

EXECUTIVE OFFICE OF HEALTH AND HUMAN SERVICES
MassHealth Chelsea

Chelsea, East Boston, Everett, Malden, or Revere

Project Number: 202608000

SECTION B-3
SPACE ALLOCATION AND FINISH SCHEDULE

A TOTAL OF APPROXIMATELY 14,200 USABLE SQUARE FEET

JULY 2026

DCAMM Project Number: 202608000

**B-3. SPACE ALLOCATION AND FINISH SCHEDULE: MassHealth Chelsea
Chelsea, East Boston, Everett, Malden, or Revere**

JULY 2026

SUMMARY OF SPACE ALLOCATION

	Staff	Seats	Usable Area
Staff Areas	120	93	7,270
Support Areas	n/a	0	1,818
Client Service Area	0	2	5,069
	<hr/>	<hr/>	<hr/>
TOTAL:	120	95	14,157

**B-3. SPACE ALLOCATION AND FINISH SCHEDULE: MassHealth Chelsea
Chelsea, East Boston, Everett, Malden, or Revere**

DCAMM Project Number: 202608000

TYPE OF ROOM OR AREA	PERSONNEL SPACE			SUPPORT SPACE			TOTAL SF	PARTITIONS	FLOOR COVER	NOTATIONS ON SPECIFICATIONS (cf. RFP section B-2)
	SEATS	SF	SUBTOTAL	UNITS	SF	SUBTOTAL				
STAFF AREAS										
Office - Director & Assistant Director	2	120	240				240	Full, LL-Wkstn	CPT	Lock, sidelight, furniture (See Exhibit 17.1- office furniture to be provided by LL)
Office	17	100	1,700				1,700	Full, LL-Wkstn	CPT	Lock, sidelight, furniture (See Exhibit 17.1- office furniture to be provided by LL)
Workstations	72	36	2,592				2,592	LL-Wkstn	CPT	See Technical Exhibit 7
LTC Scanning Room (With two 36sf LL-Wkstn)	2	36	72	1	150	150	222	Full & LL-Wkstn	CPT	Lock, vision panel, and counter, furniture see Technical Exhibit 7
Subtotal Staff Areas	93		4,604			150	4,754			
EQUIPMENT IN OPEN AREAS										
Bookcase				3	3	9	9	Open	CPT	
File Cabinets (VF)				4	7.5	30	30	Open	CPT	
Storage Cabinet				3	9	27	27	Open	CPT	
File Cabinets (LF)				10	9	90	90	Open	CPT	
Copy Station				6	30	180	180	Open	CPT	Dedicated 20AMP outlet for each copy station
Recycling/Shredding Bins				6	3	18	18	Open	CPT	
H ₂ O Point of Use				4	3	12	12	Open	LVT	3' W x 3' D LVT underneath unit
Subtotal Equipment in Open Areas						366	366			
Subtotal						366	5,120			
Circulation						42%	2,150			
TOTAL USABLE AREA							7,270			

List of Abbreviations

SF	Usable Square Feet
Full	Office or room with full height partitions and door
LL-Wkstn	Open area with landlord-installed systems furniture
Open	Open area with no partitions
CPT	Carpet
VCT	Vinyl Composition Tile
LVT	Luxury Vinyl Tile
SDT	Static Dissipative Tile
CER	Non-Skid Ceramic Tile Flooring
V/D/P	Combination Voice, Data, Power Outlet
AV	Audio-Visual

Staff Areas

**B-3. SPACE ALLOCATION AND FINISH SCHEDULE: MassHealth Chelsea
Chelsea, East Boston, Everett, Malden, or Revere**

DCAMM Project Number: 202608000

TYPE OF ROOM OR AREA	PERSONNEL SPACE		SUPPORT SPACE		TOTAL SF	PARTI-TIONS	FLOOR COVER	NOTATIONS ON SPECIFICATIONS (cf. RFP section B-2)	
	STAFF	SF	UNITS	SF					SUBTOTAL
SUPPORT AREAS									
Records Room (Open/Active)			1	250	250	250	Full	VCT	Lock, vision panel, card access, shelving by LL on all four perimeter walls (See Technical Exhibit 3)
Copy/Mail Room			1	100	100	100	Full	CPT	Alcove configuration, no door, built-in shelving and base cabinets, mail slots with count to be identified in design phase
Main Distribution Frame (MDF)			1	150	150	150	Full	SDT	Card access, vision panel, 24/7 cooling, please refer to LL Improvements specifications
Staff Support			1	300	300	300	Full	LVT	Lock, sidelight, counter, sink, lower and upper cabinets
Storage/Supply			1	200	200	200	Full	VCT	Lock, vision panel, perimeter shelving by LL on the three longest walls (see Technical Exhibit 3)
IT Workroom			1	100	100	100	Full	CPT	Lock, vision panel, counter, and adjustable shelving
Wellness Room			1	100	100	100	Full	CPT/LVT	"In-use" indicator deadbolt lock, sidelight with full privacy film, counter, sink, cabinets (See Technical Exhibit 13.1)
Single User Restroom			1	80	80	80	Full	CER	Commercial restroom "in-use" indicator deadbolt lock, automatic door opener, ADA Accessible, all gender restroom signage
Subtotal Support Areas					1,280	1,280			
Subtotal					1,280	1,280			
Circulation					42%	538			
TOTAL USABLE AREA						1,818			

List of Abbreviations

- SF Usable Square Feet
- Full Office or room with full height partitions and door
- LL-Wkstn Open area with landlord-installed systems furniture
- Open Open area with no partitions
- CPT Carpet
- VCT Vinyl Composition Tile
- LVT Luxury Vinyl Tile
- SDT Static Dissipative Tile
- CER Non-Skid Ceramic Tile Flooring
- V/D/P Combination Voice, Data, Power Outlet
- AV Audio-Visual

Support Areas

**B-3. SPACE ALLOCATION AND FINISH SCHEDULE: MassHealth Chelsea
Chelsea, East Boston, Everett, Malden, or Revere**

DCAMM Project Number: 202608000

TYPE OF ROOM OR AREA	PERSONNEL SPACE		SUPPORT SPACE		TOTAL SF	PARTI-TIONS	FLOOR COVER	NOTATIONS ON SPECIFICATIONS (cf. RFP section B-2)	
	STAFF	SF	UNITS	SF					
MEETING AREAS									
Management Conference Room			1	200	200	200	Full	CPT	Lock, sidelight, chair rail; wood blocking and V/D/P outlet to UA provided TV, one floor core for V/D/P outlets, one poke-thru for A/V equipment and tie-ins. See Technical Exhibit 21.
Conference Room - Large			1	600	600	600	Full	CPT	One operable partition to divide this large room into two rooms, each room must have at least one door with lock and sidelight, chair rail, a CO2 sensor and exhaust fan, one floor core for V/D/P outlets, one poke-thru for A/V equipment and tie-ins, wood blocking and V/D/P outlet with HDMI and Cat 6 for 2 UA provided wall mounted TV height to be determined during design, and independent light switches. See Technical Exhibit 23.
Computer Training Room			1	550	550	550	Full	CPT	Lock, sidelight, chair rail, 10 duplex receptacles, V/D/P outlets, one poke-thru for A/V equipment and tie-ins, wood blocking and V/D/P outlet with HDMI and Cat 6 for UA provided wall mounted TVs height to be determined during design, wood blocking
Subtotal Meeting Areas					1,350	1,350			
ENTRY AREAS									
Waiting/Seating			1	600	600	600	Full	LVT	Chair rail, high traffic eggshell acrylic enamel paint such as Ultra Spec Scuff-X or equal, card access on every door separating client service and secure space
Receptionist/Transaction Counter			2	80	160	160	Full	CPT	Built-in reception counter, transaction window, with fixed tempered glass and reception desk assembly for two receptionist, card access, remote door release and emergency remote door lock. See Technical Exhibit 2.1
Interview Rooms			10	100	1,000	1,000	Full, LL-Wk	LVT	Chair rail, lock, emergency light, duress alarm, sidelight. See Technical Exhibit 20 (furniture to be provided by LL)
Appeal Room			2	150	300	300	Full, LL-Wk	LVT	Chair rail, lock, emergency light, duress alarm, sidelight. See Technical Exhibit 20 (furniture to be provided by LL)
Client Restrooms			2	80	160	160	Full	CER	Commercial restroom "in-use" indicator deadbolt lock, remote door release, changing table, emergency light, automatic door opener, ADA Accessible, all gender restroom signage.
Subtotal Entry Areas					2,220	2,220			
Subtotal					3,570	3,570			
Circulation					42%	1,499	SF		Usable Square Feet
TOTAL USABLE AREA						5,069	Full		Office or room with full height partitions and door

List of Abbreviations

- LL-Wkstn Open area with landlord-installed systems furniture
- Open Open area with no partitions
- CPT Carpet
- VCT Vinyl Composition Tile
- LVT Luxury Vinyl Tile
- SDT Static Dissipative Tile
- CER Non-Skid Ceramic Tile Flooring
- V/D/P Combination Voice, Data, Power Outlet
- AV Audio-Visual

Client Service & Meeting Areas

**B-3. SPACE ALLOCATION AND FINISH SCHEDULE: MassHealth Chelsea
Chelsea, East Boston, Everett, Malden, or Revere**

DCAMM Project Number: 202608000

FINISH SCHEDULE

Key	Material	Manufacturer	Type/ Style	Color	Comments
FLOOR FINISH					
SDT	Vinyl Composition Tile, 12"x12"	Armstrong	Static Dissipative Tile	Armor Gray 51951	For MDF/IDF spaces
VCT	Vinyl Composition Tile, 12"x12"	Mannington	Spacia Stone	Ceramic Flint SS5S2594	For Storage Areas
CPT	Carpet Tile, 18"x36"	Mannington	Cryptogram	Oscillator 31373	Vertical Ashlar Install
CER-1	Ceramic Tile, Nominal 6"x6"	Crossville	Color Blox	Blue Suede Shoes A 1113	Laticrete #91 Slate Gray Grout
CER-2	Ceramic Tile, Nominal 12"x12"	Crossville	Color Blox	Blue Suede Shoes A 1113	Laticrete #91 Slate Gray Grout
LVT	Luxury Vinyl Tile, 7.25" X 48"	Mannington	Spacia Wood	Mulled Oak SS5W3313	Ashlar Install in all circulation space
M-1	Entry Mat	Mats, Inc.	Berber	Sterling	
BASE					
B-1	4" Vinyl	Johnsonite	Coved	Pebble 32	
CT-1	Ceramic Tile, Nominal 6"x12"	Crossville	Color Blox	Blue Suede Shoes A 1113	Match adjacent CT-1 floor tile
CT-2	Ceramic Tile, Nominal 6"x12"	Crossville	Color Blox	Blue Suede Shoes A 1113	Match adjacent CT-2 floor tile
WALL FINISH					
CR-1	Chair Rail		Stained	To be aligned with Mannington LVT Listed Above	To be reviewed and approved at design phase
CT-1	Ceramic Tile, Nominal 6"x6"	Crossville	Color Blox	Blue Suede Shoes A 1113	Laticrete #91 Slate Gray Grout
CT-2	Ceramic Tile, Nominal 12"x12"	Crossville	Color Blox	Blue Suede Shoes A 1113	Laticrete #91 Slate Gray Grout
P-1	Standard Paint	Sherwin Williams	SW 7005	Pure White	Typical Wall, Above Chair Rail U.N.O.
P-2	Standard Paint	Sherwin Williams	SW 7018	Dovetail	Interior Door & Window Frames, Chair Rail
P-3	Scuff-Resistant Paint	Sherwin Williams	SW 7016	Mindful Gray	Below Chair Rail U.N.O.
P-4	Standard Paint	Sherwin Williams	SW 6221	Moody Blue	Title Walls & As Indicated
P-5	Standard Paint	Sherwin Williams	SW 6220	Interesting Aqua	Accent Walls As Indicated
P-6	Scuff-Resistant Paint	Sherwin Williams	SW 6212	Quietude	Below Chair Rail Where Indicated
CEILING FINISH					
AC-1	2x2 Acoustic Tile	Armstrong	Dune 1775 HRC	White	
P-7	Standard Paint	Ben Moore	See Specifications	Ready Mix White	Gypsum Board Soffits, See Reflected Ceiling Plans
MILLWORK					
PL-1	Plastic Laminate	Formica	464-58	Graystone - Matte	Vertical Surfaces
PL-2	Plastic Laminate	Wilsonart	7981k-12	Landmark Wood - Softgrain	Counters in areas with Carpet (Reception, Copy, etc)
PL-3	Plastic Laminate	Formica	8792-58	Winter Sky - Matte	Counters in areas with L VT (Staff Support, Wellness, etc)
Modular Furniture					
	Fabric	AIS	Amaze	Morel	Typical cubicle fabric, side panels of touchdown spaces
	Fabric	AIS	Cape Cod	Meadow	Spine of cubicles, back of touchdown spaces
	Laminate	AIS	Summer Drops	White	
	Hardware	AIS	As provided by vendor		Nickel preferred

Finish Schedule