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</tr>
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<td>Cary Woods Elementary School</td>
<td></td>
</tr>
<tr>
<td>Auburn Junior High School</td>
<td></td>
</tr>
<tr>
<td>East Samford School</td>
<td></td>
</tr>
<tr>
<td>J.F. Drake Middle School</td>
<td></td>
</tr>
</tbody>
</table>
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.
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.


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**

## SPACE DESCRIPTION

<table>
<thead>
<tr>
<th>STATIONARY SPACE DESCRIPTION</th>
<th>SPACES teaching</th>
<th>SPACES total</th>
<th>STUDENTS teaching</th>
<th>STUDENTS total</th>
<th>NET SQUARE FEET teaching</th>
<th>NET SQUARE FEET total</th>
<th>NOTES</th>
</tr>
</thead>
</table>

### 1 STUDENT LEARNING SPACES

#### A. Academic Teams
1. 3rd Grade
   - Spaces: 9
   - Students: 22
   - Net Square Feet: 7,650
2. 4th Grade
   - Spaces: 8
   - Students: 25
   - Net Square Feet: 6,800
3. 5th Grade
   - Spaces: 8
   - Students: 25
   - Net Square Feet: 6,800
4. Flex Classroom
   - Spaces: 1
   - Students: 25
   - Net Square Feet: 850
5. Venture
   - Spaces: 1
   - Students: -
   - Net Square Feet: 425
6. ELL
   - Spaces: 1
   - Students: -
   - Net Square Feet: 425
7. Title I
   - Spaces: 1
   - Students: -
   - Net Square Feet: 425
8. Speech
   - Spaces: 1
   - Students: -
   - Net Square Feet: 425
9. Resource Rooms
   - Spaces: 4
   - Students: -
   - Net Square Feet: 1,800

   **Sub-Total:**
   - Spaces: 30
   - Students: 623
   - Net Square Feet: 25,600

#### B. Support Space
1. Teacher Work Room
   - Spaces: 1
   - Students: 160
   - Net Square Feet: 160
2. Teacher Lounge
   - Spaces: 1
   - Students: 400
   - Net Square Feet: 400
3. Testing / Book Storage
   - Spaces: 2
   - Students: 200
   - Net Square Feet: 400
4. Instructional Material Storage
   - Spaces: 4
   - Students: 225
   - Net Square Feet: 900

   **Sub-Total:**
   - Spaces: 1
   - Students: 1,860

#### D. Labs
1. Computer
   - Spaces: 1
   - Students: 24
   - Net Square Feet: 850

   **Sub-Total:**
   - Spaces: 1
   - Students: 850

   **Total:**
   - Spaces: 28,310

#### E. Program for Exceptional Children
1. Self-contained classroom
   - Spaces: 2
   - Students: 10
   - Net Square Feet: 850
   - Total: 1,700
2. Restroom / Shower
   - Spaces: 2
   - Students: -
   - Net Square Feet: 240
3. Resource Room
   - Spaces: 2
   - Students: -
   - Net Square Feet: 600
4. Storage
   - Spaces: 1
   - Students: -
   - Net Square Feet: 200

   **Sub-Total:**
   - Spaces: 2
   - Students: 20

**Total student learning spaces:**
- Spaces: 33
- Students: 667
- Net Square Feet: 31,050
### 2 ADMINISTRATION AND STAFF SPACES

#### A. Welcome Center / Administrative Suite

<table>
<thead>
<tr>
<th>Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reception / Secretarial Area</td>
<td>1</td>
<td>-</td>
<td>500</td>
</tr>
<tr>
<td>Principal's Office</td>
<td>1</td>
<td>-</td>
<td>200</td>
</tr>
<tr>
<td>Principal's Office Restroom</td>
<td>1</td>
<td></td>
<td>80</td>
</tr>
<tr>
<td>Assistant Principal's Office</td>
<td>1</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>Conference Room</td>
<td>1</td>
<td></td>
<td>240</td>
</tr>
<tr>
<td>Multi-Purpose</td>
<td>1</td>
<td></td>
<td>480</td>
</tr>
<tr>
<td>Mail Room / Copier / Work Room</td>
<td>1</td>
<td></td>
<td>180</td>
</tr>
<tr>
<td>Administrative Storage</td>
<td>1</td>
<td></td>
<td>300</td>
</tr>
<tr>
<td>Book Keeper</td>
<td>1</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>Restroom</td>
<td>2</td>
<td></td>
<td>80</td>
</tr>
<tr>
<td>Health Clinic (Nurse's Office)</td>
<td>1</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>Toilets</td>
<td>2</td>
<td></td>
<td>50</td>
</tr>
<tr>
<td>Records Room Lockable</td>
<td>1</td>
<td></td>
<td>120</td>
</tr>
</tbody>
</table>

Sub-Total: - 2,880

#### B. Guidance / Student Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guidance Counselor's Office</td>
<td>4</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>PTO / Community Office</td>
<td>1</td>
<td></td>
<td>160</td>
</tr>
<tr>
<td>PTO Storage</td>
<td>1</td>
<td></td>
<td>80</td>
</tr>
<tr>
<td>In-school Suspension</td>
<td>1</td>
<td></td>
<td>120</td>
</tr>
<tr>
<td>Flexible offices for Administration</td>
<td>2</td>
<td></td>
<td>120</td>
</tr>
</tbody>
</table>

Sub-Total: - 1,080

Total administration spaces: 3,960

### 3 MULTIPURPOSE AND FOOD SERVICE

#### A. Cafeteria

<table>
<thead>
<tr>
<th>Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-purpose Commons</td>
<td>1</td>
<td></td>
<td>5,600</td>
</tr>
<tr>
<td>Public Toilets</td>
<td>2</td>
<td></td>
<td>180</td>
</tr>
<tr>
<td>Table and chair storage</td>
<td>1</td>
<td></td>
<td>450</td>
</tr>
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</table>

Sub-Total: - 6,410

#### B. Kitchen

<table>
<thead>
<tr>
<th>Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation Kitchen</td>
<td>1</td>
<td></td>
<td>3,500</td>
</tr>
<tr>
<td>Can Wash &amp; Receiving (Exterior Covered)</td>
<td>1</td>
<td></td>
<td>280</td>
</tr>
</tbody>
</table>

Sub-Total: 3,780

Total multipurpose and food service spaces: 10,190
## Elementary School Program

Auburn City Schools

### 4 MEDIA CENTER SPACES

#### A. Library / Media Center

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Teaching</th>
<th>Total</th>
<th>Students</th>
<th>Total</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reading Area / Collaboration/Stacks</td>
<td>1</td>
<td>-</td>
<td>2,800</td>
<td>2,800</td>
<td></td>
</tr>
<tr>
<td>Book Storage</td>
<td>1</td>
<td></td>
<td>180</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>A / V Media Production Room</td>
<td>1</td>
<td>-</td>
<td>225</td>
<td>225</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>1</td>
<td></td>
<td>120</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Workroom / Storage</td>
<td>1</td>
<td>-</td>
<td>180</td>
<td>180</td>
<td></td>
</tr>
</tbody>
</table>

Sub-Total: - - 3,505

Total media center spaces: - - 3,505

### 5 FITNESS AND WELLNESS SPACES

#### A. Health & Physical Education

<table>
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<tr>
<th>Space Description</th>
<th>Teaching</th>
<th>Total</th>
<th>Students</th>
<th>Total</th>
<th>Net Square Feet</th>
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</thead>
<tbody>
<tr>
<td>Office</td>
<td>2</td>
<td></td>
<td>120</td>
<td>240</td>
<td></td>
</tr>
<tr>
<td>Storage (Indoor)</td>
<td>1</td>
<td></td>
<td>350</td>
<td>350</td>
<td></td>
</tr>
<tr>
<td>Storage (Outdoor)</td>
<td>1</td>
<td></td>
<td>350</td>
<td>350</td>
<td></td>
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</table>

Sub-Total: 1 - 940

Total fitness and wellness spaces: 1 - 940
### 6 Performing and Visual Art Spaces

**A. Visual and Performing Arts**

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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Music Room</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2. ES Music Storage</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>200</td>
</tr>
<tr>
<td>3. Art Room</td>
<td>1</td>
<td>1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>4. ES Art Storage / Prep</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>200</td>
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<tr>
<td><strong>Sub-Total:</strong></td>
<td>2</td>
<td>-</td>
<td>-</td>
<td>2,400</td>
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</table>

**Total arts spaces:**

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<thead>
<tr>
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<th></th>
<th></th>
<th></th>
<th></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>2</td>
<td>-</td>
<td></td>
<td>2,400</td>
</tr>
</tbody>
</table>

### 7 Facility Management and Support Spaces

**A. Mechanical and Custodial**

<p>| | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Maintenance and Repair Area</td>
<td>1</td>
<td>75</td>
<td>75</td>
<td></td>
</tr>
<tr>
<td>2. Electrical Room</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>3. MDF Room</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>4. IDF Room</td>
<td>3</td>
<td>60</td>
<td>180</td>
<td></td>
</tr>
<tr>
<td>5. Public Toilets</td>
<td>4</td>
<td>80</td>
<td>320</td>
<td></td>
</tr>
<tr>
<td>6. Custodial Closets</td>
<td>4</td>
<td>50</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td><strong>Sub-Total:</strong></td>
<td></td>
<td></td>
<td></td>
<td>1,015</td>
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</table>

**B. Property Control**

<p>| | | | | |</p>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Receiving / Storage</td>
<td>1</td>
<td>275</td>
<td>275</td>
<td>near kitchen</td>
</tr>
<tr>
<td><strong>Sub-Total:</strong></td>
<td></td>
<td></td>
<td></td>
<td>275</td>
</tr>
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</table>

**Total facility management and support spaces:**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,290</td>
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</table>

**TOTAL NSF**

<p>| | | |</p>
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<th></th>
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<tbody>
<tr>
<td>36</td>
<td>667</td>
<td>53,335</td>
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**TOTAL GSF: 1.35 grossing factor**

<p>| |</p>
<table>
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<tbody>
<tr>
<td>72,002</td>
</tr>
</tbody>
</table>

**Utilization = 90%**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>600</td>
</tr>
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</table>

**SF per student**

<p>| |</p>
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>120</td>
</tr>
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</table>
## AUBURN EARLY EDUCATION CENTER

### existing & planned data

**School:** Auburn Early Education Center  
**Address:** 721 East University Drive  
Auburn, Alabama 36830

### EXISTING DATA

<table>
<thead>
<tr>
<th>Campus Acreage</th>
<th>14.86 acres</th>
</tr>
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<tbody>
<tr>
<td>Square Footage</td>
<td>TOTAL: 73,408 SF</td>
</tr>
<tr>
<td>1992 A</td>
<td>42,910 sf</td>
</tr>
<tr>
<td>1997 B</td>
<td>10,374 sf</td>
</tr>
<tr>
<td>2006 C</td>
<td>12,070 sf</td>
</tr>
<tr>
<td>D</td>
<td>8,054 sf</td>
</tr>
</tbody>
</table>

- **Grade Configuration:** Kindergarten through 2nd Grade  
- **Capacity:** 594  
- **Storm Shelter:** No

### PLANNED DATA *maintains current configuration*

<table>
<thead>
<tr>
<th>Square Footage</th>
<th>73,408 SF*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>594*</td>
</tr>
<tr>
<td>Storm Shelter</td>
<td>No*</td>
</tr>
<tr>
<td>Program Cost</td>
<td>$4.55 Million</td>
</tr>
<tr>
<td>Program Schedule</td>
<td>Summer Work</td>
</tr>
</tbody>
</table>
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

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

---

**Notes:**

- **Construction Cost:** Represents the total cost of physical improvements.
- **Program Cost:** Includes all non-physical costs like planning and administration.

---

**Contact:** P+R Perkins + Will

---

**Address:** Auburn City Schools

---

**Website:** www.auburncityschools.org
## Concept B Improvements Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>LED Lighting Upgrade&lt;br&gt;</td>
</tr>
<tr>
<td></td>
<td>HVAC System Upgrade&lt;br&gt;</td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>Roof Replacement on Parts B &amp; D</td>
</tr>
<tr>
<td>2022</td>
<td>--</td>
</tr>
<tr>
<td>2023</td>
<td>Interior and Exterior Painting</td>
</tr>
<tr>
<td>2024</td>
<td>Carpet Replacement</td>
</tr>
<tr>
<td>2025</td>
<td>--</td>
</tr>
<tr>
<td>2026</td>
<td>--</td>
</tr>
<tr>
<td>2027</td>
<td>--</td>
</tr>
<tr>
<td>2028</td>
<td>--</td>
</tr>
</tbody>
</table>
CARY WOODS ELEMENTARY SCHOOL
existing & planned data

School: Cary Woods Elementary School
Address: 715 Sanders Street
Auburn, Alabama 36830

EXISTING DATA

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
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo Existing</td>
<td>54,800</td>
<td>$7</td>
<td>$383,600</td>
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<tr>
<td>New Construction</td>
<td>58,500</td>
<td>$240</td>
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<tr>
<td>Sitework</td>
<td>1</td>
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<td>$1,000,000</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$15,423,600</strong></td>
</tr>
</tbody>
</table>

Program Cost: $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

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
TOTAL ACRES

26.20

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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior and Exterior Painting</td>
<td>70,557 SF</td>
<td>$2.50</td>
<td>$176,393</td>
</tr>
<tr>
<td>Carpet Replacement</td>
<td>53,194 SF</td>
<td>$6.00</td>
<td>$319,164</td>
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<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td>$495,557</td>
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<tr>
<td>Program Cost</td>
<td>+</td>
<td>5%</td>
<td>$24,778</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td>$520,334</td>
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</table>
### Concept A Improvements

<table>
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<tr>
<th>Year</th>
<th>Description</th>
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<tbody>
<tr>
<td>2019</td>
<td>--</td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>--</td>
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<tr>
<td>2022</td>
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<td>2023</td>
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<td>2024</td>
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<td>2026</td>
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<tr>
<td>2027</td>
<td>--</td>
</tr>
<tr>
<td>2028</td>
<td>Interior and Exterior Painting</td>
</tr>
<tr>
<td></td>
<td>Carpet Replacement</td>
</tr>
</tbody>
</table>
DEAN ROAD ELEMENTARY SCHOOL
existing & planned data

School: Dean Road Elementary School
Address: 335 S. Dean Road
             Auburn, Alabama 36830

EXISTING DATA

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
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sealant Replacement</td>
<td>1</td>
<td>LS</td>
<td>$25,000.00</td>
</tr>
<tr>
<td>Interior and Exterior Painting</td>
<td>63,988</td>
<td>SF</td>
<td>$2.50</td>
</tr>
<tr>
<td>Carpet Replacement</td>
<td>57,589</td>
<td>SF</td>
<td>$6.00</td>
</tr>
<tr>
<td>HVAC System Replacement or Upgrade</td>
<td>1</td>
<td>LS</td>
<td>$2,600,000</td>
</tr>
<tr>
<td>Plumbing Fixture Replacement</td>
<td>90</td>
<td>EA</td>
<td>$10,000</td>
</tr>
<tr>
<td>LED Lighting Upgrade</td>
<td>700</td>
<td>EA</td>
<td>$500</td>
</tr>
<tr>
<td>Fire Alarm Upgrade</td>
<td>1</td>
<td>LS</td>
<td>$300,000</td>
</tr>
<tr>
<td>ADA Compliance Upgrade</td>
<td>1</td>
<td>LS</td>
<td>$100,000</td>
</tr>
<tr>
<td>Roof Repair or Replacement</td>
<td>1</td>
<td>LS</td>
<td>$325,000</td>
</tr>
<tr>
<td>Roof Drainage Improvement</td>
<td>2,800</td>
<td>LF</td>
<td>$22</td>
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<tr>
<td>Window Replacement</td>
<td>1</td>
<td>LS</td>
<td>$400,000</td>
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<tr>
<td>Exterior Storefront Door and Hardware</td>
<td>12</td>
<td>EA</td>
<td>$5,000</td>
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<tr>
<td>Exterior Hollow Metal Door and Hardware</td>
<td>40</td>
<td>EA</td>
<td>$3,000</td>
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<tr>
<td>Interior Door and Hardware</td>
<td>140</td>
<td>EA</td>
<td>$1,000</td>
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<tr>
<td>Casework Replacement</td>
<td>1</td>
<td>LS</td>
<td>$350,000</td>
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<tr>
<td>Ceiling Tile Replacement</td>
<td>63,988</td>
<td>SF</td>
<td>$1.75</td>
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<td>Sitework</td>
<td>1</td>
<td>LS</td>
<td>$750,000</td>
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</table>

Program Cost  

+ 10%  

Total: $7,808,991
## Concept C Improvements

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>--</td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>--</td>
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<tr>
<td>2022</td>
<td>--</td>
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<tr>
<td>2023</td>
<td>--</td>
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<tr>
<td>2024</td>
<td>--</td>
</tr>
<tr>
<td>2025</td>
<td>--</td>
</tr>
<tr>
<td>2026</td>
<td>--</td>
</tr>
</tbody>
</table>
| 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

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
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sealant Replacement</td>
<td>1 LS</td>
<td>$25,000.00</td>
<td>$25,000</td>
</tr>
<tr>
<td>Interior and Exterior Painting</td>
<td>69,809 SF</td>
<td>$2.50</td>
<td>$174,523</td>
</tr>
<tr>
<td>Carpet Replacement</td>
<td>62,828 SF</td>
<td>$6.00</td>
<td>$376,968</td>
</tr>
<tr>
<td>HVAC System Replacement or Upgrade</td>
<td>1 LS</td>
<td>$2,600,000</td>
<td>$2,600,000</td>
</tr>
<tr>
<td>LED Lighting Upgrade</td>
<td>700 EA</td>
<td>$500</td>
<td>$350,000</td>
</tr>
<tr>
<td>Roof Repair or Replacement</td>
<td>1 LS</td>
<td>$150,000</td>
<td>$150,000</td>
</tr>
<tr>
<td>Roof Drainage Improvement</td>
<td>2,400 LF</td>
<td>$2.22</td>
<td>$52,800</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$3,729,291</strong></td>
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<tr>
<td>Program Cost</td>
<td>+</td>
<td>5%</td>
<td><strong>$186,465</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
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<td><strong>$3,915,755</strong></td>
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## Concept B Improvements

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Details</th>
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</thead>
<tbody>
<tr>
<td>2019</td>
<td>--</td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>--</td>
</tr>
<tr>
<td>2022</td>
<td>LED Lighting Upgrade&lt;br&gt;Roof Drainage Improvement&lt;br&gt;Sealant Replacement&lt;br&gt;Interior and Exterior Painting&lt;br&gt;Carpet Replacement</td>
</tr>
<tr>
<td>2023</td>
<td>HVAC Replacement</td>
</tr>
<tr>
<td>2024</td>
<td>--</td>
</tr>
<tr>
<td>2025</td>
<td>--</td>
</tr>
<tr>
<td>2026</td>
<td>--</td>
</tr>
<tr>
<td>2027</td>
<td>--</td>
</tr>
<tr>
<td>2028</td>
<td>--</td>
</tr>
</tbody>
</table>
# PICK ELEMENTARY SCHOOL

existing & planned data

<table>
<thead>
<tr>
<th>School:</th>
<th>Pick Elementary School</th>
</tr>
</thead>
</table>
| Address:         | 1320 North College Street  
                    Auburn, Alabama 36830 |

**EXISTING DATA**

<table>
<thead>
<tr>
<th>Campus Acreage:</th>
<th>25.12 acres</th>
</tr>
</thead>
</table>
| Square Footage: | 2013       
                    72,290 SF |
| Grade Configuration: | 3rd through 5th Grades |
| Capacity:       | 600        |
| Storm Shelter:  | Yes        |

**EXISTING BUILDING**

**PLANNED DATA**  *maintains current configuration*

<table>
<thead>
<tr>
<th>Square Footage:</th>
<th>72,290 SF*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity:</td>
<td>600*</td>
</tr>
<tr>
<td>Storm Shelter:</td>
<td>Yes*</td>
</tr>
<tr>
<td>Program Cost:</td>
<td>$564,996</td>
</tr>
<tr>
<td>Program Schedule:</td>
<td>Summer Work</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior and Exterior Painting</td>
<td>72,290 SF</td>
<td>$2.50</td>
<td>$180,725</td>
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<tr>
<td>Carpet Replacement</td>
<td>59,561 SF</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$538,091</strong></td>
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<tr>
<td>Program Cost</td>
<td>+</td>
<td>5%</td>
<td>$26,905</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$564,996</strong></td>
</tr>
<tr>
<td>Year</td>
<td>Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2021</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>Carpet Replacement</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Interior and Exterior Painting</td>
<td></td>
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</tr>
<tr>
<td>2023</td>
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<td>2026</td>
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<tr>
<td>2027</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2028</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>
RICHLAND ROAD ELEMENTARY SCHOOL
existing & planned data

School: Richland Road Elementary School
Address: 335 S. Dean Road
Auburn, Alabama 36830

EXISTING DATA

Campus Acreage: 13.29 acres
Square Footage: 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
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior and Exterior Painting</td>
<td>64,381 SF</td>
<td>$2.50</td>
<td>$160,953</td>
</tr>
<tr>
<td>Carpet Replacement</td>
<td>57,942 SF</td>
<td>$6.00</td>
<td>$347,652</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$508,605</strong></td>
</tr>
<tr>
<td>Program Cost</td>
<td>+</td>
<td>5%</td>
<td><strong>$25,430</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$534,035</strong></td>
</tr>
</tbody>
</table>
### Concept A Improvements

<table>
<thead>
<tr>
<th>Year</th>
<th>Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>--</td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
</tr>
<tr>
<td>2021</td>
<td>--</td>
</tr>
<tr>
<td>2022</td>
<td>Interior and Exterior Painting</td>
</tr>
<tr>
<td></td>
<td>Carpet Replacement</td>
</tr>
<tr>
<td></td>
<td>Sealant Replacement</td>
</tr>
<tr>
<td>2023</td>
<td>--</td>
</tr>
<tr>
<td>2024</td>
<td>--</td>
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<tr>
<td>2025</td>
<td>--</td>
</tr>
<tr>
<td>2026</td>
<td>--</td>
</tr>
<tr>
<td>2027</td>
<td>--</td>
</tr>
<tr>
<td>2028</td>
<td>--</td>
</tr>
</tbody>
</table>
WRIGHTS MILL ROAD ELEMENTARY SCHOOL
existing & planned data

School: Wrights Mill Elementary School

Address: 807 Wrights Mill Road
Auburn, Alabama 36830

EXISTING DATA

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
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sealant Replacement</td>
<td>1 LS</td>
<td>$ 25,000.00</td>
<td>$ 25,000</td>
</tr>
<tr>
<td>Interior and Exterior Painting</td>
<td>63,512 SF</td>
<td>$ 2.50</td>
<td>$ 158,780</td>
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<td>Carpet Replacement</td>
<td>57,160 SF</td>
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<td>$ 342,960</td>
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<tr>
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<td>$ 2,600,000</td>
<td>$ 2,600,000</td>
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<tr>
<td>Plumbing Fixture Replacement</td>
<td>80 EA</td>
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<td>$ 800,000</td>
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<tr>
<td>Fire Alarm Upgrade</td>
<td>1 LS</td>
<td>$ 300,000</td>
<td>$ 300,000</td>
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<tr>
<td>ADA Compliance Upgrade</td>
<td>1 LS</td>
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<td>$ 200,000</td>
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<td>Exterior Storefront Door and Hardware</td>
<td>12 EA</td>
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<td>Sitework</td>
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Subtotal $ 6,117,886

Program Cost $ 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

<table>
<thead>
<tr>
<th>School:</th>
<th>Yarbrough Elementary School</th>
</tr>
</thead>
</table>
| Address: | 1555 North Donahue Drive  
Auburn, Alabama 36830 |

### EXISTING DATA

<table>
<thead>
<tr>
<th>Campus Acreage:</th>
<th>33.08 acres</th>
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<tbody>
<tr>
<td>Square Footage:</td>
<td>TOTAL: 64,828 SF</td>
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<tr>
<td>1998 A:</td>
<td>54,865 sf</td>
</tr>
<tr>
<td>2003 B:</td>
<td>9,963 sf</td>
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<tr>
<td>Grade Configuration:</td>
<td>3rd through 5th Grades</td>
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<tr>
<td>Capacity:</td>
<td>573</td>
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<td>Storm Shelter:</td>
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### PLANNED DATA

*maintains current configuration

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<tr>
<td>Capacity:</td>
<td>573*</td>
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<td>Storm Shelter:</td>
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<td>$3.27 Million</td>
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<td>Program Schedule:</td>
<td>Summer Work</td>
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</table>
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

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<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
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<td>$2.50</td>
<td>$162,070</td>
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<td></td>
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<td>$3,267,747</td>
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<td>Year</td>
<td>Improvements</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>--</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>--</td>
<td></td>
<td></td>
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<tr>
<td>2021</td>
<td>--</td>
<td></td>
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<td>2022</td>
<td>HVAC Replacement</td>
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<td>2023</td>
<td>Sealant Replacement, Interior and Exterior Painting, Carpet Replacement</td>
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<td>2024</td>
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<td>2028</td>
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### YARBROUGH ELEMENTARY SCHOOL #2

**planned data**

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<td><strong>Address:</strong></td>
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### PLANNED DATA

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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

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<td>+</td>
<td>18%</td>
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Total $19,540,800

2020

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<tr>
<th>Oct</th>
<th>Nov</th>
<th>Dec</th>
<th>Mar</th>
<th>Apr</th>
<th>May</th>
<th>Jun</th>
<th>Jul</th>
<th>Aug</th>
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<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
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</table>

- Design
- Bidding and Award
- New Construction
- Occupancy
Concept A Improvements

2019  --

2020  New Facility Design

2021  New Facility Design and Construction

2022  New Facility Construction

2023  --

2024  --

2025  --

2026  --

2027  --

2028  --
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

<table>
<thead>
<tr>
<th>SPACE DESCRIPTION</th>
<th>SPACES</th>
<th>STUDENTS</th>
<th>NET SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>teaching total</td>
<td>each</td>
<td>total</td>
</tr>
<tr>
<td><strong>NOTES</strong></td>
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</table>

### 1. STUDENT LEARNING SPACES

#### A. Academic Teams

1. 6th Grade  
   - Spacing: 12 12 23 276 750 9,000  
   - Notes: 4 teams w/ added science rm for 4 clrms/team
2. 7th Grade  
   - Spacing: 12 12 23 276 750 9,000  
   - Notes: 4 teams w/ added science rm for 4 clrms/team
3. 8th Grade  
   - Spacing: 12 12 23 276 750 9,000  
   - Notes: 4 teams w/ added science rm for 4 clrms/team

   **Sub-Total:** 36 828 27,000

#### B. Support Space

1. Teacher Planning w/ toilet  
   - Spacing: 3 - - 1,500 4,500  
   - Notes: Hoteling space with break areas
2. Book Storage  
   - Spacing: 3 - - 200 600

   **Sub-Total:** 5,100

#### C. Science

1. Science lab  
   - Spacing: 9 9 24 216 1,100 9,900

   **Sub-Total:** 9 216 9,900

#### E. Program for Exceptional Children

1. PEC/Gifted Classrooms  
   - Spacing: 3 3 9 27 750 2,250  
   - Notes: shared with a Resource Room
2. Speech/Therapy Room  
   - Spacing: - - - - -  
   - Notes: shared with a Resource Room
3. Testing  
   - Spacing: - - - - -
4. MOID  
   - Spacing: 1 1 10 10 1,000 1,000
5. Resource  
   - Spacing: 6 - 450 2,700
6. ESOL  
   - Spacing: 10 - 750 -

   **Sub-Total:** 4 37 5,950

**Total student learning spaces:** 49 1,081 47,950
### 2 ADMINISTRATION AND STAFF SPACES

<table>
<thead>
<tr>
<th>SPACE DESCRIPTION</th>
<th>SPACES</th>
<th>STUDENTS</th>
<th>NET SQUARE FEET</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>teaching</td>
<td>total</td>
<td>each</td>
</tr>
<tr>
<td>A. Central Administrative Suite</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>1. Reception Area</td>
<td>1</td>
<td>-</td>
<td>500</td>
</tr>
<tr>
<td>2. Secretarial Work Area</td>
<td>1</td>
<td>-</td>
<td>350</td>
</tr>
<tr>
<td>3. Principal's Office w/ toilet</td>
<td>1</td>
<td>-</td>
<td>300</td>
</tr>
<tr>
<td>4. Principal's Conference Room</td>
<td>1</td>
<td>-</td>
<td>300</td>
</tr>
<tr>
<td>5. Assistant Principals</td>
<td>2</td>
<td>-</td>
<td>200</td>
</tr>
<tr>
<td>6. Mail Room/Copier/Work Room</td>
<td>1</td>
<td>-</td>
<td>500</td>
</tr>
<tr>
<td>7. Business Manager</td>
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<td>-</td>
<td>100</td>
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<tr>
<td>8. Attendance/Registrar</td>
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<td>-</td>
<td>150</td>
</tr>
<tr>
<td>9. Attendance Clerk</td>
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<td>-</td>
<td>80</td>
</tr>
<tr>
<td>10. Student Records</td>
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<td>-</td>
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</tr>
<tr>
<td>11. Program Assistant</td>
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<td>-</td>
<td>100</td>
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<tr>
<td>12. Counselor Offices</td>
<td>3</td>
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<tr>
<td>13. Clinic</td>
<td>1</td>
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</tr>
<tr>
<td>14. Parent Center</td>
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<tr>
<td>15. Supply Storage</td>
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<tr>
<td>16. Instructional Specialists</td>
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<tr>
<td><strong>Total administration spaces</strong>:</td>
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### 3 FOOD SERVICE

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<tbody>
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</tr>
<tr>
<td>A. Cafeteria</td>
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</tr>
<tr>
<td>1. Cafeteria</td>
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<td>4,000</td>
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<tr>
<td>2. Vending area</td>
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<tr>
<td>3. Table and chair storage</td>
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<td>-</td>
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</tr>
<tr>
<td>4. Stage</td>
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</tr>
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<td><strong>Sub-Total</strong>:</td>
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<tr>
<td>B. Kitchen</td>
<td></td>
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<tr>
<td>1. Preparation Kitchen</td>
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<tr>
<td>2. Serving area</td>
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<td>3. Dry Storage</td>
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<td>4. Refrigerator</td>
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<td>5. Freezer</td>
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<td>8. Dish Room</td>
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<tr>
<td><strong>Total food service spaces</strong>:</td>
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<td></td>
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</tbody>
</table>
# Middle School Program

**Auburn City Schools**

## SPACE DESCRIPTION

| SPACES |
|---------|---------|---------|
| teaching | total | |
| STUDENTS |
| each | total | |
| NET SQUARE FEET |
| 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: |
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Total media center spaces: |
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<tr>
<td>4,850</td>
<td></td>
</tr>
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</table>

## 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: |
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Total fitness and wellness spaces: |
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<td>-</td>
</tr>
<tr>
<td>18,200</td>
<td></td>
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</table>
6 PERFORMING AND VISUAL ART SPACES

A. Music
1. Choral Room
2. Band Room
3. Music / Drama Room
4. Instrument Storage
5. Faculty Offices
6. Practice Rooms
7. Equipment Storage

Sub-Total:

B. Art
1. Art Room w/Storage Klin/Darkroom

Sub-Total:

Total arts spaces:

7 FACILITY MANAGEMENT AND SUPPORT SPACES

A. Mechanical and Custodial
1. Central mechanical room
2. Custodial workroom and office
3. Custodial office
4. Custodial storage
5. Custodial closets
6. Mechanical room
7. Electrical room

Sub-Total:

B. Property Control
1. Shipping and receiving
2. Secured staging - storage
3. Security Storage and Locker

Sub-Total:

Total facility management and support spaces:

TOTAL NSF

TOTAL GSF: 1.43 grossing factor

Utilization = 85%

SF per student

Auburn City Schools 2028 Master Plan 59
AUBURN JUNIOR HIGH SCHOOL
existing & planned data

School: Auburn Junior High School
Address: 405 South Dean Road
Auburn, Alabama 36830

EXISTING DATA

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
E: 25,708 sf
1966
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
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

<table>
<thead>
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<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>Interior and Exterior Painting</td>
<td>190,406 SF</td>
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<td>Flooring Replacement</td>
<td>95,203 SF</td>
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<td><strong>Subtotal</strong></td>
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<td><strong>$9,148,570</strong></td>
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**Program Cost**

+ 18% 

**Total** $10,795,313

### 2024 Schedule

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<th>Month</th>
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<th>Bidding and Award</th>
<th>Demo Existing</th>
<th>New Construction</th>
<th>Demo Existing</th>
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*Note: The schedule reflects the timeline for each phase of the project.*
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

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

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<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>Phase I Demo Classroom / Admin</td>
<td>10,000   SF</td>
<td>$  7</td>
<td>$ 70,000</td>
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<tr>
<td>Phase I New Construction Gym / Café Support</td>
<td>16,000  SF</td>
<td>$ 230</td>
<td>$ 3,680,000</td>
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<tr>
<td>Phase II Demo Gym</td>
<td>21,187   SF</td>
<td>$  7</td>
<td>$ 148,309</td>
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<td><strong>Program Cost</strong></td>
<td>+</td>
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<tr>
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<td>$ 4,836,005</td>
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2019

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<td>Demo Existing</td>
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<td>Occupancy</td>
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</table>
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

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

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<th>Improvements</th>
<th>Quantity</th>
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<th>Estimated Cost</th>
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<tr>
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<td>26,255 SF</td>
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<td>Phase I Renovate Classroom</td>
<td>18,597 SF</td>
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<tr>
<td>Phase II Demo Classroom / Café / Kitchen</td>
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<tr>
<td>Phase II New Construction Café / Arts</td>
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<td>Sitework</td>
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Subtotal $16,101,792
Program Cost + 18% $2,898,323
Total $19,000,115

2018

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</tbody>
</table>
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
- --
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 School Program

### Auburn City Schools

### Auburn, AL

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<th>SPACES</th>
<th>STUDENTS</th>
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<td><strong>total</strong></td>
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<td><strong>STUDENT LEARNING SPACES</strong></td>
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<td>A.</td>
<td>Academic Teams</td>
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<td>10-12 Classrooms</td>
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<td>Small Resource Rooms</td>
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<td>Extended Learning Area</td>
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<td>Instructional Material Storage</td>
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<td>Itinerant Offices</td>
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<td>Multipurpose Teacher Room w/ Conf Space</td>
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<td>B.</td>
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<td>Science Prep/Storage</td>
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<td>C.</td>
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<td>D.</td>
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<td>1.</td>
<td>Hospitality / Tourism Career Cluster</td>
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<td>Health Science Career Cluster</td>
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<td>3.</td>
<td>Ag / Food / Natural Resources Career Cluster</td>
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<td>Environmental Science</td>
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<td>Food Wellness</td>
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<td>Aquaculture Lab / Classroom</td>
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<td>4.</td>
<td>Manufacturing Career Cluster</td>
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<td>Industrial Manufacturing CR / Lab</td>
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<td>Various Labs (TBD)</td>
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<td>Art / AV Technology &amp; Communications Career Cluster</td>
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<td>Graphic Arts</td>
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<td>Program for Exceptional Children</td>
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<td>Self Contained Special Education</td>
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<td>Shower</td>
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<td><strong>Total student learning spaces:</strong></td>
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2  ADMINISTRATION AND STAFF SPACES

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<td>5. Principal w RR &amp; conf space</td>
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<td>6. Principal Admin. Assist.</td>
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</tr>
<tr>
<td>7. Mail/Work/Copy Room/Kitchenette</td>
<td>1</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>8. Health Clinic</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>9. Staff Restrooms</td>
<td>2</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>10. Asst. Principal</td>
<td>4</td>
<td>125</td>
<td>500</td>
</tr>
<tr>
<td>11. In School Suspension</td>
<td>1</td>
<td>830</td>
<td>830</td>
</tr>
<tr>
<td>12. Conference Room - Small</td>
<td>1</td>
<td>225</td>
<td>225</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>-</td>
<td>-</td>
<td>4,405</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Central Guidance Suite</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Reception</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>2. Counselor's Offices</td>
<td>6</td>
<td>150</td>
<td>900</td>
</tr>
<tr>
<td>3. Itinerant Personnel Office</td>
<td>1</td>
<td>150</td>
<td>150</td>
</tr>
<tr>
<td>4. Career Center</td>
<td>1</td>
<td>350</td>
<td>350</td>
</tr>
<tr>
<td>5. Restrooms</td>
<td>2</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>6. Conference Room</td>
<td>1</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>-</td>
<td>-</td>
<td>2,000</td>
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</tbody>
</table>

Total administration spaces: 6,405

3  FOOD SERVICE

<table>
<thead>
<tr>
<th>A. Cafeteria</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cafeteria + Satellite Stations/Hubs</td>
<td>1</td>
<td>11,500</td>
<td>11,500</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>-</td>
<td>-</td>
<td>11,500</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Kitchen</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Kitchen</td>
<td>1</td>
<td>6,500</td>
<td>6,500</td>
</tr>
<tr>
<td>2. Kitchen Mgr Office</td>
<td>1</td>
<td>125</td>
<td>125</td>
</tr>
<tr>
<td>3. Restroom</td>
<td>2</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>4. Lockers</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>-</td>
<td>-</td>
<td>6,825</td>
</tr>
</tbody>
</table>

Total Food Service spaces: 18,325
# High School Program
## Auburn City Schools
### Auburn, AL

## Space Description

<table>
<thead>
<tr>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teaching</td>
<td>Total</td>
<td>Each</td>
</tr>
</tbody>
</table>

## 4 Media Center Spaces

### A. Library / Media Center

<table>
<thead>
<tr>
<th>Description</th>
<th>Spaces/Total</th>
<th>Students/Total</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reading Room/Circulation/Open Computer Area</td>
<td>1</td>
<td>2,400</td>
<td>2,400</td>
</tr>
<tr>
<td>Computer Area</td>
<td>1</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Student Area</td>
<td>1</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Study Area</td>
<td>1</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Project Room (med)</td>
<td>1</td>
<td>225</td>
<td>225</td>
</tr>
<tr>
<td>Project Room (small)</td>
<td>2</td>
<td>150</td>
<td>300</td>
</tr>
<tr>
<td>Workroom</td>
<td>1</td>
<td>225</td>
<td>225</td>
</tr>
<tr>
<td>Storage</td>
<td>3</td>
<td>250</td>
<td>750</td>
</tr>
<tr>
<td>Kitchenette / Warming Kitchen</td>
<td>1</td>
<td>300</td>
<td>300</td>
</tr>
<tr>
<td>Teacher Professional Development Area</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Media Specialist Office</td>
<td>2</td>
<td>150</td>
<td>300</td>
</tr>
<tr>
<td>Computer Resource Specialist Office</td>
<td>1</td>
<td>150</td>
<td>150</td>
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</table>

**Sub-Total:** 6,800

**Total Media Center Spaces:** 6,800
## 5 FITNESS AND WELLNESS SPACES

### A. Gymnasiums

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Gymnasium - Competition (Gym and Seating)</td>
<td>1</td>
<td>1</td>
<td>13,500</td>
</tr>
<tr>
<td>2. Track</td>
<td>1</td>
<td>1</td>
<td>5,500</td>
</tr>
<tr>
<td>3. Auxiliary Gymnasium - hardwood w/ 250 bleachers</td>
<td>1</td>
<td>1</td>
<td>7,250</td>
</tr>
<tr>
<td>4. Auxiliary Gymnasium - alternative flooring</td>
<td>1</td>
<td>1</td>
<td>5,500</td>
</tr>
</tbody>
</table>

Sub-Total: 3 75 31,750

### B. Gymnasium Support

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Concessions</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>2. Ticket Booth</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>3. Storage</td>
<td>2</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Physical Education / Adaptive Special Ed</td>
<td>1</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Teams in Locker Rooms</td>
<td>1</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Outdoor Field Storage</td>
<td>4</td>
<td>800</td>
<td>3,200</td>
</tr>
</tbody>
</table>

Sub-Total: - - 7,000

### C. Locker facilities

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. PE Locker Rooms M/F</td>
<td>2</td>
<td>1,000</td>
<td>2,000</td>
</tr>
<tr>
<td>2. Athletics Locker Room / Restroom</td>
<td>2</td>
<td>2,000</td>
<td>4,000</td>
</tr>
<tr>
<td>3. Football Locker Room / Restroom</td>
<td>1</td>
<td>2,400</td>
<td>2,400</td>
</tr>
<tr>
<td>4. Officials Dressing Rooms</td>
<td>1</td>
<td>125</td>
<td>125</td>
</tr>
</tbody>
</table>

Sub-Total: - - 8,525

### D. Coaches and support spaces

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Coaches Offices / Toilet / Shower</td>
<td>5</td>
<td>125</td>
<td>625</td>
</tr>
<tr>
<td>2. Assistant Coach Multipurpose Office Space</td>
<td>1</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>3. Athletic Conference Room</td>
<td>1</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>4. Athletic Director Office &amp; Storage</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>5. Athletic Director Reception</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>6. Athletic Staff Toilets/Shower</td>
<td>2</td>
<td>250</td>
<td>500</td>
</tr>
<tr>
<td>7. Training room</td>
<td>1</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>8. Laundry</td>
<td>2</td>
<td>200</td>
<td>400</td>
</tr>
</tbody>
</table>

Sub-Total: - - 3,925

### E. Fitness and Wellness

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Weight Room - Competition</td>
<td>1</td>
<td>3,500</td>
<td>3,500</td>
</tr>
<tr>
<td>2. Weight Room - General Purpose</td>
<td>1</td>
<td>2,000</td>
<td>2,000</td>
</tr>
<tr>
<td>3. Health Classroom/Nutrition/Athletic-Use Meeting Room</td>
<td>2</td>
<td>250</td>
<td>830 1,660</td>
</tr>
<tr>
<td>4. Fitness Area (Rehab, Staff Use, Athletics)</td>
<td>1</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>5. Cheerleading Room</td>
<td>1</td>
<td>1,000</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Sub-Total: 2 50 9,360

### F. ROTC

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Classroom with Divider Wall</td>
<td>2</td>
<td>12</td>
<td>24 650 1,300</td>
</tr>
<tr>
<td>2. Uniform / Wardrobe Supply / General Storage</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>3. Secure Armory Storage</td>
<td>1</td>
<td>150</td>
<td>150</td>
</tr>
</tbody>
</table>

Sub-Total: 2 24 1,900

Total fitness and wellness spaces: 7 149 62,460
## PERFORMING AND VISUAL ART SPACES

### A. Music

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Choral Room w/ Risers</td>
<td>1</td>
<td>25</td>
<td>2,500</td>
</tr>
<tr>
<td>Band Room</td>
<td>1</td>
<td>25</td>
<td>4,000</td>
</tr>
<tr>
<td>Orchestra Room</td>
<td>1</td>
<td>25</td>
<td>1,800</td>
</tr>
<tr>
<td>Small Practice Rooms</td>
<td>5</td>
<td>75</td>
<td>375</td>
</tr>
<tr>
<td>Piano Keyboard Lab</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Staff Offices</td>
<td>2</td>
<td>200</td>
<td>400</td>
</tr>
<tr>
<td>Staff Restrooms</td>
<td>2</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>Choral Storage</td>
<td>1</td>
<td>275</td>
<td>275</td>
</tr>
<tr>
<td>Music Library</td>
<td>2</td>
<td>475</td>
<td>950</td>
</tr>
<tr>
<td>Band Uniform Storage</td>
<td>1</td>
<td>250</td>
<td>250</td>
</tr>
<tr>
<td>Band Outdoor Storage</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Band Instruments / Music Storage</td>
<td>1</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Orchestra Instruments / Music Storage</td>
<td>1</td>
<td>300</td>
<td>300</td>
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</tbody>
</table>

**Sub-Total:** 12,450

### B. Visual Art

<table>
<thead>
<tr>
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<th>Spaces</th>
<th>Students</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2D / 3D Art Room</td>
<td>2</td>
<td>25</td>
<td>1,000</td>
</tr>
<tr>
<td>Digital Visual and Performing Art Production Centers</td>
<td>2</td>
<td>25</td>
<td>1,000</td>
</tr>
<tr>
<td>Storage</td>
<td>2</td>
<td>250</td>
<td>500</td>
</tr>
<tr>
<td>Kil Room</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
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</table>

**Sub-Total:** 4,600

### C. Dance

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dance Studio</td>
<td>1</td>
<td>25</td>
<td>1,500</td>
</tr>
<tr>
<td>Dressing Room</td>
<td>2</td>
<td>250</td>
<td>500</td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Sub-Total:** 2,100

### D. Performance

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auditorium</td>
<td>1</td>
<td>7,800</td>
<td>7,800</td>
</tr>
<tr>
<td>Large Auditorium Stage</td>
<td>1</td>
<td>4,000</td>
<td>4,000</td>
</tr>
<tr>
<td>Drama Classroom</td>
<td>1</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Drama Office</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Lobby</td>
<td>1</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Public Restrooms</td>
<td>2</td>
<td>350</td>
<td>700</td>
</tr>
<tr>
<td>Box Office</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Concessions</td>
<td>1</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Control Booth Auditorium</td>
<td>1</td>
<td>200</td>
<td>200</td>
</tr>
<tr>
<td>Scene Shop</td>
<td>1</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Make-Up / Dressing Room / Toilets</td>
<td>2</td>
<td>400</td>
<td>800</td>
</tr>
</tbody>
</table>

**Sub-Total:** 18,400

### E. TV Production Studio

<table>
<thead>
<tr>
<th>Space Description</th>
<th>Spaces</th>
<th>Students</th>
<th>Net Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broadcast Area and Classroom</td>
<td>1</td>
<td>24</td>
<td>1,250</td>
</tr>
<tr>
<td>Green Screen Room</td>
<td>1</td>
<td>80</td>
<td>80</td>
</tr>
</tbody>
</table>

**Sub-Total:** 1,330

**Total arts spaces:** 38,880
### 7 FACILITY MANAGEMENT AND SUPPORT SPACES

**A. Custodial - Building Services**

<table>
<thead>
<tr>
<th>SPACES</th>
<th>STUDENTS</th>
<th>NET SQUARE FOOT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teaching</td>
<td>atch total</td>
<td>ach total</td>
</tr>
<tr>
<td>1. Receiving / Storage</td>
<td>1</td>
<td>350</td>
</tr>
<tr>
<td>2. Maintenance / Repair Area</td>
<td>1</td>
<td>1,500</td>
</tr>
<tr>
<td>3. Mechanical</td>
<td>1</td>
<td>500</td>
</tr>
<tr>
<td>4. Main Electrical Rooms</td>
<td>3</td>
<td>225</td>
</tr>
<tr>
<td>5. Electrical</td>
<td>10</td>
<td>75</td>
</tr>
<tr>
<td>6. Custodial Closets</td>
<td>12</td>
<td>50</td>
</tr>
<tr>
<td>7. MDF</td>
<td>1</td>
<td>200</td>
</tr>
<tr>
<td>8. IT Closets</td>
<td>10</td>
<td>75</td>
</tr>
</tbody>
</table>

Sub-Total: 5,325

Total facility management and support spaces: 5,325

TOTAL NSF 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

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

EXISTING BUILDING

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 |
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

<table>
<thead>
<tr>
<th>Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interior and Exterior Painting</td>
<td>356,000  SF</td>
<td>$2.50</td>
<td>$890,000</td>
</tr>
<tr>
<td>Carpet Replacement</td>
<td>30,000   SF</td>
<td>$6.00</td>
<td>$180,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td><strong>$1,070,000</strong></td>
</tr>
<tr>
<td>Program Cost</td>
<td>+</td>
<td>5%</td>
<td>$53,500</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$1,123,500</strong></td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>School:</th>
<th>Auburn High School #2</th>
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## PLANNED DATA

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<td>Year:</td>
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<td>Capacity:</td>
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<td>Program Cost:</td>
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<td>Program Schedule:</td>
<td>40 Months</td>
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PLANNED PROJECT DESIGN SCOPE

**Improvements:** New Facility
AUtin 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

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<th>Phase I Improvements</th>
<th>Quantity</th>
<th>Unit Cost</th>
<th>Estimated Cost</th>
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2020

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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 MATRIX

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## SUMMARY SCHEDULE

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<td>Pick Elementary School</td>
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<td>Richland Rd Elementary School</td>
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<td>Wrights Mill Elementary School</td>
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<td><strong>Middle Schools</strong></td>
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<tr>
<td>Auburn Junior High School</td>
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<td>East Samford School</td>
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</tr>
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<td>J.F. Drake Middle School</td>
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</table>
APPENDIX

TABLE OF CONTENTS

Cary Woods Elementary School
Auburn Junior High School
East Samford School
J.F. Drake Middle School
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.
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.
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.
Auburn City Schools 2028 Master Plan

PROPOSED LEVEL 01

MEDIA

MUSIC

ART

SPECIAL EDUCATION

TEACHER PLANNING

EXISTING BUILDING ‘F’

PROPOSED GROUND

TEACHER PLANNING
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.
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.
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.
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.

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.
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.
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.
PROPOSED GYM
J.F. DRAKE MIDDLE SCHOOL
appendix
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.
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.
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.
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.