



**CLEMONS,
RUTHERFORD
& ASSOCIATES, INC.**

ARCHITECTS

▪

PLANNERS

▪

INTERIOR DESIGNERS

▪

CONSTRUCTION MANAGERS

2027 Thomasville Road
Tallahassee, FL 32308
p: 850-385-6153
f: 850-386-8420
www.craarchitects.com

FLAGLER COUNTY US1 MASTER PLAN ASSESSMENT

July 19, 2022

SECTION 1 - INTRODUCTION

BACKGROUND & PURPOSE OF THE STUDY

The Flagler County Schools hired Clemons, Rutherford & Associates, Inc. (CRA) in 2021 to conduct and prepare a comprehensive master plan for their **US-1 Site**. The objective of this Master Plan was to make facility and operational recommendations for several Flagler County School stakeholders at this site. The stakeholders include ***Custodial, Food Services, FTC Programs, Plant Services, Technology and Bus Garage/Transportation.***

The purpose of the study is to forecast spatial needs for the next ten to fifteen years, conduct a needs assessment of the existing facilities, and make facility and operational recommendations to meet future needs and enhance efficiencies.

OVERVIEW OF STUDY FINDINGS

Section Two consists of the enrollment projections for the Flagler School District through the year 2030. The projections were provided for individually for each school and grade grouping. Enrollment is expected to increase across all the grade levels.

Section Three outlines the functional assessment of the existing facilities along with the space needs for each of the stakeholders.

Section Four includes a draft Castaldi Report for the existing Building 1 at the US-1 Site. The report itself does not expire and It gives an audit summary of the adequacy of use for the existing building.

Section Five lays out the site analysis for the US-1 Site. Such as information as the overall size, existing infrastructure and wetland delineation is shown.

Section Six includes several schematic site layouts for the stakeholders at both the US-1 Site and the Central Services Site.

SECTION 2 - ENROLLMENT PROJECTIONS

INTRODUCTION

This section offers a summary of the enrollment projections completed for all the school facilities by the Flagler School District. There are three enrollment projections that were produced for the years 2022, 2027 and 2030. These projections were provided for individually for each school and grade grouping. The projection process used a combination of historical enrollment data and population trends to create reasonable assumptions about future growth scenarios.

ENROLLMENT PROJECTIONS

Tables 2-1, 2-2 and 2-3 show the enrollment for all the elementary schools in the district. Figures 2-4, 2-5 and 2-6 show the enrollment for the middle schools. Figures 2-7, 2-8 and 2-9 show the high school enrollments. Figure 2-10 shows the enrollment history broken down by grade groupings (k-5, 6-8 and 9-12). Elementary enrollment is expected to increase by 20% from 2022 to 2030. Middle school enrollment will also increase over the next 8 years by 29%. High school enrollment will also increase by 30%.

Elementary School Projections

Table 2-1 Projected Population Year 2022 Elementary Schools K-5									
School	Capacity	K-5	Cap %	GK	G1	G2	G3	G4	G5
Bell Terre ES	1557	1051	68%	156	168	178	182	185	182
Bunnell ES	1579	1284	81%	192	198	199	224	228	243
Old King ES	1290	939	73%	116	129	184	175	163	172
Rymfire ES	1545	1007	65%	160	163	177	177	168	162
Wadsworth ES	1048	683	65%	107	119	105	110	109	133
TOTAL	7019	4964	71%	731	777	843	868	853	892

Table 2-2 Projected Population Year 2027 Elementary Schools K-5									
School	Capacity	K-5	Cap %	GK	G1	G2	G3	G4	G5
Bell Terre ES	1557	1177	76%	165	177	188	216	204	227
Bunnell ES	1579	1839	116%	257	280	282	330	329	361
Old King ES	1290	1071	83%	156	165	174	194	194	188
Rymfire ES	1545	1129	73%	168	173	178	191	209	210
Wadsworth ES	918	771	84%	111	124	114	129	141	152
TOTAL	6889	5987	87%	857	919	936	1060	1077	1138

Table 2-3 Projected Population Year 2030 Elementary Schools K-5									
School	Capacity	K-5	Cap %	GK	G1	G2	G3	G4	G5
Bell Terre ES	1557	1191	76%	169	181	193	208	212	228
Bunnell ES	1579	1805	114%	268	287	297	306	316	331
Old King ES	1290	1042	81%	158	163	170	179	180	192
Rymfire ES	1545	1143	74%	172	177	196	198	207	193
Wadsworth ES	918	787	86%	114	128	126	135	143	141
TOTAL	6889	5968	87%	881	936	982	1026	1058	1085

Middle School Projections 6-8

Table 2-4 Projected Population Year 2022 Middle School 6-8						
School	Capacity	6-8	Cap %	G6	G7	G8
Buddy Taylor MS	1481	1493	101%	478	495	520
Indian Trails MS	1609	1497	93%	474	509	514
TOTAL	3090	2990	100%	952	1004	1034

Table 2-5 Projected Population Year 2027 Middle School 6-8						
School	Capacity	6-8	Cap %	G6	G7	G8
Buddy Taylor MS	1639	1961	120%	615	663	683
Indian Trails MS	1609	1803	112%	568	619	616
TOTAL	3248	3764	116%	1183	1282	1299

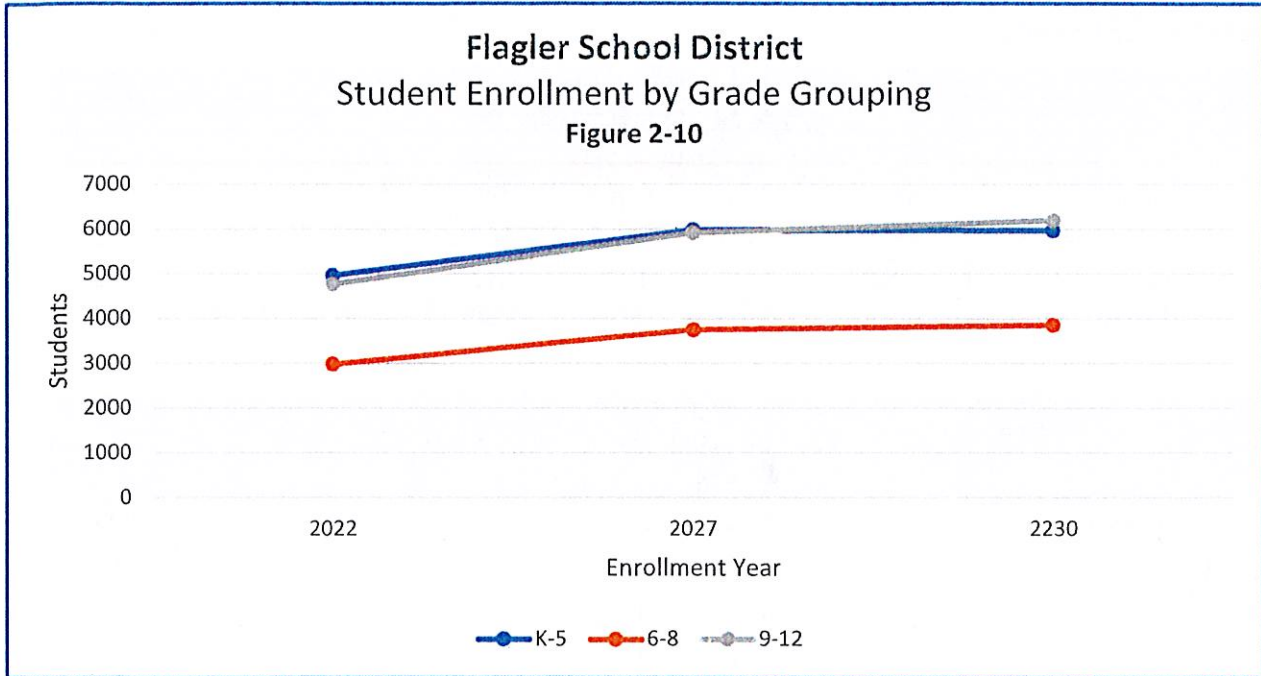
Table 2-6 Projected Population Year 2030 Middle School 6-8						
School	Capacity	6-8	Cap %	G6	G7	G8
Buddy Taylor MS	1639	2026	124%	641	693	692
Indian Trails MS	1609	1837	114%	590	609	638
TOTAL	3248	3863	119%	1231	1302	1330

High School Projections

Table 2-7 Projected Population Year 2022 High Schools 9-12							
School	Capacity	9-12	Cap %	G9	G10	G11	G12
Flagler Palm Coast HS	2534	2391	94%	606	605	587	593
Matanzas HS	2258	2372	105%	617	651	532	572
TOTAL	4792	4763	99%	1223	1256	1119	1165

Table 2-8 Projected Population Year 2027 High Schools 9-12							
School	Capacity	9-12	Cap %	G9	G10	G11	G12
Flagler Palm Coast HS	2534	3224	127%	795	817	807	805
Matanzas HS	2606	2694	103%	662	651	680	701
TOTAL	5140	5918	115%	1457	1468	1487	1506

Table 2-9 Projected Population Year 2030 High Schools 9-12							
School	Capacity	9-12	Cap %	G9	G10	G11	G12
Flagler Palm Coast HS	2534	3336	132%	822	846	836	832
Matanzas HS	2606	2861	110%	703	724	721	713
TOTAL	5140	6197	121%	1525	1570	1557	1545



SECTION 3 - EXISTING FACILITIES ASSESSMENT AND FUTURE GROWTH

The US1 Site is located at 245 Education Way in Bunnell and is part of the Flagler County School Board Complex. The site is 101.40 acres and currently has a 40,000 sf pre-engineered metal building that houses the Plant Services Department, Technology, Storage, Custodial, Food Pantry and the Flagler Technical College ‘CDL School’.

While the Study Team was assessing the existing facilities, meetings were conducted with the users to determine their spatial usage, sizes, locations and spatial additions they need. These items were compiled into a list of spaces that are included at the end of this chapter.



The existing facilities that are part of this study include **Custodial, Food Services, Flagler Technical College (FTC), Plant Services, Technology** and the **Bus Barn / Transportation**.

CUSTODIAL

Currently the Custodial services for Flagler County Schools are located in several buildings. They are distributed to *Central Services Complex Building 1, 2, 7 and at the US1 Building 1*.

**Table 4-1 Custodial
Existing Stakeholder Spatial Assessment**

Stakeholder Space Names	Space Number	Space Size (SF)
Custodial - Central Services Bldg 1		
Bookkeeper Office	103	145
Department Secretary	105	173
Director Office	105A	183
Assistant Supervisor	106	210
Conference Planning Room	106A	145
Copier / Shredder / Mail	108	98
Training / Supplies / Records	109	98
Records Specialist	109A	150
Total		1202
Custodial – Central Services Bldg 2		
Storage Climate Controlled	223	1123
Total		1123

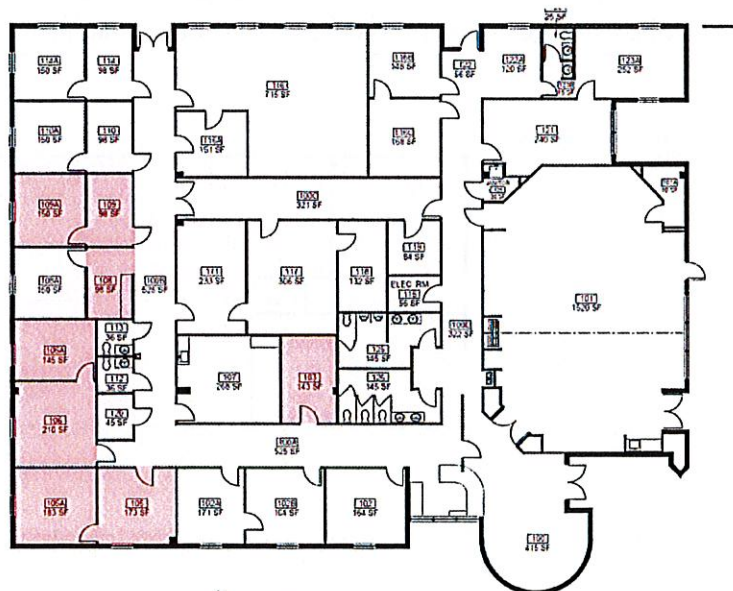
Custodial - Central Services Bldg 7		
Receiving / Storage	001	3286
Equipment Repair	002	884
Warehouse Clerk / Coordinator Office	003	718
Total		4888
Custodial – US1 Ancillary Bldg 1		
Storage, Bio	501	220
Bay A Storage	502	6510
Bay E Equipment Storage	200	2642
Total		9872
<u>CUSTODIAL TOTAL</u>		16,585 SF

- **Central Services Complex Building 1**

Spaces within this building are for administrative purposes. The offices for the Director, Supervisors, Bookkeeper are located here. There are also spaces for training and records storage.

CUSTODIAL - CENTRAL SERVICES BLDG 1:

- 103 - BOOKKEEPER OFFICE
- 105 - DEPT. SECRETARY
- 105A - DIRECTOR OFFICE
- 106 - ASST. SUPERVISOR
- 106A - CONFERENCE / PLANNING ROOM
- 108 - COPIER / SHREDDING / MAIL
- 109 - TRAINING / SUPPLIES / RECORDS
- 109A - RECORDS SPECIALIST



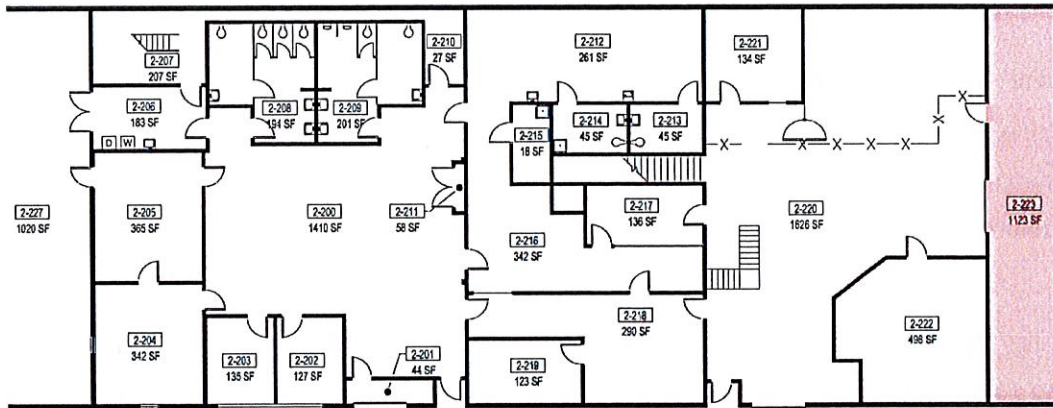
CENTRAL SERVICE COMPLEX
SCALE 1/16" = 1'-0"

- Central Services Complex Building 2

The one space usage within this building is for record storage purposes. Records are stored in this climate-controlled area as well as for other office supplies.

CUSTODIAL - CENTRAL SERVICES FACILITIES BLDG 2:

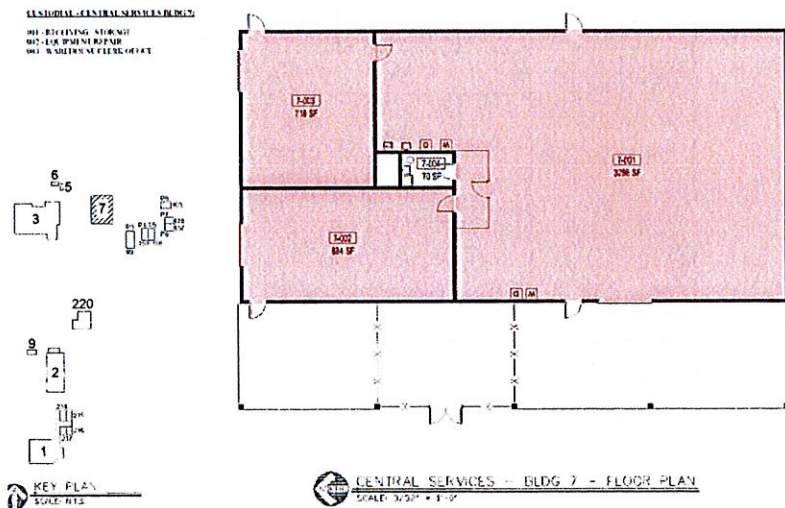
223 - CLIMATE CONTROLLED STORAGE



CENTRAL SERVICES - BUILDING 2

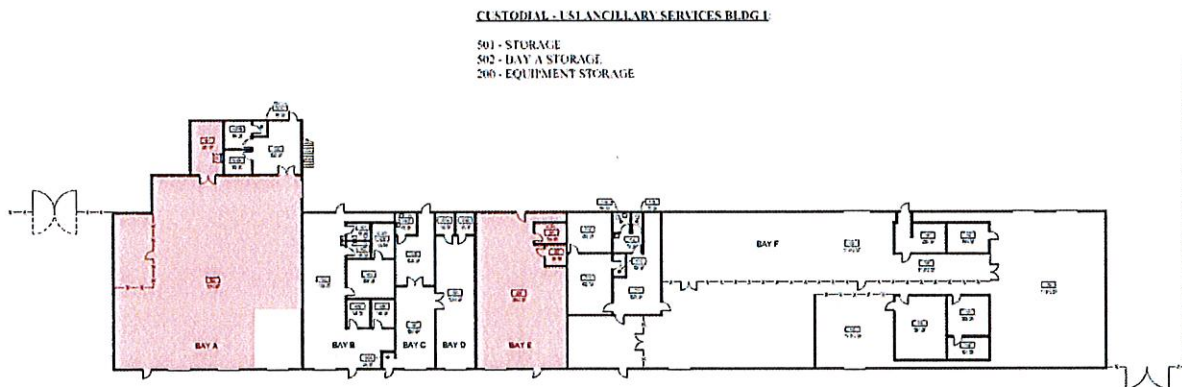
- Central Services Complex Building 7

This building serves as the custodial warehouse. It consists of spaces for the warehouse receiving / storage as well as warehouse clerk office and repair technician.



- **US1 Ancillary Services Building 1**

Spaces in this building are for custodial storage and equipment storage.



CUSTODIAL - FUTURE GROWTH

- Future Growth
- Offices and workstations
- Conference / Training Room (operable wall)
- Storage areas (seasonal, surplus, active & material)
- Secure Record Storage
- Receiving Loading Dock

Future growth for year 2027 (10%) would be an additional **1,658 sf.**

For year 2030 (additional 5%) would be an additional **829 sf.**

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

CUSTODIAL SPATIAL NEEDS

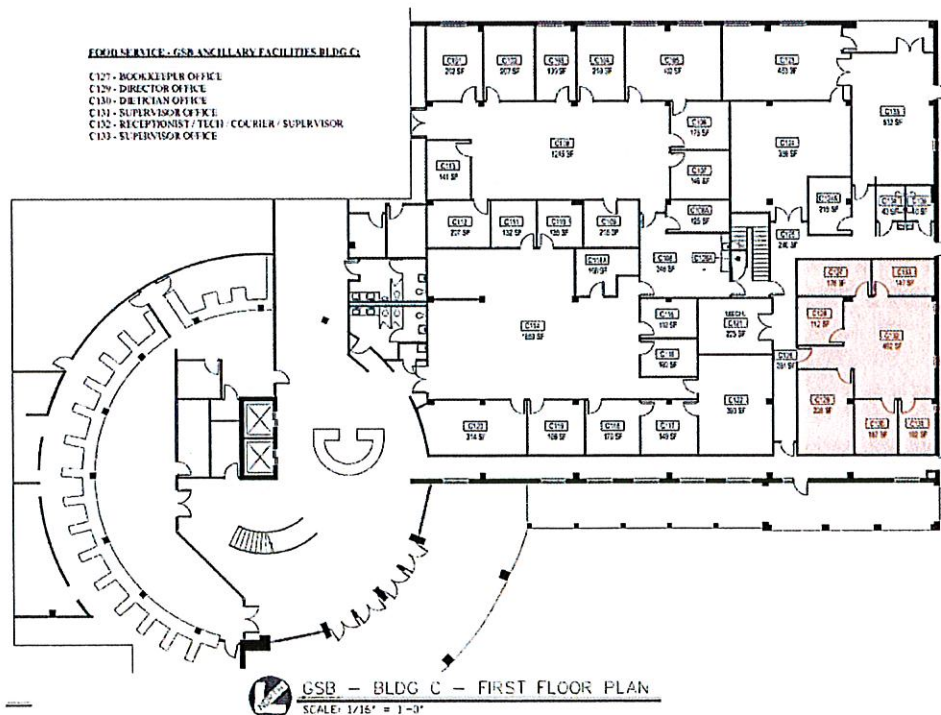
- **21,560 SF (2022)**
- **23,716 SF (2027)**
- **24,794 SF (2030)**

FOOD SERVICES

Food services for Flagler County Schools are located in the *Government Services Building (GSB) Building C*. Spaces within this building are for administrative purposes. The offices for the Director, Supervisors, Bookkeeper, etc are all located here.

**Table 4-2 – Food Services
Existing Stakeholder Spatial Assessment**

Stakeholder Space Names	Space Number	Space Size (SF)
Food Services – GSB Bldg C		
Bookkeeper	127	176
Director Office	129	228
Dietician Office	130	107
Supervisor Office	131	102
Receptionist / Tech / Courier / Supervisor	132	492
Supervisor Office	133	147
Break Room	128	112
FOOD SERVICES TOTAL		1,364 SF



FOOD SERVICES - FUTURE GROWTH

- Future Growth
- Offices and workstations
- Conference / Training Room
- Storage Areas (equipment and dry)
- Centralize Freezer / Cooler
- Receiving Loading Dock
- Vendors Test Kitchen

Future growth for year 2027 (10%) would be an additional **136 sf**.

For year 2030 (additional 5%) would be an additional **68 sf**.

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

FOOD SERVICES - SPATIAL NEEDS

- **1,773 SF (2022)**
- **1,950 SF (2027)**
- **2,038 SF (2030)**

FLAGLER TECHNICAL COLLEGE (FTC)

Like Custodial, spaces for FTC are located in several buildings. They are distributed to *Central Services Complex Building 1, 2, Portables and at the US1 Building 1.*

**Table 4-3 – Florida Technical College (FTC)
Existing Stakeholder Spatial Assessment**

Stakeholder Space Names	Space Number	Space Size (SF)
FTC – Central Services Bldg 1		
Training Room / Media Center / Lab	101	1520
Student Services	102A	171
CTE Registrar	102B	164
Registrar	102	164
FTC	108A	150
Volunteer Services	110	98
Volunteer Services	110A	150
Facilitator Age	114	98
Student Services GED	114A	150
Testing Lab	116	715
Testing Manager / Lab	116A	151
Bookkeeper	116B	148
Grants Manager	116C	168
Volunteer Services	118	132
Storage	119	84
Coordinator	121	240
Exec Secretary	122A	120
Director Office	123A	252
Total		4675

Stakeholder Space Names	Space Number	Space Size (SF)
FTC – Central Services Bldg 2		
Classroom	200	1410
Adult Ed Office	202	127
Adult Ed Office	203	135
Office / Classroom	204	342
Office / Classroom	205	365
Washer / Dryer	206	183
Kitchen	212	261
Classroom	216	342
Computer Lab	217	136
Receptionist / Open Office	218	290
Manager Step Up	219	123
Lab	220	1626
Apprenticeship Facilitator Office	221	134
Classroom	222	498
Recreation Space	227	1020
Storage	220A	1119
Storage	220B	131
Storage	220C	176
Total		8418

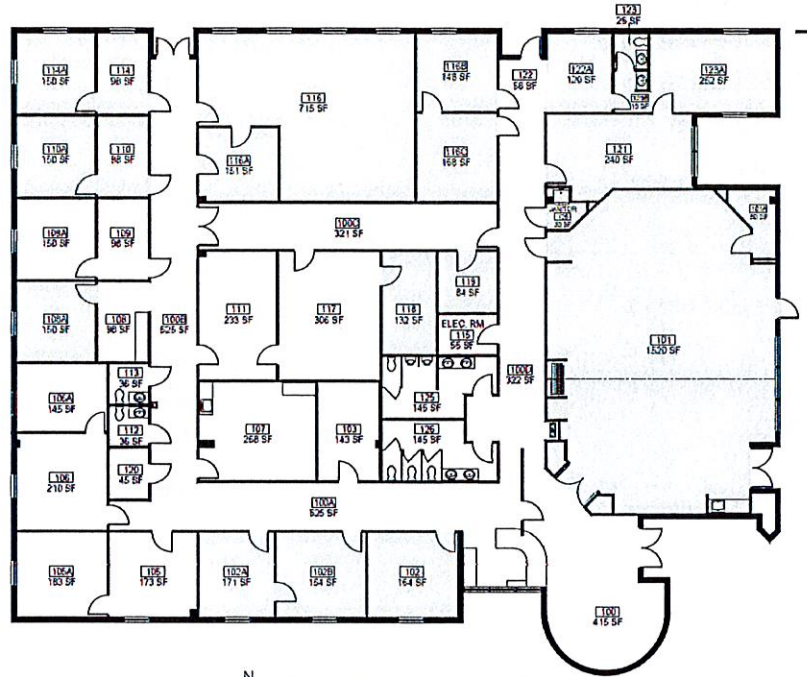
FTC – Portables		
Health Services Office	P3	2044
Classroom	P4	858
Classroom	P5	858
Lab Classroom	P6	842
Lab Classroom	P7	842
Lab Classroom	P8	842
GED ESOL Classroom	214	765
GED ESOL Classroom	215	765
GED Classroom	216	765
Childcare	217	765
Total		9346
FTC – US1 Bldg 1		
Classroom Heavy Equipment	111	480
Classroom Heavy Equipment	112	265
Storage	113	56
Classroom	117	625
CDL – Bay B	400	1795
Classroom	403	620
Office	405	154
Office	406	145
Total		4140
<u>FTC TOTAL</u>		26,579 SF

- Central Services Complex Building 1

Spaces within this building are for administrative purposes. The offices for the Director, Registrars, Bookkeeper, Managers, etc are located here. There are also spaces for training and labs.

FTC - CENTRAL SERVICES BLDG 1:

- 101 - TRAINING ROOM / MEDIA CENTER / LAB
- 102A - STUDENT SERVICES MGR
- 102B - CTE REGISTRAR
- 102 - REGISTRAR
- 108A - FTC
- 110 - VOLUNTEER SERVICES
- 110A - VOLUNTEER SERVICES
- 114 - FACILITATOR AGE
- 114A - STUDENT SERVICES GED
- 116 - TESTING LAB
- 116A - TEST MANAGER / LAB
- 116B - BOOKKEEPER
- 116C - GRANTS MANAGER
- 118 - VOLUNTEER SERVICES
- 119 - STORAGE
- 121 - COORDINATOR
- 122A - EXEC SECRETARY
- 123 - RESTROOM
- 123A - DIRECTOR OFFICE



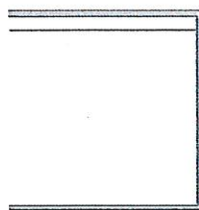
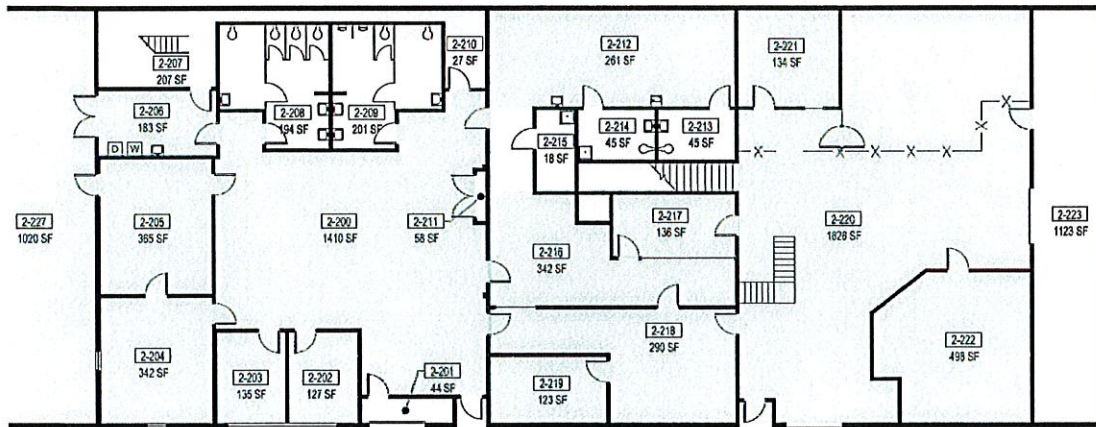
N
 CENTRAL SERVICE COMPLEX
 SCALE: 1/16" = 1'-0"

- Central Services Complex Building 2 (Step-Up)

Spaces within this building are for classrooms, offices, storage and labs.

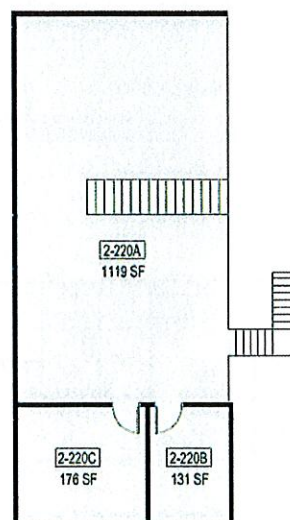
FTC - CENTRAL SERVICES BLDG 2:

- 200 - CLASSROOM
- 202 - ADULT ED OFFICE
- 203 - ADULT ED OFFICE
- 204 - OFFICE / CLASSROOM
- 205 - OFFICE / CLASSROOM
- 206 - WASHER/DRYER
- 212 - KITCHEN
- 216 - CLASSROOM
- 217 - COMPUTER LAB
- 218 - RECEPTIONIST / OPEN OFFICE
- 219 - MANAGER STEP UP
- 220 - LAB
- 221 - APPRENTICESHIP FACILITATOR OFFICE
- 222 - CLASSROOM
- 227 - RECREATION SPACE



FTC - CENTRAL SERVICES BLDG 2:

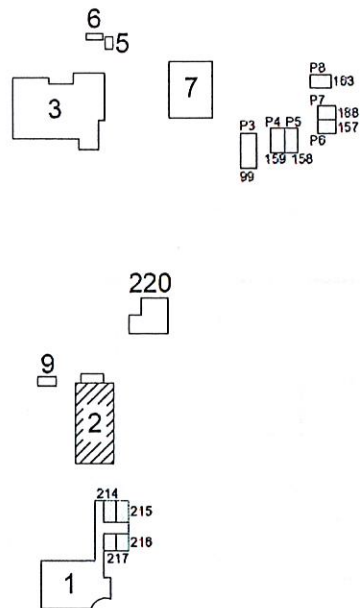
- 220A - STORAGE
- 220B - STORAGE
- 220C - STORAGE



CENTRAL SERVICES - BUILDING 2 92ND FLOOR)

- **Central Services Complex Portables**

There are few portables located on the central services site that are used for FTC purposes. There are classrooms, labs, GED classrooms and childcare.

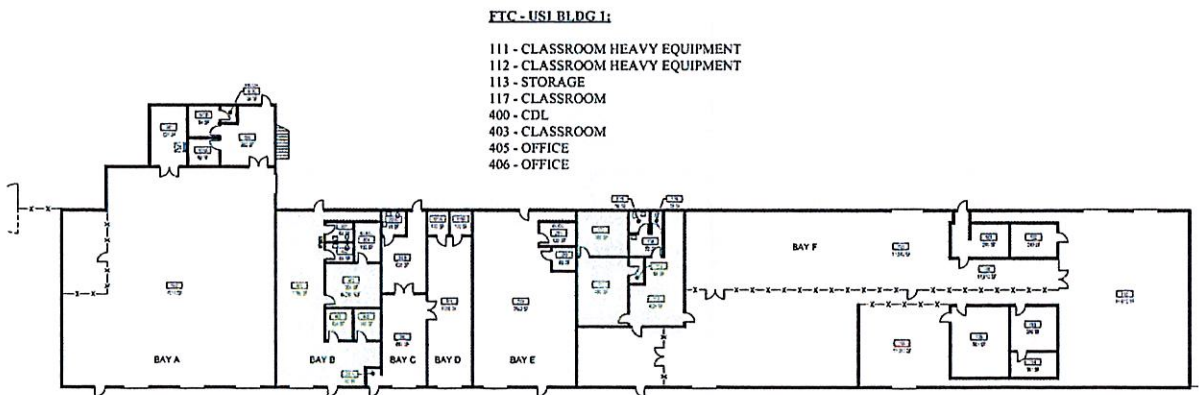


FTC - CENTRAL SERVICES PORTABLES:

- P3 - HEALTH SERVICES OFFICE
- P4 - CLASSROOM
- P5 - CLASSROOM
- P6 - LAB CLASSROOM
- P7 - LAB CLASSROOM
- P8 - LAB CLASSROOM
- 214 - GED ESOL CLASSROOM
- 215 - GED ESOL CLASSROOM
- 216 - GED CLASSROOM
- 217 - CHILDCARE

- **US1 Ancillary Services Building 1**

Spaces for FTC in this building are for classrooms and offices.



FTC - US1 BLDG 1:

- 111 - CLASSROOM HEAVY EQUIPMENT
- 112 - CLASSROOM HEAVY EQUIPMENT
- 113 - STORAGE
- 117 - CLASSROOM
- 400 - CDL
- 403 - CLASSROOM
- 405 - OFFICE
- 406 - OFFICE

FLAGLER TECHNICAL COLLEGE - FUTURE GROWTH

Future growth for year 2027 (10%) would be an additional **2,658 sf**.

For year 2030 (additional 5%) would be an additional **1,329 sf**.

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

FLAGLER TECHNICAL COLLEGE - SPATIAL NEEDS

- **34,553 SF (2022)**
- **38,010 SF (2027)**
- **39,736 SF (2030)**

PLANT SERVICES

Plant Services are located in the two buildings (1 & 99) currently at the US1 Site. They consist of administration offices, warehouse storage, key storage and other related spaces.

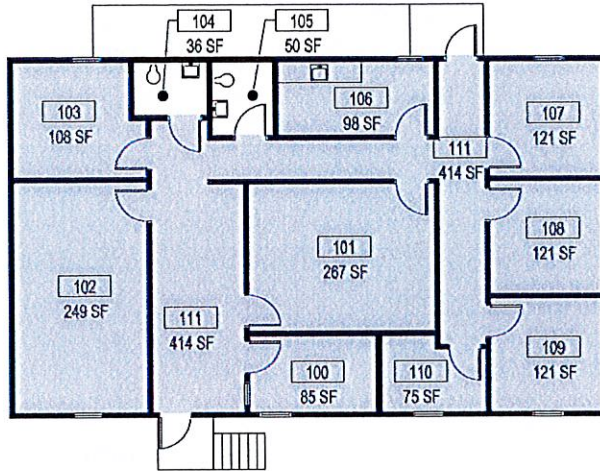
**Table 4-4 – Plant Services
Existing Stakeholder Spatial Assessment**

Stakeholder Space Names	Space Number	Space Size (SF)
Plant Services – US1 Building 99		
Receptionist	100	85
Conference Room	101	267
Director’s Office	102	249
Planner’s Office	103	108
Break Room	106	98
Purchasing Office	107	121
Director Secretary	108	121
UOF Specialist	109	121
IT / Storage	110	75
Total		1245
Plant Services – US1 Building 1 (1st Floor)		
Key Storage / Mow Crew Maintenance / HVAC Storage	100	11912
Shipping receiving Office	101	265
Technology	102	249
Mow Crew Office	103	386
Storage	104	161
Keyshop / Key Office	105	561
Plans Storage	500	362
Plans Storage	500A	90
Plans Storage	500B	94
Total		14080

Plant Services – US1 Building 1 (2nd Floor)		
HVAC Crews (9 Desks)	200	577
Storage	200A	30
HVAC Supervisor Office	201	168
Storage	202	22
Storage	203	20
Plans Room	204	325
Storage	205	66
Kitchen	206	87
Storage	209	24
Project Manager Offices	210	326
Total		1645
 Plant Services – BES Building 6 - Zone 1		
Training Room	001	744
Material Storage	002	755
Supervisor’s Office	003	360
Technician Office	003C	360
Total		2219
 BTMS Building 1 & Office – Zone 2		
Material Storage & Work Area	5-001	824
Supervisor’s Office	1-195	162
Total		986
 <u>PLANT SERVICES TOTAL</u>		 20,175 SF

- **US1 Ancillary Services Building 99**

This portable building has the administrative areas that consist of offices for the director, planner, purchasing and IT.



PLANT SERVICES BLDG 99:

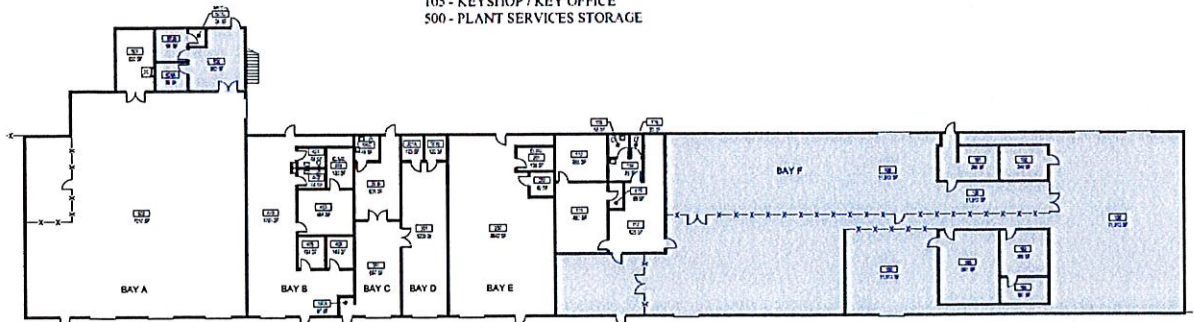
- 100 - RECEPTIONIST
- 101 - CONFERENCE ROOM
- 102 - DIRECTORS OFFICE
- 103 - PLANNERS OFFICE
- 106 - BREAK ROOM
- 107 - PURCHASING OFFICE
- 108 - DIRECTOR SECRETARY
- 109 - UOF SPECIALIST
- 110 - IT / STORAGE
- 111 - CIRCULATION

- **US1 Ancillary Services Building 1**

Spaces in this building are areas for the maintenance crews, offices, plans room, equipment, key, and hvac storage areas.

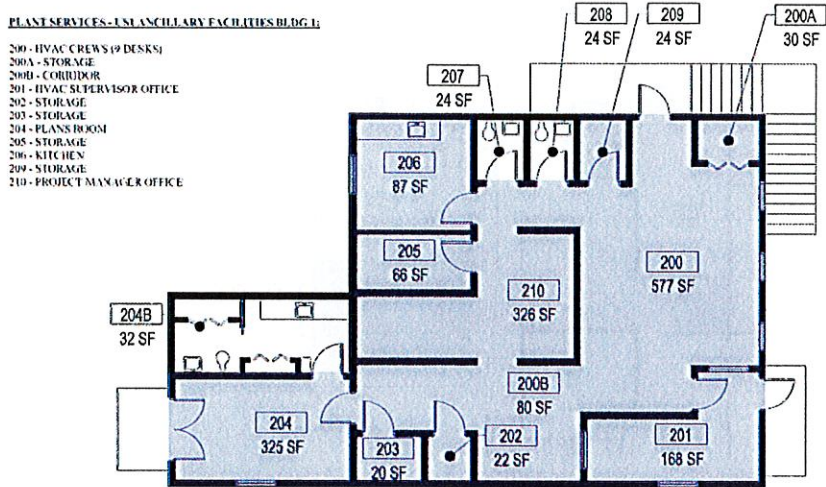
PLANT SERVICES - US1 ANCILLARY FACILITIES BLDG 1:

- 100 - KEY STORAGE / MOW CREW MAINTENANCE / HVAC STORAGE
- 101 - SHIPPING RECEIVING OFFICE
- 102 - TECHNOLOGY
- 103 - MOW CREW OFFICE
- 104 - STORAGE
- 105 - KEYSIOP / KEY OFFICE
- 500 - PLANT SERVICES STORAGE



- US1 Ancillary Services Building 1 – 2nd Floor

Spaces in this building are areas for the maintenance crews and offices.

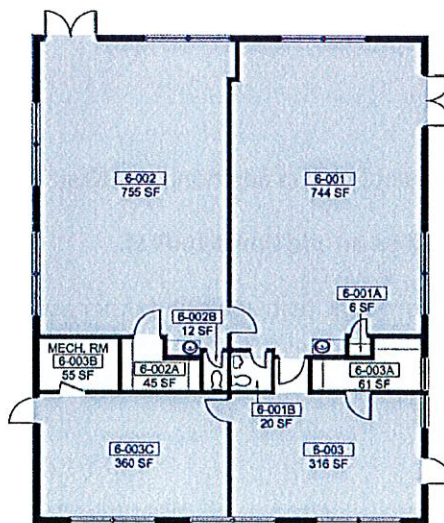


- BES Building 6 – Zone 1

Building at Bunnell Elementary School site that has areas for the offices, material storage & a training room. It covers the south end of the district.

PLANT SERVICES BLDG. 6
Zone 1:

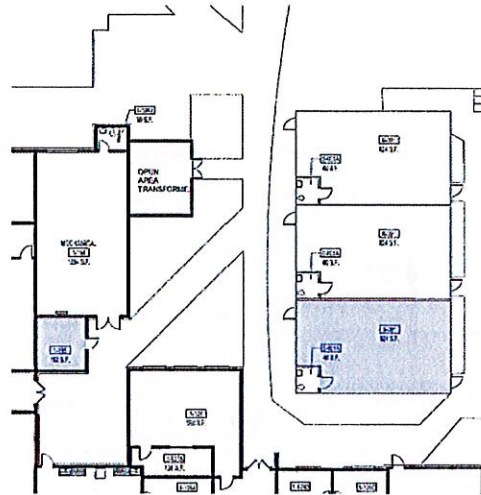
- 001 - TRAINING ROOM
- 002 - MATERIAL STORAGE
- 003 - SUPERVISORS OFFICE
- 003C - TECHNICIAN OFFICE



BES - BUILDING 6 - FLOOR PLAN
 SCALE: 3/32" = 1'-0"

- BTMS Building 1 & Office – Zone 2

Portable building and office at Buddy Taylor Middle School site that has areas for the supervisor office, work area and for material storage. It covers the north end of the district.



PLANT SERVICES - FUTURE GROWTH

- Future Growth
- Offices
- Common area (reception and break)
- Mow Crew Office
- Mow Crew Maintenance Area
- HVAC Storage
- Tool Room
- Shipping/Receiving Office
- Covered Equipment Parking

Future growth for year 2027 (10%) would be an additional **2,018 sf**.

For year 2030 (additional 5%) would be an additional **1009 sf**.

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

PLANT SERVICES - SPATIAL NEEDS

- **26,228 SF (2022)**
- **28,851 SF (2027)**
- **30,163 SF (2030)**

TECHNOLOGY

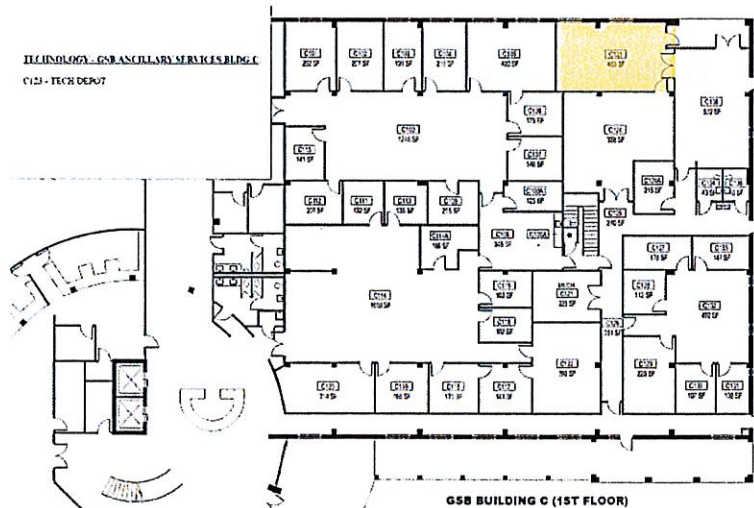
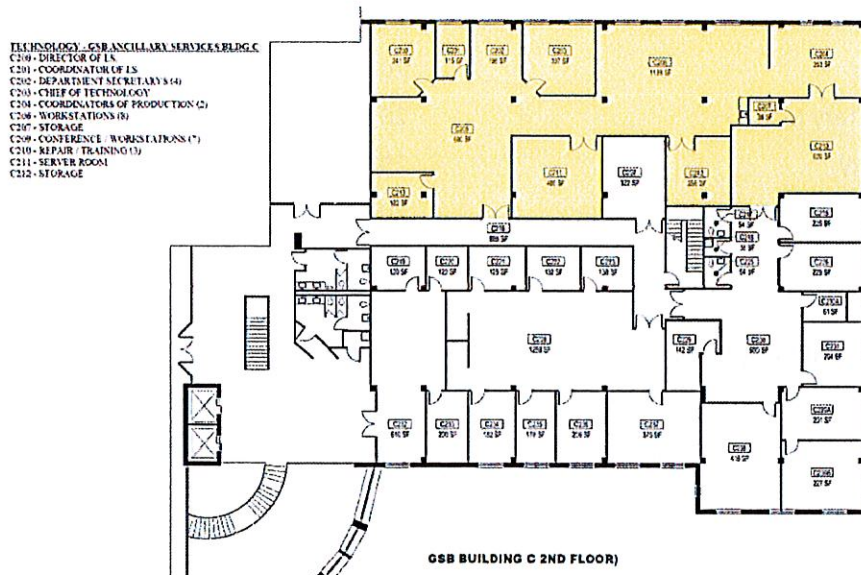
Spaces for Technology are located in the *Government Services Building (GSB) Building C*, US1 Ancillary Building 1 and Central Services Complex Building 1. They consist of spaces for administrative purposes, servers and storage.

**Table 4-5 – Technology
Existing Stakeholder Spatial Assessment**

Stakeholder Space Names	Space Number	Space Size (SF)
Technology – GSB Building C		
Tech Depot	123	453
Director of I.S.	200	241
Coordinator of I.S.	201	115
Department Secretary (4)	202	196
Chief of Technology	203	307
Coordinators of Production (2)	204	353
Workstations (8)	206	1189
Storage	207	38
Conference / Workstations (7)	209	680
Repair / Training (3)	210	620
Server Room	211	486
Storage	212	256
Total		4934
Technology – US1 Ancillary Building 1		
Technology (fenced area)		500
Total		500

Technology – Central Services Complex Building 1		
Technology Room	111	233
Total		233
TECHNOLOGY TOTAL		5,667 SF

Spaces for Technology are located in the **Government Services Building (GSB) Building C**. Spaces within this building are for administrative purposes. The offices for the Director, Coordinators, workstations, server room, etc are all located here.

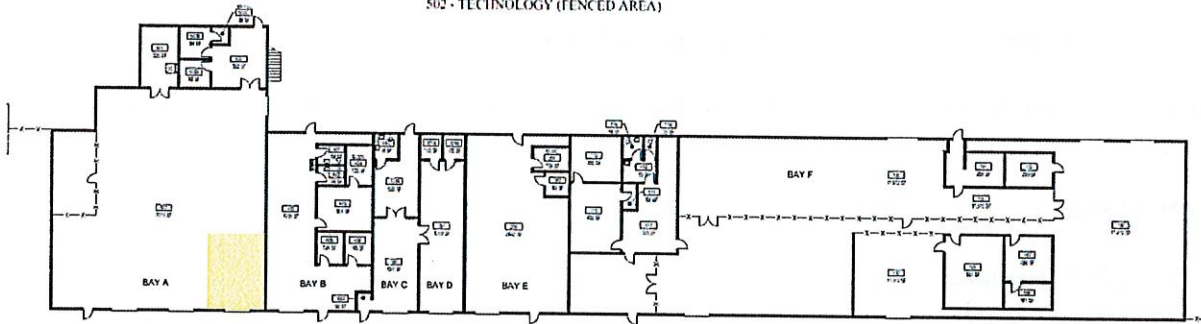


- US1 Ancillary Services Building 1

Technology space in this building is a fenced area at Bay A.

TECHNOLOGY - US1 ANCILLARY FACILITIES BLDG 1:

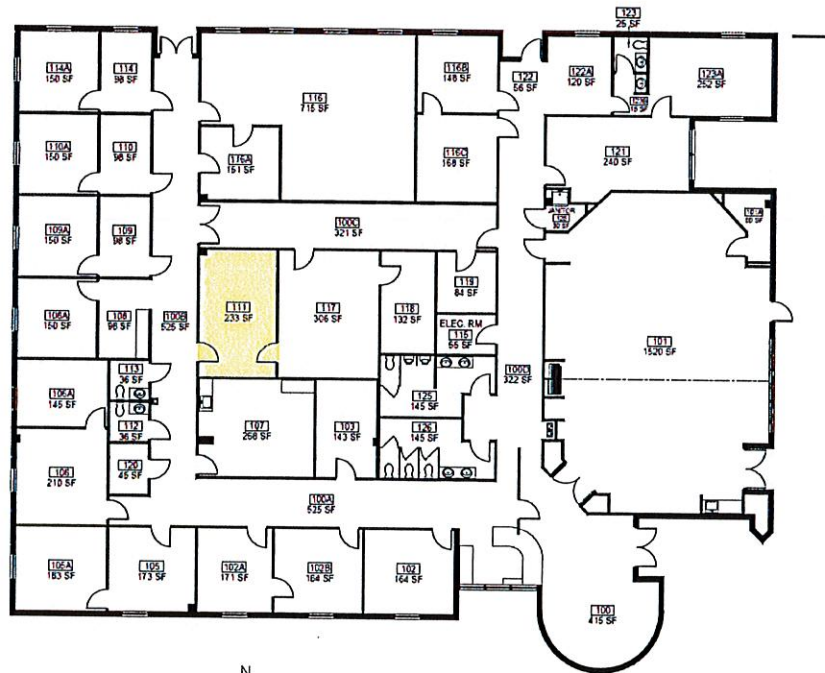
502 - TECHNOLOGY (FENCED AREA)



- Central Services Complex Building 1

TECHNOLOGY - CENTRAL SERVICES BLDG 1:

111 - TECHNOLOGY



N
CENTRAL SERVICE COMPLEX
SCALE: 1/16" = 1'-0"

TECHNOLOGY - FUTURE GROWTH

- Future Growth
- Receiving Loading Dock

Future growth for year 2027 (10%) would be an additional **567 sf**.

For year 2030 (additional 5%) would be an additional **283 sf**.

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

PLANT SERVICES - SPATIAL NEEDS

- 7,367 SF (2022)
- 8,104 SF (2027)
- 8,472 SF (2030)

BUS GARAGE / TRANSPORTATION

Spaces for the Bus Garage/Transportation are located in Central Services Buildings 3 and 220. These buildings consist of repair bays, storage, offices, etc.

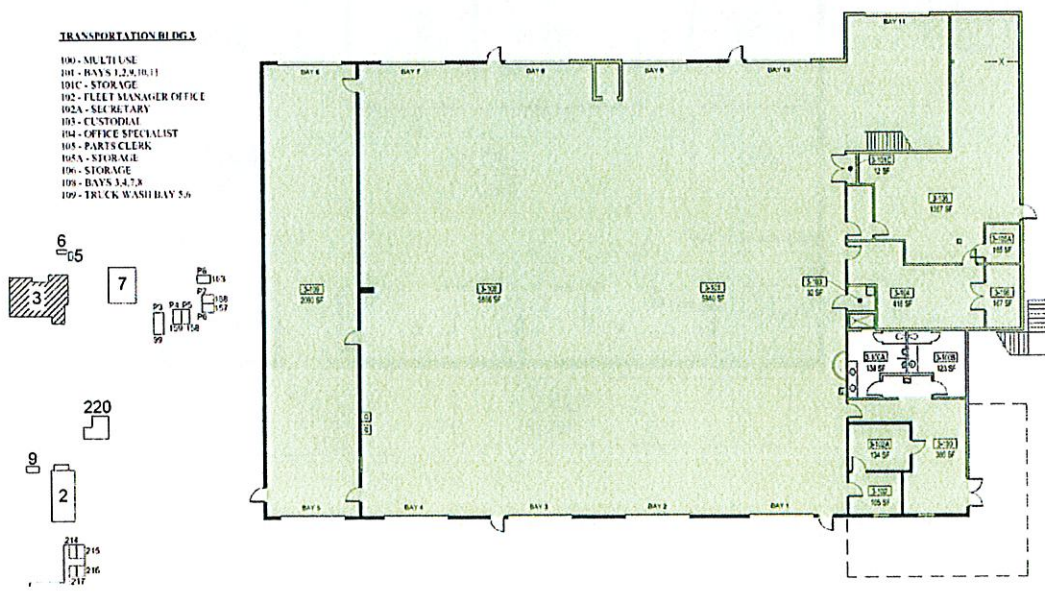
**Table 4-6 – Bus Garage / Transportation
Existing Stakeholder Spatial Assessment**

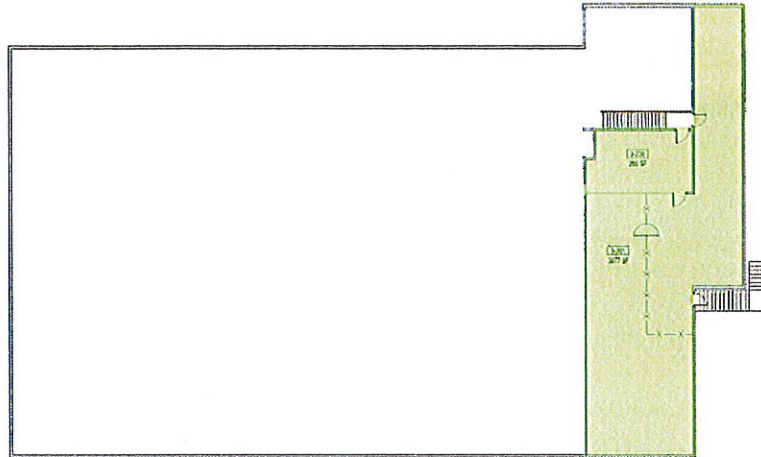
Stakeholder Space Names	Space Number	Space Size (SF)
Bus Garage / Transportation – Central Services Building 3		
Multi Use	100	380
Bays 1, 2, 9, 10 & 11	101	5940
Storage	101C	12
Fleet Manager Office	102	105
Secretary	102A	134
Custodial	103	32
Office Specialist	104	416
Parts Clerk	105	1357
Storage	105A	165
Storage	106	167
Bays 3, 4, 7 & 8	108	5886
Truck Wash Bay 5 & 6	109	2000
Storage	200	265
Storage	201	3077
Total		19936

Bus Garage / Transportation – Central Services Bldg 220		
Multi Use	220A	799
Bookkeeper Office	220D	103
Payroll Office	220E	121
Admin Assistant Office	220F	121
Supervisor Office	220G	121
Supervisor Office	220K	120
Router Office	220L	120
Router Office	220M	120
Router Office	220N	99
Supervisor Office	220O	93
Director Office	220P	148
Total		1965
<u>BUS GARAGE/TRANSPORTATION TOTAL</u>		21,901 SF

- Central Services Complex Building 3

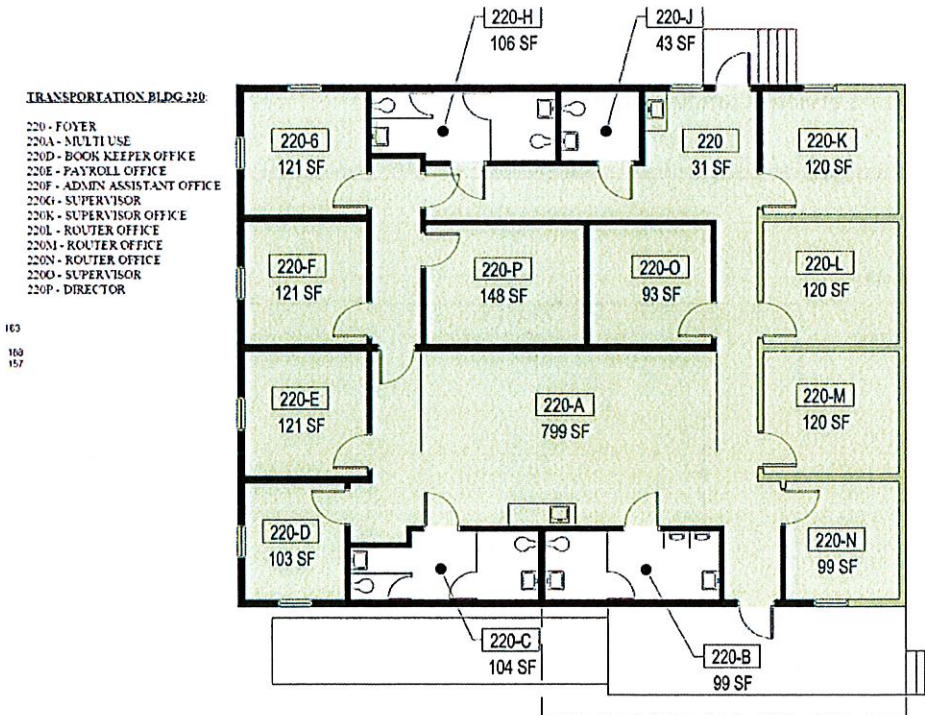
This pre-engineered building contains the repair bays, storage rooms and supervisor offices.





- **Central Services Complex Building 220**

This building contains administrative areas for Transportation. These are offices for the Director, Supervisors, Payroll, Bookkeeper, Router etc.



BUS GARAGE/TRANSPORATION - FUTURE GROWTH

- Future growth
- Offices and workstations
- Conference / Training Room (operable wall)
- Kitchenette
- Fuel Island
- Parts Storage
- Tool Storage
- Paint Booth
- Compressor Area
- Flammable Storage
- Bus / Car Parking (+15% growth)

Future growth for year 2027 (10%) would be an additional **2,190 sf**.

For year 2030 (additional 5%) would be an additional **1095 sf**.

Finally, to account for circulation, corridors, restrooms and other associated spaces, a conversion factor of **1.3** will be used.

BUS GARAGE/TRANSPORTATION - SPATIAL NEEDS

- **28,471 SF (2022)**
- **31,318 SF (2027)**
- **32,742 SF (2030)**

BUS / CAR PARKING

- **126 bus spaces (2022)**
- **145 bus spaces (2027-2030)**
- **145 car spaces for bus drivers (2027-2030)**

STAKEHOLDER SPATIAL NEEDS (YR 2030)	Space Size (Gross SF)
Custodial Services	24,794
Food Services	2,038
Flagler Technical College	39,736
Plant Services	30,163
Technology	8,472
Bus Garage/Transportation	32,742
Total	137,945
<u>Parking Spaces Needed</u>	
145 bus spaces (+/- 7.0 acres)	
145 car spaces for bus drivers (+/- 2.0 acres)	
150+ car spaces for Stakeholders (+/- 2.0 acres)	

SECTION 4 - EXISTING FACILITIES ASSESSMENT – CASTALDI REPORT

Building 1 – Castaldi Report

The attached Castaldi Report is for the existing Building 1 at the US-1 Site. The report itself does not expire and it gives an audit summary of the adequacy of use for the existing building.

This property was purchased in 2008. Building 1 was on the property at the time of purchase. The district has used the building for Facility Services, as well as storage for tractors, mowers, food service equipment, furniture, and custodial equipment. The building has been renovated to house offices; however, these renovations do not meet code. If any additional work is to be done to this building, it will need to be brought up to current code. The building itself has issues with leaks, and rust. The district wants to raze the building in preparation to use the property in a way that better suits their needs.

Address: The School Board of Flagler County
245 Educational Way
Bunnell, Florida

Current Capacity: 0

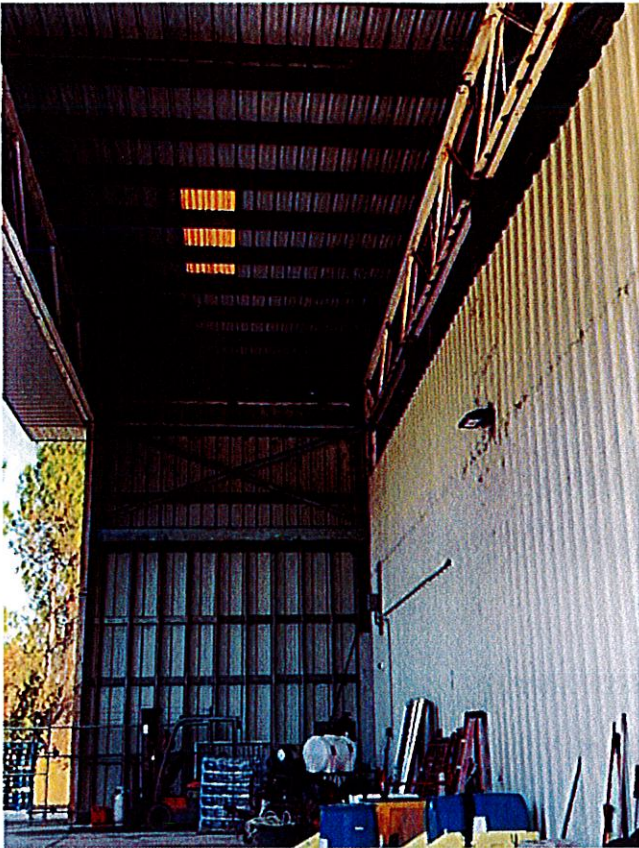
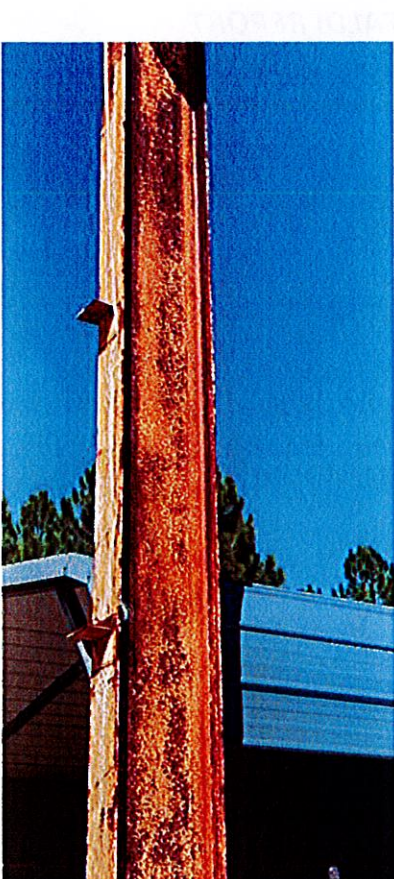
Building Area: 36,357 sq.ft.

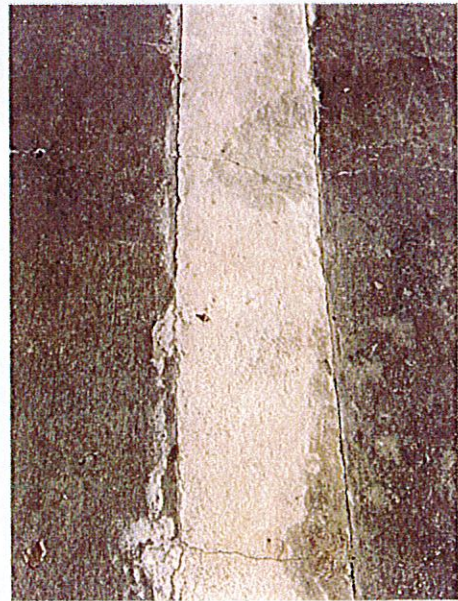
Year Built: (Est) 1999

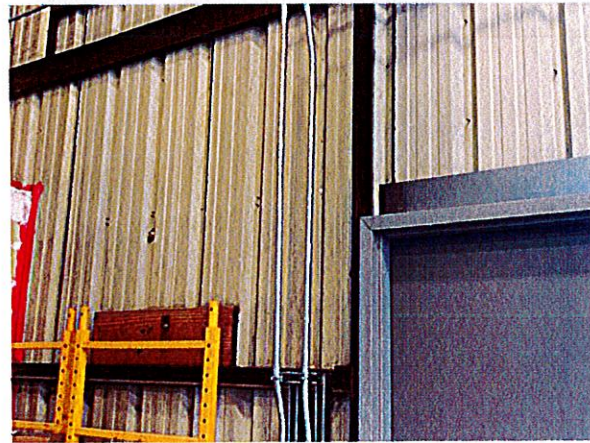
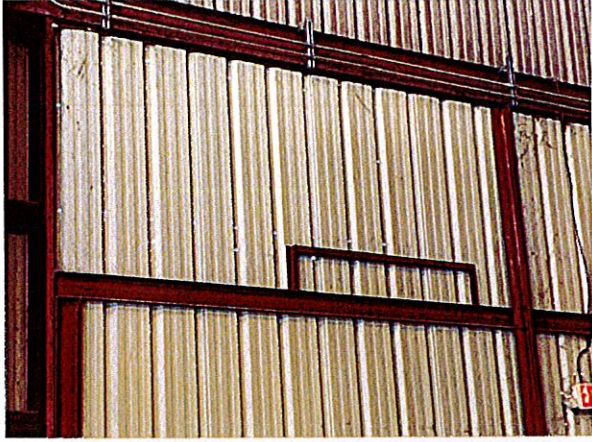
Current Educational Plant Survey recommendations:

ADA: This building is not in compliance with ADA requirements.

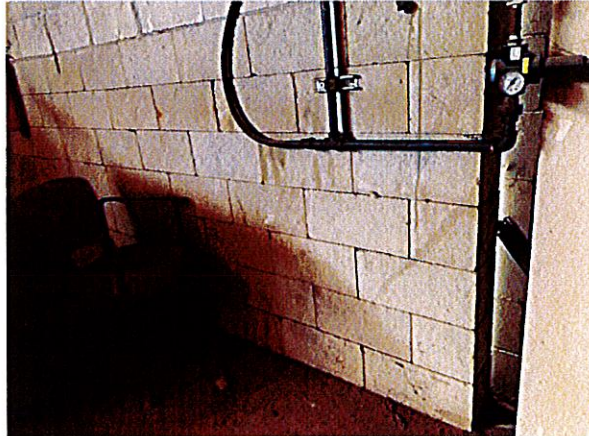












Flagler County School District
 District Operations Building 1

BUILDING NUMBER	9	Castaldi Formula recommends Fazing	
Building area	36357		
Present year	2022		
Year building built	1999		
Age of structure	23	Area added/remodeled/renovated	
Cost new construction	\$270.00		\$0.00
Cost Remodeling	\$135.00	36357	\$4,908,195.00
Cost Renovation	\$90.00		\$0.00
		36357 totals	\$4,908,195.00
Estimate			
		Rem/Ren/Add	New
		\$4,908,195	\$9,816,390
Castaldi Formula			
		\$4,908,195	\$9,816,390
	(50 - 23)	0.75	> 65
		\$155,815.71	> \$151,021.38
Minimum Cost for Calstaldi to work		\$3,964,311	

Castaldi Formula For School Modernization

$$\frac{Cs + Ch + Ce}{(Lm)Ia} < \frac{R}{Lr}$$

- Ce = Total Cost of Educational Improvements
- Ch = Total Cost for Improvements in Healthfulness
- Cs = Total Cost for Improvements in Life Safety
- Lm = Estimated Useful Life of the Modernized School
- Ia = Estimated Index of Educational Adequacy (0-1)
- R = Cost of Replacement School Considered for Modernization
- Lr = Estimated Life of New Building

SECTION 5 – US-1 SITE ANALYSIS

The attached drawing (figure 1) provides an objective analysis of the proposed site at the US1 (245 Education Way, Bunnell FL) location. The purpose of this information assessment is to determine the site issues as they relate to the School Service Facilities and their expansion. This includes a graphical analysis of the storm water system, flood plain and topographic information, the electric utilities layouts and the water and utilities layouts.



SECTION 6 – STAKEHOLDER SITE LAYOUT SCHEMES

The attached potential site layout includes many different options and combinations of stakeholder spaces on the US-1 Site and at the Central Services Site. The purpose of these layouts is to determine the site issues as they relate to the School Service Facilities and their expansion.

SITE LAYOUT SCHEMES:US-1 Site: Existing Conditions (Figure 2)

This drawing shows the existing conditions of the US-1 Site that are impactful to its development. Information includes areas of wetlands, proximity to train tracks, power easements and the property size of the site in acreage.

US-1 Site: Stakeholder Expansion & Potential Leasable Area (Figure 3)

The Stakeholder expansion and possible Leasable Area are shown at the US-1 Site. The Stakeholders include the Bus Barn, Transportation, Food Services, Technology, Plant Services and Custodial Services. A potential Leasable Area is also shown on the site. Parking spaces for buses and cars are shown as well.

US-1 Site: New High School (Figure 4A)

A new 2,600 student station High School is shown at the US-1 Site. Buildings, sports facilities and parking for cars and buses are shown. The proximity to the existing train tracks and power easements are shown with approximate distances.

Florida Building Code and Florida Statutes state that *“(Educational) buildings, play areas and common use areas shall not be located within a high-voltage power transmission line right-of-way in accordance with section 468.2.4, FBC, Building. Insofar as is practicable, the site must not adjoin a right-of-way of any railroad in accordance with section 1013.36(3), F.S.”*

Florida Department of Education has stated that for this site:

“Since the site is 300-450 feet from the power line right-of-way and 800 or more feet from the railroad tracks, it appears to meet the requirements above.”

Don S. Whitehead, AIA, LEED AP
Safe and Efficient Facilities Design Manager
Office of Educational Facilities
Florida Department of Education

US-1 Site: New High School & Potential Leasable Areas (Figure 4B)

A new 2,600 student station High School and a potential Leasable Area is shown at the US-1 Site. School campus, Leasable buildings and parking for cars and buses are shown

US-1 Site: New High School, Stakeholder Expansion & Potential Leasable Areas (Figure 5)

A new 2,600 student station High School, Stakeholder Expansion and a potential Leasable Area is shown at the US-1 Site. School campus, Stakeholder buildings, Leasable buildings and parking for cars and buses are shown.

Central Services Site: Existing Conditions (Figure 6)

This drawing shows the existing conditions of the Central Services Site that are impactful to its development. Information includes areas of wetlands, existing building, parking, and the property size of the site in acreage.

Central Services Site: Bus Garage/Transportation Stakeholder (Figure 7)

In this drawing, the existing buildings for the Bus Barn and Transportation stakeholders will remain where they are at the Central Services Site. An additional bay has been added to the existing Bus Barn along with an additional fueling station to the site. The potential areas for new bus and car parking are also shown on the site. Other stakeholders either remain where they are or are relocated to the US-1 site, in which case, phasing will be needed.

Central Services Site: FTC Stakeholder Expansion (Figure 8)

This layout shows the Flagler Technical College being housed in all the existing Central Service buildings located on the site. The intent is that the other stakeholders have been relocated to the US-1 site which will require phasing.