1	40	40				1	40	40			
02 02.06	STUDENT TOILET	1	100	100				1	100	100			
02.03 Support Services		475				475							
02 03.01	PSYCHOLOGIST	1	100	100				1	100	100			
02 03.02	SOCIAL WORKER	1	100	100				1	100	100			
02 03.03	FLEX OFFICE	2	100	200				2	100	200			
02 03.04	RECORDS STORAGE	1	75	75				1	75	75			

Lyndhurst Elementary/Middle School #88

EDUCATIONAL SPECIFICATION STANDARDS				SITE SPECIFIC EDUCATIONAL SPECIFICATIONS			
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE
03 TEACHING AND LEARNING				28,200	28,200		
03.01 Classrooms							
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	12	50	600	600		
03 01.05	GRADES 3-4-5	9	9	900	8100	207	
03 01.06	FLEX CLASSROOM	0	0	900	0	0	
03 01.07	CO-TEACHING CLASSROOM	0	0	1100	0	0	
03 01.08	GRADES 6-7-8	9	9	900	8100		225
03.02 Shared Spaces				9,600	8,000		
03 02.01	COLLABORATIVE LEARNING AREA	6	6	900	5400		
03 02.02	RESOURCE	6	6	250	1500		
03 02.03	TEACHER PLANNING	6	6	250	1500		
03 02.04	STORAGE	6	6	200	1200		
04 SPECIAL EDUCATION							
04.01 General				2,895	2,895		
04 01.01	CLASSROOM	3	3	900	2700	30	
04 01.02	OFFICE	1	1	120	120		
04 01.03	RECORDS STORAGE	1	1	75	75		
04.02 Resource				330	330		
04 02.01	OT/PT	1	1	200	200		
04 02.02	OT/PT STORAGE	1	1	80	80		
04 02.03	STUDENT TOILET	1	1	50	50		
05 SCIENCES							
05.01 Elementary Science				1,000	1,000		
05 01.01	LAB	1	1	900	900		
05 01.02	STORAGE	1	1	100	100		

Lyndhurst Elementary/Middle School #88

EDUCATIONAL SPECIFICATION STANDARDS				SITE SPECIFIC EDUCATIONAL SPECIFICATIONS				
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	
05.02 Middle Science								
05 02.01 LAB	1	1	1000	1000	1,150		25	
05 02.02 PREP/STORAGE		1	150	150				25
06 FINE ARTS								
06.01 Visual Art								
06 01.01 STUDIO		1	1000	1000	1,250			
06 01.02 STORAGE		1	150	150				
06 01.03 KILN		1	100	100				
06.02 Music								
06 02.01 LARGE REHEARSAL		1	1000	1000	2,150			
06 02.02 SMALL REHEARSAL		1	850	850				
06 02.03 STORAGE		2	150	300				
07 SPECIALS								
7.01 Foreign Language								
07 01.01 CLASSROOM		0	900	0	0			0
07 01.02 STORAGE		0	100	0				0
08 TECHNOLOGY EDUCATION								
08.01 Technology Education								
08 01.01 LAB		1	900	900	980			
08 01.02 SUPPLY STORAGE		1	80	80				
09 PHYSICAL EDUCATION								
09.01 Physical Education								
09 01.01 GYMNASIUM		1	6500	6500	7,750			
09 01.02 OFFICE		1	150	150				
09 01.03 GYM STORAGE		1	400	400				
09 01.04 LOCKERS/CHANGING ROOMS		2	150	300				
09 01.05 STUDENT SHOWERS/TOILET		4	100	400				

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EDUCATIONAL SPECIFICATION STANDARDS							SITE SPECIFIC EDUCATIONAL SPECIFICATIONS								
ROOM/SPACE		TEACHING STATIONS					TEACHING STATIONS								
		NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE			NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE
10 MEDIA															
10.01 Media Center							2,700					2,700			
10 01.01	MEDIA ROOM	1	2000	2000				1	2000	2000					
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					950			
10 02.01	VIDEO STUDIO	1	800	800				1	800	800					
10 02.02	CONTROL ROOM	1	150	150				1	150	150					
11 FOOD SERVICES															
11.01 Dining							4,575					4,575			
11 01.01	DINING	1	3300	3300				1	3300	3300					
11 01.02	FURNITURE STORAGE	1	225	225				1	225	225					
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					2,310			
11 02.01	KITCHEN	1	700	700				1	700	700					
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	150	150					
11 02.05	WALK-IN CHILLER	1	150	150				1	150	150					
11 02.06	DRY STORAGE	1	175	175				1	175	175					
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					

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EDUCATIONAL SPECIFICATION STANDARDS				SITE SPECIFIC EDUCATIONAL SPECIFICATIONS			
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE
12 BUILDING SERVICES							
12.01 Maintenance/Operations				1,260	1,260		
12 01.01 RECEIVING	1	200	200		1	200	
12 01.02 CENTRAL STORAGE	1	200	200		1	200	
12 01.03 OPERATIONS OFFICE	1	100	100		1	100	
12 01.04 LOCKERS/SHOWERS/TOILETS	1	120	120		1	120	
12 01.05 SECURITY OFFICE	1	100	100		1	100	
12 01.06 CUSTODIAL CLOSETS	4	60	240		4	60	
12 01.07 RECYCLING	1	200	200		1	200	
12 01.08 OUTDOOR STORAGE	1	100	100		1	100	
12.02 Toilet				350	350		
12 02.01 STAFF TOILET	7	50	350		7	50	
13 COMMUNITY SPACE							
13.01 Family Resource Suite				280	280		
13 01.01 FAMILY RESOURCE ROOM	1	150	150		1	150	
13 01.02 OFFICE	1	80	80		1	80	
13 01.03 TOILET	1	50	50		1	50	
13.02 Out of School Time Support				230	230		
13 02.01 STORAGE	1	100	100		1	100	
13 02.02 PANTRY	1	50	50		1	50	
13 02.03 OFFICE	1	80	80		1	80	
13.03 Service				280	280		
13 03.01 PANTRY	1	80	80		1	80	
13 03.02 PERSONAL CARE	1	100	100		1	100	
13 03.03 LAUNDRY	1	100	100		1	100	
13.04 Unassigned Community Space				2,210	2,210		
13 04.01 UNASSIGNED COMMUNITY SPACE	1	2,210	2210		1	2,210	
Total Capacity						714	714

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EDUCATIONAL SPECIFICATION STANDARDS		SITE SPECIFIC EDUCATIONAL SPECIFICATIONS					
ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE
Total Teaching Stations					34		
Total Net Square Footage				74,425			
TOTAL GROSS AREA	1.4 X			104,195			
					72,825		
				101,955			
Middle School Capacity					213		
85% (per State Requirements)							
Elementary School Capacity					471		
Special Education					30		
TOTAL SCHOOL CAPACITY					714		