Edgewood Pre-Kindergarten Academy
Bristol, Connecticut

EDUCATIONAL SPECIFICATIONS

DRAFT FOR APPROVAL
Approved by Bristol Board of Education

Date of Approval

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I. PROJECT BACKGROUND

Edgewood School, located at 345 Mix Street, is the district's second oldest building and also, it's smallest. At 44,000 square feet, this building received exterior envelope upgrades in the 1980's that are now at end of life. Along with needing major exterior and interior systems replacement, Edgewood suffers from lack of group space, with it's multipurpose room being used as a gym, a cafeteria, and an auditorium. While other elementary schools have been added onto to relieve this condition, Edgewood is still managing this daily conflict.

The Edgewood Elementary school was built in 1957, with an addition shortly after in 1963, both projects designed by the architect Rossetti. In 1987, an addition and renovation project was completed, having been designed by Lawler, which added six classrooms. Edgewood is a single story slab on grade building with no basement. It contains 20 classrooms, a media center, an administrative office suite, nurse and teacher lounge suite, and support staff suite. It also contains a multi-purpose room with an adjacent kitchen. The multipurpose room serves as cafeteria, gym, and auditorium. The combination of uses for this space hinders the staff and educational program. The building itself is in need of substantial upgrades, or replacement, in the near future. The site, although limited, could be re-configured to allow for proper vehicular circulation and recreational spaces.

Bristol Schools' Design Guidelines and Standards, State of Connecticut School Safety Infrastructure Criteria and High Performance Building Standards are incorporated herein by reference and will govern the development of the project documents. A broader list of the references and standards to be used in the development of the facility's design can be found in Section 11 of this document.

The full inventory of spaces necessary to support the programs will be detailed during the programming portion of the Schematic Design phase. In addition to general administrative and instructional spaces and their required support facilities, the project is anticipated to incorporate the following specific features:

- 12-14 Pre-K Classrooms
- Gross Motors Room
- Media Center/Dramatic Plan Space
- Spaces for Special Services/Special Education
- Music Space
- Art Spaces
- Community Rooms for Before and After School Care/Daycare
- Outdoor Play Areas
- Storage, maintenance, and mechanical rooms

II. RATIONAL FOR THE PROJECT

In 2021, Bristol Public Schools underwent a study of school capacity and attendance zones. The study evaluated the district's enrollment trends and assessed changes to the attendance zone boundaries that balance enrollment while increasing equity and parity.

The Reimagining BPS 2023 Plan strives to improve equity and efficiency across the district and ensure high quality education for all BPS students.

District goals for the project include:
- **Equity**: Better balance socio-economic diversity across schools
- **Efficiency and Parity**: Align enrollment with school capacities to better balance utilization and student class sizes
- **High Quality Education**: Increase access to full-day PreK and adopt consistent grade configurations between schools

The plan occurs in two phases over the next three to four years and will meet the following four BPS Board of Education goals established in March of 2020:

1. Renovate old and outdated schools.
   a) Improve operational efficiency.
   b) Improve instructional conditions for all students and staff.
   c) Ensure equity for all students to attend well-appointed and safe schools.
2. Redistrict to create parity in class size and demographics.
   a) Ensure an equitable, sustainably-sized, and structured school district through consideration of demographics and socio-economic status.
3. Adopt consistent grade configurations and instructional models across all schools aligned to the developmental plane of child.
   a) Expand opportunities for teachers to collaborate in teams and departments to ensure equitable and high quality instruction.
   b) Consistently apply grade configurations aligned to an educational philosophy.
4. Increase access to full day Pre-K programming.

Phase I
During the 2022-2023 school year, the following aspects of the Reimagining BPS 2023 Plan will occur:

1. BAIMS opened and welcomed middle (Grades 6-8) and high (Grades 9-12) school students in August of 2022.
2. Edgewood Elementary School will close in June of 2023 and students will be redistricted for the start of the 2023-2024 school year.

3. Bristol Early Childhood Center pre-kindergarten students and school readiness programs will become one program in the newly redesigned Pre-K Academy at Edgewood School for the start of the 2023-2024 school year.
4. Additional changes to improve parity and enrollment balance will be made to elementary and middle school attendance zones across the City of Bristol for the start of the 2023-24 school year.

One of the primary goals of the Reimagining BPS 2023 Plan is to transition the school district to a consistent K-5, 6-8, and 9-12 grade configuration for all students. In order to meet this goal, the district needs to build capacity to accommodate middle school students who currently attend Greene-Hills School (Grades K-8) and West Bristol School (Grades K-8). In June of 2022, Bristol Public Schools submitted a school construction grant application for a new and expanded Northeast Middle School. This new school is currently planned to open for the start of the 2025-2026 school year (subject to change based on construction timelines). The building would have a larger student capacity than the existing building, allowing it to accommodate students from a larger attendance zone. Completion of the new Northeast Middle School will allow the district to enter Phase II of the Reimagining BPS 2023 Plan.

Alterations to Edgewood School are also an essential component of the first phase of the Plan. This project will provide educational space for the district's youngest students. As a result of consolidating the district wide Early Childhood Center pre-k students and the school readiness programs into one building, BPS will be able to deliver high quality educational services to a broader range of students within the district.

Phase II
Phase II of the Reimagining BPS 2023 Plan will begin when the Northeast Middle School Construction Project is complete; tentatively scheduled at the start of the 2025-2026 school year. During Phase II, the following aspects will occur:

1. Northeast Middle School will open with a larger capacity.
2. Greene-Hills School and West Bristol School will transition from K-8 schools to K-5 schools creating a uniform grade configuration across all schools (K-5, 6-8, 9-12).
3. Additional K-5 students will shift into Greene-Hills School and West Bristol School, providing efficiency and parity across all elementary schools.
4. Middle school students from Greene-Hills School and West Bristol School will be reassigned to either Chippens Hill Middle School or Northeast Middle School.
5. Middle School attendance zones for Chippens Hill Middle School and Northeast Middle School will follow the high school boundaries for Bristol Central High School and Bristol Eastern High School to the greatest extent possible.
6. Additional changes to improve parity and enrollment balance will be made to elementary (Grades K-5) attendance zones across the City of Bristol.

III. LONG RANGE EDUCATIONAL PLAN

The long-range plan for the Bristol School District focuses on maximizing the impact of selected investment in construction projects while achieving operational efficiencies in and through its buildings. This goal is to be achieved by "Reimagining Bristol Schools 2023". Consolidating the Pre-K program spaces to Edgewood School is a critical step in that direction and will provide safe, secure and educationally appropriate space for even the youngest Bristol students.

Completing the construction project for the alterations to Edgewood School into a Pre-K focuses facility will enable BPS to achieve many long- range plans:

- Provide safe and effective learning environments.

- Incorporate school safety and security plans which are responsive to State guidelines.

- Provide the appropriate spaces to support a Multi-Tiered System of Supports (MTSS) to provide academic and behavioral programming for students with various needs.

- Provide alternative spaces to support the social-emotional needs of students

- Provide the appropriate space to improve the effectiveness of Special Education programs.

- Provide the appropriate space to implement a researched-based Literacy/English Language Arts and appropriate intervention programs.

- Provide the appropriate space to implement research-based core math program and appropriate intervention programs.

- Provide the appropriate space to implement a comprehensive program for students with advanced learning needs and English language learners.

- Provide community spaces within the school that supports district families with childcare and after school activities.

- Provide spaces that promote learning and development through creative activities like drama, craft, music and dance.

- Accommodate events and communications to celebrate the achievements of students, staff and the community.

- New heating, and cooling and piping central systems to improve indoor air quality.

- New electrical systems and infrastructure to allow for technology in all instructional spaces.

- New secure and efficient windows.

- Developmentally appropriate outdoor classrooms and fields.

Edgewood School

The newly renovated Edgewood School will be structured into classroom spaces for approximately 14-16 pre-k students per room. The total anticipated maximum enrollment will be 375 students throughout the day, assuming half day programs.

The main administrative offices will be located at the East side of the building adjacent to the entry and connected by a security vestibule. The administrative center will consist of the principal's office, administrative suite, nurse's suite, work areas, storage and a conference room. The overall layout of the building will organize the public functions to the West side of the building. Classrooms will be clustered mostly in the South Wing.

Classrooms will be clustered into two with a shared toilet space between them. This will allow for the teachers to co-teach between the spaces and add an extra level of supervision.

The Edgewood School will have a strong emphasis on academics, exploration, and individualized creative learning. Rooms and community spaces should be configured to allow flexible scheduling and flexible groupings. Exploratory spaces will be designed to allow creative play for the children.

The Edgewood School learning environment must embrace the need for students to have a place that they can call their own – where they can feel comfortable, confident and secure.

Program spaces should be designed to incorporate technology such as Wi-Fi with adequate band-width, network data connections and power stations in the walls, floors and furniture to support student work and expanded opportunities for communication.

The Edgewood School curriculum will emphasize a whole child approach that will support and nurture all the children's development, from social -emotional learning to cognitive skills in literacy, mathematics, and science. Our pre-kindergarten curriculum is a blend of structured learning and creative play-based learning. The curriculum covers all pre-academic skills that students need to be successful in school age settings. It includes language and literacy, mathematics, personal/social/emotional development, physical health, creative arts, science, and social studies content areas and is provided to all students' ages three to five years old. The curriculum is developmentally appropriate and is presented to students through various instructional methods, including individual, classroom and small group instruction and in collaboration with a variety of stakeholders, most predominantly parents.

The National Association for the Education of Young Children (NAEYC) standards is embedded in our work: NAEYC 2. A. 10. a.-f. The curriculum guides teachers to incorporate content, concepts and activities that foster development of social, emotional, physical, language, cognitive (areas) and integrate key areas of content including literacy, mathematics, science, technology, creative expression and the arts, health & safety and social studies.

Classroom environments will foster the development of cognitive skills and build cultural, emotional, and social bonds. The classroom becomes a community where everyone watches out for each other.

Provisions should be made for multi-function spaces that are used by the school during the day but then offer opportunities for use by the community after-hours. These spaces accommodate before and after school care, use by partner organizations to support students and families, and use by the community for access to resource and meeting space.

IV. PROGRAM AREA OVERVIEW

Listed below is an overview of each program area to be included in Northeast Middle School. Special features of the school, such as furniture, equipment, safety and security are also described.

Administration/Student Services
Immediately upon entry, visitors will be greeted in the administration "welcome area." The principal and support staff offices will be located in a centralized area at the main entrance of the school. Specialist's services will be strategically located in a centralized suite of offices and meeting rooms.

Media Center
The Media Center serves a dual role. It will act as a place to find reading materials as well as be a place for centralized dramatic play areas. Story corners, a puppet theater, and stage area will allow for drama activities that combine elements of creative drama, improvisation, pantomime, creative movement, and storytelling. These areas will support literacy development, academic success, and social interaction.

Classroom Clusters
Pre-K students spend many hours of the day in their classrooms, and will have meals and snacks within these spaces. Providing ample space in the classrooms allows for creative play and activity areas with appropriate equipment and supplies and a greater variety of options for children.

The Arts
The art and music curriculum are key components to student expression and provide students with an opportunity to improve their creative skills. Design, flexibility, and acoustics should be especially considered when planning these spaces. These programs will be accommodated in teaching spaces designed to provide workspace and storage areas.

Community Spaces
Since the community will use these spaces for activities like before and after school care and daycare services, these spaces should be located near a dedicated secure entrance, as well as designated parking areas for parent drop off and pick up.

Physical Activity
To support the Pre-K physical needs, a variety of indoor and outdoor areas are necessary. Outdoor areas will be located on the West side of the school and will be ADA accessible. The Gross Motors Rom will provide a combination of floor spaces for gross motor skills as well as a dedicated climbing areas.

Corridors and Commons Spaces
The front entry should be welcoming and inviting for students, staff, and the community at large. Finishes should be durable and easy to maintain. The scale of all spaces should be child-friendly for pre-k aged children. Colors, artificial lighting, and natural day lighting should be managed artfully to create an

environment that communicates that school is a very special place.

The facility should capture the students, making them feel that the space is special, and therefore infer that each individual is special. Aesthetics that affirm the value of the individual must be emphasized, with spaces for the admiration of the accomplishments of self and others. The school should resemble a place for social interaction, creative play, academic learning, and physical safety. Creating a community landmark will establish a recognizable identity that will instill pride in its students and community.

Furniture & Equipment

Classrooms vary in shape and size; therefore, the furniture should be flexible to accommodate a variety of classroom formats for both individual and group activities. Teachers and students should have storage space for personal belongings, papers, and books as well as storage for supplies and materials. Work areas exist with direct access to copiers, multi-media equipment, and telephones. Teacher preparation areas should be located in close proximity to classrooms.

Handicapped Accessibility

The entire facility will be accessible for all students, staff, and visitors. This will be accomplished through sufficient internal clearances for circulation, convenient bus/van loading and unloading, and nearby handicapped parking spaces. All elements of the Americans with Disabilities Act must be complied with, including way finding and signage, appropriate use of textures, and universal accessibility of all indoor and outdoor school facilities.

Indoor and Outdoor Learning Environments

Common and shared use areas should be considered to provide spaces for positive interaction and orientation within the school. All learning environments should be developed to foster a sense of belonging and pride. The use of the building system/design as an actual teaching model and example of technology and environmentally conscious design should be considered. Creativity and functionality should work hand in hand. Color, building materials, furniture, and landscaping should be selected carefully to develop a pleasing and inviting atmosphere. The learning environment will be student-centered and designed for "hands-on learning," promoting student autonomy and independence. Space for active participation will be incorporated, with classrooms providing opportunities for integrating disciplines and easy access to tools of exploration. The outdoor site will serve as a pro-active learning environment as well.

Safety and Security

There is a high interest in maintaining an inviting and deinstitutionalized environment, while simultaneously providing a safe environment for students, staff, and community who use the facility and adjacent support services. The organization of a building will have a major impact on student behavior and safety concerns. Building security can be addressed in an active or a passive manner: active security is based on security systems; passive security is based on program design, building configuration, and community participation. Schools should be based on passive concepts with applied active concepts where necessary. Principles of the School Safety Infrastructure Criteria will be adopted throughout the design effort.

V. DETAILED DESCRIPTIONS

PRE-KINDERGARTEN CLASSROOMS	
Proposed SF: 850 SF nominal size. See Space Compilation for exact size	
Student Count: 15	
Space Concept: A physical space with tables, instructional materials, whole group activities and play areas including: Designated play areas (play kitchen / house area, building area, game area, etc.), group meeting / listening / instruction area, teaching stations, water / sand table, art center, science center, classroom library / book corner and independent reading seating, student book / work bins, ADA compliant restroom with changing table	
Classroom Storage	Display and bookshelves Storage cabinets for learning materials and project storage, lockable Fixed cabinets and accessible work surfaces
Teacher Storage	Tall wardrobe/storage cabinet, lockable
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient Flooring
Display	Marker/whiteboard Tack board & display boards Projection screen/surfaces
Student Furniture	Large rectangular tables with a variety of chair styles, art, for group work and individual work Reading area soft seating Floor learning area rug
Teacher Furniture	Teacher and Para desks, chairs, and display / teaching easel Lateral/vertical file cabinet
Other Furniture	Flag bracket & flag
Special Needs/Equipment	
Classroom Technology	Mobile computer stations / mobile devices and charging station Power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system
Plumbing	Sink w/water fountain ADA compliamt toilet with changing table (could be shared but needs access directly off of classroom)

SMALL GROUP ROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	Contiguous with Extended Learning Area
Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient Flooring
Display	Multiple magnetic whiteboards Bulletin boards lining the back wall
Furniture	Comfortable chairs/desks/tables to accommodate two to six students (flexible/adaptable/easily movable work stations)
Special Needs/Equipment	
Technology	Interactive Whiteboard/ LED Panel
Plumbing	

TEACHER PREP WORKROOM	
Proposed SF: See Space Compilation for exact size	
Storage	Bookshelves Lockable teacher storage wardrobes; one (1) for each teacher Lateral files for each teacher Secured storage for teacher materials
Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient Flooring
Display	Magnetic whiteboards Bulletin boards
Furniture	Built-in countertops or office systems desk components around perimeter of the room Swivel office chairs Center conference table for collaborative work
Special Needs/Equipment	
Technology	Network copier/printer/fax machine
Plumbing	

SPECIAL EDUCATION - CLASSROOMS

Space: Autism Room, Pre-K Testing Room	
Proposed SF: See Space Compilation for exact size	
Access/Location	In close proximately to Nurse's Suite
Classroom Storage	Built-in counters with shelving above and below Secured storage for materials, tall storage cabinets or a closet.
Teacher Storage	Tall wardrobe/storage cabinet, lockable
Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient Flooring that allows for easy movement
Display	Marker/whiteboard Tack board & display boards Projection screen/surfaces
Student Furniture	Comfortable chairs/desks/tables for up to 15 students (flexible/adaptable/easily movable work stations, standing tables)
Teacher Furniture	Teacher desk and chair Lateral/vertical file cabinet
Other Furniture	Bookshelves Partitions for 1-1 work
Special Needs/Equipment	Quiet area in room with floor mats
Classroom Technology	Power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Projection devices for collaborative work Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system Sufficient mobile devices for each student with charging station
Plumbing	Sink w/water fountain ADA compliant toilet with changing table (could be shared but needs access directly off of classroom)

OT/PT ROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	Close proximity to Special Education Classrooms
Storage	Storage for OT/PT equipment Two (2) lockable teacher storage wardrobe Two (2) lockable four-drawer filing cabinet Built-in counters with shelving below around perimeter of the room Secured storage for materials
Lighting	Acoustical Tile Multi level direct/indirect lighting
Flooring	Resilient Flooring
Display	Magnetic whiteboards Bulletin boards lining the back wall
Furniture	Teacher desk/chair (possibly built in to counter area or with office systems workstation components to save space)
Special Needs/Equipment	Various equipment for Occupational Therapy Area for gross motor activities Floor mats Sling/swing suspended from ceiling anchor
Technology	Power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system

CONFERENCE ROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	Could be shared with Main Office
Storage	Cabinets for general office supplies
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboard Bulletin board
Furniture	Table with seating Credenza
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules Interactive LED Panel Aux ports for plugging into display
Plumbing	

ADMINISTRATIVE OFFICES	
Proposed SF: See Space Compilation for exact size	
Access/Location	Adjacent to main office reception and secretarial area
Spaces:	Principal's Office:
Storage	
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboards Bulletin board
Furniture	Office systems desk per office Swivel office chair per office Seating for four (4) at conference table Lockable storage/wardrobe Lockable lateral files One (1) large wall unit bookcase per office
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules One (1) computer per work area Security "panic" button Network copier

MAIN OFFICE - RECEPTION AND SECRETARIAL AREA	
Proposed SF: See Space Compilation for exact size	
Number: 1 suite	
Access/Location	Located near Main Entrance as entry area Adjacent to Main Office, Principal Office
Spaces:	Reception Area: Secretarial Area: Administration Storage: Vault/Records Storage:
Storage	
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboards Bulletin board
Furniture	Office systems desk per office or work space Swivel office chair per desk Lockable storage/wardrobe Lockable lateral files One (1) large wall unit bookcase per office Soft furniture for visitor seating Fire-rated student file storage
Special Needs/Equipment	Multiple windows to view visitor activity
Technology	Power outlets: with USB charging modules One (1) computer per work area Security "panic" button Network copier

SRO/SECURITY	
Proposed SF: See Space Compilation for exact size	
Access/Location	School Resource Officers located at Main Public Entrance and at Student Entrance
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboard Bulletin board
Furniture	Furniture to be identical to same sized Offices in Admin. 6 FT long control station with security equipment
Special Needs/Equipment	
Technology	Central location for school-wide security systems Power outlets: with USB charging modules One (1) computer per work area Security "panic" button Security Monitors

ADMINSTRATIVE CONFERENCE ROOM	
Proposed SF: 200 SF to 400 SF	
Access/Location	Adjacent to administrative offices
Storage	
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboards Bulletin board
Furniture	Conference table Seating Credenza
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules Polycom telephone Document Camera Interactive LED Panel Aux ports for plugging into display

MAIL/WORK/COPY ROOM/KITCHENETTE	
Proposed SF: See Space Compilation for exact size	
Access/Location	Near Main Office
Storage	Staff mailboxes Built-in counters with shelving below
Lighting	Overhead cabinets and open shelving above
Flooring	Resilient Flooring
Display	Magnetic whiteboards Bulletin boards
Furniture	Table and six (6) chairs
Special Needs/Equipment	Coffee maker Built-in microwave
Technology	High capacity network copier/printer Shredder
Plumbing	(1) Residential sink

PARENT/VOLUNTEER ROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	Off Reception area of Main Office
Storage	
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Resilient Flooring
Display	Whiteboards Bulletin board
Furniture	4 club chairs Built-in desk height countertop with 2 office chairs
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules Polycom telephone Interactive LED Panel Aux ports for plugging into display 1 desktop computer
Plumbing	

HEALTH SUITE	
Proposed SF: See Space Compilation for exact size	
Access/Location	Suite of spaces
Spaces	Arrival/Waiting Room: Office/Exam Room: Barrier-free Toilet w/Changing Table: Lie Down Area with Cot: Supplies Storage Room: Secure Medical Supplies Storage:
Storage	Vertical storage cabinet in Office/Exam
Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Resilient Flooring
Display	
Furniture	Base cabinet with sink in Office/Exam Two (2) locking wall cabinets in Office/Exam One (1) office systems desk in Office/Exam with office chair One (1) cot in Lie-down Area One (1) exam table in Office/Exam Two (2) five-drawer file cabinets in Office/Exam Two (2) lockable full height medicine cabinets in Office/Exam Two (2) visitor chairs in Arrival/Wait
Special Needs/Equipment	Adjustable shelving in Supplies Storage Room and Secure Medical Supplies Storage Refrigerator with generator back-up Microwave 2 wheel chairs
Technology	Power outlets: with USB charging modules Polycom telephone Interactive LED Panel Aux ports for plugging into display 1 desktop computer
Plumbing	Sink in Office/Exam (1) toilet and sink in Toilet Eye-wash station

MEDIA CENTER/DRAMATIC PLAY	
Reading Room/Circulation	
Proposed SF: See Space Compilation for exact size	
Space Concept: An open flexible space supporting varies activities that may change over time. Spaces that support dramtic play.	
Access/Location	Centrally located; "the heart of the school"
Storage	
Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Wall-to-wall carpeting
Display	Bulletin Boards to display student work and promotional materials
Furniture	Flexible young child height book shelving that can easily be reconfigured for the book collection.
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules Four (4) staff computers for the circulation desk area Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system
Plumbing	

MEDIA SPECIALIST OFFICE	
Proposed SF: See Space Compilation for exact size	
Access/Location	Adjacent to Circulation Desk
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboard Bulletin board
Furniture	Office systems desk Swivel office chair & 2 visitor chairs Lockable storage/wardrobe Lockable lateral files One (1) large wall unit bookcase
Technology	Power outlets: with USB charging modules One (1) computer per work area Network copier

MEDIA WORKROOM/STORAGE	
Proposed SF: See Space Compilation for exact size	
Access/Location	Large windows to Media Center/ Learning Commons to support supervision
Storage	
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting
Flooring	Carpet tile
Display	Whiteboards Bulletin board
Furniture	Perimeter base and overhead cabinets Work table at center with chairs Book cases, 6 shelves high Four (4) rolling book carts
Special Needs/Equipment	Microwave Coffee maker
Technology	Power outlets: with USB charging modules One (1) computer area Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system
Plumbing	One (1) residential sink

MAIN SERVER ROOM	
Proposed SF: 250 SF	
Access/Location	Adjacent to IT Offices and Media Center Learning Commons
Storage	Adjustable shelving units Counter area 2 x 4 feet) standing height
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Anti-static flooring
Special Needs/Equipment	Ladder Rack/cable tray Dedicated low pressure HVAC (7x24x365 cooling) Dry fire suppression system
Technology	6 dedicated 20AMP circuits on generator backup (2 for each rack)

IT OFFICE	
Proposed SF: See Space Compilation for exact size	
Access/Location	Adjacent to Main Server Room and Media Center/ Learning Commons entry to facilitate computer drop-offs
Storage	counter with overhead cabinets
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting Task lighting
Flooring	Carpet tile
Display	Whiteboards Bulletin board
Furniture	Two (2) office systems desks per office Swivel office chair per desk Lockable storage/wardrobe Lockable lateral files One (1) large wall unit bookcase per office
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules One (1) computer per work area Security "panic" button Network copier

ARTS CLASSROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	
Classroom Storage	Built-in counters with shelving below around perimeter of the room Counters to showcase student Secured storage for materials
Teacher Storage	Tall wardrobe/storage cabinet, lockable
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Slip resistant flooring that allows for easy cleanup
Display	Multiple magnetic whiteboards (wall-to-wall) on front and side walls Bulletin boards lining the back wall
Student Furniture	Tables, chairs
Teacher Furniture	Teacher desk and chair Lateral/vertical file cabinet
Other Furniture	
Special Needs/Equipment	
Classroom Technology	Power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system
Plumbing	Two sinks. One (1) ADA compliant and One (1) deep sink

Art Storage	
Proposed SF: See Space Compilation for exact size	
Access/Location	Locate between related Studios, with access through those Studios
Storage	Adjustable shelving
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting
Flooring	Slip resistant flooring that allows for easy cleanup
Furniture	Rolling paper drying racks Paper roll storage racks on wheels
Special Needs/Equipment	Adjustable full height 18" deep metal storage racks on two walls
Technology	

PHYSICAL EDUCATION SPACES - GROSS MOTORS ROOM	
Proposed SF: See Space Compilation for exact size	
Space Concept:	
Access/Location	Near Kitchen and Stage
Storage	Equipment Storage adjacent
Ceiling/Lighting	Open ceiling painted with acoustical deck Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Rubber flooring
Display	Magnetic whiteboards Bulletin boards
Furniture	
Special Needs/Equipment	climbing structure Wall Pads
Technology	Power outlets: with USB charging modules Adequate electrical supply for aerobic equipment Access to power and data in the floor Voice, video and data ports Ceiling mounted speakers Wireless & Hard-wired Network Integrated public address system
Plumbing	Drinking fountains with bottle fillers

MUSIC CLASSROOM	
Proposed SF: See Space Compilation for exact size	
Access/Location	
Classroom Storage	Built-in counters/cabinets with storage above and below
Teacher Storage	Tall wardrobe/storage cabinet, lockable
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Wall-to-wall carpeting
Display	Multiple magnetic whiteboards (wall-to-wall) with music staffs Bulletin boards
Furniture	Student chairs
Classroom Technology	Multiple power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system Stereo and speaker system

MUSIC STORAGE	
Proposed SF:	
Number:	
Access/Location	Adjacent to Music Classroom
Storage	Adjustable shelving
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting
Flooring	Resilient flooring
Display	
Furniture	Shelving for small instrument storage
Special Needs/Equipment	
Technology	

COMMUNITY ROOMS	
Proposed SF: 850 SF nominal size. See Space Compilation for exact size	
Student Count: 15	
Space Concept: A physical space with tables, instructional materials, whole group activities and play areas including: Designated play areas (play kitchen / house area, building area, game area, etc.), group meeting / listening / instruction area, teaching stations, water / sand table, art center, science center, classroom library / book corner and independent reading seating, student book / work bins, ADA compliant restroom with changing table	
Access/Location	
Classroom Storage	Display and bookshelves Storage cabinets for learning materials and project storage, lockable Fixed cabinets and accessible work surfaces
Teacher Storage	Tall wardrobe/storage cabinet, lockable
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient Flooring
Display	Marker/whiteboard Tack board & display boards Projection screen/surfaces
Student Furniture	Large rectangular tables with a variety of chair styles, art, for group work and individual work Reading area soft seating Floor learning area rug
Teacher Furniture	Teacher and Para desks, chairs, and display / teaching easel Lateral/vertical file cabinet
Other Furniture	Flag bracket & flag
Special Needs/Equipment	
Classroom Technology	Mobile computer stations / mobile devices and charging station Power outlets: with USB charging modules Interactive Whiteboard/ LED Panel Voice, video and data ports Ceiling mounted speakers Wireless & hard-wired network Integrated public address system
Plumbing	Sink w/water fountain ADA compliamt toilet with changing table (could be shared but needs access directly off of classroom)

FOOD SERVICE KITCHEN	
Proposed SF: See Space Compilation for exact sizes.	
Number: Suite of spaces; see below	
Space Concept: Commercial kitchen with appropriate storage for dry goods, refrigerated foods and frozen foods.	
Access/Location	Strategically located near Loading Dock
Spaces	Preparation Area: Serving Area: Dry Foods Storage: Cooler/Freezer: Ware Washing: Dietician Office: Restroom/Locker Room:
Ceiling/Lighting	Washable moisture resistant acoustical ceilings Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Washable non-skid flooring
Display	Multiple magnetic whiteboards Bulletin boards
Furniture	Office: Two systems workstations with swivel office chairs, (2) five drawer vertical file cabinets
Special Needs/Equipment	Fire extinguisher & suppression Commercial kitchen equipment Exhaust hoods Washer/dryer
Technology	Power outlets Voice, video and data ports Ceiling mounted speakers Wireless & Hard-wired Network Integrated public address system
Plumbing	Sinks at all stations Dishwasher Hand Washing Sinks Floor drains

CUSTODIAL - WORKROOM, BREAK ROOM & OFFICE	
Proposed SF: varied, See Space Compilation for exact size	
Space Concept:	
Access/Location	Central Custodial area
Spaces:	Workroom: Break Room: Custodial Office:
Storage	
Ceiling/Lighting	Acoustical Tile Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Resilient flooring
Display	Bulletin boards Marker boards
Furniture	Workroom: workbench, adjustable metal storage racks Break Room: base and overhead cabinets, dining table and chairs Custodial Office: One (1) office systems workstation, office swivel chair, two (2) visitor chairs
Special Needs/Equipment	
Technology	Power outlets: with USB charging modules One (1) computer per work area Network copier/printer
Plumbing	

BUILDING SERVICES - LARGE GROUP RESTROOMS	
Proposed SF: Varied, as appropriate for location	
Number: As appropriate for location	
Space Concept: Student and public use multiple user Restrooms, designated male and female but designed to be gender-neutral and anti-bullying	
Access/Location	Strategically located
Spaces	Plumbing fixture count determined by plumbing codes
Ceiling/Lighting	Washable moisture-resistant vandal-resistant acoustical ceilings Multi level direct/indirect lighting, daylight sensors, variable light level switching, addressable.
Flooring	Washable non-skid flooring
Special Needs/Equipment	ADA accessible - child height Toilet partitions Mirrors
Technology	Ceiling mounted speakers Integrated public address system
Plumbing	Toilets, lavatories Floor drains

BUIDLING SERVICES - STAFF TOILETS	
Proposed SF: 60 sf	
Access/Location	Near teaching spaces
Lighting	General lighting
Flooring	Tile
Special Needs/Equipment	Moisture resistant drywall Toilet accessories including mirror
Plumbing	ADA compliant fixtures

BUILDING SERVICES - CUSTODIAL & ELECTRICAL CLOSETS	
Proposed SF: Multiple, varied types and sizes	
Access/Location	Distributed throughout the building
Ceiling/Lighting	Washable moisture resistant acoustical ceilings Utility-grade LED lighting fixtures
Flooring	Washable non-skid flooring
Equipment	Custodial Closets: Metal adjustable shelving unit
Technology	Power outlets Voice, video and data ports Ceiling mounted speakers Wireless & Hard-wired Network Integrated public address system
Plumbing	Custodial Closets: Mop sink Floor drains

BUILDING SERVICES - STORAGE	
Proposed SF: Multiple, varied types and sizes	
Access/Location	Strategically located near Loading Dock
Spaces	Storage Area:
Ceiling/Lighting	Painted exposed structure
Flooring	Washable non-skid flooring
Equipment	Metal adjustable shelving of varied amount, depth and height
Doors/Windows	Double doors in all spaces Insulated panelized lift-up garage doors in selected spaces
Technology	Power outlets Ceiling mounted speakers Wireless & Hard-wired Network Integrated public address system
Plumbing	Floor drains

VI. BUILDING SYSTEMS

Technology: It is intended that access to technology (voice, video, data) will be seamless and pervasive throughout the facility. The technology standards of Bristol Public Schools will be employed to afford access to the latest in networking technology. Wireless access points will be supplemented by the wired network. All spaces indicated in the standards to have hard wired connectivity will be provided with raceways for the appropriate transmission media. The cost of installing such media, required routing hardware and terminations will be included in the project budget.

Public Address: The building public address system will cover all circulation, administrative and instructional areas. The type and capacity of the system will be determined through the integration of the BPS Design Guidelines and Standards and the School Safety Infrastructure Criteria.

Phone System: A comprehensive voice-over-internet phone system will be integrated with the technology component of the project, and phones will be installed throughout the facility. All support and instructional spaces will be included. The type and capacity of the system will be determined by BPS through the integration of the School Safety Infrastructure Standards.

Clock/Bell System: The clock and bell system will serve all support and instructional spaces. To be determined through coordination with the Technology plan, these requirements may be incorporated as a feature of another building system, such as the phone or public address system.

Fire Alarm: An addressable fire alarm system providing coverage equivalent to a new building will be installed. Communications to Areas of Rescue Assistance will be included.

VII. INTERIOR BUILDING ENVIRONMENTS

Acoustics: Generally, suspended acoustical ceiling systems will be installed throughout the building. Classroom and corridor walls are to be constructed of materials providing acoustical separation. In specialized areas such as the media center, cafeteria, and medically sensitive classrooms, additional acoustical treatments will be installed. Carpet flooring use will be minimized, due to environmental concerns. These efforts will be guided by the Acoustical Standards required in accordance with State Statute Section 10-285g.

Lighting: Natural lighting will be utilized to the greatest practical extent within this multistory facility. Artificial lights will be energy efficient and appropriate for the programmatic use of the space. Motion sensors will be installed where appropriate as an energy savings measure. Requirements of utility company efficiency programs will inform the lighting design.

HVAC: The heating system will be served by high efficiency boilers. Full air conditioning and mechanical ventilation will be provided. Energy saving strategies, such as air-to-air heat exchangers and waste heat recovery will be explored. A computerized energy management system will be installed. A range of HVAC systems, as appropriate to the constraints of the facility, will be explored to determine the most appropriate system for the building. Requirements of utility company efficiency programs will inform the HVAC design.

Fire Protection: The completed facility will feature a full automatic sprinkler system. Special extinguishing systems will be employed at kitchen equipment locations.

Plumbing: All plumbing will comply with current codes and will seek to minimize water usage.

Windows/Doors: Windows will be energy efficient and low maintenance and will allow for natural ventilation. Classrooms will be provided with glazing or door- mounted vision panels to promote security. Rated doors will be installed in accordance with fire code. All door locks will be keyed to a building master as well as a District-Wide grand master keying system. Principles of the School Safety Infrastructure Criteria will be adopted throughout the design effort to enhance these traditional, baseline features.

VIII. SITE DEVELOPMENT

Site Acquisition: Not applicable to this project.

Parking: Designated handicapped accessible parking spaces and passenger loading zones will be identified, with signage as appropriate. Staff and visitor parking will be provided on site. Separate accommodations for the two academic programs will be considered.

Drives: Bus and parent drop off areas will be appropriately separated to ensure pedestrian safety and enhance traffic efficiency.

Walkways: Curb ramps and walks will be provided in compliance with ADA. Walks will be connected to neighborhood sidewalk systems to encourage nearby students to walk to school and will be configured with pedestrian safety in mind.

Outdoor Play areas: The project will provide play areas including but not limited to hardscapes and playscapes for appropriate for pre-k aged children

Landscaping: Landscaping work will be limited and will be designed so that maintenance will be reduced. Plantings will be designed so that site security is maintained, and potential hiding spaces are avoided.

Site Improvements: As appropriate to the final building/addition configuration, the principles of the School Safety Infrastructure Criteria will be adopted throughout the design effort. Improvements will include fencing for student safety and site security as determined by the safety assessment.

IX. PRIORITY LIST AND CONSTRUCTION BONUS REQUESTS

At this time we plan on applying for the Mechanical 1% upgrade.

X. COMMUNITY USES

The school will continue to facilitate activities before and after school hours, and throughout the calendar year. Uses will include but not be limited to the following:

- Summer Enrichment Programs will be held here
- PTO will use the media center and conference rooms for meetings before and after school; the media center may be offered as an afterhours community resource
- Youth club programs will be run here after school
- Childcare programs will be run here during and before and after school.

XI. REFERENCES AND STANDARDS

The following District Standards and reference documents are incorporated herein by reference and apply to the project, in context, as thoroughly as if contained in their entirety herein:

- Bristol Public Schools Reimagining Plan and Masterplan
- BPS Design & Engineering Standards
- BPS Furniture, Fixtures & Equipment Standards
- BPS Technology Plan
- State of Connecticut School Safety Infrastructure Criteria
- State of Connecticut High Performance Buildings Standards

XII. PROGRAM

Academic Core Spaces (AC) - Net Square Feet

Diagram Number	Space Description	Existing SF			Proposed SF		
		Qty	SF	Area	Qty	SF	Area
Instructional Areas							
E-AC-1	PreK-K Classroom	0	0	0	0	1000	0
E-AC-1	PreK-K Classroom w/Toilet	0	0	0	12	850	10,200
	Flexible Classroom	0	0	0	1	810	810
	Flexible Classroom	0	0	0	1	885	885
E-AC-2	Kindergarten Classroom	2	1000	2,000	0	1000	0
E-AC-2	ES Classrooms - Grades 1-5	14	850	11,900	0	0	0
E-AC-2	ES Classrooms - Grades 1-5	2	925	1,850	0	0	0
	Community Room	0	855	0	1	855	855
	Community Room	0	865	0	1	865	865
Total Instructional Areas		**18**			**16**		
Support Areas							
	PreK-K Restrooms	2	50	100	0	50	0
	PreK-K Storage	2	50	100	0	50	0
	Teacher Prep Workroom	0	0	0	0	0	0
	Staff Restroom	0	0	0	0	0	0
	Instructional Material Storage	0	0	0	0	0	0
	Small Group Room	0	0	0	0	0	0
Academic Core Total				**15,950**			**13,615**

Special Education Spaces (SE) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
Instructional Areas - Not Counted in Total Instructional Space Count							
E/M/H-AC-1	Self-contained Classroom	0	0	0	0	0	0
E/M/H-SE-1	Special Education/Resource	0	0	0	0	0	0
E/M/H-AC-1	Small Self-contained Classroom	8	120	960	7	120	840
	Autism Room	0	1000	0	1	1075	1,075
	Pre-K Testing Room	0	1000	0	1	1085	1,085
	OT/PT Room	0	0	0	0	0	0
	Workroom/Conference	0	0	0	0	0	0
	Restroom/Shower	0	0	0	0	0	0
Special Education Total				**960**			**3,000**

Administration Spaces (AD) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
	Reception Area	1	225	225	1	235	235
	Secretarial Area	1	185	185	1	190	190
	Principal's Office	1	205	205	1	250	250
	Assistant Principal's Office	0	0	0	0	0	0
	Guidance Counselor's Office	1	150	150	1	140	140
	Career Center	0	0	0	0	0	0
	Itinerant Personnel Office	0	0	0	0	0	0
	Security Office	0	0	0	0	0	0
	Parent/Volunteer Room	0	0	0	0	0	0
	School Store	0	0	0	0	0	0
	Health Clinic (incl. RR)	1	425	425	1	410	410
	Teachers Lounge (incl. RR & Kitchen)	1	625	625	1	625	625
E/M/H-AC-1	In-school Suspension	0	0	0	0	0	0
	Conference Room	1	140	140	1	300	300
	Conference Room	0	350	0	1	350	350
	Mail/Work/Copy Room	1	150	150	0	130	0
	Admin/Guidance Storage	0	0	0	0	0	0
	Vault/Records Storage	0	0	0	0	0	0
	Restroom	2	25	50	2	75	150
Administration Total				**2,155**			**2,650**

Media Center Spaces (MC) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
E/M/H-MC-1	Reading Room/Circulation - Note 1	1	1680	1,680	1	2020	2,020
	Multimedia Production/Computers	1	210	210	0	210	0
	Conference Room	0	0	0	0	0	0
	Media Supoport	1	150	150	1	150	150
	Workroom/Storage	1	65	65	1	85	85
	Main Server Room [MS]	1	45	45	0	45	0
	Dark Room	1	65	65	1	65	65
Media Center Total				**2,215**			**2,320**

Visual Arts Spaces (VA) - Net Square Feet							
Diagram Number	**Space Description**	**Existing SF**			**Option 1 SF**		
		Qty	SF	Area	Qty	SF	Area
Instructional Areas							
E-VA-1	ES Art Room	1	1045	1,045	1	833	833
Total Instructional Areas		**1**			**1**		
Support Areas							
	Kiln/Ceramic Storage	1	50	50	1	50	50
	Art Material Storage	1	110	110	1	110	110
	Wet Area				1	110	110
	Prep Area				1	102	102
Visual Arts Total				**1,205**			**1,205**

Note 1:
SF based on 10% of student enrollment x 35 SF/Student

Music Spaces (MU) - Net Square Feet							
Diagram Number	**Space Description**	**Existing SF**			**Option 1 SF**		
		Qty	SF	Area	Qty	SF	Area
Instructional Areas							
E-MU-1	ES Music Room	1	920	920	1	1175	1,175
Total Instructional Areas		**1**			**1**		
Support Areas							
	Music Library/Storage	1	190	190	0	190	0
	Music Office	0	0	0	0	0	0
	Instrument Storage	1	175	175	0	175	0
	Practice Room	0	0	0	0	0	0
Music Total				**1,285**			**1,175**

Physical Education Spaces (PE) - Net Square Feet							
Diagram Number	**Space Description**	**Existing SF**			**Option 1 SF**		
		Qty	SF	Area	Qty	SF	Area
Instructional Areas							
E-PE-1	ES Gymnasium	0	0	0	0	0	0
	Multi-use P.E. Room	0	0	0	0	0	0
Total Instructional Areas		**0**			**0**		
Support Areas							
	Physical Education Storage	0	0	0	0	0	0
	Gross Motors Room	0	0	0	1	3305	3,305
	P.E./Athletic Office	0	0	0	0	120	120
Physical Education Total				**0**			**3,425**

Student Dining Spaces (SD) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
E/M/H-SD-1	Student Dining - Note 2/Multipurpose	1	2315	2,315	0	2315	0
E/M/H-SD-2	Stage	1	850	850	0	850	0
	Staff Dining	0	0	0	0	0	0
	Combined Dining/Performance						
	Scene Shop and Storage	1	140	140	0	140	0
	Table Storage	1	120	120	0	120	0
	Family Restroom	0	0	0	0	0	0
Student Dining Total				**3,425**			**0**

Note 2:
SF based on 3 lunch periods and 17.5 SF/Seat

Food Service Spaces (FS) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
	Warming Kitchen	0	0	0	0	0	0
E/M/H-FS-1	Kitchen						
E/M/H-FS-1	Preparation Area	1	475	475	1	475	475
E/M/H-FS-1	Serving Area	1	160	160	1	160	160
E/M/H-FS-1	Dry Food Storage	1	110	110	1	110	110
E/M/H-FS-1	Cooler/Freezer	0	0	0	0	0	0
E/M/H-FS-1	Ware Washing	0	0	0	0	0	0
	Dietician Office	0	0	0	0	0	0
	Restroom/Locker Rm	0	0	0	0	0	0
Food Service Total				**745**			**745**

Custodial Spaces (CU) - Net Square Feet

Diagram Number	Space Description	Existing SF			Option 1 SF		
		Qty	SF	Area	Qty	SF	Area
	Workroom	1	170	170	1	170	170
	Custodial Office	0	0	0	0	0	0
Custodial Total				**170**			**170**

Building Services Spaces (BS) - Net Square Feet							
		Existing SF			Option 1 SF		
Diagram Number	**Space Description**	Qty	SF	Area	Qty	SF	Area
E/M/H-BS-1	Large Group Restrooms	1	260	260	1	260	260
	Large Group Restrooms	1	220	220	1	220	220
	Large Group Restrooms	2	200	400	2	200	400
	Custodial Closet	1	25	25	0	25	0
	Transformer Room	1	140	140	1	140	140
	Electrical Closet	1	95	95	1	95	95
	Telecommunications Room (TR)	1	85	85	1	85	85
E/M/H-BS-2	Corridors	0	0	0	0	0	0
	Vertical Circulation	0	0	0	0	0	0
	Mechanical/Electrical Space/Decks	1	40	40	1	40	40
	Boiler Room	1	660	660	1	660	660
	Storage Area	0	0	0	0	0	0
	Central Storage Area	0	0	0	0	0	0
	Loading/Receiving Area	0	0	0	0	0	0
	Restroom	1	75	75	1	75	75
	Restroom	1	30	30	0	30	0
	Storage	0	0	0	0	0	0
	Recycling Room	0	0	0	0	0	0
Building Services Total				**2,030**			**1,975**

Total NSF				30,140	30,280
Grossing Factor				1.30	1.29
Total GSF (inside face of exterior wall)				**39,180**	**39,180**
Total GSF (outside face of exterior wall)				**44,000**	**44,000**