Proposed Space Summary - K-8 School - v3 PDP

Revised June 2023

Date: 3/6/2025 Preliminary Design Program

WINTER HILL COMMUNITY INNOVATION SCHOOL	BROWN EXISTING CONDITIONS			WHCIS @ EDGERLY EXISTING CONDITIONS				PROPOSED PROGRAM: WHCIS (690 STUDENTS K-8) + PK			PROPOSED PROGRAM: WHCIS+BROWN (925 K-8) + PK				MSBA GUIDELINES (690 STUDENTS K-8)			MSBA GUIDELINES (925 STUDENTS K-8)			
ROOM TYPE	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS		ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS		ROOM NFA[1]	# OF ROOMS	AREA TOTALS	ROOM NFA[1]	# OF ROOMS	AREA TOTALS	COMMENTS
CORE ACADEMIC			**10,412**			**14,301**				**36,878**			**50,321**				**34,130**			**47,080**	STE Guidelines Policy
Kindergarten Classroom with Toilet	845	2	1,690	618	2	1,236		1,200	**4**	4,800	1,200	**6**	7,200	18/CR	1,200	4	4,800	1,200	6	7,200	1,100 NSF (minimum size) - 1,300 NSF (maximum size);
														vs 25							
General Classroom (Grades 1-6)	872	10	8,722	960	1	960		900	**19**	17,100	900	**27**	24,300	23/CR	950	20	19,000	950	27	25,650	900 NSF (minimum size) - 1,000 NSF (maximum size);
General Classroom (Grades 1-6)				860	1	860		3.5cr/gr if incl ste			5cr/gr if incl ste			vs 26							
General Classroom (Grades 1-6)				800	2	1,600		(round to 4 at 6th)			(2.5 4cr tms at 7/8)										
General Classroom (Grades 1-6)				720	1	720															
General Classroom (Grades 1-6)				680	2	1,360															
General Classroom (Grades 1-6)				630	2	1,260															
General Classroom (Grades 1-6)				600	1	600															
Science, Technology, Engineering (STE) Room (Gr 3-6)			0			0		1,080	**2**	2,160	1,080	**3**	3,240	1/350	1,080	2	2,160	1,080	3	3,240	1,080 NSF (minimum size); Refer to the 2018 STE
STE Storage Room (If applicable)			0			0		120	2	240	120	3	360		120	2	240	120	3	360	Minimum of (1) 120 NSF STE Storage Room required
General Classroom (Grades 7-8)			0	735	1	735		900	**5**	4,748	900	**8**	6,791	23/CR	900	5	4,500	900	8	7,200	850 NSF (minimum size) - 950 NSF (maximum size)
General Classroom (Grades 7-8)				675	1	675		3.5cr/gr w sci			5cr/gr w sci										
General Classroom (Grades 7-8)				620	1	620															
Science Classroom / Lab (Grades 7-8)			0	960	1	960		1,440	**2**	2,880	1,440	**2**	2,880		1,440	2	2,880	1,440	2	2,880	Assumed schedule: 1 period per day per student;
Science Classroom / Lab (Grades 7-8)				680	1	680		**32 classes+NCA as 2**			**45 classes+NCA as 2**			**for specials calcs**							
Prep Room			0			0		200	2	400	200	2	400		200	2	400	200	2	400	(1) 200 NSF Prep Room required per Science
Central Chemical Storage Room			0			0		150	1	150	150	1	150		150	1	150	150	1	150	(1) 150 NSF Central Chemical Storage Room Required
World Language			0			0		see specials (arts/tech)			see specials (arts/tech)										
Newcomers Classrooms (ESL/MLL Grade-6)			0	590	1	590		500	**2**	1,000	500	**2**	1,000	8-12/CR							
Newcomers Classrooms (ESL/MLL Grade-7/8)			0	385	2	770		500	**4**	2,000	500	**4**	2,000	8-12/CR							
Newcomers Classrooms (ESL/MLL Grade-7/8)				675	1	675	shared						0								
Breakout/Collaboration Zones			0			0		175	8	1,400	250	8	2,000	Gr.1-8							
SPECIAL EDUCATION			**729**			**10,260**				**23,300**			**25,300**				**10,580**			**13,100**	Special Education spaces require DESE review and
Self-Contained Special Education Classroom (Gr K-6)			0	1,180	1	1,180	AIM	900	8	7,200	900	8	7,200	AIM T3	950	4	3,800	950	5	4,750	900 NSF (minimum size) - 1,300 NSF; equal to the size
Self-Contained Special Education Classroom (Gr K-6)			0	1,000	1	1,000	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	850	1	850	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	820	1	820	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	780	1	780	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	680	1	680	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	620	1	620	AIM														
Self-Contained Special Education Classroom (Gr K-6)			0	580	1	580	AIM														
Self-Contained Special Education Classroom (Gr 7-8)			0	500	1	500	AIM	900	2	1,800	900	2	1,800	AIM T3	950	4	3,800	950	5	4,750	850 NSF (minimum size) - 950 NSF; equal to the size of
Self-Contained Special Education Classroom (Gr 7-8)			0	440	1	440	AIM	900	1	900	900	1	900	AIM T1							
Self-Contained Special Education Toilet Room (Gr K-6)			0			0		60	8	480	60	8	480		60	4	240	60	5	300	
Self-Contained Special Education Toilet Room (Gr 7-8)			0			0		60	2	120	60	2	120	added	60	4	240	60	5	300	
Life Skills Suite			0			0		600	2	1,200	600	2	1,200	aim+gen-ed							
Resource Room (Grades K-6)	729	1	729	225	2	450		450	2	900	450	3	1,350		500	2	1,000	500	3	1,500	
Resource Room (Grades 7-8)			0	275	2	550		450	1	450	450	2	900		500	1	500	500	1	500	
Small Group Room (SLP/Speech & Language)	within resource rm			90	3	270		450	6	2,700	450	6	2,700	2aim,1nca, 2/cluster	500	2	1,000	500	2	1,000	1/2 size of a General Classroom
Small Group Room (Reading & Math Coaches)	within resource rm			345	2	690	NCA	450	2	900	450	2	900	2 in each							
OT/PT	within resource rm			335	1	335		450	3	1,350	450	3	1,350	1/cluster							
OT/PT Sensory	within resource rm					0		200	2	400	200	3	600	w/ ea. otpt							
Adjustment Counselor			0	90	2	180		150	6	900	150	6	900	1aim,2nca, 3gen educ							
Work Rooms (9 gen-educ paras +3 behav.)			0			0		450	3	1,350	450	3	1,350	1/cluster							
Meeting Space within Classroom Clusters			0			0		100	9	900	100	18	1,800	in ea.grade							
AIM Director			0	335	1	335		150	1	150	150	1	150								
Department Coordinator			0	included above				150	2	300	150	2	300								
IEP Team Leader	within resource rm					0		150	2	300	150	2	300								
IEP Conference	within resource rm					0		300	1	300	300	1	300								
Small Conference			0			0		200	1	200	200	1	200								
Regulation Space (stand-alone)			0			0		100	5	500	100	5	500	ea.floor							
ART & MUSIC			**1,491**			**2,718**				**5,375**			**10,950**				**5,625**			**8,050**	
Art Classroom (Grades K-6)	735	1	735	1,120	1	1,120		1,000	0	0	1,000	1	1,000	1/35cr	1,000	1	1,000	1,000	2	2,000	Assumed schedule: 2 times per week per student
Art Classroom (Grades 7-8)			0			0		1,200	1	1,200	1,200	1	1,200		1,200	1	1,200	1,200	1	1,200	Assumed schedule: 50% total enrollment; 2 times per
Art Workroom with Storage and Kiln			0			0		150	1	150	150	3	450		150	2	300	150	3	450	
Band / Chorus (100 seats)			0			0		1,500	1	1,500	1,500	1	1,500	1/35cr	1,500	1	1,500	1,500	1	1,500	
Music Classroom / Large Group (25-50 seats)	756	1	756	988	1	988		1,200	0	0	1,200	1	1,200		1,200	1	1,200	1,200	2	2,400	Assumed schedule: 2 times per week per student
Music Practice / Ensemble (Grades K-6)			0			0		75	3	225	75	4	300		75	3	225	75	4	300	
Music Practice / Ensemble (Grades 7-8)			0			0		200	1	200	200	1	200		200	1	200	200	1	200	
Theater Classroom			0	610	1	610		1,200	1	1,200	1,200	2	2,400	1/35cr							
Health Classroom			0			0		can occur within STE			900	2	1,800	1/35cr							
World Language								900	1	900	900	1	900	Gr. 4-6							
VOCATIONS & TECHNOLOGY			**0**			**3,245**				**1,440**			**1,440**				**1,440**			**1,440**	STE Guidelines Policy
Technology / Engineering Rooms			0			0		1,440	1	1,440	1,440	1	1,440		1,440	1	1,440	1,440	1	1,440	Assumed schedule: 50% total enrollment (Grades 7-8); 5 times per week: 850 NSF (minimum size) - 2,000 NSF
								+2 STE in Core Academics			+3 STE in Core Academics										
HEALTH & PHYSICAL EDUCATION			**0**			**3,245**				**8,322**			**8,322**				**8,322**			**8,322**	Excess Physical Education Spaces Policy
Gymnasium	uses media center			3,245	1	3,245		6,000	1	6,000	6,000	1	6,000		6,000	1	6,000	6,000	1	6,000	
Adaptive PE			0			0		2,000	1	2,000	2,000	1	2,000								
Gym Storeroom			0			0		150	1	150	150	1	150		150	1	150	150	1	150	
Health Instructor's Office with Shower and Toilet			0			0		172	1	172	172	1	172		172	1	172	172	1	172	
Locker Rooms - Boys and Girls with Toilets			0			0				0			0		1,000	2	2,000	1,000	2	2,000	
MEDIA CENTER			**1,400**			**1,000**				**3,902**			**5,025**				**3,902**			**5,025**	
Media Center / Reading Room	1,400	1	1,400	1,000	1	1,000		2,402	1	2,402	3,025	1	3,025		3,902	1	3,902	5,025	1	5,025	
Elementary Reading Room			0			0		1,500	1	1,500	2,000	1	2,000								
DINING & FOOD SERVICE			**397**			**3,420**				**12,477**			**14,377**				**9,467**			**11,602**	
Cafeteria / Dining			0	2,075	1	2,075		5,175	1	5,175	6,938	1	6,938	+ SFLC	5,175	1	5,175	6,938	1	6,938	Based on 2 lunch seatings - 15 NSF per seat
Stage			0	455	1	455	w/gym	1,600	1	1,600	1,600	1	1,600		1,600	1	1,600	1,600	1	1,600	
Kitchen	397	1	397	630	1	630		3,300	1	3,300	3,300	1	3,300	central	1,990	1	1,990	2,225	1	2,225	1,600 NSF for first 300 students + 1 NSF per additional
Kitchen areas/Storage								1,700	1	1,700	1,700	1	1,700	central							
Chair / Table / Equipment Storage			0			0		430	1	430	508	1	508		430	1	430	508	1	508	200 NSF for first 300 students + 0.333 NSF per
Staff Lunch Room			0	260	1	260		272	1	272	331	1	331		273	1	273	331	1	331	200 NSF for first 400 students + 0.25 NSF per
MEDICAL			**230**			**0**				**610**			**710**				**610**			**710**	
Medical Suite Toilet			0			0		60	1	60	60	1	60		60	1	60	60	1	60	
Nurses' Office / Waiting Room	106	1	106			0		250	1	250	250	1	250		250	1	250	250	1	250	
Examination Room / Resting	124	1	124			0		100	3	300	100	4	400	1 isol.	100	3	300	100	4	400	
ADMINISTRATION & GUIDANCE			**750**			**2,005**				**4,484**			**6,384**				**3,134**			**3,519**	
Principal's Office with Conference Area	85	1	85	325	1	325		200	1	200	200	1	200		375	1	375	375	1	375	
Principal's Secretary / Waiting	86	1	86			0		125	3	375	125	3	375		125	1	125	125	1	125	
Assistant Principal's Office			0	165	1	165		150	3	450	150	3	450		127	1	127	127	1	127	
General Office / Waiting Room with Toilet (& Secr)	in main hallway					0		425	1	425	500	1	500		484	1	484	601	1	601	
Conference Room			0	325	1	325		275	1	275	200	4	800	275+(3)175	272	1	272	272	1	272	
Teachers' Mail and Time Room			0			0		250	1	250	250	1	1,000		100	1	100	100	1	100	
Copy Room	in main hallway					0		included above			included above				161	1	161	161	1	161	
Records Room			0			0		125	1	125	125	1	125		130	1	130	130	1	130	
Supervisory / Spare Office			0	335	1	335	2 dea	150	2	300	150	3	450	deans	127	1	127	127	1	127	
General Waiting Room			0			0		incl. w secr/waiting			incl. w secr/waiting				100	1	100	100	1	100	
Guidance Office (Couns Educators + Stu Assist Couns)	374	1	374			0		150	5	750	150	5	750	2ce +3sac	150	4	600	150	5	750	
Guidance Storeroom			0			0		34	1	34	34	1	34		38	1	38	38	1	38	
Teachers' Work Room	in main hallway					0		100	5	500	120	5	600		495	1	495	613	1	613	
Social Worker	61	1	61	170	1	170		150	1	150	150	3	450	moved							
Newcomer Academy SAC			0	185	1	185		150	1	150	150	1	150	moved							
ESL/MLL Office				170	1	170		see 'other' NCA office			see 'other' NCA office										
ESL/MLL Work Room				330	1	330		500	1	500	500	1	500	for9 (1/gr)							
CUSTODIAL & MAINTENANCE			**2,927**			**975**				**2,262**			**2,497**				**2,262**			**2,497**	
Custodian's Office	386	1	386			0		150	1	150	150	1	150		150	1	150	150	1	150	
Custodian's Workshop			0			0		347	1	347	347	1	347		347	1	347	347	1	347	
Custodian's Storage	254	10	2,541			0		375	1	375	375	1	375		375	1	375	375	1	375	
Storeroom	in main hallway			775	1	775		460	1	460	617	1	617		460	1	460	617	1	617	
Recycling Room / Trash			0			0		400	1	400	400	1	400		400	1	400	400	1	400	
Receiving and General Supply			0			0		330	1	330	408	1	408		330	1	330	408	1	408	
Network / Telecom Room			0	200	1	200		200	1	200	200	1	200		200	1	200	200	1	200	
OTHER			**78**			**1,250**				**5,175**			**5,175**				**0**			**0**	
Pre-Kindergarten Classroom with Toilet (if applicable)			0	610	1	610		1,200	1	1,200	1,200	1	1,200		1,200	0	-	1,200	0	-	1,100 NSF (minimum size) - 1,300 NSF (maximum size)
Community Schools (After School Program)	78	1	78			0		150	1	150	150	1	150								
- small group								450	1	450	450	1	450								
Somerville Family Learning Collab (SFLC)			0	165	1	165		300	1	300	300	1	300								
- workroom (6 enroll, 3 hlth, 1 MLE)								600	1	600	600	1	600								
- office/privacy meeting + testing space								75	4	300	75	4	300								
- playgroup for 20 children + 25 adults								multi-purpose part of caf			multi-purpose part of caf										
- food pantry/freezer								150	1	150	150	1	150								
- clothing pantry			0			0		150	1	150	150	1	150								
Becoming A Man (BAM, Grades 7-8)			0	425	1	425		900	1	900	900	1	900								
Working on Womanhood (WOW, Grades 6-8)			0			0		900	1	900	900	1	900								
Mothers/Nursing Room			0	50	1	50		75	1	75	75	1	75								
															# of Grades	9		# of Grades	9		
Total Building Net Floor Area (NFA)			**18,414**			**42,419**				**104,225**			**130,501**		K	1	**79,473**	K	1	**101,345**	**Total Building Net Floor Area (NFA)**
															Grade 1	1		Grade 1	1		
Proposed Student Capacity / Enrollment			**178**			**400**		Total Enrollment		**690**	Total Enrollment		**925**		Grade 2	1	**690**	Grade 2	1	**925**	**Total Enrollment (Enter Design Enrollment)**
			avg 30 stu/gr			avg 44 stu/gr		Kindergarten		77	Kindergarten		103		Grade 3	1	**77**	Grade 3	1	**103**	Kindergarten Enrollment
	36 FTE Staff (30+10-15 partial)			90 teachers + 30 paras = 120 staff				Grades 1-2		153	Grades 1-2		206		Grade 4	1	**153**	Grade 4	1	**206**	Lower Elementary School Enrollment (Grades 1-2)
								Grades 3-6		307	Grades 3-6		411		Grade 5	1	**307**	Grade 5	1	**411**	Upper Elementary School Enrollment (Grades 3-6)
								Grades 7-8		153	Grades 7-8		206		Grade 6	1	**153**	Grade 6	1	**206**	Upper Middle School Enrollment (Grades 7-8)
															Grade 7	1		Grade 7	1		
															Grade 8	1		Grade 8	1		
NON-PROGRAMMED SPACES									% of GFA	**52,112**		% of GFA	**65,251**								Complete this category with Schematic Design Submitta
Total Building Gross Floor Area (GFA)[2]			**26,700**			**91,920**	TBC			**156,337**			**195,752**				**119,209**			**152,018**	**Total Building Gross Floor Area (GFA)[2]**
Grossing Factor (GFA / NFA)			**1.45**			**2.17**				**1.50**			**1.50**				**1.50**			**1.50**	**Grossing Factor (GFA / NFA)**

[1] **Individual Room Net Floor Area (NFA)** Includes the net square footage measured fro Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

[2] **Total Building Gross Floor Area (GFA)** Includes the entire building gross square foot Includes the entire building gross square footage measured from the outside face of exterior walls.

[3] **Remaining** Includes exterior walls, interior partitions, ch Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.

Architect Certification

I hereby certify that all of the information provided in this "Proposed Space Summary" is true, complete and accurate and, except as agreed to in writing by the Massachusetts School Building Authority, in accordance with the guidelines, rules, regulations and policies of the Massachusetts School Building Authority to the best

Name of Architecture Firm: Perkins Eastman

Name of Principal Architect: Robert Bell

Signature of Principal Architect:

Date: 25th February 2026