

BALTIMORE CITY PUBLIC SCHOOLS EDUCATIONAL SPECIFICATIONS

PART 3: SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

PIMLICO PK-8 #223

FEBRUARY 4, 2015



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

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PART 3

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PART 3

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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:

Pimlico PK-8 #223 currently has a poor Facility Conditions Index (FCI) and Educational Adequacy Scores (EAS) based on the previously completed Jacobs building assessment report. Pimlico PK-8 #223 has a FCI of 53.8 and a EAS of 57. Pimlico PK-8 #223 currently utilizes a 9,000 sq. ft. portable to augment school capacity. With the recommended closure of Langston Hughes #5 and the consolidation of its students into Pimlico PK-8 #223 and surrounding schools, the enrollment of the school will be affected. As a result of an extensive academic planning process, this school is recommended to remain a PK-8 school. The project is planned to be complete by year 2018. In SY 2022-23 the anticipated state rated capacity will be 761, and its projected utilization rate will be 84%.

A.2 Project Description:

The Pimlico Building is currently 164,034 square feet total. The original Pimlico Building was built in 1910 with 20,660 square feet. Additions were built in 1924 with 66,025 square feet, and in 1972 with 68,349 square feet. A portable was added in 2008 with 9000 square feet. The feasibility study will help to determine whether the building will be renovated or replaced. The portable building will be demolished. The proposed square footage for the replacement or renovated building will be approximately 114,205 square feet. Pimlico's projected enrollment will be 640 in SY 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.

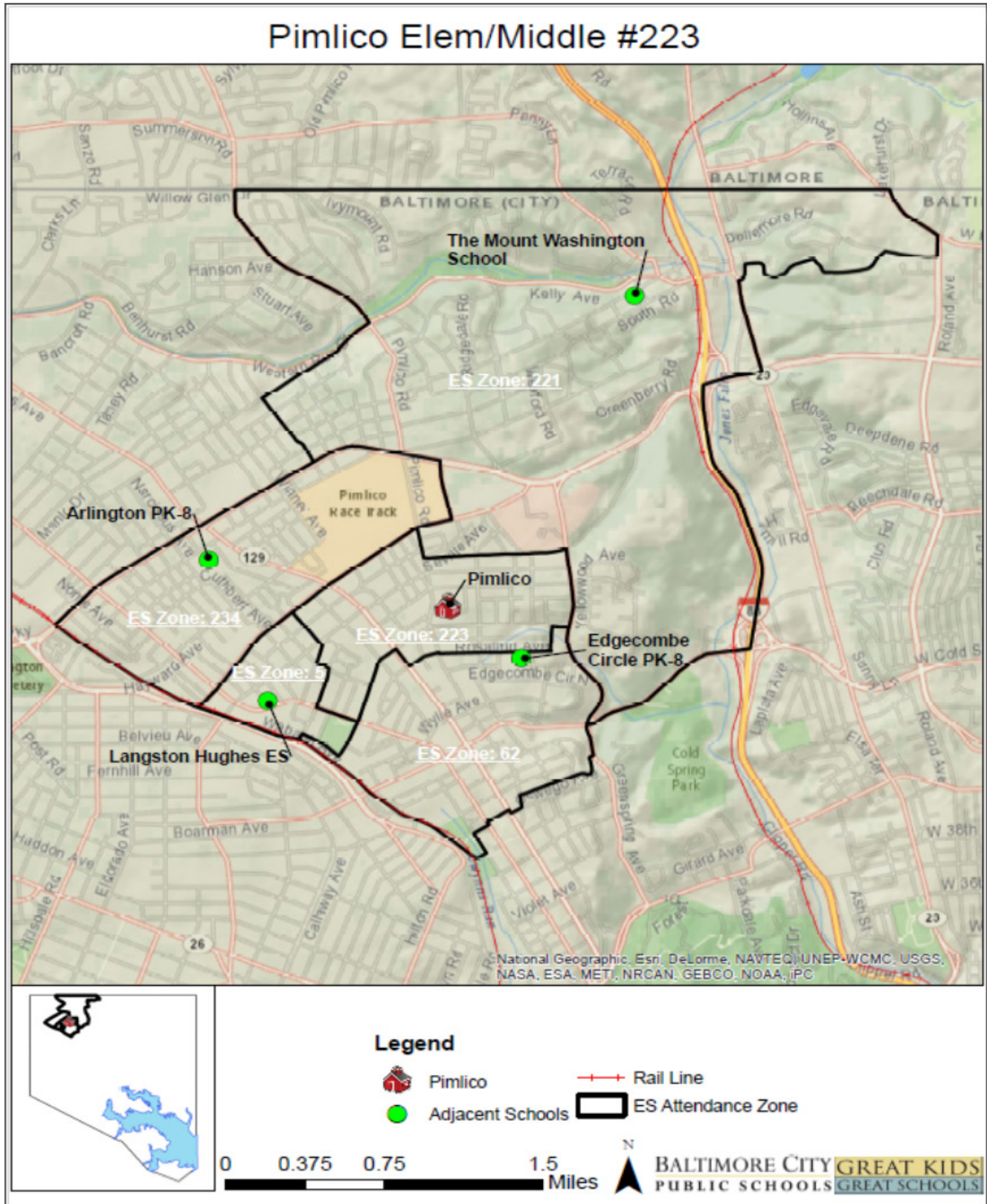
A.3 Proposed Schedule: The items below are based on the CY 2013 10-Year Plan.

Scope of Work		
Task	Start	Complete
Educational Specifications	October 2013	January 2014
Feasibility Study	October 2013	January 2014
Schematic Design	June 2014	July 2014
Design Development	August 2014	December 2014
Construction Documents	January 2015	June 2015
Permitting	May 2014	July 2015
Advertise/Bid/Award	July 2014	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	1020	761
Full Time Enrollment	437	640
Enrollment Trend	Growing	
Relocatables	1	None
Gross Square Footage	164,034	114,205

A.5 Location Map:



B. PROJECT BACKGROUND

B. PROJECT BACKGROUND

B.1 Community Description and History:

The Pimlico and Langston Hughes schools are located in the Park Heights Community.

Pimlico PK-8 #223 is located in Community Statistical Area (CSA) #6, which consists primarily of residential zoning (R-5 and R-6). This CSA Group experienced a 14% reduction in total population and a 4.5% reduction in school aged children between 2000 and 2010. The total number of residential properties dropped by 7% and the number of vacant units increased to 15.4% between 2000 and 2010.

Open space and recreational improvements are underway or planned for CSA #6. The park at Reisterstown Road and Woodland Avenue was recently renovated. Park Heights Renaissance, Inc. has taken over operation of Towanda Community Center. The C. C. Jackson Recreation Center will be expanded, and a new 7-acre park will be developed adjacent to the center.

B.2 School Description and History:

Since its construction in 1910, Pimlico PK-8 #223 operated as an elementary school. However, in September 2006 it began its PK-8 conversion by adding grade 6. A consecutive grade was added each year, and by September 2009, it served grades PK-8.

Pimlico PK-8 School is located in the northwest corner of the City of Baltimore, approximately 1.0 mile from Pimlico Race Track, home of the Preakness, the second of the three races comprising of the “Triple Crown” of Thoroughbred horse racing. Surrounding Pimlico School is a mixture of residential homes combined with a variety of businesses serving the needs of the area. Pimlico Elementary School is located within 1.0 mile of two other elementary schools serving the area, Langston Hughes Elementary School and Arlington Elementary School. Other assets within reasonable proximity to Pimlico Elementary School include the Hilltop Shopping Center as well as access to public transportation through the Rogers Avenue Metro Station, located adjacent to North Rogers Avenue.

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

Existing Site and Floor Plans are located in the Appendix, page 51.

Exterior:



Exterior Front Facade



Exterior Side Facade



Exterior Rear Facade



Exterior Side Facade



Exterior Front Facade



Exterior Front Facade

Interior:



Typical Hallway



Entrance



Cafeteria



Typical Classroom



Typical Hallway

B.4 Summary of Recent Feasibility Studies or Assessments:

The 10-Year Plan's recommendation for Pimlico PK-8 #223, based on the 2010 Jacobs building assessment report, is for the building to be renovated or replaced. The feasibility study for the project will consider and analyze the various options and provide a determination of the best recommendation. The rationale behind this recommendation is as follows:

- The FCI suggests that both renovation and replacement be considered.
- The Pimlico building has an EAS of 57, which 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 not meet the acceptable utilization rate for City Schools' buildings at 47.2%.
- The closure of Langston Hughes Elementary #5 and the consolidation of its students into Pimlico #223 will eliminate excess capacity and reduce maintenance and renovation costs area-wide.
- Extensive academic planning has resulted in a recommendation that Pimlico remain a PK-8 Elementary/ Middle School.

C. PROPOSED EDUCATIONAL PROGRAMS AND SERVICES

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C.1 School Grade Organization:

Pimlico PK-8 #223 is proposed to remain a traditional extended elementary school with grades PK-8. It will be a feeder middle school, receiving middle students from surrounding elementary schools.

Consistent with the prototype educational specifications, there is the desire to create appropriate separation between the elementary (Pre-K - grade 5) and middle school (6-8 grade) students. This is most critical for the instructional spaces where the students spend the majority of their time. It also applies to the various spaces and functions that are shared by all students. The former is most easily addressed through physical separation of the classroom spaces assigned to each grade. The latter is more a matter of location of shared functions and the ability to create paths to these shared spaces that minimize contact between the two segments of the school population.

Two general approaches to the organization of the classrooms should be explored. First is vertical organization, with the youngest students located on the lowest/ground floor (Pre-K - 1st grade), the remaining elementary students on the next level up (2nd - 5th grades), and the middle school students on the top floor (6th - 8th grades). A second approach will be explored, creating horizontal separation - creating an area or wing within the school for the elementary students, and a second remote area/wing for the middle school students. If the wings are multi-level, the youngest students should be on the ground floor of the elementary wing, and the other elementary students on the upper levels. The middle school wing should have the 6th (and sometimes 7th) graders on the first/lowest level and the 7th - 8th graders on the upper floor.

C.2 Proposed Curriculum:

Pimlico PK-8 #223 contains a city-wide education PRIDE program for middle school grade students, which will impact the design of the building and the space requirements.

C.3 Proposed Staff:

Proposed Staff	
Position	Quantity
Assistant Principal	2
Psychologist	1
General Educators	32
Teacher - Special Education	6
Special Education Paraeducator	6
Paraeducator - Pre K	3
Assistant - Non-Instructional/10mth	3
Custodial Worker I/12 mth	3
Custodial Worker II	1
Guidance Counselor	2
IEP Team Associate	1
Manager I - Cafeteria	1
Secretary II - School	1
Social Worker	1
Speech Pathologist	2
Food Services Worker I/3.5 hrs	2
Food Services Worker I/6 hrs	3
Team Support Paraprofessional	1
Principal	1
Nurse	1
Teacher - Art	1
Teacher - Music	2
Teacher - Technology	1
Teacher - Physical Education	1
Librarian	1
Paraeducator	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	42	43	49	49	47	48	48	48	48	48	48
K	53	51	70	68	65	65	65	65	65	65	65
1	46	52	66	64	62	62	61	62	62	62	62
2	43	39	56	57	53	53	53	53	53	53	53
3	51	41	53	55	52	52	52	52	52	52	52
4	49	47	48	47	48	46	46	47	47	47	47
5	51	42	53	45	40	44	43	42	43	43	43
6	59	60	104	111	103	92	99	94	93	94	94
7	42	65	127	102	113	99	91	98	92	92	93
8	39	36	102	110	94	100	89	82	88	83	84
Total	475	475	728	709	676	662	648	643	643	638	640

C.5 Future Programs and Services:

Academic Program Partners

Pimlico Elementary/Middle school has other programs which provide support to the school during the day, but also during the weekend and more importantly during non-school periods of time such as the summer or extended planned school breaks. Examples of these existing partnerships can be found with the University of Maryland, who provides career development, entrepreneurship, and health awareness programs. Additionally, there is a community grandparents club which meets once a month with approximately 20 members. The Baltimore City Community College and the Carson Scholars Fund provides for literacy supplementation, most notably through the Ben Carson Reading Room, explained further at <http://carsonscholars.org/reading-room-faqs>.

Community Program Partners

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

Pimlico also provides the single largest distribution of food through its Food Pantry in the region. The Food Pantry is designed to provide bags of food to families in need once a month to ensure that nutrition does not present itself as an additional barrier to student success. Additional space is required for storage and distribution.

Three additional spaces, not originally included in the programmed space for Pimlico, was identified as additions. The first of these spaces is in support of a city non-profit organization dedicated to providing donated supplies for teachers and their classrooms. The program, called Wish List Depot, is a location within the school which receives donated supplies to support teaching and learning while reducing the personal expense burden often felt by teachers as a result of a lack of funding. The second area recommended to be added to the Pimlico PK-8 site supports the PBIS (Positive Behavior and Intervention Support) program. The PBIS Store is an area where students who earn behavior bucks for demonstrating appropriate and academically supportive behavior. Students are able to purchase small useful items often logoed with the Stallion, the official Pimlico PK-8 mascot. Water bottles, pencils, paper, folders, and other school supplies as well as other related items can be purchased by students during various times through the school day or week. The third area is the Art Supply Store, which provides discounted art supplies to the community. Arts has played a strong role in the Pimlico community for a number of years and this is largely attributed to this Supply Store located within the Pimlico PK-8 school. Often difficult to come by in an urban location, the ability for citizens to purchase art supplies removes a barrier to creativity and a demonstration of the community’s artistic vibrance.

F. PROPOSED SITE REQUIREMENTS

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F. Proposed Site Requirements:

The site that Pimlico Elementary PK-8 currently occupies is generally confined to roadway and residential boundaries likely preventing expansion of its footprint for the current area. As such, because the site does have restrictions in place, the site requirements are likely to deviate from the approved educational specifications document which outlines the ideal site layouts.

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

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

F.2 Service access:

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

F.3 Vehicle and pedestrian access:

There are no specific site requirement deviations from those outlined in the general Educational Specifications Part 1/Section J. However, it should be noted that as host location for the largest food pantry in the community, both foot and vehicular traffic is likely to be higher than other schools in the area. As such, specific attention should be given to the traffic pattern and flow for users of the community spaces during the renovation process.

F.4 Playing fields/courts/yards:

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

F.5 Natural environmental areas:

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

F.6 Utilities:

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

F.7 Other:

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

I. GENERAL SCHOOL DESIGN CRITERIA

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I. General School Design Criteria

I.7 Special or Unique Program Requirements

Through discussions with the internal School Administration, Staff and local Community leaders, several special and unique program requirements have been identified for Pimlico. 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: P.R.I.D.E. Program Classrooms

The proposed additional 1,800 sf of space will house three 600 sf classrooms for the P.R.I.D.E. program.

Item #2: P.R.I.D.E. Program Offices

The proposed additional 200 sf of space will house two 100 sf offices to support the P.R.I.D.E. program.

Item #3: Flex Classroom

The proposed additional 900 sf of learning space can be used by any grade as required to meet capacity.

Item #4: Auditorium

An existing 3,300 sf auditorium space to remain.

Item #5: Stage

An existing 940 sf stage to remain.

Item #6: Ben Carson Reading Room

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

Item #7: Family Resource Suite Storage

The proposed additional 100 sf of storage for supplies and materials of community groups.

Item #8: Pantry

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

Item #9: Wish List Depot

The proposed additional 800 sf of space will house support and supplies for the Wish List Depot.

Item #10: PBIS Store

The proposed additional 500 sf of space will house the PBIS Store- a marketplace where students can purchase behavior reward items.

Item #11: Art Supply Store

The proposed additional 600 sf of space will an art supply marketplace for the community.

LIST BY DEPARTMENT

04 SPECIAL EDUCATION

Added Program: Classrooms, 600 sf (3) and Offices, 100 sf (2).

Explanation: The proposed additional 1,800 sf of learning space will house three 600 sf classrooms for the P.R.I.D.E. program. The proposed additional 200 sf of space will house two 100 sf offices to support the P.R.I.D.E. program.

10 MEDIA

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

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

12 BUILDING SERVICES

Added Program: Auditorium, 3,300 sf (1).

Explanation: An existing 3,300 sf auditorium space to remain.

Added Program: Stage, 940 sf (1).

Explanation: An existing 940 sf stage to remain- to replace the stage under Dining.

13 COMMUNITY SPACE

Added Program: Family Resource Suite Storage, 100 SF (1)

Explanation: The proposed additional 100 sf of storage for supplies and materials of community groups.

Added Program: Pantry , 240 SF (1); standard size calls for 80 sf.

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

Added Program: Wish List Depot, 800 SF (1).

Explanation: The proposed additional 800 sf of space will house support and supplies for the Wish List Depot.

Added Program: PBIS Store, 500 sf (1).

Explanation: The proposed additional 500 sf of space will house the PBIS Store- a marketplace where students can purchase behavior reward items.

Added Program: Art Supply Store, 600 sf (1).

Explanation: The proposed additional 600 sf of space will an art supply marketplace for the community.

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								01 = Department 02 = Program Area 03 = Space/Room
PROGRAM	<i>Description</i>	Storage for administrative materials						
	<i>Area Required (SF)</i>	45						
	<i>Number of Users</i>	0						
	<i>Adjacencies</i>	Distributed Administration (U 01.02)						
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications						
	<i>Walls</i>	See standard specifications						
	<i>Floor</i>	See standard specifications						
	<i>Doors</i>	See standard specifications						
	<i>Windows</i>	See standard specifications						
SYSTEMS	<i>Acoustics</i>	See standard specifications						
	<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						
EQUIPMENT	<i>Specialty</i>	No special requirements						
	<i>Display</i>							
	<i>Casework/Millwork</i>	6	LF	bookshelves				
	<i>FF&E (NIC)</i>							
REMARKS								
Baltimore City Public Schools			Educational Specifications					

L 04 STUDENT SERVICES

DESIGN DEVIATIONS FROM PROTOTYPE

Overall, the space requirements within the area defined for Student Services activities adheres to nearly all of the standards set forth in the Educational Specifications document as approved by the Baltimore City Public School Board. The one exception can be found with the identified need for additional space to support P.R.I.D.E. (Promoting, Respect, Integrity, Discipline, Excellence). The P.R.I.D.E Program is designed to support students with emotional or behavior disabilities through a point reward system encouraging students to be committed to their own pursuit of achievement in a least restrictive environment.

The description of the additional area differing from the general Educational Specifications document can be found in Section L - Summary of Spatial Requirments. This deviation from the standards calls for the addition of three (3) classrooms and two (2) offices for a total of 2,000 square feet of additional identified space need.

04.03 P.R.I.D.E Program

		Description	Ed. Spec. Part 2/Vol. II Ref.
04	03.01	CLASSROOMS	DIFFERS FROM STANDARD
04	03.02	OFFICES	DIFFERS FROM STANDARD

Classrooms | P.R.I.D.E. Program

PROGRAM	<i>Description</i>	Primary learning space designed to be used by P.R.I.D.E. program students, teachers and support staff		
	<i>Area Required (SF)</i>	3 classrooms @ 600 sq. ft. for total of 1,800 sq. ft.		
	<i>Number of Users</i>	10 students, 1 teacher		
	<i>Adjacencies</i>	Middle School		
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	See standard specifications		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	Sink with drinking fountain		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	16	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
		12	LF	Counter/Wall/Base cabinets
	<i>FF&E (NJC)</i>	1		Teacher desk/chair
		30		Mobile workstations/chairs
		1		Work table
		16		Mobile storage
REMARKS	N/A			

Offices | P.R.I.D.E. Program

PROGRAM	<i>Description</i>	Offices for support of the P.R.I.D.E. Program		
	<i>Area Required (SF)</i>	2 Offices @ 100 sq. ft. for total of 200 sq. ft.		
	<i>Number of Users</i>	1 user, 2 guests per office		
	<i>Adjacencies</i>	Middle School		
ARCHITECTURAL	<i>Ceiling</i>	See standard specifications		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	Provide side light with blind		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	Walls run to deck above for acoustic privacy		
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>	4	LF	Tack board
		4	LF	Marker board
	<i>Casework/Millwork</i>	N/A		
	<i>FF&E (NIC)</i>	2		Desk/Chairs
		4		Guest chairs
REMARKS	N/A			

DESIGN DEVIATIONS FROM PROTOTYPE

There is a site specific deviation from the approved Educational Specifications Part 2/Volume II document. It is recommended that an additional area dedicated for the purpose of establishing a Ben Carson Reading Room be added to the site specific requirements of Pimlico PK-8. This would add an addition 900 square feet to the proposed building and focus on the needs of the Pre-Kindergarten and Kindergarten students. The Ben Carson Reading Room program is sponsored by the Carson Scholars Fund, established by Dr. Benjamin S. Carson, M.D., a world-renowned expert on pediatric neurosurgery and his wife Mrs. Candy Carson. 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 standards approved by the Board. The table below cross-references site specific standard requirements with the applicable page numbers in the Educational Specifications Part 2/Volume II document for detailed space and design information and notates where the difference exists for the Media program at Pimlico PK-8:

10.01 Media Center

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

Media Center | Ben Carson Reading Room

PROGRAM	<i>Description</i>	A designated area for Pre-K and K students to come and be immersed in high-interest reading material		
	<i>Area Required (SF)</i>	900		
	<i>Number of Users</i>			
	<i>Adjacencies</i>	Pre-Kindergarten (03 01.01); Kindergarten (03 01.02)		
ARCHITECTURAL	<i>Ceiling</i>	High ceilings where possible		
	<i>Walls</i>	See standard specifications		
	<i>Floor</i>	See standard specifications		
	<i>Doors</i>	See standard specifications		
	<i>Windows</i>	See standard specifications		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	Dual switching and electronic lighting controls		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	No special requirements		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	8	LF	Marker board w/tack strip
		8	LF	Tack board
		2		Display cases
	<i>Casework/Millwork</i>		LF	Mobile low bookshelves
			LF	Periodical shelving
				Tall perimeter bookshelves
			LF	Reference
			LF	16" Slope top shelving
	<i>FF&E (NJC)</i>			Large tables
				Tables w/chairs
				Lounge/soft seats
				Printer/copiers
				Computer stations
REMARKS	<ul style="list-style-type: none"> Coordinate final design requirements with the Carson Scholars Fund. Reference - Carson Scholars Fund. (2013). Ben Carson Reading Room FAQs. Carson Scholars Fund. November 20, 2013, http://carsonscholars.org/reading-room-faqs. 			

L 12 BUILDING SERVICES

DESIGN DEVIATIONS FROM PROTOTYPE

12.03 Auditorium

		Description	Ed. Spec. Part 2/Vol. II Ref.
12	03.01	Auditorium (Existing)	DIFFERS FROM STANDARD
12	03.02	Stage (Existing)	DIFFERS FROM STANDARD

Auditorium | Auditorium (Existing)

PROGRAM	Description	Seating area which provide seating for performances, presentations and other related activities		
	Area Required (SF)	3,300 SF Existing		
	Number of Users	300		
	Adjacencies	Stage (L 06.03.02)		
ARCHITECTURAL	Ceiling	16' AFF minimum		
	Walls	Acoustic treatment for sound absorption and diffusion		
	Floor	See standard specifications		
	Doors	See standard specifications		
	Windows	See standard specifications		
	Acoustics	Acoustic panels		
SYSTEMS	Lighting	Dual switching and electronic lighting controls		
	Audio/Visual	Sound system and speakers for recording and listening with intercom capability		
	Telecom/Data	No special requirements		
	Electrical	No special requirements		
	HVAC	Separate from main systems to provide for year-round climate control		
	Plumbing	No special requirements		
	Specialty	Aisle lighting at the base of aisle seating		
EQUIPMENT	Display 2	Ceiling mounted projection screens		
	Casework/Millwork	300	LF	Fixed upholstered chairs
	FF&E (NJC)	N/A		
REMARKS	Provide for control of the sound and house lighting from the projection/control room in the back of the auditorium as well as from the back of the stage.			

Auditorium | Stage (Existing)

PROGRAM	<i>Description</i>	Performance space for presentation of music, drama, and speech
	<i>Area Required (SF)</i>	940 SF Existing
	<i>Number of Users</i>	60
	<i>Adjacencies</i>	Auditorium (L 06.03.01)
ARCHITECTURAL	<i>Ceiling</i>	Exposed structure painted black - 16'AFF minimum
	<i>Walls</i>	Reflective side and rear walls
	<i>Floor</i>	Wood, 16" above floor level of Auditorium (C 13.04.01)
	<i>Doors</i>	Paired for piano access
	<i>Windows</i>	See standard specifications
	<i>Acoustics</i>	Proscenium arch and stage curtains
SYSTEMS	<i>Lighting</i>	Performance, theater, and maintenance lights; general lighting to support use as teaching station.
	<i>Audio/Visual</i>	Microphone, sound system, PA, and projector connection
	<i>Telecom/Data</i>	Data to use stage as a teaching station, location of sound system and microphone connections.
	<i>Electrical</i>	Coordinate power with location of data outlets and sound system.
	<i>HVAC</i>	Alred with Auditorium (C 13.04.01) for year-round and evening use.
	<i>Plumbing</i>	No special requirements
EQUIPMENT	<i>Display</i>	12 LF Marker board/no tray
	<i>Casework/Millwork</i>	Set of stage curtains Rear cyclorama curtain
	<i>FF&E (NJC)</i>	Piano
REMARKS	<ul style="list-style-type: none"> • ADA ramp access to from stage to auditorium • Stage floor to be minimum 16" above Auditorium (C 13.04.01) floor 	

C 13 COMMUNITY SPACE

DESIGN DEVIATIONS FROM PROTOTYPE

There are several recommended enhancements to the proposed Pimlico site standards, largely focused on the significant collaboration and service delivery history provided to the residents, businesses, and other community groups surrounding the Pimlico PK-8 school. Of particular note is the request to add an additional storage area (C 13.01.04 Family Resource Suite|Storage) to support the needs of the various community groups who use the building during and after-hours to provide ancillary and often times primary support to families with children who attend the school. It is recommended that the programmed space for the pantry be enlarged from the proposed 80 square feet to approximately 240 square feet (C 13.03.01 Service|Pantry). The need for this enlarged pantry area is driven entirely by the service the school provides to families whereby they can come and receive bags of groceries on a monthly basis.

There is an identified need for three additional spaces not originally included in the programmed space for Pimlico. The first of these spaces is in support of a city non-profit organization dedicated to providing donated supplies for teachers and their classrooms. The program, called Wish List Depot (C 13.03.04) is a location within the school which receives donated supplies to support teaching and learning while reducing the personal expense burden often felt by teachers as a result of a lack of funding. The second area recommended to be added to the Pimlico PK-8 site supports the PBIS (Positive Behavior and Intervention Support) program. The PBIS Store (C 13.03.05) is an area where students who earn behavior bucks for demonstrating appropriate and academically supportive behavior are able to purchase small useful items often logoed with the Stallion, the official Pimlico PK-8 mascot. Water bottles, pencils, paper, folders, and other school supplies as well as other related items can be purchased by students during various times through the day or week. The third area is the Art Supply Store.

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

C 13 COMMUNITY SPACE

13.01 Family Resource Suite

Description			Ed. Spec. Part 2/Vol. II Ref.
13	01.04	STORAGE	DIFFERS FROM STANDARD

13.03 Service

Description			Ed. Spec. Part 2/Vol. II Ref.
13	03.01	PANTRY	DIFFERS FROM STANDARD
13	03.04	WISH LIST DEPOT	DIFFERS FROM STANDARD
13	03.05	PBIS STORE	DIFFERS FROM STANDARD
13	03.06	ART SUPPLY STORE	DIFFERS FROM STANDARD

Family Resource Suite | Storage

PROGRAM	Description	Primary storage space for supplies and materials		
	Area Required (SF)	100		
	Number of Users	0		
	Adjacencies	Family Resource Suite (C 13.01)		
ARCHITECTURAL	Ceiling	See standard specifications		
	Walls	See standard specifications		
	Floor	See standard specifications		
	Doors	See standard specifications		
	Windows	See standard specifications		
	Acoustics	See standard specifications		
SYSTEMS	Lighting	No special requirements		
	Audio/Visual	No special requirements		
	Telecom/Data	No special requirements		
	Electrical	No special requirements		
	HVAC	No special requirements		
	Plumbing	No special requirements		
	Specialty	No special requirements		
EQUIPMENT	Display	N/A		
	Casework/Millwork	12	LF	Utility shelves 24”d
		12	LF	Utility shelves 16”d
	FF&E (NJC)	N/A		
REMARKS	N/A			

Service | Pantry

PROGRAM	<i>Description</i>	Pantry/storage and receiving area for collection and distribution of food bank meal services for students to take home. Enlarged to be consistent with other pantries.		
	<i>Area Required (SF)</i>	240		
	<i>Number of Users</i>	0		
	<i>Adjacencies</i>	Family Resource Suite (C 13.01)		
ARCHITECTURAL	<i>Ceiling</i>	Washable acoustic tile: Health Department approved		
	<i>Walls</i>	Semi-gloss painted - minimum or glazed tile/CMU		
	<i>Floor</i>	Quarry tile (slip resistant) with dark grout		
	<i>Doors</i>	Overhead door to loading/delivery area		
	<i>Windows</i>	4' to 6' wide stainless steel overhead window at counter		
	<i>Acoustics</i>	See standard specifications		
SYSTEMS	<i>Lighting</i>	No special requirements		
	<i>Audio/Visual</i>	No special requirements		
	<i>Telecom/Data</i>	No special requirements		
	<i>Electrical</i>	No special requirements		
	<i>HVAC</i>	No special requirements		
	<i>Plumbing</i>	Floor drain		
	<i>Specialty</i>	No special requirements		
EQUIPMENT	<i>Display</i>	4	LF	Tack board
	<i>Casework/Millwork</i>	6	LF	Stainless steel counter
		12	LF	Utility shelves 24"d
	<i>FF&E (NJC)</i>	6		Work table and stools
REMARKS	Casework/Millwork and FF&E will need to be sized accordingly to the enlarged pantry size			

Service | Wish List Depot

PROGRAM	Description	Storage space for supplies and materials for teachers and support staff		
	Area Required (SF)	800		
	Number of Users	0		
	Adjacencies	Community Space (C.13)		
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	N/A		
	Casework/Millwork	24	LF	Utility shelves 16”d
		24	LF	Utility shelves 24”d
	FF&E (NJC)	N/A		
	REMARKS	Primary storage location for donated teaching supplies and materials for the classroom.		

Service | PBIS Store

PROGRAM	Description	Marketplace area where students can purchase behavior reward items		
	Area Required (SF)	500		
	Number of Users	0		
	Adjacencies	Support Services (L 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	8	LF	Display case
	Casework/Millwork	6	LF	Utility shelves 16”d
		12	LF	Utility shelves 24”d
		12	LF	Counter/wall/base cabinets
	FF&E (NJC)	N/A		
REMARKS	<ul style="list-style-type: none">Final design requirements will need to be coordinated with the Office of Special Education Programs.			

L. SUMMARY OF SPATIAL REQUIREMENTS

L. SUMMARY OF SPATIAL REQUIREMENTS

Pimlico PK-8 (#223)

Pimlico PK-8 (#223)														
EDUCATIONAL SPECIFICATION STANDARDS							SITE SPECIFIC EDUCATIONAL SPECIFICATIONS							
TEACHING STATIONS							TEACHING STATIONS							
ROOM/SPACE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE
01 ADMINISTRATION							2,035							
01.01 Main Office							1,685							
01 01.01	1	450	450					1	450	450				
01 01.02	1	250	250					1	250	250				
01 01.03	1	175	175					1	175	175				
01 01.04	1	125	125					1	125	125				
01 01.05	1	75	75					1	75	75				
01 01.06	1	150	150					1	150	150				
01 01.07	2	120	240					2	120	240				
01 01.08	2	100	200					2	100	200				
01 01.09	1	20	20					1	20	20				
01.02 Faculty Support							350							
01 02.01	1	300	300					1	350	350				
02 STUDENT SERVICES							1,990							
02.01 Guidance							675							
02 01.01	2	100	200					2	100	200				
02 01.02	1	125	125					1	125	125				
02 01.03	1	350	350					1	350	350				
02.02 Health Suite							840							
02 02.01	1	100	100					1	100	100				
02 02.02	2	100	200					2	100	200				
02 02.03	2	150	300					2	150	300				
02 02.04	1	100	100					1	100	100				
02 02.05	1	40	40					1	40	40				
02 02.06	1	100	100					1	100	100				

Pimlico PK-8 (#223)

EDUCATIONAL SPECIFICATION STANDARDS

SITE SPECIFIC EDUCATIONAL SPECIFICATIONS

TEACHING STATIONS															TEACHING STATIONS																													
NUMBER EACH															NUMBER EACH																													
TOTAL															TOTAL																													
SF TALLY															SF TALLY																													
ES FTE															ES FTE																													
MS FTE															MS FTE																													
SPED FTE															SPED FTE																													
ROOM/SPACE																																												
02.03 Support Services																																												
02 03.01 PSYCHOLOGIST															1															100														
02 03.02 SOCIAL WORKER															1															100														
02 03.03 FLEX OFFICE															2															100														
02 03.04 RECORDS STORAGE															1															75														
03 TEACHING AND LEARNING																																												
03.01 Classrooms															28,200															37,800														
03 01.01 PRE-KINDERGARTEN															3															1000														
03 01.02 KINDERGARTEN															3															3000														
03 01.03 GRADES 1-2															6															900														
03 01.04 PK-2 TOILET															12															50														
03 01.05 GRADES 3-4-5															9															900														
03 01.06 FLEX CLASSROOM															0															0														
03 01.07 CO-TEACHING CLASSROOM															0															1100														
03 01.08 GRADES 6-7-8															9															900														
03.02 Shared Spaces																																												
03 02.01 COLLABORATIVE LEARNING AREA															6															900														
03 02.02 RESOURCE															6															250														
03 02.03 TEACHER PLANNING															6															250														
03 02.04 STORAGE															6															200														
04 SPECIAL EDUCATION																																												
04.01 General															2,895															3,225														
04 01.01 CLASSROOM															3															900														
04 01.02 OFFICE															1															120														
04 01.03 RECORDS STORAGE															1															75														
															30															3														
															900															2700														
															120															120														
															75															75														
															30															30														

Pimlico PK-8 (#223)

Pimlico PK-8 (#223)														
EDUCATIONAL SPECIFICATION STANDARDS										SITE SPECIFIC EDUCATIONAL SPECIFICATIONS				
TEACHING STATIONS										TEACHING STATIONS				
ROOM/SPACE														
NUMBER EACH										NUMBER EACH				
TOTAL										TOTAL				
SF TALLY										SF TALLY				
ES FTE										ES FTE				
MS FTE										MS FTE				
SPED FTE										SPED FTE				
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				
04.03 PRIDE Program - Middle School										2000				
04 03.01 CLASSROOMS										3 3 600 1800				
04 03.02 OFFICES										2 100 200				
05 SCIENCES										2,150				
05.01 Elementary Science										1,000				
05 01.01 LAB										1 1 900 900				
05 01.02 STORAGE										1 100 100				
05.02 Middle Science										1,150				
05 02.01 LAB										25 25 1000 1000				
05 02.02 PREP/STORAGE										1 150 150				
06 FINE ARTS										3,400				
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 REHEARSAL										1 1000 1000				
06 02.02 SMALL REHEARSAL										1 850 850				
06 02.03 STORAGE										2 150 300				

Pimlico PK-8 (#223)

Pimlico PK-8 (#223)																
EDUCATIONAL SPECIFICATION STANDARDS										SITE SPECIFIC EDUCATIONAL SPECIFICATIONS						
ROOM/SPACE		TEACHING STATIONS				TEACHING STATIONS										
		NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE		NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE
07 SPECIALS																
7.01 Foreign Language																
07 01.01	CLASSROOM	0	900	0	0					0	900	0	0			
07 01.02	STORAGE	0	100	0						0	100	0				
08 TECHNOLOGY EDUCATION																
08.01 Technology Education																
08 01.01	LAB	1	900	900	980					1	900	900	980			
08 01.02	SUPPLY STORAGE	1	80	80						1	80	80				
09 PHYSICAL EDUCATION																
09.01 Physical Education																
09 01.01	GYMNASIUM	1	6500	6500	7,750					1	6500	6500	7,850			
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				
10 MEDIA																
10.01 Media Center																
10 01.01	MEDIA ROOM	1	2000	2000	2,700					1	2000	2000	3,600			
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 01.05	BEN CARSON READING ROOM	0	0	0						1	900	900				
10.02 Communications/TV																
10 02.01	VIDEO STUDIO	1	800	800	950					1	800	800	950			
10 02.02	CONTROL ROOM	1	150	150						1	150	150				

Pimlico PK-8 (#223)

EDUCATIONAL SPECIFICATION STANDARDS										SITE SPECIFIC EDUCATIONAL SPECIFICATIONS									
TEACHING STATIONS										TEACHING STATIONS									
ROOM/SPACE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE					
11 FOOD SERVICES										5,835									
11.01 Dining										3,525									
11 01.01 DINING	1	3300	3300	4,575	6,885			1	3300	3300									
11 01.02 FURNITURE STORAGE	1	225	225					1	225	225									
11 01.03 STAGE	1	900	900					0	900	0									
11 01.04 STAGE STORAGE	1	150	150					0	150	0									
11.02 Food Service										2,310									
11 02.01 KITCHEN	1	700	700	2,310				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									
12 BUILDING SERVICES										5,910									
12.01 Maintenance/Operations										1,320									
12 01.01 RECEIVING	1	200	200	1,260	1,610			1	200	200									
12 01.02 CENTRAL STORAGE	1	200	200					1	200	200									
12 01.03 OPERATIONS OFFICE	1	100	100					1	100	100									
12 01.04 LOCKERS/SHOWERS/TOILETS	1	120	120					1	120	120									
12 01.05 SECURITY OFFICE	1	100	100					1	100	100									
12 01.06 CUSTODIAL CLOSETS	4	60	240					5	60	300									
12 01.07 RECYCLING	1	200	200					1	200	200									
12 01.08 OUTDOOR STORAGE	1	100	100					1	100	100									

Pimlico PK-8 (#223)

Pimlico PK-8 (#223)																
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	SPED FTE	NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE	
12.02 Toilet		12 02.01	STAFF TOILET	7	50	350	350									
12.03 Auditorium		12 03.01	AUDITORIUM (Existing)	0	0	0	0									
		12 03.02	STAGE (Existing)	0	0	0				1	3300	3300	4,240			
13 COMMUNITY SPACE																
790										2,950						
13.01 Family Resource Suite																
		13 01.01	FAMILY RESOURCE ROOM	1	150	150	280									
		13 01.02	OFFICE	1	80	80				1	150	150				
		13 01.03	TOILET	1	50	50				1	80	80				
		13 01.04	STORAGE	0	0	0				1	50	50				
										1	100	100				
13.02 Out of School Time Support																
		13 02.01	STORAGE	1	100	100	230									
		13 02.02	PANTRY	1	50	50				1	100	100				
		13 02.03	OFFICE	1	80	80				1	50	50				
										1	80	80				
13.03 Service																
		13 03.01	PANTRY	1	80	80	280									
		13 03.02	PERSONAL CARE	1	100	100				1	240	240				
		13 03.03	LAUNDRY	1	100	100				1	100	100				
		13 03.04	WISH LIST DEPOT	0	0	0				1	800	800				
		13 03.05	PBIS STORE	0	0	0				1	500	500				
		13 03.06	ART SUPPLY STORE	0	0	0				1	600	600				

Pimlico PK-8 (#223)

EDUCATIONAL SPECIFICATION STANDARDS							SITE SPECIFIC EDUCATIONAL SPECIFICATIONS													
ROOM/SPACE	TEACHING STATIONS			NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE	TEACHING STATIONS			NUMBER EACH	SF EACH	TOTAL	SF TALLY	ES FTE	MS FTE	SPED FTE
Total Capacity										714										761
Total Teaching Stations							35										39			
Total Net Square Footage							72,215										81,575			
TOTAL GROSS AREA	1.4 X					101,101											114,205			
Middle School Capacity							213										276			
85% (per State Requirements)																				
Elementary School Capacity							471										425			
Special Education							30										60			
TOTAL SCHOOL CAPACITY							714										761			

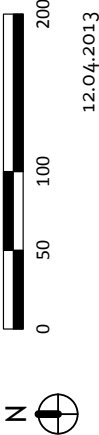
M. APPENDIX

Existing Site:

EXISTING
AERIAL PHOTO



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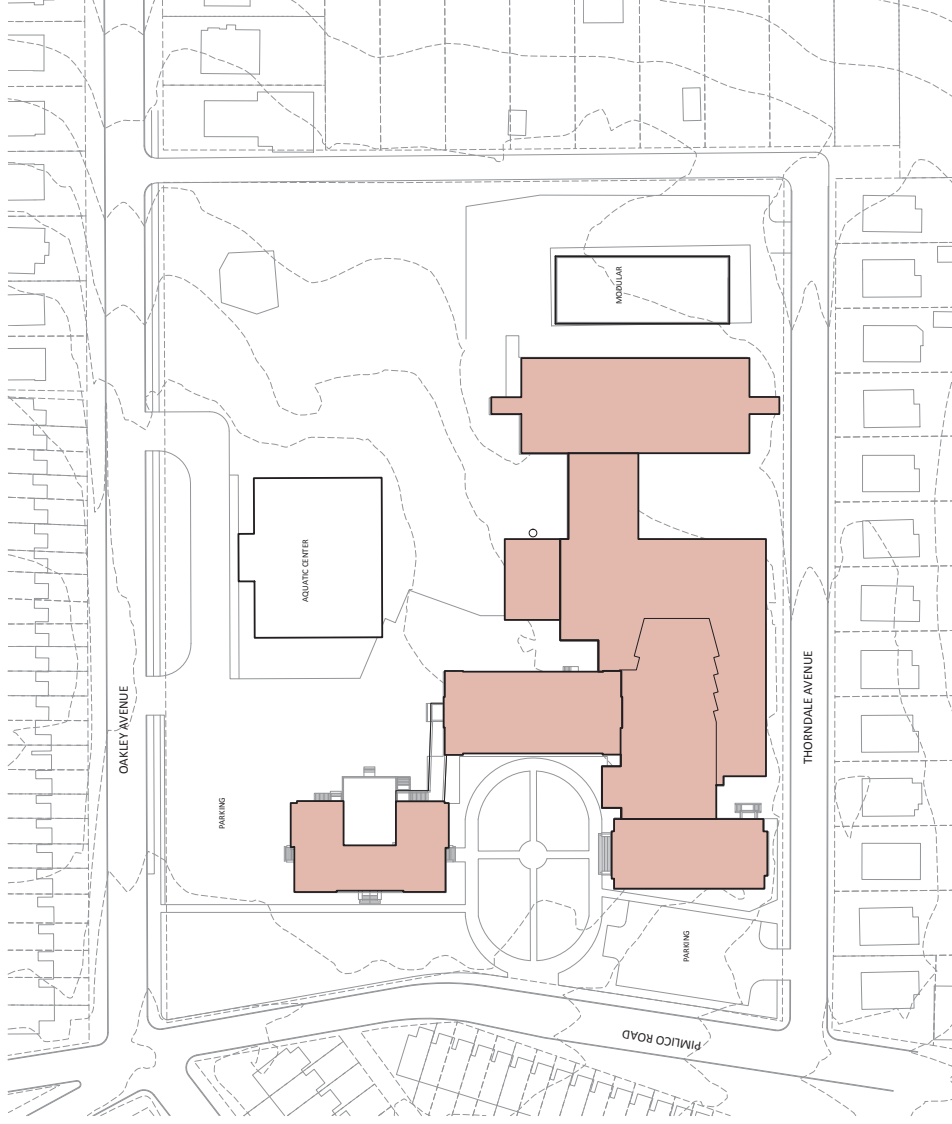


PIMLICO PK-8 SCHOOL (#223)
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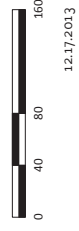
Existing Floor:

SITE PLAN EXISTING

A1-0



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4849 Pimlico Rd, Baltimore, MD 21215

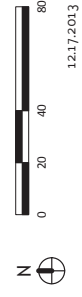


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A2-1



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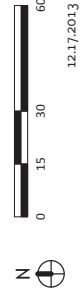
2nd FL PLAN EXISTING

A2-2

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



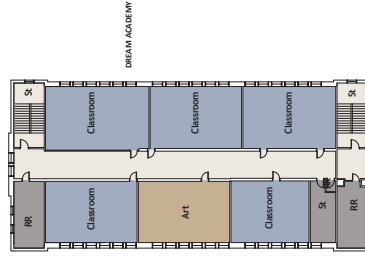
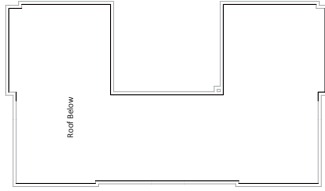
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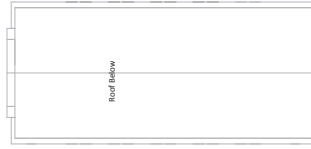
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12.17.2013

A2-3



DREAM ACADEMY



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



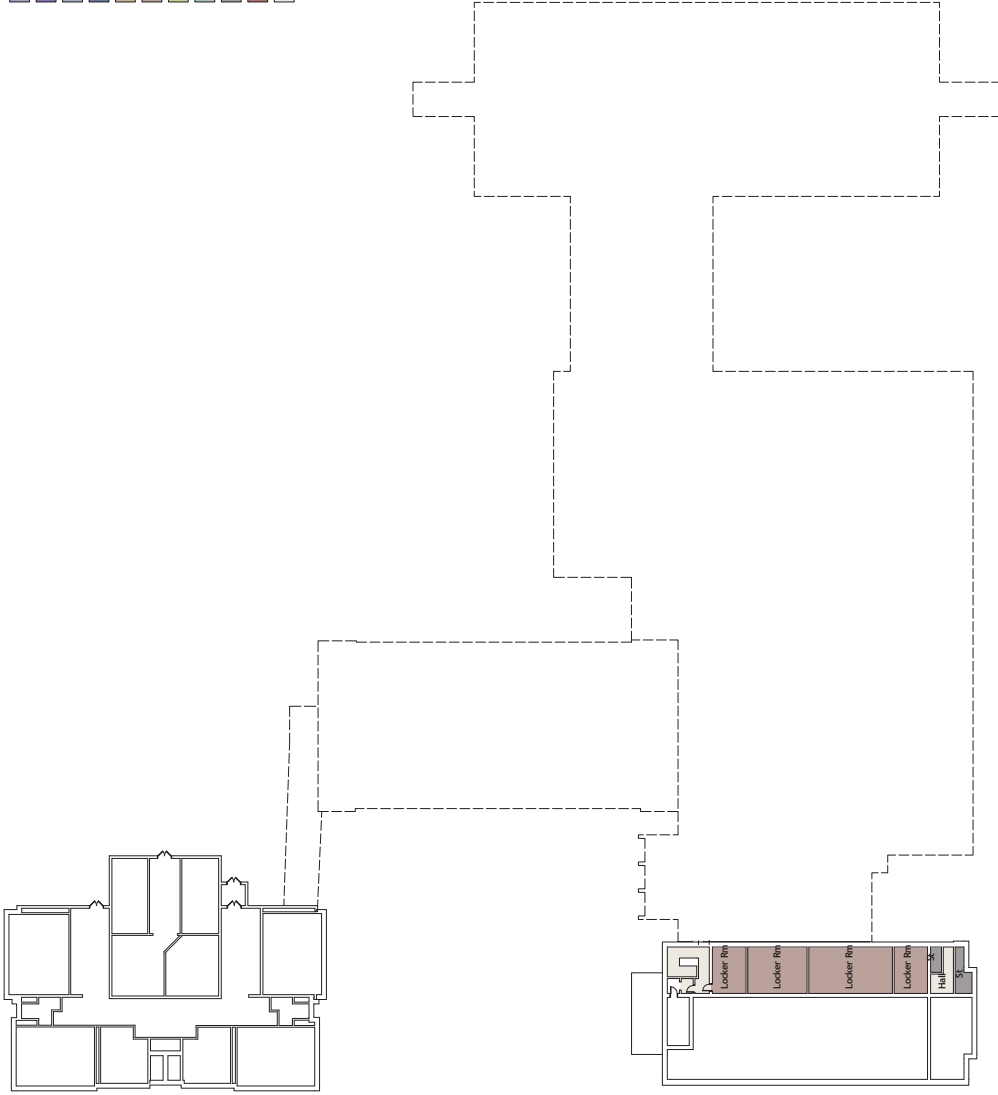
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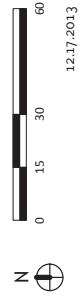
BASEMENT FL PLAN EXISTING

A2-4

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



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