



AUSTIN ELEMENTARY SCHOOL

Preliminary Feasibility Analysis

May 4, 2015



Draft

AGENDA

1. Summation of Austin ES School Council Comments and Input
2. Preliminary Building Area and Program Feasibility Study
3. Preliminary Feasibility Conceptual Floor Plans
4. Preliminary Feasibility Conceptual Site Plan

Classroom Input & Discussion Points

The following is a list of the identified needs for classroom space, location of grades, etc. in relation to an addition/renovation:

- **We need storage management system for existing classrooms.**
- **Narrow the existing Corridors to increase Classroom size?**
- **Provide a Workroom/Teacher's Lounge area in each pod with a Teacher's Restroom!**

Core / Common Spaces Input & Discussion Points

The following is a list of the needs identified for restrooms, gym, library, food service, etc. in relation to an addition/renovation:

- **Library - Maintain in physically the same central location of building for ease of access by all grade levels. If it will be enclosed, include many windows so that openness is maintained. Bookshelves should be of limited height so that students do not have to use stools.**
- **Guidance Suite to be built to current Ed. Specs., including a Sensory Area.**
- **Provide a Teacher's Restroom/Lounge in the addition, as well as in renovated "Main Building".**
- **Provide air conditioning in the Gym.**
- **Address acoustics in the existing Cafetorium.**
- **Provide hot water in Teachers' Restrooms and Lounges.**

Learning Environment Input & Discussion Points

The following is a list of the identified needs for ensuring that our facility can support the learning needs of all students, i.e. STEM, technology infrastructure, sensory room for Ex. Ed, etc.. in relation to an addition/renovation:

- **More multipurpose classrooms (multipurpose space is part of Ed. Specs.; would like to include plumbing and be spread out/designated for specific grade levels K-1, 2-3, 45).**
- **Sensory Room for Existing Ed. (in Guidance Suite? Multipurpose Room?)**
- **More all purpose Science/Technology/Computer lab spaces. Perhaps one for PreK- 1, one for 2-3 and one for 4-5 with computers, manipulatives, and large tables for group work**
- **Discovery needs computer access in their classrooms.**
- **The Counselor(s) need an area for conducting small group sessions, a "chill out" area for students, and a space large enough to have SST/504 Plan meetings with parents & teachers.**

Transportation / Outside Area Input & Discussion Points

The following is a list of the identified needs for bus lanes, carpool, effects on Holly Bank & Roberts Dr. etc. in relation to an addition/renovation:

- **We need a carpool line that can wrap around a large space, so that we do not cause problems for commuters on Roberts Dr.**
- **Students should not have to walk through the parking lot to get to the playground.**
- **Resurface remaining roads.**
- **Provide a covered walkway for carpool dropoff/pickup.**
- **Move two separate play areas (K-2 & 3-5) side by side.**
- **Keep outdoor PE space with grass and proper drainage (under powerlines?).**
- **Provide a common courtyard area large enough to use for outdoor education classes/events.**
- **Provide an area for picnic tables.**
- **Provide additional parking (160 for 900 students).**

Additional Comments & Suggestions

The following is a list of identified additional needs not included in Classrooms, Core/Common Spaces, Outside, Transportation Areas, or Learning Environment documents:

- **Separate area/entrance for clinic (away from front office) for privacy.**
- **All classrooms should be located in the same building (or two connected buildings) without a need for portables.**
- **What is the possibility of renting space from church next door as overflow for construction vehicles?**

AUSTIN ELEMENTARY SCHOOL

Preliminary Feasibility Study
Building Area and Space Programing

DEKALB COUNTY SCHOOL DISTRICT

Activity/Space		GDOE Min.			DCSD Ed. Spec			Existing Austin ES			Additional Area Needed		
Space No.	Room Name	IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF
Core Designed for FTE of 700		700 FTE			700 FTE			700 FTE after Addition(s)					
		A	B	C	D	E	F	G	H	I	J	K	L
GENERAL CLASSROOMS													
Section 01 Classroom Type I (Kindergarten-1st Grade)													
CR1 1	Kindergarten	7	750	5,250	7	880	6,160	6	800	4,800	1	880	880
CR1 2	Duplex Toilets (Shared Vestibule, 2 Toilets)				4	150	525	0		0	4	150	525
CR1 1	First Grade	6	750	4,500	6	880	5,280	5	656	3,280	1	880	880
CR1 2	Duplex Toilets (Shared Vestibule, 2 Toilets)				4	150	525	0		0	4	150	525
	Total	13		9,750	13		12,490	11		8,080	2		2,810
Section 02 Classroom Type II (2nd Grade-5th Grade)													
CR2 1	Second Grade	6	750	4,500	6	750	4,500	4	708	2,832	2	750	1,500
CR2 1	Third Grade	5	750	3,750	5	750	3,750	4	720	2,880	1	750	750
CR2 1	Fourth Grade	4	660	2,640	4	750	3,000	4	744	2,976	0		0
CR2 1	Fifth Grade	4	660	2,640	4	750	3,000	4	744	2,976	0		0
	Total	19		13,530	19		14,250	16		11,664	3		2,250
EDUCATIONAL COMMON SPACES													
Section 03 Media Center													
MC 1	Reading Room				1	3,350	3,350	1	2,627	2,627	0	723	723
MC 2	Conference Room (8 Person)				1	200	200	0		0	1	200	200
MC 3	Office				1	250	250	1	220	220	0	30	30
MC 4	Audio-Visual & Non-Print Media Storage				1	400	400	1	155	155	0	245	245
MC 5	Media Production				1	300	300	0		0	1	300	300
MC 6	Workroom				1	300	300	0		0	1	300	300
MC 6a	Workroom Toilet				1	50	50	0		0	1	50	50
MC 7	Media Distribution/Video Production Studio				1	300	300	0		0	1	300	300
	Total	1		3,375	1		5,150	1		3,002	0		2,148
Section 04 Art Education													
ART 1	Art Lab (including vestibule)				1	950	950	1	1,320	1,320	0	0	0
ART 2	Storage				1	160	160	0		0	1	160	160
ART 3	Kiln Room (1 Kiln)				1	50	50	0		0	1	50	50
	Total	1		1,000	1		1,160	1		1,320	0		210
Section 05 Music Education													
MUS 1	Music Classroom (including vestibule)				1	950	950	0	Currently on the Stage		1	950	950
MUS 2	Storage				1	150	150	0		0	1	150	150
	Total	1		1,000	1		1,100	0		0	1		1,100
Section 06 Shared Labs													

DEKALB COUNTY SCHOOL DISTRICT

Activity/Space		GDOE Min.			DCSD Ed. Spec			Existing Austin ES			Additional Area Needed		
Space No.	Room Name	IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF
Core Designed for FTE of 700		700 FTE			700 FTE			700 FTE after Addition(s)					
		A	B	C	D	E	F	G	H	I	J	K	L
SL 1	Computer Science	1	750	750	1	880	880	0		0	1	880	880
SL 1a	Storage				1	150	150	0		0	1	150	150
SL 2	Science Lab	1	1,000	1,000	1	1,000	1,000	1	744	744	1	256	256
SL 2a	Storage				1	150	150	0		0	1	150	150
SL 3	Discovery, Math, World Languages, ESOL, Title 1	4	750	3,000	2	750	1,500	2	675	1,350	0	150	150
					2	880	1,760	0		0	2	880	1,760
	German Office							1	300	300	0		0
	Multi-Purpose Room				0			1	720	720	0		0
	Total	6		4,750	6		5,440	3		2,094	3		3,346
Section 07	Physical Education												
PE 1	Gym				1	4,644	4,644	1	5,478	5,478	0	(834)	0
PE 2	Equipment Storage-Outdoor				1	150	150	0		0	1	150	150
PE 3	Equipment Storage-Indoor				1	150	150	0		0	1	150	150
PE 4	PE Office				1	150	150	0		0	1	150	150
PE 4a	PE Office Toilet				1	50	50	0		0	1	50	50
	Total	1		5,000	1		5,144	1		5,478	0		500
OTHER ESSENTIAL SPACES													
Section 08	Special Education												
SPED 1	Special Ed Classroom				2	750	1,500	0		0	2	750	1,500
SPED1a	Duplex Toilets(1 boy-girl w/ changing table)				1	150	150	0		0	1	150	150
SPED 2	Special Ed Classroom				1	880	880	0		0	1	880	880
SPED 2a	Duplex Toilets(1 boy-girl w/ changing table)				1	150	150	0		0	1	150	150
SPED 3	Speech Therapy				1	150	150	0		0	1	150	150
	Total	3		3,000	3		2,830	0		0	3		2,830
SUPPORT SPACES													
Section 09	Auditorium - See Cafetorium-Section 12												
	Total	0			0		0	0		0	0		0
Section 10	Administration												
	Main Administration Suite (Near Main Entry):												0
ADM 1	Reception Lobby				2	340	680	1	394	394	1	286	286
ADM 1a	Administration Suite Corridor				1	400	400	0		0	1	400	400
ADM 2	Principal's Office				1	250	250	1	481	481	0	(231)	0
ADM 2a	Closet				1	25	25	1	45	45	0	(20)	0
ADM 2b	Restroom				1	50	50	1	60	60	0	(10)	0

DEKALB COUNTY SCHOOL DISTRICT

Activity/Space		GDOE Min.			DCSD Ed. Spec			Existing Austin ES			Additional Area Needed		
Space No.	Room Name	IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF
Core Designed for FTE of 700		700 FTE			700 FTE			700 FTE after Addition(s)					
		A	B	C	D	E	F	G	H	I	J	K	L
ADM 3	Office (Bookkeeper, Specialist, Etc.)				2	150	300	0		0	1	300	300
ADM 4	Conference Room (12 people)				1	300	300	0		0	1	300	300
ADM 5	Workroom/Mailroom				1	300	300	1	214	214	1	86	86
ADM 6	Records Vault				1	150	150	1	65	65	1	85	85
ADM 7	Storage Room				1	150	150	0		0	1	150	150
ADM 8	Restrooms (pair)				4	50	200	0		0	1	200	200
ADM 9	Clinic (2 cot areas)				1	180	180	1	394	394	0	(214)	0
ADM 9a	Restroom				1	50	50	2	40	80	0	(30)	0
							3,035			1,733			1,807
ADM 10	Teacher Work Room				1	350	350	1	407	407	0	(57)	0
ADM 10a	Restrooms				2	50	100	2	80	160	0	(60)	0
ADM 10b	Storage Room				1	60	60	1	42	42	1	18	18
							510			609		(99)	18
ADM 11	Assistant Principal Office				2	150	300	1	255	255	1	45	45
ADM 12	AP Conference Room (10 people)				2	200	400	0		0	2	200	400
							700			255			445
	Test Facilities:												0
ADM 13	Test Workroom				1	150	150	1	80	80	1	70	70
ADM 13a	Test Workroom Storage				1	100	100	0		0	1	100	100
	Total	0			0		4,245	0		2,597	0		2,270
Section 11	Counseling												
CSG 1	Counselor Lobby/Corridor				1	200	200	0		0	1	200	200
CSG 2	Office				2	150	300	1	168	168	1	132	132
CSG 3	Conference Room (10 people)				1	200	200	0		0	1	200	200
CSG 3a	Storage Room				1	50	50	0		0	1	50	50
	Total	0			0		750	0		168	0		582
Section 12	School Nutrition												
	Kitchen Area:		2,000	2,000									
KIT 1	Preparation Kitchen				1	800	800	1					
KIT 2	Cooler (Walk-in)				1	175	175	1					
KIT 3	Freezer (Walk-in)				1	250	250	1					
KIT 4	Dry Storage				1	390	390	1					
KIT 5	Office				1	125	125	1					
KIT 6	Locker room				1	70	70	1					
KIT 7	Laundry Room				1	50	50	1					

DEKALB COUNTY SCHOOL DISTRICT

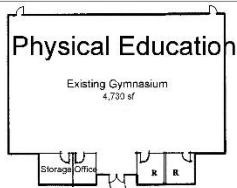
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Space No.	Room Name	IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF
Core Designed for FTE of 700		700 FTE			700 FTE			700 FTE after Addition(s)					
		A	B	C	D	E	F	G	H	I	J	K	L
KIT 8	Toilet				2	50	100	1					
KIT 9	Janitor Closet				1	55	55	1					
KIT 10	Serving Area (2 serving lines)				1	850	850	1					
KIT 11	Dishwash				1	235	235	1					
KIT 12	Can Wash (Exterior)				1	50	50	1					
KIT 13	Corridor (internal circulation)				1	225	225	1					
	Kitchen Subtotal:	0		2,000	0		3,375	0		2,472	0		903
	Cafetorium Area:		2,222	2,222									
CAF 1	Cafetorium				1	4,000	4,000	1	4,995	4,995			
CAF 2	Stage (w/ ramp)				1	1,200	1,200	1	1,098	1,098			
CAF2a	Stage Ramp (included in Stage)					-							
CAF 3	Storage (Chairs)				1	175	175						
CAF 4	General Storage				1	175	175						
CAF 5	Controls Room				1	20	20						
CAF 6	Dressing Room				0	70	0						
CAF 7	PTA Storage/School Store				1	100	100						
	Cafetorium Subtotal:	0		2,222	0		5,670	0		6,093	0		0
	Total			4,222			9,045			8,565			903
Section 13	Building Services												
	Storage												
BS 1	Book Storage/Laptop Cart- 1st Floor				1	600	600	2	324	648	1	276	276
BS 2	Maintenance Equipment Storage (Exterior)				1	200	200	0		0	1	200	200
BS 3	General Building Storage				4	140	560	4	220	880	0	(320)	0
	Custodial												
BS 4	Main Custodial Room				1	200	200	1	250	250	0	(50)	0
BS 4a	Branch Custodial Rooms				2	90	180	0		0	1	180	180
BS 5	Main Custodial Supply Room				1	200	200	0		0	1	200	200
BS6	Custodian Office				1	80	80	0		0	1	80	80
BS 7	Custodian Restroom				1	60	60	1	60	60	0	0	0
	Building Mechanical & Electrical Services												
BS 8	Branch Mechanical Rooms- 1 per 2 classrooms				0	70	0	0		0	0	70	0
BS 9	Branch Electrical Rooms				6	140	840	0		0	6	140	840
BS 10	Main Distribution Frame (MDF)				1	200	200	1		0	1	200	200
BS 11	Intermediate Distribution Frame (IDF)				5	75	375	0		0	5	75	375
BS 12	Main Mechanical Plant				1	650	650	1	167	167	1	483	483

DEKALB COUNTY SCHOOL DISTRICT

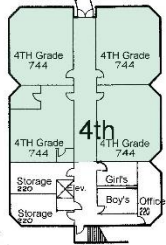
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Space No.	Room Name	IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF	Qty./IU's	NSF	TSF
Core Designed for FTE of 700		700 FTE			700 FTE			700 FTE after Addition(s)					
		A	B	C	D	E	F	G	H	I	J	K	L
BS 13	Main Electrical Room				1	170	170	1	443	443	0	(273)	0
	Restrooms												
BS 15	Multi-fixture Restrooms Boy/Girl				4	600	2,400	14	160	2,240	2	160	320
BS 16	Visitor/Staff Toilets				2	265	530	0		0	2	265	530
BS 18	Elevator Machine Room				1	100	100	1	100	100	0	0	0
	Total	0			0		7,345	0		4,788	0		3,684
Section 14	Outdoor Areas												
14.1	Outdoor Spaces												
OS 1	Science Terrace				1	0	0	1				0	
OS 2	Art Terrace				1	0	0	1			0	0	
OS 3	Trash Compactor Enclosure				1	345	345	0			1	345	345
14.2	Site Facilities											0	
SF 1	Playground/ Play Equipment (K-2)				1	0	0	1				0	
SF 2	Playground/ Play Equipment (3-5)				1	0	0	1				0	
SF 3	Playfield (w/ sod)				1	0	0	1				0	
	Total	0			0		345	0		0	0		345
Section 15	Other Programs												
Section 16	Optional Programs												
Section 16.1	Pre-Kindergarten Classroom				1	880	880	1	768	768	1	112	112
	Toilet and Vestibule				1	150	150	0		0	1	150	150
	Total	0			0		1,030	0		768	0		262
Total IU's		45			45			33			12		
Total Interior Square Foot Summary			56,753			70,324				50,257			23,240
Net to Gross Factor					1.387			1.205	actual		1.387		
Total Gross Square Footage							97,539			60,581			32,234

AUSTIN ELEMENTARY SCHOOL

Preliminary Feasibility Study
Conceptual Floor Plans

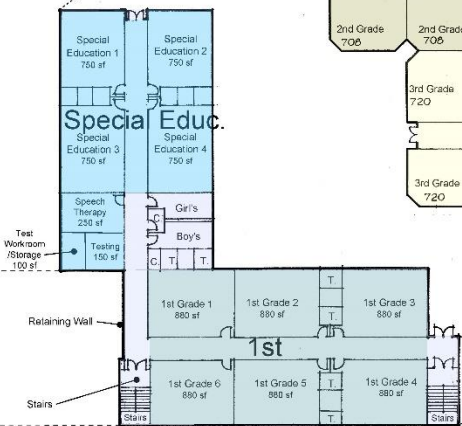


GYMNASIUM BUILDING
5476 sf (Built in 2009)

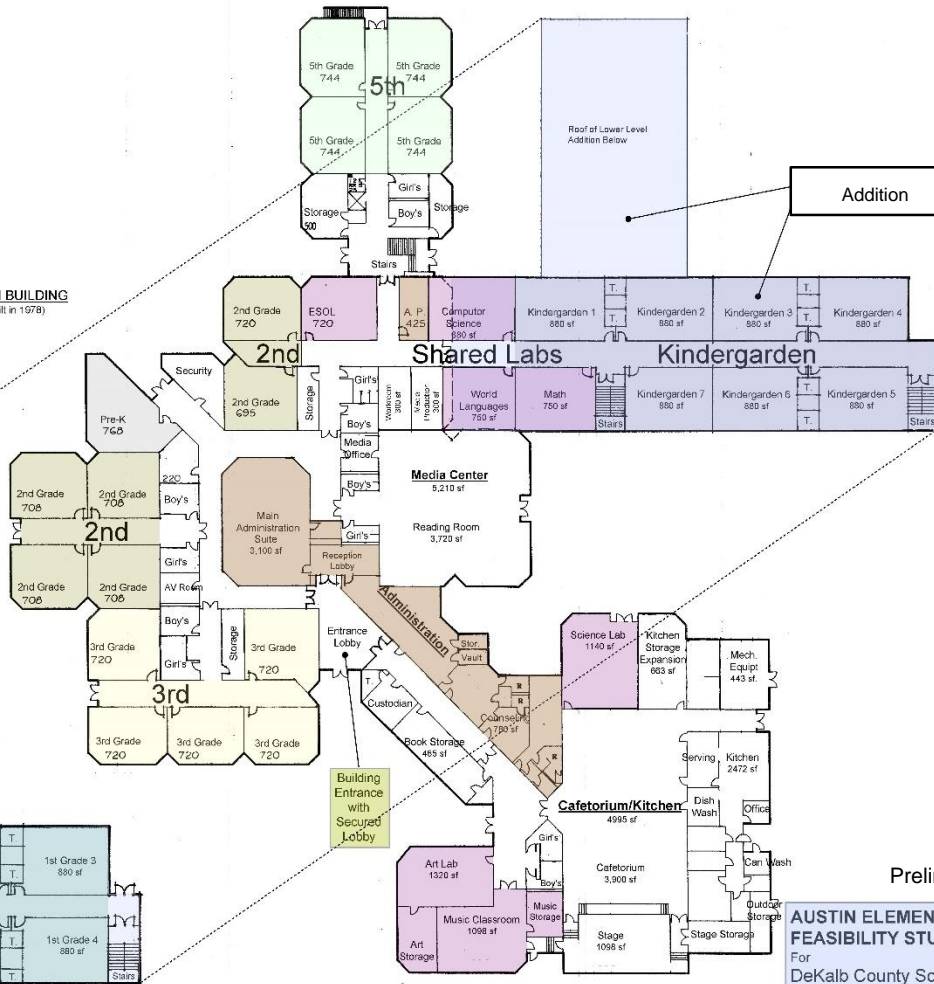


CLASSROOM BUILDING
10,703 sf (Built in 1978)

LOWER LEVEL FLOOR PLAN - EXISTING



LOWER LEVEL FLOOR PLAN - ADDITION



UPPER LEVEL FLOOR PLAN

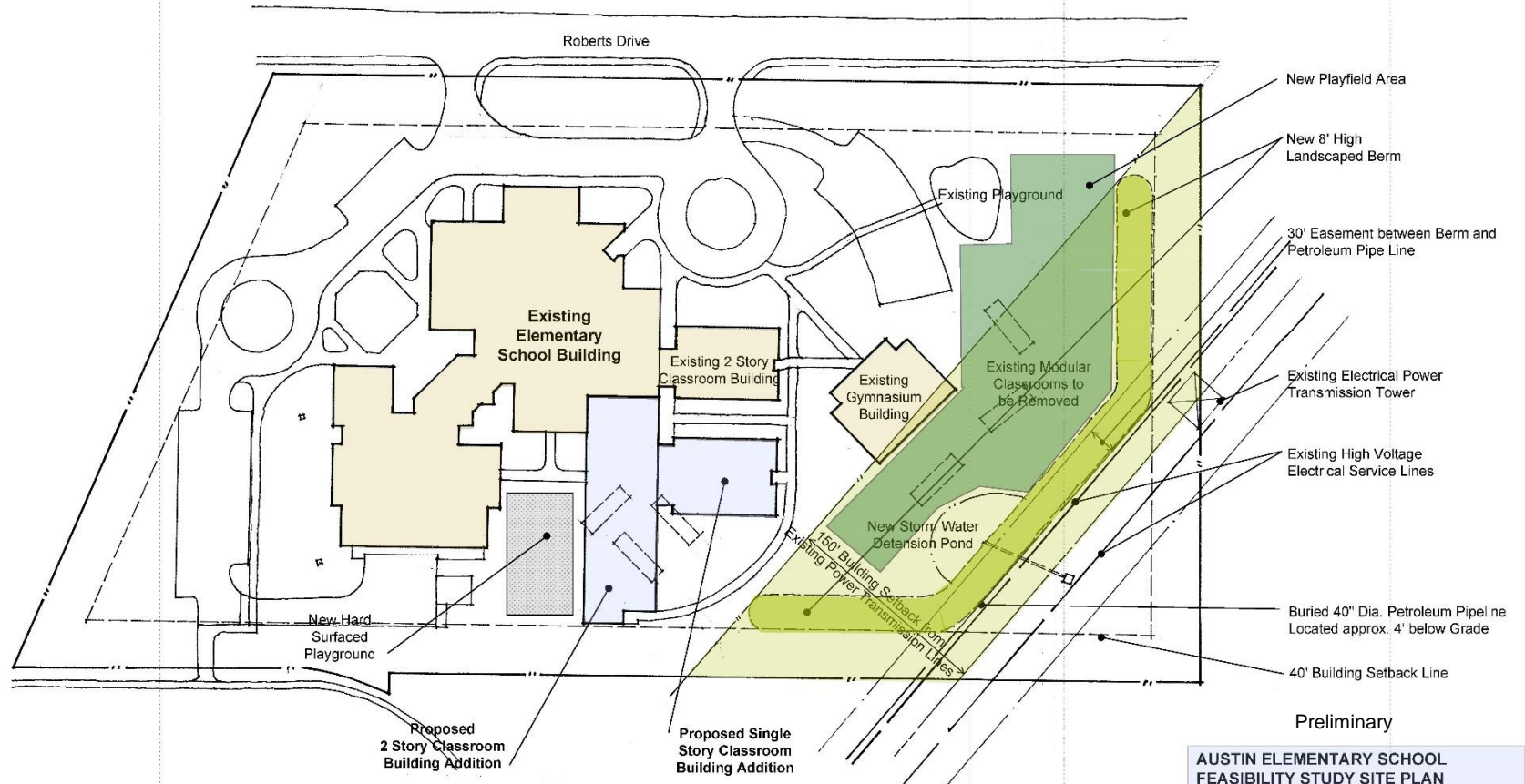
Addition

Preliminary

AUSTIN ELEMENTARY SCHOOL
FEASIBILITY STUDY FLOOR PLANS
For DeKalb County School System
CGLS Architects, Inc. April 30, 2015

AUSTIN ELEMENTARY SCHOOL

Preliminary Feasibility Study
Conceptual Site Plan



CONCEPTUAL SITE PLAN

Preliminary
**AUSTIN ELEMENTARY SCHOOL
 FEASIBILITY STUDY SITE PLAN**
 For
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