Facilities Assessment Summary
Board Report

December 18, 2019

eppstein uhen : architects

AGENDA

- Facilities Assessment Summary
  - Capacity & Utilization
  - Educational Adequacy Findings
  - ADA (Americans with Disabilities Act) Findings
  - Building Systems Findings

- Next Steps

eppstein uhen : architects

Teresa Wadzinski	BOB Morris	Sean Clendenning	Andy Lyons
Senior Project Manager	Senior Design Architect	Senior Project Architect	Engagement Specialist

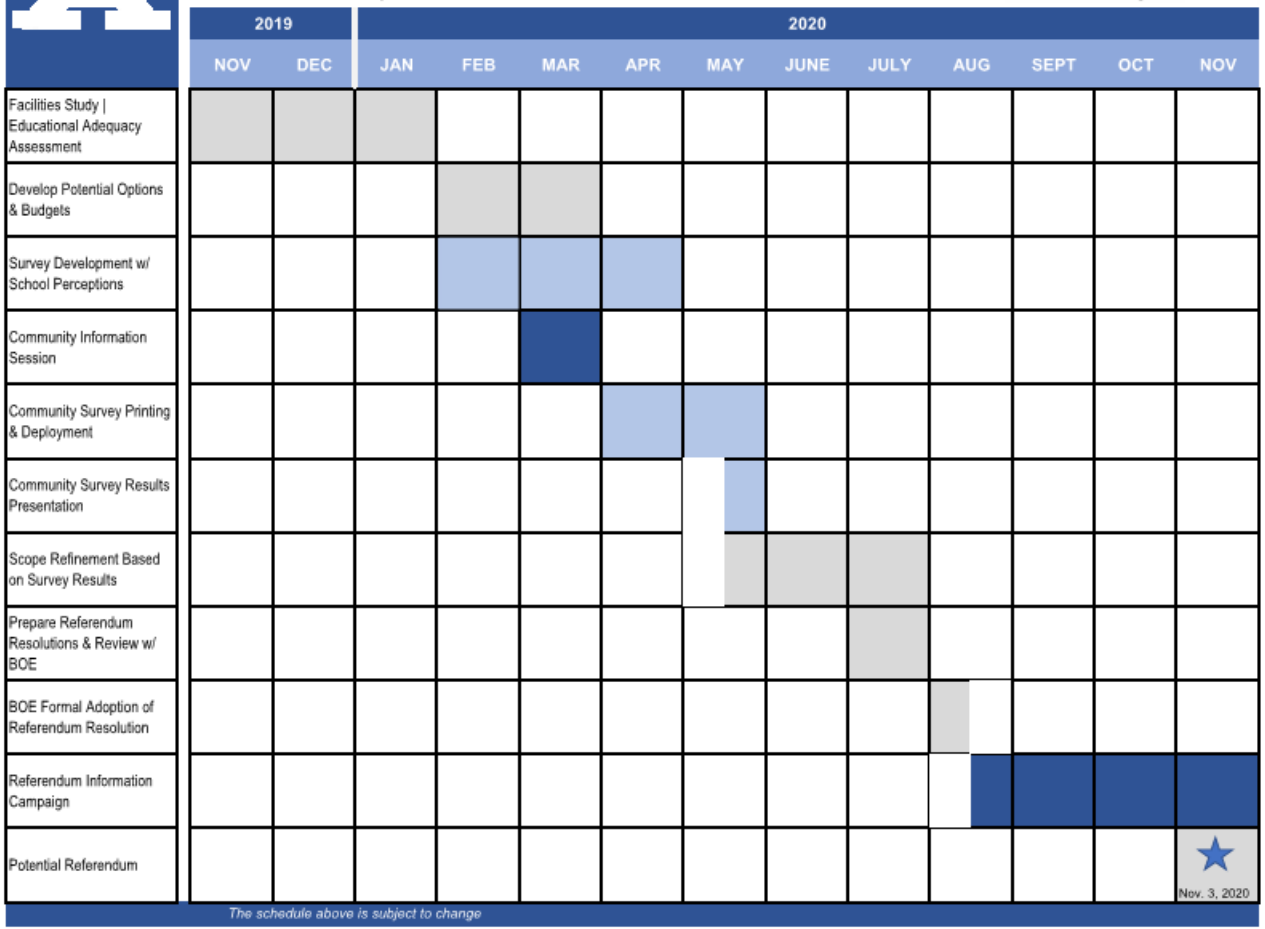
eua eppstein uhen : architects

eppstein uhen : architects

SCHOOL DISTRICT OF AUBURNDALE

PROPOSED TIMELINE | NOVEMBER 2020 REFERENDUM

Miron Building Excellence | eua



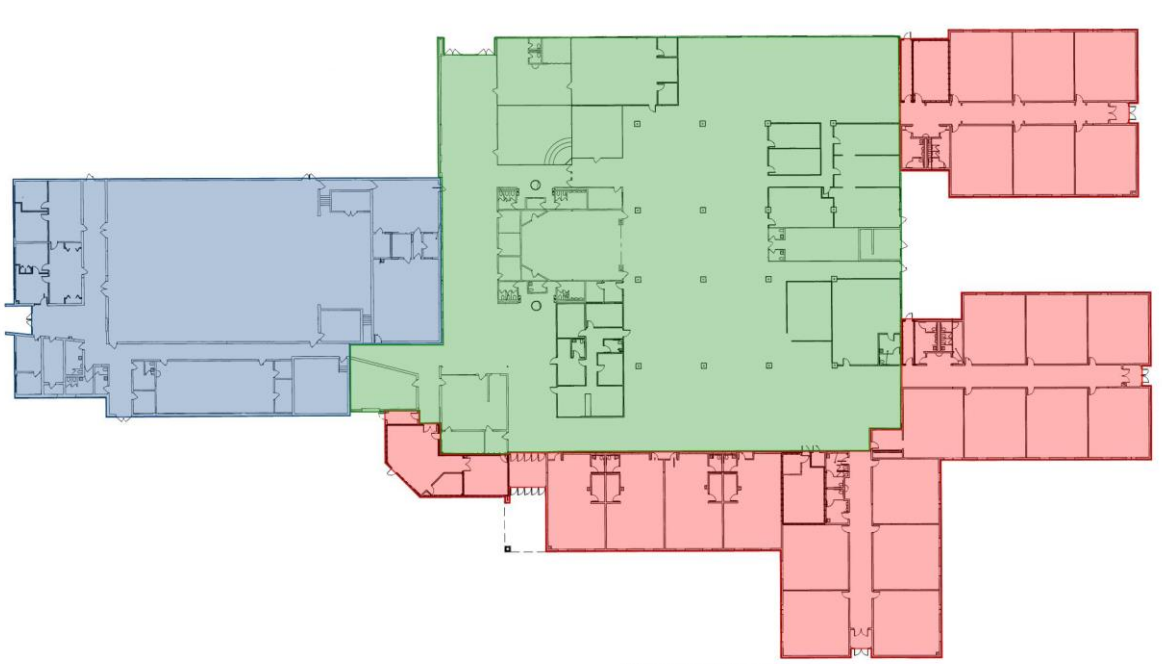
The schedule above is subject to change

What is a Facility Assessment?

- Objective analysis of present conditions and capabilities
- Comprehensive report
  - Educational Adequacy Assessment
  - Capacity / Utilization
  - Architectural Review
  - Mechanical, Electrical + Plumbing
  - ADA Review

eppstein uhen : architects

Historic Plans



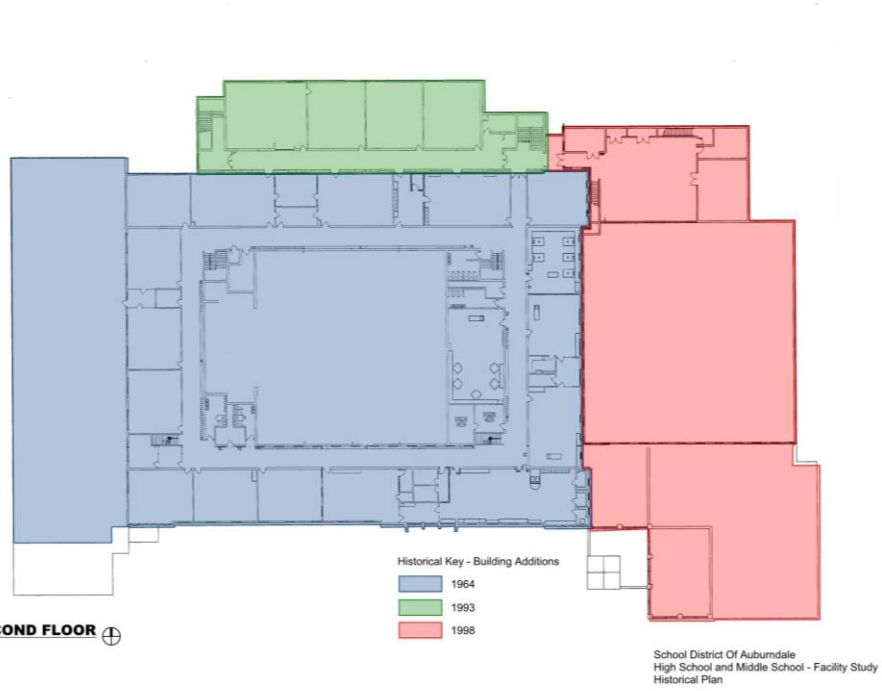
FIRST FLOOR

eppstein uhen : architects

Historic Plans

FIRST FLOOR

School District Of Auburndale
High School and Middle School - Facility Study
Historical Plan



SECOND FLOOR

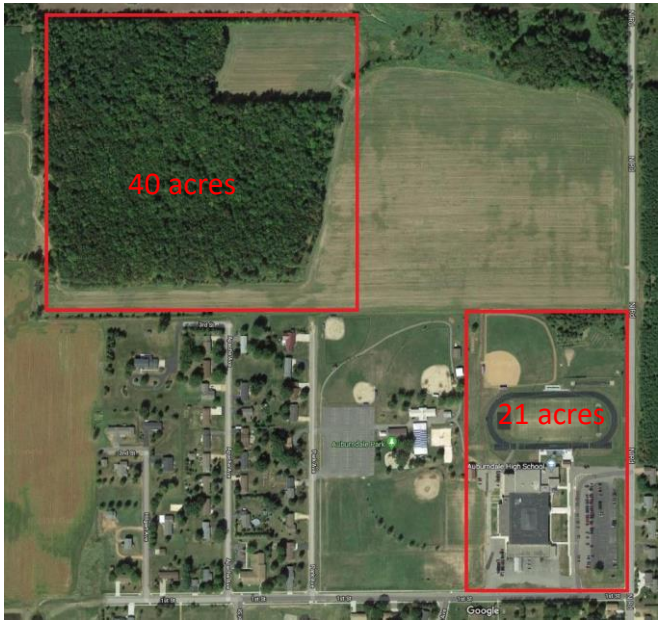
School District Of Auburndale
High School and Middle School - Facility Study
Historical Plan

eppstein uhen : architects

Site Capacity

Building and Site Analysis

School	Existing site size	Enrollment per 2018/19 WDPI (January '19)	Recommended site size based on current student population	Existing building size square feet
Auburndale Elementary School	12.38 acres	386	13.86	92,513 SF
Middle School/ High School	21+40 acres	428	61	114,020 SF
School Totals	**52.36 Acres**	**814**	**74.86 acres**	**206,533 SF**



eppstein uhen : architects

What is the definition of school capacity?

- The number of students that can be reasonably accommodated by a school, building, and site.
  - ***Physical variables (size and number of spaces)***
  - ***Operational variables (staffing, funding, utilization rates)***
  - ***Programmatic variables (educational offerings, specialty programs, schedules)***
- Building capacity can change over time

Building Capacity

Building Capacity

Building Capacity

1900-1910
- Health Instruction added

1930's
- Physical Education
- Vocational Education (Home Economics & Agriculture)

1940's
- Business Education
- Art & Music
- Speech & Drama
- Half-Day Kindergarten
- Lunch provided

1950's
- Expanded Science & Math
- Expanded Art & Music
- Foreign Language

1960's
- Advanced Placement
- Head Start
- Title I (Reading)
- Consumer & Career Education

1970's
- Special Education
- Title IX (equality for girl's athletics)
- Behavior Adjustment
- Breakfast provided

1980's
- Computer Education
- English as a Second Language
- Early Childhood
- Full-Day Kindergarten
- At-Risk Programs
- After School Programs

1990's
- Expanded Computer / Internet
- Inclusion of Special Education Learners
- School-to-Work Programs

2000's
- Standardized Testing
- ELL
- World Languages for Elementary
- Personalized Learning

Building Capacity

The current enrollment numbers listed are from the 2019 WDPI enrollment numbers.

School	Current Enrollment (2019)	Capacity based on Building Area[b]
Auburndale Elementary	386	660
Auburndale Middle School/ High School	428	613

a. *Based on 30 SF per student for general classrooms and 35 SF per Kindergarten classrooms. Science Rooms, FACE Labs, and Art Rooms use 50 SF per student. Tech Ed and Ag Lab spaces use 100 – 200 SF per student. See detailed worksheet for other spaces.*

b. *Based on 140 sq. ft. per student for the Elementary Schools and 230 sq. ft. per student for the Middle School / High School*

EAA - Educational Adequacy Assessments

The **Educational Adequacy Assessment (EAA)** is a comprehensive review of the educational program activities, use of the building, and physical spaces required for each activity and provides analysis of how effectively the spaces support student learning and program delivery:

- Site Circulation and Amenities
- Safety, Supervision, and Entry Sequences
- Size and Proportion of Spaces
- Space Type and Adjacencies
- Equipment and Infrastructure
- Furniture
- Environmental Qualities

eppstein uhen : architects

Educational Adequacy Assessment
Elementary School

- Functions as a traditional cells and bells school environment – works well for large group instruction but does not provide many good environments for break out work, small group learning, or collaborative learning opportunities.
- Entrance is not fully secure. Once guest enter the building they have full access to the school and are not restricted to the office area.
- Much of the furniture throughout the building is heavy and inflexible, which does not encourage reconfiguration for group work or collaborative learning.

Lack of access control

Typical classroom

Educational Adequacy Assessment
Elementary School

- A number of spaces have been built with temporary walls that do not provide adequate acoustic separation and lack other more permanent amenities
- Some core classrooms, library, and the office area lack natural light.
- Library is outdated

Demountable partition

Library

Educational Adequacy Assessment Elementary School

- Staff lack appropriate break/work spaces
- Lack of storage space was noted
- The stage, little theater, and playground areas are inaccessible to those with mobility impairments

Little Theater and stage

Educational Adequacy Assessment
Middle School / High School

- Functions as a traditional cells and bells school environment – works well for large group instruction but does not provide many good environments for break out work, small group learning, or collaborative learning opportunities.

- Much of the furniture throughout the building is heavy and inflexible, which does not encourage reconfiguration for group work or collaborative learning.

Typical Classrooms

Educational Adequacy Assessment
Middle School / High School

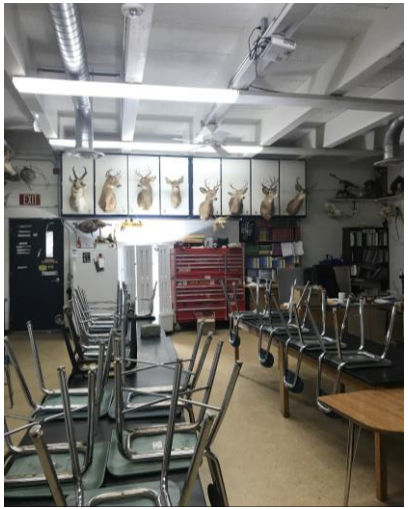
- There is insufficient project space for tech ed construction builds, autos, and storage of all desired tech ed equipment

Tech Ed – Autos/Metals

eppstein uhen : architects

Educational Adequacy Assessment
Middle School / High School

- The AG classroom is well utilized, but lacks space for some of the existing equipment and functions. The greenhouse is in poor condition.



Agriculture

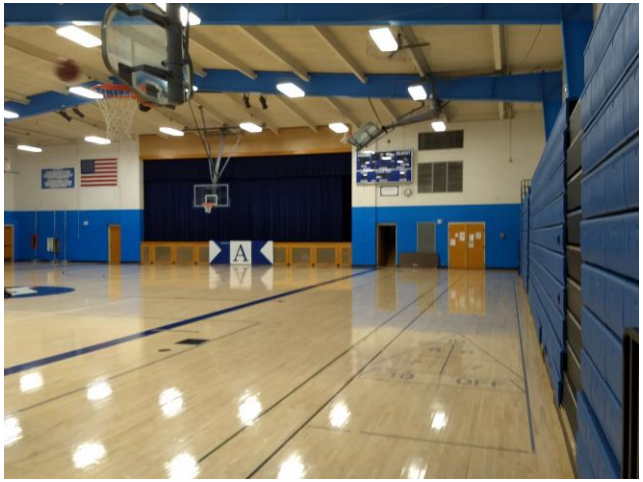
eppstein uhen : architects

Educational Adequacy Assessment
Middle School / High School

- Stage area size and gym acoustics/sound/lighting systems are not well suited for large music or drama performances

- Weight and Cardio Room Locations. These rooms are utilized by the community, but are located in the heart of the building which means that community members using these facilities have access to other areas of the building as well

- There are accessibility concerns for those with mobility impairments in many of the restrooms, at the stage area, the FACE lab, and in the band room.



Stage

Weight room location

eppstein uhen : architects

Americans with Disabilities Act Observations

General Overview

The Americans with Disabilities Act (1990) requires barriers to accessibility to be removed from public buildings where possible

- Any new construction must meet **current** accessibility codes and standards
- Any alterations must prioritize accessibility modifications to the maximum extent possible based on project budget

eppstein uhen : architects

Americans with Disabilities Act Observations

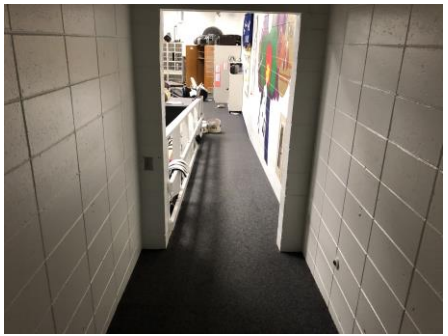
- Door Hardware is a mix of knob and lever – continue on maintenance schedule

- Stages
  - Non-compliant railings at ES stage;
  - Neither stage provides wheelchair access

- Special Construction: FACE lab, science labs

ES stage is non-accessible

Door Hardware



Band ramp – non-compliant

No FACE ADA lab

eppstein uhen : architects

Americans with Disabilities Act Observations

- Accessible Restroom Facilities
  - 1970 restrooms (ES) and 1964 (HS) do not have ADA-compliant stalls
  - Some single user restrooms are not accessible
  - Restrooms and lockers rooms in 1998 addition were designed to comply with the ADA code that was current at that time

No ADA-compliant stall (ES)

Non-accessible single fixture restroom

No ADA-complaint stall (HS)

1998 restroom (HS)

eua eppstein uhen : architects

Building Systems Assessment

General Overview

Consists of on-site observations of system and component age, construction methods, material adequacy, and longevity in the following areas:

- Exterior Envelope
- Interior Finishes
- Heating Ventilation and Air Conditioning (HVAC) Systems
- Electrical Systems
- Plumbing Systems

eppstein uhen : architects

Building Systems – Exterior Envelope

- Windows original to 1958 (ES) and 1964 (HS) are not thermally broken and do not have insulated glass

- Maintain maintenance schedule for: roofs, door replacements, tuckpointing, recaulking control joints, painting of EFIS systems

1964 HM windows - HS

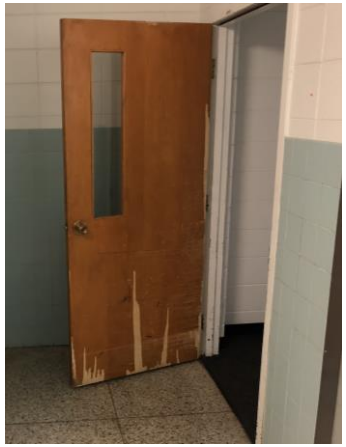
1958 Windows - ES

HS – low roof

eppstein uhen : architects

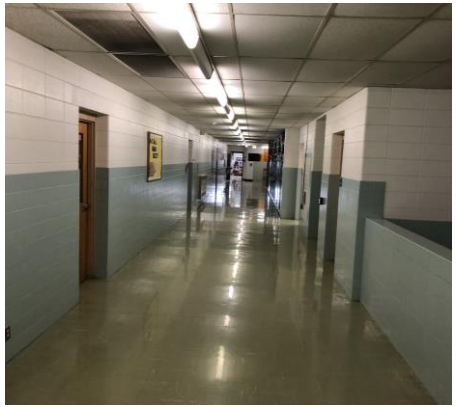
Building Systems – Interior Finishes

- Demountable partitions at ES are in fair condition and do not provide the same acoustical properties as gypsum board walls
- Doors are generally in good-fair condition; veneer is chipped at some
- Maintain maintenance schedule for: flooring replacement, painting, ceiling replacements and replacement of VAT (vinyl asbestos tile)



1964 HM windows - HS

Demountable partitions - ES



VAT

Broadloom carpet

eppstein uhen : architects

Building Systems - Mechanical

- Continue with the current preventative maintenance program to maximize the life expectancy of all equipment.

- Both schools are a mix of Direct Digital Controls (DDC) and Pneumatic Controls

- There are packaged rooftop units and air handlers at the ES that should be considered for replacement

Unit serving original portion of ES

HS Boiler

HS AHU

FREDERICKSEN Engineering

eppstein uhen : architects

Building Systems - Electrical

- Replace electrical main service at ES
- Any of the interior lighting that has not been upgraded to LED should be scheduled for replacement.
- Replace generators (from 19160s) and separate into two sets of distribution to comply with code
- Fire alarm is in good condition at both buildings
- CCTV, data, intercom all in good condition

ES Main Service

HS generator

LED light fixtures in classrooms

MUERMANN ENGINEERING

eppstein uhen : architects

Building Systems - Plumbing

- Domestic water system at both ES and HS should be properly sized
- Galvanized piping should be replaced with copper piping; piping insulation should be repaired
- Replace ES and HS hot water plant (water softener, gas water heater, pumps)

HS water service

Water heaters

Non-ADA compliant fixtures

MUERMANN ENGINEERING

eppstein uhen : architects

Next Steps

- Master Planning / Big Idea Development (January – March 2019)
  - Cost estimates related to maintenance priorities and idea development


QUESTIONS?