

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

ROOM TYPE	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	

**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
		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 TYPE	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	

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
		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 TYPE	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	

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

		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			

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		
ROOM TYPE	ROOM NFA	# OF RMS	area totals	Comments	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
DINING & FOOD SERVICE			5,464				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	ROOM NFA	# OF RMS	area totals	ROOM NFA	# OF RMS	area totals
CORE ACADEMIC SPACES					84	47,700		34	26,047			55,710
Pre-Kindergarten w/ toilet				1,200	3	3,600	1,011	1	1,011	1,225	2	2,450
Kindergarten w/ toilet				1,200	4	4,800	918	3	2,754	1,174	5	5,870
General Classrooms - Grades 1-5				840	20	16,800	903	15	13,539	890	25	22,250
General Classrooms - Grades 6-8				840	12	10,080	738	6	4,426	891	15	13,370
Teacher Planning Grades 3-8				50	24	1,200						
Science Classroom / Lab				1,200	3	3,600	771	2	1,542	1,193	3	3,580
Prep room				80	3	240				133	3	400
ELL Small Classroom				450	4	1,800	410	1	410	297	3	890
Project Areas				400	6	2,400				231	9	2,080
Small Group Room / Literacy & Math Specialists				250	6	1,500	201	4	803			
Literacy and Math Specialist												
Literacy Specialist K-2										170	1	170
Literacy Specialist 3-5										155	2	310
Literacy Specialist 6-8										150	2	300
Small Group/ Math Specialists												
Math Specialist K-2										215	2	430
Math Specialist 3-5										155	2	310
Math Specialist 6-8										0	0	0
Enrichment Challenge Support										230	1	230
ELL Typical Classroom												
Teacher Planning ELL												
World Language Classrooms				840	2	1,680	781	2	1,562	850	2	1,700
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

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

SWD Classroom PK-8

SWD Classroom Teacher Planning

SWD Classroom PK-8 toilet

De-Escalation Room

Learning Center (LAHB)

Learning Center Teacher Planning

Resource Room - LAHB

Speech

OT / PT

OT / PT Office

Special Ed Team Facilitator

BCBA

Psychologist

Special Education Conference

Therapeutic Learning Center Small Group K-2

Therapeutic Learning Center Chill Out K-2

25 7,600

450

4

1,800

50

4

200

50

1

50

900

3

2,700

50

3

150

450

1

450

150

2

300

950

1

950

150

1

150

150

1

150

150

2

300

250

1

250

8 5,088

675

6

4,052

142

1

142

894

1

894

10,980

450

1

450

147

3

440

1,090

1

1,090

4 Section School

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

Proposed DRISCOLL 800 Students

ROOM TYPE

ROOM
NFA

OF RMS

area totals

Existing DRISCOLL

ROOM
NFA

OF RMS

area totals

COOLIDGE CORNER (For Reference) 1,010 Students

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

ROOM TYPE

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

Existing DRISCOLL

ROOM
NFA

OF RMS

area totals

2

4,770

3,840

1

3,840

930

1

930

COOLIDGE CORNER (For Reference) 1,010 Students

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

ROOM TYPE

ROOM
NFA

OF RMS

area totals

DINING & FOOD SERVICE

8

6,787

Cafeteria / Dining (2 seatings)

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

Existing DRISCOLL

ROOM
NFA

OF RMS

area totals

4

5,938

3,175

1

3,175

1,566

1

1,566

409

1

409

788

1

788

COOLIDGE CORNER (For Reference) 1,010 Students

ROOM
NFA

OF RMS

area totals

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
Principal's Office w/ Conference Area	375	1	375
Principal's Secretary / Waiting	125	0	-
Assistant Principal's Office - AP1	130	1	130
Assistant Principal's Office - AP2	130	1	130
General Office / Waiting Room / Toilet	510	1	510
Conference room	285	1	285
Teachers' Mail and Time Room	100	1	100
Duplicating Room	165	1	165
Records Room	140	1	140
Supervisory / Spare Office	130	1	130
General Waiting Room	100	1	100
Guidance Office	150	3	450
Guidance Storeroom	40	0	-
Professional Learning and Teacher Planning			
Teachers' Work Room	500	3	1,500
Small Conference Room	250	3	750
Specialist Collaborative Workspace	250	3	750
World Language Office	150	2	300

METCO Office	150	1	150
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	6	1,798
335	1	335
280	1	280
331	1	331
652	1	652
100	2	200

		4,920
350	1	350
	0	0
140	2	280
230	1	230
870	1	870
300	1	300
370	1	370
	0	0
130	1	130
110	1	110
120	1	120
305	2	610
40	2	80
1,010	1	1,010
310	1	310

150	1	150
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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) ⁴			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