

Dennis Lab K-8 School Programming

Decatur Public Schools #61
June 2022



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Dennis Lab Building Program

TOTAL CAPACITY	648 PER
TOTAL BUILDING AREA	78,463 SF

Total Program Area 62,770 SF

Academic Wing 32,350 SF

	number	width	length	area	capacity	total area	total capacity
Kindergarten Classroom	3			1,000.00	24.00	3,000	72
Kindergarten Storage	1			100.00	0.00	100	0
Kindergarten Restroom	3			50.00	0.00	150	0
1st-5th Grade Classroom	15			800.00	24.00	12,000	360
First Grade Restroom	3			50.00	0.00	150	0
Elem. Learning Commons	2			800.00	0.00	1,600	0
6th - 8th Grade Classroom	9			750.00	24.00	6,750	216
6th - 8th Science Lab	1			1,000.00	0.00	1,000	0
MS Learning Commons	2			800.00	0.00	1,600	0
Faculty Work Room	3			150.00	0.00	450	0
Grade Level Storage	3			150.00	0.00	450	0
Small Group / Intervention	3			100.00	0.00	300	0
Conference / Intervention	3			150.00	0.00	450	0
Conference / Small Classroom	3			200.00	0.00	600	0
Special Education/Resource	6			400.00	6.00	2,400	
Behavioral	1			150.00	15.00	150	0
Social Worker	2			150.00	15.00	300	0
Sensory	2			150.00	15.00	300	0
Speech	2			150.00	0.00	300	0
Care Room	1			300.00	0.00	300	0

Administration 2,635 SF

	width	length	area	capacity	total area	total capacity
Reception	1		200.00		200	0
Admin Asst.	1		150.00		150	0
Work Room/Open office	1		135.00		135	0
Principal	1		200.00		200	0
Asst. Principal	2		175.00		350	0
Guidance Office	1		150.00		150	0
Athletic Director	1		125.00		125	0
Conference Room	1		225.00		225	0
Breakroom	1		250.00		250	0
Storage/File	2		100.00		200	
Nurse/Wellness	1		350.00		350	0
Transition Room	1		300.00		300	0

Dennis Lab Building Program

TOTAL CAPACITY	648 PER
TOTAL BUILDING AREA	78,463 SF

Total Program Area 62,770 SF

Enrichment 23,075 SF

	width	length	area	capacity	total area	total capacity	
Gymnasium (2) Cross Courts	1		8,300.00		8,300	0	similar to Johns Hill
Locker Rooms	2		500.00		1,000	0	
Concession	1		200.00		200	0	
Dining/Multi-purpose/Presentation	1		4,200.00		4,200	0	
Media Center/STEM	1		1,500.00		1,500	0	
Media Center Office/Storage	1		200.00		200	0	
Full Service Kitchen	1		1,650.00		1,650	0	similar to Johns Hill
PE & Athletic storage - inside/outside	1		500.00		500	0	
PE Office - Shared (3)	1		200.00		200	0	
PE Office Toilet	1		75.00		75	0	
Band / Performance	1		1,500.00		1,500	0	
Instrument Storage	1		500.00		500	0	
General Music	1		800.00		800	0	
Art/STEAM	2		1,000.00		2,000	0	
Art Storage	2		100.00		200	0	
Kiln	1		100.00		100	0	
Music Storage	1		150.00		150	0	

Building Support 4,710 SF

	width	length	area	capacity	total area	total capacity
Toilet Rooms	6		300.00		1,800	0
Custodial Closet	3		70.00		210	0
Elec/Water/Tech/Closet	5		150.00		750	0
Mechanical	1		1,000.00		1,000	0
General Storage	1		500.00		500	0
Outdoor Storage	1		150.00		150	0
Vestibule	2		150.00		300	0

Kaleidoscope Campus Programming Notes



Band, Choir, Orchestra, General Music

- Co-teach in afternoons
- Practice rooms
- 35 students with band instruments
- Dedicated instrument storage
- Stage area; prefer ability to practice where the performance will happen
- Performances per year: 5 concerts + Christmas program
- Performance space needed for assemblies and speakers in addition to performances
- Acoustical separation
- General music is separate from band; 2 spaces are needed (K-5 & 6-8)
- Storage for paper music
- Space for fine arts can include a stage with the cafeteria but not the gym
- Need a separate place for music classes
- Separate choir area
- 4th and 5th grade come from Mosaic to Kaleidoscope
- Want to bring back the school musical
- Lighting and sound to be programmed and offer a teaching opportunity
- Band room should have tile floor (not carpet) with sink
- Ideally located on first floor

Art

- Provide 2 art rooms

Library

- Flexibility
- Prefer tables and chairs
- Reading area separates for ES story time on the floor
- Sightlines are important for monitoring all areas of the library
- Three work areas for two staff plus one volunteer
- Storage
- Library should not be a walkway
- All classes schedule a 30-minute time slot
- Currently books are brought to the classroom
- Space for 10,000 books total requested
- Work room
- Project based learning area

Special Ed

- 6 special education (15 kids + 2 staff)
- 2 speech
- 2 social worker
- 2 behavioral
- 2 sensory
- Meeting/conference space for special education; requested 2
- Flexible space for when people come in to provide OT/PT and hearing testing
- Ideally provide toilet in each special education classroom
- Spaces should be close to the students served
- Storage
- Guided reading in the library

Kaleidoscope Campus Programming Notes



4th and 5th grade

- Likes operable walls between classrooms (love to work together)
- Integrated magnetic wall surface with white boards
- Lockers (with built-in locks) or cubbies in the classroom
- Personal storage
- 12x12 personal cubbies
- Space for volunteers to work with kids (RTI); Must be in sight of room
- Lots of guest speakers
- Need place to gather
- Classroom should have a teacher space, work stations, and gathering place (on carpet); flexible furniture; Apple TV; sinks in classrooms would be nice
- Quiet space for kids to record for PBL
- Washer and Dryer
- Tack strips to display art
- Like connection/collaboration

Office

- Adequate waiting area; place for students to wait for discipline
- Safety is a priority
- Don't want students circulating through office
- Secure record storage
- Like the open area available in Hope's office
- Principal + 2 Assistant Principals (with small conference area in offices)
- Supply storage room
- Copier on each floor ideally
- Care room
- Nurse in office

Teacher Lounge and Workroom

- Separate workroom & breakroom/lounge
- Lounge should be in quiet area
- Mailboxes in workroom
- Multiple work spaces on each floor with a copier in each
- Special education commons needs a copier plus small printer in each SPED room

Regional Office of Education Comments- Sarah Smith

- PBL Nationally Certified
- Movable walls; writable walls; glass
- Several options for gathering/speakers
- Power of visible collaboration
- Flexible furniture very important; Everything needs to move in PBL Schools
- Classrooms with glass wall
- Build spaces so you can see what is happening
- Consider outdoor space where you can gather with concrete
- Consider outdoor covered space with sun/rain cover
- Space for teachers to bring classrooms together with guest speakers
- Provide a place for teachers to collaborate where they can leave information on the wall or in the space; Spaces for 4-5 people to meet

Mosaic Campus Programming Notes

General Notes

- Space should allow for Graduation
- No Pre-K in the new building
- No dedicated auditorium needed
- Need space for large group activities
- Three sections of grades K-8
- Connection to Millikin
- Requested tours of other buildings for the leadership team

Physical Education / Athletics

- The gym should accommodate games and have bleacher seating (500 max)
- Court and two cross courts with 6 basketball baskets total
- PE locker rooms used for MS home & away teams
- Trophy case; ideally separate gym entry from exterior
- Athletic Storage 12'x12'
- PE Storage 12'x12'
- Concession area (run by student council)
- Washer & Dryer ideal
- 6-8 grade PE
 - 30-38 kids per class
 - 2 elementary grade levels at one time
- One building will require 2 grade levels
- 5-6 grade PE
 - ½ hour classes
- Currently there is only a pause for lunch time
- K-5 grade PE
 - 15 classes with 45 students
 - ½ hour classes
- PE Office
 - 3 PE teachers share office

- Athletic Director's Office; location can be in the main office
- No stage in gym
- Ideally outdoor track (NOT high priority)
- Batting cage in gym
- Sports teams include:
 - Baseball
 - Cross Country
 - Soccer (temporarily gone)
 - Volleyball
 - Basketball (girls & boys)
 - Track (at Stephen Decatur)

Special Education

- 11 spaces needed
 - 6 Special education teachers
 - 2 speech rooms
 - 2 social workers
 - Behavioral
- 2 Sensory rooms
- Office for guidance counselor for MS
- Special education should be scattered throughout the building
- Flex spaces are important
- Middle School should have a common special ed area
 - approx. ½ sized room
- Elementary School should have a common special ed area
 - approx. ½ sized room
- Special ed rooms should have bathrooms
- Conference space (multi-use)

Mosaic Campus Programming Notes



Middle School General Notes

- The Middle School students mentor the younger students
- 6, 7 & 8 grades will have lockers
- Open flexible areas for MS project-based learning
 - Space for news casting PBL: Include green screen, cameras, sound proof
 - Habitat for Humanity project
 - 3D printing
- Typical room is 2 teachers and 30 kids
- Provide common spaces for collaboration
- Collaboration between classrooms
- Collaboration is HUGE here
- Speakers come in frequently to lecture, provide a large space
- Cafeteria and auditorium can be combined
- Maker space for PBL needed
- Planned interaction space; Keep zones for MS together
- Collaboration/visionary space; A space that can move; Flexible furniture; Write on the table
- Maker space should be a dry lab
- Prefer NO carpet in MS classrooms
- Science Lab (shared between grade levels)

Art

- Need 2 rooms
- Kiln room should be provided separate (clay; throwing wheel)
- Shared lockable storage
- Storage in CR for artwork
- Locking cabinets in room
- Student storage; 30 students in each room
- Digital lab (small); just a few stations would be ideal
- Grades are divided by K-4 and 5-8
- Provide separate 2D dry area and 3D wet area
- Provide in central location; between MS & ES
- Encore program
- Provide multiple sinks
- Provide natural light

Nurse

- Locate in main office, but also accessible off corridor so that students don't need to pass through the main office
- Office plus bed space with curtain & toilet
- Exterior door for COVID isolation room
- Allow parents to easily come and go with child

Mosaic Campus Programming Notes



Library

- Middle School PBL
- 15-20 books per student; space for 10,000 books
- Middle school instructional specialist one day a week for 20 minutes each time
- Library will be open and available (goal)
- Reading area for ES level kids; tables & chairs for MS kids
- Like tables that can fold down and need storage
- Need more shelving- don't like backless book shelves
- Sound isolated from music/band
- Storage for book binding

Transition Room

- In school suspension; separate from CARES room

Middle School Counselor

- Located in main office area

Technology

- Monitors should be provided in the corridor to show work/activities/promotion

Elementary General Notes

- Don't want to lose space in classrooms; not opposed to having lockers in corridors
- Prefers a rectangular shaped room
- Tables
- Classroom flooring half carpet/tile
- Toilet in classrooms desired
- Don't need more than TV
- Windows but not floor-to-ceiling glass
- Storage is key
- Student storage that is low
- Project based learning at ES level
- Like flex spaces
- Pod Concept K-1 teachers prefer
- Wall space for anchor charts
- Walls to display/magnetic walls
- Flexible seating
- Floor space

Food Service

- All food is currently brought in from Stephen Decatur
- Plan on three lunch periods minimum
- Prefer a kitchen you can cook in

Programming Notes



Design Desires – New Building (DPS Buildings and Grounds):

1. Building Exterior
 - a. Clearly define the focal point of the primary entrance
 - b. Masonry exterior; Possible use of stone or pre-cast concrete for accents
 - c. Pitched roof structure (gable or hip)
Standing seam or steel shingle roofing
 - d. Windows - mimic the "Millikin look";
Some operable windows
 - e. Downspouts discharge below grade
 - f. Exterior storage connected to the building
for grounds care equipment and supplies
2. Building Interior
 - a. Aesthetically pleasing and functional
 - b. Minimize atrium spaces and heights
 - c. Durable wall finishes in high-traffic and splash areas
 - d. Limit use of glass near points of contact/impact
 - e. Hinged doors and no sliding doors
 - f. Manually operated window treatments when possible
 - g. Floor finishes
 - i. Carpet in the classrooms with some resilient flooring
in areas of high activity
 - ii. Resilient flooring in corridors
 - iii. Epoxy finishes in restrooms
 - iv. Hardwood floor in the gymnasium
 - h. Acoustical ceiling tile finishes (24"x24" preferred)
 - i. Adequate storage
 - i. Custodial equipment and supplies
 - ii. Building supplies
 - iii. Movable furniture
 - j. IHSA compliant gymnasium
3. HVAC
 - a. 4-pipe HVAC system
 - b. Placement of equipment with maintenance in mind
 - c. Chiller; consider chiller with minimized noise
for the adjoining residential neighborhood
 - d. Maximize "free cooling"
 - e. Integration of DDC into enteliWEB system
(Use the most advanced version of the technology)
4. Electrical
 - a. Simplified interior lighting
 - i. Flat panel fixtures in classrooms, storage and office areas
 - b. Non-light polluting exterior lighting
 - c. Emergency generator located outdoors
 - d. No lighting mounted into pavement surfaces
5. Grounds
 - a. Retaining walls in lieu of steep slopes
 - b. Easily maintained slopes and plantings
 - i. Indigenous plantings preferred
 - c. Concrete parking and drives if possible
 - d. Curbs in lieu of parking blocks
 - e. Secure dumpster enclosure in an accessible
(building occupant and waste hauler) location
 - f. Consideration of space for snow storage
 - g. Chain link fencing to be black vinyl coating (commercial quality)
 - h. Play structure(s) with poured-in-place surface
 - i. Sun screening for play area
 - j. Basketball court (possibly an over-flow parking area)
 - k. Paved surface for track practice
 - l. Control bus, personal vehicle and pedestrian traffic flow
 - i. Signage
 - ii. Pavement markings
6. Plumbing
 - a. Manual flush valves
 - b. Lavatory faucets
 - c. Hand dryers
 - d. Low maintenance toilet partitions
 - e. Water fountains with bottle fillers
7. Security
 - a. Secure entry(ies)
 - b. Camera systems
 - c. Tech device placement
 - i. Expandability
8. Fire protection
 - a. Exterior entrance to sprinkler control room

Programming Notes



Design Deficiencies to be addressed

1. Use of drywall in areas subject to abuse (High traffic areas of new construction)
2. Inadequate structural support in walls to secure door frames and door closers
3. Specifying single ply roofs (Johns Hill)
4. Roofing details that don't meet NRCS standards
5. Specifying roof top units. (Johns Hill)
6. Inadequate means for Maintenance personnel to access roof
7. Specifying flooring products that are difficult to clean (new elementary gyms); Painted striping on gym floors is not durable (Muffley, Parsons and Franklin Grove)
8. Specifying concrete floor finishes that do not have a consistent appearance and lack durability (Johns Hill)
9. Designing multi-story interior clear spaces that require special equipment to maintain (Johns Hill and Hope Academy)
10. Overuse of interior glass, and interior glass with corners that jut out into the occupied space without protection from impact (Johns Hill)
11. Specifying a diesel generator located within the building with less than ideal way to refuel, and specifying an interior generator in lieu of a genset which can be placed outside (Johns Hill)
12. Specifying exterior LED lighting that is easily vandalized or damaged during routine usage and snow removal (Johns Hill)
13. Lacking sufficient peer review to discover constructability problems (Johns Hill)
14. Too much wasted space; Maximize usability of each space (Johns Hill)
15. Need to prioritize functionality over aesthetics despite what is trending in school design (Johns Hill)
16. Specifying hooks on walls in corridors to hang coats etc. (American Dreamer)
17. Inadequate interior site circulation at stairways. Overcrowded stairways invite student horseplay
18. Overuse of the "exposed mechanicals" look in the ceiling space (Muffley, Parsons, Franklin Grove)
19. Inadequate site circulation designs (Johns Hill)
20. Specifying materials prone to aging and deterioration shortening their functionality and longevity (Johns Hill)
21. Specifying/designing roof curbs and equipment supports which do not allow for ease of maintenance (Johns Hill)

Programming Notes

Aramark and Maintenance

General Notes

- 650 max students

Food Service - Full Kitchen

- Push for a full kitchen at the new building
- Johns Hill is ideal
 - Exceptions include needing a door on dry storage; Amy would like to access the cooler and freezer separately to allow for more storage space; Need another milk cooler
- Other district kitchens include Eisenhower, JH, MacArthur, and TJ; Hope is not full service

Food Service - Warming Kitchen

- Size of Muffley is ideal
- Hot cart
- Steam table
- Cooler
- Prep area
- Counter space is required
- Storage
- Commercial double refrigerator
- Milk coolers
- 3 or 4 compartment sink
- Dennis is not a good example

General food service

- Separate trash from the kitchen; Possible to add two dumpsters
- Health department commented on not having the mop sink accessible from the kitchen
- Kitchen should be secured

General building

- Three story building
- 4 pipe system and free cooling
- Air handling units may go in the roof space
- Use impact resistant gypsum board
- No sliding doors
- Floor finish LVT in classrooms
- IHSA sized gym with bleachers and two cross courts
- Provide custodial storage where equipment can be plugged in and charged

- Custodial closet
 - Next to bathrooms to consolidate plumbing
 - 60 sf
 - Minimal storage for supplies next to toilets
 - Mop sink solution for dumping mop bucket and racks to hang up mops
 - Minimum one on each floor
- Consider roof access to all levels of roof; Roof access by stairs not ladder where possible
- Storage room
- If equipment is in the attic space, there should be a concrete floor or catwalk but consider condensation drains; Consider sound
- Provide flat LED lighting
- Provide emergency generator to not have to worry about freezing pipes
- Consider access to equipment for maintenance and repair
- Provide larger stairways to minimize crowding
- Storage for risers/stage
- Pre-cast with brick on large spaces

Exterior

- Provide exterior storage
 - Push mower
 - Snow blower
 - Leaf blower
 - Gator
- Exterior lighting should not be light polluting
- Concrete driveways
- Concrete parking lot with no islands if possible; No parking blocks; Consider places for snow storage
- Playground should be poured in place surface
- Basketball court
- Track with one exchange lane for track practice
- Bus and parent drop off separate
- Provide good exterior signage/way finding

Technology

- BLDD will need to meet with Chris Tennyson to discuss technology needs

Storm Shelter

- Storm shelter will need to be provided

Lincoln Park Site Plan Option C



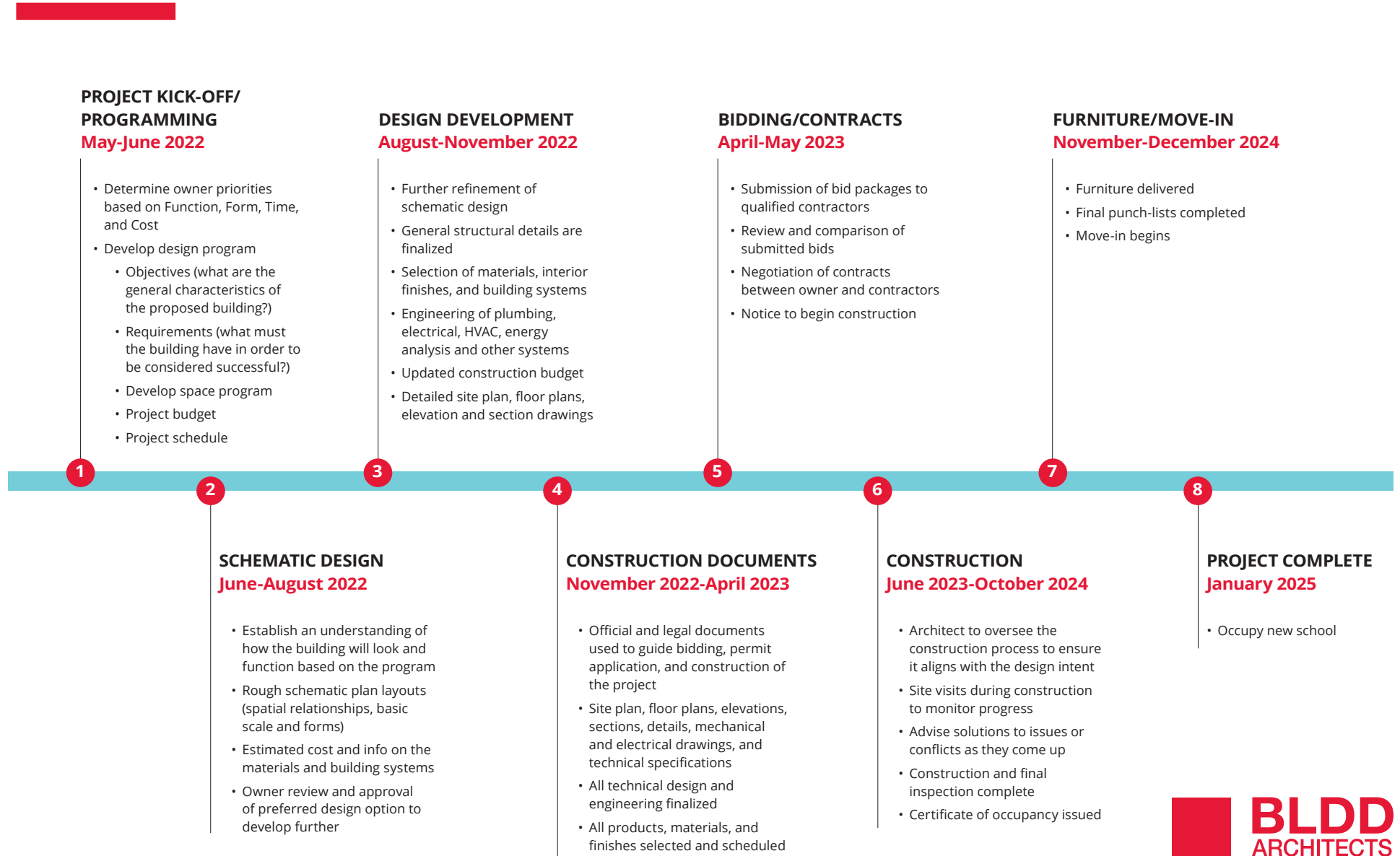
Dennis Lab Preliminary Total Project Budget

CONSTRUCTION BUDGET		\$ 33,451,168
SITE		\$ 1,500,000
Site development & site utilities	\$ 1,500,000	
BUILDING		\$ 27,462,050
New Construction		
78,463 sf x \$ 350.00 /sf	\$ 27,462,050	
CONTINGENCY		\$ 4,489,118
Design Contingency (5%)	\$ 1,448,103	
Bid Contingency (5%)	\$ 1,448,103	
Construction Contingency (5%)	\$ 1,592,913	

SOFT COSTS		\$ 3,545,000
SITE ACQUISITION AND EVALUATION		\$ 40,000
Land Purchase	\$ -	
Topographical Survey	\$ 20,000	
Geotechnical Report	\$ 20,000	
FEES AND SERVICES		\$ 2,315,000
Architect, Structural & MEP Engineering Design Fees (6.8%)	\$ 2,265,000	
Civil Engineering Services	included	
Programming Services	included	
FF&E Design Fees	included	
Food Service Consultant	included	
Landscape Design	included	
Acoustical/Audio/Video Design	included	
Technology Design Services	included	
Storm Shelter 3rd party structural review	included	
Reimbursable Expenses		
Document Printing (estimate)	\$ 25,000	
Construction Testing (estimate)	\$ 25,000	
OTHER COSTS		\$ 1,190,000
Technology, Telecom, Security (\$7 / sf)	\$ 540,000	
Furnishings, Fixtures, Equipment (\$1000 / student)	\$ 650,000	

TOTAL PROJECT BUDGET **\$ 36,996,168**

Proposed Project Timeline





BLDD.COM