



## Davidson IB School Preservation/Adaptive Reuse Study: Phase 1

April 24, 2018

CREECH & ASSOCIATES

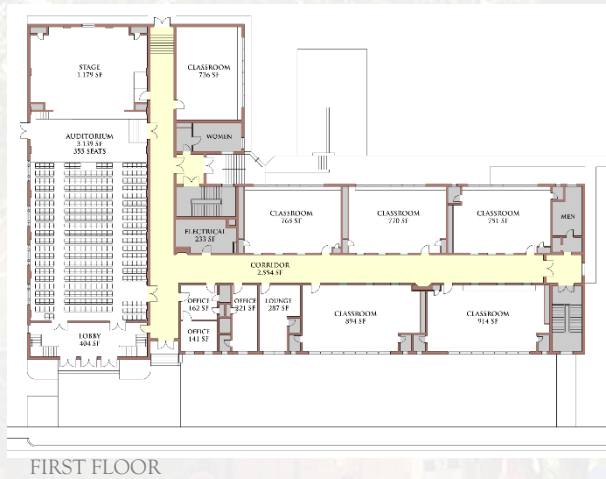


**EDIFICE**  
GENERAL CONTRACTORS  
The Art and Science of Construction

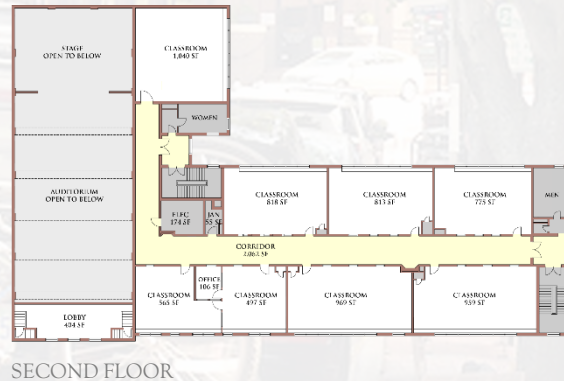


# Existing Conditions

# Opportunities



- ### AREA SUMMARY
- Total Gross Area 16,518 sf
  - Net Usable Area 10,353 sf
  - Net to Gross Area 6,165 sf
  - Net to Gross Ratio 62.7%



- ### AREA SUMMARY
- Total Gross Area 11,997 sf
  - Net Usable Area 6,938 sf
  - Net to Gross Area 5,039 sf
  - Net to Gross Ratio 57.8%



- ### AREA SUMMARY
- Total Gross Area 6,165 sf
  - Net Usable Area 4,379 sf
  - Net to Gross Area 1,786 sf
  - Net to Gross Ratio 62.7%

## TOWN HALL PROGRAM SUMMARY WITH 20 YEAR GROWTH

Department	Current Existing Area (NUSF)	In-House Estimated Area (NUSF)	Current Proposed Area (NUSF)	Future Proposed Area (NUSF)
<b>Town Hall</b>				
Administration	1,107	1,456	1,648	2,067
Legal	180	325	382	512
Finance	512	988	936	936
Human Resources	181	273	260	343
Planning	782	2,093	1,295	1,898
Parks & Recreation	680	4,745	2,010	2,176
Building Support	3,218	5,727	9,211	9,211
<b>Total Net Usable Square Feet (NUSF)</b>	<b>6,660</b>	<b>15,607</b>	<b>15,742</b>	<b>17,143</b>
<b>35% Core Service (Sqft)</b>			<b>5,510</b>	<b>6,000</b>
<b>Retail (front 35' along Main St.)</b>		<b>2,450</b>	<b>2,450</b>	<b>2,380</b>
<b>TOTAL TOWN HALL DEPTS. (GSF)</b>	<b>7,245</b>	<b>22,358</b>	<b>23,701</b>	<b>25,523</b>

- 17,143 Net Usable Square Feet for Town Hall in previous study
- 4,000 – 6,000 Square Feet for CMS North District Office (NUSF?)
- Total Net Usable Required = 21,143 – 23,143 SF
- Total Net Usable Available = 21,760 SF

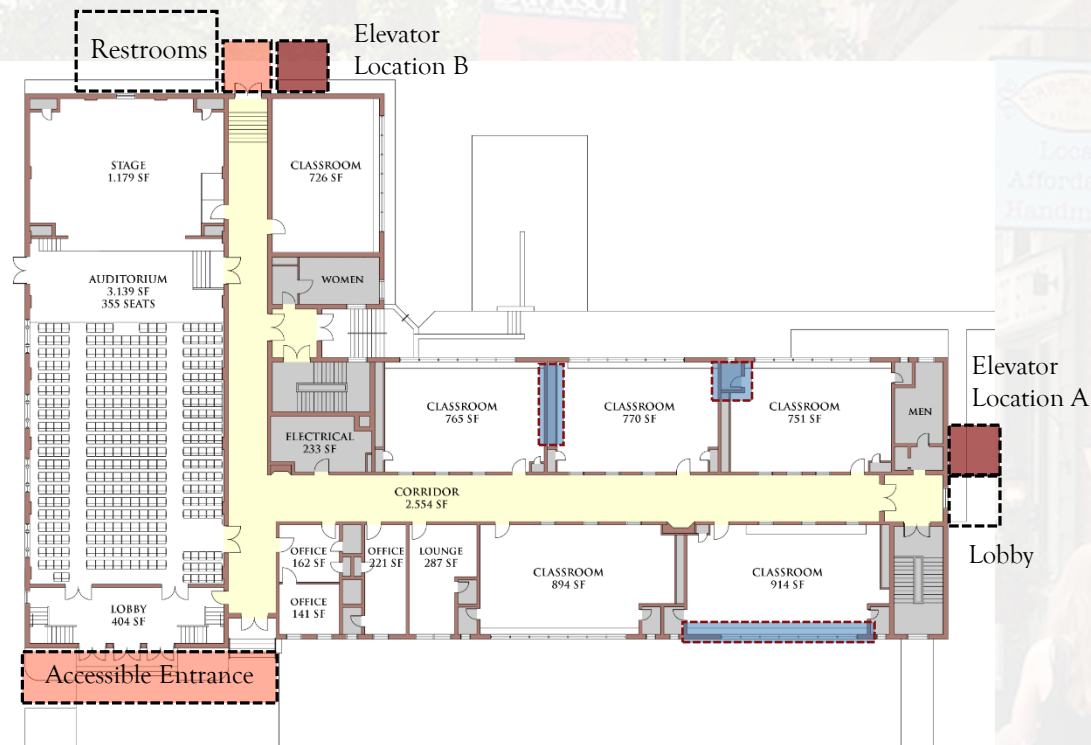
*The required usable space and the usable space available seem to align and should reasonably fit within the building.*

## DESIGN DRIVERS

- Planning and Parks and Recreation see the most citizens
- Allow for controlled after hours access to utilize public spaces
- Preserve all exterior and interior character defining features



## ACCESSIBILITY



- Facility requires an elevator that could serve the first and second floor only. Ground floor exits on grade.
- Elevator location A can be seen from the main façade but could also serve the ground floor
- Elevator location B is concealed from the main façade but can not serve the ground floor
- Main entrance along South Street must be accessible.
- Secondary entrance at rear of building may also be made accessible.
- There are no existing compliant restrooms in the facility

## PRESERVATION

- Maintain child restrooms on first floor along perimeter
- Maintain closets between classrooms on first floor
- Maintain shelving below large windows that houses radiators
- Maintain open nature of interior space

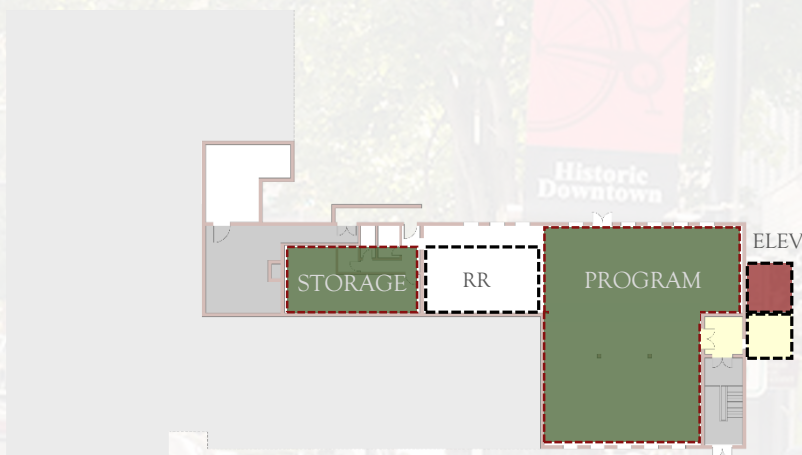


## PROGRAM

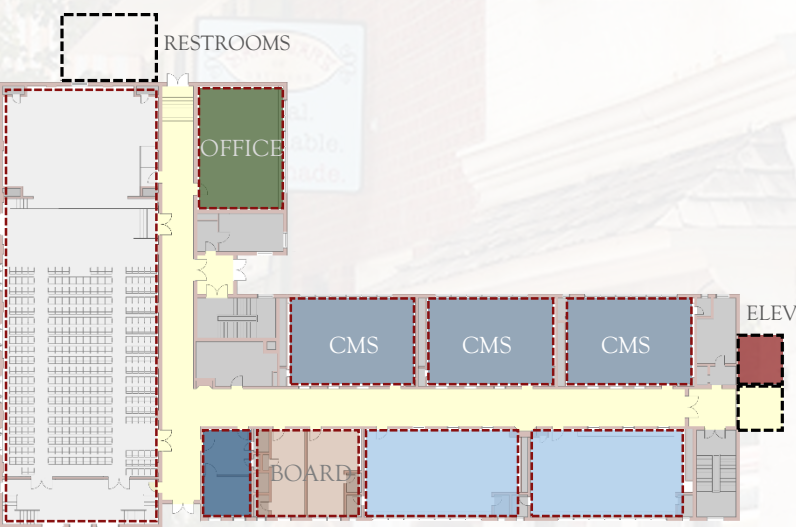
- Some ideal adjacencies and specific sizes will be compromised to locate offices and another tenant within “classroom suites”
- Auditorium and stage offer wonderful community space but lacks flexibility due to sloped floor and fixed seats
- Insufficient number of restrooms based on current state building code
- CMS request for first floor contiguous space



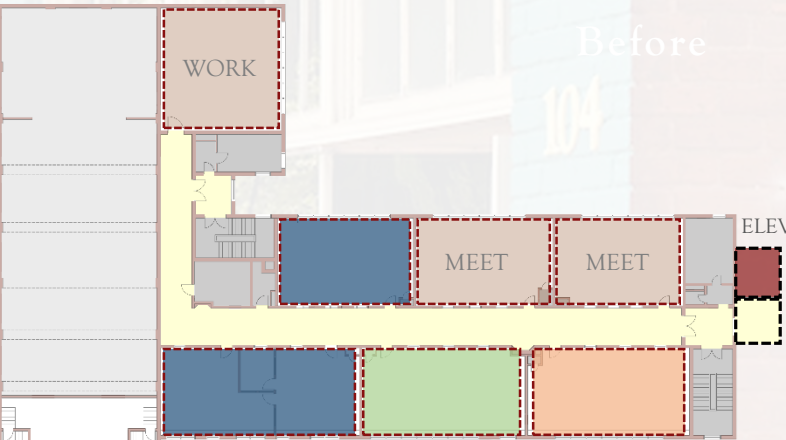
Ground Floor



First Floor



Second Floor



- Shared admin office as front door reception
- Parks and recreation program space on ground floor
- Lobby/auditorium/stage as community space/board room
- Planning suite along main facade
- CMS NDO in 3 classrooms first floor (2,285 NSF)

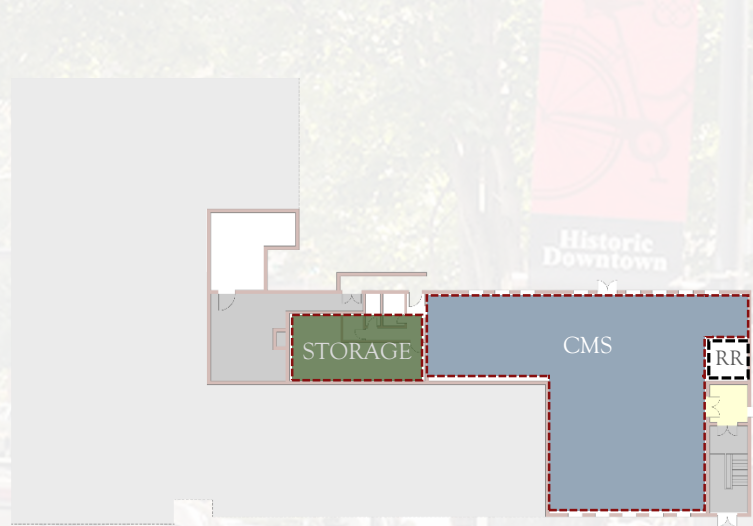
- Administrative suite divided across corridor
- Finance and Economic Development share a suite
- Legal and Human Resources share a suite
- 2 Large and 3 small conference rooms
- Copy/work/break room

*This option locates Parks and Recreation program on the ground floor and CMS on the first floor*

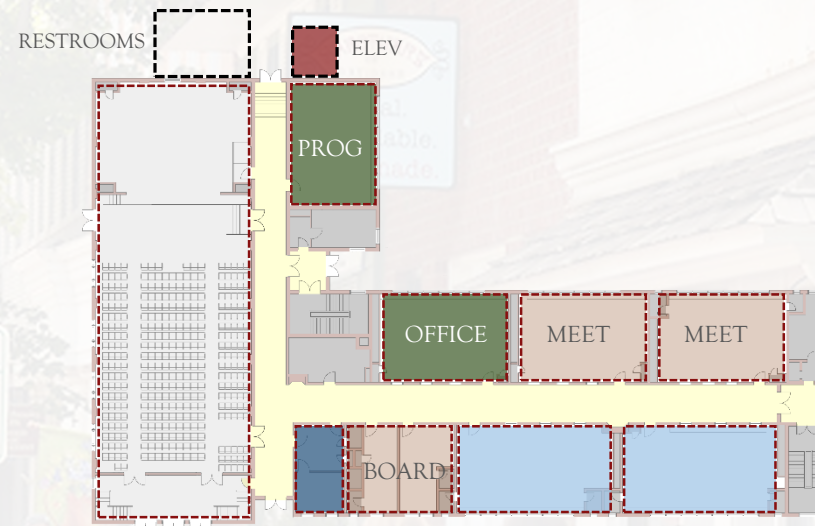
## OPTION 2: Neighborhoods

## Proposed Plan Diagrams

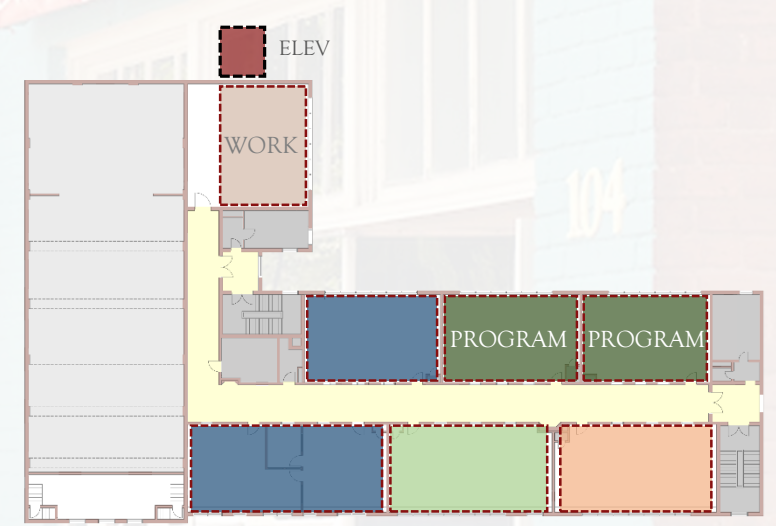
Ground Floor



First Floor



Second Floor



- Shared admin office as front door reception
- Parks and recreation program space on first and second floor
- Lobby/auditorium/stage as community space/board room
- Adjacent classroom board suite closed session/conference
- Planning suite along main facade
- CMS NDO on ground floor (3,500 NSF)

- Administrative suite divided across corridor
- Finance and Economic Development share a suite
- Legal and Human Resources share a suite
- 2 Large and 3 small conference rooms
- Copy/work/break room

*This option locates Parks and Recreation programs on multiple floors and CMS on the ground floor*



- **Tonight** Creech and Associates present results of Phase I: "test-fit" sketches  
Board consider funding for Phase II.
- **May 22, 2018** Creech and Associates present results of Phase II: mechanical/structural assessments for board information.
- **June 12, 2018** Creech/Edifice present preliminary cost estimate for renovation of IB School and gym, and enlarged renovation of existing town hall.  
  
Board considers adoption of three resolutions for GO Bond referendum. (These resolutions are not a final decision on GO Bonds, just advance work in case the board approves the referendum in August)

*...Thank you*