



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

April 24, 2018

CREECH & ASSOCIATES

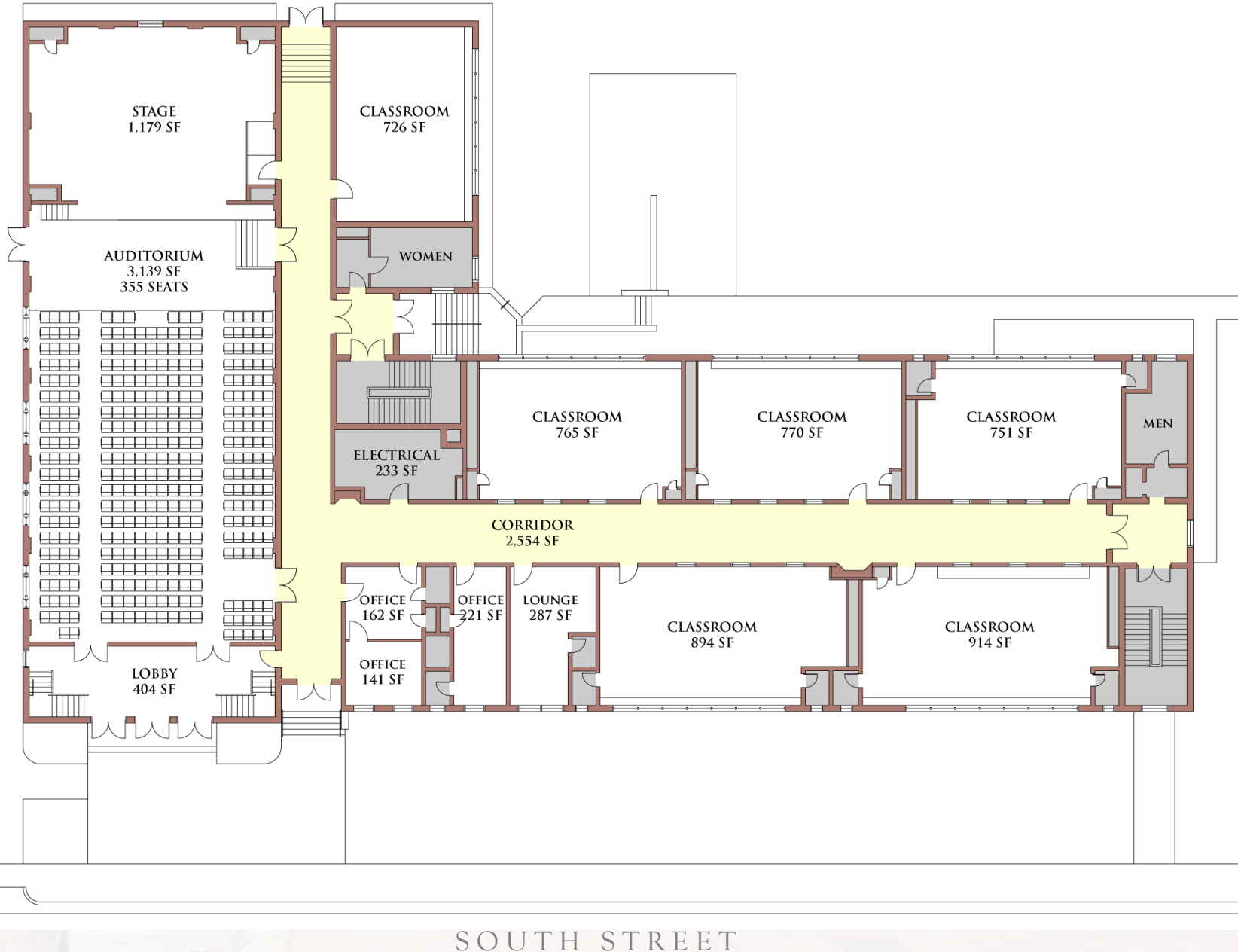


**EDIFICE**  
GENERAL CONTRACTORS  
The Art and Science of Construction



## First Floor

## Existing Floor Plans

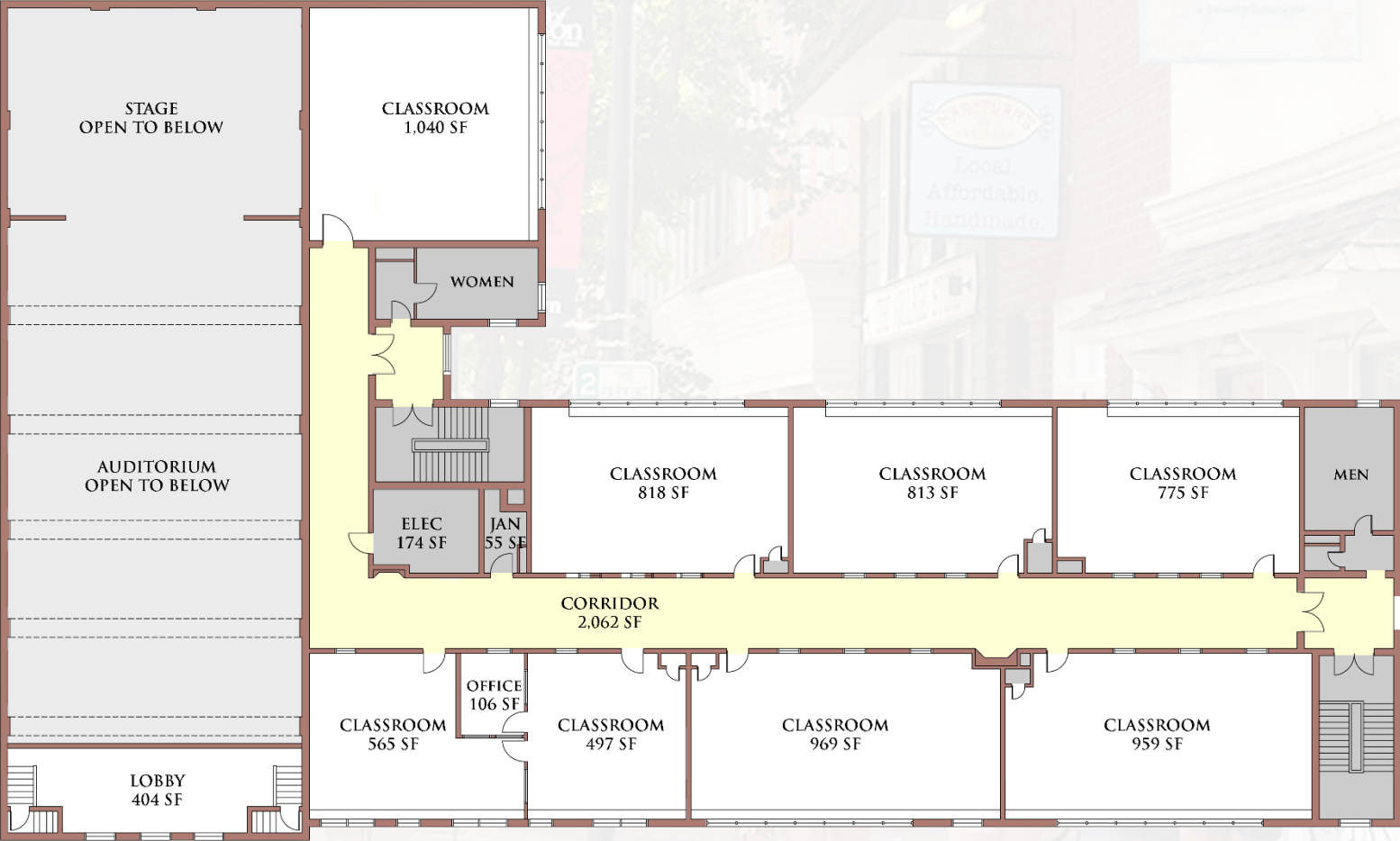


### AREA SUMMARY

- 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%

\* The following page contains definitions of the terms in the area summary

- Existing Walls
- Circulation
- Core Spaces



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%

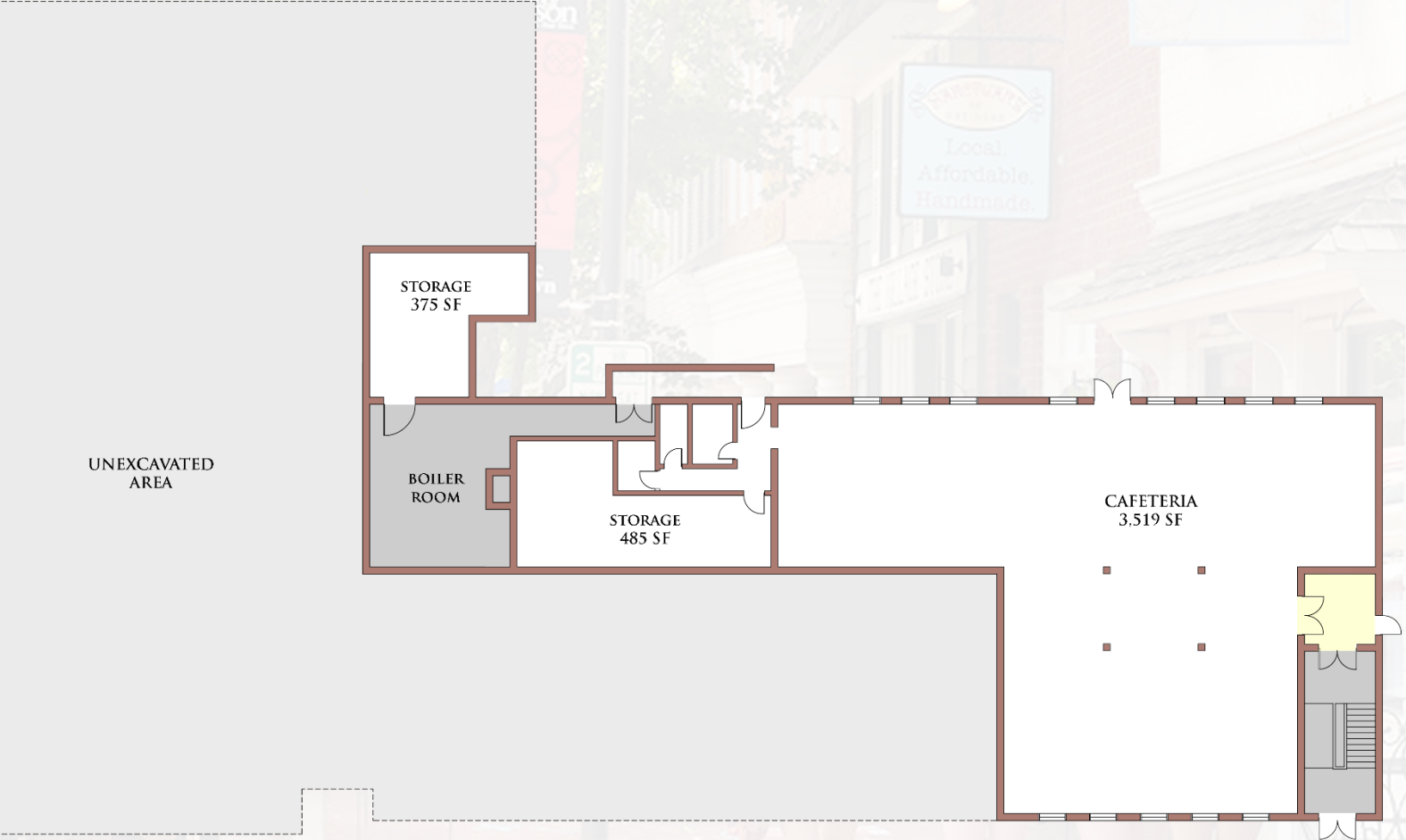
- Existing Walls
- Circulation
- Core Spaces

**Net Assignable Area (NASF):** This is the usable space for each item shown in the space tables. This number serves as the basis for pure program space.

**Net Usable Area (NUSF):** This is the total assignable area with a % grossing factor that accounts for local circulation within the suite not listed in the space tables. This metric converts the Net Assignable Area into the total space required to connect spaces into a suite. This factor is mostly represented by horizontal circulation.

**Total Gross Area (GSF):** This is the total usable area with a % grossing factor that accounts for all other building requirements not listed in the space tables. This metric scales the Net Usable Area into the total space required to connect department suites into a functional building. This factor is divided into three main categories; building service, horizontal and vertical circulation, and mechanical and electrical space.





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 71.0%

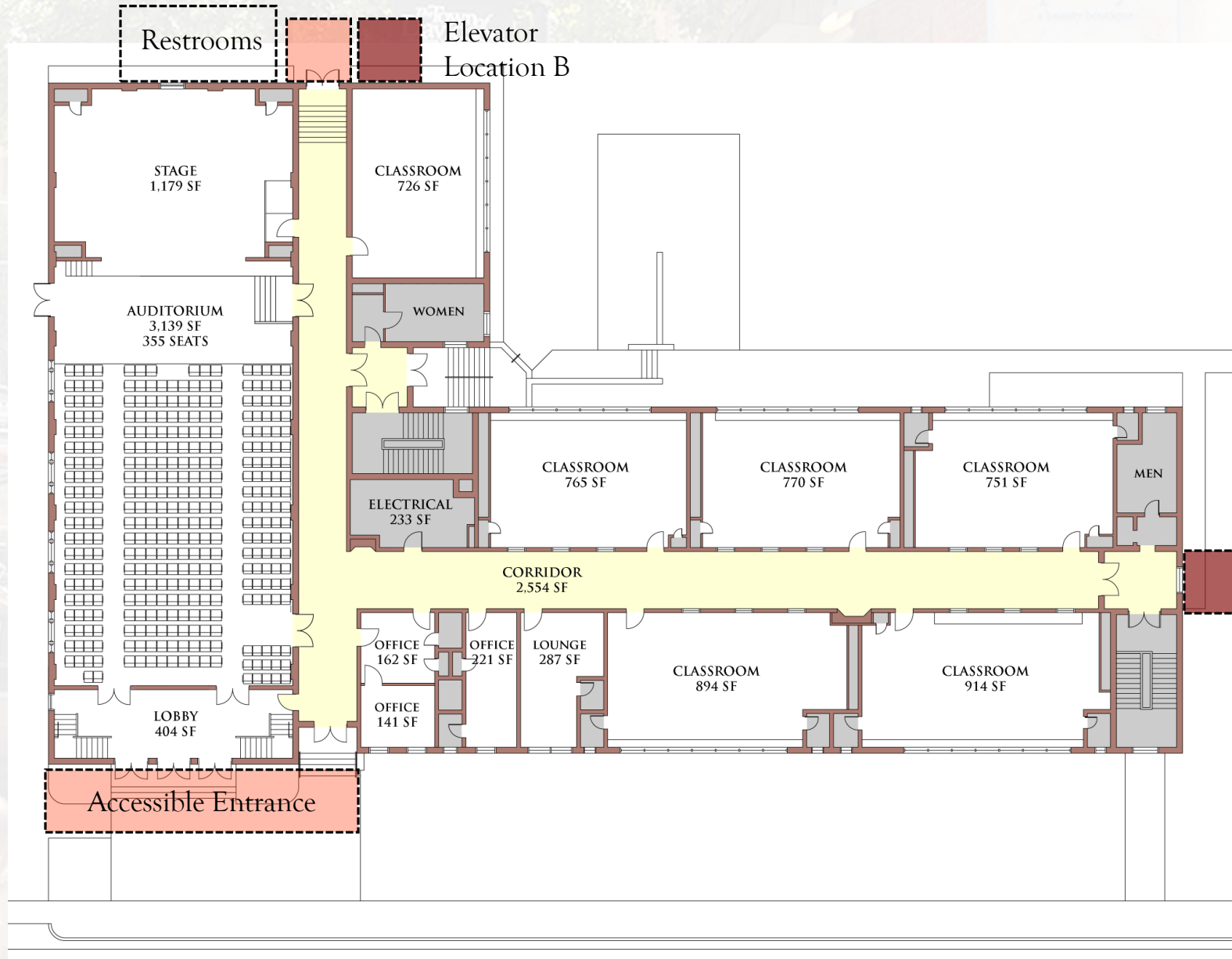
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# Accessibility



- Facility requires an elevator that serves the first and second floor only. Ground floor exists 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 must also be made accessible.
- No existing compliant restrooms in the facility



# Interior Character Defining Features



- Stairwells
- Portal Doors
- Main corridor subway tile wainscot and terrazzo floors
- Corridor transom windows
- Original wooden refrigerator
- Radiator built ins along window walls
- Stage area
- Children's bathroom in classrooms
- Storage between classrooms



# Design Drivers

*...from previous concept*

- Locate the planning and parks and recreation departments on the same level and on the level of building entry
- Locate the balance of administrative departments on the upper floor
- Control public building access beyond the transaction counter
- Allow for after hours access to utilize public spaces without access to the entire building

*...from this facility*

- Preserve all exterior and interior character defining features
- Provide contiguous space for the CMS North District Office on the first floor per CMS contact

# Space Needs

...from previous study

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
- 4,000 – 6,000 Square Feet for CMS NDO
- Total Net Usable Required = 21,143 – 23,143 SF
- Total Net Usable Available = 21,760 SF

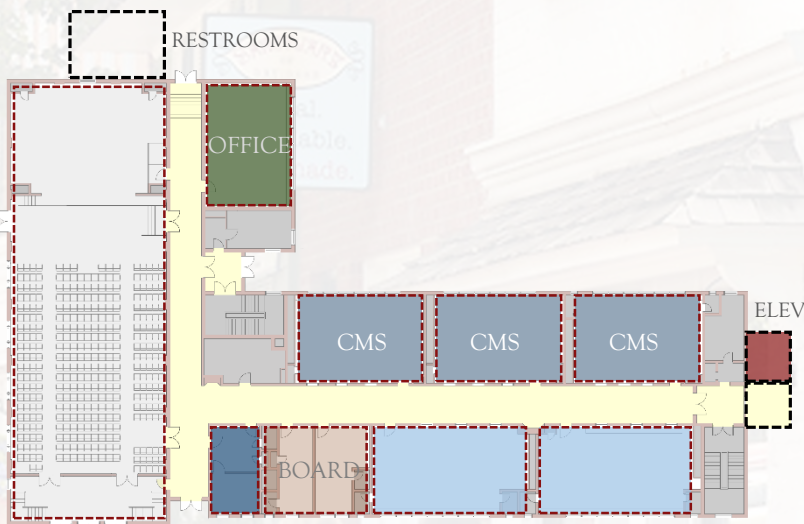
*The required usable space and the usable space available seem to align and should reasonably fit within the building.*



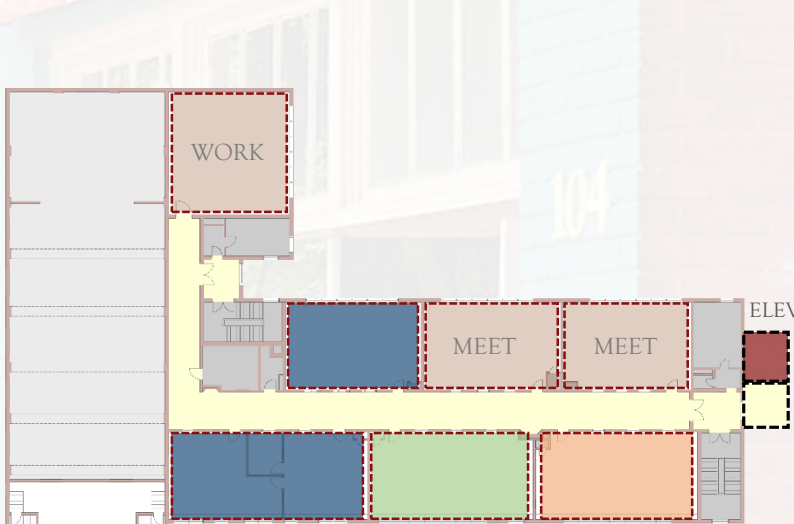
Ground Floor



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)

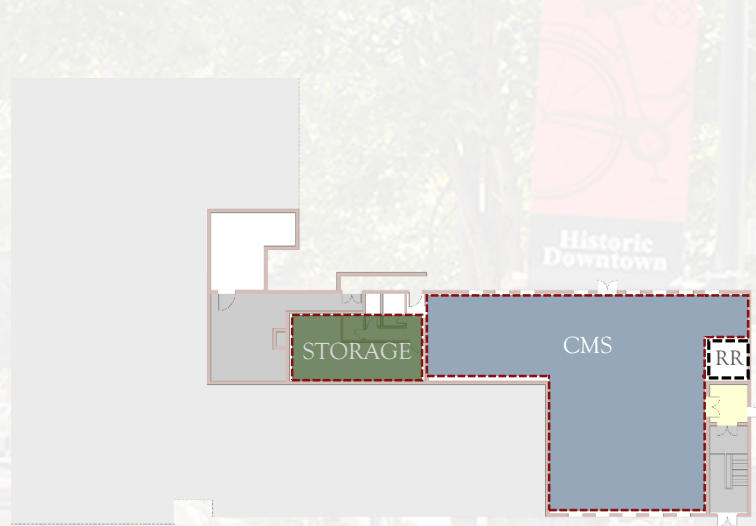
- Administrative suite divided across corridor
- Finance and Economic Development share a suite
- Legal and Human Resources share a suite
- 2 Large and 3 small conference rooms
- Copy/work/break room

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

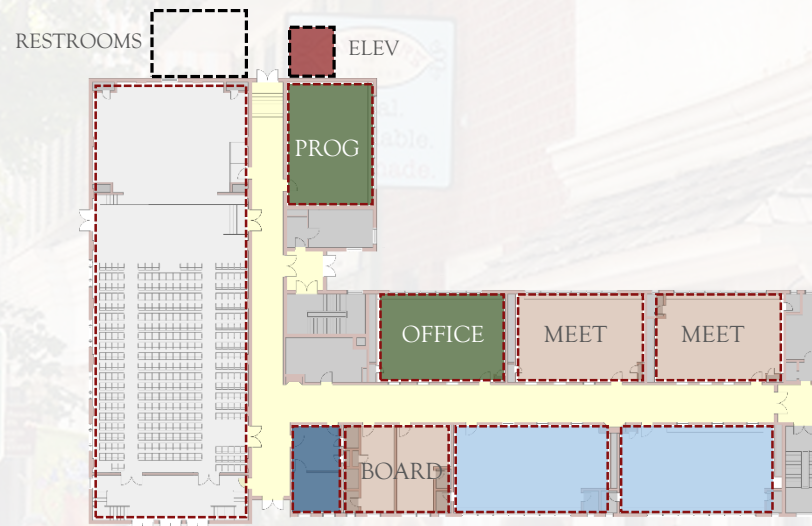
## OPTION 2: Neighborhoods

## Proposed Plan Diagrams

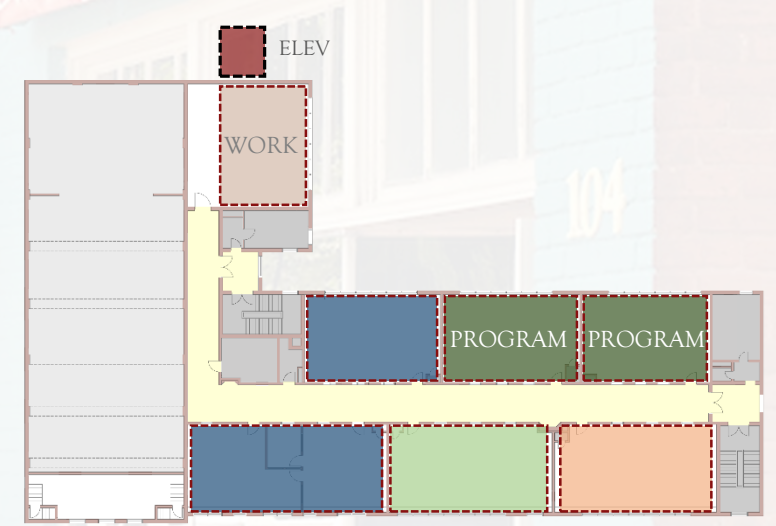
Ground Floor



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

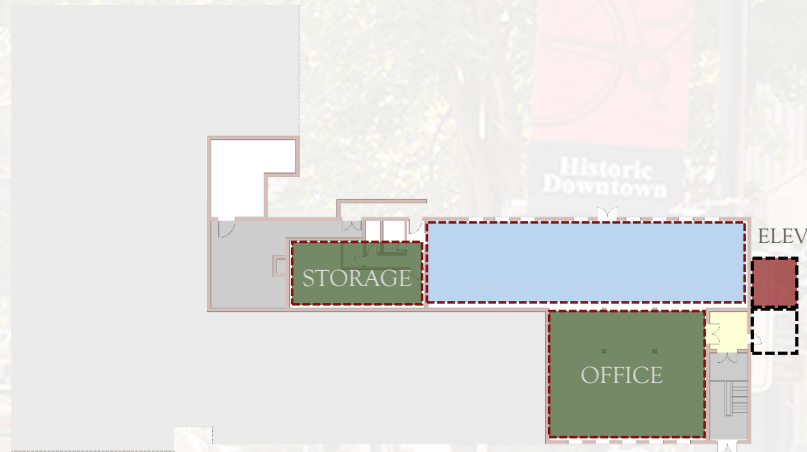
*This option locates Parks and Recreation on multiple floors and CMS on the ground floor*



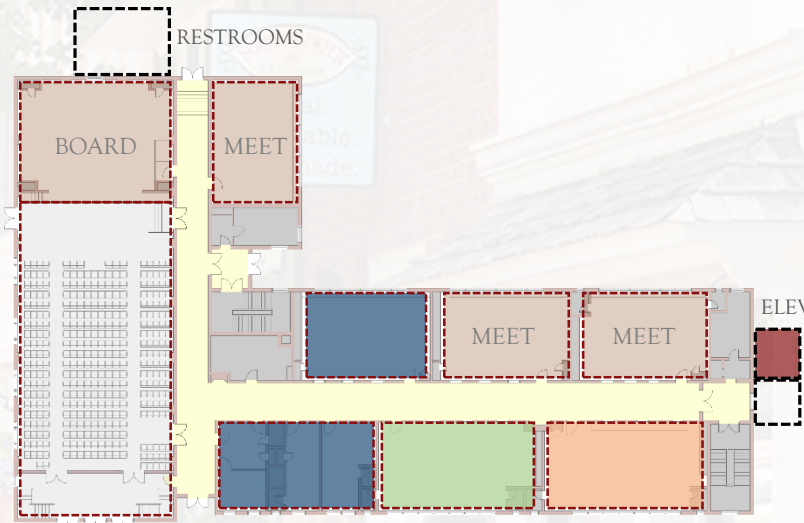
## OPTION 3: Neighborhoods

## Proposed Plan Diagrams

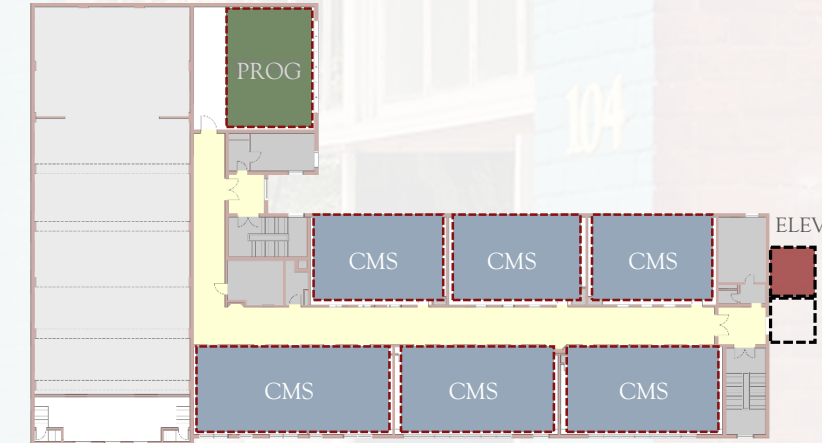
Ground Floor



First Floor



Second Floor



- Shared admin office as front door reception
- Parks and recreation office space on ground floor
- Lobby/auditorium/stage as community space/board room
- Board room shared use located on stage
- Planning suite on ground floor
- CMS NDO on second floor (5,502 SF)

- 2 classroom modules with 6 workstations each
- 1 classroom module with LC Super and conference
- Receptionist and waiting for 4-6 people
- 1 classroom module for large and small conference room
- Copy/work/break room/separate IDF

*This option limits Parks and Recreation program space and locates CMS on the second floor*

## OPTION 1: First Floor

## Proposed Test Fits



- New ramp and stairs at main entrance
- New restrooms at rear
- New ramp at rear exit
- New elevator at end of building
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms

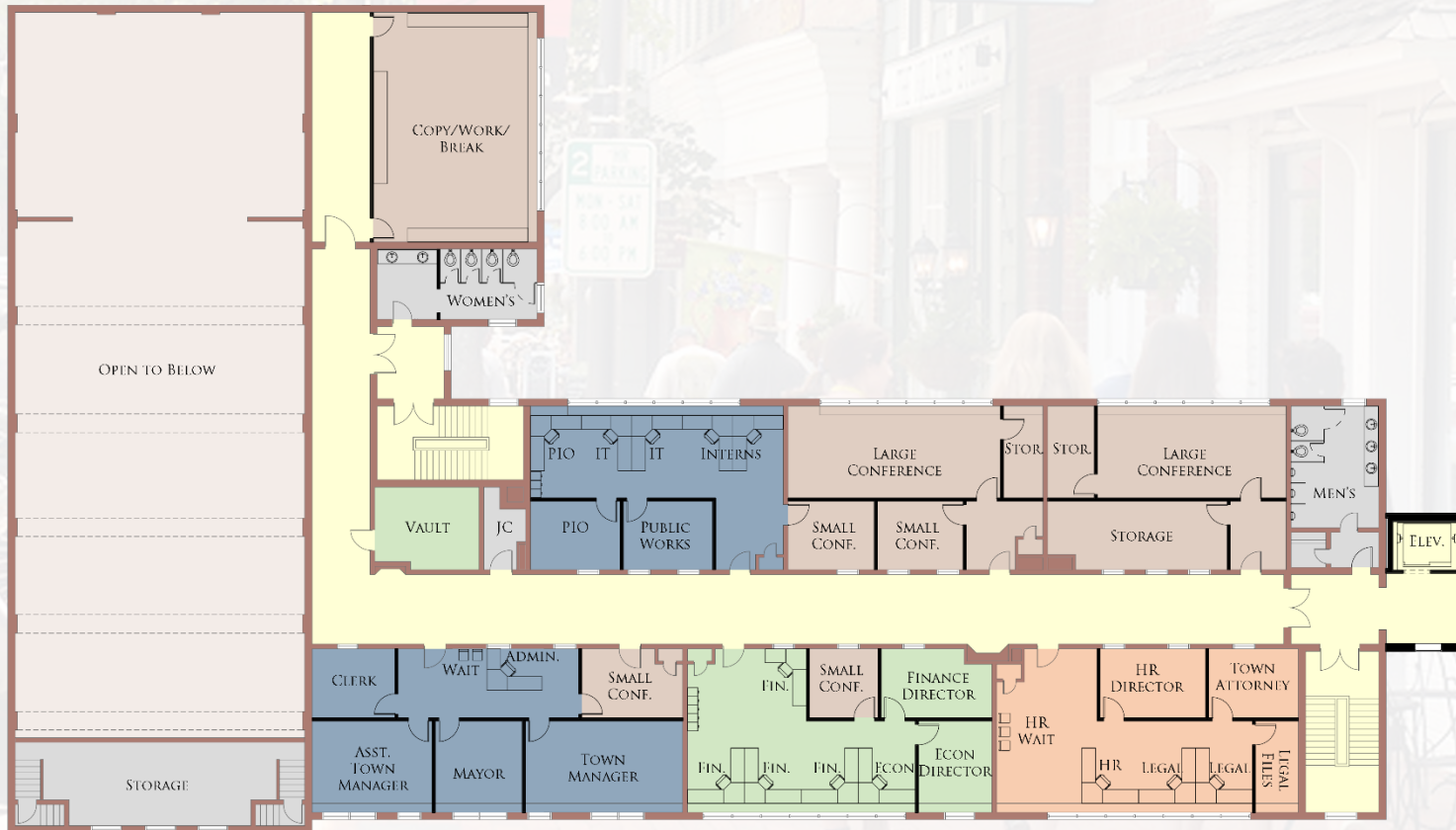
Existing Walls

New Walls



## OPTION 1: Second Floor

## Proposed Test Fits

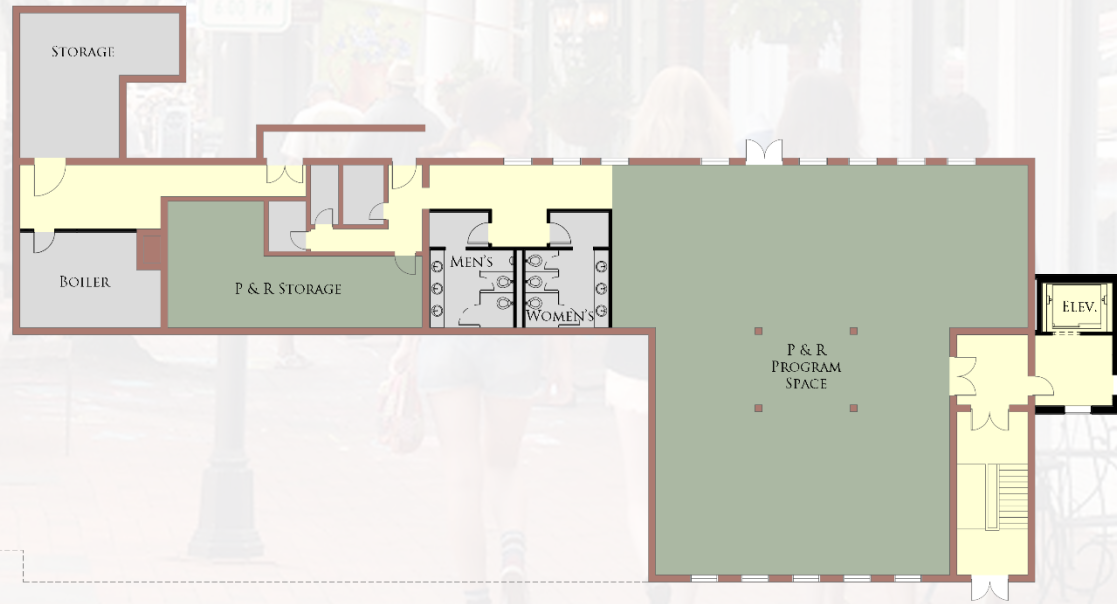


- Like functions combined into classroom suites
- Variety of meeting sizes
- New ramp at rear exit
- New elevator at end of building
- Limited use for area above lobby in auditorium
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms

## OPTION 1: Ground Floor

## Proposed Test Fits

- New restrooms to serve higher assembly occupant load
- New elevator at end of building
- Parks and recreation storage
- Potential storage near boiler room



- Existing Walls
- New Walls



## OPTION 2: First Floor

## Proposed Test Fits



- New ramp and stairs at main entrance
- New restrooms and elevator at rear
- New ramp at rear exit
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms

- Existing Walls
- New Walls

## OPTION 2: Second Floor

## Proposed Test Fits

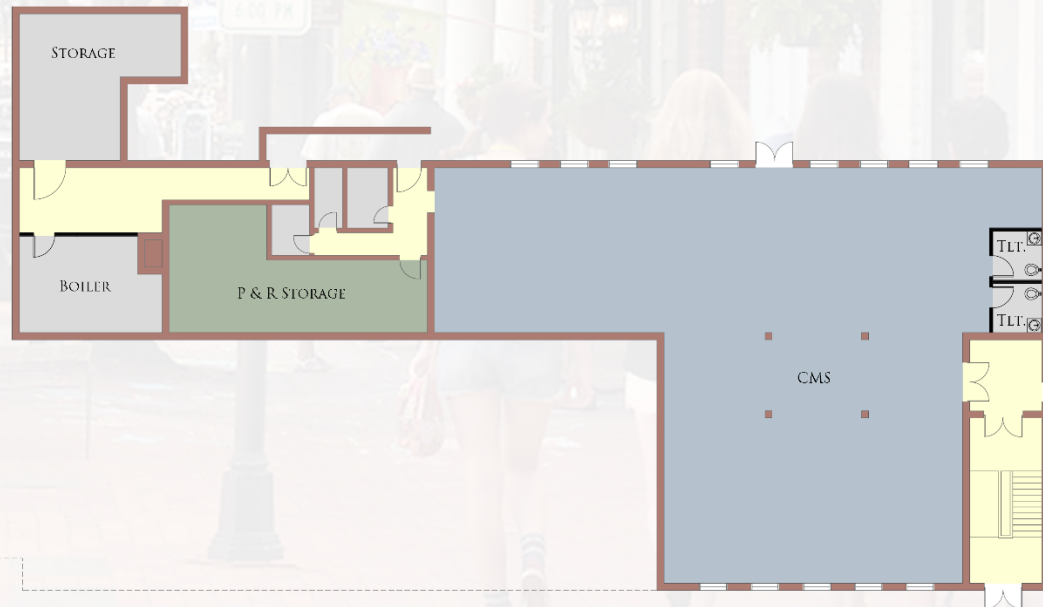


- Like functions combined into classroom suites
- Variety of meeting sizes
- Limited use for area above lobby in auditorium
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms



## OPTION 2: Ground Floor

## Proposed Test Fits



- Area conducive to open office and has a separate building entrance
- New restrooms to serve office occupant load
- Parks and recreation storage
- Potential storage near boiler room

- Existing Walls
- New Walls

## OPTION 3: First Floor

## Proposed Test Fits



- New ramp and stairs at main entrance
- New elevator at end of building
- New restrooms at rear
- New ramp at rear exit
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms

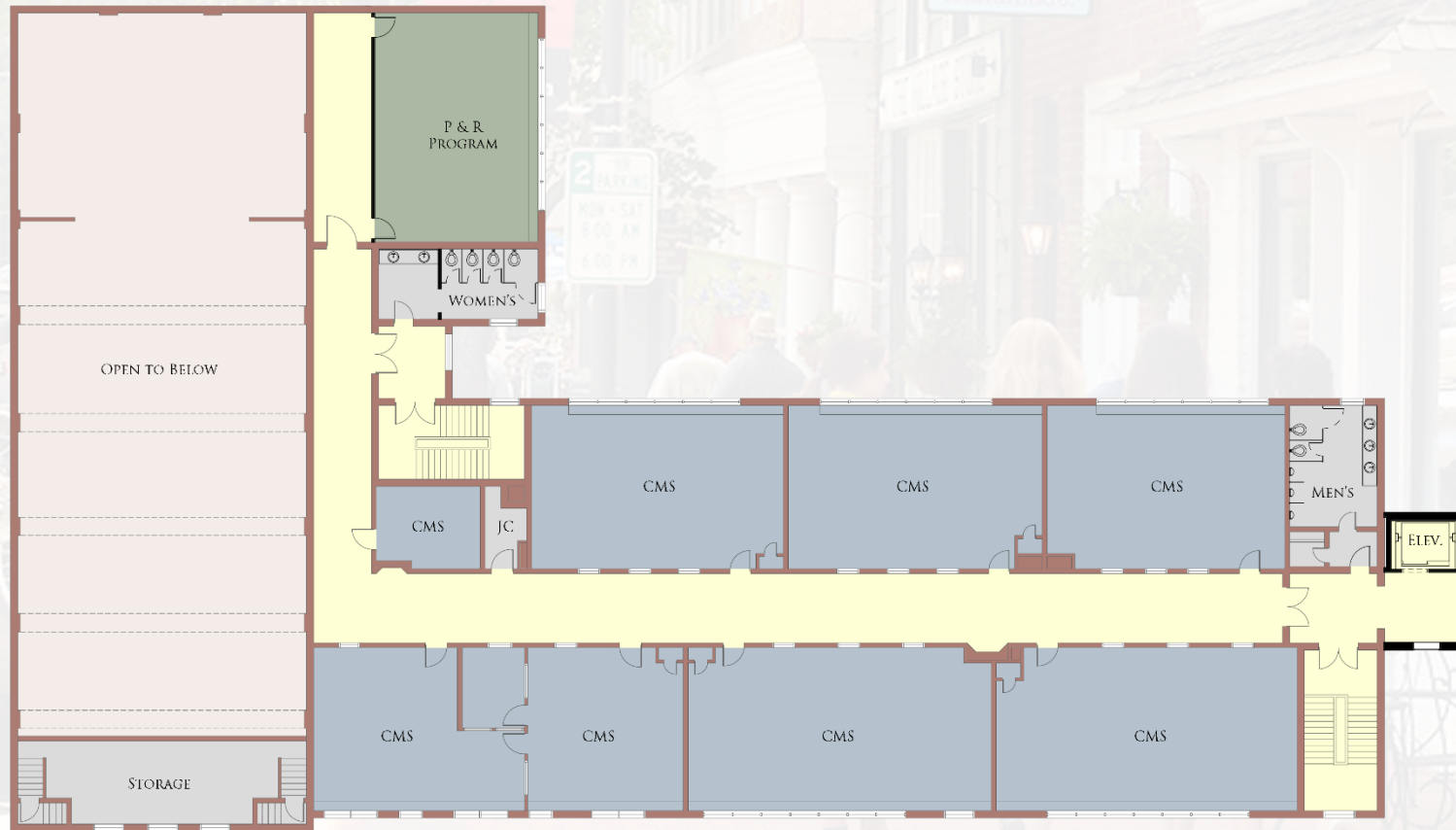
Existing Walls

New Walls



## OPTION 3: Second Floor

## Proposed Test Fits



- One Parks and Recreation program space
- CMS occupies most of floor
- New elevator at end of building
- Limited use for area above lobby in auditorium
- Classrooms with enclosed spaces along the corridor wall and open office near the perimeter
- Renovated restrooms

- Existing Walls
- New Walls

## OPTION 3: Ground Floor

## Proposed Test Fits



- Area not conducive to separate suites for departments
- New restrooms to serve office occupant load
- Parks and recreation storage
- Potential storage near boiler room



- **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*