

01/07/2026 2:48:15 PM
 All information contained herein is in DRAFT format for review & discussion and is not intended to be released for final publication. Scope, schedule and costs are subject to change based upon the aforementioned review process.

PROPOSED PROGRAM - EPS - NEW PK-5 ELEMENTARY SCHOOL (x4)

Grade Configuration:	PK-5		
Projected Enrollment:	599		
Area of Existing Building:	N/A		
Gross Floor Area (Targeted):	82,270		
Revision Date:	1.07.26		

GENERAL ACADEMIC CLASSROOMS	#/Rm	QTY	UNIT SF	TOTAL SF
Pre-Kindergarten Classrooms w/Toilet (50 sf)		3	1200	3,600
Kindergarten Classrooms w/ Toilet (50 sf)		4	1200	4,800
Grades 1-2 Classrooms		8	850	6,800
Grades 3-5 Classrooms		12	850	10,200
Subtotal		27		25,400
Curriculum Storage		3	80	240
Flexible Break Out / Indoor Movement / GMS		3	150	450
Teacher Prof. Dev./Work/Prep Room		3	325	975
Toilet Room (Multi-fixture) @ SLC		6	200	1,200
Toilet Room (Single Use) @SLC		8	50	400
Subtotal		23		3,265
GENERAL ACADEMIC CLASSROOMS		50		28,665

SPECIAL EDUCATION <i>(see also General Academic)</i>	#/Rm	QTY	UNIT SF	TOTAL SF
Integrated PK w/TLT		2	1,200	2,400
K Specialized CR w/ TLT (DLP, SOAR, ALP)		1	1200	1,200
1-2 Specialized CR w/ TLT (DLP, SOAR, ALP)		2	900	1,800
3-5 Specialized CR w/ TLT (DLP, SOAR, ALP)		3	900	2,700
Resource/Small Group		4	425	1,700
Speech		3	175	525
OT/PT		2	500	1,000
Sensory		1	125	125
Time Aside with Seclusion Room		4	325	1,300
Time Aside without Seclusion Room		4	225	900
Social Work/Counseling Offices		3	125	375
Psychology/BCBA/Consultant Offices		3	125	375
SPED Storage Spaces		4	100	400
PPT Meeting Rooms		3	225	675
SPED Coordinator Office		1	125	125
Intervention Rooms (Math, Reading)		6	325	1,950
ELL Room		2	625	1,250
SPECIAL EDUCATION <i>(see also General Academic)</i>		48		18,800

01/07/2026 2:46:21 PM
 All information obtained herein is in DRAFT format for review & discussion and is not intended for publication. Scope, schedule, and costs are subject to change based upon the aforementioned review process.

STUDENT SUPPORT SERVICES	#/Rm	QTY	UNIT SF	TOTAL SF
General Office & Waiting Area		1	325	325
Principal's Office		1	150	150
Assistant Principal's Office		1	125	125
Social Work/Counseling Offices	Refer to special Education			
Psychology/BCBA/Consultant Offices	Refer to special Education			
Academic Coaches Offices (adj. to meeting rm.)		2	100	200
Academic Coaches Meeting Room		1	200	200
Conference Room		1	325	325
Office Workroom		1	100	100
Storage Room		1	80	80
Student Support Services Restrooms		2	60	120
Security Office		1	80	80
Pre-K Registration & Welcome Center		1	225	225
Pre-K Administrative Offices		1	125	125
Pre-K (Integrated) Nurse/Health sup. serv.		1	150	150
Health / Wellness / Spiritual Support Room		1	100	100
Parent/Family Resource Center		1	325	325
STUDENT SUPPORT SERVICES		17		2,630

STUDENT HEALTH	#/Rm	QTY	UNIT SF	TOTAL SF
Nurse Office		1	150	150
Waiting/Cots/Main Room		1	350	350
Exam/Multi-Purpose Room		1	120	120
Storage Closet		1	100	100
Toilet Room		2	60	120
Community based Health Center		1	525	525
STUDENT HEALTH		7		1,365

VISUAL AND PERFORMING ARTS	#/Rm	QTY	UNIT SF	TOTAL SF
Art Studio		1	1,100	1,100
Kiln Room		1	80	80
Art Storage		1	125	125
General Music / Choral Classroom		1	1,100	1,100
General Music / Choral Storage		1	125	125
Band / Instrumental Music Classroom		1	1,200	1,200
Band / Instrumental Music Storage		1	200	200
Flexible Performance Space/Multi-purpose		1	2,150	2,150
Platform / Storage		1	900	900
VISUAL AND PERFORMING ARTS		9		6,980

LEARNING COMMONS	#/Rm	QTY	UNIT SF	TOTAL SF
Media Specialist Office		1	125	125
Media Specialist Storage / Work Room		1	150	150
Reading Room/Stack/Meeting Area		1	2,090	2,090
Maker / Fabrication Center (Build & Design)		1	650	650
Break Out - Small Group (Project based learning)		1	150	150
MDF / IT Infrastructure Room		1	125	125
LEARNING COMMONS		6		3,290

Draft Print
 01/07/2026 2:49:02 PM
 All information contained herein is in DRAFT format for review & discussion and is not intended for publication. Scope, schedule, and costs are subject to change based upon the aforementioned review process.

WELLNESS / PHYSICAL EDUCATION	#/Rm	QTY	UNIT SF	TOTAL SF
Gymnasium (2 teaching spaces)		1	6,000	6,000
Gymnasium Storage		1	200	200
Toilet Room / Locker Area		2	200	400
Office		1	125	125
WELLNESS / PHYSICAL EDUCATION		5		6,725

CAFETERIA / FOOD SERVICE	#/Rm	QTY	UNIT SF	TOTAL SF
Cafeteria - Lower/Upper School Dining Areas		1	3,483	3,483
Kitchen/Servery		1	1,450	1,450
Dry Storage		1	150	150
Walk-in Cooler		1	150	150
Walk-in Freezer		1	150	150
Locker Room		1	80	80
Office (Shared Workstations)		1	80	80
Janitor's Closet (Kitchen)		1	50	50
Toilet Room (Kitchen)		1	60	60
Chair/Table Storage		1	125	125
Teacher Dining / Small Break Out Dining Area		1	500	500
CAFETERIA / FOOD SERVICE		11		6,278

BUILDING SERVICES	#/Rm	QTY	UNIT SF	TOTAL SF
General / Instructional Storage		1	325	325
Toilet Room (Boys/Men)		2	225	450
Toilet Room (Girls/Women)		2	225	450
Single-User Toilet Room		4	50	200
Custodial Closet		3	50	150
Custodial Office		1	80	80
Custodial / Maintenance Storage		1	250	250
Custodial Toilet Room		1	50	50
Mechanical Room		1	500	500
Electrical Room(s)		3	75	225
Domestic Water / Fire Suppression		1	200	200
IDF Room		2	60	120
Deliveries / Loading		1	300	300
Outdoor Storage (P.E., Recess, Facilities)		1	200	200
BUILDING SERVICES		24		3,500

Draft Print
 01/07/2026
 All information contained herein is preliminary and subject to change without notice. It is to be reviewed, discussed, and approved by the appropriate parties upon the submission of the final program schedule and cost estimate.

PROGRAM AREAS	#/ROOMS		TOTAL SF
GENERAL ACADEMIC CLASSROOMS	50		28,665
SPECIAL EDUCATION (see also General Academic)	48		18,800
STUDENT SUPPORT SERVICES	17		2,630
STUDENT HEALTH	7		1,365
VISUAL AND PERFORMING ARTS	9		6,980
LEARNING COMMONS	6		3,290
WELLNESS / PHYSICAL EDUCATION	5		6,725
CAFETERIA / FOOD SERVICE	11		6,278
BUILDING SERVICES	24		3,500
Net SF			78,232
Circulation Factor	78,232	0.25	19,558
PROGRAM AREA GSF			97,790
OGA ALLOWABLE AREA			75,825
GROSS UP FACTOR		8.50%	6,445
GROSS FLOOR AREA (TARGETED)			82,270
DELTA			(15,520)