BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

MARY E. RODMAN ELEMENTARY #204

AUGUST 2017

PREPARED BY: CITY SCHOOLS STAFF

IMAGE CREDIT: GRIMM AND PARKER INC.

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PART 3

SITE-SPECIFIC EDUCATIONAL SPECIFICATIONS SECTIONS

PART 3

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS
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*Sections not included are provided in the school specific feasibility study.

A. PROJECT SUMMARY

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A.1 Project Justification:

Mary E. Rodman #204 currently has a poor Facility Conditions Index (FCI) and Educational Adequacy Score (EAS) based on the previously completed 2010 Jacobs building assessment report. School #204 has an FCI of 73.3% and an EAS of 56.4. Mary E. Rodman #204 currently serves students in grades PK-5. The proposed closure of Sarah M. Roach #73 will combine the populations and zones of these two programs. The project will start construction February 2019, and is planned to be complete by July 2020. In SY 2024-25, the anticipated state rated capacity of the building will be 537, and its projected utilization rate will be 90%.

A.2 Project Description:

The Mary E. Rodman #204 building was built in 1964 at 74,512 square feet. The feasibility study will help to determine whether the building will be renovated or replaced. The proposed square footage for the replacement or renovated building will be approximately 82,747 square feet total. Mary E. Rodman's projected enrollment will be 457 in 2024-25. 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

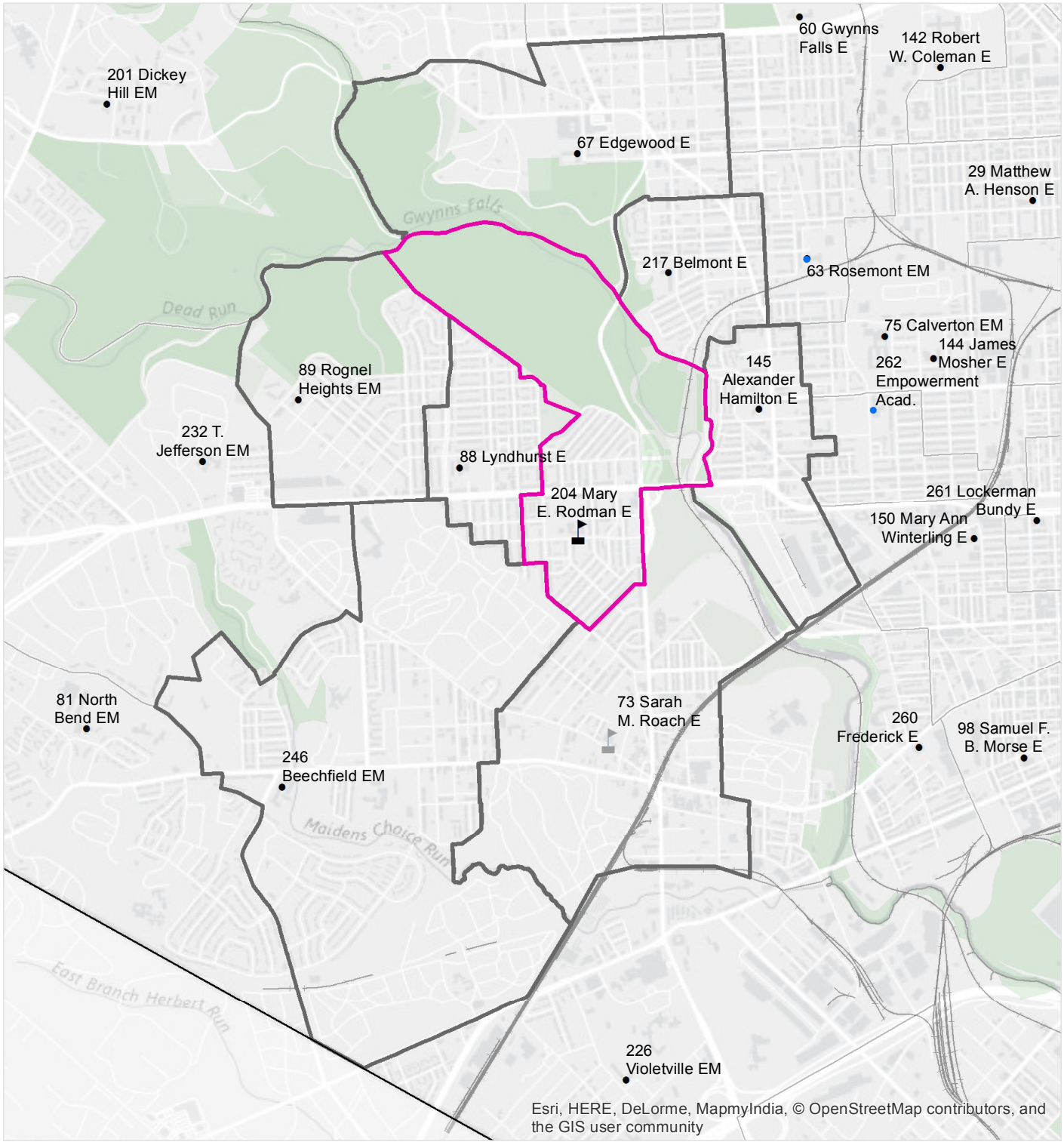
Schedule		
Task	Start	Complete
Educational Specifications	July 2015	June 2017
Feasibility Study	May 2016	June 2017
Schematic Design	September 2017	December 2017
Design Development	January 2018	May 2018
Construction Documents	May 2018	November 2018
Permitting	NA	NA
Advertise/Bid/Award	November 2018	January 2019
Construction	February 2019	July 2020
Occupancy		August 2020

A.4 Facility Summary

Facility Summary		
	Current	2020-21 Projected
State Rated Capacity	278	537
Full Time Enrollment	253 (#204) | 255 (#73)	489
Relocatables	None	None
Gross Square Footage	74,512	82,747

A.5 Location Map

#204 Mary E. Rodman Elementary



Charters
Mary E. Rodman Zone
Adjacent School Zones
SY1617 E Zones
Railroads

0 0.5 1 Miles

B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

Mary E. Rodman #204 is located in the Allendale Community, which is in the Southwestern geographic area of Baltimore City.

Mary E. Rodman is located in Community Statistical Area (CSA) Group #19, which primarily consists of residential zoning: R-4, R-5, and R-6. There are several pockets of industrial and business use within the Sarah M. Roach zone, near Frederick Avenue and the rail lines. The total population for this CSA group has decreased between 2010 and 2015 by 0.8% and the school aged population decreased by 1.9%.

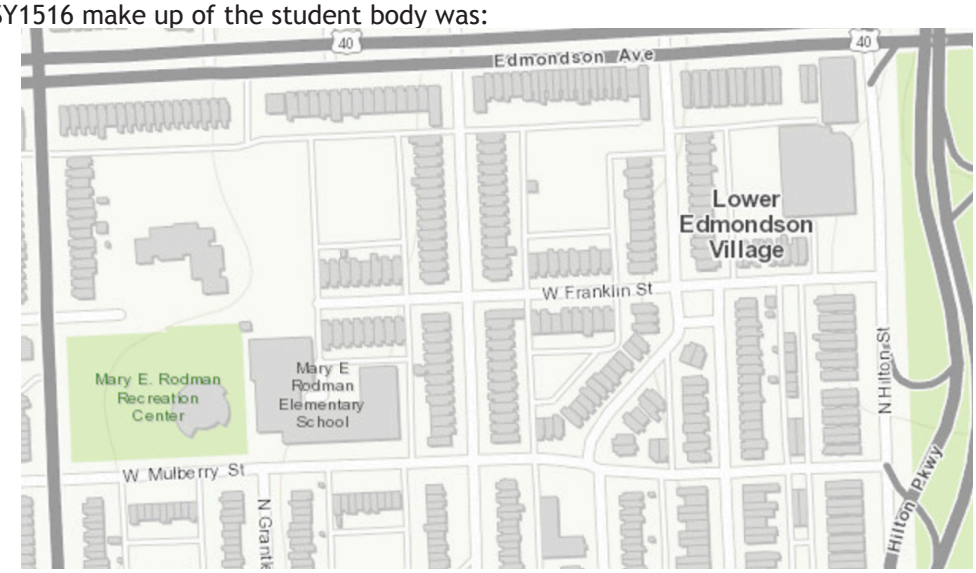
A significant portion of the housing typography in these school zones is classified as stressed, and Middle Market Stressed.

The percentage of homeowners in the CSA Group decreased by 7.8% between 2010 and 2015.

This area includes the Edmondson Village Area Master Plan completed in 2007 that focused on reinvestment opportunities in the community. Previous plans also include Station Area Advisory Committee (SAAC) plans that focused on neighborhood improvements around what was once a proposed Edmondson Village Station and an Allendale Station for the previously proposed Red Line Light Rail Line. Current efforts include the Baltimore City Department of Planning developing a neighborhood plan around the current renovation and expansion of what will be a new Lyndhurst Elementary/Middle School. This planning effort is in collaboration with the City Schools' 21st Century Schools Initiative and is referred to as an INSPIRE Plan: Investing in Neighborhoods and Schools to Promote Improvement, Revitalization and Excellence.

B.2 School Description and History:

Since its construction in 1967 Mary E. Rodman has served as an elementary school. The school is approximately 37,537 sf on a 1.44 acre site at 3510 W. Mulberry Street, two blocks south of Edmondson Ave. (Rt. 40) and two blocks west of Hilton Parkway. The school currently has 253 students enrolled for the 2016-2017 school year, similar to 254 in 2015-2016. The SY1516 make up of the student body was:



<u>204 Mary E. Rodman E</u>
Hispanic: 2%
Non-Hispanic African American: 96%
Non-Hispanic American Indian: 1%
Non-Hispanic Asian: 0%
Non-Hispanic Native Hawaiian/ Pacific Islander: 0%
Non-Hispanic White: 0%

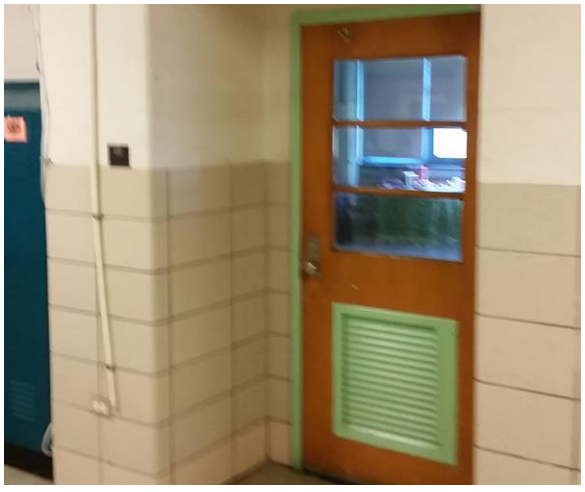
<u>73 Sarah M. Roach E</u>
Hispanic: 2%
Non-Hispanic African American: 94%
Non-Hispanic American Indian: 0%
Non-Hispanic Asian: 0%
Non-Hispanic Native Hawaiian/Pacific Islander: 1%
Non-Hispanic White: 4%

Building Facade

Front Entry

Classroom

Cubby Areas



Classroom Entry

Hallway

Courtyard

Ben Carson Reading Room

Auditorium

Bathrooms

Rear Entrance

Basketball Court and Retaining Wall

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 Mary E. Rodman is for the school program to be expanded and 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 Mary E. Rodman building falls below the target EAS of 80 for district buildings used for instruction and does not meet the standard for supporting excellent teaching and learning.
- 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

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C.1 School Grade Organization:

Mary E. Rodman Elementary is a traditional elementary school with grades Pre-K to 5.

In general, the replaced/renovated school will maintain a separation between the lower and upper grades. Pre-K and K grades 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.

Other program factors to the grade organization at Mary E. Rodman Elementary include the layouts of the Collaborative Learning Areas (CLAs), where several grades have either similar CLA arrangements appropriate to their grade levels; 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 Mary E. Rodman program contains a current space which will impact the design of the building and space requirements. This program is:

- Ben Carson Reading Room

C.3 Proposed Staff:

Proposed Staff	
Position	Quantity
Psychologist	1
General Educators	23
Teacher - Special Education	2
Paraeducator	1
Paraeducator - Pre K	3
Assistant - Non-Instructional/10mth	1
Custodial Worker I/12 mth	2
Educational Associate/10mth	1
Manager I - Cafeteria	1
Principal - PK-5	1
Secretary I - School	1
Speech Pathologist	1
Teacher - Staff Developer	1
Food Services Worker I/3.5 hrs	1
Food Services Worker I/6 hrs	1
Staff Associate/10mth	1
Assistant Principal	2
Guidance Counselor	1
Librarian	1
Teacher - Physical Education	1
Teacher - Technology	1
Teacher - Music	2
Teacher - Art	1
Nurse	1
Occupational Therapist	1
Paraeducator - Special Education	2
Social Worker	1
IEP Team Associate	1

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.

204 Mary E. Rodman E					
Grade	Actual	Projected			
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
PK	43	43	43	43	65
K	39	39	37	38	69
1	45	38	41	41	74
2	34	41	35	36	71
3	36	33	37	33	72
4	26	33	30	33	68
5	30	27	33	30	70
TOTAL	253	254	256	254	489

73 Sarah M. Roach E					
Grade	Actual	Projected			
	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
PK	23	22	23	22	0
K	33	32	32	32	0
1	34	35	35	34	0
2	44	33	34	35	0
3	42	45	37	39	0
4	43	41	45	37	0
5	36	43	41	46	0
TOTAL	255	251	247	245	0

Combined	508	505	503	499	na

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 3,000 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-based 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:

There is no designated on-site parking at Mary E. Rodman E. Street parking is available on most of the surrounding streets. There are occasional cars that park near the loading dock in the courtyard area of the building, but these are not official spots, and have a limit of 1 to 2 cars.

All students who attend Mary E. Rodman walk or are driven from surrounding neighborhoods; use of City School buses is not a mode of transportation. Just to the north of the site is Edmondson Avenue; MTA stops that would serve staff and visitors are located along there.

Due to the site constraints, providing large amounts of on-site parking will not be a priority for this project.

F.2 Service access:

Service access is currently accessed through the north portion of the site, off of W Franklin Street. The loading and dumpster area is next to the paved courtyard in a relatively narrow space. A loading area for small truck deliveries and garbage pickup is needed as well as improved ease of access to these areas. Ideally this would be separated from pedestrian thoroughfares.

F.3 Vehicle and pedestrian access:

Vehicular access to Mary E. Rodman occurs on W Mulberry Street at the frontside of the building. Retaining this as the front side/entry is desirable. Pedestrian access occurs in the same place. Currently there is not a dedicated vehicular drop off zone near the front of the School, however a drop off zone is desirable

F.4 Playing fields/courts/yards:

The school has a Recreation Center and small softball diamond just to the west of the school, as well as a basketball court. The court is in poor condition. While some of the available lot size will be utilized for a building expansion/addition/replacement, incorporating and providing suitable play areas for younger and older grades, small fields, basketball court, and open space is required.

F.5 Natural environmental areas:

The topography for the school property slopes significantly from the west to the east sides of the site. There is a retaining wall behind the basketball court that supports the parking lot for the senior housing complext that is just to the north of the school. The majority of the land that the school sits on is impervious surface.

The building will be connected to a natural gas service from Baltimore Gas and Electric Company (BGE). Sanitary and storm systems will be extended as needed to connection points adjacent to the building. Water connection is provided by the CIty of Baltimore and that connection will be incoporated in the design.

It would be recommended that additional site lighting fixtures be installed around all areas of the site to provide ample coverage and maintain a secure and well lit outdoor school environment. This could be accomplished with mid-height pole fixtures as well as adequate building mounted light fixtures.

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.7 Special or Unique Program Requirements:

Through discussions with the internal School Administration, Staff and local Community leaders, one special and unique program requirement has been identified for the Mary E. Rodman Elementary #204. This space is a deviation from the general Educational Specifications requirements and are reflected as part of our Site Specific Educational Specifications. Below is this program requirement along with a brief description and justification for the space.

10 Media

Item #10.01.05: Ben Carson Reading Room

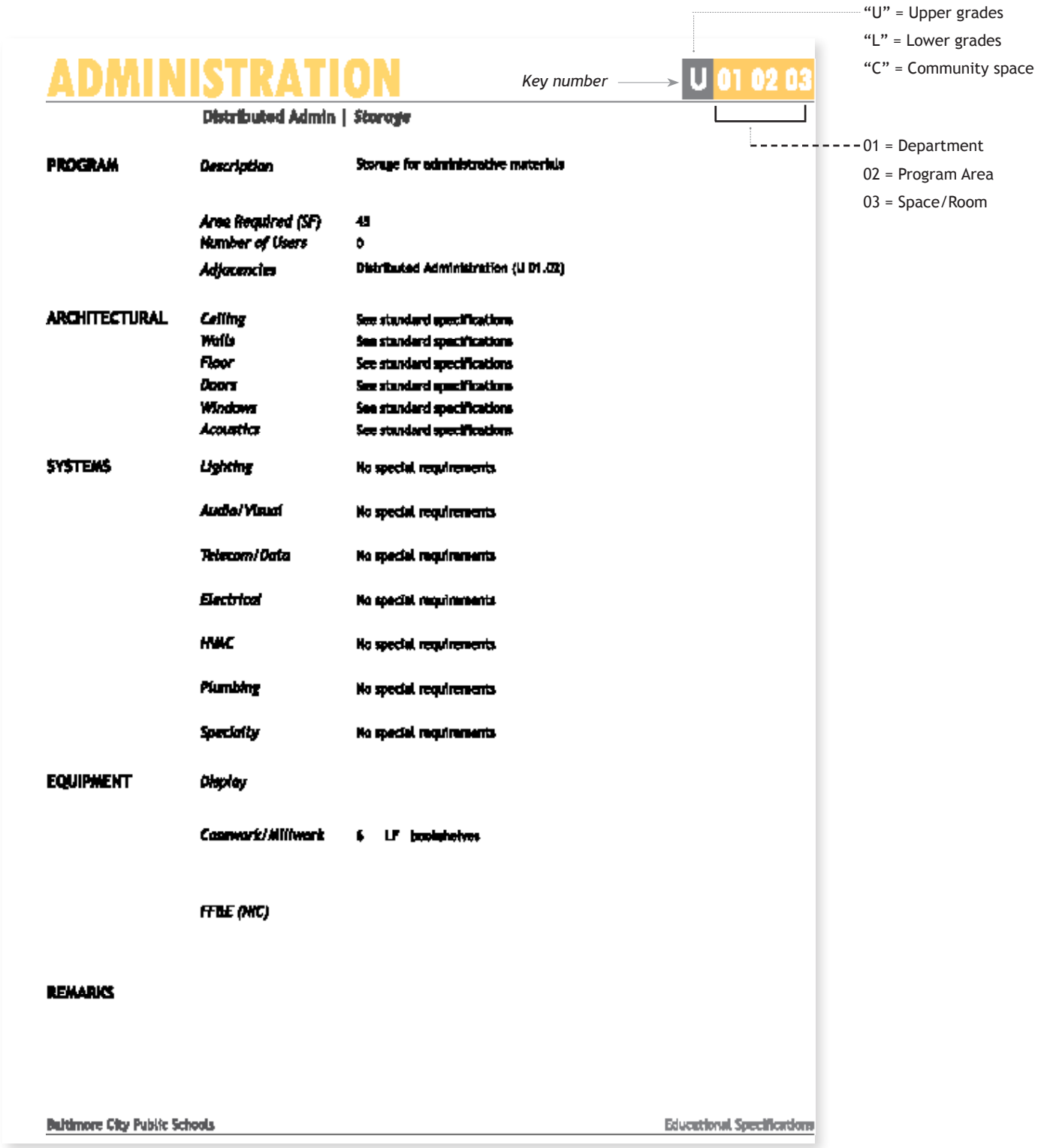
A designated reading area for Pre-K and Kindergarten students. Reading material was generously donated by the Carson Scholars Fund; the current room at the school is on the second floor and includes a mural that was made possible by donations from the community. The Reading Room is ideally near the Pre-K and Kindergarterners that it serves; even if the current Reading room is not kept with the new plans, if possible all efforts should be made to ensure the mural is preserved, even if the room receives a different use (assuming the final option is not a replacement).

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 Specificaitons document.

Example:



L 10 MEDIA

DESIGN DEVIATIONS FROM PROTOTYPE

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

All other areas are within the general Educational Specifications. :

10.01 Media Center

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

Media Center | *Ben Carson Reading Room*

PROGRAM	*Description*	A designated area for Pre-K and K students to come and be immersed in high-interest reading material
	Area Required (SF)	900
	Number of Users	N/A
	Adjacencies	Pre-Kindergarten (03.01.01); Kindergarten (03.01.02)
ARCHITECTURAL	*Ceiling*	High ceilings where possible
	Walls	See standard specifications
	Floor	See standard specifications
	Doors	See standard specifications
	Windows	See standard specifications
	Acoustics	Walls to run to deck for acoustic privacy.
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	No special requirements
	Specialty	No special requirements

EQUIPMENT

Display	8	LF	markerboard w tack strip	2	display case
	8	LF	tackboard		
Casework/Millwork			Tall erimeter bookshelves		Periodical shelving
			Mobile low bookshelves		16" Slope top shelving
FF&E (NIC)			Large tables		Tables w chairs
			lounge/soft seats		printer/copiers
			computer stations		

REMARKS Will need to coordinate final design requirements with City Schools.

L. SUMMARY OF SPATIAL REQUIREMENTS

Mary Rodman Elementary #204

	ROOM/SPACE	3 SECTION SCHOOL TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE	204 MARY E. RODMAN E TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE
01 ADMINISTRATION						**1,985**							**1,985**		
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						**1,990**							**1,990**		
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			

Mary Rodman Elementary #204

		3 SECTION SCHOOL							204 MARY E. RODMAN E						
	ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE
03 TEACHING AND LEARNING						**28,350**							**29,250**		
03.01 Classrooms						20,100							21,900		
03 01.01	PRE-KINDERGARTEN	3	3	1000	3000		60		3	3	1000	3000		60	
03 01.02	KINDERGARTEN	3	3	1000	3000		66		3	3	1000	3000		66	
03 01.03	GRADES 1-2	6	6	900	5400		138		6	6	900	5400		138	
03 01.04	PK-2 TOILET		12	50	600					12	50	600			
03 01.05	GRADES 3-4-5	9	9	900	8100		207		9	9	900	8100		207	
03 01.06	FLEX CLASSROOM	0	0	0	0		0		2	2	900	1800		46	
03 01.07	NOT USED	0	0	0	0		0		0	0	0	0		0	
03.02 Shared Spaces						8,250							7,350		
03 02.01	COLLABORATIVE LEARNING AREA		5	900	4500					4	900	3600			
03 02.02	RESOURCE		5	250	1250					5	250	1250			
03 02.03	TEACHER PLANNING		5	300	1500					5	300	1500			
03 02.04	STORAGE		5	200	1000					5	200	1000			
04 SPECIAL EDUCATION						**2,350**							**2,350**		
04.01 General						2,020							2,020		
04 01.01	CLASSROOM	2	2	900	1800			20	2	2	900	1800			20
04 01.02	OFFICE		1	120	120					1	120	120			
04 01.03	RECORDS STORAGE		1	100	100					1	100	100			
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						**1,000**							**1,000**		
05.01 Elementary Science						1,000							1,000		
05 01.01	LAB		1	900	900					1	900	900			
05 01.02	STORAGE		1	100	100					1	100	100			
06 FINE ARTS						**3,400**							**3,400**		
06.01 Visual Art						1,250							1,250		
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			

Mary Rodman Elementary #204		3 SECTION SCHOOL						204 MARY E. RODMAN E						
	ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE
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			
08 TECHNOLOGY EDUCATION						**980**							**980**		
08.01 Technology Education						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						**4,400**							**4,400**		
09.01 Physical Education						4,400							4,400		
09 01.01	GYMNASIUM		1	4000	4000					1	4000	4000			
09 01.02	OFFICE		1	150	150					1	150	150			
09 01.03	GYM STORAGE		1	250	250					1	250	250			
10 MEDIA						**2,050**							**2,950**		
10.01 Media Center						2,050							2,950		
10 01.01	MEDIA ROOM		1	1500	1500					1	1500	1500			
10 01.02	OFFICE/WORKROOM		1	150	150					1	150	150			
10 01.03	STORAGE		1	200	200					1	200	200			
10 01.04	HEAD END ROOM		1	200	200					1	200	200			
10 01.05	BEN CARSON READING ROOM		0	900	900					1	900	900			
10.02 Communications/TV						0							0		
10 02.01	VIDEO STUDIO		0	800	0					0	800	0			
10 02.02	CONTROL ROOM		0	150	0					0	150	0			
11 FOOD SERVICES						**6,210**							**6,210**		
11.01 Dining						4,075							4,075		
11 01.01	DINING		1	2800	2800					1	2800	2800			
11 01.02	FURNITURE STORAGE		1	225	225					1	225	225			
11 01.03	STAGE		1	900	900					1	900	900			
11 01.04	STAGE STORAGE		1	150	150					1	150	150			

Mary Rodman Elementary #204		3 SECTION SCHOOL							204 MARY E. RODMAN E						
	ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE
11.02 Food Service						2,135							2,135		
11 02.01	KITCHEN		1	600	600					1	600	600			
11 02.02	SERVING		3	225	675					3	225	675			
11 02.03	OFFICE		1	80	80					1	80	80			
11 02.04	WALK-IN FREEZER		1	125	125					1	125	125			
11 02.05	WALK-IN CHILLER		1	125	125					1	125	125			
11 02.06	DRY STORAGE		1	150	150					1	150	150			
11 02.07	DISH ROOM / TRAY RETURN		1	200	200					1	200	200			
11 02.08	SOAP CLOSET		1	30	30					1	30	30			
11 02.09	CAN WASH		1	50	50					1	50	50			
11 02.10	LOCKER / TOILET		1	100	100					1	100	100			
12 BUILDING SERVICES						**1,590**							**1,590**		
12.01 Maintenance/Operations						1,290							1,290		
12 01.01	RECEIVING		1	200	200					1	200	200			
12 01.02	CENTRAL STORAGE		1	150	150					1	150	150			
12 01.03	OPERATIONS OFFICE		1	100	100					1	100	100			
12 01.04	LOCKERS/SHOWERS/TOILETS		1	120	120					1	120	120			
12 01.05	SECURITY OFFICE		1	100	100					1	100	100			
12 01.06	CUSTODIAL CLOSETS		4	60	240					4	60	240			
12 01.07	RECYCLING		1	200	200					1	200	200			
12 01.08	OUTDOOR STORAGE - GYM		1	100	100					1	100	100			
12 01.09	OUTDOOR STORAGE - MAINTENANCE		1	80	80					1	80	80			
12.02 Toilet						300							300		
12 02.01	STAFF TOILET		6	50	300					6	50	300			
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			
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			

Mary Rodman Elementary #204		3 SECTION SCHOOL							204 MARY E. RODMAN E						
	ROOM/SPACE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE	TEACHING STATIONS	NUMBER EACH	SF EACH	TOTAL SF	SF TALLY	ES FTE	SPED FTE
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	2210	2210					1	2210	2210			
	Total Capacity							**491**							**537**
	Total Teaching Stations/					**23**							**25**		
	Total Net Square Footage					**57,305**							**59,105**		
	TOTAL GROSS AREA **1.4 X**					**80,227**							**82,747**		
	Elementary School Capacity					**471**							**517**		
	Special Education					**20**							**20**		
	TOTAL SCHOOL CAPACITY					**491**							**537**		

M. APPENDIX

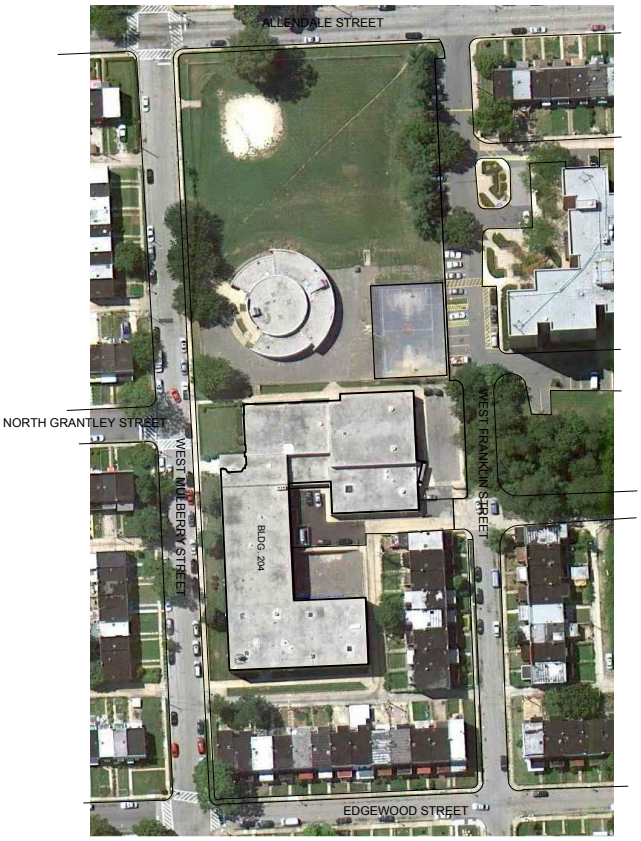
AERIAL SITE PHOTO

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

GRAPHIC BARSCALE

0 50' 100' 150' 250' 450'

N



1 of 5	204	Mary E. Rodman Elementary School 3510 West Mulberry Street Baltimore, Maryland 21229	BALTIMORE CITY PUBLIC SCHOOLS	Baltimore City Public Schools 200 E. North Ave. Baltimore, MD 21202

SHEET No. | BCPS No. | UPDATES

File Name: 204 Mary E Rodman ES.dwg

GRAPHIC BARSCALE

SITE PLAN

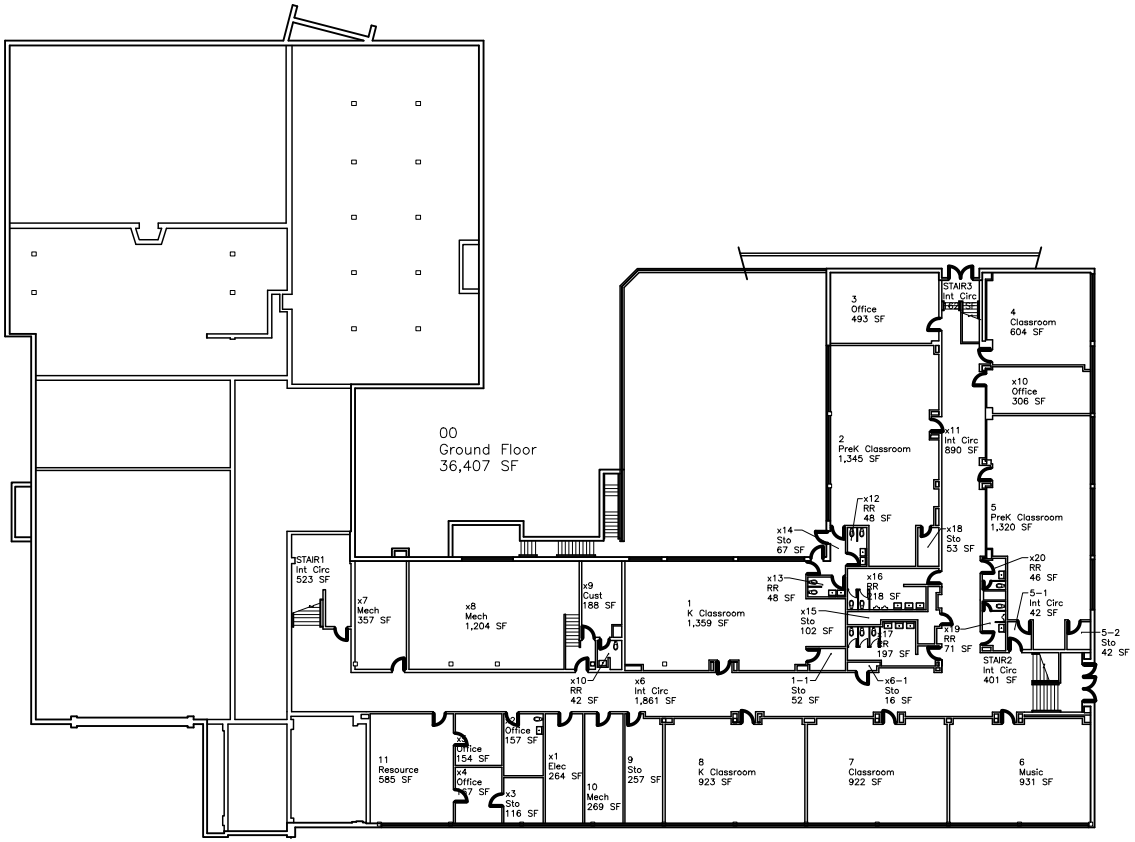
SCALE : 1/128" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 201

UPDATES	Baltimore City Public Schools 200 E. North Ave. Baltimore, MD 21202	BALTIMORE CITY PUBLIC SCHOOLS	Mary E. Rodman Elementary School 3510 West Mulberry Street Baltimore, Maryland 21229	BCPS No. 204	SHEET No. 2 of 5

File Name: 204 Mary E Rodman ES.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 204 - GROUND FLOOR

N

SCALE : 1/32" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

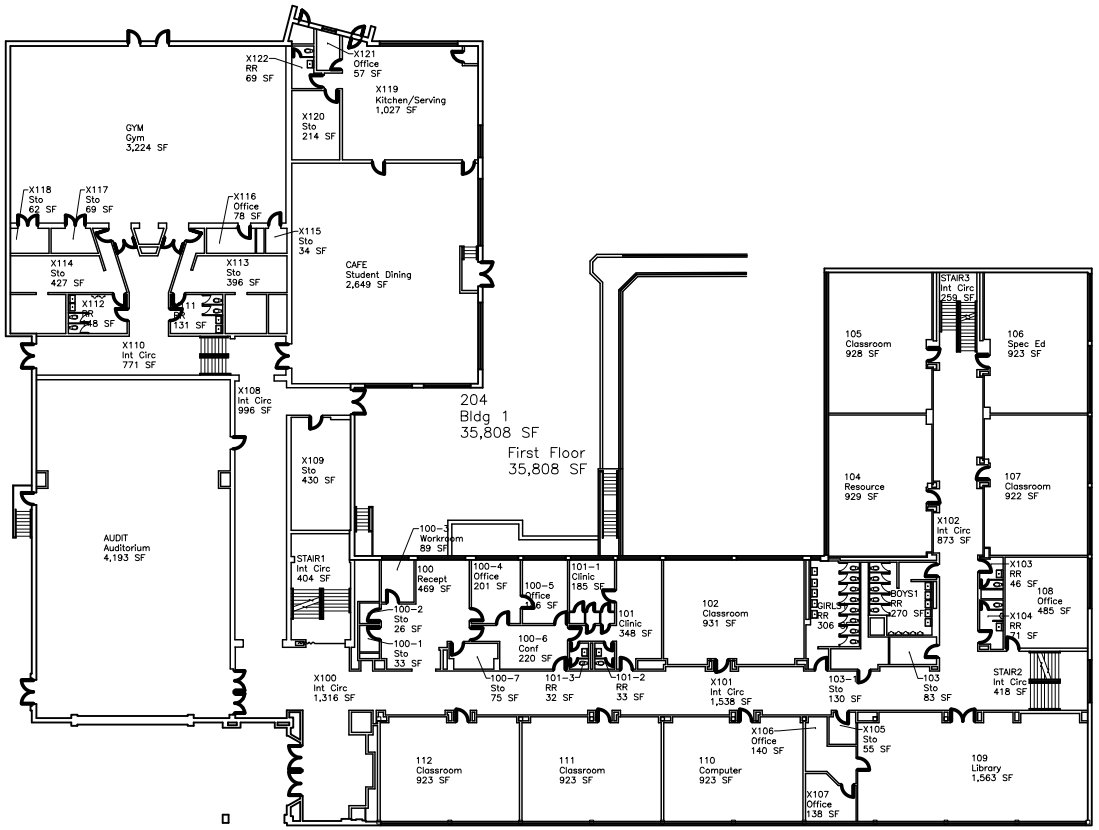
BALTIMORE CITY PUBLIC SCHOOLS

Mary E. Rodman Elementary School
3510 West Mulberry Street
Baltimore, Maryland 21229

BCPS No.
204

SHEET No.
3 of 5

File Name: 204 Mary E Rodman ES.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 204 - 1st FLOOR

N

SCALE : 1/32" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

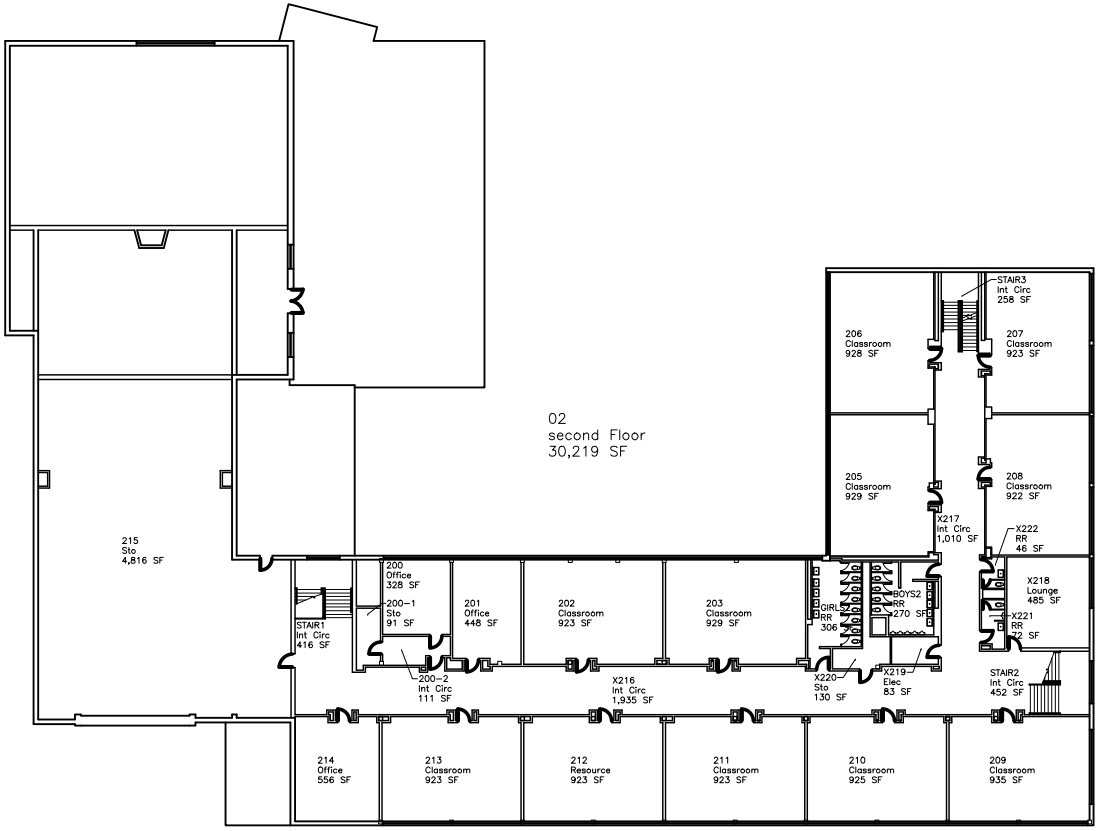
BALTIMORE CITY PUBLIC SCHOOLS

Mary E. Rodman Elementary School
3510 West Mulberry Street
Baltimore, Maryland 21229

BCPS No.
204

SHEET No.
4 of 5

File Name: 204 Mary E Rodman ES.dwg



0 10' 20' 30' 50' 100'

GRAPHIC BARSCALE

BUILDING 204 - 2nd FLOOR

N

SCALE : 1/32" = 1'-0"

CAD Conversion for Schematic Reference Only – Not for Construction

BCPS Facility Condition Assessment – 2011

UPDATES

Baltimore City Public Schools
200 E. North Ave.
Baltimore, MD 21202

BALTIMORE CITY PUBLIC SCHOOLS

Mary E. Rodman Elementary School
3510 West Mulberry Street
Baltimore, Maryland 21229

BCPS No.
204

SHEET No.
5 of 5

File Name: 204 Mary E Rodman ES.dwg