

AUBURN CITY SCHOOLS 2028 MASTER PLAN

YARBROUGH ELEMENTARY

PICK ELEMENTARY

CREEKSIDE ELEMENTARY

CARY WOODS ELEMENTARY

RICHLAND ROAD ELEMENTARY

J.F. DRAKE MIDDLE

AUBURN HIGH #2

DEAN ROAD ELEMENTARY
EAST SAMFORD

AUBURN HIGH

AUBURN JUNIOR HIGH

WRIGHTS MILL ELEMENTARY

AUBURN EARLY EDUCATION

OGLETREE ELEMENTARY





AUBURN CITY SCHOOLS

2028 MASTER PLAN

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East Samford School			
J.F. Drake Middle School			



PROJECT SCOPE

A comprehensive plan inclusive of new construction, renovation, and demolition projects along with other facility upgrades necessary to facilitate student capacity for Auburn City Schools through 2028.

This report focuses on right sizing the current facilities to accommodate capacity based on the following grade configurations and maximum facility capacities:

K-2 Schools:	600 Students
3-5 Schools:	600 Students
6-8 Schools:	1,000 Students
9-12 Schools:	2,200 Students

The 2028 Master Plan assumes Auburn City Schools will maintain and operate all current campuses with minimal disruption to student services and without the use of a significant number of portable units for student use.

PROJECT SCOPE



SOURCE DOCUMENTS

In addition to on-site visits with Auburn City Schools administrators, the following documents were utilized to inform this report:

Comprehensive Assessment for Strategic and Master Planning, dated 3/2013 and prepared by TCU Consulting, which included: enrollment projections, capacity studies, and facility condition assessments

Auburn City Schools Master Plan 2024, dated 6/14/2016 and prepared by TCU Consulting.

Draft Auburn City Schools Enrollment Projections Report, dated 12/8/2017 and prepared by Cooperative Strategies.

As-built documents for Auburn Early Education Center, Cary Woods Elementary School, Dean Road Elementary School, Ogletree Elementary School, Pick Elementary School, Richland Elementary School, Wrights Mill Elementary School, Yarbrough Elementary School, Auburn Junior High School, J.F. Drake Middle School, East Samford School, and Auburn High School.

Construction documents for Creekside Elementary School which is currently under construction.

METHODOLOGY

Cost

All costs represented in this report are in 2019 construction dollars and require escalation. Costs are identified as either construction costs, which represent the anticipated construction contract values, or program costs, which are calculated as a 5%, 10%, or 18% increase over the construction costs to cover fees and scope items outside of the construction contract amounts.

Schedule

The scope of this report covers improvements planned from 2019 through 2028. Durations for improvements on individual campuses are broken down to separate design and bidding requirements from the time required for construction.



Security

Throughout the implementation of the master plan, additional security improvements will be reviewed as applicable to each project. Planned security measures may include: equipping exterior doors with electronic access control, providing blackout shades on interior glazing, or connecting separate buildings to provide continuous interior circulation paths.

Scope of Work Packages

Improvements identified in this report are organized into one of the following scope of work packages that may include one or more of the improvements, but not necessarily every improvement, listed below.

Concept A: Program Cost Range per Campus \$500,000 - \$1.5 Million

- Sealant Replacement
- Interior and Exterior Painting
- Carpet Replacement

Concept B: Program Cost Range per Campus \$1.5 - \$6 Million

- Site Improvement
- HVAC System Replacement or Upgrade
- Plumbing Fixture Replacement
- LED Lighting Upgrade
- Fire Alarm Upgrade
- ADA Compliance Upgrade
- Roof Repair or Replacement
- Roof Drainage Improvement
- Window Replacement
- Door and Hardware Replacement
- Casework Replacement
- Ceiling Tile Replacement

Concept C: Program Cost Range per Campus \$6 Million +

- Major Site Improvements
- Demolition of Existing Buildings
- Major Renovation of Existing Buildings
- New Construction



ELEMENTARY SCHOOLS

Auburn City Schools has eight elementary schools in operation with one additional school currently under construction and one new facility anticipated to be constructed in the future with capital funds.

The elementary school facilities are currently configured to serve either students in grades K-2 or students in grades 3-5, each accommodate a capacity of 500 to 600 students, and range from 63,000 to 73,000 SF in area. The campuses are generally organized around one of two prototypical models described below.

PROTOTYPES

The facilities constructed prior to 1990 are organized around an angled bar parallel to the main entry that houses administrative offices. The classroom wings radiate out from that bar, frame a centralized courtyard, and wrap around the back to completely enclose the courtyard. The usability and access to daylighting provided by the courtyard varies from school to school depending on the location of the main entry, amount of glazing, and mechanical equipment. The location of the commons for dining and physical education is typically located to one side of the main building area. These include Cary Woods Elementary School, Dean Road Elementary School, and Wrights Mill Elementary School.

The facilities constructed from 2002-2018 consist of four classroom wings that branch off of a central spine perpendicular to the main entry that houses all common use spaces such as the administrative offices, the media center, and the commons for dining and physical education. Between the classroom wings are outdoor spaces that provide daylight to the classrooms and in some cases house mechanical equipment. These include Creekside Elementary School, Ogletree Elementary School, Pick Elementary School, Richland Road Elementary School, and Yarbrough Elementary School.

Auburn Early Education Center does not clearly fall into one of these prototypes but is organized as a hybrid of the other two.

Elementary School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION							NOTES
	SPACES		STUDENTS		NET SQUARE FEET		
	teaching	total	each	total	each	total	

1 STUDENT LEARNING SPACES

A. Academic Teams

1.	3rd Grade	9	9	22	198	850	7,650
2.	4th Grade	8	8	25	200	850	6,800
3.	5th Grade	8	8	25	200	850	6,800
4.	Flex Classroom	1	1	25	25	850	850
5.	Venture	1	1	-	-	425	425
6.	ELL	1	1	-	-	425	425
7.	Title I	1	1	-	-	425	425
8.	Speech	1	1	-	-	425	425
9.	Resource Rooms		4	-	-	450	1,800

Sub-Total: **30** **623** **25,600**

B. Support Space

1.	Teacher Work Room		1			160	160
2.	Teacher Lounge		1			400	400
3.	Testing / Book Storage		2			200	400
4.	Instructional Material Storage		4			225	900

Sub-Total: **1,860**

D. Labs

1.	Computer	1	1	24	24	850	850
					-		

Sub-Total: **1** **24** **850**
28,310

E. Program for Exceptional Children

1.	Self-contained classroom	2	2	10	20	850	1,700
2.	Restroom / Shower		2			120	240
3.	Resource Room		2			300	600
4.	Storage		1			200	200

Sub-Total: **2** **20** **2,740**

Total student learning spaces: 33 667 31,050

SPACE DESCRIPTION					NOTES	
	SPACES		STUDENTS		NET SQUARE FEET	
	teaching	total	each	total	each	total

2 ADMINISTRATION AND STAFF SPACES

A. Welcome Center / Administrative Suite

1.	Reception / Secretarial Area	1	-	500	500	
2.	Principal's Office	1	-	200	200	
3.	Principal's Office Restroom	1		80	80	
4.	Assistant Principal's Office	1		200	200	
5.	Conference Room	1		240	240	
6.	Multi-Purpose	1		480	480	
7.	Mail Room / Copier / Work Room	1		180	180	
8.	Administrative Storage	1		300	300	
9.	Book Keeper	1		120	120	
10.	Restroom	2		80	160	
11.	Health Clinic (Nurse's Office)	1		200	200	
12.	Toilets	2		50	100	
13.	Records Room Lockable	1		120	120	

Sub-Total: - 2,880

B. Guidance / Student Services

1.	Guidance Counselor's Office	4		120	480	
2.	PTO / Community Office	1		160	160	
3.	PTO Storage	1		80	80	
4.	In-school Suspension	1		120	120	
5.	Flexible offices for Administration	2		120	240	

Sub-Total: - 1,080

Total administration spaces: 3,960

3 MULTIPURPOSE AND FOOD SERVICE

A. Cafeteria

1.	Multi-purpose Commons	1	-	5,600	5,600	seats 1/3 of student population
2.	Public Toilets	2	-	180	360	
3.	Table and chair storage	1	-	450	450	

Sub-Total: - 6,410

B. Kitchen

1.	Preparation Kitchen	1	-	3,500	3,500	
2.	Can Wash & Receiving (Exterior Covered)	1		280	280	

Sub-Total: 3,780

Total multipurpose and food service spaces: 10,190

Elementary School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION					NOTES	
	SPACES		STUDENTS			NET SQUARE FEET
	teaching	total	each	total	each	total

4 MEDIA CENTER SPACES

A. Library / Media Center

1.	Reading Area / Collaboration/Stacks	1	-	2,800	2,800
2.	Book Storage	1	-	180	180
3.	A / V Media Production Room	1	-	225	225
4.	Office	1	-	120	120
5.	Workroom / Storage	1	-	180	180
Sub-Total:		-	-	3,505	
Total media center spaces:		-	-	3,505	

5 FITNESS AND WELLNESS SPACES

A. Health & Physical Education

		1			
1.	Office	2	-	120	240
2.	Storage (Indoor)	1	-	350	350
3.	Storage (Outdoor)	1	-	350	350
Sub-Total:		1	-	940	
Total fitness and wellness spaces:		1	-	940	

SPACE DESCRIPTION					NOTES	
	SPACES		STUDENTS		NET SQUARE FEET	
	teaching	total	each	total	each	total

6 PERFORMING AND VISUAL ART SPACES

A. Visual and Performing Arts

1.	Music Room	1	1	-	-	1,000	1,000	
2.	ES Music Storage		1			200	200	
3.	Art Room	1	1	-	-	1,000	1,000	
4.	ES Art Storage / Prep		1			200	200	
Sub-Total:		2		-		2,400		
Total arts spaces:		2		-		2,400		

7 FACILITY MANAGEMENT AND SUPPORT SPACES

A. Mechanical and Custodial

1.	Maintenance and Repair Area		1			75	75	
2.	Electrical Room		1			120	120	
3.	MDF Room		1			120	120	includes tool storage
4.	IDF Room		3			60	180	
5.	Public Toilets		4			80	320	
6.	Custodial Closets		4			50	200	
Sub-Total:							1,015	
B. Property Control								
1.	Receiving / Storage		1			275	275	near kitchen
Sub-Total:							275	
Total facility management and support spaces:							1,290	

TOTAL NSF	36	667	53,335
TOTAL GSF: 1.35 grossing factor			72,002
Utilization = 90%		600	
SF per student			120

AUBURN EARLY EDUCATION CENTER

existing & planned data

School: Auburn Early Education Center

Address: 721 East University Drive
Auburn, Alabama 36830

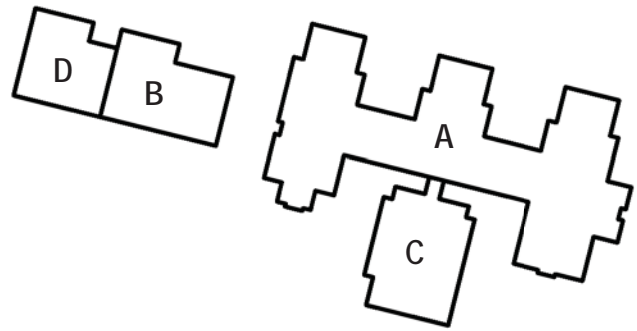
EXISTING DATA

EXISTING BUILDING

Campus Acreage: 14.86 acres

Square Footage: **TOTAL: 73,408 SF**

1992 A: 42,910 sf
1997 B: 10,374 sf
2006 C: 12,070 sf
D: 8,054 sf



Grade Configuration: Kindergarten through 2nd Grade

Capacity: 594

Storm Shelter: No

PLANNED DATA

**maintains current configuration*

Square Footage: 73,408 SF*

Capacity: 594*

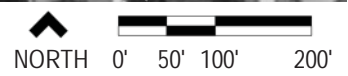
Storm Shelter: No*

Program Cost: \$4.55 Million

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept B
 New play field to be considered

AUBURN EARLY EDUCATION CENTER

estimated cost & schedule

Construction Cost: \$4.33 Million

Program Cost: \$4.55 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	73,408	SF	\$ 2.50	\$ 183,520
Carpet Replacement	66,067	SF	\$ 6.00	\$ 396,402
HVAC System Replacement or Upgrade	1	LS	\$ 2,800,000	\$ 2,800,000
LED Lighting Upgrade	650	EA	\$ 500	\$ 325,000
Roof Repair or Replacement	1	LS	\$ 125,000	\$ 125,000
Sitework	1	LS	\$ 500,000	\$ 500,000
			Subtotal	\$ 4,329,922
Program Cost		+	5%	\$ 216,496
			Total	\$ 4,546,418

Concept B Improvements Schedule

2019	LED Lighting Upgrade HVAC System Upgrade
2020	--
2021	Roof Replacement on Parts B & D
2022	--
2023	Interior and Exterior Painting
2024	Carpet Replacement
2025	--
2026	--
2027	--
2028	--

CARY WOODS ELEMENTARY SCHOOL

existing & planned data

School: Cary Woods Elementary School

Address: 715 Sanders Street
Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

Campus Acreage: 12.99 acres

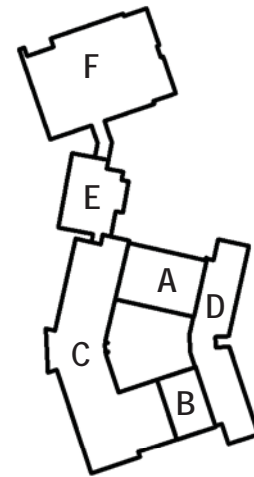
Square Footage: **TOTAL: 68,531 SF**

1976 A: 5,037 sf
B: 2,788 sf
1981 C: 16,120 + 14,247 sf
D: 8,116 sf
E: 4,236 + 4,016 sf
2006 F: 13,971 sf

Grade Configuration: Kindergarten through 2nd Grade

Capacity: 506

Storm Shelter: No



PLANNED DATA

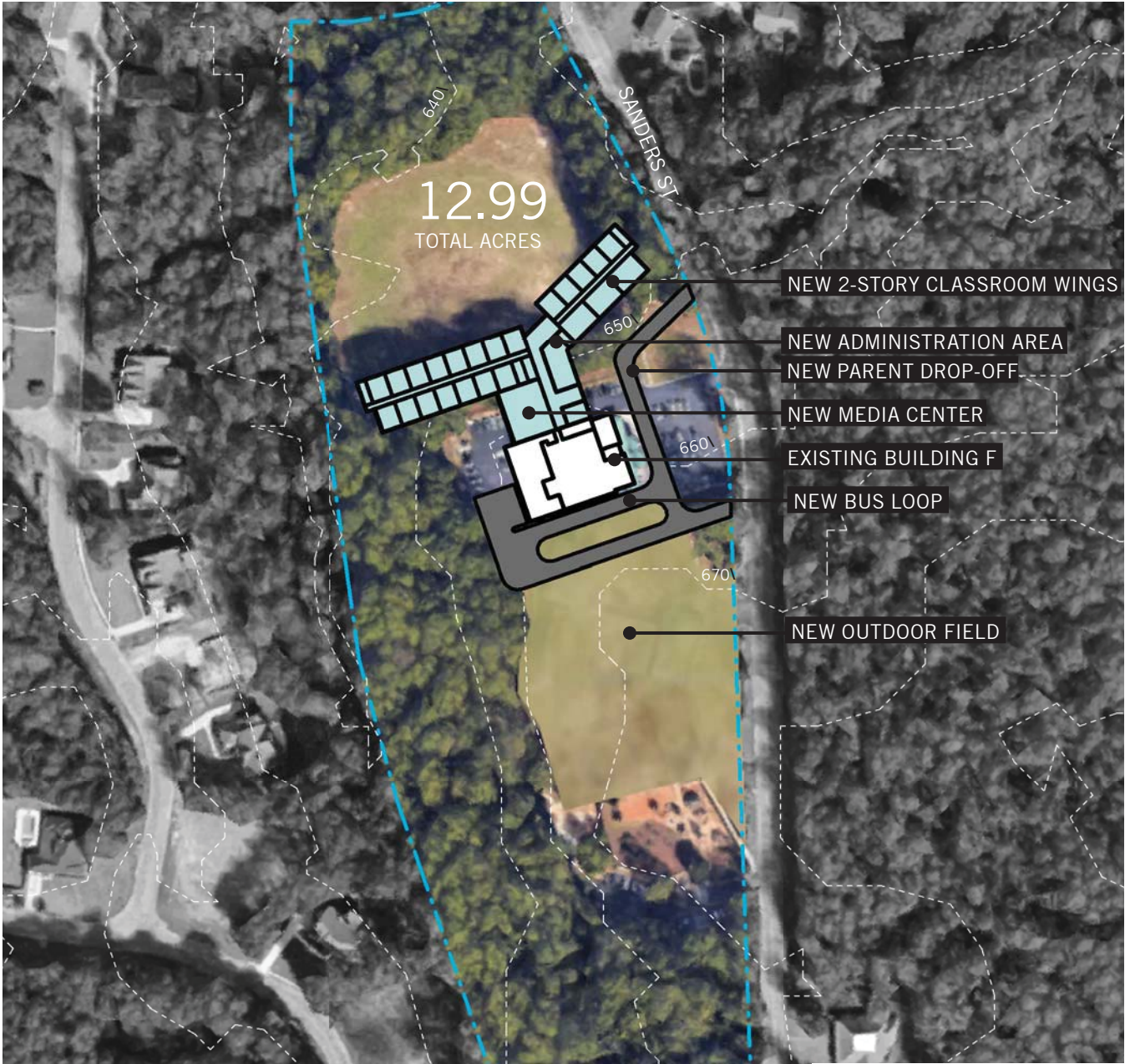
Square Footage: 72,231 SF

Capacity: 600

Storm Shelter: Yes

Program Cost: \$18.20 Million

Program Schedule: 22 Months



2028 AERIAL ○ EXISTING ○ NEW

NORTH 0' 50' 100' 200'

PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A for Existing Building to Remain
 Concept C for Demolition and New Construction

CARY WOODS ELEMENTARY SCHOOL

estimated cost & schedule

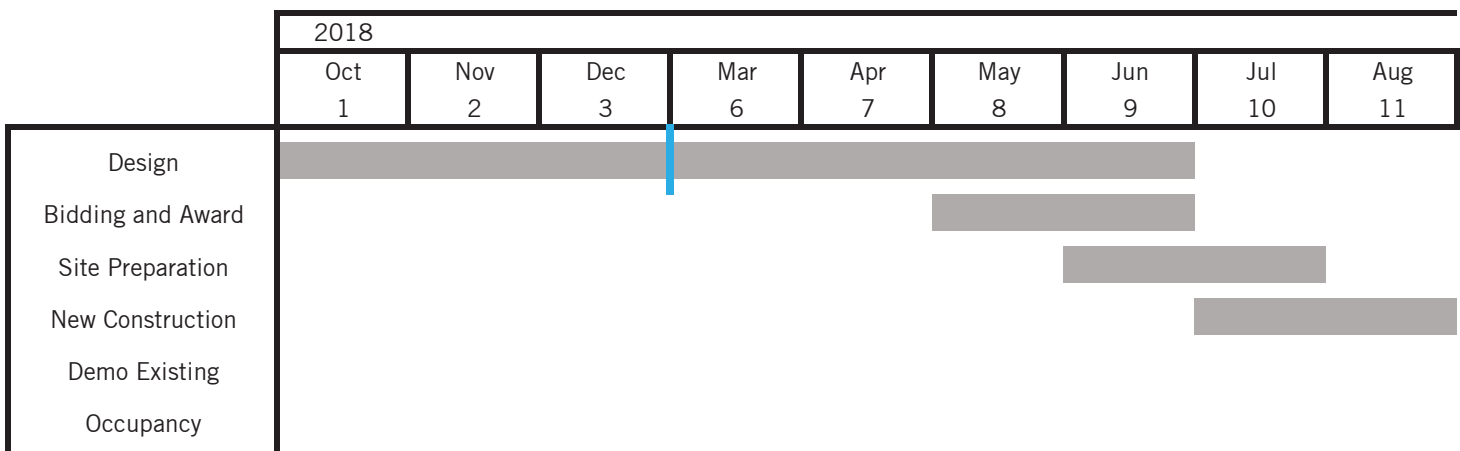
Construction Cost: \$15.42 Million

Program Cost: \$18.20 Million

Design / Bid / Award Duration: 9 Months

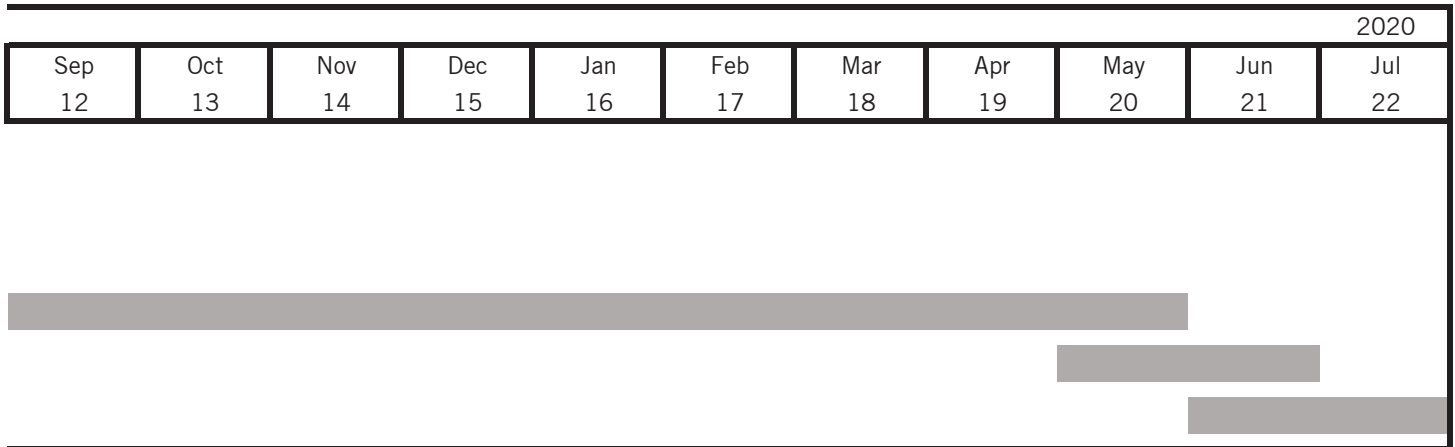
Construction Duration: 14 Months

Improvements	Quantity	Unit Cost	Estimated Cost
Demo Existing	54,800 SF	\$ 7	\$ 383,600
New Construction	58,500 SF	\$ 240	\$ 14,040,000
Sitework	1 LS	\$ 1,000,000	\$ 1,000,000
		Subtotal	\$ 15,423,600
Program Cost		+ 18%	\$ 2,776,248
		Total	\$ 18,199,848



Concept A & C Improvements

2019	New Construction of Classroom and Administration Building
2020	Demolish Original Classroom Building Paint and sealant replacement in Existing Building
2021	--
2022	--
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--



CREEKSIDE ELEMENTARY SCHOOL

existing & planned data

School: Creekside Elementary School

Address: 1800 Richland Road
Auburn, Alabama 36832

EXISTING DATA

EXISTING BUILDING

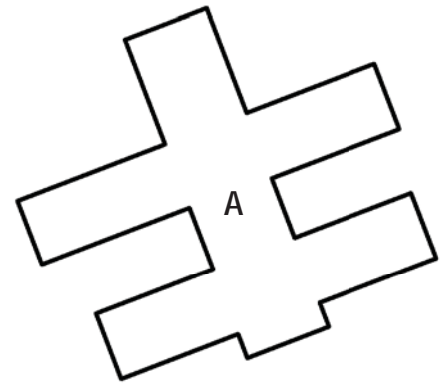
Campus Acreage: 26.20 acres

Square Footage: **2018** 70,557 SF

Grade Configuration: 3rd through 5th Grade

Capacity: 600

Storm Shelter: Yes



PLANNED DATA

**maintains current configuration*

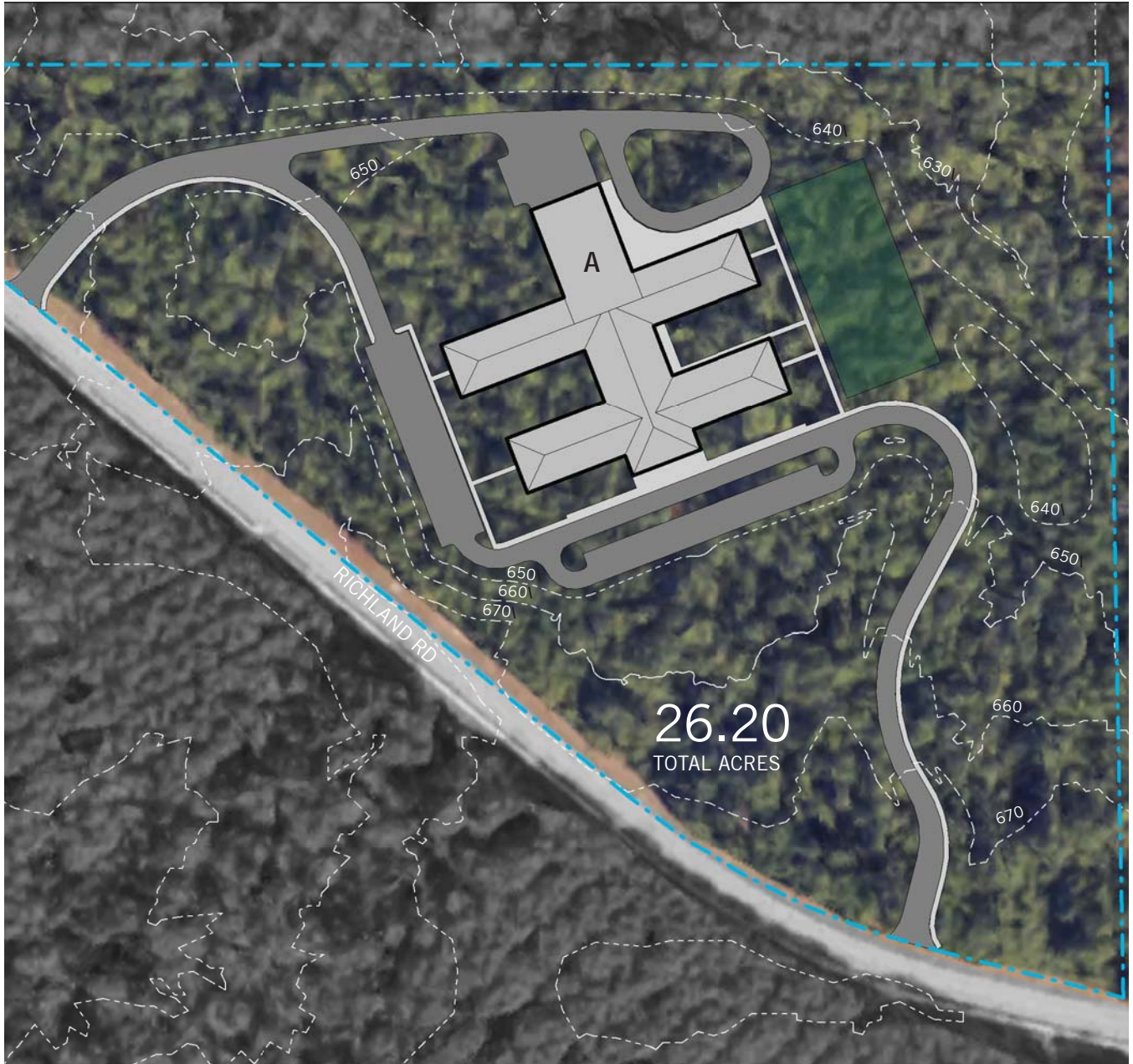
Square Footage: 70,577 SF*

Capacity: 600*

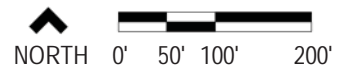
Storm Shelter: Yes*

Program Cost: \$520,334

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A

CREEKSIDE ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$495,557

Program Cost: \$520,334

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	70,557	SF	\$ 2.50	\$ 176,393
Carpet Replacement	53,194	SF	\$ 6.00	\$ 319,164
			Subtotal	\$ 495,557
Program Cost		+	5%	\$ 24,778
			Total	\$ 520,334

Concept A Improvements

2019	--
2020	--
2021	--
2022	--
2023	--
2024	--
2025	--
2026	--
2027	--
2028	Interior and Exterior Painting Carpet Replacement

DEAN ROAD ELEMENTARY SCHOOL

existing & planned data

School: Dean Road Elementary School

Address: 335 S. Dean Road
Auburn, Alabama 36830

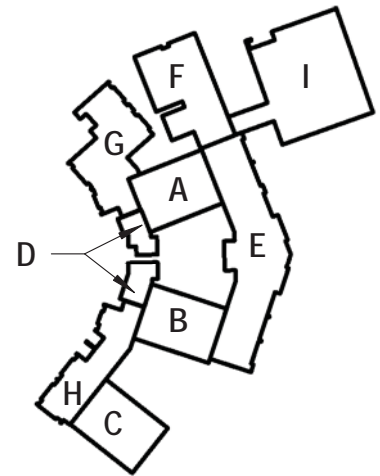
EXISTING DATA

EXISTING BUILDING

Campus Acreage: 15.10 acres

Square Footage: **TOTAL: 63,988 SF**

- 1957** A: 4,906 sf
B: 4,880 sf
C: 4,942 + 759 sf
- 1977** D: 1,121 + 1,226 sf
- 1984** E: 11,669 + 4,211 sf
- 1989** F: 6,753 sf
G: 6,480 sf
H: 5,048 sf
- 2006** I: 11,993 sf



Grade Configuration: Kindergarten through 2nd Grade

Capacity: 506

Storm Shelter: No

PLANNED DATA

**maintains current configuration*

Square Footage: 63,988 SF*

Capacity: 506*

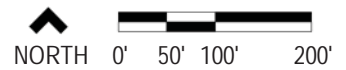
Storm Shelter: No*

Program Cost: \$7.81 Million

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

- Improvements:** Concept C
 Address site circulation and traffic issues
 Resolve site drainage issues to the north
 Evaluate bus drop off & covered walkway

DEAN ROAD ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$7.10 Million

Program Cost: \$7.81 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Sealant Replacement	1	LS	\$ 25,000.00	\$ 25,000
Interior and Exterior Painting	63,988	SF	\$ 2.50	\$ 159,970
Carpet Replacement	57,589	SF	\$ 6.00	\$ 345,534
HVAC System Replacement or Upgrade	1	LS	\$ 2,600,000	\$ 2,600,000
Plumbing Fixture Replacement	90	EA	\$ 10,000	\$ 900,000
LED Lighting Upgrade	700	EA	\$ 500	\$ 350,000
Fire Alarm Upgrade	1	LS	\$ 300,000	\$ 300,000
ADA Compliance Upgrade	1	LS	\$ 100,000	\$ 100,000
Roof Repair or Replacement	1	LS	\$ 325,000	\$ 325,000
Roof Drainage Improvement	2,800	LF	\$ 22	\$ 61,600
Window Replacement	1	LS	\$ 400,000	\$ 400,000
Exterior Storefront Door and Hardware	12	EA	\$ 5,000	\$ 60,000
Exterior Hollow Metal Door and Hardware	40	EA	\$ 3,000	\$ 120,000
Interior Door and Hardware	140	EA	\$ 1,000	\$ 140,000
Casework Replacement	1	LS	\$ 350,000	\$ 350,000
Ceiling Tile Replacement	63,988	SF	\$ 1.75	\$ 111,979
Sitework	1	LS	\$ 750,000	\$ 750,000
			Subtotal	\$ 7,099,083
Program Cost		+	10%	\$ 709,908
			Total	\$ 7,808,991

Concept C Improvements

2019 --

2020 --

2021 --

2022 --

2023 --

2024 --

2025 --

2026 --

2027 Site Improvement
HVAC Replacement
Plumbing Fixture Replacement
LED Lighting Upgrade
Fire Alarm Update
ADA Compliance Upgrade
Window Replacement
Sealant Replacement

2028 Carpet Replacement
Interior and Exterior Painting
Roof Replacement Parts A, B, & C
Door and Hardware Replacement
Casework Replacement
Ceiling Replacement

OGLETREE ELEMENTARY SCHOOL

existing & planned data

School: Ogletree Elementary School

Address: 737 Ogletree Road
Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

Campus Acreage: 19.60 acres

Square Footage: **TOTAL: 69,809 SF**

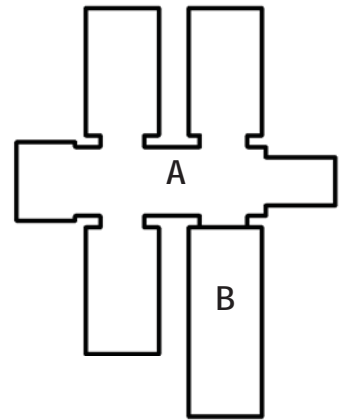
1998 A: 54,865 sf

2003 B: 14,944 sf

Grade Configuration: 3rd through 5th Grade

Capacity: 598

Storm Shelter: No



PLANNED DATA

**maintains current configuration*

Square Footage: 69,809 SF*

Capacity: 598*

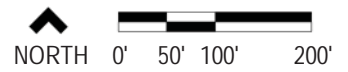
Storm Shelter: No*

Program Cost: \$3.92 Million

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept B

OGLETREE ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$3.73 Million

Program Cost: \$3.92 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Sealant Replacement	1	LS	\$ 25,000.00	\$ 25,000
Interior and Exterior Painting	69,809	SF	\$ 2.50	\$ 174,523
Carpet Replacement	62,828	SF	\$ 6.00	\$ 376,968
HVAC System Replacement or Upgrade	1	LS	\$ 2,600,000	\$ 2,600,000
LED Lighting Upgrade	700	EA	\$ 500	\$ 350,000
Roof Repair or Replacement	1	LS	\$ 150,000	\$ 150,000
Roof Drainage Improvement	2,400	LF	\$ 22	\$ 52,800
			Subtotal	\$ 3,729,291
Program Cost		+	5%	\$ 186,465
			Total	\$ 3,915,755

Concept B Improvements

2019	--
2020	--
2021	--
2022	LED Lighting Upgrade Roof Drainage Improvement Sealant Replacement Interior and Exterior Painting Carpet Replacement
2023	HVAC Replacement
2024	--
2025	--
2026	--
2027	--
2028	--

PICK ELEMENTARY SCHOOL

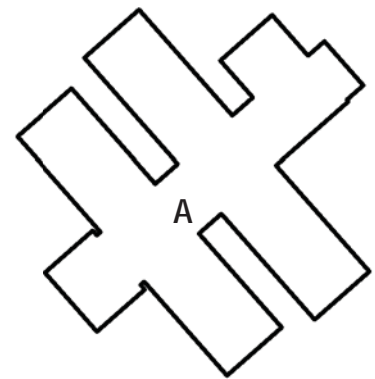
existing & planned data

School: Pick Elementary School
 Address: 1320 North College Street
 Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

Campus Acreage: 25.12 acres
 Square Footage: **2013** 72,290 SF
 Grade Configuration: 3rd through 5th Grades
 Capacity: 600
 Storm Shelter: Yes



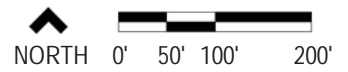
PLANNED DATA

**maintains current configuration*

Square Footage: 72,290 SF*
 Capacity: 600*
 Storm Shelter: Yes*
 Program Cost: \$564,996
 Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A

PICK ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$538,091

Program Cost: \$564,996

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	72,290	SF	\$ 2.50	\$ 180,725
Carpet Replacement	59,561	SF	\$ 6.00	\$ 357,366
			Subtotal	\$ 538,091
Program Cost		+	5%	\$ 26,905
			Total	\$ 564,996

Concept A Improvements

2019	--
2020	--
2021	--
2022	Carpet Replacement Interior and Exterior Painting
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--

RICHLAND ROAD ELEMENTARY SCHOOL

existing & planned data

School: Richland Road Elementary School

Address: 335 S. Dean Road
Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

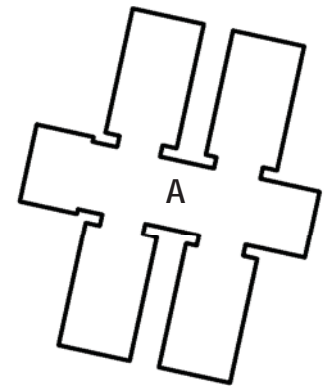
Campus Acreage: 13.29 acres

Square Footage: **2008** 64,381 SF

Grade Configuration: Kindergarten through 2nd Grade

Capacity: 572

Storm Shelter: No



PLANNED DATA

**maintains current configuration*

Square Footage: 64,381 SF*

Capacity: 572*

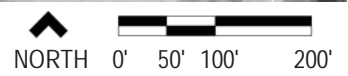
Storm Shelter: No*

Program Cost: \$534,035

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A

RICHLAND ROAD ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$508,605

Program Cost: \$534,035

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	64,381	SF	\$ 2.50	\$ 160,953
Carpet Replacement	57,942	SF	\$ 6.00	\$ 347,652
			Subtotal	\$ 508,605
Program Cost		+	5%	\$ 25,430
			Total	\$ 534,035

Concept A Improvements

2019	--
2020	--
2021	--
2022	Interior and Exterior Painting Carpet Replacement Sealant Replacement
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--

WRIGHTS MILL ROAD ELEMENTARY SCHOOL

existing & planned data

School: Wrights Mill Elementary School
 Address: 807 Wrights Mill Road
 Auburn, Alabama 36830

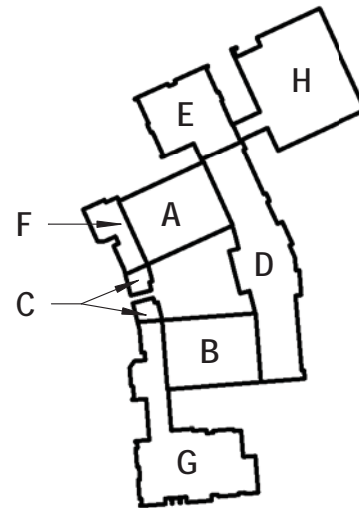
EXISTING DATA

EXISTING BUILDING

Campus Acreage: 13.78 acres

Square Footage: **TOTAL: 63,512 SF**

- 1962** A: 7,180 sf
 B: 7,248 sf
 C: 687 + 608 sf
- 1984** D: 12,046 + 3,868 sf
 E: 6,155 sf
 F: 2,253 sf
 G: 11,381 sf
- 2006** H: 12,086 sf



Grade Configuration: 3rd through 5th Grades

Capacity: 552

Storm Shelter: No

PLANNED DATA

**maintains current configuration*

Square Footage: 63,512 SF*

Capacity: 552*

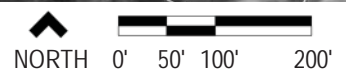
Storm Shelter: No*

Program Cost: \$6.73 Million

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept C
 Address site circulation and traffic issues

WRIGHTS MILL ROAD ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$6.12 Million

Program Cost: \$6.73 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Sealant Replacement	1	LS	\$ 25,000.00	\$ 25,000
Interior and Exterior Painting	63,512	SF	\$ 2.50	\$ 158,780
Carpet Replacement	57,160	SF	\$ 6.00	\$ 342,960
HVAC System Replacement or Upgrade	1	LS	\$ 2,600,000	\$ 2,600,000
Plumbing Fixture Replacement	80	EA	\$ 10,000	\$ 800,000
Fire Alarm Upgrade	1	LS	\$ 300,000	\$ 300,000
ADA Compliance Upgrade	1	LS	\$ 200,000	\$ 200,000
Window Replacement	1	LS	\$ 400,000	\$ 400,000
Exterior Storefront Door and Hardware	12	EA	\$ 5,000	\$ 60,000
Exterior Hollow Metal Door and Hardware	40	EA	\$ 3,000	\$ 120,000
Interior Door and Hardware	150	EA	\$ 1,000	\$ 150,000
Casework Replacement	1	LS	\$ 350,000	\$ 350,000
Ceiling Tile Replacement	63,512	SF	\$ 1.75	\$ 111,146
Sitework	1	LS	\$ 500,000	\$ 500,000
			Subtotal	\$ 6,117,886
Program Cost		+	10%	\$ 611,789
			Total	\$ 6,729,675

Concept C Improvements

2019	--
2020	--
2021	--
2022	--
2023	--
2024	--
2025	--
2026	--
2027	Site Improvement HVAC Replacement Plumbing Fixture Replacement Fire Alarm Update ADA Compliance Upgrade Window Replacement
2028	Interior and Exterior Painting Carpet Replacement Ceiling Replacement Casework Replacement Door and Hardware Replacement

YARBROUGH ELEMENTARY SCHOOL

existing & planned data

School: Yarbrough Elementary School

Address: 1555 North Donahue Drive
Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

Campus Acreage: 33.08 acres

Square Footage: **TOTAL: 64,828 SF**

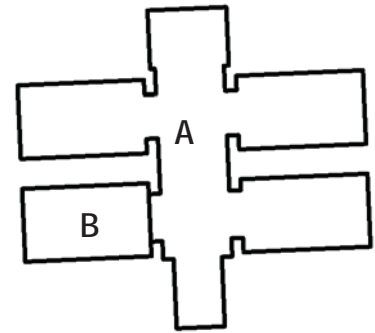
1998 A: 54,865 sf

2003 B: 9,963 sf

Grade Configuration: 3rd through 5th Grades

Capacity: 573

Storm Shelter: No



PLANNED DATA

**maintains current configuration*

Square Footage: 64,828 SF*

Capacity: 573*

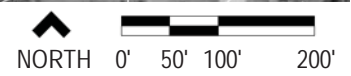
Storm Shelter: No*

Program Cost: \$3.27 Million

Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept B

YARBROUGH ELEMENTARY SCHOOL

estimated cost & schedule

Construction Cost: \$3.11 Million

Program Cost: \$3.27 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	64,828	SF	\$ 2.50	\$ 162,070
Carpet Replacement	58,345	SF	\$ 6.00	\$ 350,070
HVAC System Replacement or Upgrade	1	LS	\$ 2,600,000	\$ 2,600,000
			Subtotal	\$ 3,112,140
Program Cost		+	5%	\$ 155,607
			Total	\$ 3,267,747

Concept B Improvements

2019	--
2020	--
2021	--
2022	HVAC Replacement
2023	Sealant Replacement Interior and Exterior Painting Carpet Replacement
2024	--
2025	--
2026	--
2027	--
2028	--

YARBROUGH ELEMENTARY SCHOOL #2

planned data

School: Yarbrough Elementary School #2

Address: Auburn, Alabama 36830

PLANNED DATA

Campus Acreage: TBD

Square Footage: 72,000 SF

Grade Configuration: TBD

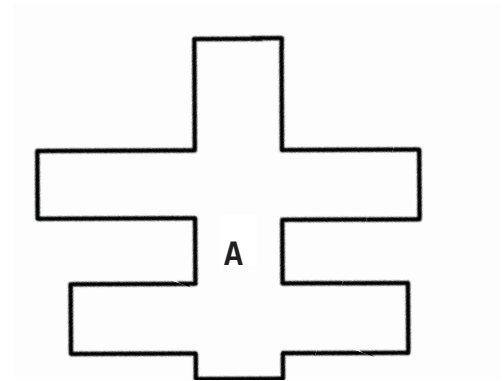
Year: Anticipated 2022

Capacity: 600

Storm Shelter: Yes

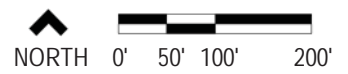
Program Cost: \$19.54 million

Program Schedule: 22 Months





2028 AERIAL



PLANNED PROJECT DESIGN SCOPE

Improvements: New Facility

YARBROUGH ELEMENTARY SCHOOL #2

estimated cost & schedule

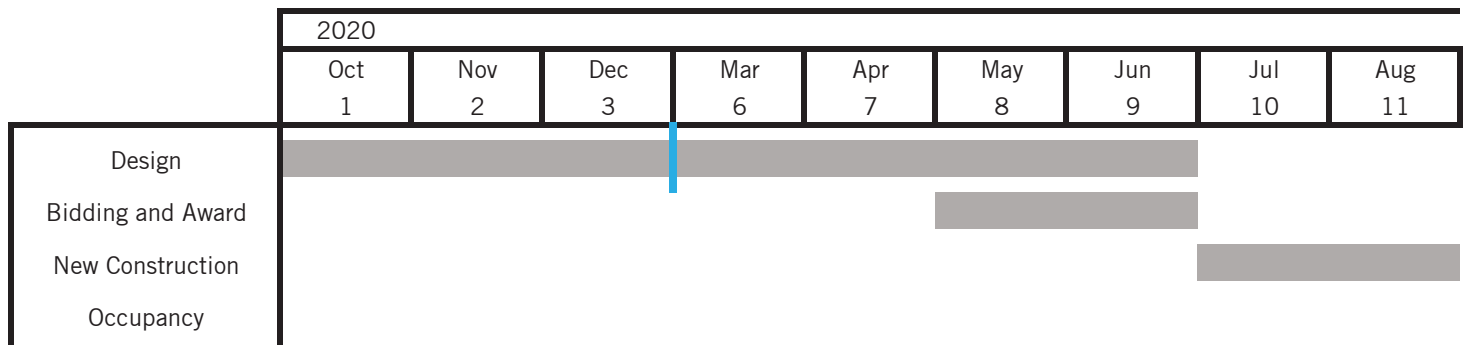
Construction Cost: \$16.56 million

Program Cost: \$19.54 million

Design / Bid / Award Duration: 9 Months

Construction Duration: 12 Months

Improvements	Quantity	Unit Cost	Estimated Cost
New Construction	72,000 SF	\$ 230	\$ 16,560,000
		Subtotal	\$ 16,560,000
Program Cost		+ 18%	\$ 2,980,800
		Total	\$ 19,540,800



Concept A Improvements

2019	--
2020	New Facility Design
2021	New Facility Design and Construction
2022	New Facility Construction
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--

										2022
Sep 12	Oct 13	Nov 14	Dec 15	Jan 16	Feb 17	Mar 18	Apr 19	May 20	Jun 21	Jul 22



MIDDLE SCHOOLS

Auburn City Schools has three middle school campuses in operation with no new campuses currently anticipated.

The three campuses are currently configured to serve one grade level from 6 to 8 with a capacity of between 1,200 and 1,700 students each. They vary in site area from 13 to 35 acres and in building area from 129,000 to 300,000 SF.

Although the educational program requirements are similar between schools, the campuses are not organized around a consistent prototype. Each of the middle school campuses have undergone a series of previous construction projects resulting in education program spaces spread across multiple small buildings with limited usable outdoor space for general student use or athletics.

A primary goal of the middle school design planning in this report is to address these issues by re-organizing the campuses to provide centralized administration areas, consolidate academic programs, and access to common use spaces while maximizing the usable outdoor space.

This will be achieved through a series of construction projects that include removing existing buildings that have outlasted their functional lifespan, renovating existing buildings, and building new facilities where renovations are not economically viable while honoring and preserving the historical significance of select buildings. The middle school design options are all based on a prototypical middle school program and a capacity of 1,000 students each to allow maximum flexibility for future grade configurations and enrollment.

Middle School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION	SPACES		STUDENTS		NET SQUARE FEET		NOTES
	teaching	total	each	total	each	total	
1 STUDENT LEARNING SPACES							
A. Academic Teams							
1. 6th Grade	12	12	23	276	750	9,000	4 teams w/ added science rm for 4 clrms/team
2. 7th Grade	12	12	23	276	750	9,000	4 teams w/ added science rm for 4 clrms/team
3. 8th Grade	12	12	23	276	750	9,000	4 teams w/ added science rm for 4 clrms/team
Sub-Total:	36			828		27,000	
B. Support Space							
1. Teacher Planning w/ toilet		3	-	-	1,500	4,500	Hoteling space with break areas
2. Book Storage		3	-	-	200	600	
Sub-Total:						5,100	
C. Science							
1. Science lab	9	9	24	216	1,100	9,900	
Sub-Total:	9			216		9,900	
E. Program for Exceptional Children							
1. PEC/Gifted Classrooms	3	3	9	27	750	2,250	
2. Speech/Therapy Room						-	shared with a Resource Room
3. Testing						-	shared with a Resource Room
4. MOID	1	1	10	10	1,000	1,000	
5. Resource		6			450	2,700	
6. ESOL			10	-	750	-	
Sub-Total:	4			37		5,950	
Total student learning spaces:	49			1,081		47,950	

SPACE DESCRIPTION	SPACES		STUDENTS		NET SQUARE FEET		NOTES
	teaching	total	each	total	each	total	

2 ADMINISTRATION AND STAFF SPACES

A. Central Administrative Suite

1.	Reception Area	1	-	500	500	
2.	Secretarial Work Area	1	-	350	350	2 people
3.	Principal's Office w/ toilet	1	-	300	300	
4.	Principal's Conference Room	1	-	300	300	
5.	Assistant Principals	2	-	200	400	distributed
6.	Mail Room/Copier/Work Room	1	-	500	500	
7.	Business Manager	1	-	100	100	
8.	Attendance/Registrar	1	-	150	150	
9.	Attendance Clerk	1	-	80	80	
10.	Student Records	1	-	100	100	
11.	Program Assistant	1	-	100	100	
12.	Counselor Offices	3	-	100	300	
13.	Clinic	1	-	450	450	
14.	Parent Center	1	-	400	400	
15.	Supply Storage	1	-	100	100	
16.	Instructional Specialists	16	-	100	1,600	distributed
Sub-Total:			-		5,730	

Total administration spaces: 5,730

3 FOOD SERVICE

A. Cafeteria

1.	Cafeteria	1	-	4,000	4,000	seats 1/3 of student population
2.	Vending area	1	-			
3.	Table and chair storage	1	-			
4.	Stage	1	-	2,000	2,000	
Sub-Total:			-		6,000	

B. Kitchen

1.	Preparation Kitchen	1	-	1,000	1,000	
2.	Serving area	1	-	800	800	
3.	Dry Storage	1	-	400	400	
4.	Refrigerator	1	-	300	300	
5.	Freezer	1	-	300	300	
6.	Office	1	-	120	120	
7.	Employee Lounge	1	-	100	100	
8.	Dish Room	1	-	150	150	
Sub-Total:					3,170	

Total food service spaces: 9,170

Middle School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION	SPACES		STUDENTS		NET SQUARE FEET		NOTES
	teaching	total	each	total	each	total	

4 MEDIA CENTER SPACES

A. Library / Media Center

1.	Reading Area / Stacks	1	-	3,000	3,000	
2.	Computer Area	1	-	800	800	
3.	Media Specialist Office	1	-	200	200	
4.	Workroom	1	-	250	250	
5.	Equipment Room	1	-	400	400	
6.	Main Distribution Feed (MDF) Room	1	-	200	200	
Sub-Total:		-	-		4,850	
Total media center spaces:		-	-		4,850	

5 FITNESS AND WELLNESS SPACES

A. Health & Physical Education

1.	Gymnasium w/ Bleachers	1	1	-	12,000	12,000	
2.	Boys Lockers/Shower Area		1	-	1,200	1,200	
3.	Girls Lockers/Shower Area		1		1,200	1,200	
4.	Laundry Room		1		300	300	
5.	General storage		1		400	400	
6.	Equipment Storage Room		1		300	300	
7.	Faculty Office w/ Showers		2		400	800	
8.	Multi-purpose Fitness Room		1		2,000	2,000	
Sub-Total:		1		-		18,200	
Total fitness and wellness spaces:		1		-		18,200	

SPACE DESCRIPTION	SPACES		STUDENTS		NET SQUARE FEET		NOTES
	teaching	total	each	total	each	total	

6 PERFORMING AND VISUAL ART SPACES

A. Music

1.	Choral Room	1	1	24	24	1,500	1,500	
2.	Band Room	1	1	24	24	1,800	1,800	
3.	Music / Drama Room	1	1	24	24	1,500	1,500	
4.	Instrument Storage		1		-	500	500	
5.	Faculty Offices		2			120	240	
6.	Practice Rooms		3		-	80	240	
7.	Equipment Storage		1		-	150	150	
Sub-Total:		3		72		5,930		

B. Art

1.	Art Room w/Storage Kiln/Darkroom	1	1	24	24	1,800	1,800	
Sub-Total:		1		24		1,800		

Total arts spaces:	4		96			7,730		
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7 FACILITY MANAGEMENT AND SUPPORT SPACES

A. Mechanical and Custodial

1.	Central mechanical room							
2.	Custodial workroom and office		1			550	550	
3.	Custodial office		1			200	200	
4.	Custodial storage		1			200	200	includes tool storage
5.	Custodial closets							
6.	Mechanical room		1			800	800	
	Electrical room		1			200	200	
Sub-Total:						1,950		

B. Property Control

1.	Shipping and receiving		1			100	100	near kitchen
2.	Secured staging - storage							
3.	Security Storage and Locker							
Sub-Total:						100		

Total facility management and support spaces:						2,050		
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TOTAL NSF	54		1,177			95,680		
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TOTAL GSF: 1.43 grossing factor						136,822		
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Utilization = 85%			1,000					
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SF per student						137		
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AUBURN JUNIOR HIGH SCHOOL

existing & planned data

School: Auburn Junior High School

Address: 405 South Dean Road
Auburn, Alabama 36830

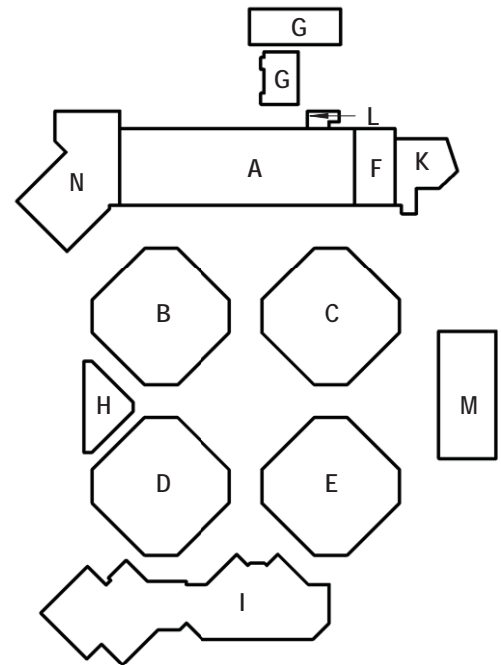
EXISTING DATA

EXISTING BUILDING

Campus Acreage: 35.73 acres

Square Footage: **TOTAL: 298,627 SF**

- A: 31,404 sf - Renovate 2008
- B: 25,708 sf
- C: 25,708 sf
- D: 25,708 sf
- 1966 E: 25,708 sf
- 1973 F: 5,208 sf - Renovate 2008
- 1979 G: 6,209 + 3,520 sf
- H: 5,359 sf
- I: 35,211 + 18,003 sf
- 2003 J: 26,860 + 8,165 + 3,811 sf
- K: 6,242 sf
- L: 917 sf
- 2007 M: 13,930 + 13,930 sf
- 2009 N: 17,026 sf



Grade Configuration: 8th through 9th Grades

Capacity: 1,724

Storm Shelter: No

PLANNED DATA

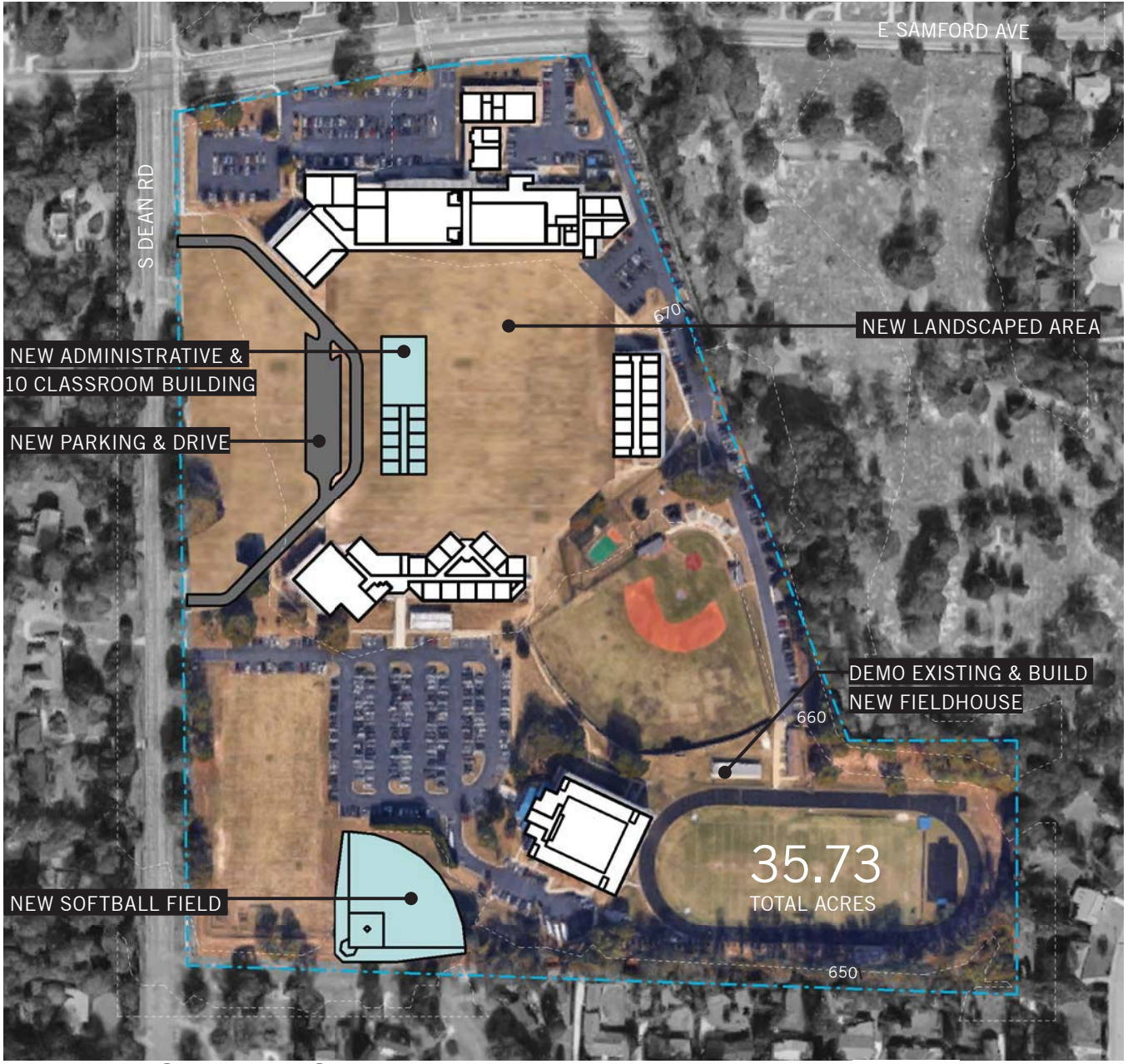
Square Footage: 213,786 SF

Capacity: 1,000

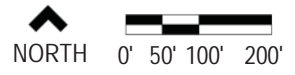
Storm Shelter: Yes

Program Cost: \$10.80 Million

Program Schedule: 22 Months



2028 AERIAL ○ EXISTING ● NEW



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A for Existing Buildings
 Concept C for Demolition and New Construction

AUBURN JUNIOR HIGH SCHOOL

estimated cost & schedule

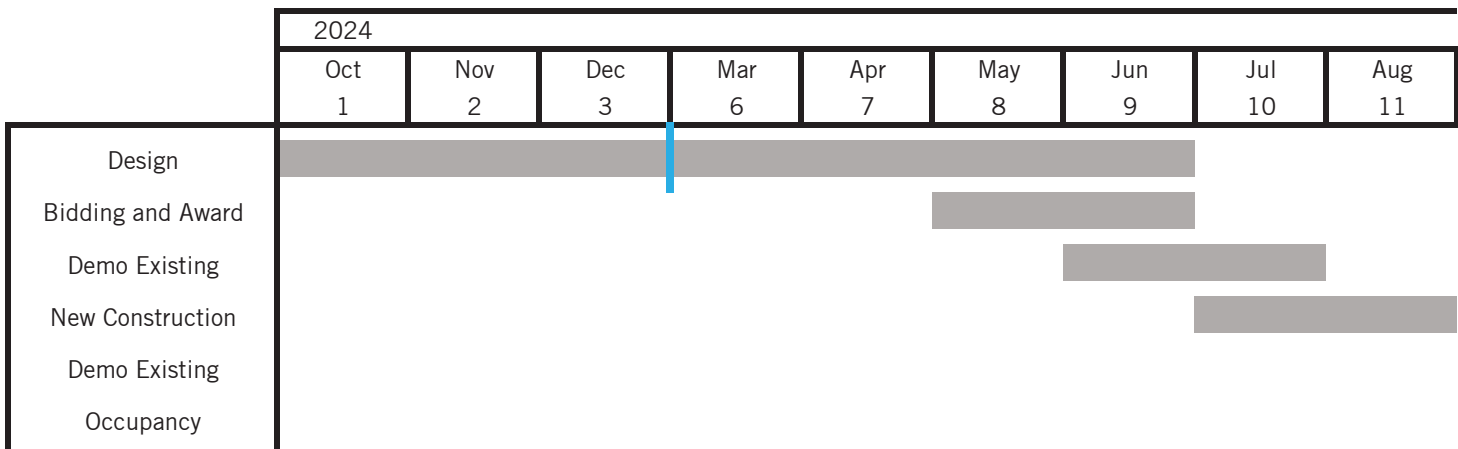
Construction Cost: \$9.15 Million

Program Cost: \$10.80 Million

Design / Bid / Award Duration: 9 Months

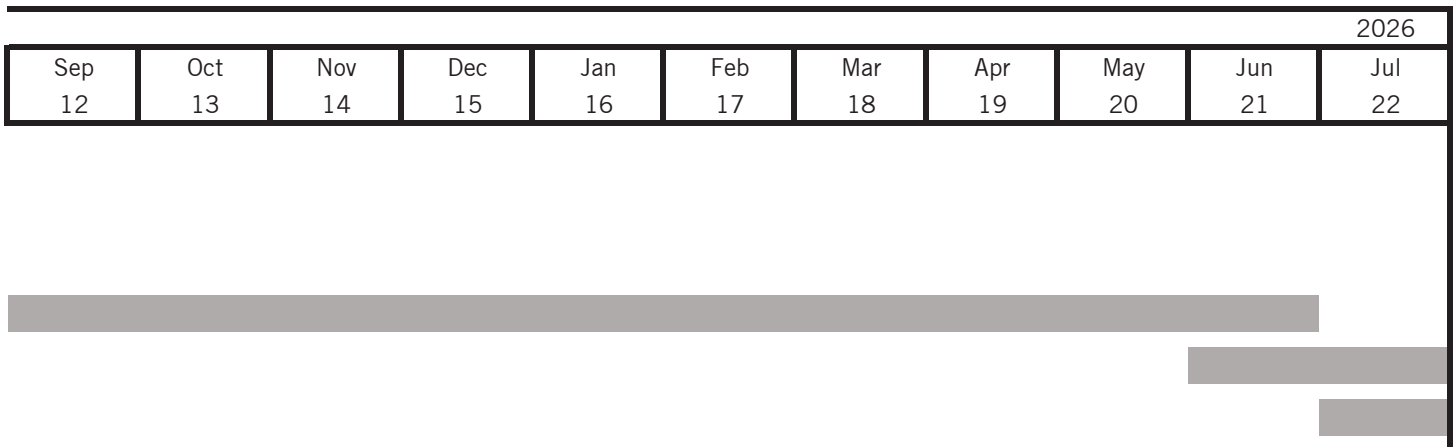
Construction Duration: 15 Months

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	190,406	SF	\$ 2.50	\$ 476,015
Flooring Replacement	95,203	SF	\$ 6.00	\$ 571,218
Roof Repair or Replacement	1	LS	\$ 240,000	\$ 240,000
Demo Existing	108,191	SF	\$ 7	\$ 757,337
New Construction	23,350	SF	\$ 240	\$ 5,604,000
Sitework	1	LS	\$ 1,500,000	\$ 1,500,000
			Subtotal	\$ 9,148,570
Program Cost			+ 18%	\$ 1,646,743
			Total	\$ 10,795,313



Concept A & C Improvements

2019	--
2020	--
2021	--
2022	--
2023	--
2024	Design of Improvements
2025	Demolish Buildings B, D, and H Demolish Parking as Needed New Construction of Classroom Building
2026	Demolish Buildings C and E Site Improvements Interior and Exterior Painting Flooring Replacement Sealant Replacement
2027	--
2028	--



EAST SAMFORD SCHOOL

existing & planned data

School: East Samford School
 Address: 332 East Samford Avenue
 Auburn, Alabama 36830

EXISTING DATA

EXISTING BUILDING

Campus Acreage: 13.74 acres

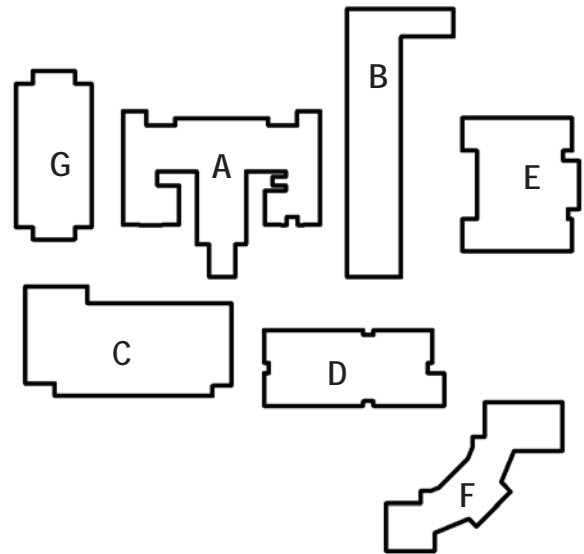
Square Footage: **TOTAL: 143,110 SF**

1920s A: 21,753 + 16,487 sf
 B: 17,349 sf
 C: 21,187 sf

1999 D; 13,927 sf

2003 E: 15,050 sf
 F: 11,341 sf

2006 G: 13,008 + 13,008 sf



Grade Configuration: 7th Grade

Capacity: 1,315

Storm Shelter: No

PLANNED DATA

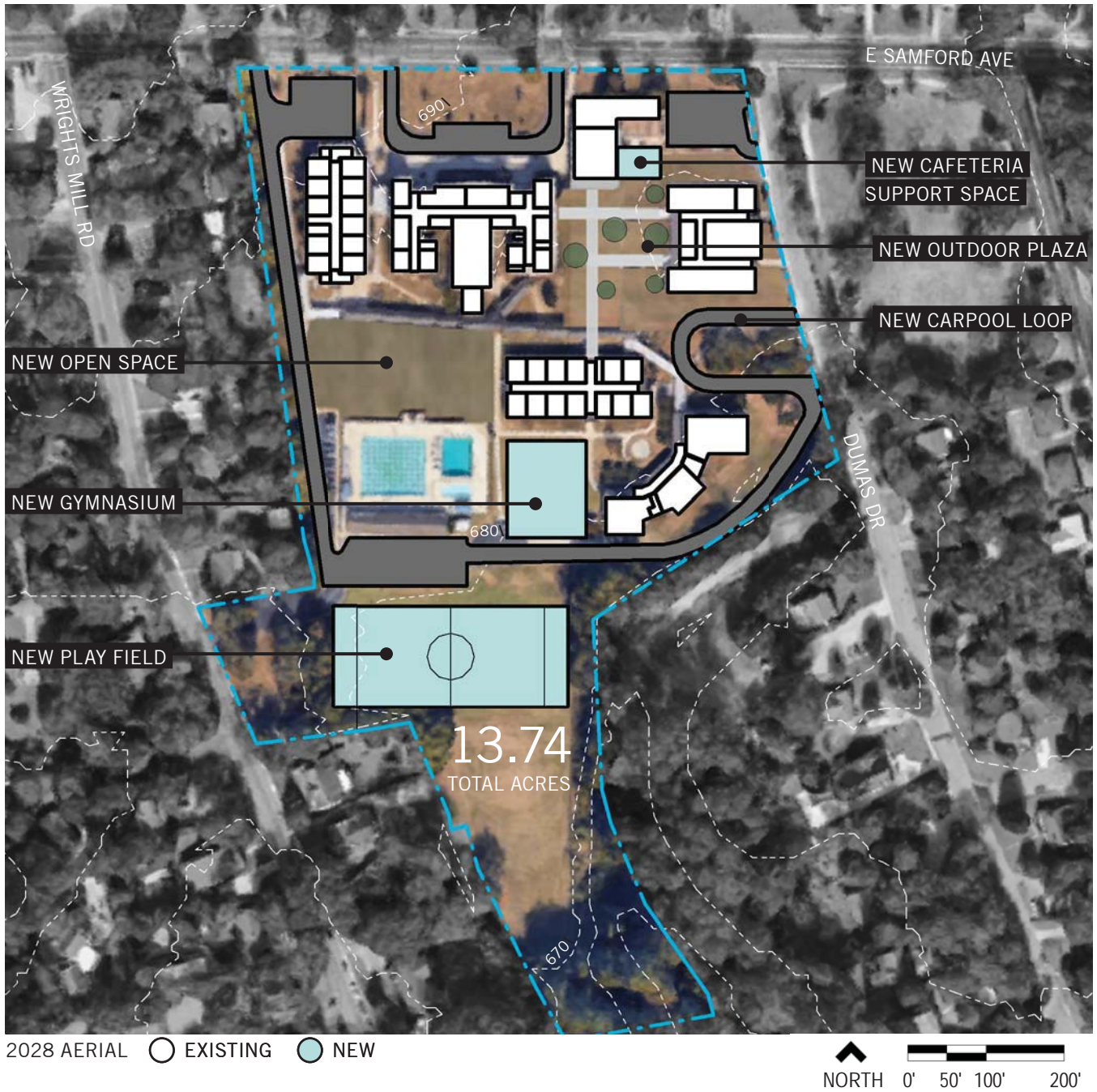
Square Footage: 127,923 SF

Capacity: 1,000

Storm Shelter: No*

Program Cost: \$4.84 Million

Program Schedule: 22 Months



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A for Existing Buildings
 Concept C for Demo & New Construction

EAST SAMFORD SCHOOL

estimated cost & schedule

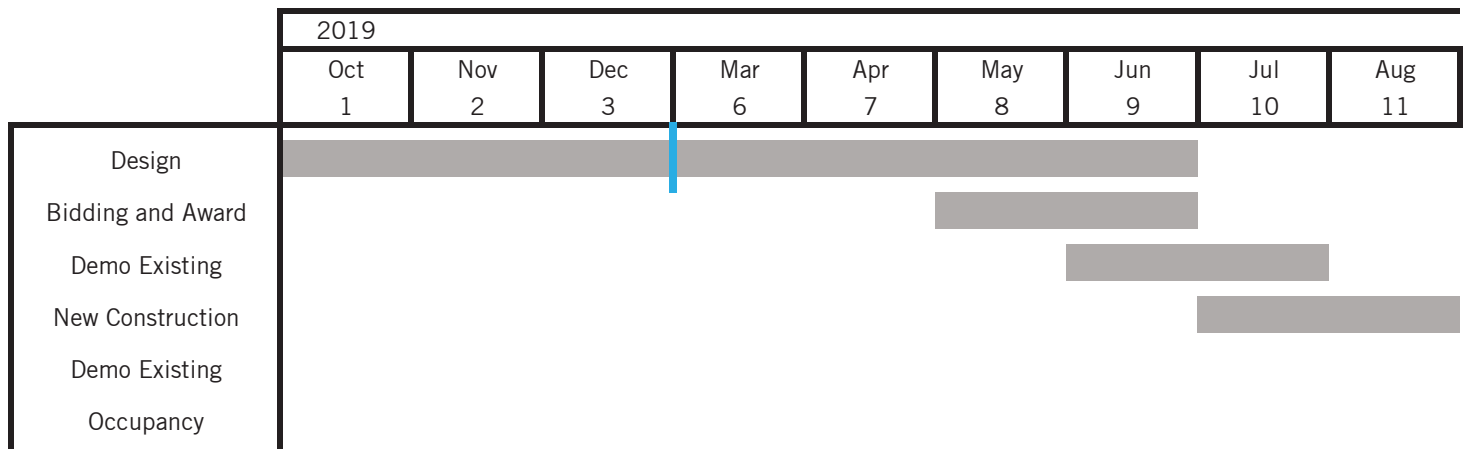
Construction Cost: \$4.10 Million

Program Cost: \$4.84 Million

Design / Bid / Award Duration: 9 Months

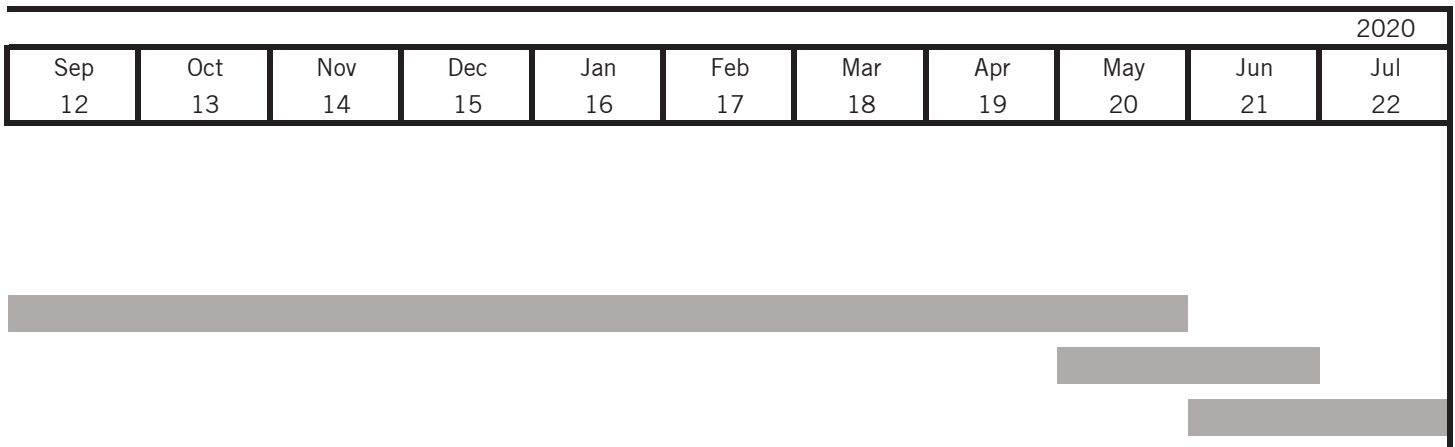
Construction Duration: 15 Months

Improvements	Quantity		Unit Cost	Estimated Cost
Phase I Demo Classroom / Admin	10,000	SF	\$ 7	\$ 70,000
Phase I New Construction Gym / Café Support	16,000	SF	\$ 230	\$ 3,680,000
Phase II Demo Gym	21,187	SF	\$ 7	\$ 148,309
Roof Repair or Replacement	1	LS	\$ 200,000	\$ 200,000
			Subtotal	\$ 4,098,309
Program Cost		+	18%	\$ 737,696
			Total	\$ 4,836,005



Concept A & C Improvements

2019	Design of Improvements
2020	Site Improvements Demolish Part of Building B New Construction of Gymnasium
2021	Site Improvements New Construction of Cafeteria Support Space Demolish Existing Gymnasium Flooring Replacement Interior and Exterior Painting
2022	--
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--



J. F. DRAKE MIDDLE SCHOOL

existing & planned data

School: J. F. Drake Middle School

Address: 655 Spencer Avenue
Auburn, Alabama 36832

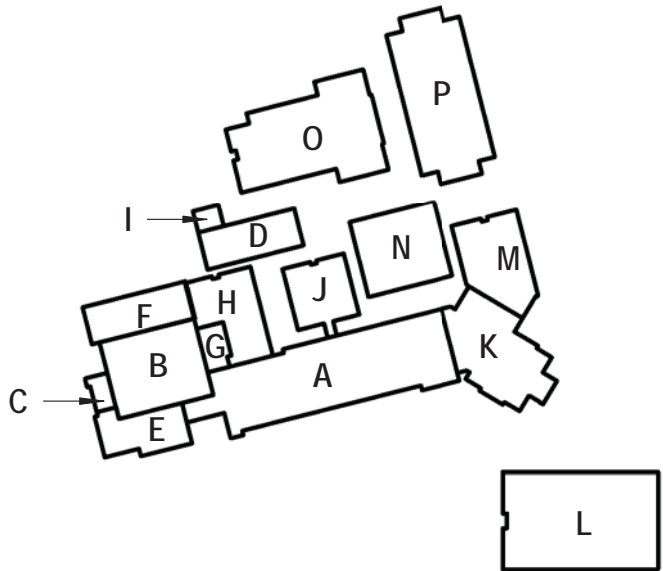
EXISTING DATA

EXISTING BUILDING

Campus Acreage: 22.24 acres

Square Footage: **TOTAL: 129,226 SF**

1957	A: 18,597 sf
	B: 8,429 sf
	C: 877 sf
	D: 4,076 sf
1967	E: 3,857 sf
	F: 4,428 sf
	G: 1,124 sf
1984	H: 5,339 sf
	I: 628 sf
	J: 4,410 sf
	K: 8,574 sf
1999	L: 16,055 sf
	M: 6,227 sf
	N: 7,250 sf
2003	O: 13,317 sf
2006	P: 13,030 + 13,008 sf



Grade Configuration: 6th Grade

Capacity: 1,243

Storm Shelter: No

PLANNED DATA

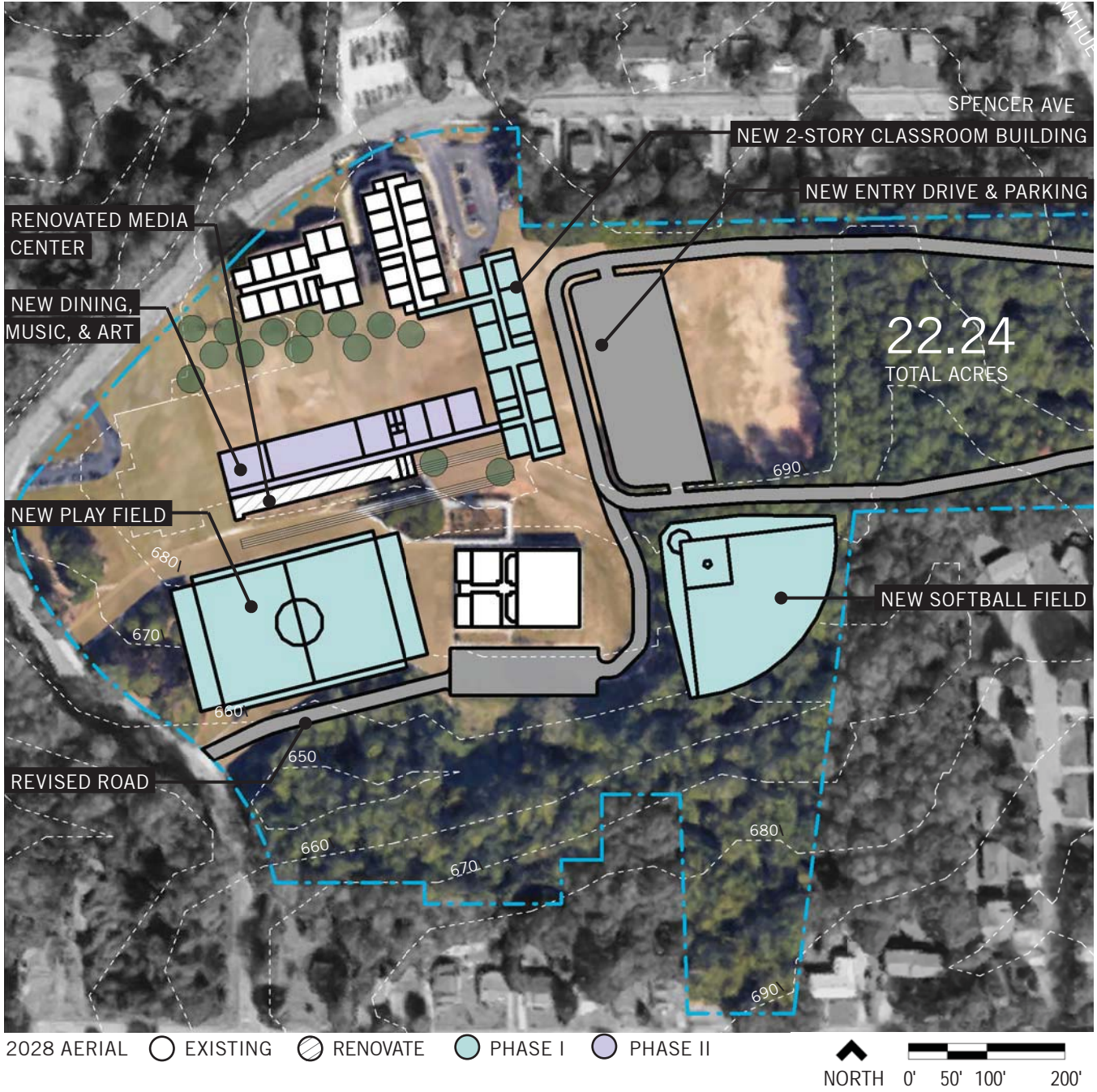
Square Footage: 126,507 SF

Capacity: 1,000

Storm Shelter: Yes

Program Cost: \$19.00 Million

Program Schedule: 34 Months



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A for Existing Buildings
 Concept C for Demolition and New Construction

J.F. DRAKE MIDDLE SCHOOL

estimated cost & schedule

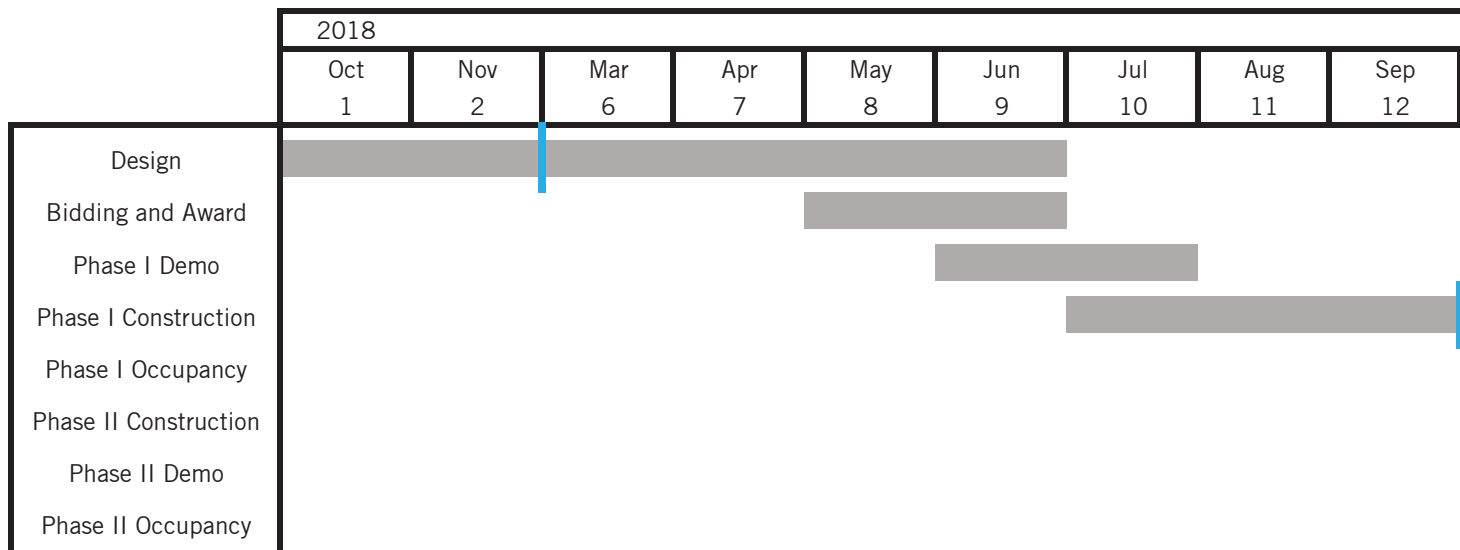
Construction Cost: \$16.10 Million

Program Cost: \$19.00 Million

Design / Bid / Award Duration: 9 Months

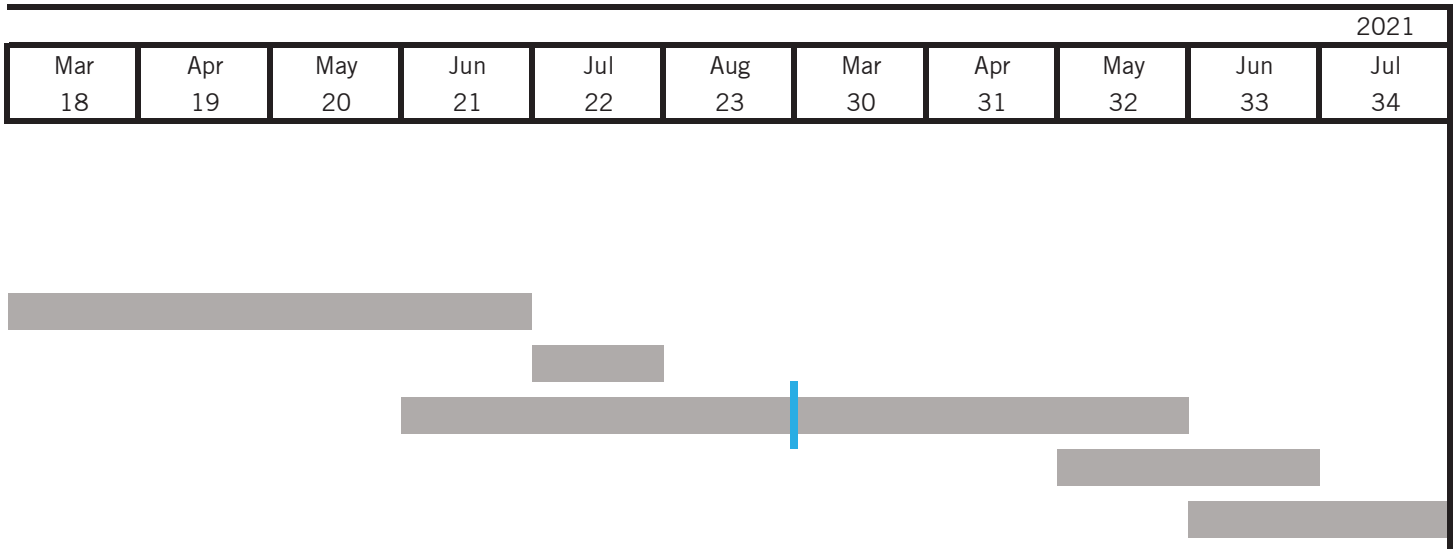
Construction Duration: 25 Months

Improvements	Quantity		Unit Cost	Estimated Cost
Phase I Demo Classroom / Admin	26,255	SF	\$ 7	\$ 183,785
Phase I Demo Pool	1	LS	\$ 25,000	\$ 25,000
Phase I Renovate Classroom	18,597	SF	\$ 147	\$ 2,733,759
Phase I New Construction Classroom / Admin	28,000	SF	\$ 230	\$ 6,440,000
Phase II Demo Classroom / Café / Kitchen	28,464	SF	\$ 7	\$ 199,248
Phase II New Construcion Café / Arts	24,000	SF	\$ 230	\$ 5,520,000
Sitework	1	LS	\$ 1,000,000	\$ 1,000,000
			Subtotal	\$ 16,101,792
Program Cost		+	18%	\$ 2,898,323
			Total	\$ 19,000,115



Concept A & C Improvements

2019	Site Improvements Demolition of Buildings M, K, D, and I New Construction of Classroom Building
2020	Demolition of Buildings G, H, J, and N New Construction of Cafeteria and Arts Building Carpet Replacement Interior and Exterior Painting
2021	Demolition of Buildings B, C, E, and F
2022	--
2023	--
2024	--
2025	--
2026	--
2027	--
2028	--





HIGH SCHOOLS

Auburn City Schools has one recently constructed high school in operation and one new facility anticipated to be constructed in the future with capital funds.

The high school prototype used for planning purposes is 348,000 square feet housed in a three-story classroom building, a two-story athletic building, and a one-story performing arts building. Site amenities include approximately 1,100 parking places for faculty, visitors, and students, a competition track and field, two athletic practice fields, a band practice field, competition softball and fields, and six tennis courts. Much like at the elementary school, separate bus and parent drop-off/pick-up areas as well as a distinct student entrance were part of the program for the master plan.

HIGH SCHOOLS

High School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION	SPACES		STUDENTS		NET SQUARE FEET		NOTES
	teaching	total	each	total	each	total	
1 STUDENT LEARNING SPACES							
A. Academic Teams							
1.	10-12 Classrooms	55	55	25	1,375	825	45,375
2.	Small Resource Rooms		8			275	2,200
3.	Extended Learning Area		6			750	4,500
4.	Instructional Material Storage		12			175	2,100
5.	Itinerant Offices		6			100	600
6.	Multipurpose Teacher Room w/ Conf Space		6			1,250	7,500
7.	Teacher Copy and Storage Rooms		6			250	1,500
Sub-Total:		55		1,375			63,775
B Science							
1.	Science Labs/Classrooms	16	16	25	400	1,500	24,000
2.	SciencePrep/Storage		8			225	1,800
Sub-Total:		16		400			25,800
C Schola							
1.	Schola		1			1,600	1,600
2.	Computer Labs	2	2	25	50	800	1,600
Sub-Total:		2		-			3,200
D Career Clusters							
1.	<u>Hospitality / Tourism Career Cluster</u>	1	1	25	25	1,200	1,200
2.	<u>Health Science Career Cluster</u>	1	1	25	25	2,000	2,000
3.	<u>Ag / Food / Natural Resources Career Cluster</u>						
	Environmental Science	1	1	25	25	2,000	2,000
	Food Wellness	1	1	25	25	2,000	2,000
	Aquaculture Lab / Classroom	1	1	25	25	2,000	2,000
	Aquaculture Hatchery		1			500	500
4.	<u>Manufacturing Career Cluster</u>						
	Industrial Manufacturing CR / Lab	1	1	25	25	1,200	1,200
	Industrial Systems	1	1	25	25	1,200	1,200
5.	<u>STEM Career Cluster</u>						
	Various Labs (TBD)	3	3	25	75	1,200	3,600
	Engineering / Pre-Engineering	1	1	25	25	1,200	1,200
6.	<u>Art / AV Technology & Communications Career Cluster</u>						
	Graphic Arts	1	1	25	25	1,200	1,200
7.	<u>Bus. Management & Administration Career Cluster</u>						
	Business Management	2	2	25	50	1,200	2,400
8.	<u>Marketing Sales & Service Career Cluster</u>						
	Marketing Sales & Service Career Cluster	1	1	25	25	1,200	1,200
Sub-Total:		15		375			21,700
E Program for Exceptional Children							
1.	Self Contained Special Education	4	4	10	40	725	2,900
2.	Shower		1			50	50
3.	Laundry Room		1			100	100
4.	Toilets		2			50	100
5.	Speech / Hearing Therapy		1			250	250
6.	Secure Storage		1			75	75
7.	Cool-Down Room		1			120	120
Sub-Total:		4		40			3,595
Total student learning spaces:		92		2,190			118,070

2 ADMINISTRATION AND STAFF SPACES

A. Central Administrative Suite

1.	Reception	1	450	450
2.	Conference Room - Large	1	300	300
3.	Registrar	1	450	450
4.	Bookkeeping	2	125	250
5.	Principal w RR & conf space	1	300	300
6.	Principal Admin. Assist.	1	150	150
7.	Mail/Work/Copy Room/Kitchenette	1	400	400
8.	Health Clinic	1	450	450
9.	Staff Restrooms	2	50	100
10.	Asst. Principal	4	125	500
11.	In School Suspension	1	830	830
12.	Conference Room - Small	1	225	225

Sub-Total:	-	-	4,405
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B. Central Guidance Suite

1.	Reception	1	200	200
2.	Counselors' Offices	6	150	900
3.	Itinerant Personnel Office	1	150	150
4.	Career Center	1	350	350
5.	Restrooms	2	50	100
6.	Conference Room	1	300	300

Sub-Total:	-	-	2,000
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Total administration spaces:			6,405
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3 FOOD SERVICE

A. Cafeteria

1.	Cafeteria + Satellite Stations/Hubs	1	11,500	11,500
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Sub-Total:	-	-	11,500
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B. Kitchen

1.	Kitchen	1	6,500	6,500
2.	Kitchen Mgr Office	1	125	125
3.	Restroom	2	50	100
4.	Lockers	1	100	100

Sub-Total:	-	-	6,825
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Total Food Service spaces:			18,325
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High School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION					NOTES	
	SPACES		STUDENTS			NET SQUARE FEET
	teaching	total	each	total	each	total
4 MEDIA CENTER SPACES						
A. Library / Media Center						
1.	Reading Room/Circulation/Open Computer Area		1		2,400	2,400
2.	Computer Area		1		500	500
3.	Student Area		1		600	600
4.	Study Area		1		600	600
5.	Project Room (med)		1		225	225
6.	Project Room (small)		2		150	300
7.	Workroom		1		225	225
8.	Storage		3		250	750
9.	Kitchenette / Warming Kitchen		1		300	300
10.	Teacher Professional Development Area		1		450	450
11.	Media Specialist Office		2		150	300
12.	Computer Resource Specialist Office		1		150	150
Sub-Total:						6,800
Total media center spaces:					-	-
						6,800

SPACE DESCRIPTION	NOTES					
	SPACES		STUDENTS		NET SQUARE FEET	
	teaching	total	each	total	each	total
5 FITNESS AND WELLNESS SPACES						
A. Gymnasiums						
1. Gymnasium - Competition (Gym and Seating)	1	1	25	25	13,500	13,500
2. Track		1			5,500	5,500
3. Auxiliary Gymnasium - hardwood w/ 250 bleachers	1	1	25	25	7,250	7,250
4. Auxiliary Gymnasium - alternative flooring	1	1	25	25	5,500	5,500
Sub-Total:	3		75		31,750	
B. Gymnasium Support						
1. Concessions		1			100	100
2. Ticket Booth		1			100	100
3. Storage						
Physical Education / Adaptive Special Ed		2			1,000	2,000
Football Equipment		1			600	600
Teams in Locker Rooms		1			1,000	1,000
Outdoor Field Storage						
4. Public Restrooms		4			800	3,200
Sub-Total:	-		-		7,000	
C. Locker facilities						
1. PE Locker Rooms M/F		2			1,000	2,000
2. Athletics Locker Room / Restroom		2			2,000	4,000
3. Football Locker Room / Restroom		1			2,400	2,400
4. Officials Dressing Rooms		1			125	125
Sub-Total:	-		-		8,525	
D. Coaches and support spaces						
1. Coaches Offices / Toilet / Shower		5			125	625
2. Assistant Coach Multipurpose Office Space		1			1,200	1,200
3. Athletic Conference Room		1			400	400
4. Athletic Director Office & Storage		1			200	200
5. Athletic Director Reception		1			200	200
6. Athletic Staff Toilets/Showers		2			250	500
7. Training room		1			400	400
8. Laundry		2			200	400
Sub-Total:	-		-		3,925	
E. Fitness and Wellness						
1. Weight Room - Competition		1			3,500	3,500
2. Weight Room - General Purpose		1			2,000	2,000
3. Health Classroom/Nutrition/Athletic-Use Meeting Room	2	2	25	50	830	1,660
4. Fitness Area (Rehab, Staff Use, Athletics)		1			1,200	1,200
5. Cheerleading Room		1			1,000	1,000
Sub-Total:	2		50		9,360	
F. ROTC						
1. Classroom with Divider Wall	2	2	12	24	650	1,300
2. Uniform / Wardrobe Supply / General Storage		1			450	450
3. Secure Armory Storage		1			150	150
Sub-Total:	2		24		1,900	
Total fitness and wellness spaces:	7		149		62,460	

High School Program

Auburn City Schools

Auburn, AL

SPACE DESCRIPTION							NOTES
	SPACES		STUDENTS		NET SQUARE FEET		
	teaching	total	each	total	each	total	
6 PERFORMING AND VISUAL ART SPACES							
A. Music							
1. Choral Room w/ Risers	1	1	25	25	2,500	2,500	
2. Band Room	1	1	25	25	4,000	4,000	
3. Orchestra Room	1	1	25	25	1,800	1,800	
4. Small Practice Rooms		5			75	375	
5. Piano Keyboard Lab		1			450	450	
6. Staff Offices		2			200	400	
7. Staff Restrooms		2			50	100	
8. Choral Storage		1			275	275	
9. Music Library		2			475	950	
10. Band Uniform Storage		1			250	250	
11. Band Outdoor Storage		1			450	450	
12. Band Instruments / Music Storage		1			600	600	
13. Orchestra Instruments / Music Storage		1			300	300	
Sub-Total:		3		75		12,450	
B. Visual Art							
1. 2D / 3D Art Room	2	2	25	50	1,000	2,000	
2. Digital Visual and Performing Art Production Centers	2	2	25	50	1,000	2,000	
3. Storage		2			250	500	
4. Kiln Room		1			100	100	
Sub-Total:		4		100		4,600	
C. Dance							
1. Dance Studio	1	1	25	25	1,500	1,500	
2. Dressing Room		2			250	500	
3. Storage		1			100	100	
Sub-Total:		1		25		2,100	
D. Performance							
1. Auditorium		1			7,800	7,800	
2. Large Auditorium Stage		1			4,000	4,000	
3. Drama Classroom	1	1	25	25	1,500	1,500	
4. Drama Office		1			200	200	
5. Lobby		1			1,500	1,500	
6. Public Restrooms		2			350	700	
7. Box Office		1			100	100	
8. Concessions		1			100	100	
9. Control Booth Auditorium		1			200	200	
10. Scene Shop		1			1,500	1,500	
11. Make-Up / Dressing Room / Toilets		2			400	800	
Sub-Total:		1		25		18,400	
E. TV Production Studio							
1. Broadcast Area and Classroom	1	1	24	24	1,250	1,250	
2. Green Screen Room		1			80	80	
Sub-Total:		1		24		1,330	
Total arts spaces:		10		249		38,880	

SPACE DESCRIPTION					NOTES
	teaching	total	each	total	

7 FACILITY MANAGEMENT AND SUPPORT SPACES

A. Custodial - Building Services

		teaching	total	each	total
1.	Receiving / Storage		1		350
2.	Maintenance / Repair Area		1		1,500
3.	Mechanical		1		500
4.	Main Electrical Rooms		3		225
5.	Electrical		10		75
6.	Custodial Closets		12		50
7.	MDF		1		200
8.	IT Closets		10		75
Sub-Total:			-		-

Total facility management and support spaces: 5,325

TOTAL NSF 109 2,588 256,265

TOTAL GSF: 1.36 grossing factor 348,520
Utilization = 85% 2,200
SF per student 158

AUBURN HIGH SCHOOL

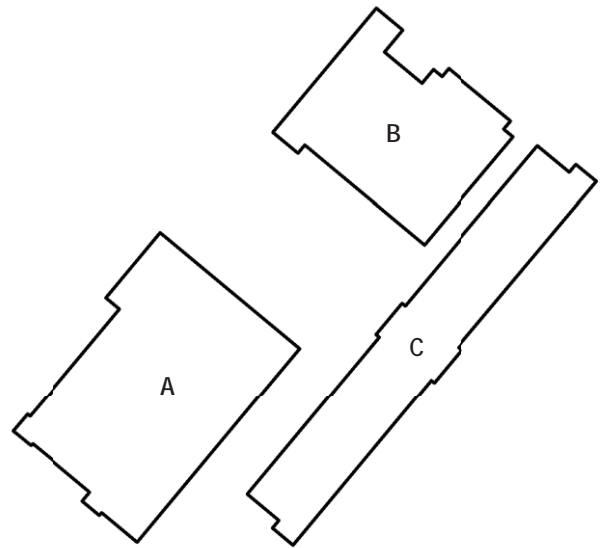
existing & planned data

School: Auburn High School
 Address: 1701 East Samford Avenue
 Auburn, Alabama 36831

EXISTING DATA

EXISTING BUILDING

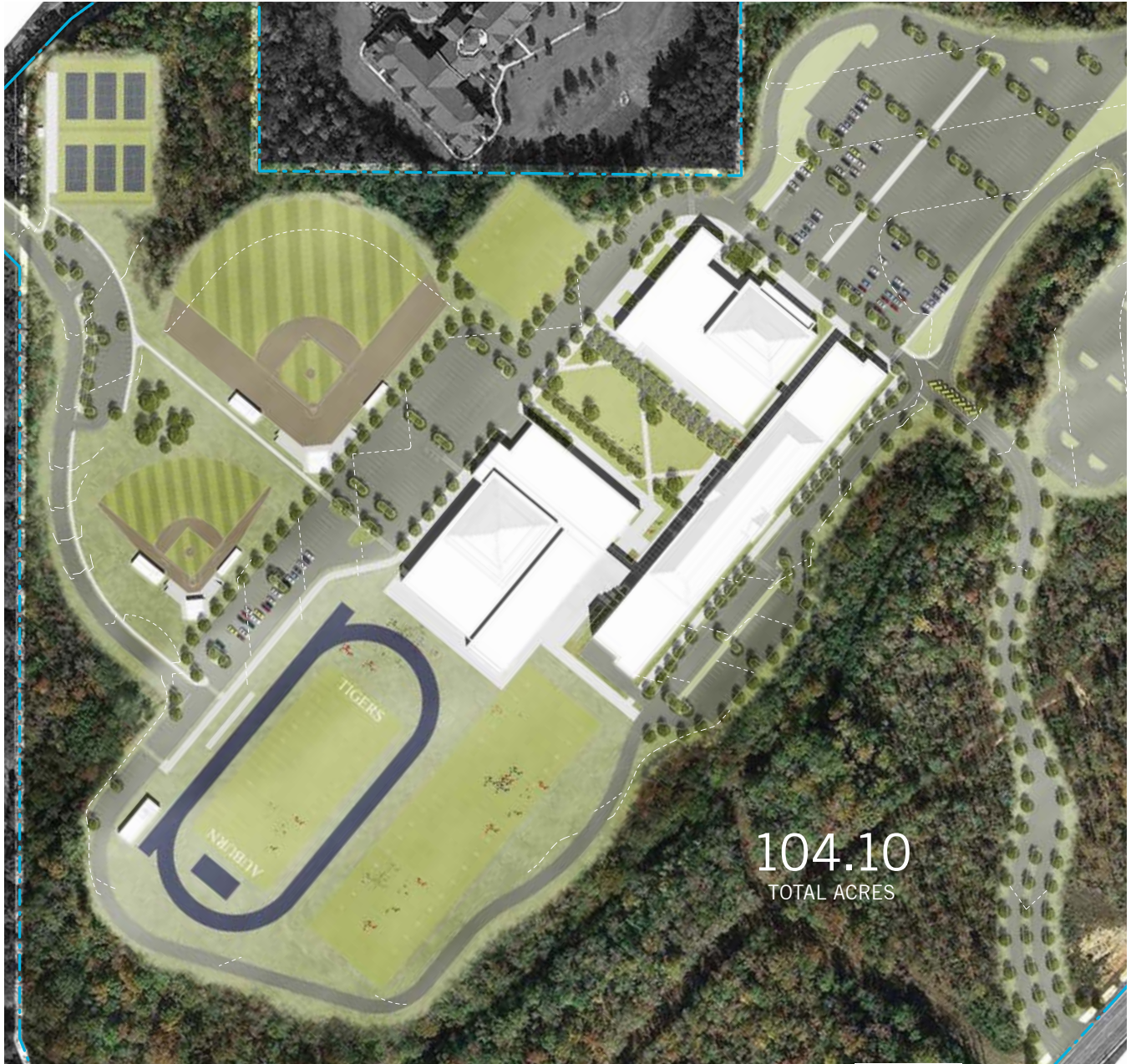
Campus Acreage: 104.10 acres
 Square Footage: **TOTAL: 356,112 SF**
 2017 A: 109,148 SF
 B: 50,300 SF
 C: 189,726 SF
 Grade Configuration: 10th through 12th Grades
 Capacity: 2,200
 Project Description: N/A
 Storm Shelter: Yes



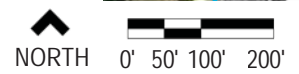
PLANNED DATA

**maintains current configuration*

Square Footage: 356,112 SF*
 Capacity: 2,200*
 Storm Shelter: Yes*
 Program Cost: \$1.12 Million
 Program Schedule: Summer Work



2028 AERIAL (maintains current configuration)



PLANNED PROJECT DESIGN SCOPE

Improvements: Concept A

AUBURN HIGH SCHOOL

estimated cost & schedule

Construction Cost: \$1.07 Million

Program Cost: \$1.12 Million

Design / Bid / Award Duration: 3 Months

Construction Duration: Summer Work

Improvements	Quantity		Unit Cost	Estimated Cost
Interior and Exterior Painting	356,000	SF	\$ 2.50	\$ 890,000
Carpet Replacement	30,000	SF	\$ 6.00	\$ 180,000
			Subtotal	\$ 1,070,000
Program Cost		+	5%	\$ 53,500
			Total	\$ 1,123,500

Concept A Improvements

2019	--
2020	--
2021	--
2022	--
2023	--
2024	--
2025	--
2026	--
2027	--
2028	Carpet Replacement Interior and Exterior Painting

AUBURN HIGH SCHOOL #2

planned data

School: Auburn High School #2

Address: TBD
Auburn, Alabama 36830

PLANNED DATA

Campus Acreage: 81.56 acres

Square Footage: 348,000 SF

Grade Configuration: TBD

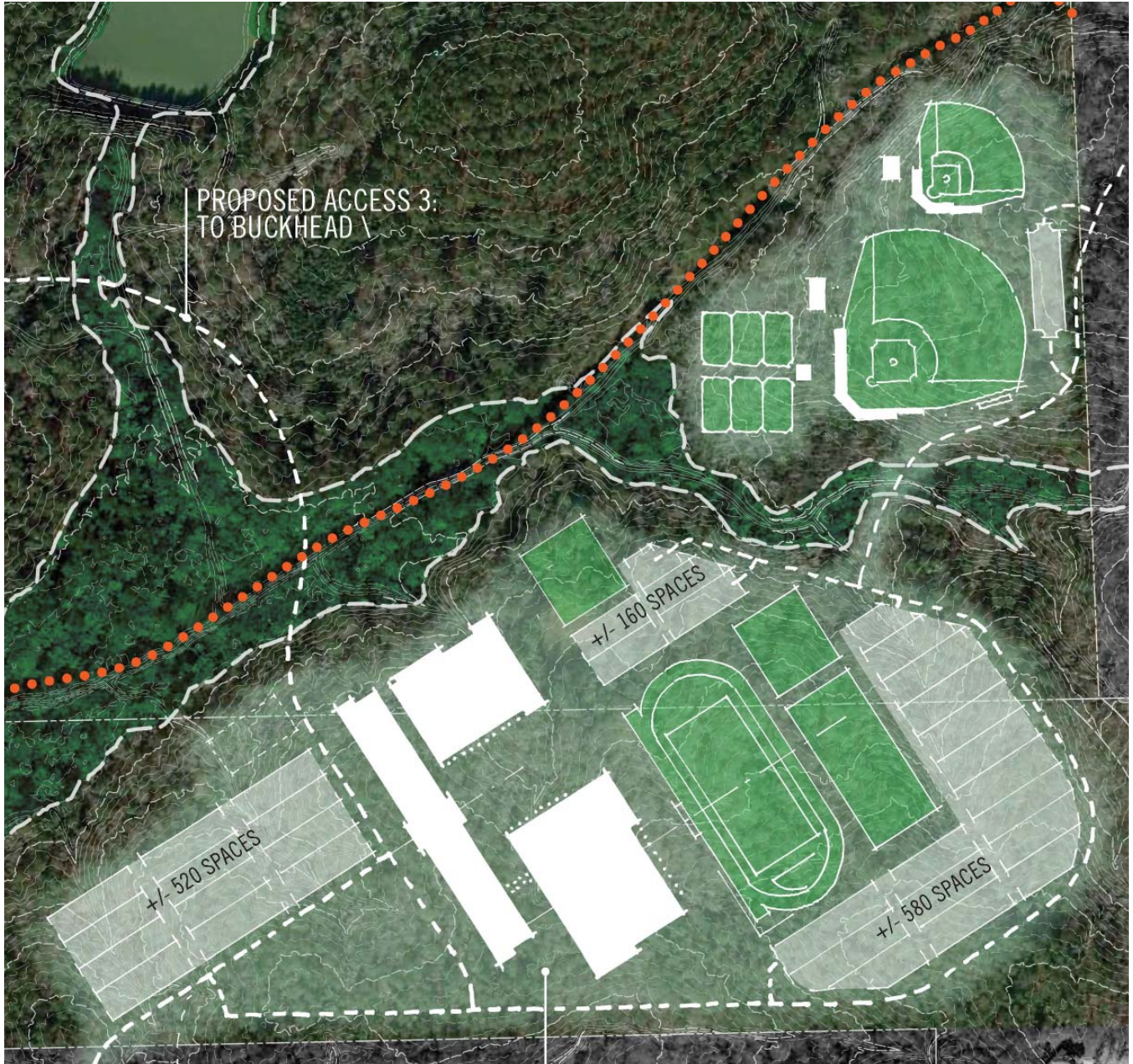
Year: Anticipated 2024 for Phase I

Capacity: 1,600 + 600 future addition

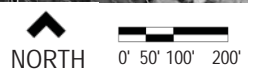
Storm Shelter: Yes

Program Cost: \$91.08 Million

Program Schedule: 40 Months



2028 AERIAL



PLANNED PROJECT DESIGN SCOPE

Improvements: New Facility

AUBURN HIGH SCHOOL #2

estimated cost & schedule

Construction Cost: \$77.18 Million

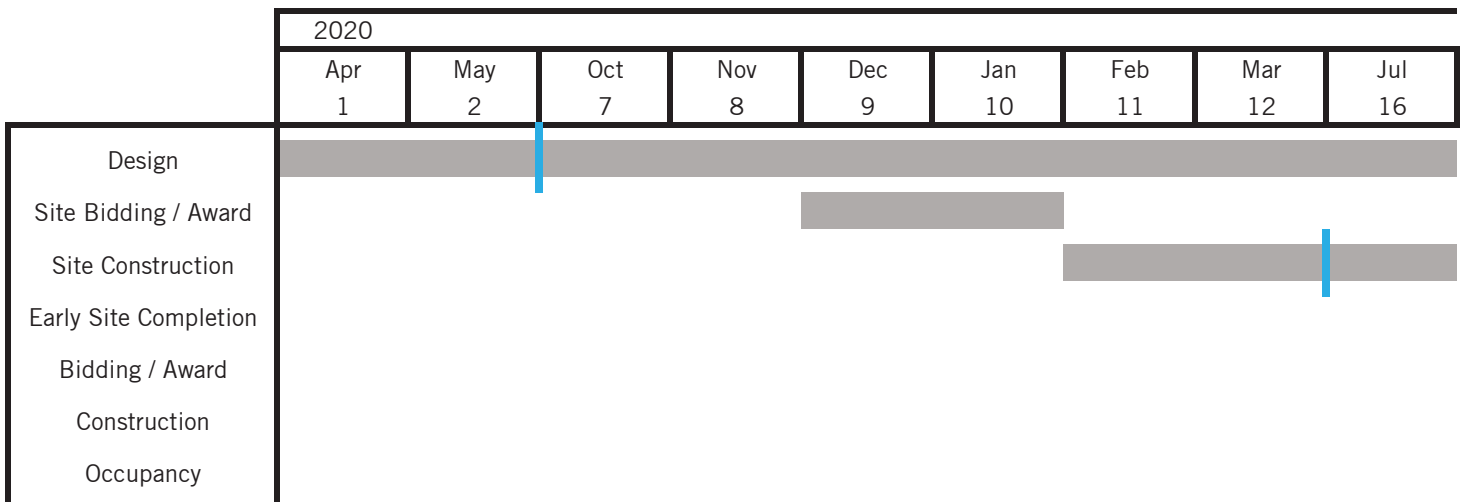
Program Cost: \$91.08 Million

Design / Bid / Award Duration: 16 Months

Construction Duration: 30 Months

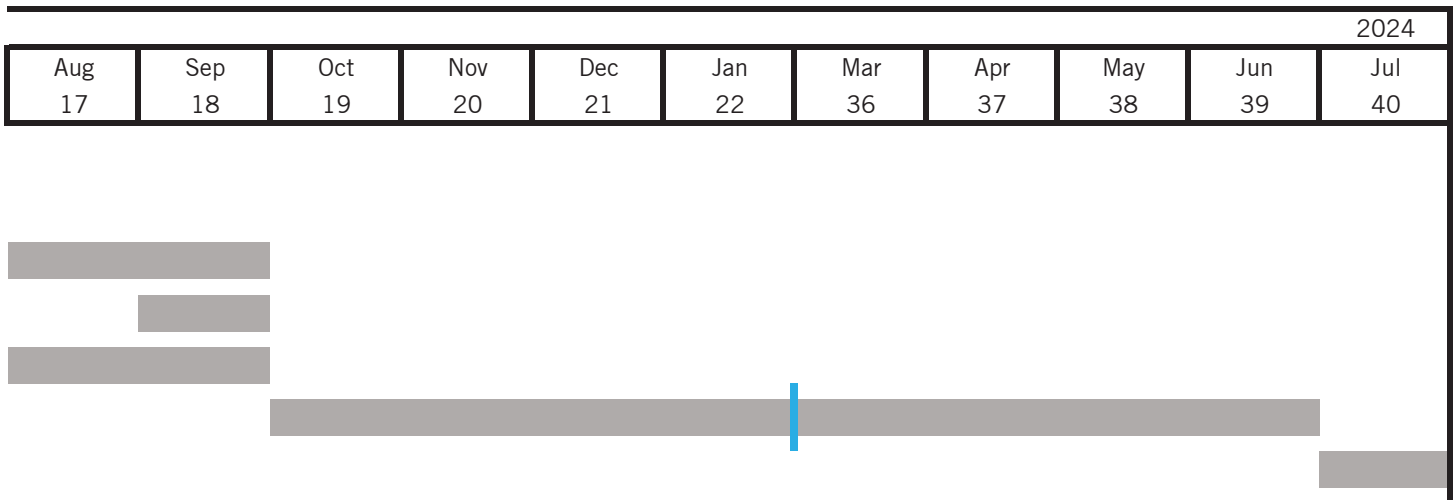
Phase I Improvements	Quantity		Unit Cost	Estimated Cost
New Construction	270,000	SF	\$ 220	\$ 59,400,000
			Subtotal	\$ 59,400,000
Program Cost			+	18%
				\$ 10,692,000
			Total	\$ 70,092,000

Phase II Improvements	Quantity		Unit Cost	Estimated Cost
New Construction	78,000	SF	\$ 228	\$ 17,784,000
			Subtotal	\$ 17,784,000
Program Cost			+	18%
				\$ 3,201,120
			Total	\$ 20,985,120



Concept A Improvements

2019	--
2020	Phase I 1,600 Seat New Facility Design
2021	New Facility Design and Construction
2022	New Facility Construction
2023	New Facility Construction
2024	New Facility Construction
2025	--
2026	--
2027	--
2028	Phase II 600 Seat Addition Design





SUMMARY

SUMMARY MATRIX

	Current Grade Configuration	Capacity Existing / Planned	Site Acreage	Total Square Footage Existing / Planned
Elementary Schools				
Auburn Early Education Center	K - 2	594 / 594	14.86	73,408 / 73,408
Cary Woods Elementary School	K - 2	506 / 600	12.99	68,531 / 72,231
Creekside Elementary School	3-5	600 / 600	26.20	70,557 / 70,557
Dean Road Elementary School	K-2	506 / 506	15.10	63,988 / 63,988
Ogletree Elementary School	3-5	598 / 598	19.60	69,809 / 69,809
Pick Elementary School	3-5	600 / 600	25.12	72,290 / 72,290
Richland Rd Elementary School	K-2	572 / 572	13.29	64,381 / 64,381
Wrights Mill Elementary School	3-5	552 / 552	13.78	63,512 / 63,512
Yarbrough Elementary School	3-5	573 / 573	33.08	64,828 / 64,828
Yarbrough Elementary School #2	N/A	0 / 600	TBD	0 / 72,000
Middle Schools				
Auburn Junior High School	8-9	1,724 / 1,000	35.73	298,627 / 213,786
East Samford School	7	1,315 / 1,000	13.74	143,110 / 127,923
J.F. Drake Middle School	6	1,243 / 1,000	22.24	129,226 / 126,507
High Schools				
Auburn High School	10-12	2,200 / 2,200	104.10	356,112 / 356,112
Auburn High School #2	N/A	0 / 2,200	81.56	0 / 348,000
TOTAL		11,583 / 13,195		1,538,379 / 1,859,332

Year Built	Scope of Work	Estimated Program Cost	Design / Bid / Award Duration	Construction Duration	Priority	Anticipated Completion Date
1992-2006	Concept B	\$4.55 M	3 Months	Summer Work	2	2024
1976-2006	Concept C	\$18.20 M	9 Months	14 Months	1	2020
2018	Concept A	\$520,334	3 Months	Summer Work	4	2028
1957-2006	Concept C	\$7.81 M	3 Months	Summer Work	4	2028
1998 - 2003	Concept B	\$3.92 M	3 Months	Summer Work	2	2023
2013	Concept A	\$564,996	3 Months	Summer Work	2	2022
2008	Concept A	\$534,035	3 Months	Summer Work	3	2022
1962 - 2006	Concept C	\$6.73 M	3 Months	Summer Work	4	2028
1998 - 2002	Concept B	\$3.27 M	3 Months	Summer Work	2	2023
est. 2020	Anticipated Facility	\$19.54 M	9 Months	12 Months	1	2022
1960s - 2009	Concept C	\$10.80 M	9 Months	15 Months	3	2026
1920s - 2006	Concept C	\$4.84 M	9 Months	15 Months	1	2021
1957 - 2006	Concept C	\$19.00 M	9 Months	25 Months	1	2021
2017	Concept A	\$1.12 M	3 Months	Summer Work	4	2028
est. 2024	Anticipated Facility	\$91.08 M	16 Months	30 Months	2	2024 / 2028+

SUMMARY SCHEDULE

	2019	2020	2021	2022
Elementary Schools				
Auburn Early Education Center	●		●	
Cary Woods Elementary School	●	●		
Creekside Elementary School				
Dean Road Elementary School				
Ogletree Elementary School				●
Pick Elementary School				●
Richland Rd Elementary School				●
Wrights Mill Elementary School				
Yarbrough Elementary School				●
Yarbrough Elementary School #2		●	●	●
Middle Schools				
Auburn Junior High School				
East Samford School	●	●	●	
J.F. Drake Middle School	●	●	●	
High Schools				
Auburn High School				
Auburn High School #2		●	●	●

2023	2024	2025	2026	2027	2028
•	•				
					•
				•	•
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APPENDIX

TABLE OF CONTENTS

Cary Woods Elementary School

Auburn Junior High School

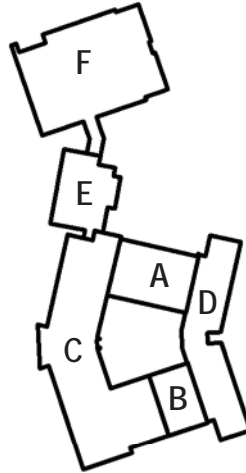
East Samford School

J.F. Drake Middle School

APPENDIX

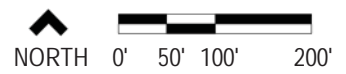
CARY WOODS ELEMENTARY SCHOOL

appendix





EXISTING AERIAL



CARY WOODS ELEMENTARY SCHOOL

concept design studies

Our initial master planning studies considered a renovation of the existing classroom building. With this approach, site disturbance is minimal and only four additional classrooms are needed to meet the program requirements.

Although there are cost savings from using the existing building, the cost to renovate and add four classrooms was over half the total cost for a new classroom building.

Further studies led to a partial renovation, making use of the current facility while having a larger impact on the classroom addition.

Other options began to consider a new classroom building on the north side of the site. This approach allows the existing facility to remain open during construction.



OPTION A

Option A considers a two-story classroom addition on the south side of the existing classroom building, adding a total of four new classrooms.



OPTION B

Option B uses a similar approach to Option A, but the four new classrooms are added on the Ground Level adjacent to the gym.



OPTION C

Option C is a hybrid between renovation and new construction. The west side of the existing building is demolished, allowing the classroom wings to extend west with a two-story addition

This creates a total of 24 new classrooms between Ground and Level 01, meeting the program requirements.



OPTION D

Option D considers a new classroom building on the north side of the site, allowing the existing classroom building to remain open during construction.

The new classroom building is set into the hill, while shared space is placed adjacent to the existing gym building.

CARY WOODS ELEMENTARY SCHOOL

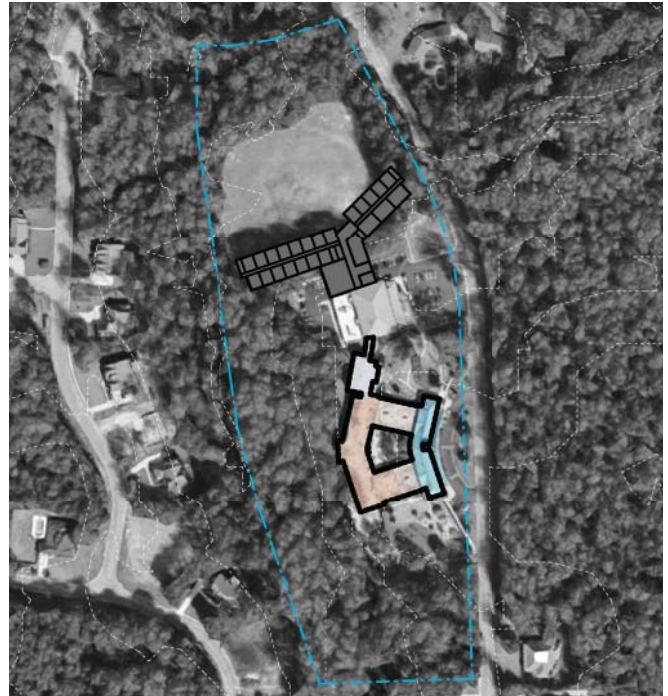
proposed design phasing



BUILD SITE PLAN

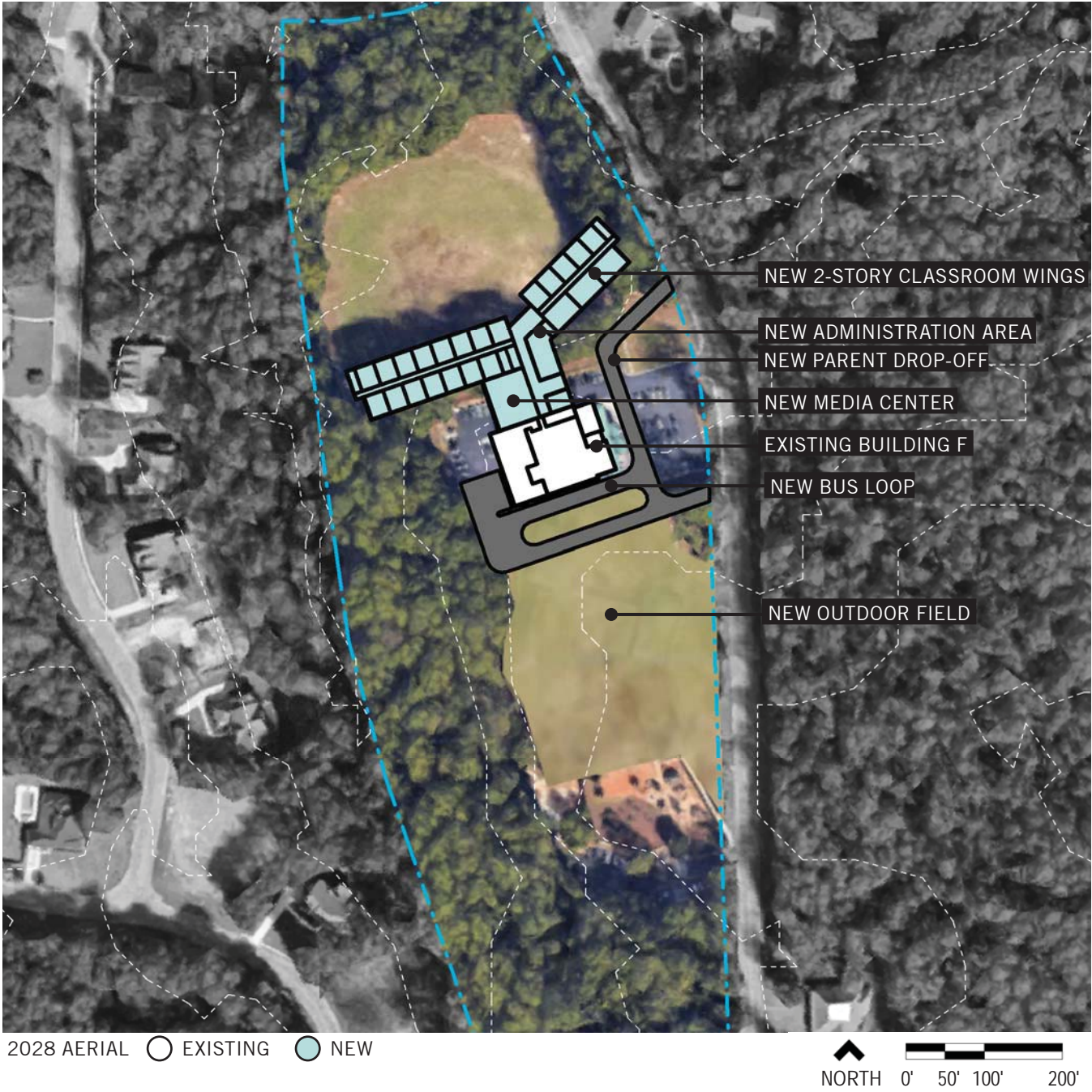
The proposed option suggests a new classroom building on the north side of the site, allowing the existing facility to remain operational throughout construction.

A new 32-classroom building is constructed, accommodating the program requirements and connecting to the existing gym.



DEMO SITE PLAN

Once the new construction is complete, the existing classroom building can be demolished and school operations can shift to the new building.



PROPOSED SITE PLAN

A new drive and entry sequence are created to support the new classroom building. The angle of the new classroom building frames views to the field and accommodates a longer drive for parent drop-off and pick-up.




A landscaped area is created on the site of the existing school.

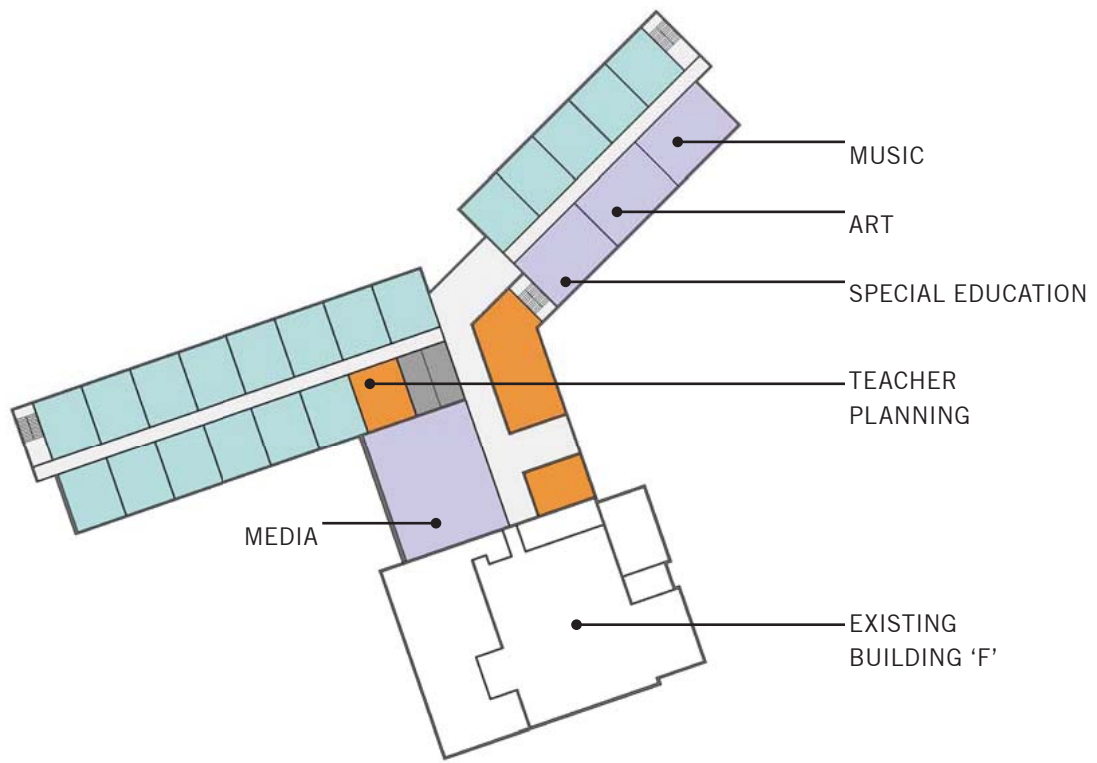
CARY WOODS ELEMENTARY SCHOOL

proposed design floor plans

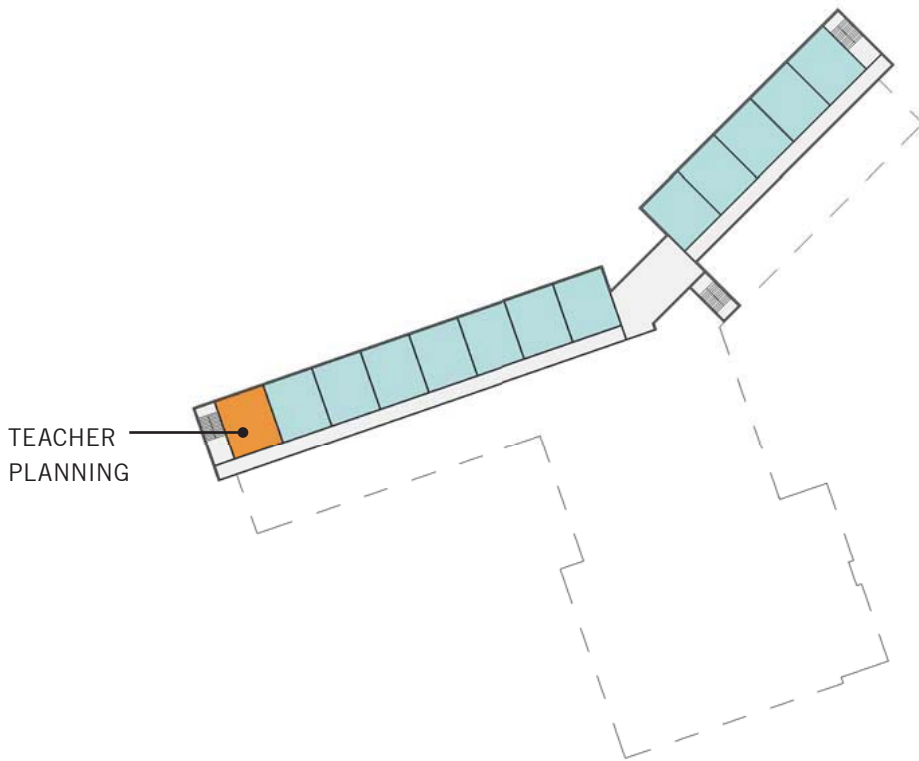
The new classroom building works with the sloping topography on the site and is set into the hill. The program of 32 classrooms is provided between two levels. The ground floor has access to the field, providing convenient outdoor play space and views to the landscape.

Administration is located at the proposed entry, bridging the new classroom wings and existing gym facility.

-  CLASSROOM
-  ADMINISTRATION
-  OTHER
-  SERVICE
-  CIRCULATION
-  EXISTING



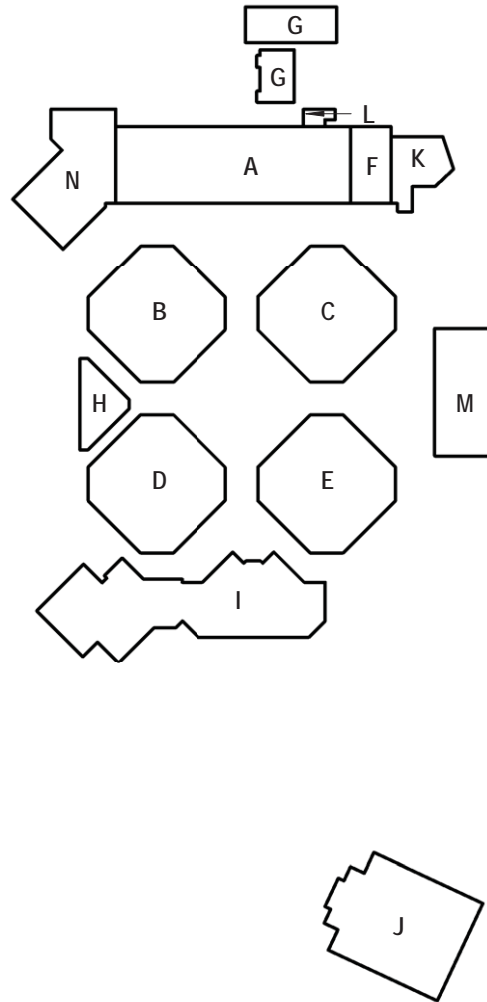
PROPOSED LEVEL 01



PROPOSED GROUND

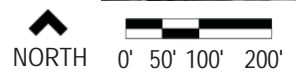
AUBURN JUNIOR HIGH SCHOOL

appendix





EXISTING AERIAL



AUBURN JUNIOR HIGH SCHOOL

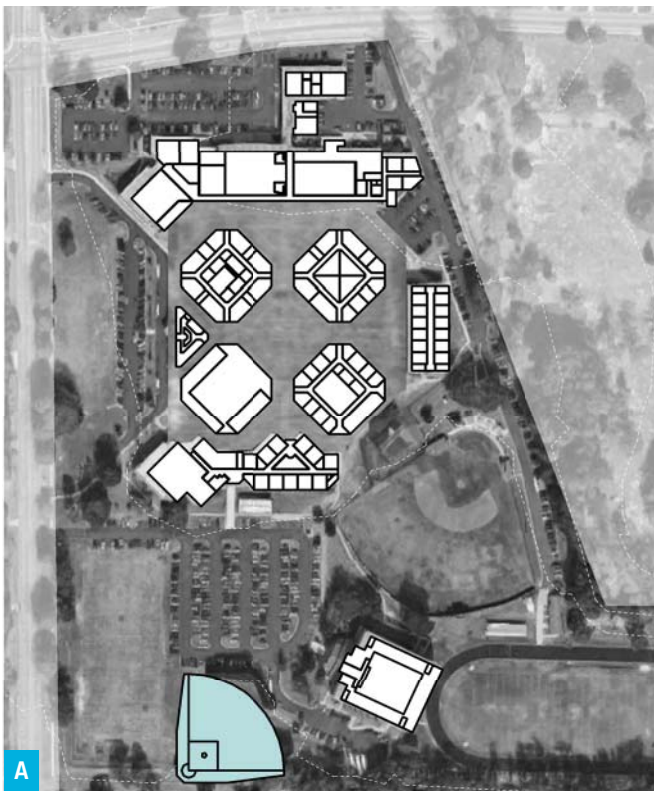
concept design studies

The Auburn Junior High School campus previously functioned as a high school and now provides more space than necessary for the middle school program. This has led to vacant classrooms and facilities.

While initial studies considered preserving the current campus facilities, it seemed more effective to demolish

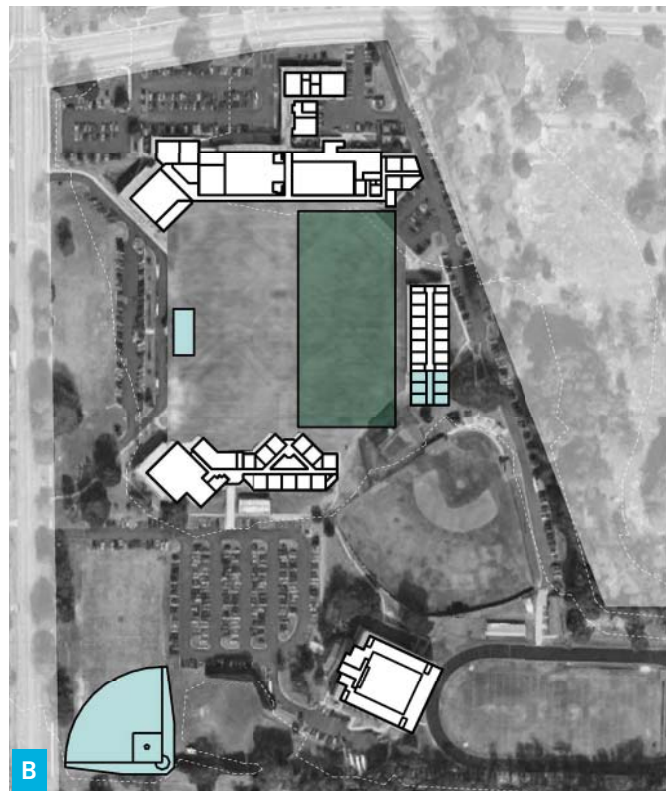
some of the unused space and provide open, outdoor space for the campus.

The central “pod” buildings were built in the 1960s – 1970s and are partially vacant in the current campus operations. If these structures are removed, the campus only needs 10 more classrooms to meet the program requirements.



OPTION A

Option A proposes a minimal approach, preserving the current facilities and adding a softball field on the south side of the site.



OPTION B

Option B demolishes the “pod” buildings, creating a large outdoor space at the center of campus. The proposed open space is vast, potentially needing a reduced scale and outdoor program. This solution proposes a grove of trees on the east side.

A classroom addition is provided to meet the program requirements and a new administration building is constructed.

AUBURN JUNIOR HIGH SCHOOL

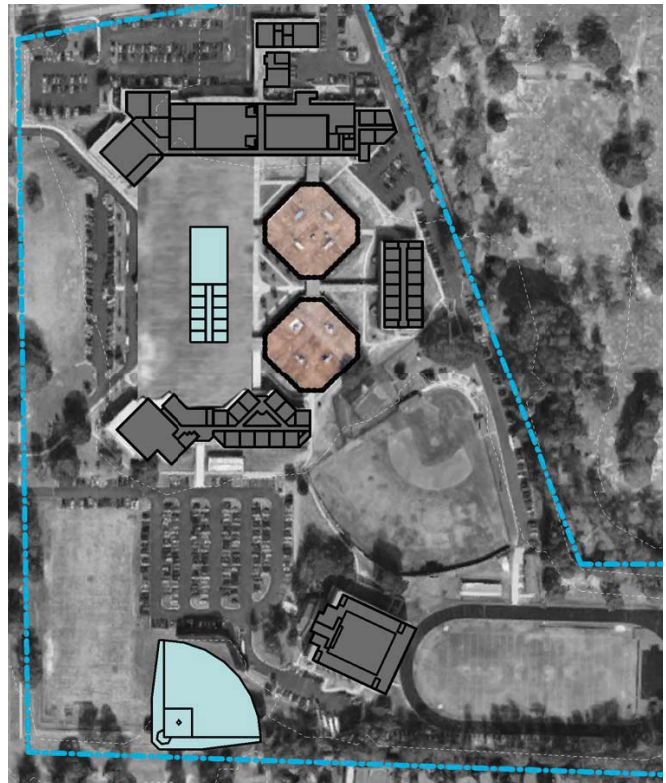
proposed design phasing



PHASE I DEMO SITE PLAN

The existing campus has more space than needed for the proposed middle school program. Phase I Demo includes demolishing the administration building and two “pod” buildings.

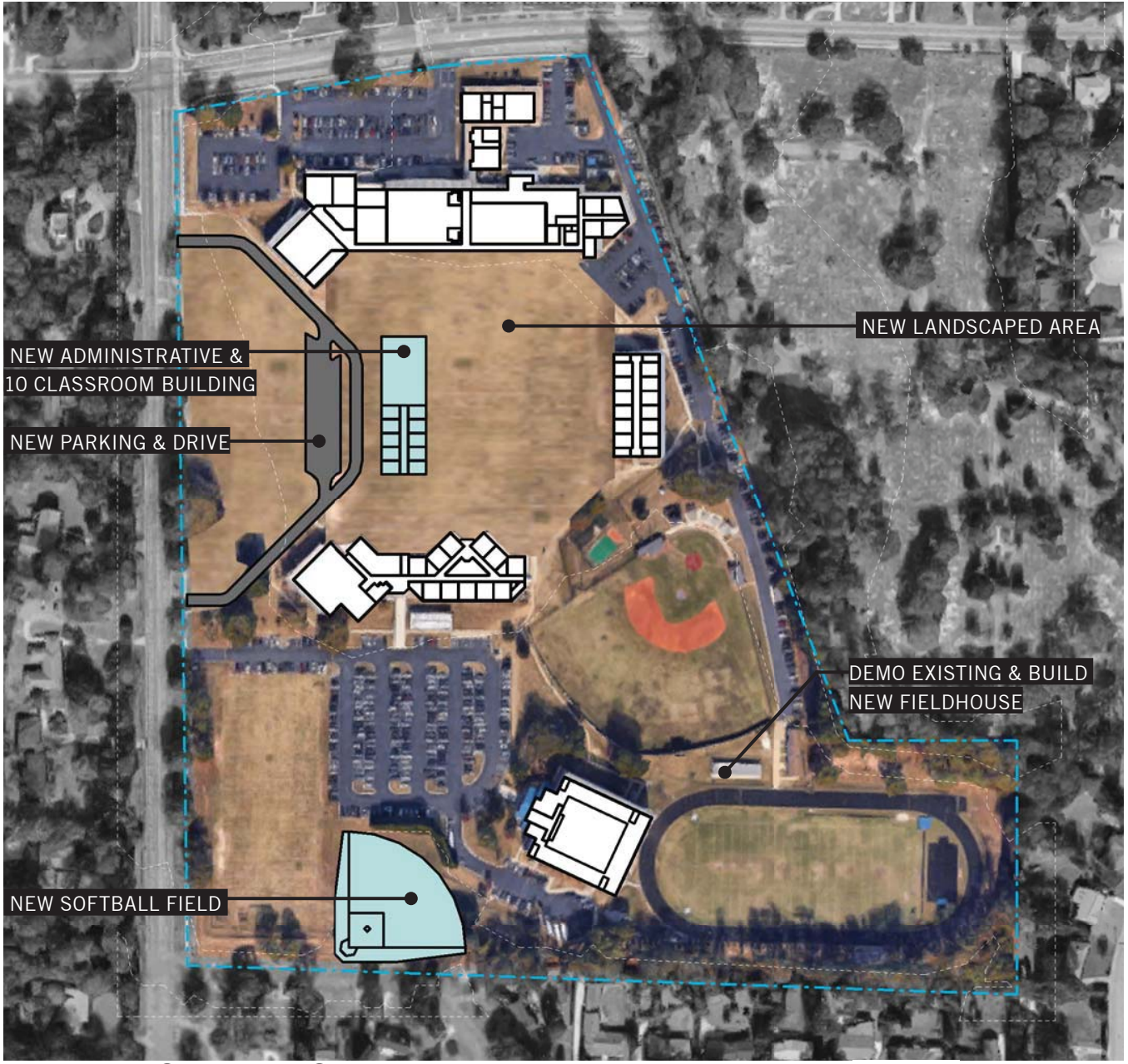
This allows construction to begin on the new building, while maintaining operation of two “pods” during the process.



PHASE II DEMO & BUILD SITE PLAN

Once the new building is constructed to accommodate the proposed middle school program, the other two “pod” buildings can be demolished.

Softball is added on the south side of the site, providing adjacency to the other athletic facilities.



2028 AERIAL ○ EXISTING ○ NEW

NORTH 0' 50' 100' 200'

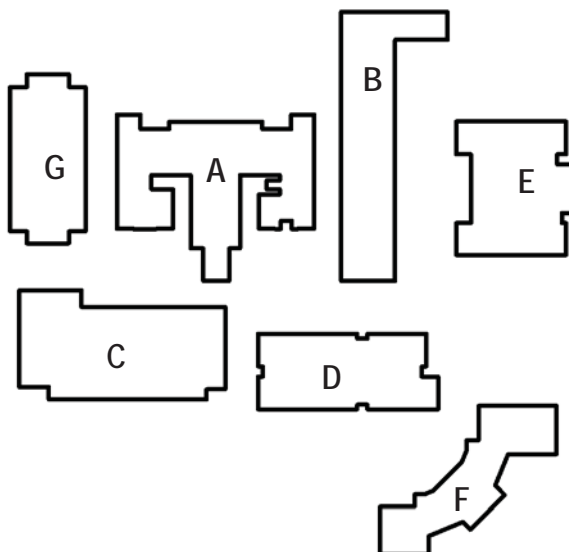
PROPOSED SITE PLAN

After the site is cleared from the demolition, an open area is provided at the center of campus. This could be programmed for outdoor use or utilized in the future for additional buildings.

The entry drive is extended based on the location of the new building, while also accommodating a longer drive for drop-off and pick-up.

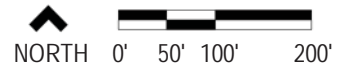
EAST SAMFORD SCHOOL

appendix





EXISTING AERIAL



EAST SAMFORD SCHOOL

concept design studies

The master plan studies at East Samford focused on the site circulation and athletic facilities.

Several options considered relocating the carpool loop in order to improve pedestrian connectivity for Building 'E'.

The existing gym is also in need of significant improvement and most likely should be replaced. The studies included where the gym should be located on the campus.

Softball and play field locations were considered, though both do not fit within the property boundaries.



OPTION A

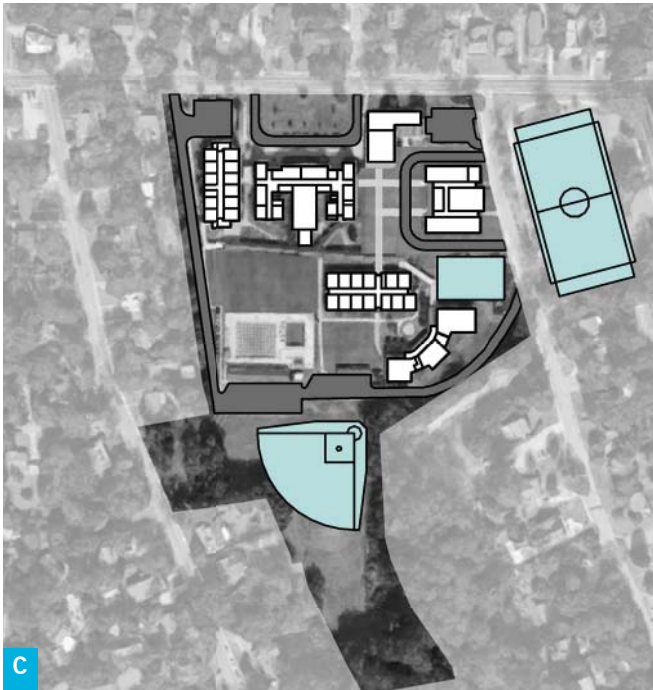
Option A considers the new construction of a classroom building to replace the existing Building 'B'.

The gym is moved to the east side of campus and a cafeteria is built in its previous location.

OPTION B

Additional classrooms are added to Building 'G' to frame the historical building at the entry. Part of Building 'B' is demolished to improve pedestrian connections to Building 'E' and form an open plaza.

A new gym is constructed in the same location as the current facility.



C

OPTION C

Option C includes a softball field on the south side of the site. A play field is proposed on an adjacent property.

A new gym is built on the east side of the site.



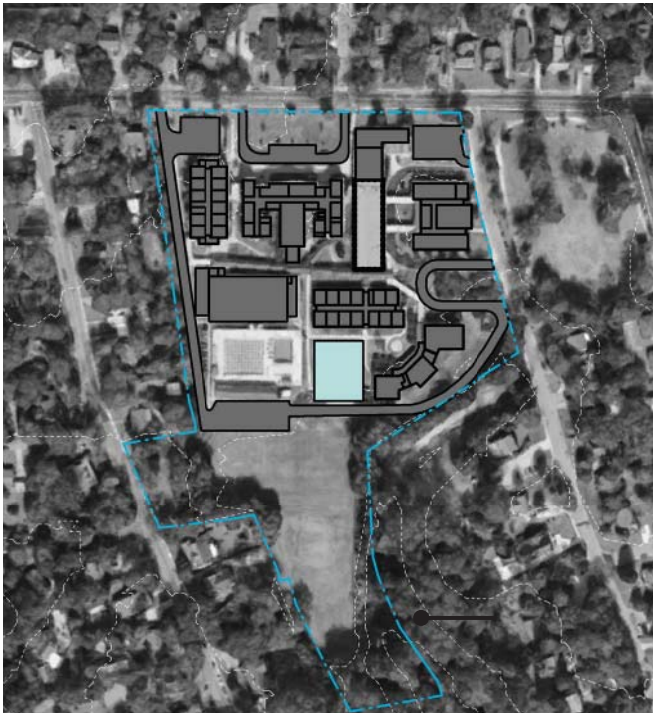
D

OPTION D

Option D considers renovating the existing gym instead of constructing a new facility. A play field is identified on the south side of the site.

EAST SAMFORD SCHOOL

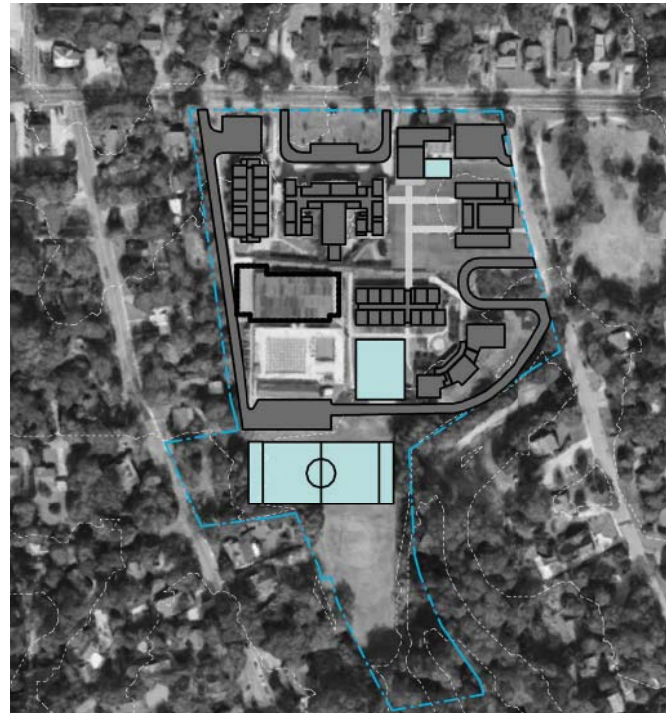
proposed design phasing



DEMO SITE PLAN

Part of Building 'B' is demolished and the carpool loop is relocated to improve pedestrian circulation between buildings.

A new gym is built on the south side of campus. The existing gym remains operational throughout construction.

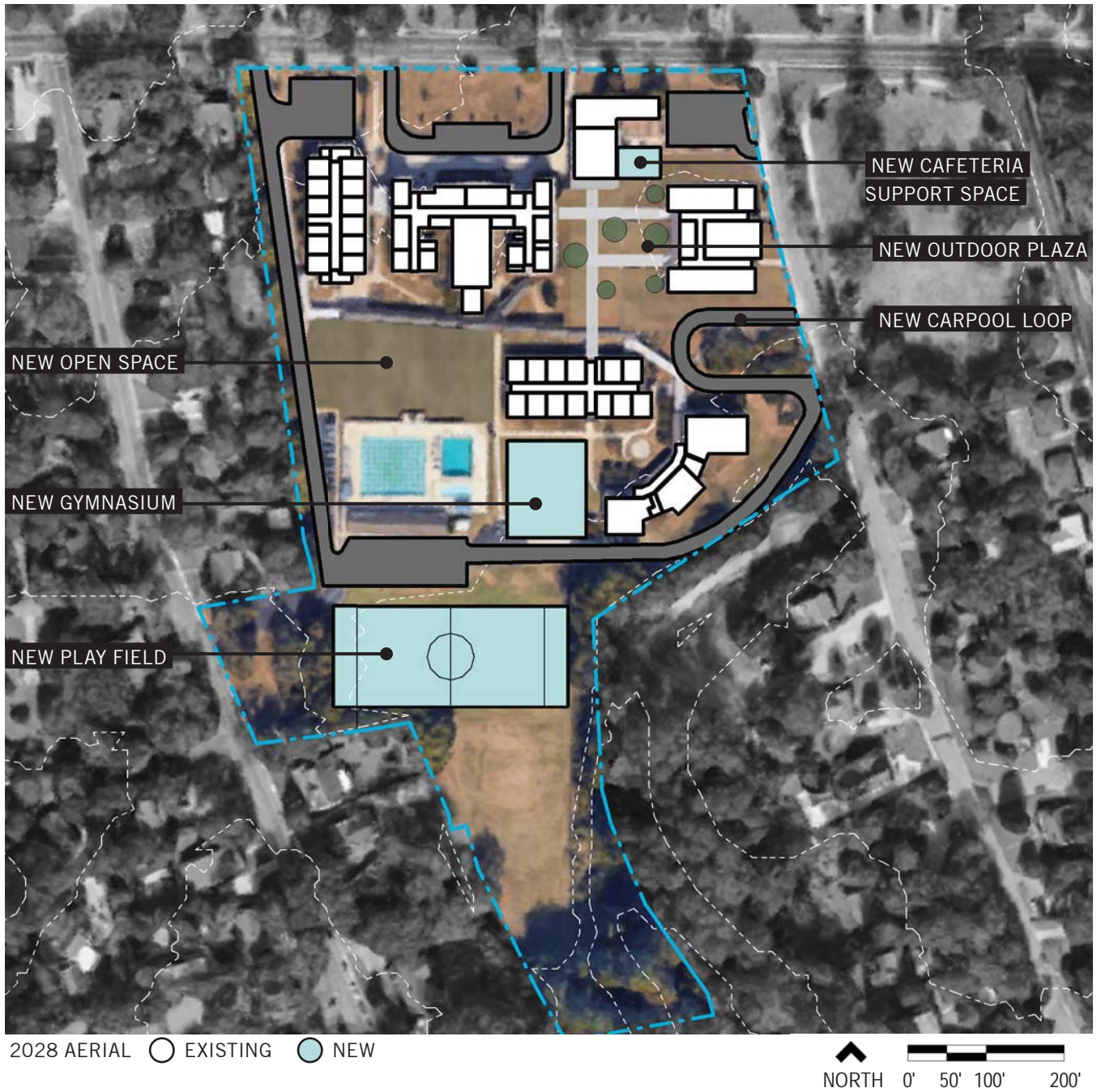


PROPOSED SITE PLAN

Cafeteria support space is added to Building 'B' and an open plaza is created between Buildings 'A' and 'E'.

The existing gym is demolished once the new one is complete and operations can be shifted to the new facility.

A play field is added to the south side of campus.






PROPOSED SITE PLAN

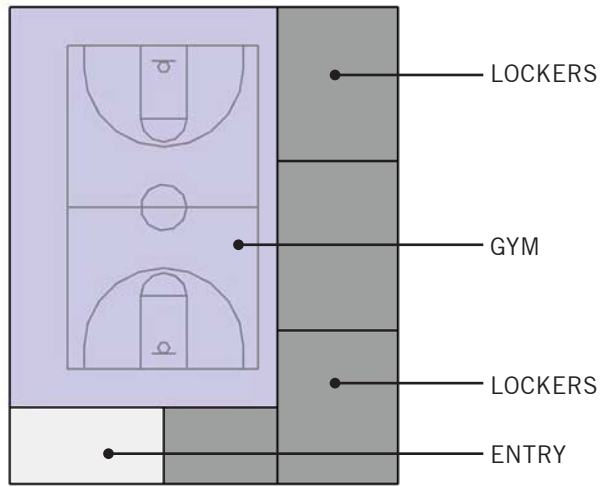
The proposed site plan promotes pedestrian connectivity between buildings, while providing two new open spaces for the campus. Adjacencies are also created between the athletic facilities by relocating the gym.

EAST SAMFORD SCHOOL

proposed design floor plans

The proposed gym facility provides necessary program elements while maintaining a minimal footprint. It is equipped with a small lobby, lockers, storage, and support space.

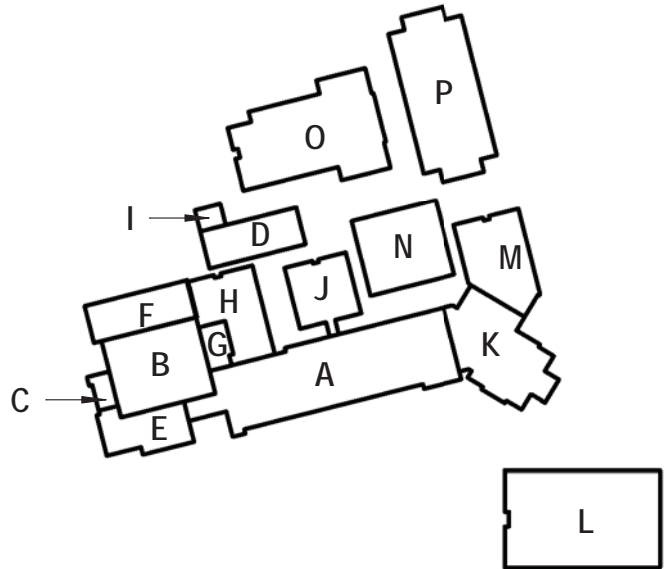
-  GYM
-  SERVICE
-  CIRCULATION



PROPOSED GYM

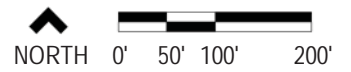
J.F. DRAKE MIDDLE SCHOOL

appendix





EXISTING AERIAL



J.F. DRAKE MIDDLE SCHOOL

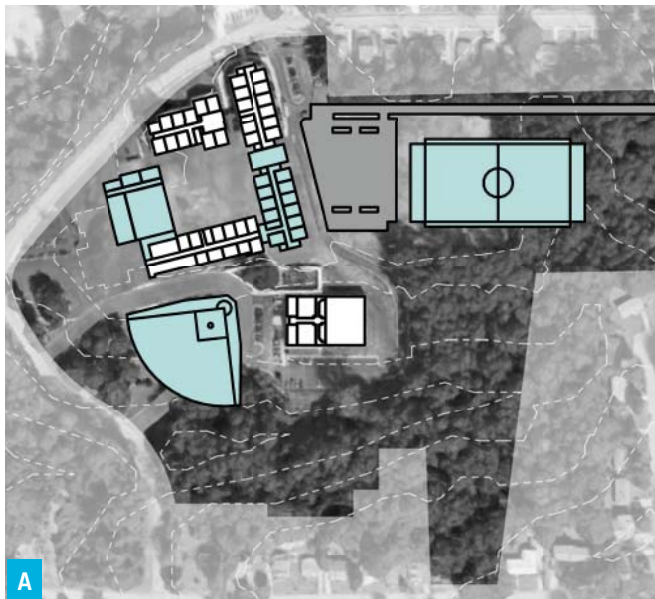
concept design studies

Our initial master planning studies considered a new entry for the school and options to open up the center of campus.

A new entry drive was proposed from the east, leading to a new classroom building and creating an improved entry sequence for the school. The new classroom building also serves as a link between existing Buildings 'A' and 'P', providing a secure, indoor circulation path if needed.

Several small classroom buildings could be demolished once the new classroom building is constructed, creating an open space at the center of campus.

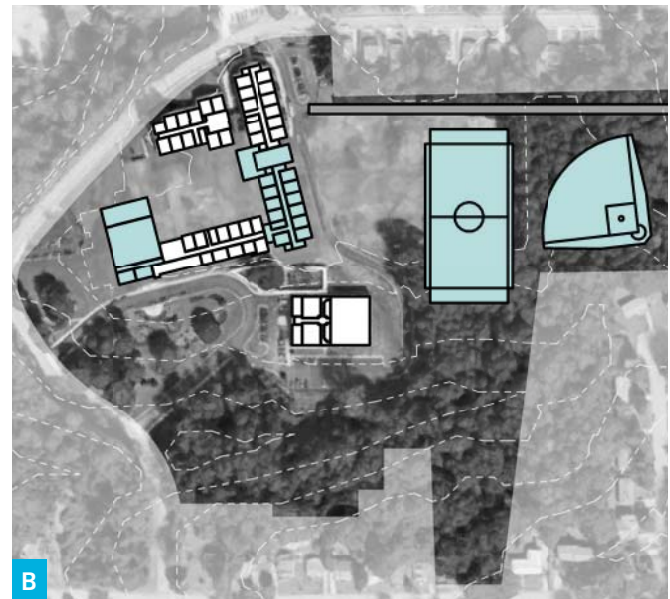
Challenges included construction phasing and athletic field locations. There was also a desire to preserve the historic facade of Building 'A'.



OPTION A

Option A creates a play field along the new entry drive from the east, while softball is located on the south side of campus.

New cafeteria and classroom buildings are in similar locations as the existing campus, but an open space is created in the center of campus.



OPTION B

Option B maintains a similar building layout as Option A, but the play fields are oriented differently. Both are now located near the new drive proposed from the east, and somewhat separated from the rest of campus.



OPTION C

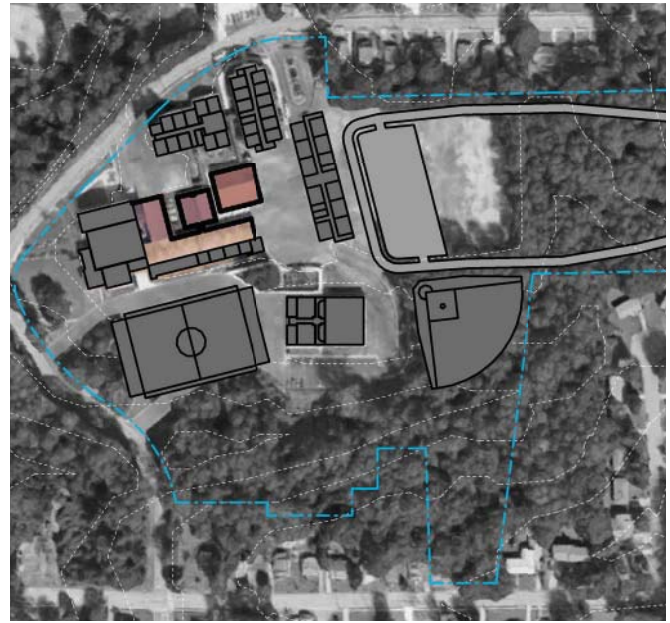
Option C proposes a bar building for shared spaces (such as art, music, and cafeteria) in the new open area.

Softball is located near the entry drive, while a play field is identified on the south end, running adjacent to Building 'A'.



OPTION D

Option D considers a regulation baseball field. If necessary, it only fits within the existing site boundaries at the location shown in the image above.



PHASE I DEMO & BUILD SITE PLANS

Buildings 'M', 'K', and the pool facility must be demolished in order to construct the new classroom building. A new entry sequence is established from the east side of campus, creating a new face for the school.

Fields are identified on the south side of campus, providing adjacencies to the gym.

PHASE II DEMO & BUILD SITE PLANS

After the new classroom building is constructed, the smaller classroom buildings can be demolished at the center of campus.

The historic facade of Building 'A' is preserved and the south structural bay is renovated. The remainder of the building is demolished and replaced with a taller volume for shared spaces, such as art, music, and cafeteria. Once the new cafeteria is constructed, the existing cafeteria can be demolished.



PROPOSED SITE PLAN

The proposed site plan creates a new entry sequence from the east, while providing open space at the center of campus. By placing the play field and softball field near the existing gym, adjacencies are formed between athletic facilities. The historic facade of Building 'A' is preserved.

J.F. DRAKE MIDDLE SCHOOL



proposed design floor plans

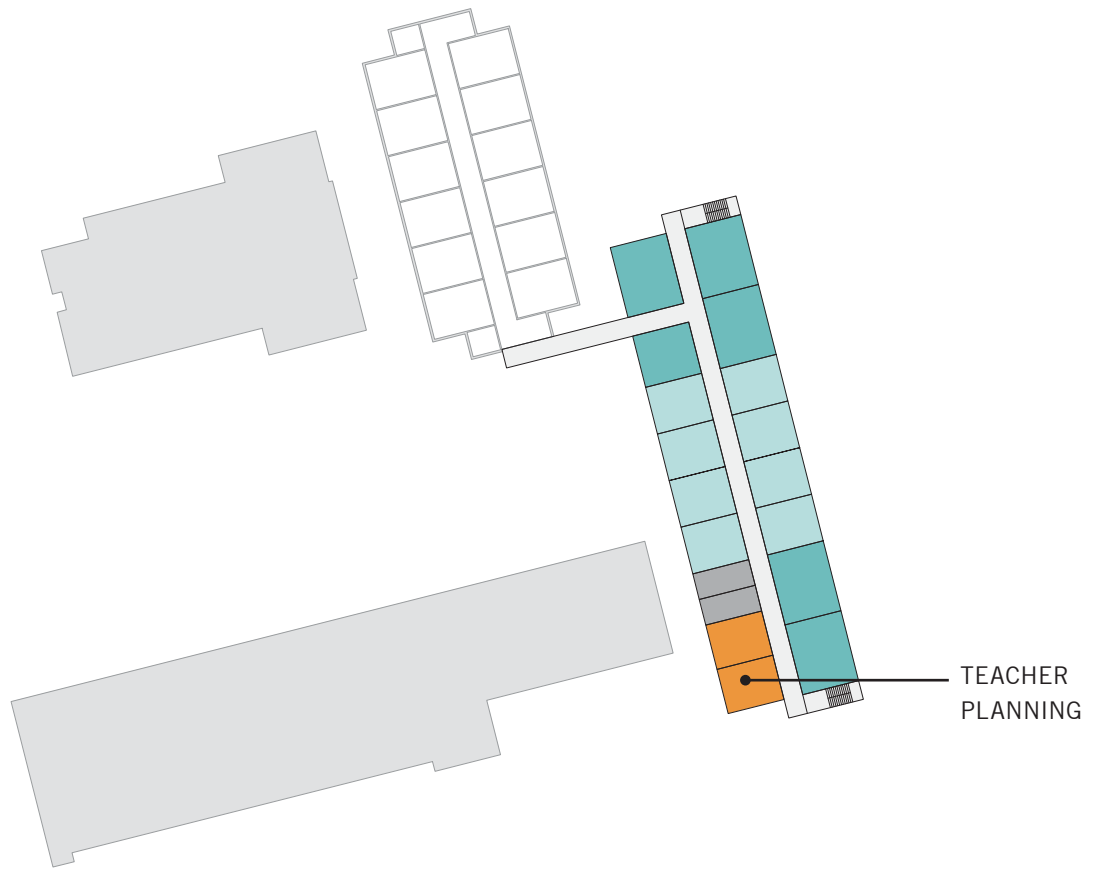
The new, two-story classroom building holds eight classrooms, 12 science rooms, and administrative functions. It contains the main entry for the campus, with the lobby providing views out to the courtyard and adjacent buildings.

The south facade and structural bay of the historical building are renovated and converted to a Media Center, providing views out to the fields. The rest of the building is demolished and replaced with a 25' addition of other shared spaces, such as Cafeteria, Art, and Music.

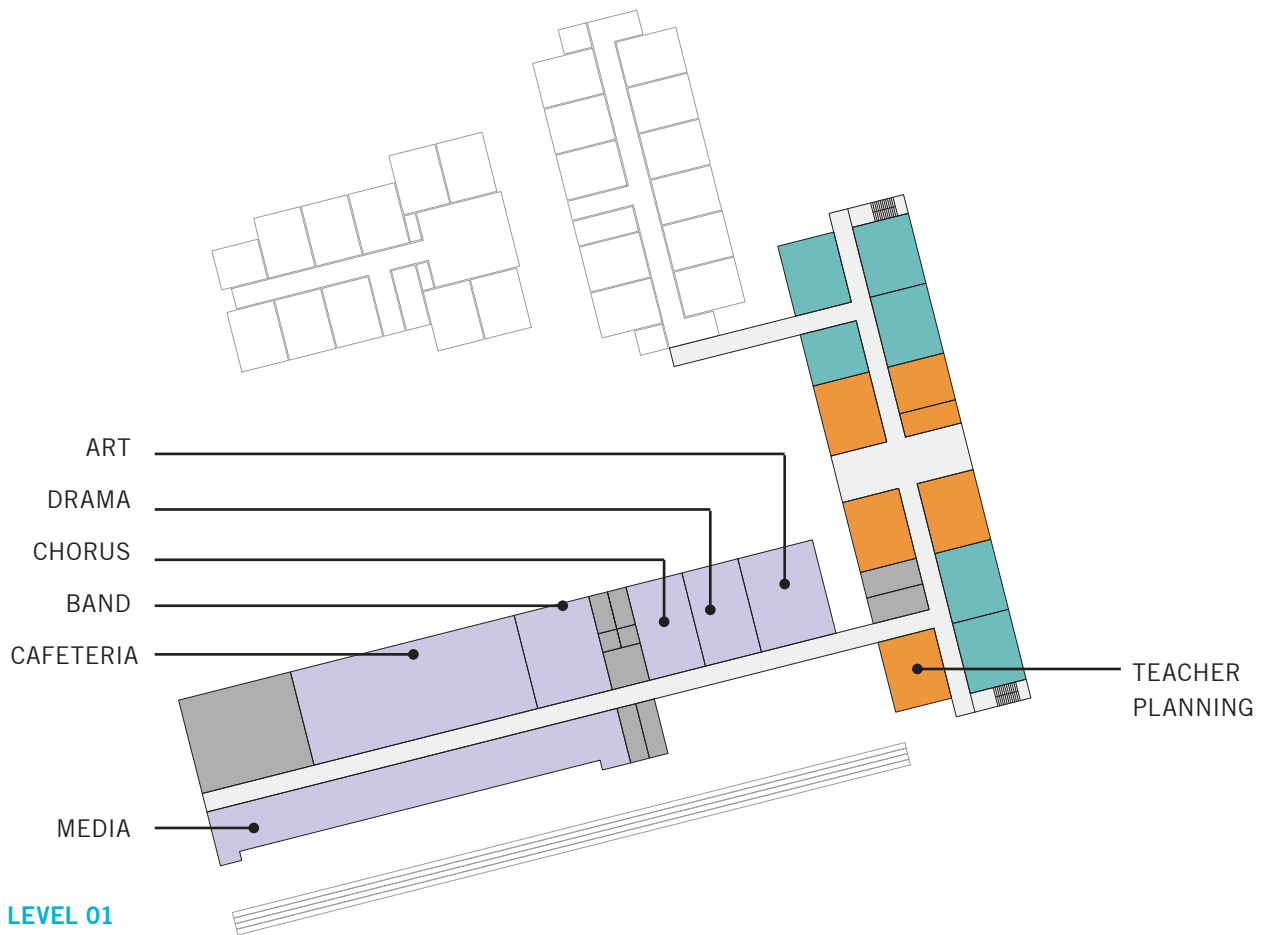
The kitchen is located to the west, providing separate service access at the back of the campus.

The proposed campus layout provides a central open space, providing views and potential outdoor program for the new shared spaces.

-  CLASSROOM
-  SCIENCE
-  ADMINISTRATION
-  OTHER
-  SERVICE
-  CIRCULATION
-  EXISTING



PROPOSED LEVEL 02



PROPOSED LEVEL 01

