

Change from MSBA Template
Renovation Space at CCS

2 Section School		Baldwin School Expansion 420- 450 Students*			Original 9TH School 3++ (2017) 690 students	Coolidge Corner (For Reference) 1,010 Students	MSBA GUIDELINES (For Reference) 453 Students			
ROOM TYPE	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
CORE ACADEMIC SPACES				27,900		40,020	55,710	22'	20,410	
Pre-Kindergarten w/ toilet	1,200	3	3,600		1,200	3	3,600	1,200	3	3,600
Kindergarten w/ toilet	1,200	2	2,400	1,300 SF min - 1,300 SF max	1,200	3	3,600	1,200	3	3,600
General Classrooms - Grades 1-5	840	10	8,400	800 SF min - 1,000 SF max	900	15	13,500	890	25	22,250
General Classrooms - Grades 6-8	840	6	6,040		900	9	8,100	891	15	13,370
Teacher Planning Grades 3-8	50	12	600		50	12	600			
Science Classroom / Lab	1,200	2	2,400	1 period / day / student	1,200	2	2,400	1,193	3	3,580
Prep room	120	1	120		120	1	120	120	3	400
ELE Classroom	450	3	1,350	Native Language Support	900	3	2,700			
Teacher Planning ELE	50	3	150		50	6	300			
Project Areas	400	6	2,400	Grade 3-8 Common Project Areas	400	6	2,400	231	9	2,090
World Language Classrooms	840	1	840				850	2	1,700	
Literacy and Math Specialist	150	2	300							
Literacy Specialist K-2					150	1	150	170	1	170
Literacy Specialist 3-5					150	1	150	155	2	310
Literacy Specialist 6-8					150	2	300	150	2	300
Small Group Math Specialists	150	2	300							
Math Specialist K-2					150	1	150	215	2	430
Math Specialist 3-5					150	2	300	155	2	310
Math Specialist 6-8					150	1	150	0	0	0
Small Group Rooms										
Small Group Rooms - Grades K-2							157	3	470	
Small Group Rooms - Grades 3-5							150	3	450	
Small Group Rooms - Grades 6-8							150	3	450	
Enrichment Challenge Support							226	2	226	
ELE Small Classroom	400	0	0		400	0	0	297	0	890
SPECIAL EDUCATION				6,540		5,180	10,360		6,040	
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	90	3	270		90	3	270	90	4	360
RISE Classroom PK-8 toilet	90	3	270	Larger for Medically Fragile	60	3	180	60	4	240
Dissemination Room	90	3	270		90	3	270			
Resource Room - Grades 1-5	500	0	0					500	2	1,000
Resource Room - Grades 6-8	500	0	0					500	1	500
Small Group Room / Reading	250	0	0					500	1	500
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	2	900	
Learning Center Teacher Planning	90	3	270		90	4	360			
Therapeutic Learning Center Large Group K-2							450	1	450	
Therapeutic Learning Center Small Group K-2							90	2	180	
Therapeutic Learning Center Chill Out K-2							90	1	90	
Therapeutic Learning Center Relax K-2							90	1	90	
Comprehensive Learning Center K-2							360	1	360	
Comprehensive Learning Center Chill Out K-2							70	1	70	
Shared CLC/LC Office K-2							100	1	100	
Therapeutic Learning Center Large Group 3-5							360	1	360	
Therapeutic Learning Center Small Group 3-5							90	2	180	
Therapeutic Learning Center Chill Out 3-5							90	1	90	
Therapeutic Learning Center Relax 3-5							90	1	90	
Comprehensive Learning Center 3-5							410	1	410	
Comprehensive Learning Center Chill Out 3-5							70	1	70	
Shared CLC/LC Office 3-5							110	1	110	
Self-Contained SWD - Grades K-2 toilet							60	1	60	
Self-Contained SWD - Grades 3-5 toilet							60	1	60	
Self-Contained SWD - Grades 6-8							60	1	60	
Therapeutic Learning Center Large Group 6-8							360	1	360	
Therapeutic Learning Center Small Group 6-8							200	2	400	
Therapeutic Learning Center Chill Out 6-8							80	1	80	
Therapeutic Learning Center Relax 6-8							100	1	100	
Comprehensive Learning Center 6-8							400	1	400	
Comprehensive Learning Center Chill Out 6-8							70	1	70	
Shared CLC/LC Office 6-8							110	1	110	
Self-Contained SWD - Grades 6-8 toilet							60	1	60	
Offices / Conference / Multi-Use				Subtotal Baldwin 1,950 sf CCS = 4,010 sf						
Speech	150	1	150		150	1	150	147	3	440
OT / PT	950	1	950		950	1	950	1,090	1	1,090
Special Ed Team Facilitator	150	1	150		150	1	150	150	1	150
Special Education Conference	250	1	250		250	1	250	130	1	130
BCBA	150	1	150		150	1	150	150	1	150
Psychologist	150	1	150		150	1	150	150	1	150
OT / PT Office	150	1	150							
Special Education Team Clerk							100	1	100	
Special Education Records							60	1	60	
Special Education Waiting							360	1	360	
Special Education Conference							170	1	170	
TLC Social Worker							150	1	150	
Psychologist							170	1	170	
Psychologist / Social Worker Conference							280	1	280	
Psychologist / Social Worker Safe Room							70	1	70	
Psychologist / Social Worker Training							80	1	80	
Psychologist / Social Worker Waiting							430	1	430	
Life Skills Store										
ART & MUSIC				9,160		10,310	13,990		7,150	
Art Classroom - Grades 1-5	1,000	0	0		1,000	1	1,000	1,020	2	2,040
Art Classroom - Grades 6-8	1,200	1	1,200		1,200	1	1,200	1,180	3	3,560
Art Workshop w/ Storage & kiln	150	1	150		150	1	150	180	1	180
Band / Chorus - 100 seats	1,500	1	1,500		1,500	1	1,500	1,610	1	1,610
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200		1,200	1	1,200	1,185	2	2,370
Music Practice Ensemble - Grades 1-5	75	0	0		75	0	0	80	2	160
Music Practice Ensemble - Grades 6-8	200	1	200		200	1	200	280	2	560
Multipurpose Room	3,200	1	3,200		3,200	1	3,200	3,750	1	3,750
Stage	1,600	1	1,600		1,600	1	1,600	1,600	1	1,600
Multipurpose Chair Storage	110	1	110		110	1	110	130	1	130
VOCATIONS & TECHNOLOGY				2,350		2,350	2,970		3,200	
Tech Ctrm. - (E.G. Drafting, Business)	950	1	950	Fab Lab	950	1	950	910	1	910
								1,200	1	1,200

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2 Section School		Baldwin School Expansion 420- 450 Students*		
Pre-K District-Wide SWD Program District-Wide NLS Program		* Dependent on Individualized Education Plans		
ROOM TYPE	ROOM NFA	# OF RMS	area totals	Comments
Tech Shop - (E.G. Consumer, Wood)	1,400	1	1,400	Makeup Space
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	
MEDIA CENTER			3,310	
Media Center/Reading Room	3,000	1	3,000	
Media Center Office	140	1	140	
Media Book Room	170	1	170	
DINING & FOOD SERVICE			5,464	
Cafeteria / Dining (2 seatings)				2 seatings - 156F per seat
Cafeteria / Dining (3 seatings) / Multi-Use	2,700	1	2,700	
Kitchen	1,753	1	1,753	1600 SF for first 300 + 1 SF/student Addl
Kitchen Office	70	1	70	
Kitchen Storage	60	1	60	
Kitchen Toilet	200	1	200	
Kitchen Custodial	30	1	30	
Chair / Table / Equipment Storage	351	1	351	200 SF for first 300 + 333 SF/student Addl
Staff Lunch Room	300	1	300	
MEDICAL			510	
Medical Suite Toilet	60	1	60	
Nurses' Office / Waiting Room	250	1	250	
Examination Room / Resting	100	2	200	
Examination Room / Resting				
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 / Score Office	129	1	129	
General Waiting Room	100	1	100	
Guidance Office	159	3	478	3 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	
WETCO Office	150	1	150	
CUSTODIAL & MAINTENANCE			2,155	
Custodian's Office	120	1	120	
Custodian's Toilet / Shower	90	1	90	
Custodian's Workshop	337	1	337	
Custodian's Storage	375	1	375	
Storeroom	302	1	302	
Recycling Room / Trash	400	1	400	
Receiving and General Supply	251	1	251	
Network / Telecom Room	200	1	200	
Outdoor Storage	80	1	80	
OTHER			910	
Other (specify)				
Extended Day Storage	420	1	420	
Extended Day Office	250	1	250	
PTO	60	1	60	
Staff Showers	90	2	180	
Mechanical / Emer Generator				In Crossing Factor
Souls Gym	0	0	0	
Souls Environmental Ed Center	0	0	0	
Total Building Net Floor Area (NFA)			71,770	
Proposed Student Capacity / Enrollment			453	
Total Building Gross Floor Area (GFA)			107,656	GSF new
Grossing factor (GFA/NFA)			1.50	

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ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
1,400	1	1,400	2,060	1	2,060	2,000	1	2,000
10,420			10,680			8,330		
6,000	1	6,000	6,120	1	6,120	6,000	1	6,000
210	1	210	210	1	210	150	1	150
80	1	80	80	1	80			
180	1	180	220	2	440	180	1	180
400	0	0	420	2	840	1,000	2	2,000
3,000	1	3,000	2,990	1	2,990			
950	1	950						
3,815			5,170			2,791		
3,505	1	3,505	4,860	1	4,860	2,791	1	2,791
140	1	140	140	1	140			
170	1	170	170	1	170			
6,464			7,850			5,715		
						3,358	1	3,358
4,000	1	4,000	5,100	1	5,100			
1,753	1	1,753	1,790	1	1,790	1,753	1	1,753
70	1	70	70	1	70			
60	1	60	60	2	120			
200	1	200	200	1	200			
30	1	30	30	1	30			
351	1	351	540	1	540	351	1	351
213	0	0	0	0	0	213	1	213
510			720			510		
60	1	60	100	1	100	60	1	60
250	1	250	250	1	250	250	1	250
100	2	200	190	2	380	100	2	200
			70	2	140			
5,551			4,920			2,768		
375	1	375	350	1	350	375	1	375
125	0	0	0	0	0	125	1	125
129	1	129	140	2	280	129	1	129
129	0	0	250	1	250	129	0	
361	1	361	670	1	670	361	1	361
280	1	280	300	1	300	280	1	280
100	1	100	370	1	370	100	1	100
165	0	0	0	0	0	165	1	165
137	1	137	130	1	130	137	1	137
129	1	129	110	1	110	129	1	129
100	1	100	120	1	120	100	1	100
159	3	478	450	2	900	159	3	478
40	1	40	80	2	160	40	1	40
500	3	1,500	1,010	1	1,010	377	1	377
250	3	750						
250	3	750						
150	2	300	310	1	310			
150	1	150	150	1	150			
2,065			4,920			2,015		
120	1	120	120	1	120	150	1	150
			90	1	90			
337	1	337	450	1	450	337	1	337
375	1	375	470	1	470	375	1	375
302	1	302	668	4	2,672	302	1	302
400	1	400	270	1	270	400	1	400
251	1	251	380	1	380	251	1	251
200	1	200	390	1	390	200	1	200
80	1	80	80	1	80			
5,510			13,120			0		
420	1	420	420	1	420			
250	1	250	320	1	320			
60	1	60	380	1	380			
90	2	180	90	2	180			
			11,820	1	11,820			
3,800	1	3,800						
800	1	800						
82,195			(MSBA - 104,588)			131,030		
690			1,010			453		
GSF new 136,449			(MSBA - 156,882)			196,979		
1.48			1.50			1.50		