

Baldwin Space Summary

October 25

2 Section School

Pre-K
District-Wide SWD Program
District-Wide NLS Program

**Baldwin School
Expansion 420- 450
Students***

* Dependent on Individualized
Education Plans

**Original 9TH School
3++ (2017) 690
students**

**Coolidge Corner
(For Reference)
1,010 Students**

ROOMTYPE	ROOM NFA	# OF RMS	area totals	Comments
CORE ACADEMIC SPACES			27,900	
Pre-Kindergarten w/ toilet	1,200	3	3,600	
Kindergarten w/ toilet	1,200	2	2,400	1,100 SF min - 1,300 SF max
General Classrooms - Grades 1-5	840	10	8,400	900 SF min - 1,000 SF max
General Classrooms - Grades 6-8	840	6	5,040	
Teacher Planning Grades 3-8	50	12	600	
Science Classroom / Lab	1,200	2	2,400	1 period / day / student
Prep room	120	1	120	
ELE Classroom	450	3	1,350	Native Language Support
Teacher Planning ELE	50	3	150	
Project Areas	400	6	2,400	Grade 3-8 Common Project Areas
World Language Classrooms	840	1	840	
Literacy and Math Specialist	150	2	300	
Literacy Specialist K-2				
Literacy Specialist 3-5				
Literacy Specialist 6-8				
Small Group/ Math Specialists	150	2	300	
Math Specialist K-2				
Math Specialist 3-5				
Math Specialist 6-8				
Small Group Rooms				
Small Group Rooms - Grades K-2				
Small Group Rooms - Grades 3-5				
Small Group Rooms - Grades 6-8				
Enrichment Challenge Support				
ELE Small Classroom	400	0	0	

ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
		40,020			55,710
1,200	3	3,600	1,225	2	2,450
1,200	3	3,600	1,174	5	5,870
900	15	13,500	890	25	22,250
900	9	8,100	891	15	13,370
50	18	900			
1,200	2	2,400	1,193	3	3,580
120	1	120	133	3	400
900	3	2,700			
50	6	300			
400	6	2,400	231	9	2,080
			850	2	1,700
150	1	150	170	1	170
150	1	150	155	2	310
150	2	300	150	2	300
150	1	150	215	2	430
150	2	300	155	2	310
150	1	150	0	0	0
			157	3	470
			150	3	450
			150	3	450
			230	1	230
400	3	1,200	297	3	890

2 Section School Pre-K District-Wide SWD Program District-Wide NLS Program		Baldwin School Expansion 420- 450 Students* * Dependent on Individualized Education Plans			Original 9TH School 3++ (2017) 690 students			Coolidge Corner (For Reference) 1,010 Students					
ROOMTYPE	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals			
SPECIAL EDUCATION							6,540			5,180			10,980
RISE				Subtotal RISE = 6,090 sf									
RISE Classroom PK-8	840	3	2,520	RISE - 1 per cluster	900	3	2,700						
RISE Classroom Teacher Planning	50	3	150		50	3	150						
RISE Classroom PK-8 toilet	90	3	270	Larger for Medically Fragile	60	3	180						
De-Escalation Room	50	3	150		50	3	150						
Resource Room - Grades 1-5	500	0	0										
Resource Room - Grades 6-8	500	0	0										
Small Group Room / Reading	250	0	0										
LEARNING CENTER				Subtotal Baldwin 2,670 sf CCS = 6,970 sf									
Learning Center K-2	450	1	450					470	2	940			
Learning Center 3-5	450	1	450					400	2	800			
Learning Center 6-8	450	1	450					450	1	450			
Learning Center Teacher Planning	50	3	150		50	4	200						
Therapeutic Learning Center Large Group K-2								450	1	450			
Therapeutic Learning Center Small Group K-2								190	2	380			
Therapeutic Learning Center Chill Out K-2								90	1	90			

<u>2 Section School</u> Pre-K District-Wide SWD Program District-Wide NLS Program	Baldwin School Expansion 420- 450 Students* * Dependent on Individualized Education Plans			Comments
	ROOM NFA	# OF RMS	area totals	

Original 9TH School 3++ (2017) 690 students			Coolidge Corner (For Reference) 1,010 Students		
ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals

ART & MUSIC			9,160	
Art Classroom - Grades 1-5	1,000	0	0	
Art Classroom - Grades 6-8	1,200	1	1,200	
Art Workroom w/ Storage & kiln	150	1	150	
Band / Chorus - 100 seats	1,500	1	1,500	
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200	
Music Practice/ Ensemble - Grades 1-5	75	0	0	
Music Practice/ Ensemble - Grades 6-8	200	1	200	
Multipurpose Room	3,200	1	3,200	
Stage	1,600	1	1,600	
Multipurpose Chair Storage	110	1	110	

		10,310			13,990
1,000	1	1,000	1,020	2	2,040
1,200	1	1,200	1,180	1	1,180
150	2	300	160	3	480
1,500	1	1,500	1,810	1	1,810
1,200	1	1,200	1,185	2	2,370
75	0	0	80	4	320
200	1	200	280	1	280
3,200	1	3,200	3,780	1	3,780
1,600	1	1,600	1,600	1	1,600
110	1	110	130	1	130

<u>2 Section School</u> Pre-K District-Wide SWD Program District-Wide NLS Program	Baldwin School Expansion 420- 450 Students* * Dependent on Individualized Education Plans			Comments
	ROOM NFA	# OF RMS	area totals	

Original 9TH School 3++ (2017) 690 students			Coolidge Corner (For Reference) 1,010 Students		
ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals

HEALTH & PHYSICAL EDUCATION			8,220	
Gymnasium	6,000	1	6,000	6000 SF Min. Size
Gym Storeroom	210	1	210	
Gym Storeroom	80	1	80	
Health Instructor's Office w/ Shower & Toilet	180	1	180	
Locker Rooms - Boys / Girls w/ Toilets	400	2	800	
Small Gym	3,000	0	0	
Health / Fitness Classroom	950	1	950	

		10,420		10,680	
6,000	1	6,000	6,120	1	6,120
210	1	210	210	1	210
80	1	80	80	1	80
180	1	180	220	2	440
400	0	0	420	2	840
3,000	1	3,000	2,990	1	2,990
950	1	950			

<u>2 Section School</u> Pre-K District-Wide SWD Program District-Wide NLS Program		Baldwin School Expansion 420- 450 Students* * Dependent on Individualized Education Plans			Original 9TH School 3++ (2017) 690 students			Coolidge Corner (For Reference) 1,010 Students		
ROOMTYPE	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
DINING & FOOD SERVICE							6,464			7,850
Cafeteria / Dining (2 seatings)				2 seatings - 15SF per seat						
Cafeteria / Dining (3 seatings) / Multi-Use	2,700	1	2,700		4,000	1	4,000	5,100	1	5,100
Kitchen	1,753	1	1,753	1600 SF for first 300 + 1 SF/student Add'l	1,753	1	1,753	1,790	1	1,790
Kitchen Office	70	1	70		70	1	70	70	1	70
Kitchen Storage	60	1	60		60	1	60	60	2	120
Kitchen Toilet	200	1	200		200	1	200	200	1	200
Kitchen Custodial	30	1	30		30	1	30	30	1	30
Chair / Table / Equipment Storage	351	1	351	200 SF for first 300 + .333 SF/student Add'l	351	1	351	540	1	540
Staff Lunch Room	300	1	300		213	0	0		0	

2 Section School Pre-K District-Wide SWD Program District-Wide NLS Program		Baldwin School Expansion 420- 450 Students* * Dependent on Individualized Education Plans		
ROOMTYPE	ROOM NFA	# OF RMS	area totals	Comments
ADMINISTRATION & GUIDANCE			5,251	
Principal's Office w/ Conference Area	375	1	375	
Principal's Secretary / Waiting	0	0	0	In General Office
Assistant Principal's Office - AP1	129	1	129	
Assistant Principal's Office - AP2	129	0	0	
General Office / Waiting Room / Toilet	361	1	361	Includes Principal's Secretary
Conference room	280	1	280	
Teachers' Mail and Time Room	100	1	100	Includes Duplicating Room
Duplicating Room	165	0	0	Included in Mail Room
Records Room	137	1	137	
Supervisory / Spare Office	129	1	129	
General Waiting Room	100	1	100	
Guidance Office	150	3	450	2 Guidance, 1 Soc. Worker
Guidance Storeroom	40	1	40	
Professional Learning and Teacher Planning				
Teachers' Work Room	400	3	1,200	
Small Conference Room	250	3	750	
Specialist Collaborative Workspace	250	3	750	
World Language Office	150	2	300	
METCO Office	150	1	150	

Original 9TH School 3++ (2017) 690 students			Coolidge Corner (For Reference) 1,010 Students		
ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
		5,551			4,920
375	1	375	350	1	350
125	0	0	0	0	0
129	1	129	140	2	280
129	0	0	230	1	230
361	1	361	870	1	870
280	1	280	300	1	300
100	1	100	370	1	370
165	0	0	0	0	0
137	1	137	130	1	130
129	1	129	110	1	110
100	1	100	120	1	120
150	3	450	305	2	610
40	1	40	40	2	80
500	3	1,500	1,010	1	1,010
250	3	750			
250	3	750			
150	2	300	310	1	310
150	1	150	150	1	150

Total Building Net Floor Area (NFA)		71,770
Proposed Student Capacity / Enrollment		453
Total Building Gross Floor Area (GFA) ²	GSF new	107,656
Grossing factor (GFA/NFA)		1.50

	92,195	(MSBA - 104,588)	131,030		58,929
				K-5	317
	690		1,010		453
				6-8	136
	GSF new	136,449	(MSBA - 156,882)	196,979	88,394
		1.48		1.50	1.50

Driscoll Space Summary

October 25

4 Section School
 + District-Wide SWD Program
 + District-Wide ELL Program

Proposed DRISCOLL
 800 Students

Existing DRISCOLL

COOLIDGE CORNER
 (For Reference)
 1,010 Students

ROOM TYPE	ROOM NFA	# OF RMS	area totals
CORE ACADEMIC SPACES		84	47,700
Pre-Kindergarten w/ toilet	1,200	3	3,600
Kindergarten w/ toilet	1,200	4	4,800
General Classrooms - Grades 1-5	840	20	16,800
General Classrooms - Grades 6-8	840	12	10,080
Teacher Planning Grades 3-8	50	24	1,200
Science Classroom / Lab	1,200	3	3,600
Prep room	80	3	240
ELL Small Classroom	450	4	1,800
Project Areas	400	6	2,400
Small Group Room / Literacy & Math Specialists	250	6	1,500
Literacy and Math Specialist			
Literacy Specialist K-2			
Literacy Specialist 3-5			
Literacy Specialist 6-8			
Small Group/ Math Specialists			
Math Specialist K-2			
Math Specialist 3-5			
Math Specialist 6-8			
Enrichment Challenge Support			
ELL Typical Classroom			
Teacher Planning ELL			
World Language Classrooms	840	2	1,680
Small Group Rooms			
Small Group Rooms - Grades K-2			
Small Group Rooms - Grades 3-5			
Small Group Rooms - Grades 6-8			

ROOM NFA	# OF RMS	area totals
	34	26,047
1,011	1	1,011
918	3	2,754
903	15	13,539
738	6	4,426
771	2	1,542
410	1	410
201	4	803
781	2	1,562

ROOM NFA	# OF RMS	area totals
		55,710
1,225	2	2,450
1,174	5	5,870
890	25	22,250
891	15	13,370
1,193	3	3,580
133	3	400
297	3	890
231	9	2,080
170	1	170
155	2	310
150	2	300
215	2	430
155	2	310
0	0	0
230	1	230
850	2	1,700
157	3	470
150	3	450
150	3	450

4 Section School

+ District-Wide SWD Program
+ District-Wide ELL Program

Proposed DRISCOLL 800 Students

Existing DRISCOLL

COOLIDGE CORNER (For Reference) 1,010 Students

ROOM TYPE

ROOM
NFA # OF RMS area totals

ROOM
NFA # OF RMS area totals

ROOM
NFA # OF RMS area totals

SPECIAL EDUCATION

25 7,600

8 5,088

10,980

SWD Classroom PK-8

450 4 1,800

SWD Classroom Teacher Planning

50 4 200

SWD Classroom PK-8 toilet

De-Escalation Room

50 1 50

Learning Center (LAHB)

900 3 2,700

Learning Center Teacher Planning

50 3 150

Resource Room - LAHB

450 1 450

Speech

150 2 300

OT / PT

950 1 950

OT / PT Office

150 1 150

Special Ed Team Facilitator

150 1 150

BCBA

150 1 150

Psychologist

150 2 300

Special Education Conference

250 1 250

Therapeutic Learning Center Small Group K-2

Therapeutic Learning Center Chill Out K-2

675 6 4,052

142 1 142

894 1 894

450 1 450

147 3 440

1,090 1 1,090

150 1 150

150 1 150

150 1 150

130 1 130

190 2 380

90 1 90

4 Section School
 + District-Wide SWD Program
 + District-Wide ELL Program

Proposed DRISCOLL
 800 Students

Existing DRISCOLL

COOLIDGE CORNER
 (For Reference)
 1,010 Students

ROOM TYPE

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

ART & MUSIC		11	11,820
Art Classroom - Grades 1-5	1,000	1	1,000
Art Classroom - Grades 6-8	1,200	1	1,200
Art Workroom w/ Storage & kiln	150	2	300
Band / Chorus - 100 seats	1,500	1	1,500
Music Classroom / Large Group - 25-50 seats	1,200	2	2,400
Music Practice / Ensemble - Grades 1-5	75	0	-
Music Practice / Ensemble - Grades 6-8	200	1	200
Multipurpose Room	3,500	1	3,500
Stage	1,600	1	1,600
Multipurpose Chair Storage	120	1	120

		5	5,466
	630	1	630
	300	1	300
	790	1	790
	866	1	866
	2,880	1	2,880

			13,990
	1,020	2	2,040
	1,180	1	1,180
	160	3	480
	1,810	1	1,810
	1,185	2	2,370
	80	4	320
	280	1	280
	3,780	1	3,780
	1,600	1	1,600
	130	1	130

4 Section School
 + District-Wide SWD Program
 + District-Wide ELL Program

Proposed DRISCOLL
 800 Students

Existing DRISCOLL

COOLIDGE CORNER
 (For Reference)
 1,010 Students

ROOM TYPE

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

<u>ROOM TYPE</u>	ROOM NFA	# OF RMS	area totals
HEALTH & PHYSICAL EDUCATION		8	11,220
Gymnasium	6,000	1	6,000
Gym Storeroom	210	1	210
Gym Storeroom	80	1	80
Health Instructor's Office w/ Shower & Toilet	180	1	180
Locker Rooms - Boys / Girls w/ Toilets	400	2	800
Small Gym	3,000	1	3,000
Health/Fitness Classroom	950	1	950

ROOM NFA	# OF RMS	area totals
	2	4,770
3,840	1	3,840
930	1	930

ROOM NFA	# OF RMS	area totals
		10,680
6,120	1	6,120
210	1	210
80	1	80
220	2	440
420	2	840
2,990	1	2,990

4 Section School
 + District-Wide SWD Program
 + District-Wide ELL Program

Proposed DRISCOLL
 800 Students

Existing DRISCOLL

COOLIDGE CORNER
 (For Reference)
 1,010 Students

ROOM TYPE

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

ROOM NFA # OF RMS area totals

DINING & FOOD SERVICE

Cafeteria / Dining (2 seatings)		8	6,787
Cafeteria / Dining (3 seatings) / Multi-Use	4,000	1	4,000
Kitchen	1,800	1	1,800
Kitchen Office	70	1	70
Kitchen Storage	60	1	60
Kitchen Toilet	60	1	60
Kitchen Custodial	30	1	30
Chair / Table / Equipment Storage	467	1	467
Staff Lunch Room	300	1	300

	4	5,938
3,175	1	3,175
1,566	1	1,566
409	1	409
788	1	788

		7,850
5,100	1	5,100
1,790	1	1,790
70	1	70
60	2	120
200	1	200
30	1	30
540	1	540
	0	

ADMINISTRATION & GUIDANCE		25	5,965		6	1,798		4,920
Principal's Office w/ Conference Area	375	1	375	335	1	335	350	350
Principal's Secretary / Waiting	125	0	-				0	0
Assistant Principal's Office - AP1	130	1	130	280	1	280	140	280
Assistant Principal's Office - AP2	130	1	130				230	230
General Office / Waiting Room / Toilet	510	1	510	331	1	331	870	870
Conference room	285	1	285				300	300
Teachers' Mail and Time Room	100	1	100				370	370
Duplicating Room	165	1	165				0	0
Records Room	140	1	140				130	130
Supervisory / Spare Office	130	1	130				110	110
General Waiting Room	100	1	100	652	1	652	120	120
Guidance Office	150	3	450	100	2	200	305	610
Guidance Storeroom	40	0	-				40	80
Professional Learning and Teacher Planning								
Teachers' Work Room	500	3	1,500				1,010	1,010
Small Conference Room	250	3	750					
Specialist Collaborative Workspace	250	3	750					
World Language Office	150	2	300				310	310
METCO Office	150	1	150				150	150

Total Building Net Floor Area (NFA)			102,840
	K-5	504	
Proposed Student Capacity / Enrollment			800
	6-8	252	
Total Building Gross Floor Area (GFA)²			154,260
	BEEP	44	
Grossing factor (GFA/NFA)			1.50

			56,109
	K-5	400	
			616
	6-8	216	
			98,000

			(MSBA - 104,588)	131,030
				1,010
			(MSBA - 156,882)	196,979
				1.50

				79,652
				758
				119,477
				1.50