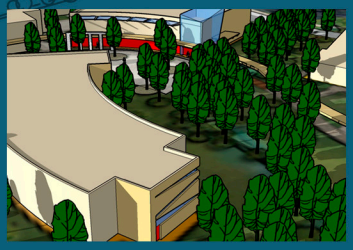
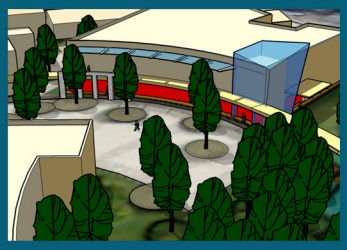
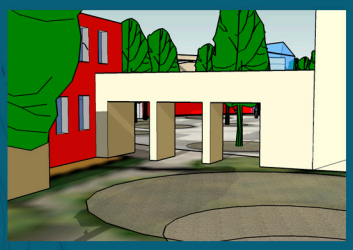
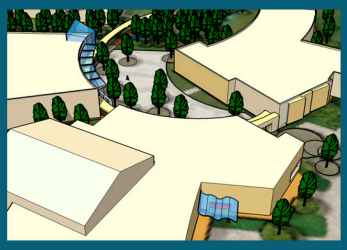
Master Plan for P.K. Yonge Developmental Research School

University of Florida









UF UNIVERSITY of FLORIDA

November 30, 2007

brph

ACKNOWLEDGEMENTS

The planning of this master plan for the P.K. Yonge Developmental Research School has benefited from the contributions of a great many people. Two public charrettes and several group interviews were held during the 6-month process to gain information and critique potential solutions throughout the progress of this project. The project team would like to acknowledge the contributions of the following individuals contributing to the success of this project:

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INTRODUCTION

PROJECT DESCRIPTION

In May 2007, BRPH Architects-Engineers, an Orlando architectural firm was contracted by the University of Florida to perform a Comprehensive Master Plan Study to determine how the campus of the P.K. Yonge Developmental Research School could be improved through removal of aging buildings and additions of others to replace them. This project consisted of three major parts:

1. Programming and Scope Definition
2. Preliminary Site Options
3. Final Master Plan

Part one, Programming and Scope Definition, incorporated the research and fact-finding portion of this study. The research team consists of architects & mechanical, electrical, plumbing, structural and civil engineers from BRPH. Also included on our team was Fran Pickett and Associates, experts in educational planning and Miller, Einhouse, Rymer & Boyd, Planners and Landscape Architects. Methods of research included review of existing as-built and FISH documents of the school, a thorough walk-thru condition assessment of the campus, interviews with various groups of stakeholders and a public charrette soliciting wish lists and public comments from a variety of user, community, university, and special interest groups. Part two of the study, utilized the compiled information and analysis to document seven master plan alternatives. The seven were analyzed and critiqued by the P.K. Yonge Users Group and then were reformulated into four schemes with differing characteristics and relationships. (See Appendix for graphic of these schemes). These four were then presented at a second public Charrette where the participants ranked the schemes as well as the elements within each scheme that they favored and those they disliked. Part three of the process took the best features of the two favored concept plans and combined them into a preliminary master plan. This plan went through another critique by the P.K. Yonge Users Group and the UF Facilities Department. Additional revisions were made and a Final Master Plan was formulated and presented at a final public charrette. (See the Acknowledgements page for a listing participants.)

REGIONAL CHARACTERISTICS

The P.K. Yonge Developmental Research School is located in SW Gainesville, Florida 2 blocks east of US 441 (13th Street) on SW 11th Street and Depot Ave. The school is bordered on its eastern boundary by SW 6th Street, a four-lane connector road with little traffic. SW 16th Avenue, a busy 4-lane is two blocks south of the campus. The campus can be accessed from 16th Avenue via SW 10th Terrace. Apartments have occupied the property to the south of the campus for a number of years. The remainder of the neighborhoods surrounding the campus have been single family residential until recently when all but one neighborhood has been replaced by new multi-story apartments and condominiums. The neighborhood to the west of the campus remains single family for the time being. The area north of the northeast property line is multifamily "scholarship housing". The property east of SW 6th Street is currently mostly owned by Shands Hospital and is used for record storage, construction laydown and construction parking. Continuing east, the land is primarily industrial uses. This property is being targeted by the community redevelopment agency for future development. Just east of the P.K. Yonge school site, on the same property, is the College of Engineering's Costal Engineering wave tank. This property was considered for use in the redevelopment of the campus but was dismissed due to its distance from existing campus buildings and the cost of relocating the program to a new location. A rails-to-trails bike trail runs along the north and west property lines of the campus. It is separated from the campus by a 6' chainlink fence. The City currently has plans to expand and improve the Depot Avenue corridor including the portion to the north of the campus. The project would include the expansion of the road to incorporate a center median and the addition of a roundabout at Depot and 11th St. The road expansion will occur toward the campus and the bike lane would move south as well.

SITE CHARACTERISTICS

The P.K. Yonge site consists of 31 acres of both wooded and open rolling terrain. The site elevations range from 120 feet above sea level (at the northern end) to 90 feet at the creek. Tumblin' Creek, which runs west to east through the campus is a major focal point of the site. It is part of a regional stormwater system and is a protected wetland which is piped through much of its path through Gainesville, but opens into a pleasing, meandering creek on the P.K. Yonge campus. There is noticeable erosion along the creek bed however, which will need to be addressed in the near future. (See the Tumblin' Creek report in the appendix). The site currently has 28 buildings (including 9 portable buildings) many of which were built in 1958 as part of the original school campus.

There are currently several entrances to the campus: There are three on the west side serving two parking lots and the service drive to the Auditorium and Cafeteria. There is an entrance on the south side from SW 10th Terrace but it is currently gated and not used during the day. It is anticipated that this gate will be opened in the near future. There is also an entrance from SW 6th Street which dead ends into a parking lot near the center of the campus. There is only parent drop off which is accessed from SW 11th Street.

Buildings

The original school was constructed in 1958 and consisted of 16 buildings. All except the original auditorium are still a part of the campus today. The auditorium was replaced in 2004 with a new performing arts complex. The classroom buildings are single story, typically 5 to 6 classrooms each, single-loaded corridor "finger-style" buildings with exterior entrances on the front and rear. They have large windows and are typically adequate in size. The wing organization spreads the campus out considerably. The buildings are connected by covered walkways, but they do not provide adequate protection in blowing rains. The site topography also necessitates ramps and stairs to gain access around the campus. Six permanent buildings have been added to the campus since the 1958. Besides the new performing arts building they include an arts/science building, two small classroom additions, an open play pavilion and a lab building being used for technology, science and television production.

Athletic Facilities

The campus has a number of fields, however because of limited space, football and baseball share the same field and fences and bleachers have to be reconfigured for each sport. There are also softball and soccer fields and an elementary play field. The elementary school also has a play structure and an open air pavilion which covers a basketball hard court.

Parking and Vehicular Circulation

There are five main parking areas on campus and one student drop off. There are 342 parking spaces described by the following chart:

Location	General Parking	Handicap Parking	Reserved Parking
North Faculty Lot A	68	3	
North Grass Lot	55		
Visitor Parking Lot B	33	4	3
Student Parking Lot C	104	5	3
6th Street Faculty Lot D	60	4	
TOTAL	320	16	6

There are estimated to be 500 cars which drop students off and pick up at the school each day. Along with that over 100 high school students drive to school. The student drivers and parents currently share the same entrance driveway off of 11th Avenue. Opening the south gate to allow the high schoolers to enter at that point would help to eliminate some congestion immediately. There are often visiting teachers on the campus who will often require parking during their visit.

There are no regular busses that serve P.K. Yonge, however some students utilize the city bus system which has a stop on Depot Ave. opposite the school. The school does have two event busses and other busses from visiting teams access the campus, therefore a need exists for bus parking and turn-around.

HISTORY AND PROGRAM

PK Yonge Developmental Research School was founded as a K-12 laboratory school for the University of Florida in 1934. Laboratory schools and demonstration schools provide a place where teaching and administrating strategies can be developed and tested. An integral part of teacher education, they facilitate practice teaching and make it possible to visit and observe the classroom.

When it opened in 1934, PK Yonge Laboratory School was located on the ground floor of the building that also housed the College of Education. There were 30 kindergarten, 180 elementary (1-6), and 260 high school (1-12) students. All were Caucasian and were granted admission in order of application to any child whose family lived in Alachua County. After World War II, the University of Florida experienced large increases in enrollment, and the building became overcrowded.

In spring 1958, the school moved to a new facility almost a mile away from the College of Education. The student body grew to 968 (K-12) students. At the same time, the College of Education was also growing and the need to place student teachers made it necessary to use other area schools as well as PK Yonge. The focus at PK Yonge became more on research and curriculum development than on student teaching.

After integration in 1964, the school initiated broad admission criteria reflecting the surrounding community. Presently, PK Yonge admits students through a lottery system designed to result in a representative sample of public school enrollment based on gender, race, socioeconomic status, and academic ability. The student enrollment is capped at approximately 1150 students.

The school is designed as a special school district under Florida Department of Education funding and is given the responsibility to develop, evaluate, and disseminate exemplary programs of education. The mission is to serve as a vehicle for research, demonstration, and evaluation regarding teaching and learning while utilizing the resources available on a state university campus. PK Yonge students are subject to state assessments created to measure Florida's Sunshine State Standards. It maintains a school grade of A and meets all 30 criteria for the No Child Left Behind Act.

Curriculum innovations such as integrated science, multi-age grouping, and six-week long high school mini-courses have been developed and modeled as part of PK Yonge's mission. Due to Florida's system of accountability, PK Yonge teachers have served as trainers and coaches in the Florida Reading Initiative. In 2004, PK Yonge created and launched an effective demonstration program called "Research in Action," providing training, knowledge and support for public schools. As the new master plan for the school is developed, the opportunity exists for further research and development as the "Center of Community." The idea of schools as centers of community is not a new concept to PK Yonge. In 1963, a teacher at PK Yonge developed the "Adopt a Grandparent" program to engage students with nursing home residents who wished to become volunteer grandparents. As the pioneer of a new field, this teacher's program became the intergenerational model that would be replicated throughout the nation and the world.

In as much as PK Yonge's students emulate the demographics of typical Florida school districts, the opportunity to enhance their position as a community partner in order to meet the needs of its students, their families and the nearby community is a logical step as schools across the nation take on this role. In addition to being a research center for the University of Florida's College of Education and a school where students excel on a national basis, PK Yonge can be an impetus in the efforts for the redevelopment of East Gainesville.

Science and technology has become a major program focus for PK Yonge as they seek to be the leader and model in this area statewide. One step in this goal is the integration of technology through the curriculum, teaching, testing and grading methods as well as providing the most current equipment for teachers and students. This might include student access to computers and the internet, a campuswide wireless network, access to the University network, smartboards, LCD projectors and in each classroom, document readers, etc. Also incorporated in the campus will be technology for student teaching and professional development including cameras in classrooms for on-site observation from a remote location and infrastructure for long-distance learning so teachers could observe PK Yonge classrooms from their home schools across the state. Science teaching opportunities could be integrated throughout the campus. First, opportunities abound in the natural environment of the campus including the creek and Fossil Pit. Second, within the design of the buildings that could expose building systems to be observed. And third, utilizing LEED concepts throughout the campus to expose students to environmental sensitive concepts such as wind generation, green roofs and cistern water collection.

ASSETS

PK Yonge has many assets that put it in the position to become a national model for "Schools as Centers of Community." Some of these include:

- Collaboration with University of Florida, their faculty and administration
- Access to UF campus
- Access to the city bus system
- Established afterschool program
- A beautifully wooded site, with a multi-layered topography/elevation and a creek
- An atmosphere of high expectations
- An emphasis on Performing Arts
- Successful competitive sports program
- Outdoor amphitheater and classrooms
- Strong sense of community

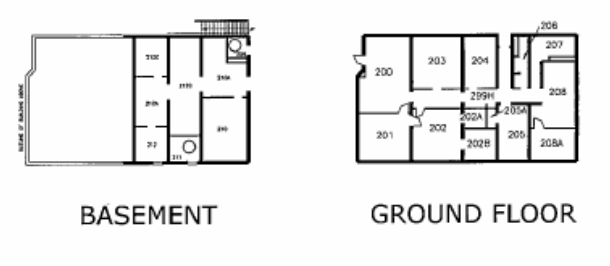
ISSUES

- Site is limited by need for onsite water retention and some wetlands
- Drainage system needs improvement
- Current campus is too spread out
- Parking and traffic does not work well
- Classroom buildings are isolated and do not encourage collaboration
- Lacks permanent facilities for community, university and alumni use (relocatable buildings on campus house these programs)
- Lacks competitive sports facilities
- Inadequate parking
- Cafeteria inadequate
- Needs fiber optic infrastructure
- Needs adult/faculty showers in order to model physical fitness activities
- Inadequate toilet facilities
- No perimeter security or CPTED principles
- Buildings in need of major renovation
- Needs new intercom/communication system and CCTV
- Covered walkways needed between buildings
- Need visible student congregation areas
- Need faculty meeting/lounge areas in each division (elementary, middle, high)
- Need space for student socials/meetings
- Occupational Therapy needs space

POSSIBLE ROADBLOCKS

- Funding
- Balancing the need for PK-12 space with the desire for University space
- The ability to make the campus secure without creating a "closed" feeling to the community
- Site limitations, tree ordinances, onsite water retention
- Not a "green field site" - creek is important and divides the site
- Need to preserve "memorials"
- Pedagogical influence of university must match collaborative priorities.

CONDITION ASSESSMENT
BUILDING 510 (C)



ARCHITECTURAL

Building 510 (or Building C) is the main administration building on the PK Yonge campus. It was constructed in 1958 and renovated in 1970. The two-story building is of CMU construction with brick veneer, steel floor and roof structure, and has a standing seam metal roof. Windows and storefront doors are anodized aluminum and appear to be original. Other exterior doors are hollow metal and interior doors are stained wood. Ceilings are primarily lay-in acoustical tile. Floors are carpeted throughout the offices.

Use
The building's use is for administrative office space and houses the director, 2 assistant principals, the ESE Director, Educational Psychologists and administrative assistants on the first floor. The basement includes a conference room, teacher lounge, records storage, vending, copy room and the campus data/communications hub and main electrical room.

ADA
There is no elevator in the building for disabled access between floors. Hallways are narrow and would be difficult for wheelchairs to maneuver through. The restrooms have narrow entries, no turning radius and the fixtures are not compliant. Reception countertops do not have a wheelchair approach. Portions of the basement have a ramp that exceeds 1:12 slope making that area inaccessible. Drinking fountains do not meet height or approach requirements. There is no ADA hardware on the doors.

Life Safety
The building appears to have sufficient exiting and the path-of-travel distances are not exceeded. Each level has two remote exits. Fire alarm devices and locations are not to current code. There is no fire sprinkler system in the building. Fire extinguishers were noted throughout the building.

Finishes
The building finishes, including carpet, acoustic ceiling tile, and paint are in moderate to poor condition. Restrooms finishes are in poor condition and fixtures & partitions should be replaced. Windows have been retrofitted to allow the installation of package wall air conditioning units. Interior doors appear to be original and are in moderate to poor condition.

Programmatic
The administrative functions on campus are spread between several buildings. Records storage is inadequate and not secure. The conference room is shared between PK Yonge and the University College of Education.

MECHANICAL ENGINEERING

Mechanical
The building uses PTACs (Package Terminal Air Conditioners) on the upper floor and a combination of PTACs and ductless split systems on the lower floor. The PTACs appear to be in fair to good condition. The ductless split systems appear to be in fair to good condition except for one that did not appear to be operational. The PTACs did not appear to have provisions for outdoor (ventilation) air. The ductless split systems did not have provisions for outdoor air. Outdoor air is required by code. The janitor's closet did not have an EF (Exhaust Fan) and the EFs in the Men's Room and Women's Room did not operate. Restroom and janitor's closet EFs are required by code.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded. The urinal is missing from the men's room.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life, including several pieces of abandoned equipment. The convenience receptacles are in poor condition and are not spaced efficiently.

Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system needs to be replaced.

Fire Alarm System
The Simplex 4020 fire alarm control panel is in fair condition and has 5-7 years of useful life remaining. However, the fire alarm system will need additional devices and programming modifications to provide a complete code-compliant system.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked detection and notification capabilities.

Voice and Data System
The phone system is an outdated Northern Telecom Meridian system. It is in poor condition and is past its useful life. Most phone cabling is exposed and shows signs of damage in many areas. The data cabling and accessories are Category 5 and utilize surface raceways to most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear. The Data/Comm Room temperature is above the recommended ambient temperature for communication equipment rooms. The room is lacking proper firestops for cabling entering and exiting the space.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary. All cables and conduits should be sealed and firestopped as required.

Lighting

There are lay-in fluorescent light fixtures in the conference room and they are in fair condition. There are surface mounted fluorescent fixtures in the storage and equipment areas and they are in poor condition. The lighting levels throughout the building are not adequate per IESNA standards. Also, there are no emergency lights in the building.

The light fixtures should be replaced with energy efficient lamps to provide 50 foot-candle average illumination levels in all work areas and 35 foot-candles in storage and equipment rooms. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

Intercom System

The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

The entire intercom system should be replaced with a complete educational communication system with voice over IP capabilities.

Security

The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 511 (D)

ARCHITECTURAL

Building 511 (or Building D) is an administration and student services building. It was constructed in 1958. This building is single story and is constructed of CMU with brick veneer, and steel bar joist roof structure with tectum decking. Windows and storefront doors are anodized aluminum and appear to be original. Other exterior doors are hollow metal and interior doors are stained wood. Ceilings are primarily lay-in acoustical tile. Floors are carpeted throughout the offices.

Use

The building's use is for administrative offices and houses the attendance and admissions offices, the clinic and the student services/MIS director in one portion of the building. Another area of the building, houses the Guidance Department which includes four counselors, a secretary and reception area and records storage.

ADA

Narrow hallways and cramped common spaces would make wheelchair access very difficult. The restrooms have narrow entries, no turning radius and the fixtures are not compliant. Reception countertops do not have a wheelchair approach. There is no ADA hardware on the doors.

Life Safety

The building appears to have sufficient exiting and the path-of-travel distances are not exceeded in either portion. Both the guidance and attendance area have two remote exits. Fire alarm devices and locations are not to current code. There is no fire sprinkler system in the building. Fire extinguishers were noted throughout the building.

Finishes

Carpet throughout the building appears in poor condition. The 2 x 2 acoustical ceiling tiles have been mixed and matched throughout. Paint is in moderate to poor condition. Restrooms finishes are in poor condition and fixtures & partitions should be replaced. Windows have been retrofitted to allow the installation of package wall air conditioning units. Interior doors appear to be original and are in moderate to poor condition.

Programmatic
The administrative functions on campus are spread between several buildings.

MECHANICAL ENGINEERING

Mechanical
The building uses PTACs and wall hung package AC (Air Conditioning) units. The PTACs and wall hung package ACs appear to be in fair to good condition. The PTACs did not appear to have provisions for outdoor (ventilation) air. Outdoor air is required by code. The restroom EF in room 223 operated but was noisy.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life. Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system should be replaced.

Fire Alarm System
The fire alarm system is in fair condition and has 5-7 years of useful life remaining. The existing devices do not provide a complete code-compliant coverage in all areas.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System
The voice and data cabling and accessories are Category 5 and utilize surface raceways to most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear. Many areas are lacking proper firestopping for cable penetrations.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary. All cables and conduits should be sealed and firestopped as required.

Lighting
There are lay-in fluorescent light fixtures in the office areas and they are in fair condition. There are surface mounted fluorescent fixtures in the restrooms, storage and equipment areas and they are in poor condition. The lighting levels throughout the building are not adequate per IESNA standards. Also, there are no emergency lights in the building.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels per IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

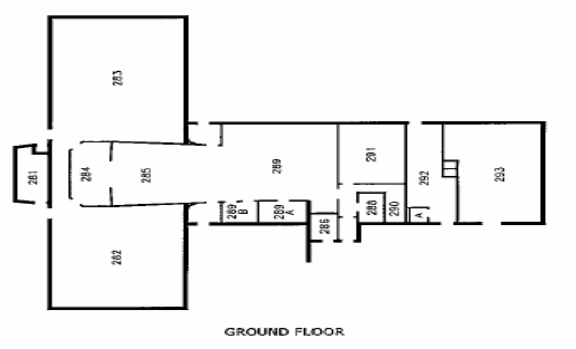
Intercom System
The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

The entire intercom system should be replaced with a complete educational communication system with integrated voice over IP capabilities.

Security
The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 512 (E)



ARCHITECTURAL

Building 512 (or Building E) is the school's cafeteria and kitchen. It's a single story building constructed in 1958. The building is of masonry construction with brick veneer both outside and inside and a steel roof structure with tectum decking. Exterior doors are hollow metal and windows which surround the dining areas are anodized aluminum. Ceilings in the dining area are 2' x 2' lay-in acoustical tile and are plaster in the kitchen. Lighting in the dining area is 2' x 4' prismatic fixtures. There are also ceiling fans in the dining area. Floors in the dining room are terrazzo and quarry tile in the kitchen and serving area.

Use

The building has two dining areas with a central kitchen and two hot serving lines. Additional pizza serving lines occur outside under the covered dining area as well as one line accessed from each dining room inside. The kitchen includes full commercial equipment, a walk-in freezer (which is located outside the building with interior access), manager's office, dry storage and a restroom. The building also includes a custodial receiving area (with loading dock) and boiler room. The boiler room appears to not be active any longer.

ADA

The hot serving lines are not accessible to wheelchairs. Door hardware is not ADA compliant. The restroom size and fixtures do not comply.

Life Safety

The building appears to have sufficient exiting for the occupant capacity with doors on the east and west of the dining rooms. Fire alarm devices and locations are not to current code. There is no fire sprinkler system in the building. Fire extinguishers were noted throughout the building. It could not be determined if the doors between the kitchen and dining were fire-rated.

Finishes

The terrazzo floors in the dining area are in fair condition and could be restored. The quarry tile floors in the kitchen are in good condition. The glazed tile walls in the kitchen are dated but in fair condition. The 2' x 2' acoustical ceiling tile in the dining areas is in fair condition. Windows appear to be original and are in fair condition. Paint is in fair condition.

Programmatic
The two sides of the cafeteria work well in providing areas for separate functions especially with different grade levels, however a single larger space would accommodate larger functions. (One instance this arrangement works well in on rainy mornings where the elementary students occupy one half of the cafeteria while those eating breakfast occupy the other half). The kitchen appears to be small and not very efficient in its layout. The custodial receiving area is not large enough for storage of many paper goods. The boiler is no longer active which makes this room wasted space.

MECHANICAL ENGINEERING

Mechanical
The building uses PTACs, wall hung package AC units, window air conditioners, ground mounted package AC, a heating/ventilating unit and some UHs (Unit Heaters). The PTACs and wall hung package ACs appear to be in fair to good condition. The PTACs did not appear to have provisions for outdoor (ventilation) air. Outdoor air is required by code. The ground mounted package AC and exterior ductwork appeared to be in fair condition. There were three kitchen hoods, only one of which had kitchen equipment mounted below. This hood had a fire extinguishing system and gas shut-off valve. The kitchen hoods have seams and do not meet current code requirements. The boiler room contained two boilers that appear to have been abandoned in place.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded. The kitchen fixtures were of different ages, most being well worn.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life. Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system should be replaced.

Fire Alarm System
The fire alarm system is in fair condition and has 5-7 years of useful life remaining. The existing devices do not provide a complete code-compliant coverage in all areas.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System
The voice and data cabling and accessories are Category 5 and utilize surface raceways to most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear. Many areas are lacking proper firestopping for cable penetrations.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary. All cables and conduits should be sealed and firestopped as required.

Lighting

There are lay-in fluorescent light fixtures in the cafeteria and kitchen areas and they are in fair condition and have approximately 5-7 years of useful life remaining. There are surface mounted fluorescent fixtures in the storage and equipment areas and many are in poor condition and past their useful life. The lighting levels throughout the building appear to be adequate per IESNA standards. However, there are no emergency lights in the building.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels per IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

Intercom System

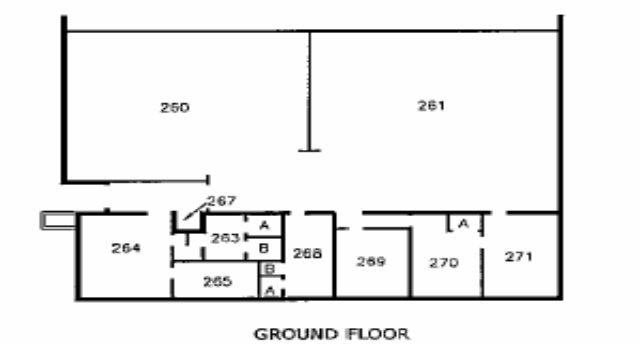
The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition. The entire intercom system should be replaced with a complete educational communication system with integrated voice over IP capabilities.

Security

The security system consists of motion detectors and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 513 (F)



ARCHITECTURAL

Building 513 (or Building F) is the campus library which is shared among all levels of the school. It is a single story building that was constructed in 1958 of masonry walls with brick veneer and a steel roof system. The roof is standing seam metal. The north wall of the reading room, which is the full width of the building, is glazed from floor to ceiling with an anodized aluminum storefront system. Ceilings are suspended 2' x 4' acoustical panels with 2' x 4' parabolic light fixtures. The floors are carpeted.

Use

The building houses the reading collection for the school and has two class work areas and a computer work area large enough for one class. It also houses a small group reading room, A/V storage area, work room, media specialist office and conference room. The library is part of the University of Florida library system and the collection is accessed by University of Florida students and professors.

ADA

There is a single restroom for the media specialist but no student or public restrooms in the building. The staff restroom is non-compliant. The circulation desk does not have a wheelchair approach. Drinking fountains do not meet height or approach requirements. There is no ADA hardware on the interior doors.

Life Safety

There are two main exits from the reading rooms – one a double door and the other a wide single door, which appear to provide sufficient exiting from the building for the occupancy load. The path-of-travel distances also appear to be within reason. Fire alarm devices and locations are not to current code. There is no fire sprinkler system in the building. Fire extinguishers were noted throughout the building.

Finishes

The carpet throughout the library appears to be newer and is in good condition. There does appear to be high humidity in the space causing all of the acoustical ceiling tiles to sag badly. There are also reports of mold issues in the building. The paint is in good condition throughout. The small group reading room is painted with murals on all four walls and is very inviting. The

reading room window wall consists of a series of operable sliding door panels. It is not known if they are still operable.

Programmatic
An abandoned darkroom in the building is currently underutilized as storage space.

MECHANICAL ENGINEERING

Mechanical
The building two ground mounted package AC units on opposite ends of the building to condition the library area and a split system to condition the office area. The package AC units appeared to be in fair condition; the exterior ductwork had mold and algae growing on the exterior insulation. The ceiling tiles were sagging; evidence that the units were not controlling humidity. The split system appeared to be newer than the package units and in good condition. The restroom did not have an exhaust fan. The darkroom exhaust system had been abandoned.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of Federal Pacific Electric panelboards and transformers. The panelboard outside of Office 268 is damaged and is missing a latch. The power circuits for the workstations are routed through utility poles in the main areas. Many of the outlets on the poles are damaged or missing faceplates. In general, the electrical equipment is in poor condition and is well past its useful life.

Fire Alarm System
The fire alarm system is in fair condition and has 5-7 years of useful life remaining. However, the fire alarm system is missing notification devices necessary to provide complete coverage per the latest edition of the NFPA 72 Fire Alarm Code.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System
The data room is in fair condition but is lacking a cable management system. The room is lacking proper firestops for cabling entering and exiting the space. The data cabling and accessories are Category 5 and utilize surface raceways or tele-power poles to most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear, especially at the utility poles. The ITV system headend is located in room 264. There are several pieces of satellite and media distribution equipment that are in fair condition but are well past their useful life.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary. All cables and conduits should be sealed and firestopped as required. The ITV system should be removed and a

comprehensive digital media distribution system should be provided as a part of a complete educational communication system.

Lighting
There are lay-in fluorescent light fixtures throughout the main library areas and they are in fair condition. There are surface mounted fluorescent fixtures in the storage and equipment areas and they are in fair condition. The lighting levels throughout the building are not adequate per IESNA standards. The exit light at the front doors is not lit. Also, there are no emergency lights in the building.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels to meet IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

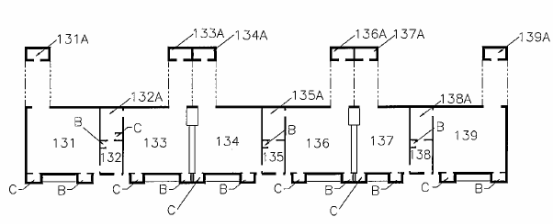
Intercom System
The intercom system in the media center is in poor condition and is past its useful life. The backbone cabling is run exposed through the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

The entire intercom system should be replaced with a complete educational communication system with voice over IP capabilities.

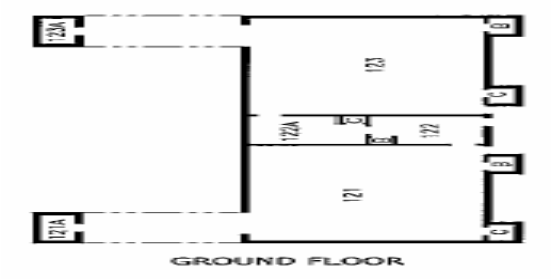
Security
The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

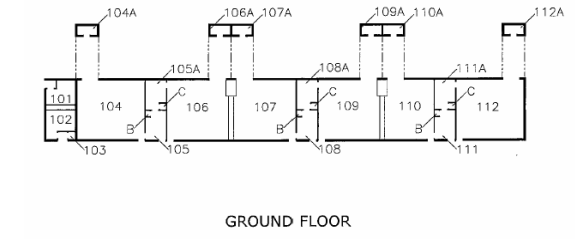
CONDITION ASSESSMENT
BUILDINGS 514, 515, 516 (G, H, I)



GROUND FLOOR



GROUND FLOOR



GROUND FLOOR

ARCHITECTURAL

Buildings 514, 515, and 516 (or Buildings G, H, & I) are elementary classroom buildings. Each is a single story, single-loaded corridor building of CMU and brick veneer construction with a gable-pitched roof. They were built in 1958. The gable extends on the front of the classroom to form an exterior covered walkway. It extends on the back side of the classroom to create a covered porch area which terminates into an outside storage room. The classrooms have a large wall of windows on the back side and a narrow ribbon of windows under the covered walkway. The windows are anodized aluminum. Doors to the classroom are hollow metal at the corridor (front) of the classrooms and anodized aluminum storefront doors on the back side. The classrooms are all carpeted and have 2' x 4' acoustical tile ceilings. One wall of each classroom has built-in cabinets which house both open and closed shelving. There is an area reserved for televisions in the casework, but no televisions were observed in the rooms visited.

Use
These three buildings house 14 kindergarten through 5th grade classrooms. One classroom is used for both elementary and high school science. Each classroom in buildings 514 and 515 has two individual restrooms for the primary grades. Building 516 has group restrooms on the west side of the building. There are two shared spaces between each two classrooms which are used for teacher planning spaces or for other various programs that require pull-out or office space.

ADA
Individual and group restrooms are not accessible in any of these buildings. Also door hardware is non-compliant.

Life Safety
Each classroom has two doors which exit directly to the exterior, however the storefront doors were found to have deadbolt locks which would make them ineffective in the case of an emergency. None of the classrooms or auxiliary spaces are sprinkled. Fire alarm devices are not to current code.

Finishes
These classrooms have been renovated within the last 3 years and therefore finishes are generally in good condition. These finishes include carpet, light fixtures, ceiling tile and paint. Some ceiling tiles however were observed to have visible stains, probably from roof leaks. New white boards have been installed in nearly every classroom over the top of the existing original chalkboards.

Programmatic
At close to 1100 square feet each, the classrooms are more than adequate in size for the current student count of 18 or 22 in each room. The rooms are connected by exterior covered walkways which may not be adequate for weather protection in blowing rain conditions. Each room has an exterior classroom area and exterior storage, however it is reported that they are not extensively used. Each room was observed to have five computers. Televisions and/or LCD projectors were not observed in most classrooms. There were also no sinks or water fountains in the classrooms besides what were found in the primary restrooms, themselves.

MECHANICAL ENGINEERING

Mechanical
These buildings use wall mounted package AC units with supply ducts above the ceiling serving the classrooms and offices and a return plenum on the wall at the AC unit. The ceiling cavities appeared to be ventilated; no vapor barrier. The units were in fair to good condition, depending on age. There are restrooms along the exterior corridor with exhaust fans that discharge onto the corridor; this is a violation of current code. Some of the fans were noisy and others were not operational.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded. There were no plumbing fixtures in the classrooms.

ELECTRICAL ENGINEERING

Electrical Distribution System

The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life. Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system should be replaced.

Fire Alarm System

The fire alarm system is in fair condition and has 5-7 years of useful life remaining. The exterior notification devices are weathered and in poor condition. The existing devices do not provide a complete code-compliant coverage in all areas.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System

The voice and data cabling and accessories are Category 5 and utilize surface raceways and utility poles at most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary.

Lighting

There are lay-in fluorescent light fixtures in the classrooms and planning areas and they are in fair condition. There are surface mounted fluorescent fixtures in the storage and equipment areas and they are generally in fair condition. The lighting levels do not appear adequate per IESNA standards. Also, there are no emergency lights in the buildings.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels per IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

Intercom System

The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

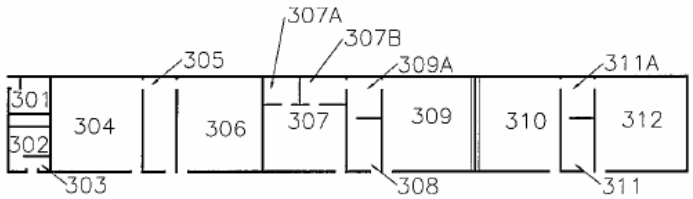
The entire intercom system should be replaced with a complete educational communication system with integrated voice over IP capabilities.

Security

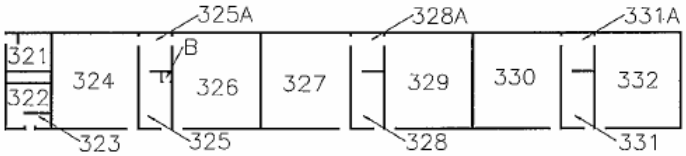
The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDINGS 517, 518, 519, 520 (J, K, L, M)



GROUND FLOOR



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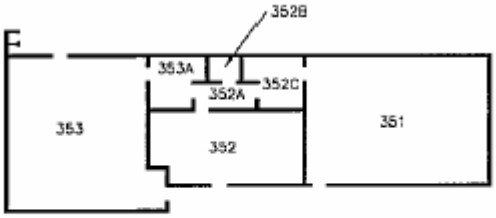

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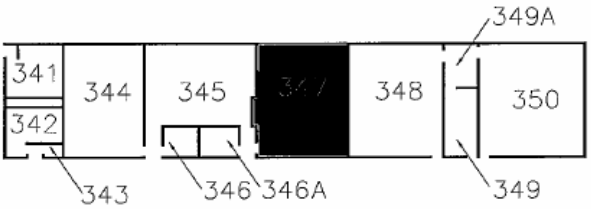


GROUND FLOOR

ARCHITECTURAL

Buildings 517, 518, 519 and 520 (J, K, L, & M) are middle and high school classroom buildings. Each is a single story, single-loaded corridor building of CMU and brick veneer construction with a gable-pitched roof. They were each built in 1958. The gable extends on the entry side of the classroom to form an exterior covered walkway. The classrooms have a large wall of windows on the back side and a narrow ribbon of windows under the covered walkway. The windows are anodized aluminum. Doors to the classroom are hollow metal at the corridor (front) of the classrooms and anodized aluminum storefront doors on the back side. The classrooms are all carpeted and have 2' x 4' or 2' x 2' acoustical tile ceilings. One wall of each classroom has built-in cabinets which house both open and closed shelving. Television and DVD equipment is located in the casework unit.

Use
These three buildings house middle school classrooms & science (517), middle and high school classrooms (518), middle and high school ESE and classrooms (519) and high school classrooms and ISS for all levels (520). Buildings 517, 518 and 520 each have group restrooms on the west side of the hall. Building 519 does not have restrooms. There are teacher planning offices between most classrooms which may be associated with the classroom or have more general campus functions, (i.e. volunteer coordinator, assistant principal, etc.)

ADA
Individual and group restrooms are not accessible in any of these buildings. Also door hardware is non-compliant. Due to the site topography, wheelchair access between buildings could be very difficult if not impossible in some areas.

Life Safety
Each classroom has two doors which exit directly to the exterior, however the storefront doors were found to have deadbolt locks which would make them ineffective in the case of an emergency. None of the classrooms or auxiliary spaces is sprinkled. Fire alarm devices are not to current code.

Finishes
These classrooms have been renovated within the last 3 years and therefore finishes are generally in good condition. These finishes include carpet, light fixtures, ceiling tile and paint. Some ceiling tiles however were observed to have visible stains, probably from roof leaks. New white boards have been installed in nearly every classroom over the top of the existing original chalkboards. Cabinetry in science classrooms is in fair condition.

Programmatic
Most of the classrooms in these four buildings are under 800 square feet and therefore undersized for 25 student stations. Rooms 353 and 351 are over 950 square feet and are more than adequate.
The rooms and buildings are connected by exterior covered walkways which may not be adequate for weather protection in blowing rain conditions. Each hall has student lockers along the exterior wall of the building under the canopy. Each room was observed to have five computers. Televisions and VCR/DVD players were observed in all rooms visited within the built-in casework. Science labs have Sheldon island tables with water and gas utilities.

MECHANICAL ENGINEERING

Mechanical
These buildings use wall mounted package AC units with supply ducts above the ceiling serving the classrooms and offices and a return plenum on the wall at the AC unit. The ceiling cavities appeared to be ventilated; no vapor barrier. The units were in fair to good condition, depending on age. There are restrooms along the exterior corridor with exhaust fans that discharge onto the corridor; this is a violation of current code. Some of the fans were noisy and others were not operational.

Plumbing
The restroom fixtures are not ADA compliant. The fixtures are old and corroded. There were no plumbing fixtures in the classrooms.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life. Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system should be replaced.

Fire Alarm System
The fire alarm system is in fair condition and has 5-7 years of useful life remaining. The exterior notification devices are weathered and in poor condition. The existing devices do not provide a complete code-compliant coverage in all areas. System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System
The voice and data cabling and accessories are Category 5 and utilize surface raceways and utility poles at most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary.

Lighting
There are lay-in fluorescent light fixtures in the classrooms and planning areas and they are in fair condition. There are surface mounted fluorescent fixtures in the storage and equipment areas and they are generally in fair condition. The lighting levels do not appear adequate per IESNA standards. Also, there are no emergency lights in the buildings.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels per IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

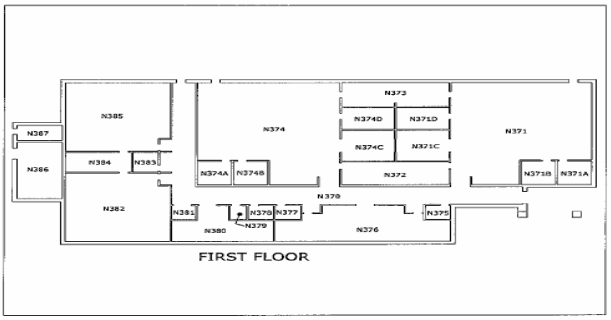
Intercom System
The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

The entire intercom system should be replaced with a complete educational communication system with integrated voice over IP capabilities.

Security
The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 521 (N)



ARCHITECTURAL

Building 521 (or Building N) is a single-story structure with a double-loaded corridor. The building is constructed of CMU masonry with brick veneer and a standing seam metal gable-pitched roof. It was constructed in 2005. Large windows in each space are anodized aluminum. Exterior doors are hollow metal and interior doors are stained wood. The labs have VCT, vinyl or concrete floors. Ceilings are 2' x 2' acoustical tile and have 2' x 4' prismatic light fixtures. Science and art labs are equipped with perimeter casework which includes specific cabinets for the rooms function. VCR and DVD equipment is located within room casework. Each room also has ceiling mounted LCD projectors. The science labs also have retractable electrical power reels that are suspended from the ceiling.

Use
This building has two uses among four major rooms: 2 middle school science labs and one middle school and one high school art lab. There are associated storage related spaces for each of these areas included a shared kiln room between the two art labs. Also included in this building is a gallery space adjacent to the art labs.

ADA
This building appears to comply with ADA in many aspects of accessibility including restrooms, door hardware, etc. Tables and sink stations in the art and science rooms do not appear to comply, however.

Life Safety
There are two main exits along the corridor length and each interior space appears to comply with the length of travel requirements. The art rooms have secondary egress directly from each room to the exterior. Each art room also has exit signage at each door. The building is fully sprinkled. Emergency lighting is by battery wall pack fixtures. Fire extinguishers were noted throughout the building.

Finishes
The finishes, including VCT, paint, acoustical ceilings and laminate casework, in these labs are in very good condition.

Programmatic
The labs in this building appear to be well designed for the current program requirements and include adequate storage rooms and casework as well as adequate power, data, technology and equipment.

MECHANICAL ENGINEERING

Mechanical
The building has a stand alone air cooled chiller with a VAV (Variable Air Volume) system. All the equipment is fairly new and appears to be in good condition. The kiln room has an exhaust system. There are no fume hoods.

Plumbing
All the plumbing equipment is fairly new and appears to be in good condition. The labs have emergency shower/eyewashes.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system is in good condition and has 20+ years of useful life remaining. There are some damaged receptacle faceplates throughout the classrooms, but the receptacles overall are in good condition.

Classroom receptacles should be inspected and replaced as necessary. No other improvements are currently needed in this building.

Fire Alarm System
The fire alarm system is a Class B, addressable system. The fire alarm terminal cabinet (FATC) is located in the Electrical Room and ties into the existing campus system. It is in good condition and has 20+ years of useful life remaining. However, the system reports as zones to the campus FACP instead of individual devices.

The backbone feed from the FACP and the FATC in this building should be evaluated and upgraded as necessary when the FACP is upgraded. This will allow for a complete addressable, networked fire alarm system for the campus.

Voice and Data System
The voice and data system has Category 5e and Category 6 components and is in good condition but the backbone system may not be adequate for future curriculum requirements. The horizontal cabling system appears to be adequate for current and near-future uses.

The backbone cabling system should be evaluated and upgraded if necessary as part of the campus-wide structured cabling system renovations. The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary.

Lighting
There are lay-in fluorescent light fixtures in the classrooms and surface mounted fluorescent fixtures in the restrooms, storage and equipment areas. There is also track lighting in the Art Gallery. All lighting fixtures appear in good condition and have 15-20 years of useful life. The lighting levels throughout the building appear adequate per IESNA standards. Also, there are adequate emergency lights via wall packs throughout the building.

The light fixtures should be cleaned and re-lamped with energy efficient lamps as necessary. Lighting controls should be inspected to ensure compliance with latest energy efficiency requirements from Chapter 13 of the Florida Building Code.

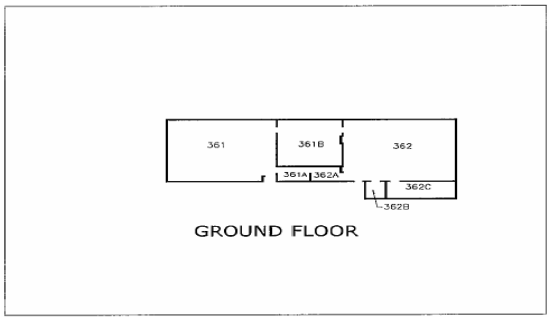
Intercom System
The intercom system incorporates intercom, paging, bell and clock functions for the building and ties into the campus system. The end devices in this building are in good condition but the condition of the backbone cabling is suspect. There are ceiling mounted speakers in the classrooms and work areas with push-to-talk call buttons. There are exterior horn speakers around the building in good to fair condition.

The infrastructure of the intercom system should be replaced when the campus communication system is upgraded. The end devices should be reused where feasible.

Security
The security system consists of motion detectors and door contacts at exterior doors. The security devices are in good condition and have approximately 12-15 years of useful life remaining. The system utilizes older technology standards and provides minimal security for the building.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors and windows protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 522 (O)



ARCHITECTURAL

Building 522 (or building O) is a single-story structure with a single-loaded exterior corridor. The building is constructed of CMU masonry with brick veneer and a sloped built-up roof. It was constructed in 1958. Windows in each space are anodized aluminum. Exterior doors are hollow metal and interior doors are stained wood. The labs have sheet vinyl floors. Interior walls are painted CMU. Ceilings are 2' x 4' acoustical tile and have 2' x 4' prismatic light fixtures. These labs include perimeter cabinets and freestanding lab stations with gas and water. Each lab also has a teacher's demonstration station, a fume hood and an eyewash/shower. A storage room is shared by the two labs and includes a fume hood, acid storage cabinet and flammable storage cabinet along with shelving for equipment and supplies.

Use
The building is used for High School science labs. There is a large shared storage area between the two labs and each lab has a teacher planning space.

ADA
This building does not have ADA hardware, lab tables or sink approach.

Life Safety
The classroom doors of each lab space exit directly to the exterior. There is no fire sprinkler system in the building. Fire extinguishers were noted.

Finishes
The finishes including vinyl flooring, paint, casework, and acoustical ceiling tile are in poor to fair condition. The ceiling tile is stained in places from roof leaks. The exterior of the building exhibits rust on some of the exposed steel members.

Programmatic
The labs in this building appear to be functional for the current program requirements. They are adequate in size; however, they appear somewhat cramped because they incorporate both lab desks and student desks. The storage room is large, but it is also well utilized. There are video projectors and VCR's in each classroom.

MECHANICAL ENGINEERING

Mechanical
The building uses wall hung package AC (Air Conditioning) units. The wall hung package ACs appear to be in fair condition. One of the science classrooms has a fume hood and also shares a two sided fume hood with the chemical storage room.

Plumbing
All the plumbing equipment appears to be in fair condition. The labs have gas cocks with master shutoffs.

ELECTRICAL ENGINEERING

Electrical Distribution System
The electrical distribution system consists of a variety of Federal Pacific Electric panelboards and transformers. All electrical equipment is in poor condition and is well past its useful life. Due to the lack of replacement parts, and the cost of refurbishment, the entire distribution system should be replaced.

Fire Alarm System
The fire alarm system is in fair condition and has 5-7 years of useful life remaining. The exterior notification devices are weathered and in poor condition. The existing devices do not provide a complete code-compliant coverage in all areas.

System replacement is recommended due to the limited useful life remaining and the need for state of the art alarming and networked notification capabilities.

Voice and Data System
The voice and data cabling and accessories are Category 5 and utilize surface raceways and utility poles at most work outlet locations. There are damaged faceplates and some cabling shows extensive wear and tear.

The horizontal cabling system should be upgraded to the current Category 6 standards. The work area outlets should be inspected and replaced as necessary.

Lighting
There are lay-in fluorescent light fixtures in the classrooms and planning area and they are in fair condition. There are surface mounted fluorescent fixtures in the storage and equipment areas and they are in fair to poor condition. The lighting levels in the classrooms are not adequate per IESNA standards for a science classroom. Also, there are no emergency lights in the building.

The light fixtures should be replaced with energy efficient lamps to provide average illumination levels per IESNA standards. Lighting controls should be installed to meet energy efficiency requirements for Chapter 13 of the Florida Building Code. Emergency battery packs should be installed to provide a minimum of 1 foot-candle average illumination along all egress paths.

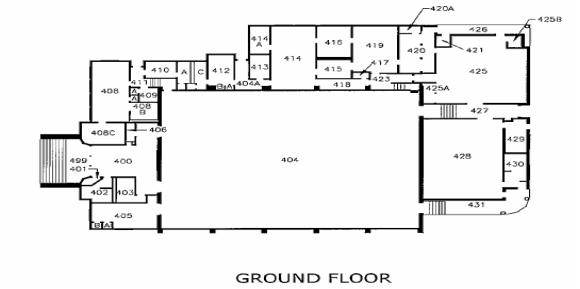
Intercom System
The Dukane intercom system incorporates intercom, paging, bell and clock functions for the campus. It is in poor condition and is past its useful life. The wiring is run exposed in the canopies throughout the campus, and shows signs of damage from the environment. There are ceiling mounted speakers in the work areas with push-to-talk call buttons. There are exterior horn speakers at the walkways which are weathered and in poor condition. The digital clocks are old but in fair condition.

The entire intercom system should be replaced with a complete educational communication system with integrated voice over IP capabilities.

Security
The security system consists of motion detectors in select areas, and door contacts at exterior doors. The security devices are in fair condition and have approximately 3-5 years of useful life remaining. The system utilizes old technology standards and provides minimal security for the campus.

The security system should be upgrade to an IP-based system with complete coverage throughout the campus. At a minimum, the system should provide monitoring at all exterior doors and at doors protecting valuable assets.

CONDITION ASSESSMENT
BUILDING 523 (P)



ARCHITECTURAL

Building 523 is the gymnasium and physical education building. It was constructed in 1958 and includes an addition which is about 10 years old. Exterior doors are hollow metal and interior doors are wood. Floor finishes in this building include terrazzo in the lobby, wood in the gymnasium, quarry tile in the locker rooms, carpet in the aerobics room and rubber flooring in the weight room. Interior walls are painted CMU. Ceilings vary throughout the building but are generally open in the locker rooms, hard plaster ceilings in the shower areas and suspended acoustical tile in the lobby. The gym has an open ceiling with a tectum decking. The gymnasium and locker rooms are not air conditioned.

Use

The building houses the gymnasium with seating for approximately 300 on either side (600 total) and has 6 baskets. There are public restrooms adjacent to the lobby. There are girl's and boy's PE locker rooms along with restrooms and showers on the north side of the building. There is also a boy's varsity locker room. The locker room areas include one office for female coaches and 2 for male coaches. The new addition added to the east side of the building houses an aerobics rooms and weight room. A training room with whirlpool, ice machine, training tables and laundry facilities is off of the varsity locker room and the aerobics room.

ADA

This building has a stair entry to the elevated lobby. A wooden ramp was added to accommodate the disabled. There are also stairs on the opposite side of the building that exits to the fields that has no handicap access. There is no wheelchair seating within the collapsible bleachers. Handicap accessibility to and within the restrooms is limited. Interior door hardware does not meet ADA requirements for the disabled.

Life Safety

There are four exits to the gymnasium which will accommodate approximately 1280 persons; more than twice what the gymnasium will seat in bleachers.

There are sufficient exit signs and fire extinguishers were noted throughout the building. There is no fire suppression system in the building.

Finishes
Finishes include painted block, quarry tile, terrazzo, wood flooring, VCT, rubber flooring, carpet, plaster and acoustical tile ceilings. The majority of finishes are worn and should be replaced. The bleachers in the gym are wood and have no handrails or guardrails. The lockers in the locker rooms are beyond their useful life. The shower rooms have broken heads, no hot water and are used for storage. The building is generally dark and dingy and requires major remodeling or demolition.

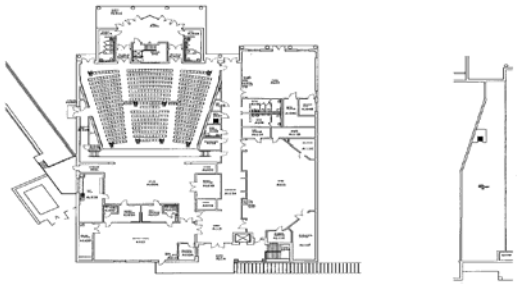
Programmatic
The gymnasium is too small to seat the current population that attends basketball games. The locker rooms are inadequate and the girls do not have gender equity. The coach's offices are small and inadequate. The gymnasium is not fully accessible to the public. It is on the far end of the campus which is not convenient for middle school or elementary school use.

MECHANICAL ENGINEERING

Mechanical
The main gym has two exhaust fans and intake louvers mounted high on the walls. The fans are operational and in fair condition. There is no heat in the gym. The weight and aerobic rooms are more recent additions and have split system ACs that appear to be in good condition. The locker rooms and coaches offices use PTACs that are in fair condition.

Plumbing
All the plumbing equipment is in poor to pitiful condition – time to start over from scratch. Some of the group showers are falling apart. There is no hot water.

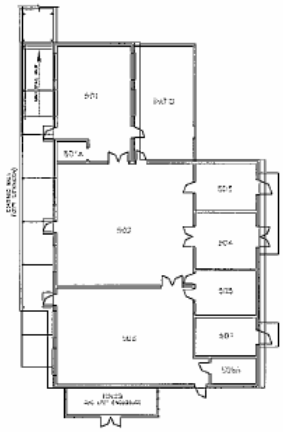
CONDITION ASSESSMENT
BUILDING 524



ARCHITECTURAL

Building 524 is the new auditorium which was constructed in 2003, replacing the original auditorium building on the same site. It incorporates band, chorus, drama and music rooms along with a full auditorium seating for approximately 488, stage, lobby and public restrooms. Due to the age of this building, a condition assessment was not performed.

CONDITION ASSESSMENT
BUILDING 606 (Q)



GROUND FLOOR

ARCHITECTURAL

Building 606 (Q) is a single story classroom building which was built in 1996. It is of masonry construction with brick veneer. It consists of three teaching spaces which are accessible from an exterior walkway. Currently two of the spaces are being utilized for a technology lab and a science lab. Each has adjacent storage space. The third room is the television studio and it has a small control room adjacent. It was reported that there is currently not a strong television production program at the school. Due to the age of this building, a condition assessment was not performed.

ELECTRICAL ENGINEERING

General Observations

The campus has a wireless internet connection to UF from a pole mounted antenna, located east of Building 606 to the roof of one of the Beatty Towers. The wireless connection utilizes Cisco 1310 wireless bridges with a transmission rate of approximately 14-25 Mbs. This speed is well below the 100-1000 Mbs industry standard for an education facility of this stature. The system is in fair condition but is susceptible to weather conditions and RF interferences. There is also the high probability of partial obstruction and interference from tree growth and future building construction. It is recommended that the wireless connection be removed and that new optical fiber circuits from GRU be provided from the existing manhole near the corner of SW 11th Street and SW 9th Avenue. This fiber optic link would remove any transmission limitations for real-time distance learning endeavors or future curriculum implementations that require high bandwidth applications. An optical fiber cable connection to UF should be provided in a similar manner, originating from the proposed Main Communications Room in the new main campus administration building.

CONDITION ASSESSMENT
SITE CONDITIONS

EXISTING CONDITIONS

The P.K. Yonge Developmental Research School is located on a site with unique natural and built environmental challenges. Unlike most campuses, this site plays host to a wide range of age groups that can be demanding on the landscape. And yet, the charm of "old" Florida remains intact. The campus feels comfortable and safe.

Natural Environment
Most of the natural beauty of the campus comes from its tree canopy. Live and laurel oaks along with various other mature trees not only create a high level of charm and serenity, but provide shade, character, and to some degree a sense of security and scale.

Large specimen trees dot the campus landscape and will need to be preserved. Remnants of class projects, both past and present, exist. A ring of mature cedars caps a dry retention area on the north end of campus. Beautification projects and vegetable gardens can be found outside some classrooms. Other than the numerous "memorial" trees planted over the years throughout the campus, no other significant, threatened or endangered species were witnessed on site that warrant special protection.

Cedar Trees

Garden Project

For the most part, the site's natural topography offers gentle slopes typical of north central Florida. Athletic fields on the eastern and north parts of campus and parking to the west occupy "flat" areas. As one moves closer to Tumblin Creek, the slopes become more severe. Over the years, buildings have been erected in a way that "stair steps" toward the creek creating a development pattern more respectful of the terrain.

Topography

Seating area

Tumblin Creek traverses the site, running through the Tumblin Creek Watershed to Bivens Arm Lake to Paynes Prairie and eventually to the Floridan Aquifer via the Alachua Sink. Most of the campus buildings ignore the presence of the creek and bank stability is a significant problem. The water quality and natural habitat is impaired because of the lack of a sufficient riparian zone and the poor quality and quantity of vegetation in that area. Two concrete weirs have been constructed to concentrate water flow in the middle of the channel and to minimize the bank scouring.

Tumbling Creek

Weir

Tumblin Creek is also an environmental resource that is part of the school's curriculum and culture. The separation of classroom grade levels across the creek allows the creek to serve as a "rite of passage" in graduating to the upper grades. "Crossing the creek" is a significant event in the lives of the students.

Built Environment

Three fashions of architectural character exist on campus: ranch-style classrooms from the fifties and sixties, the blue roof structures built in the last ten years, and the industrial-style manufactured structures located on the northern part of campus. For the most part, the buildings are red brick accentuated by blue trim reminiscent of the school's mascot. Mosaics of tile murals and sculptures can be found throughout the campus as a reminder of such pride.

There is a subtle, easy land use transition on the west side of the campus from the residential development to the school. The extensive walkway/ramp system provides adequate pedestrian and handicap accessibility across the campus, and the covered walkways provide protection from the sun and rain.

Road closure and fence separation of pedestrian path

The campus more than adequately separates vehicular and pedestrian traffic, avoiding conflicts and encouraging campus safety. The campus has vehicular access from 6th St. on the east and SW 11th Street on the west. The eastside access is limited and gated and the westside access is approachable only from the north because the road is closed at the P.K. Yonge campus. Although there are no school buses serving the school, there is public transit available to the site.

DEFICIENCIES

1. Identity – The campus has no sense of arrival to give it a definitive identity. The pedestrian and vehicular gateways into the campus are not well defined and there is a lack of "way-finding" signage to direct visitors to and through the campus. The fence separating the vehicular areas from the public pedestrian path on the west side of the campus is rather harsh and un-inviting.

2. Security – Access to the campus and to the individual classroom facilities is not controlled and the perimeter fencing is deteriorating in some areas. Buildings are spread throughout the campus, making control and supervision more difficult.

3. Erosion – There are significant problems associated with the high flow of water through Tumblin Creek during major storm events. The water volume has eroded the banks of the creek, compromised the vegetation and threatened the adjacent structures. The lack of ground cover in many parts of the campus also contributes to sand and dirt in and around the facilities.

Tumblin Creek bank failure at PK Yonge Developmental School

4. Traffic circulation – All cars access the site from the west side and there is significant congestion during parent pick-up and drop-off.

5. Athletics – None of the athletic fields meet competitive standards and there are no provisions for track and other sports.

6. Buffers – As adjacent land uses are redeveloped with higher density and more intense uses, there are no buffers provided to transition to the school campus.

7. Water quality – The water quality of Tumblin Creek is impaired and there is a lack of productive habitat in its riparian zone.

COMMUNITY/REGIONAL CONTEXT

The P.K. Yonge Developmental Research School campus sits as an oasis in the center of rapid re-development as the surrounding neighborhoods transition from single family residential to high density residential and mixed use development. In the next few years, the surrounding population will increase more than ten fold. As part of the College Park/University Heights Community Redevelopment District in the City of Gainesville, there is a significant effort to address stormwater deficiencies, improve public infrastructure, and discourage criminal activity in the neighborhoods surrounding the school. The re-development vision for this Disctrict and the East Gainesville area is a pedestrian-oriented, vibrant, urban community.

The Depot Rail Trail that runs across the northern boundary of the site will be improved and will connect to the 6th St. Rail Trail/Downtown Connection east of the campus. Even farther to the east, the City is developing a 35 acre urban park. Depot Park will include $11 million of environmental clean-up, $4.3 million of stormwater improvement, and $6 million for open space facilities. The project will also include a $6 million re-construction and improvement of Depot Avenue.

With significant public investment in the surrounding area and its transition in intensity, there is a prime opportunity for the P.K. Yonge Developmental Research School to “re-brand” and participate with the community in enhancing the more urban landscape. As good neighbors and stewards of natural resources, the school can also work with the jurisdictional agencies to improve Tumblin Creek.

Reconstruction of the P.K. Yonge Developmental Research School is consistent with the adopted plans for East Gainesville and will be instrumental in providing incentives for private and public investment in the area.

CONDITION ASSESSMENT
CIVIL

EXISTING SITE CONDITIONS

The existing P. K. Yonge School sits on a wooded site with substantial number of large trees spread through out. The site is divided by Tumblin Creek which also delineates the upper classes from the elementary grades. Tumblin Creek is classified a surface water by the St. Johns River Water Management District. The southern and eastern portion of the site was leveled and is used for sports fields. This area also includes new parking with stormwater management design for pollution abatement volumes.

There is a significant area of impervious surface on the site. The anticipation is that this area will not be greatly decreased. The majority of the development of the site was constructed prior to the instigation of state regulations for the pollution abatement volumes, (PAV).

The traffic circulation for the site is based on the connections from SW11th Street. There is access from 6th Street, which is normally gated. The access from the south has been closed for a number of years. There is some discussion of opening the access point in the future.

Existing Utilities
The water distribution and wastewater collection systems are spread through out the site.

DEFICIENCIES

1. Limited access to the site from 11th Street. All traffic both for Parent Pick-up and for High School students enter from the 11th Street access.
2. Limited area for stormwater management facilities. The concentration of impervious surface, buildings, sidewalks, pavements etc. does not provide for a single major facility for treatment of the PAV.
3. The topography of the site is varied slope. The closer to Tumblin Creek, the steeper slopes are encountered. This limits the location of the stormwater management facilities to be spread through out the site.
4. The erosion along Tumblin Creek. There are major erosion failures along the course of the creek.
5. The water quality within the bounds of Tumblin Creek is impaired.
6. Limited information on the size and location of the water distribution and wastewater collection system.

RECOMMENDATIONS FOR CIVIL DESIGN

The recommendations listed below are not to be construed to be the only criteria to be considered in the design of the civil site plan. This report is to provide a preliminary review of the possible solutions to the deficiencies and to provide the initial basis of the design criteria.

The recommendations are divided into several categories based on the areas of design.

Stormwater Management

The stormwater design for this site should be in accordance with Low Impact Development Criteria. The use of green engineering and a concern for the environment should provide an innovative solution to the stormwater management component of the site design.

Many of the green engineering solutions may be used at multiple locations with the site. These may include but are not limited to: Cisterns, rain gardens, underground exfiltration systems, swales and re-use of stormwater runoff as irrigation.

The SJRWMD has indicated the surface water, Tumblin Creek should not be impacted at all. Any impact could require a significant increase in the requirements for the stormwater management. No impacts to the surface water will limit the requirements to the treatment of the PAV. Therefore, any improvements to the natural functions of Tumblin Creek should be separate from the renovation of P.K. Yonge School.

The University of Florida Campus Master Plan requires an average of 50 feet and minimum of 35 feet upland buffer to be protected around all wetland/water bodies. Any encroachment into this must be approved by various committees of the University, and mitigation of the impacts will be required.

Utilities

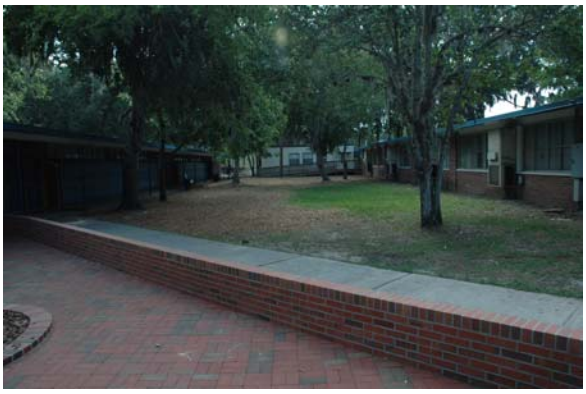
The location and size of the water distribution system must be determined as well as the flow requirements, both potable and fire flow. The proposed location of the buildings will determine the need for replacement of the system.

The sanitary sewer collection system will be reviewed as the building locations are determined.

Traffic Circulation

The location of the buildings to remain may limit the reconfiguration of the traffic circulation. The layout of the proposed buildings will provide for an opportunity to separate the high school traffic from the parent pick-up as well as provide for sufficient storage during the heavy traffic periods. Each of these items will influence the parking limitations and drive aisles.

SITE PHOTOGRAPHS




Florida
Fossil
Pit

Building Age

- 1958
- 1996 & After
- Portable Buildings
- P.K. Yonge Site Boundary

NORTH

UF UNIVERSITY of FLORIDA

P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL

brph Architects . Engineers . Constructors

Miller Einhouse Rymer & Boyd

CASTALDI GENERALIZED FORMULA FOR SCHOOL MODERNIZATION

The Castaldi formula is a method by which aging school buildings can be evaluated as to the economic feasibility of modernization versus replacement. It is a guide used by the Florida Department of Education to determine justification for demolition.

The Castaldi Formula is as follows:

$$\frac{(C_E + C_H + C_S)}{(L_m)(I_A)} > \frac{R}{L_R}$$

C_E = Total cost of educational improvements
C_H= Total cost for improvements in healthfulness (physical, aesthetic, and psychological)
C_S= Total cost for improvements in safety
L_m= Estimated useful life of the modernized building
I_A= Estimated index of educational adequacy (0-1)
R= Cost of replacement of building considered for modernization
L_R= Estimated life of new building

If the left side of the formula is numerically smaller than the right, modernization would be financially advantageous to the school district. The smaller the numerical value of the left side in comparison with the value on the right, the greater would be the financial advantage of modernization to the school district. If both sides are approximately equal, replacement is favored over modernization.

Once the Castaldi formula has been applied, the Department of Education sends a representative to inspect the school and provide a confirming letter that the buildings in question may be removed.

The Castaldi formulas follow on the following pages. The Department of Education letter of confirmation is in the appendix, giving approval to remove buildings 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 522, and 523.

PLANT DEFICIENCIES

FISH BLDG#	BUILDING NUMBER	ARCHITECTURAL	PLUMBING	ELECTRICAL	MECHANCIAL
10	510	Extensive arch. modifications for plumbing No elevator Basement not accessible No ADA hardware Fire alarm devices not to code Finishes in poor condition Insufficent space for all functions Administration space deficient by 2937 NSF	Non-ADA water fountains Restroom fixtures are not ADA Men's needs additional fixtures Urnial missing	Panelboards in poor condition Inadequate receptacles Replace distribution system Replace fire alarm for full functionality Damaged and outdated data cabling Inadequate light levels No emergency lighting Intercom system requires replacement Minimal security system should be updated	No outdoor air from PTAC units Exhaust fans inoperable
11	511	Extensive arch. modifications for plumbing req'd Narrow hallways for wheelchair manuevering No ADA hardware Fire alarm devices not to code Finishes in poor condition Insufficent space for all functions No separation of Male/Female in Clinic	No shower/toilet in Clinic	Panelboards in poor condition Inadequate light levels No emergency lighting Minimal security system should be updated	No outdoor air from PTAC units
12	512	Serving lines are not accessible to wheelchairs No ADA hardware Poor kitchen layout Divided cafeteria spaces Cafeteria deficient by 4470 SF	Plumbing fixtures not ADA compliant Fixtures are old and corroded Most kitchen fixtures require replacement	Inefficient lighting No emergency lighting Intercom system requires replacement Minimal security system should be updated Replace fire alarm for full functionality	No provision for outside air Kitchen hood is not to current code Boiler room is no longer in use
13	513	No student or public restrooms Circulation desk - non-ADA compliant Fire alarm devices not to code High humidity in room Roof required replacement in 2011 Water leaks in two locations Media Center deficient by 3478 SF	No ADA restrooms Non ADA EWC's	Equipment is in poor condition ITV headend is older and should be replaced Inadequate lighting levels No emergency lighting Minimal security system should be updated	
14	514	Extensive arch. modifications for plumbing req'd Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Water seeps under wall when it rains Support wall is failing	All primary toilet rooms (12) non-ADA Drinking fountains not accessible No sinks or water fountains in classroom	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
15	515	Extensive arch. modifications for plumbing req'd Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Roof requires repair Building floods	High WC's - not accessible No sinks or water fountains in classroom	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor

FISH BLDG#	BUILDING NUMBER	ARCHITECTURAL	PLUMBING	ELECTRICAL	MECHANCIAL
16	516	Restroom modification will involve additions to Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Roof requires replacement ($146,280) Roof leaks	No ADA restrooms Non-ADA EWC No sinks or water fountains in classroom	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
17	517	Restroom modification will involve additions to Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Classrooms are undersized for 25 students Roof requires replacement ($104,420) MS classrooms deficient by approx. 247 SF	Non-ADA water fountains Restroom fixtures are not ADA	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
18	518	Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Classrooms are undersized for 25 students Roof requires replacement ($101,200) Roof leaks extensively HS classrooms deficient by approx. 84 SF		Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
19	519	Extensive arch. modifications for plumbing req'd Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate	Non-ADA EWC Non-accessible WC, no handrails	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
20	520	Extensive arch. modifications for plumbing req'd Exterior Entries - Security issue Non-ADA compliant door hardware Fire alarm devices not to code Exterior walkway covers inadequate Roof requires replacement in 2010 Floor slab failing Roof leaks	Non-ADA EWC Non-accessible WC, no handrails	Lighting levels are inadequate No emergency lighting Replace electrical distribution system Replace fire alarm system Upgrade data cabling Replace intercom components Upgrade security system	No vapor barrier in ceiling cavity return air Exhaust fans discharge into ext. corridor
22	522	No ADA lab tables, door hardware or sink Finishes in poor condition Some exterior structural members show rust Roof requires replacement in 2013 ($52,266) Building flooding Roof leaks Science Labs deficient by 322 SF	Need eyewash/shower Need ADA compliant lab stations	Replace electrical distribution system Fire alarm devices not to code Data cabling should be replaced Inadequate light levels No emergency lighting Minimal security system should be updated	

FISH BLDG#	BUILDING NUMBER	ARCHITECTURAL	PLUMBING	ELECTRICAL	MECHANCIAL
23	523	No ADA access from north side No wheelchair seating in the gymnasium Insufficient coach's offices Poor finishes thoroughout No safety railings on bleachers in the gym Old water pipes require replacement Gym is too small to seat the people attending games 6300 SF of roof requires replacement by 2013 Gymnasium deficient by 2234 SF Locker rooms deficient by 383 SF each No wrestling room or multipurpose room	Need HC shower in men's and women's locker Plumbing equipment must be replaced No hot water for showers		No heat or A/C in the gymnaiusm
Site		Covered walkway roof requires replacement by 2012 Hazardous walkways due to settling and erosion Lack of security on the entire campus due to spread out buildings			

SCHOOL STATISTICAL INFORMATION

NUMBER OF STUDENTS BY GRADE LEVEL:

K	54
1	54
2	54
3	54
4	66
5	66
6	110
7	110
8	110
9	120
10	120
11	120
12	120
TOTAL	1158

Faculty & Staff:	125
Student Drivers:	106
Busses:	None
Parent Drop-off:	300 Elementary 200+ Middle & High School
Lunch Periods:	3 periods, 35 minutes each for each grade division ES/MS/HS
School Hours:	8:15 – 2:30 – Elementary School 8:30 – 2:45 – Middle and High School

FACILITIES LIST COMPARISON

K-12 School Survey Facilities List								P K Yonge Facility						
					Stu Sta	1,317						Stu Sta	1,218	
					Utiliz.	90%						Utiliz.	90%	
					Capacity	1185						Capacity	1096	
			GRAND TOTALS	131,177	nsf						112,391	nsf		
No Spaces	Type		Description	Space SqFt	Total SqFt	Stations Per Room	Total Student Stations	No Spaces	Type	Description	Space SqFt	SqFt		Student Stations
			STANDARD CLASSROOMS							STANDARD CLASSROOMS		33,104		
11	001	PK-3	Primary Classroom	882	9,702	18	198	9	001	Primary Classroom	983	8,845		162
11	808		Storage, Material	100	1,100				808	Storage, Material				
4	811		Storage, Outside	50	200			8	811	Storage, Outside		496		
11	813		Storage, Student	40	440				813	Storage, Student				
11	814		Toilet, Student	40	440				814-816	Toilet, Student		304		
			Subtotal	1,112	11,882					Subtotal			9,645	
14	002		Intermediate/Middle Classroom	858	12,012	22	308	12	002	Intermediate/Middle Classroom	899	10,782		264
14	808		Storage, Material	100	1,400			1	808	Storage, Material		80		
								6	811	Storage, Outside	66	396		
			Subtotal	958	13,412					Subtotal			11,258	
8	003	9-12	Senior High Classroom	800	6,400	25	200	14	003	Senior High Classroom	872	12,201		350
8	808		Storage, Material	100	800				808	Storage, Material	0			
			Subtotal	900	7,200					Subtotal			12,201	
			SKILLS DEVELOPMENT LAB							SKILLS DEVELOPMENT LAB				
1	010		Primary-Skills Labs	882	882	18		1	010	Primary-Skills Labs	951	951		0
1	808		Storage, Material	100	100				808	Storage, Material				
0	814		Toilet, Student	0	0			2	814-816	Toilet, Student		30		
			Subtotal	982	982					Subtotal			981	
4	012	9-12	Senior High Skills Labs	800	3,200	25	100		012	Senior High Skills Labs	0			
4	808		Storage, Material	100	400				808	Storage, Material	0			
			Subtotal	900	3,600					Subtotal			0	
			SCIENCE							SCIENCE		10049		
2	020	9-12	Intermed/Mid Sci Demo	1,122	2,244	22	44	3	020	Intermed/Mid Sci Demo	974	2922		66
2	808		Storage, Material	100	200			1	808	Storage, Material	102	102		
2	812		Storage, Project	150	300				812	Storage, Project	0			
			Subtotal	1,372	2,744					Subtotal			3,024	
								3	022	Senior High Sci Demo	1,267	3,802		75
									808	Storage, Material				
									812	Storage, Project				
										Subtotal			3,802	
2	023	9-12	Senior High Sci Lab	1,275	2,550	25	50	50	023	Senior High Sci Lab	50	2,480		50
2	808		Storage, Material	100	200			1	808	Storage, Material	56	56		
								2	810	Storage, Material		456		
2	812		Storage, Project	150	300			3	812	Storage, Project	77	231		
			Subtotal	1,525	3,050					Subtotal			3,223	
			RESOURCE - REGULAR							RESOURCE - REGULAR				
5	040	PK-12	Resource Room	290	1,450	10	0	2	040	Resource Room	489	977		
5	808		Storage, Material	100	500				808	Storage, Material	0			
								1	814	Toilet, Student		30		
			Subtotal	390	1,950					Subtotal			1,007	
			EXCEPTIONAL EDUCATION							EXCEPTIONAL EDUCATION				
2	061	PK-12	ESE Part-time	975	1,950	15	30		061	ESE Part-time	0			
2	808		Storage, Material	100	200				808	Storage, Material	0			
2	813		Storage, Student	40	80				813	Storage, Student	0			
2	815		Toilet, Student-Male	60	120				815	Toilet, Student-Male	0			
2	816		Toilet, Student-Female	60	120				816	Toilet, Student-Female	0			
			Subtotal	1,235	2,470					Subtotal			0	
2	062	PK-12	ESE Full-time	950	1,900	10	20		062	ESE Full-time	0			
2	808		Storage, Material	100	200				808	Storage, Material	0			
2	813		Storage, Student	40	80				813	Storage, Student	0			
0	815		Toilet, Student-Male	0	0				815	Toilet, Student-Male	0			
0	816		Toilet, Student-Female	0	0				816	Toilet, Student-Female	0			
2	817		RR and Bath, Student	110	220				817	RR and Bath, Student	0			
			Subtotal	1,200	2,400					Subtotal			0	
1	063	N-12	ESE Vocational	1,140	1,140	12	12		063	ESE Vocational	0			
1	808		Storage, Student	100	100				808	Storage, Student	0			
			Subtotal	1,240	1,240					Subtotal			0	
2	065	PK-12	ESE Resource Room	380	760	4	0		065	ESE Resource Room	0			
2	808		Storage, Material	100	200				808	Storage, Material	0			
2	813		Storage, Student	40	80				813	Storage, Student	0			
			Subtotal	520	1,040					Subtotal			0	

FACILITIES LIST COMPARISON

No Spaces	Type		Description	Space SqFt	Total SqFt	Stations Per Room	Total Student Stations	No Spaces	Type	Description	Space SqFt	SqFt		Student Stations
2	066	PK-12	Supplementary Instruction	100	200	2	0		066	Supplementary Instruction	0			
2	808		Storage, Material	100	200				808	Storage, Material	0			
			Subtotal	200	400					Subtotal			0	
2	067	PK-12	Observation Booth	150	300	1	0		067	Observation Booth	0			
			Subtotal	150	300					Subtotal			0	
1	068	PK-12	Time out Room	40	40	1	0		068	Time out Room	0			
			Subtotal	40	40					Subtotal			0	
			ART							ART	6,629			
1	050		Elementary Art	1,000	1,000									
1	805		Kiln	60	60									
1	808		Storage, Material	100	100									
1	812		Storage, Project	150	150									
			Subtotal	1,310	1,310									
								2	051	Intermediate/Middle Art	1,452	2,904		49
								812		Storage, Project		195		
										Subtotal			3,099	
2	052	6-8	Senior High Art	1,484	2,968	28	56	2	052	Senior High Art	1,452	2,904		45
1	803		Darkroom	100	100			1	803	Darkroom	0	0		
2	805		Kiln	60	120			1	805	Kiln	431	431		
2	808		Storage, Material	100	200				808	Storage, Material	0			
2	812		Storage, Project	150	300			1	812	Storage, Project	195	195		
			Subtotal	1,894	3,688					Subtotal			3,530	
			MUSIC							MUSIC	5,440			
1	055		Elementary Music	1,000	1,000	22		1	055	Elementary Music	1,263	1,263		
1	806		Reference	100	100				806	Reference				
1	808		Storage, Material	100	100				808	Storage, Material				
1	831		Practice, Music	70	70				831	Practice, Music				
			Subtotal	1,270	1,270					Subtotal			1,263	
1	076	6-12	Band Classroom	2,000	2,000	45	45	1	076	Band Classroom	1,975	1,975		45
								3	083	Music Related space	166	498		
1	806		Reference	100	100				806	Reference	0			
1	808		Storage, Material	200	200				808	Storage, Material	0			
1	830		Ensemble	300	300				830	Ensemble	0			
2	831		Practice Room(s)	70	140				831	Practice Room(s)	0			
1	832		Storage, Instrument	600	600				832	Storage, Instrument	0			
1	834		Uniform	300	300			1	834	Uniform	171	171		
1	835		Studio	180	180				835	Studio	0			
0	836		Storage, Sheet Music	0	0			1	836	Storage, Sheet Music	107	107		
1	837		Storage, Large Equipment	400	400				837	Storage, Large Equipment	0			
			Subtotal	4,150	4,220					Subtotal			2,751	
1	075	6-12	Vocal Classroom	1,425	1,425	25	25	1	075	Vocal Classroom	1,250	1,250		21
								1	083	Music Related space	171	171		
1	806		Reference	100	100				806	Reference	0			
1	808		Storage, Material	100	100				808	Storage, Material	0			
								1	083	Music Related space	5	5		
1	830		Ensemble	300	300				830	Ensemble	0			
1	831		Practice Room(s)	70	70				831	Practice Room(s)	0			
1	833		Robe	150	150				833	Robe	0			
1	836		Storage, Sheet Music	150	150				836	Storage, Sheet Music	0			
1	837		Storage, Large Equipment	400	400				837	Storage, Large Equipment	0			
			Subtotal	2,695	2,695					Subtotal			1,426	
1	077	6-12	Orchestra Classroom	1,596	1,596	28	28		077	Orchestra Classroom	0			
1	806		Reference	100	100				806	Reference	0			
1	808		Storage, Material	100	100				808	Storage, Material	0			
1	830		Ensemble	300	300				830	Ensemble	0			
1	831		Practice Room(s)	70	70				831	Practice Room(s)	0			
1	832		Storage,Instrument	600	600				832	Storage,Instrument	0			
1	836		Storage, Sheet Music	150	150				836	Storage, Sheet Music	0			
1	837		Storage, Large Equipment	400	400				837	Storage, Large Equipment	0			
			Subtotal	3,316	3,316					Subtotal			0	
1	078	6-12	General Music Classroom	925	925	25	25		078	General Music Classroom	0			
1	808		Storage, Material	100	100				808	Storage, Material	0			
1	832		Storage, Instrument	600	600				832	Storage, Instrument	0			
									843	Laundry				
			Subtotal	1,625	1,625					Subtotal			0	
1	081	6-12	Recording Room	225	225	5	0		081	Recording Room	0			
			Subtotal	225	225					Subtotal			0	
1	082	6-12	Music Instrument Repair	110	110	1	0		082	Music Instrument Repair	0			
			Subtotal	110	110					Subtotal			0	

FACILITIES LIST COMPARISON

No Spaces	Type		Description	Space SqFt	Total SqFt	Stations Per Room	Total Student Stations	No Spaces	Type	Description	Space SqFt	SqFt		Student Stations
			PHYSICAL EDUCATION							PHYSICAL EDUCATION				
1	013		P. E. Storage	315	315				013	P. E. Storage		0		
1	014		Covered Play Area	4,266	4,266				014	Covered Play Area		0		
			Subtotal	4,581	4,581					Subtotal				
1	112	9-12	Gymnasium Floor	6,500	6,500	60	60		112	Gymnasium Floor		8100		60
2	090/091	6-12	Dressing Room	711	1,422				090/091	Dressing Room				
2	092/093		Lockers	119	238			4	092/093	Lockers		1777		
2	094/095		Showers	119	238			1	094/095	Showers		234		
2	815/816		Restroom	119	238				815/816	Restroom		240		
2	096/097		Drying Area	119	238				096/097	Drying Area		0		
2	099/100		Teacher Toilet/Shower	11	22			1	099/100	Teacher Toilet/Shower		80		
1	098		PE Storage	533	533			3	098	PE Storage		430		
1	110		Multipurpose	1,050	1,050				110	Multipurpose		0		
1	113		Gym Seating	3,792	3,792				113	Gym Seating		0		
1	114		Laundry/towel	119	119				114	Laundry/towel		0		
1	115		First Aid	119	119				115	First Aid		0		
1	116		Training Room & whirlpool	250	250			1	116	Training Room & whirlpool		331		
1	117		Weight Room	1,000	1,000			1	117	Weight Room		1325		
1	118		Wrestling Room	1,680	1,680				118	Wrestling Room		0		
1	119		Gymnastics & Dance	1,050	1,050			1	119	Gymnastics & Dance		1446		
1	120		Gym. Storage	300	300			3	120	Gym. Storage		431		
									121	Other PE				
1	370		Lobby	593	593			1	370	Lobby		910		
1	371		Concessions	200	200				371	Concessions				
1	372		Ticket Booth	30	30			1	372	Ticket Booth		25		
								5	808	Storage, Material		108		
2	822/823		Public Toilets	119	238				822/823	Public Toilets				
			Subtotal	18,533	19,850					Subtotal			15,437	
			VOCATIONAL EDUCATION							VOCATIONAL EDUCATION	2,544			
			BUSINESS EDUCATION							BUSINESS EDUCATION				
1	211	9-12	Practical Experience Lab	1,488	1,488	24	24	1	211	Practical Experience Lab		704		11
			Subtotal	1,488	1,488					Subtotal			704	
			FAMILY AND CONSUMER SCIENCES							FAMILY AND CONSUMER SCIENCES				
1	231	9-12	Practical Experience Lab	1,536	1,536	24	24		231	Practical Experience Lab				
1	808		Storage, Material	100	100				808	Storage, Material				
1	842		Kitchen	125	125				842	Kitchen				
1	843		Laundry	50	50				843	Laundry				
1	852		Technology Resource	800	800				852	Technology Resource				
			Subtotal	2,611	2,611					Subtotal			0	
0	232	9-PS	Small Education Lab	0	0	20	0	1	232	Small Education Lab		1,102		20
			Subtotal	0	0					Subtotal			1,102	
			TECHNOLOGY EDUCATION							TECHNOLOGY EDUCATION				
1	242	9-12	Medium Education Lab	2,280	2,280	24	24		242	Medium Education Lab				
1	810		Storage, Material	395	395				810	Storage, Material				
1	852		Technology Resource	800	800				852	Technology Resource				
			Subtotal	3,475	3,475					Subtotal			0	
			HEALTH OCCUPATIONS EDUCATION							HEALTH OCCUPATIONS EDUCATION				
1	253	9-PS	Medium Education Lab	2,200	2,200	20	20		253	Medium Education Lab				
1	804		Dispensary	135	135				804	Dispensary				
1	806		Reference	100	100				806	Reference				
1	808		Storage, Material	100	100				808	Storage, Material				
1	810		Storage, Material	395	395				810	Storage, Material				
1	812		Storage, Project	150	150				812	Storage, Project				
1	840		Classroom for Related Inst	675	675				840	Classroom for Related Inst				
1	849		Storage, Project	310	310				849	Storage, Project				
			Subtotal	4,065	4,065					Subtotal			0	
			PUBLIC SERVICE EDUCATION							PUBLIC SERVICE EDUCATION				
1	261	9-12	Practical Experience Lab	1,320	1,320	24	24		261	Practical Experience Lab				
1	808		Storage, Material	100	100				808	Storage, Material				
			Subtotal	1,420	1,420					Subtotal			0	
			VOCATIONAL RESOURCE SPACE							VOCATIONAL RESOURCE SPACE				
0	271	9-PS	VPI Lab	0	0	15	0		271	VPI Lab				
								1	272	Vocational Support Space		685		
			Subtotal	0	0					Subtotal			685	
										Other Vocational Spaces				
								1	867	Vocational TV		53		
													53	

FACILITIES LIST COMPARISON

No Spaces	Type		Description	Space SqFt	Total SqFt	Stations Per Room	Total Student Stations	No Spaces	Type	Description	Space SqFt	SqFt	Student Stations
			MEDIA CENTER							MEDIA CENTER			
1	380	P-PS	Reading Room/Stacks	4,385	4,385			2	380	Reading Room/Stacks		3,807	
1	381	P-PS	Technical Processing	474	474				381	Technical Processing			
1	382	P-PS	Prod.Professional Lib.	474	474				382	Prod.Professional Lib.			
1	383	P-PS	A-V Storage	711	711			2	383	A-V Storage		568	
1	384	P-PS	Periodical Storage	237	237			1	384	Periodical Storage		240	
1	385	P-PS	C.C.Television	830	830			0	385	C.C.Television			
1	386	P-PS	C.C.T.V.Storage	593	593				386	C.C.T.V.Storage			
1	387	P-PS	Media Production Lab	593	593				387	Media Production Lab			
1	388	P-PS	Copying Room	237	237				388	Copying Room			
1	389	P-PS	Small Group Listening	119	119			1	389	Small Group Listening		315	
1	390	P-PS	Group Projects	593	593				390	Group Projects			
1	391	P-PS	Maintenance Repair	119	119				391	Maintenance Repair			
								1	705	Gallery/Art Display		857	
			Subtotal	9,365	9,365					Subtotal			5,787
			ADMINISTRATION							ADMINISTRATION			
1	300	N-PS	Principal's/Dir Office	250	250			2	300	Principal's/Dir Office		552	
3	301	N-PS	Asst Prin/Other Office	175	525			8	301	Asst Prin/Other Office		1,213	
2	302	N-PS	Bookkeeping Office	125	250			0	302	Bookkeeping Office		0	
2	303	N-PS	Secretarial Space	158	316			4	303	Secretarial Space		1,042	
1	304	N-PS	Admin. Reception	1,007	1,007			3	304	Admin. Reception		808	
1	305	N-PS	Production/Workroom	474	474			1	305	Production/Workroom		213	
1	306	N-PS	Conference Rooms	830	830			0	306	Conference Rooms		0	
1	307	N-PS	Clinic	356	356			1	307	Clinic		190	
1	308	N-PS	Admin. Storage	593	593			5	308	Admin. Storage		391	
1	309	N-PS	Records/Vault	356	356			1	309	Records/Vault		100	
1	310	N-PS	School Store	119	119			0	310	School Store		0	
1	311	N-PS	Student Activities Area	593	593			0	311	Student Activities Area		0	
1	312	N-PS	Computer Area	178	178			5	312	Computer Area		1,212	
1	313	N-PS	Careers Room	356	356			0	313	Careers Room		0	
3	314	N-PS	Itinerant Office	125	375			2	314	Itinerant Office		276	
1	315	N-PS	Teacher Planning Area	2,370	2,370			45	315	Teacher Planning Area		6,843	
1	316	N-PS	Teacher Lounge/Dining	474	474			0	316	Teacher Lounge/Dining		0	
								2	317	General School Space		168	
2	819-821	P-PS	Toilets, Staff (M & F)	237	474			6	819-821	Toilets, Staff (M & F)		584	
			Subtotal	8,776	9,896					Subtotal			13,592
			FOOD SERVICE							FOOD SERVICE			
1	340	N-PS	Dining	4,740	4,740			2	340	Dining	2650	2,650	
1	341	N-PS	Kitchen	6,100	6,100				341	Kitchen			
								1	343	Kitchen Office		81	
								2	346	Kitchen Food Prep		1,203	
								1	347	Kitchen Dish Washing		207	
1	349	N-PS	Chair Storage	237	237				349	Chair Storage			
								4	350	Other Food Service		636	
1	351		Covered Patio	4,266	4,266				351	Covered Patio			
			Subtotal	15,343	15,343					Subtotal			4,777
			AUDITORIUM							AUDITORIUM			
1	360	6-PS	Auditorium Seating	3,555	3,555			1	360	Auditorium Seating		4,120	
1	370	6-PS	Lobby	593	593			1	370	Lobby		750	
1	371	6-PS	Concessions	200	200				371	Concessions			
1	372	6-PS	Ticket Booth	30	30				372	Ticket Booth			
			Subtotal	4,378	4,378					Subtotal			4,870
			STAGE							STAGE			
1	363	N-PS	Stage	990	990			1	363	Stage		1,628	
1	364	N-PS	Storage	593	593			6	364	Storage		847	
1	365/366	N-PS	Dressing (M & F)	593	593			2	365/366	Dressing (M & F)		368	
1	367	N-PS	Control Booth	100	100			1	367	Control Booth		216	
			Subtotal	2,276	2,276					Subtotal			3,059
			OTHER SPACES							OTHER SPACES			
								1	803	Instructional Darkroom		200	
1	368	N-PS	Textbook Storage	415	415				368	Textbook Storage			
								4	814	Student Toilet		170	
2	815/816		Student Toilet	889	1,778			16	815/816	Student Toilet		1,982	
2	822/823		Public Toilets	2,016	3,024			5	822/823	Public Toilets		821	
								12	808	Storage, Material		384	
								2	810	Storage, Material		681	
			Subtotal	2,016	3,024					Subtotal			4,238
			CUSTODIAL							CUSTODIAL			
1	330	N-PS	Custodial Receiving	1,778	1,778			1	330	Custodial Receiving		340	
								14	331	Custodial Service Closet		367	
								1	332	Custodial Work Area		170	
1	333	N-PS	Flammable Storage	155	155				333	Flammable Storage			
1	334	N-PS	Equipment Storage	500	500				334	Equipment Storage			
			Subtotal	2,433	2,433					Subtotal			877
			Mech, Elect @6%		7,871					Circulation, HVAC, Covered Walks			6,977

FACILITIES LIST COMPARISON

No Spaces	Type	Description	Space SqFt	Total SqFt	Stations Per Room	Total Student Stations	No Spaces	Type	Description	Space SqFt	SqFt	Student Stations
		Subtotal		139,047								
		Circulation, Covered Walks, Etc.34%		47,276					Net Square Feet total		119,368	
		Gross Square Feet		186,323								

FIRST CHARRETTE SUMMARY

On June 6, 2007 a public charrette was held at P.K. Yonge to gather input and vision from a variety of user and stakeholder groups into the redevelopment of the school. The day was broken into morning and afternoon sessions (see agendas in the appendix). The morning sessions were devoted to the faculty and staff, parents, alumni and school advisory committee. A second session included the College of Education, School of Teaching and Learning and the College of Health and Human Performance. The afternoon session was geared toward other subgroups and looked at issues such as civil /site issues, sustainability, and technology.

The participants of the initial morning session were divided by work-style preferences as defined by the Compass Point protocol for learning conversations. The initial learning conversations involved the following four questions, answered by each group:

What assets of the present school shall be retained?
What needs to be improved?
What is your vision and what amenities would you put on your "dream list?"
What are the perceived roadblocks to this project?

The groups recorded their input on chart paper. During a break after the initial session, the facilitators "looped" common observations and components of each group's input. The priorities and perceptions of each group were then reviewed and clarified by the facilitator. The later morning session and afternoon session broke the group into committees to discuss the issues as they pertained to P.K. Yonge and report back to the larger group. The goals that guided the remainder of the planning effort emerged from these sessions. Some of those primary goals are listed below:

- Maintaining indoor/outdoor education
- Natural lighting
- Tighter consolidated campus
- Indoor circulation in individual buildings
- Vertical construction
- Secure perimeter
- Access control
- Grade level groupings
- State of the art technology – Distance learning, video conferencing, etc.
- Teacher education and professional development space
- Fitness trail
- Emphasis on wellness
- Maintain the creek
- Separate drop-off locations for each division
- State of the art sustainable campus to be used as a teaching tool

A full listing of the participant's comments can be found in the appendix.

At the conclusion of the day, the participants were asked the question "What does P.K. Yonge mean to you?" Their responses are listed below.

WHAT DOES P.K. YONGE MEAN TO YOU?

A diverse research school that can be a great resource for education as well as informing higher institutions on the practices of school.

P.K. Yonge is progressive and a model of what is the best in education.

P.K. Yonge is tradition and community that allows change and growth. This school has the potential to be the model of what school should look like physically to align with the model it is in teaching/learning already.

P.K. is a family, a community of learners curious but aware, caring, compassionate and committed to excellence. A composite of students, faculty, staff, parents and community members.

P.K. is the only school I would ever go to.

P.K. Yonge is a place where K-12 can integrate amongst each other a sense of community with the involvement of UF Students/faculty.

P.K. Yonge is family, high expectations, caring, "fun" learning, cutting edge education.

Brand: 1. Where everybody knows your name and they're always glad you came. 2. Everyone has a place to fit, just as they are, yet they are encouraged to be who they are meant to be. 3. Excellence in teaching/ in student expectations. 4. Holistic

P.K. Yonge should be the gold standard of education within the Gainesville community because it is part of the Gator Nation.

P.K. Yonge is a place where everyone is a learner and everyone is a teacher.

P.K. Yonge has always protected and enhanced the individuality of each student.

P.K. should involve interaction with the College of Education and other colleges. We are a school of developmental research.

P.K. Yonge is a microcosm of a community of learners and contributors to a civilized society.

P.K. Yonge should be at the forefront, leading the educational community in learning techniques and technology. The physical plant needs to express the future needs and solutions to the world problems of limited natural resources and destructive byproducts of their use.

P.K. Yonge is: Family. Where every child can succeed at something. A safe place. A model school for the 21st century. Where teachers come to renew their skills (and love of teaching). Unique. A place to try new ideas and question old norms. A diverse community that works.

The number one lesson we learned at PKY was the golden rule; when you treat others the way we would want to be treated, the world will be a better place and we are all equals despite our differences (race, religion, etc.). This is the legacy of a P.K. Yonge education.

P.K. Yonge is a place where every kid is given an opportunity to excel (if they take advantage of the opportunity). It is a place that is difficult to explain to outside folks. A place where :"pixie dust" is spread to enhance student performance and faculty/staff development.

P.K. Yonge is a community, a family, a home away from home. Where collaboration and creativity combine with education to build character and prepare students to be anything they want to be.

P.K. Yonge is the school that is built in 2010 but ready for 2050. "Wave of the future".

P.K. Yonge is a friendly, open school that needs to be sharing what is going on at our school with a wider audience. It is a model school.

P.K. Yonge is the school where every child is know. There are no references to students as numbers or "a population". They are our children. High schoolers know children in the lower grades and vica versa. Keep in mind that there are less than 100 students per grade level. Keep in mind also that there is a reason for this. We want to remember their names and their faces.

P.K. is a different place. It is a community, home and nest for many people.

P.K.Y. is an atomosphere that promotes, researches and advocates the highest possible levels of teaching and learning.

P.K. Yonge is dynamic – we are changing to meet the needs of the students. P.K. Yonge is all about supporting the whole child (arts are important, academics are important, athletics are important). P.K. Yonge is busy – always something going on. P.K. Yonge is the future of education as we know it.

PKY is/should be a showcase of innovation and quality design befitting the University of Florida and Gainesville community.

PKY is a multi-faceted, <u>educational</u> community that serves its students, the future teachers, the community while serving as a demonstration site for current educators.

P.K. is an inclusive learning environment which allows the creation of K-12 relationships across grades and faculty. PK has a diverse complexion that recognizes the importance of all individuals.

P.K. Yonge is…
…the wave of the future.
…a family
…a community
…a place for learning for all ages and stages
…a center of renewal for educators

…engaging for all all – students, families, educators, and the community
…a lab of innovation
…a model/demonstration site
…a center for educating the whole child
…a partner with others – families, businesses, districts, universities, dept. of education

P.K. Yonge is a model for making exceptional educational practice accessible to all…
…to try out practices in a real setting
…to show other educators how it's possible
…to develop new educators' capacity to teach well
…to keep pushing practice to advance.

Additional meetings were held in following weeks with other stakeholder groups. At the conclusion of these input meetings, the design professionals synthesized the input, created a proposed program of spaces, and generated seven master plan options that were presented to the P.K. Yonge User Group. Pros and Cons of these plans and the formulation of basic issues were discussed. From these initial plans, some ideas were discarded and four additional master plan concepts were created for a design charrette on August 7th.

FACILITIES LIST

District: P K Yonge Laboratory Sc **Total Stations** 1,310 **Gross Sq Ft:** 207,600

Level: *High 9-12* **Student Capacity** 1,179 **Utilization:** 90%

22 *Acres Recommended (Min)*

NO. SPACES	FISH CODE		DESCRIPTION	NET SQUARE FEET UNIT	NET SQUARE FEET TOTAL	DESIGN CAPACITY PER UNIT	TOTAL STATIONS UTILIZED	
			GRAND TOTALS		**146,156**		**1,310**	
			STANDARD CLASSROOMS					
11	001	PK-3	Primary Classroom	882	9,702	18	198	
11	808		Storage, Material	100	1,100			
4	811		Storage, Outside	50	200			
11	813		Storage, Student	40	440			
11	814		Toilet, Student	40	440			
			Subtotal	1,112	11,882			
17	002	4-6	Intermediate/Middle Clas:	858	14,586	22	374	
17	808		Storage, Material	100	1,700			
	815		Toilet, Student-Male	0	0			
	816		Toilet, Student-Female	0	0			
			Subtotal	958	16,286			
10	003	9-12	Senior High Classroom	800	8,000	25	250	
0	808		Storage, Material	100	0			
			Subtotal	900	8,000			1,917,193
			SKILLS DEVELOPMENT LAB					
1	010	PK-3	Primary-Skills Labs	882	882	18		
1	808		Storage, Material	100	100			
	813		Storage, Student	0	0			
	814		Toilet, Student	0	0			
			Subtotal	982	982			
4	012	9-12	Senior High Skills Labs	800	3,200	25	100	
4	808		Storage, Material	100	400			
			Subtotal	900	3,600			862,678
			SCIENCE					
2	020	4-8	Intermed/Mid Sci Demo	1,122	2,244	22	44	
2	808		Storage, Material	100	200			
2	812		Storage, Project	150	300			
			Subtotal	1,372	2,744			
2	022	4-8	Senior High Sci Demo	1,122	2,244	22	44	
2	808		Storage, Material	100	200			
2	812		Storage, Project	150	300			
			Subtotal	1,372	2,744			
2	023	9-12	Senior High Sci Lab	1,275	2,550	25	50	
2	808		Storage, Material	100	200			
2	812		Storage, Project	150	300			
			Subtotal	1,525	3,050			730,906
			RESOURCE - REGULAR					
2	040	PK-12	Resource Room	290	580	10		
	808		Storage, Material	100	200			
			Subtotal	390	780			186,944
2	061	PK-12	ESE Part-time	975	1,950	15	30	

2	808		Storage, Material	100	200			
2	813		Storage, Student	40	80			
2	815		Toilet, Student-Male	60	120			
2	816		Toilet, Student-Female	60	120			
			Subtotal	1,235	2,470			591,878
1	062	PK-12	ESE Full-time	950	950	10	10	
1	808		Storage, Material	100	100			
1	813		Storage, Student	40	40			
0	815		Toilet, Student-Male	0	0			
0	816		Toilet, Student-Female	0	0			
1	817		RR and Bath, Student	110	110			
			Subtotal	1,200	1,200			287,503
1	064	N-PK	ESE PT/OT	475	475	5	0	
	808		Storage, Material	0	0			
	813		Storage, Student	0	0			
	817		RR and Bath, Student	0	0			
			Subtotal	475	475			113,888
5	065	PK-12	ESE Resource Room	380	1,900	4	0	
5	808		Storage, Material	100	500			
5	813		Storage, Student	40	200			
			Subtotal	520	2,600			623,092
2	066	PK-12	Supplementary Instructior	100	200	2	0	
2	808		Storage, Material	100	200			
			Subtotal	200	400			
			ART					
1	050	P-6	Elementary Art	1,000	1,000	22		
	805		Kiln	60	60			
	808		Storage, Material	100	100			
	812		Storage, Project	150	150			
			Subtotal	1,310	1,310			
2	052	6-8	Senior High Art	1,590	3,180	30	60	
1	803		Darkroom	100	100			
1	805		Kiln	60	60			
2	808		Storage, Material	100	200			
2	812		Storage, Project	150	300			
			Subtotal	2,000	3,840			920,212
	1		MUSIC					
1	055	P-6	Elementary Music	1,000	1,000	22		
	806		Reference	100	100			
	808		Storage, Material	100	100			
	831		Practice, Music	70	70			
			Subtotal	1,270	1,270			
1	076	6-12	Band Classroom	2,000	2,000	35	35	
	806		Reference	100	100			
	808		Storage, Material	200	200			
	830		Ensemble	300	300			
	831		Practice Room(s)	70	140			
	832		Storage, Instrument	600	600			
	834		Uniform	300	300			
	835		Studio	180	180			
	836		Storage, Sheet Music	0	0			
	837		Storage, Large Equipme	0	0			
			Subtotal	3,750	3,820			915,488

FACILITIES LIST

1	075	6-12	Vocal Classroom	1,425	1,425	25	25	
1	806		Reference	100	100			
1	808		Storage, Material	100	100			
1	830		Ensemble	300	300			
1	831		Practice Room(s)	70	70			
1	833		Robe	150	150			
1	836		Storage, Sheet Music	150	150			
1	837		Storage, Large Equipme	400	400			
			Subtotal	2,695	2,695			645,701
			PHYSICAL EDUCATION					
1	013	PK-5	P. E. Storage	315	315			
1	014	PK-5	Covered Play Area	4,244	4,244			
			Subtotal	4,559	4,559			
1	112	9-12	Gymnasium Floor	6,500	6,500	60	60	
	090/091	6-12	Dressing Room	707	1,414			
	092/093		Lockers	118	236			
	094/095		Showers	118	236			
	815/816		Restroom	118	236			
	096/097		Drying Area	118	236			
	099/100		Teacher Toilet/Shower	11	22			
	098		PE Storage	531	531			
1	110		Multipurpose	1,050	1,050			
	113		Gym Seating	3,773	3,773			
	114		Laundry/towel	118	118			
	115		First Aid	118	118			
1	116		Training Room & whirlp	250	250			
1	117		Weight Room	1,000	1,000			
1	118		Wrestling Room	1,680	1,680			
1	119		Gymnastics & Dance	1,050	1,050			
	120		Gym. Storage	300	300			
	370		Lobby	590	590			
	371		Concessions	200	200			
	372		Ticket Booth	30	30			
	822/823		Public Toilets	118	236			
			Subtotal	18,498	19,806			4,746,162
	1		BUSINESS EDUCATION					
1	212	9-PS	Education Lab	949	949	13	13	
	808		Storage, Material	100	100			
	812		Storage, Project	150	150			
			Subtotal	1,199	1,199			287,334
	1		TECHNOLOGY EDUCATION					
1	241	9-12	Small Education Lab	1,105	1,105	17	17	
	808		Storage, Material	100	100			
	852		Technology Resource	800	800			
			Subtotal	2,005	2,005			480,522
			MEDIA CENTER					
1	380	P-PS	Reading Room/Stacks	4,362	4,362			
	381	P-PS	Technical Processing	472	472			
	382	P-PS	Prod.Professional Lib.	472	472			
	383	P-PS	A-V Storage	707	707			
	384	P-PS	Periodical Storage	236	236			
	385	P-PS	C.C.Television	825	825			
	386	P-PS	C.C.T.V.Storage	590	590			
	387	P-PS	Media Production Lab	590	590			
	388	P-PS	Copying Room	236	236			
	389	P-PS	Small Group Listening	118	118			
	390	P-PS	Group Projects	590	590			

	391	P-PS	Maintenance Repair	118	118	
			Subtotal	9,316	9,316	2,232,535
			ADMINISTRATION			
1	300	N-PS	Principal's/Dir Office	250	250	
14	301	N-PS	Asst Prin/Other Office	175	2,450	
2	302	N-PS	Bookkeeping Office	125	250	
2	303	N-PS	Secretarial Space	158	316	
1	304	N-PS	Admin. Reception	1,002	1,002	
1	305	N-PS	Production/Workroom	472	472	
1	306	N-PS	Conference Rooms	825	825	
1	307	N-PS	Clinic	354	354	
1	308	N-PS	Admin. Storage	590	590	
1	309	N-PS	Records/Vault	354	354	
1	310	N-PS	School Store	118	118	
1	311	N-PS	Student Activities Area	590	590	
1	312	N-PS	Computer Area	177	177	
1	313	N-PS	Careers Room	354	354	
3	314	N-PS	Itinerant Office	125	375	
1	315	N-PS	Teacher Planning Area	2,358	2,358	
1	316	N-PS	Teacher Lounge/Dining	472	472	
2	819-821	P-PS	Toilets, Staff (M & F)	236	472	
			Subtotal	8,735	11,779	2,822,727
			FOOD SERVICE			
1	340	N-PS	Dining	4,716	4,716	
1	341	N-PS	Kitchen	6,100	6,100	
1	349	N-PS	Chair Storage	236	236	
1	351	N-PS	Covered Patio	4,234	4,234	
			Subtotal	15,286	15,286	3,663,302
			AUDITORIUM			
1	360	6-PS	Auditorium Seating	3,537	3,537	
1	370	6-PS	Lobby	590	590	
1	371	6-PS	Concessions	200	200	
1	372	6-PS	Ticket Booth	30	30	
			Subtotal	4,357	4,357	1,044,223
			STAGE			
1	363	N-PS	Stage	990	990	
1	364	N-PS	Storage	590	590	
1	365/366	N-PS	Dressing (M & F)	590	590	
1	367	N-PS	Control Booth	100	100	
			Subtotal	2,270	2,270	543,961
			OTHER SPACES			
1	368	N-PS	Textbook Storage	413	413	
1	369		Student Personal Storag	590	590	
2	815/816		Student Toilet	884	1,768	
2	822/823		Public Toilets	118	236	
			Subtotal	2,005	3,007	720,614
			CUSTODIAL			
1	330	N-PS	Custodial Receiving	1,769	1,769	
1	333	N-PS	Flammable Storage	155	155	
	334	N-PS	Equipment Storage	500	500	
			Subtotal	2,424	2,424	580,911

END

PK YONGE
MASTER PLAN SCOPE

1.42

Bldg.		Number	Size	Subtotal (New)	Subtotal (Existing)	Total NSF	Total GSF
	High School					**24973**	**35462**
	High School Classrooms	10	800	8000			
	High School Science Labs	2	1525	3050			
	High School Science Demo Classrooms	2	1372	2744			
	HS Skills Lab	4	900	3600			
	Business Education Lab	1	1199	1199			
	Technology Education Lab	1	2005	2005			
	ESE Part-time	1	1235	1235			
	ESE Full-time	1	1200	1200			
	ESE Resource Room	1	520	520			
	High School Teacher Planning	1	786	786			
	Staff restrooms	2	60	120			
	Student restrooms	2	217	434			
	Custodial	2	40	80			
	High School Administration	0		0			
	Middle School					**15454**	**21945**
	Middle School Classrooms	11	958	10538			
	ESE Part-time	1	1235	1235			
	ESE Resource Room	1	520	520			
	ESE PT/OT	1	475	475			
	Supplementary Instruction	2	200	400			
	Middle School Teacher Planning	1	786	786			
	Middle School Other						
	Staff restrooms	2	60	120			
	Student restrooms	2	350	700			
	Custodial	2	40	80			
	Middle School Administration	1	600	600			
	Elementary School					**25406**	**36077**
	Primary Classrooms	11	1062	11682			
	Outside Storage	4	50	200			
	Intermediate Classrooms	6	958	5748			
	Primary Skills Lab	1	982	982			
	Resource	1	390	390			
	PE Storage	1	2504	2504			
	Resource	1	390	390			
	ESE Resource	3	520	1560			
	Elementary School Teacher Planning	1	786	786			
	Elementary School Other						
	Staff restrooms	2	60	120			
	Student restrooms	2	182	364			
	Custodial	2	40	80			
	Elementary School Administration	1	600	600			
	Cafeteria/Kitchen	1	15273	15273		**15273**	**21688**
	Media Center	1	9290	9290		**9290**	**13192**
	Administration					**7494**	**10641**
	Administration	1	6278	6278			
	Business Development	1	980	980			

PK YONGE
MASTER PLAN SCOPE

1.42

Bldg.		Number	Size	Subtotal (New)	Subtotal (Existing)	Total NSF	Total GSF
	Public Toilets	2	118	236			
	Gymnasium					**19788**	**28099**
	Gymnasium	1	10311	10311			
	PE Locker Rooms	2	1073	2146			
	Multipurpose	1	1191	1191			
	Weight Room	1	1000	1000			
	Aerobics Room	1	1050	1050			
	Wrestling Room	1	1680	1680			
	Other areas	1	2410	2410			
509	Covered Play Area	1	4550				**4550**
	Performing Arts						**26130**
524	Auditorium / Stage	1	8642		8642		
524	Band	1	3011		3011		
524	Drama/Vocal	1	1529		1529		
524	Chorus	1	1545		1545		
524	Restrooms				265		
	Art/Science						**14314**
521	High School	1	3684		3684		
521	Middle School	1	2839		2839		
521	Gallery	1	857		857		
521	Middle School Science Demo/TP/Sto.	2	1510		3020		
	Professional Development and Teaching Academy					**3380**	**4800**
	Conference Rooms	1	525	525			
	Offices	3	125	375			
	Staff Development/Instructional	1	2280	2280			
	Administrative Support	1	200	200			
	Other						**6959**
1154	Elementary Art/Music	1			2504		
1155	Equipment Storage	1	500		500		
1155	Custodial Storage	1	1524		1524		
1155	Flammable Storage	1	155		155		
1155	Textbook Storage	1	412		412		
1155	Chiller Plant	1	1500	1500			
	TOTAL PK YONGE						**223855**
	Early Childhood & Family Outreach Center of Excellence					**5133**	**7289**
	Classrooms		4358	4358			
	Offices		425	425			
	Toilets	2	40	80			
	Clinic	3	90	270			
	GRAND TOTAL W/FAMILY OUTREACH						**231144**

	Existing to Remain
	Existing to be Remodeled to new use
	Existing to be Relocated

SECOND CHARRETTE SUMMARY

On August 7, 2007 a second public charrette was held to present four concept master plan options. One concept was presented at a time and then was critiqued by the participants. The pros and cons of that scheme were captured on flip chart paper. After all the schemes were presented, the participants had an opportunity to indicate their preference of concept as well as elements of each concept that they liked. They did this by the placing of red and green adhesive dots on each of the boards. Concepts C & D came up with approximately equal votes as the preferred scheme. The design team captured the verbal comments and the dot voting and combined the best elements of all the schemes into a final concept master plan. This plan was then critiqued by the P.K. Yonge User group and modified to the plan that is included in this report.

Following are the four concept plans and the participant's comments for each.

Concept Master Plan A

CONCEPT A

PROS	CONS
• No gate on 6th Street (security) • Community outreach at north end* • Outdoor areas good engagement w/creek • 2 stories • Amphitheater “arts” district access to administration & gym	• No tennis courts • North loop too narrow – congestion – too close to traffic circle • Provide disabled parking in appropriate areas (2 delivery areas) • Need rest room near fields • Football infringes on baseball infield • Should be 1 check-in only (staff & conven.)* • Clinic too far from ES • 16th Avenue access for students unsafe (Sin City) • Not enough parking for PAC events • Too much pavement, not cohesive • Outer perimeter after hours – too much access to parking areas • Soccer separate from football • Media and cafeteria in 1 bldg. (smell & noise) • Athletic scheduling • No track • Apts. looking over play area

Concept Master Plan B

CONCEPT B

PROS	CONS
• Split of baseball/softball* • Elementary closer to admin. w/Pre-K (needs connection to community outreach)* • Track • Media w/PAC • Cafeteria w/custodial receiving • Community outreach w/administration • Perimeter fencing • Dual purpose of service road • Mid/high combo (wing separation)*? • Buildings around creek – focal point, central core • Traffic solves some conflict • Tennis courts • 3 events at once for parking • Media (2 story) • Football/soccer • Softball gives PK presence to Depot Ave.	• PAC needs more parking plus handicap access • 3 accesses to campus (security/safety) • North parking lot could be larger • Requires temp. café • Entrance blvd. (need identity) (combine bldgs.) • Tech center • No amphitheater • Add fields to softball area for multi-purpose use • Not enough event parking • Switch student & staff parking • Need practice field • Marching band practice

Concept Master Plan C

CONCEPT C

PROS	CONS
• More compact • Parking separate from drop-off – connect to service on 11th • Satellite Pre-K & community outreach • Amphitheater (keep existing) • 2 bridges • Media/cafeteria connection • Combo of overflow pkg. on North • Fitness trails (all) • Service separation • Ballfield consolidation • Presence on 6th Street • Gym near fields • Best parking of all schemes on 11th • Shape of elementary school for windows	• Congestion at entrance w/parking • Service road behind wave tank – conservation Area not needed • No tennis courts (maybe on roof of gym) • Wetland impacts • Congestion at north end • Noise impact of wave facility • No outdoor courts • Switch staff & student • Tie mid/high to art bldg. • Consider redesign of traffic circulation off 11th and add parking • Pre-K clinic? – must be self contained • Separate media and cafeteria (odor) • Practice fields on north open area • Where does technology go? • Show access parking

Concept Master Plan D

CONCEPT D

PROS	CONS
• Multi-level creek crossing • Cafeteria/high combo (or middle?) • Tennis courts • Solar • Wind generator • Internal circle around creek (focus) • Parking off 11th • Courtyard between ES and Pre-K • LEED features should be functional (UF pays) • Drop-off at north • Separate mid/high • Softball at north (females) • Main entrance environmental features	• Community outreach in mid campus • North traffic flow • Switch student/staff parking • No focal on 6th Street • Service yard too large • Café/high combo? • More parking near PAC • Loading dock & PAC • Separate parking and circulation • Fencing for café/visual separation

MASTER PLAN DESCRIPTION

DEMOLITION

The master plan suggests the demolition of all of the buildings which were part of the original 1958 campus. This includes eight classroom buildings (514, 515, 516, 517, 518, 519, 520 & 522), two administration buildings (510, 511), the cafeteria (512), the media center (513) and the gymnasium (523). Additionally, all the portable buildings would be removed from the campus (1152, 1153, 1157, 1167, 1168, 1187, 1188, 1189, 1426, 1427, & 1428). Approximately 91,886 gross square feet would be demolished along with the removal of portables accounting for another 13,771 gross square feet.

Other elements on the site will require removal or relocation. The master plan contemplates relocation of the football, softball, baseball and soccer fields and their associated facilities (backstops, fencing, concessions, dugouts, bleachers). The elementary playground will require disassembly and reassembly in a new location. Parking lots will also be demolished and relocated. The master plan will require removal of some trees to locate building pads as well as earthwork and grading.

Building	Use	Gross Square Footage*
510 (C)	Administration	6,393
511 (D)	Guidance	2,515
512 (E)	Cafeteria/Custodial Receiving	7,620
513 (F)	Media Center	6,577
514 (G)	Elementary Classrooms (Primary)	9,237
515 (H)	Elementary Classrooms (Primary)	3,413
516 (I)	Elementary Classrooms (Intermediate)	9,412
517 (J)	Middle School Classrooms	7,348
518 (K)	Middle/High School Classrooms	7,348
519 (L)	Middle/High School Classrooms	3,250
520 (M)	High School Classrooms	5,362
522 (0)	High School Science	3,812
523 (P)	Gymnasium	19,599
1152 (Z)	(Portable) MS Reading	852
1153 (Z)	(Portable) HS Classroom	846
1157 (R)	(Portable) Administrative	2,929
1167 (R)	(Portable) Conference Center	2,016
1168 (R)	(Portable) Elementary Classroom	2,016
1187	(Portable) ES Art	852
1188	(Portable) Elementary Classroom	852
1189	(Portable) ESE Gifted	852
1426	(Portable) MS Gifted	852
1427	(Portable) Spanish	852
1428	(Portable) Spanish	852
TOTAL		**105,657**

*Taken from UF Database

BUILDINGS

Existing Buildings

Six existing buildings will remain due to their recent age and good condition. They each were constructed after 1996. They include the Art/Science building (521), Technology building (606), Building "L" addition (1155), Performing Arts building (524), Building "H" addition (1154) and the PE covered pavilion (509).

The Art/Science building and Performing Arts building will maintain their current uses. Building 606 will be incorporated into the new athletic complex revolving around a new gymnasium and be assigned uses related to athletic functions. Building 1155 will be remodeled for use as the custodial receiving area and chiller plant. Building 1154 will be renovated for possible use as elementary art and music. The PE pavilion will be disassembled and moved to a new location on the site. It will continue to be used as an elementary play structure.

Building	Existing Use	New Use	Gross SF
509	Elementary PE	Elementary PE	4,550
521	Art/Science	Art/Science	14,314
524	Performing Arts	Performing Arts	26,130
606	Technology/TV Studio	PE/Athletics	5,546
1154	Elementary Classrooms	Elementary Art/Music	2,941
1155	High School Classrooms	Custodial/Chiller	2,728
EXISTING GSF			**56,209**

New Buildings

The master plan incorporates the addition of five new buildings on the site. Their functions and gross square footages are listed below:

Building	Number of Stories	Total Gross SF
Elementary School	2	35,462
High School/Middle School	2	58,012
Cafeteria/Media Center	2	34,880
Gymnasium/Administration/Professional Development	2	43,540
SUBTOTAL PKY NEW GSF		**171,894**
Early Childhood and Family Outreach Center*	1	7,289
TOTAL NEW GSF		**179,183**

*This program is not an official program of P.K. Yonge. It is included here and on the master plan for future location of the program by the University.

The campus organization was studied in detail to determine the most logical and practical locations of new buildings as well as the placement of each division and building function. Locating the buildings on the west side of the campus was chosen for the following reasons:

- The creek is considered to a important educational and historical element of the campus. School traditions have been developed around the creek.

- The six existing buildings to remain need to be incorporated into the new campus. Moving the campus to the east would isolate these buildings.
- Maintaining the sense of naturalness and tranquility that exists on the current campus with the tree coverage and topography was a strong sentiment expressed in the public meetings.
- Many trees could not be saved if the large athletic fields were relocated to the west and/or north.
- The topography will not permit the athletic fields to be relocated to the west or north without massive re-grading of the campus.

The rational for locating the school functions is based partly on the following:

- It follows the historical organization of the campus.
- There has been a "right of passage" from elementary to middle school of "crossing the creek" which can be maintained with the new plan.
- The creek creates a functional separation between the younger children and older children.
- The middle school and high school are located closer to the gymnasium, media center and athletic fields of which they are the primary users.
- The elementary school is located closer to the open recreation/PE field.
- The separation of grade levels allows two independent means of vehicular circulation and parent drop-off.
- All of the academic functions are located around the creek which serves as a focal point and organizing element of the campus.

Space Summary

Total GSF to Remain	Total GSF to Demolish	Total GSF New Construction	Total Net New GSF
56,209	105,657	179,183	17,317

Elementary School

This building will be located on the north side of the creek and the south side of existing building 1154. It is a two-story building which will include 18 classrooms and five resource rooms around a central internal circulation corridor. It would also include a small administration area for an assistant principal and possibly a small remote media center as well. The first floor of the building will have access to exterior classroom space on the south side facing the creek as well as a sheltered area defined by a retaining wall on the north side. The north face will have generous windows to allow for maximum natural lighting while the south side will have smaller windows with shading devices. The administration area of the building will occur at the northeast wing on the second floor and will connect to the student drop-off by a bridge. The first floor will connect to an upper level plaza on the west side via a stair and ramp. The building maintains a 35' setback from the protected wetlands.

Middle School/High School

This building is located to the south of the creek and is positioned to maintain the required setback from the wetlands as well as avoiding major trees. It's location also retains the space dedicated to the existing fossil pit and outdoor learning area. It is a two

story building which would allow middle school and high school programs to be located on separate floors if desired. The building will include 35 classrooms and labs, two resource rooms, teacher planning areas and possibly a small administration area. The "L" shape of the building will provide outdoor learning space to be developed on the east side. The south side opens up into a hardscaped, tree-shaded courtyard. The west side has views of the creek. The second floor could be easily bridged to the second floor of the administration/professional development building and continue on a second level around to the performing arts center.

Administration/Professional Development/Gymnasium

The main campus administration building will be located south of the high school with easy access from a new drop-off and visitor parking via an entry courtyard. It has been planned to include an entrance for visitors outside the security fencing for check-in with a second door that would enter the campus inside the fencing. All the administrative functions would be included here with the exception of the remote assistant principal's offices for the elementary and middle school. The building is situated to allow views of the parking lot and student arrival as well as passive supervision of the courtyard. The second floor of the administration building will include offices and classrooms for the Professional Development and Teaching Academy which is a partnership with the UF College of Education and Teaching and Learning. It will also be used for conferencing space for teacher-observers from around the state. Classrooms will be equipped with audio and video equipment for distance learning as well as for monitoring of the classrooms on-site.

The gymnasium and athletics functions will be adjacent to the administration building but will have separate entrances and possibly no connecting circulation. Building 606 will be integrated into this building which will include the gymnasium, locker rooms, weight room, wrestling room, fitness center, aerobics room and multipurpose room. It will have two main entrances…a lobby entrance from the parking area which can be accessed for after-hours activities without breeching the internal campus security and a student entrance from inside the campus security fencing. Locker rooms can exit directly to the athletic fields.

A two-story covered walkway and bridge may connect the professional development and gymnasium to the high/middle school and cafeteria/media center on the second level.

Cafeteria/Media Center

The cafeteria has been located on the east side of the campus in the general location of the existing cafeteria to be removed. While it was understood that this will create some issues with food service during construction, the location was considered most ideal to utilize a consolidated service road serving the performing arts, custodial receiving and chiller building as well. The media center would be located in conjunction with the cafeteria perhaps on the second floor or perhaps sharing some space in a "cyber-café" model. The building should have a large amount of glass on the wall facing the courtyard and creek. Additional outside dining could occur in the courtyard and a potential covered dining space. The two story covered walkway and bridge will continue from the gym and professional development area to the cafeteria/media center on the second level and then continue across the creek to join to the performing arts building at its main

floor level. This building will also tie into the existing building 1155 which will be converted to custodial receiving and the chiller plant.

Community Outreach

The Community Outreach building (Early Childhood and Family Outreach Center) is located near the 6th Street entry and serves as a visual gateway to the campus. It's location is also paramount for access from the community it will serve. It could potentially include facilities for early childhood education, community health initiatives, adult education and other social services functions. Included on the site will be a Pre-K playground and adjacent parking. This building and program is a University initiative and is not considered to be part of the P.K. Yonge campus, although proximity to P.K. Yonge faculty and families will facilitate important collaborations.

SITE

Parking

New parking areas have been planned in the locations shown below. Existing parking lots have been removed with the exception of the West Lot which may be incorporated into the new parking scheme.

Parking Location	Primary Use	Total Number of Spaces	Handicap Spaces
East Lot 1	Community Outreach	27	2
East Lot 2	Faculty/Visitor	86	5
East Entrance Rd.	Bus/Community Outreach	14	0
Service Road	Faculty/Staff	10	0
West Lot	Student Parking	97	3
North Lot	Faculty Parking	119	4
Total		**353**	**14**

Additional unpaved parking may be located on the elementary play field for overflow needs for games and special events. The parking count is an increase of existing campus parking (342) by 11 spaces. This count also includes 14 ADA spaces in four of the six parking areas.

Parking and drop off areas have been designed for both daily campus use as well as after-hour events. The southern campus access from 11th Street includes a drop-off area in front of the Performing Arts Center and nearby ADA parking for evening performances. Parallel parking was created along the east entrance road which can be used for overflow parking for the Community Outreach building and will also be utilized for visiting bus parking during athletic events. The north parking lot will be used for event parking after hours. Pedestrian circulation has been provided for access to the athletic fields and Performing Arts Center without having to access the core building area.

Parent Drop-off

Two drop-off areas have been designed into the master plan. The high school and middle school drop off is accessed via SW 6th Street. The entry road has been expanded

to include a landscaped median for a boulevard feel and separation of traffic. It terminates in a drop off circle which is sufficient radius for bus maneuvering as well. Faculty/visitor parking is accessed off of this main road as well as Community Outreach parking. The second drop off for the elementary school is accessed from SW 11th Street. An interior road connects 11th street to the circle which is located on the northeast side of the property. The 1028 lineal feet of interior road will allow 51 cars to stack one-way on-site for afternoon pick-up. Total on-site storage is about 100 cars including those picking up and those queued to exit.

Service Drives

A service drive will continue to be utilized along the west side of the campus and will be limited to only that function. It will have limited access from SW 11th Street as well as the southern entrance from SW 16th Ave. It will serve the performing arts building, the cafeteria, custodial receiving and the chiller building. A second service road of 12' width will extend along the southern property line from the SW 16th Ave. entry to the football field for service and emergency vehicles.

Sidewalks & Hardscape

New sidewalks, covered walkways, bridges, courtyards, ramps and stairs will be created throughout the site to aid in efficient pedestrian movement through the campus. Where at all possible, walkways will be sloped at less than a 1:20 grade to accommodate topography changes without using handicap ramps. Covered walkways will be used to provide rain protection between buildings and at drop-off areas.

Several courtyard areas are included in the plan to provide gathering spaces for students and queuing areas for the gymnasium and performing arts complex. Two other courtyards are located south and north of the cafeteria. The northern, larger courtyard will be the primary gathering space for the high school and middle school students. The plan anticipates fashioning the courtyards around existing trees.

The plan includes three bridges to cross the creek. The primary bridge between the cafeteria and performing arts center will be two-story to serve the second floors of the southern buildings and connect to the first floor of the performing arts building on the north side of the creek. The two other bridges will accommodate crossings for the fitness trail.

Safety & Security

There are several levels of passive safety and security on the campus. The entire campus will be fenced. If the budget allows, decorative fencing could be used at the most public and visible areas (i.e. the entry roads and between buildings). This level of security will protect the campus after-hours from intruders and will also protect elementary students on the playfield during the day. After school is in session all the perimeter gates will be closed with the exception of the entrance from S.W. 6th Street which will serve as the only
visitors entrance. All visitors will be required to check in at the main office before being granted admission to the campus.

A second level of fencing will occur around the athletic fields to control admission to the games and provide security for high school and middle school students using those facilities during the day. A third level of fencing occurs between the buildings, creating an interior safe environment.

Additional passive surveillance occurs with the placement of the administration suites throughout the campus. The main administration building will have visual access to the parent drop-off area as well as to the student courtyard. The elementary administration area from its second floor vantage point will oversee the playfields and the elementary drop-off area and parking lot. The middle school administration area will be able to monitor students within the building.

Amphitheater

Although it is expected that there will be informal outdoor teaching areas around the campus, the amphitheater was designed to provide a more formal area for outdoor learning and performances. It could also be utilized for a variety of other uses including as an outdoor eating area for the elementary school students or a gathering space for visiting teachers. The amphitheater is incorporated into an existing hill which falls downhill from north to south about 10' to the creek. The amphitheater is envisioned to be grassed terraces with built-in concrete seating at each terrace. Stairs would occur on the west side which would also serve as the pathway for high school students to transition from the student parking lot to the high school. The east side of the amphitheater would be a sloped walkway leading to the top of the terraces and would provide the access for elementary students to move to the media center and cafeteria. The amphitheater would likely be more widely used if it was covered with a shade structure.

At the base of the amphitheater a stair/platform structure could occur terminating the second floor promenade from the south and serving as a backdrop to the amphitheater.

Drainage and Water Retention

Drainage and stormwater retention on the site is being closely coordinated with the St. John's River Water Management District. The creek is an important component of the system and must be protected from untreated runoff. The treatment volume will be captured throughout the site in above ground ponds, vegetative swales, & rain gardens as well as exfiltration trenches below grade.

Entryway Signage

Entry pylon signage will be added in two entry locations to the P.K. Yonge site. A major entrance sign will be located at the SW 6th Street gate announcing the primary campus entry point. A minor sign will be located at the northern entrance to the campus off of 11th Street. These signs will be comparable to the tradition and design of other monument signs on the University campus. Decorative fencing will be aluminum picket-type fencing with brick pilasters also reminiscent of other areas of the campus. Examples of existing monument signage and fencing are illustrated below.

ATHLETIC/ RECREATION FACILITIES

In the redevelopment of the campus, the athletic facilities will be relocated which will allow the incorporation of a much needed running track. The football field and track will be relocated to the eastern portion of the site, the current location of the softball and soccer fields. In this arrangement it will no longer need to share space with the baseball field and will have permanent fencing installed. The softball field will be moved to the southwestern corner of the site and will overlap with the soccer/lacrosse practice fields, requiring removable fencing at the softball field outfield. Soccer and lacrosse competition games will be played on the football field. The baseball field will also be improved by having a dedicated field, fencing and bleachers. The football field will include track events, permanent bleachers on the home and visitor's side, and a concessions/restroom building. The baseball field will include dugouts, bleachers and a scorekeeper, concession and restroom building. The softball field will include dugouts, bleachers and a scorekeeper's building. They would share the concessions and restrooms at baseball.

On the northern side of the campus, the elementary school will have a playfield as well as an area with playground apparatus. It is contemplated that the existing playground structure will be disassembled and relocated. The elementary facilities will also include hard courts with basketball goals and a PE pavilion, which will also be relocated.

Serving the entire campus is an approximately 1 mile fitness trail which circles the campus. It follows sidewalks in some areas and mulched pathways where no sidewalks exist. The portion of the trail from the northern faculty parking lot to the athletic fields is the pedestrian circulation route contemplated for fans on game days. They could also access the fields via the eastern portion of the trail, although much of it will not be paved surfaces.

ARCHITECTURE

It is anticipated that the architecture of the campus would compliment the University's palette of material, color, texture and design. Architectural and engineering elements would be incorporated into each building to mitigate solar heat gain and adopt energy conservation measures, sustainability features, natural daylighting, efficient pedestrian circulation, security and site enhancement.

TECHNOLOGY

This project will incorporate the latest in teaching technology both for in-classroom uses as well as distance learning and on-campus teaching observation. The campus, offices and classrooms will include the most current data transmission cabling as well as wireless technology. LED projectors, smart boards, wireless hotspots, and two way visual transmission cameras will be installed throughout the campus. It will be a showcase for technology usage in the state.

LANDSCAPE

The campus landscape at PK Yonge is dotted by a wonderful mixture of mature oaks, maples, magnolias, palms and pines to name a few. This assortment of canopy trees helps to create a sense of "old Florida" that represents decades of scholastic achievement and tradition. It is no secret that one of the main directives of this master planning process was to maintain as much of the existing canopy as possible.

PK Yonge's north central Florida landscape will be designed with a strong understanding of solid landscape design principles. Put simply, the right trees and plants must be planted in the right place. In order for this to occur, a landscape plan resulting from thorough site analysis will address the variety of existing ecosystems and micro-climates around the school site. The campus will have both native and Florida-friendly plants responding to today's water conservation and maintenance concerns. The landscape will consist of plants offering visual interest, shade and comfort, as well as teaching opportunities for students of all ages.

Recommended plant lists (shown below) have been developed to provide a general understanding of the types of landscapes proposed for the school site. This list is intended to be used as a guide and contains a small sampling of many possible choices.

1. URBAN UPLAND

Trees
Live Oak (*Quercus virginiana)*
Shumard Oak *(Quercus shumardii)*
Slash Pine (*Pinus elliotii*)
Southern Magnolia (*Magnolia grandiflora)*
Winged Elm (*Ulmus alata*)
Flowering Dogwood (*Cornus Florida)*
American Holly *(Ilex opaca*)
Redbud (*Cercis canadensis)*
Crape Myrtle *(Lagerstroemia spp.)*

Shrubs and Groundcover
Sweet Viburnum *(Viburnum odoratissimum)*
Indian Hawthorn (*Raphiolepis indica)*
Dwarf Burford Holly *(Ilex cornuta 'Burford')*
Ligustrum *(Ligustrum japonicum*)
Azalea *(Rhododendron spp*.)
Gardenia (*Gardenia jasminoides*)
Lily Turf (*Liriope spp*.)
Boxwood (*Buxus microphylla)*
Asian Jasmine (*Trachelospermum asiaticum)*

2. UPLAND NATURAL AREAS

Trees
Pignut Hickory (*Carya glabra*)
Cabbage Palms (*Sabal palmetto)*
Southern Magnolia (*Magnolia grandiflora)*
Winged Elm (*Ulmus alata)*
Flowering Dogwood (*Cornus florida)*
Cabbage Palm (*Sabal palmetto*)
Redbud (*Cercis canadensis*)
Slash Pine (*Pinus elliottii*)

Shrubs and Groundcover
Sand Cord Grass (*Spartina bakeri)*
Walter's Viburnum (*Viburnum obovatum)*
Thryallis (*Galphimia gracilis*)
Saw Palmetto (*Serenoa repens*)
Daylily (*Hemerocallis spp.)*
Coontie (*Zamia floridana*)
Chaste Tree (*Vitex agnus-castus*)
Black-eyed Susan (*Rudbeckia hirta)*
Plumbago (*Plumbago auriculata*)
American Beautyberry (*Callicarpa americana)*

3. RIPARIAN AREAS (creek and rain gardens)

Trees
Water Hickory (*Carya aquitica)*
Bald Cypress (*Taxodium distichum)*
Red Maple (*Acer rubrum)*
Ash (*Fraxinus caroliniana)*
Florida Sugar Maple (*Acer saccharum 'floridanum')*
Sweetbay (*Magnolia virginiana)*
Dahoon Holly (*Ilex cassine)*

Shrubs and Groundcover
Walter's Viburnum (*Viburnum obovatum)*
Wax Myrtle (*Myrica cerifera*)
Sand Cordgrass (*Spartina bakeri*)
Pickerelweed *(Pontederia cordata)*
Arrowhead (*Sagittaria latifolia)*
Agapanthus (*Aganpanthus africanus)*
Yellow Canna Lily (*Canna flaccida)*
Bulrush (*Scirpus californicus)*
Blue Flag Iris (*Iris hexagona)*

4. BUTTERFLY GARDENS

Fringe Tree (*Chionanthus virginicus)*
Gold Lantana (*Lantana camara*)
Verbena (*Verbena bonariensis*)
Chaste Tree (*Vitex agnus-castus)*
Black-eyed Susan (*Rudbeckia hirta)*
Blanket Flower (*Gaillardia pulchella)*
Day Lily (*Hemerocallis spp*.)
Agapanthus (*Agapanthus africanus)*
Milkweed (*Asclepias curassavica*)
Blazing Star (*Liatris spicata*)
Purple Coneflower (*Echinacea purpurea)*
Tickseed (*Coreopsis spp.)*
American Beautyberry (*Callicarpa americana)*
Blue Porterweed (*Stachytarpheta jamaicensis)*
Azalea (*Rhododedron indica)*
Sweet Viburnum *(Viburnum odoratissimum*

5. EDIBLE LANDSCAPE (kitchen garden)

Basil (*Ocimum basilicum)*
Rosemary (*Rosmarinus officinalis)*
Peppermint (*Mentha x piperita)*
Marjoram (*Origanum marjorana)*
Oregano (*Origanum vulgare)*
Parsley (*Petroselinum crispum)*
Thyme (*Thymus vulgaris)*
Green Bean (*Phaseolus vulgaris*)
Radish (*Raphanus sativus*)
Tomato (*Lycopersicon esculentum)*
Carrot (*Daucus carota*)
Corn (*Zea mays)*
Strawberry (*Fragaria x ananassa)*
Blueberry (*Vaccinium corybosum)*
Cucumber (*Cucumis sativus)*

CIVIL

We have reviewed the final master plan with regards to the required Pollution Abatement Volume, PAV, in accordance with the requirements of the St. Johns River Water Management District, SJRWMD.

The normal method for the treatment of stormwater runoff is the use of retention ponds. The project site has limited open space for retention ponds, the buildings are located close to Tumblin Creek, at the direction of the client, numerous trees are to be protected and the required recreational areas can not be inundated for long periods of time.

Since the site will not allow retention ponds to be used due to the limited space, other methods must be considered. The methodology to be used for the proposed master plan is the use of several types of facilities. These facilities will include the Low Impact Development criteria, including swales, rain gardens, green roofs, in addition to exfiltration trenches, and small retention ponds at the southern end of the project.

In order to utilize these types of facilties, the site should be divided into several basins, we have chosen seven. These seven basins were evaluated based on the total area of the basin and the total impervious surface area to determine the PAV for each basin. The total PAV is calculated to include the additional volume for on-line treatment.

The first basin is the northern portion of the project site. This area contains the faculty parking lot, parent pick up driveway and a portion of the student parking as the impervious surface. The remaining area is landscaped area to include up to the slope to the play field. The treatment facilities will include some depressed areas, including plantings and an underdrain system known as rain gardens. The remainder of the PAV will be directed into an exfiltration gallery under the parking areas. Upon reaching the PAV volume, the excess surface runoff will be directed into a pipe system to Tumblin Creek.

The second basin is the remainder of the site on the north side of Tumblin Creek. The impervious surface will include the remainder of the student parking, an existing building, the Performing Arts building, and a proposed building for the elementary school. The location of the proposed building is just outside of the 35 foot buffer from the limits of the creek. In order to maintain the buffer zone, swales will be created to intercept the surface runoff. The runoff from the buildings must be directed into some type of facility on the upstream side. These facilities can include depressions as rain gardens, exfiltration systems under the play fields and under the remaining parking.

The third basin is the northern portion of the southern side of Tumblin Creek. The impervious surface includes the driveway along the western portion of the site down to the building services/chiller building, the proposed buildings, high/middle school building, cafeteria/media center and the administration /professional development portion of a building, and courtyard. Again the proposed building locations, cafeteria and high/middle school are placed just outside of the 35 foot buffer to the limits of Tumblin Creek. Swales will be placed as on the northern side of the creek to intercept the surface flow. The exfiltration system will be placed under the court yard. Depressions as rain gardens and possible green roofs will be included in this area.

The fourth basin is the southwestern portion of the site. The impervious surface includes the remainder of the proposed gym, locker-room arts and science building, service drive and limited parking along the western boundary. The basin also includes the proposed softball field, soccer/lacrosse field. The use of the open space as the recreational fields precludes the use of retention ponds. The depressions as rain gardens could be included in some of the open space but the majority of the PAV will be captured by the exfiltration trench within the service roadway, and possibly along the limits of the play fields.

The fifth basin is the area of the baseball field and parking lot for the visitors and faculty. This impervious surface is limited to the parking lot and high school and middle school drop off. The drop off area is in the location of the existing parking lot. This lot presently has an exfiltration trench system under the pavement. Care should be taken to try to utilize the existing system. There is also an area south of the baseball field that may be used for a long narrow depression used as a rain garden.

The sixth basin is limited to the football field/track, bleachers and concession building. The proposed track and football field complex will impact the existing wetland area within this basin. The basin has limited impervious surface, i.e. the track and bleachers. The area to the south of the track has some area for depressions as rain gardens. The driveway/ parallel parking area may have some green areas just off the pavement and if necessary exfiltration system.

The final basin is the northern portion of the eastern end of the project. The Coastal Engineering complex was not included in this project. The proposed driveway and parking as well as the Community Outreach building are the impervious surface. This basin has more open space for the use as small shallow retention areas. This basin includes the majority of the wetland areas that will remain. The wetlands will also require a 35 foot buffer along the limits. If necessary, exfiltration trench may be used under the parking area.

ANNOTATED MASTER PLAN

THE BLUE WAVE
P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL
1934

P.K. Yonge Developemental Research School

Master Plan

brph
ARCHITECTS | ENGINEERS | CONSTRUCTORS

SITE SECURITY/FENCING

P.K. Yonge Developmental Research School

Master Plan

brph
ARCHITECTS | ENGINEERS | CONSTRUCTORS

JOGGING TRAIL/FITNESS

THE BLUE WAVE
P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL
1934

P.K. Yonge Developemental Research School Master Plan

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WETLAND IMPACTS & SETBACKS

THE BLUE WAVE
P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL
1934

P.K. Yonge Developemental Research School Master Plan

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TREE PRESERVATION

THE BLUE WAVE
P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL
1934

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Model

P.K. Yonge Developemental Research School

Master Plan

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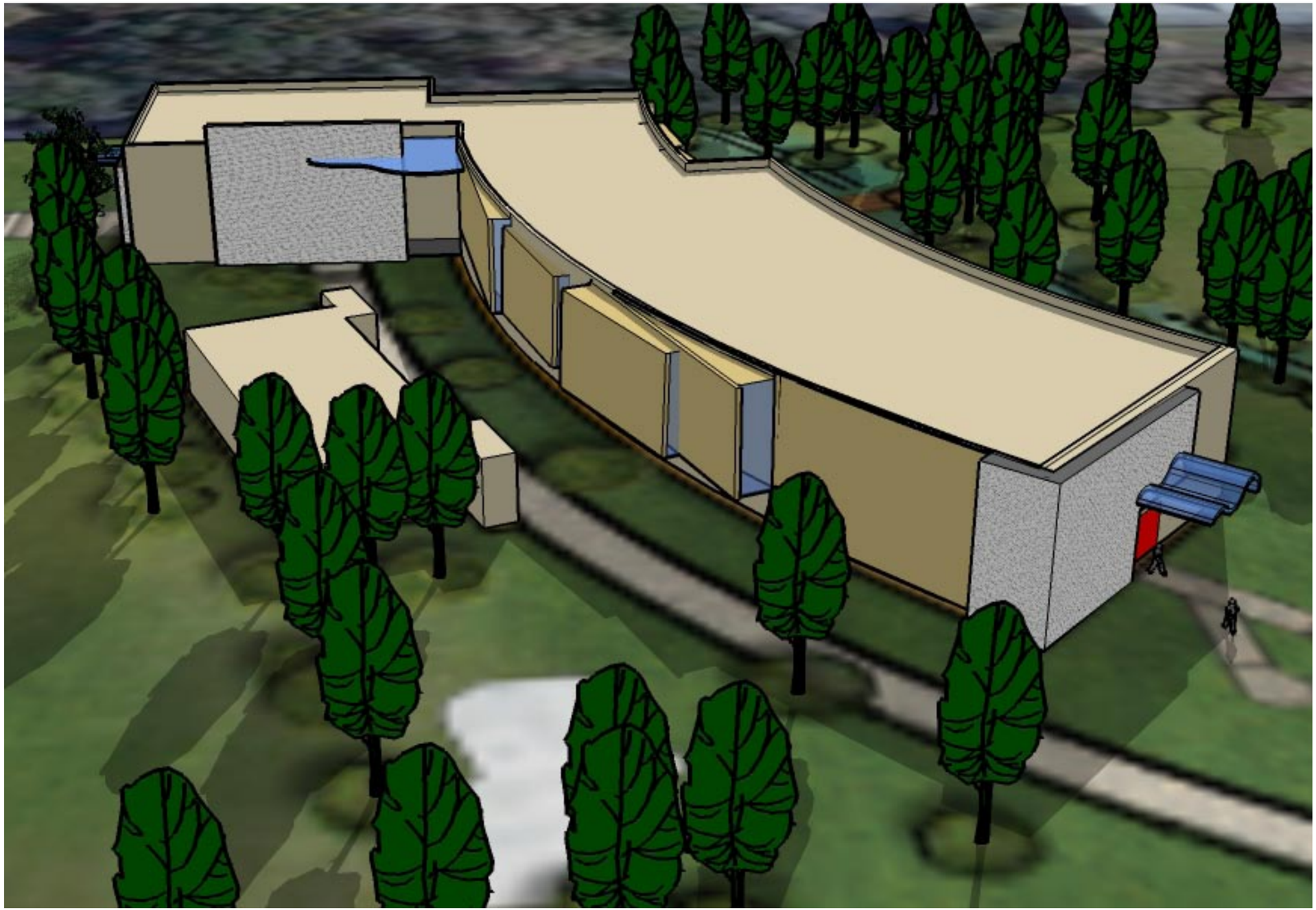

Elementary School from the North

Model

P.K. Yonge Developemental Research School

Master Plan

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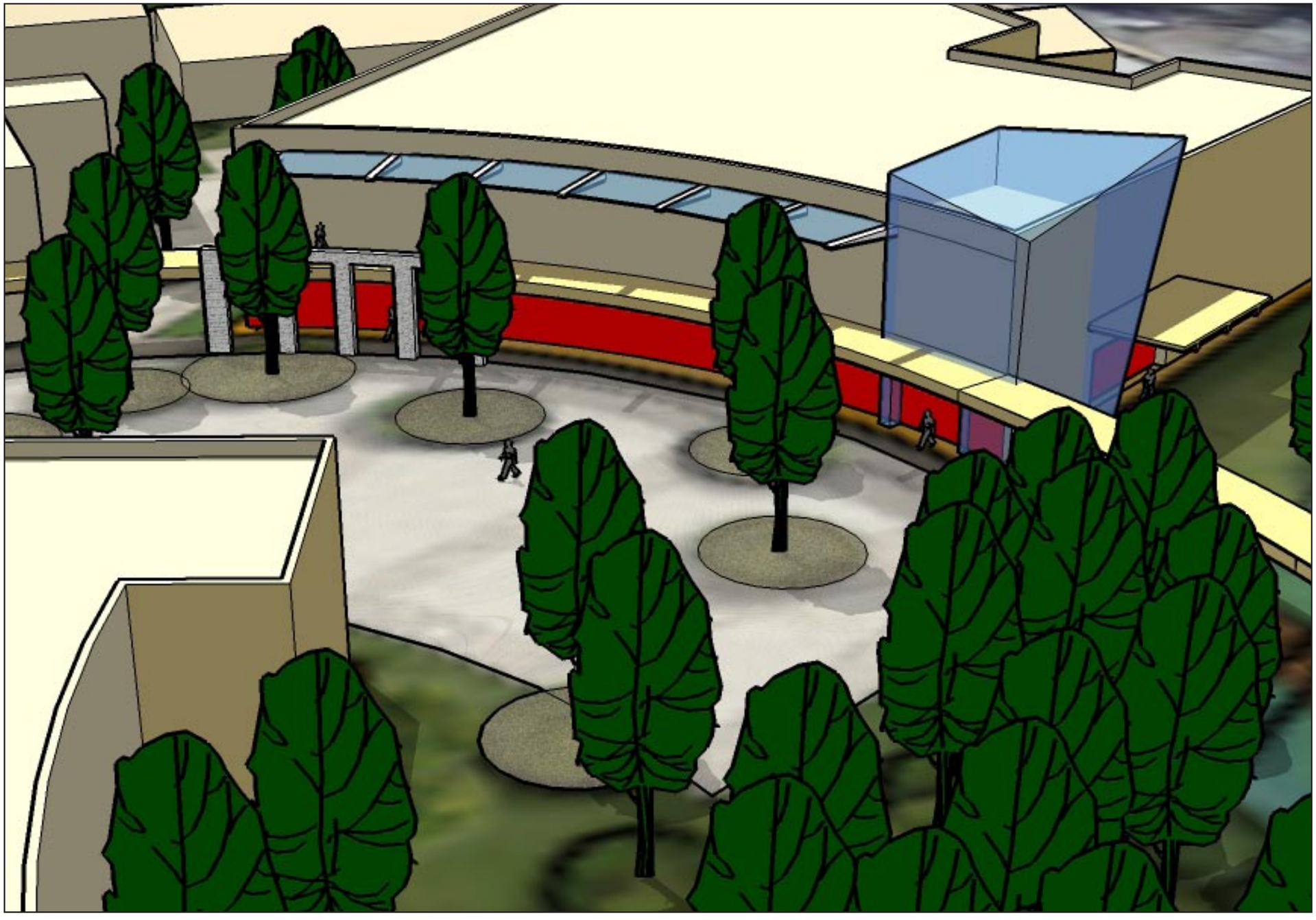

High School Courtyard (Looking South)

Model

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Master Plan

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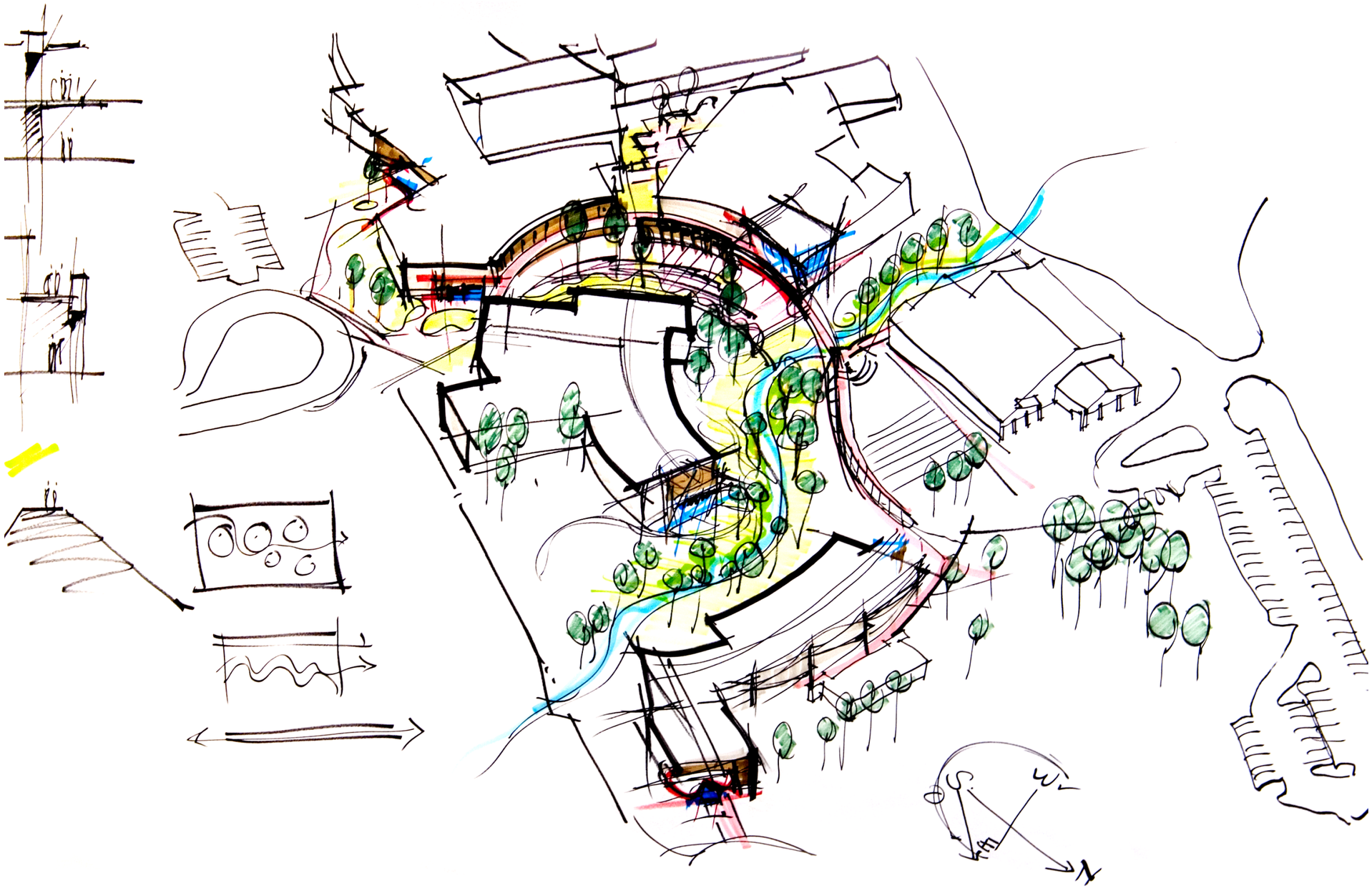

Aerial Sketch (from North looking South)

Sketches

P.K. Yonge Developemental Research School

Master Plan

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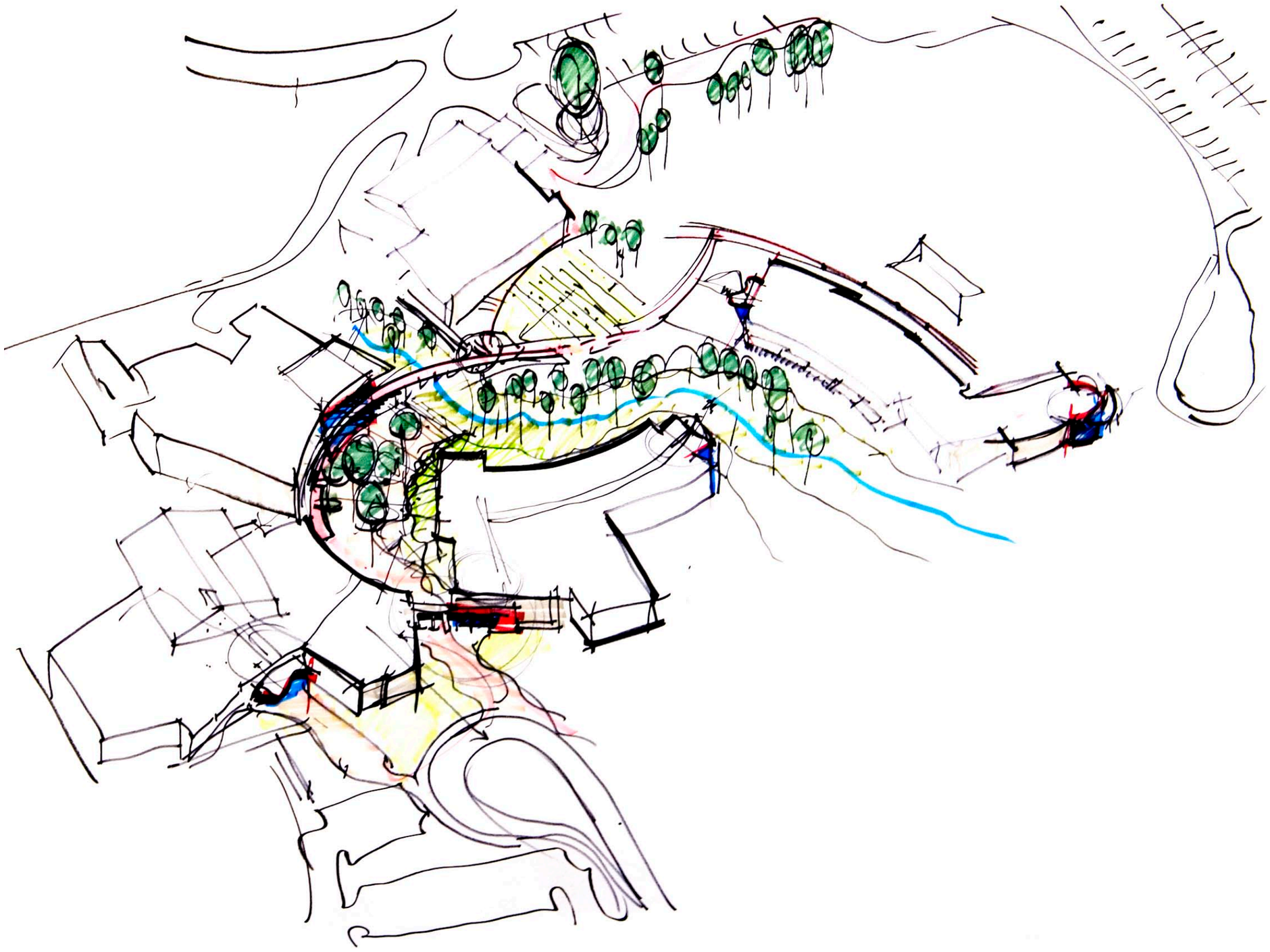

Aerial Sketch of Main Entry (from East looking West)

Sketches

P.K. Yonge Developemental Research School

Master Plan

brph
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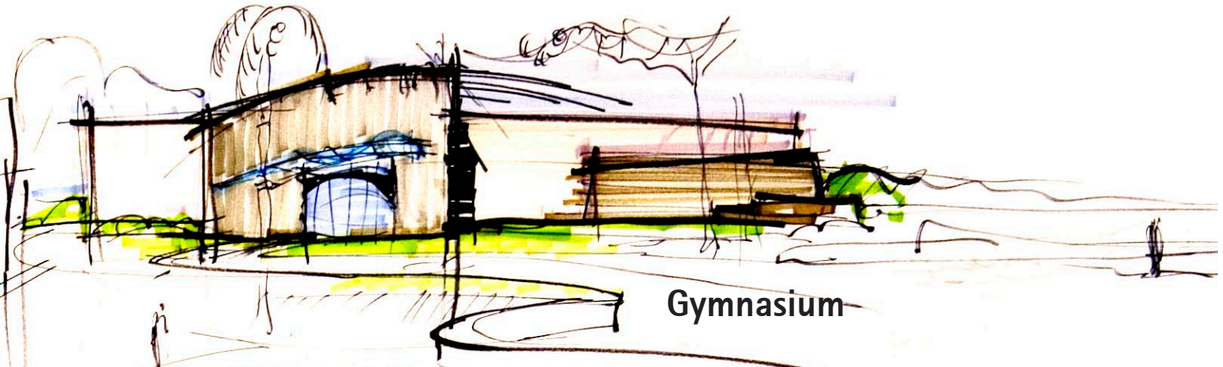
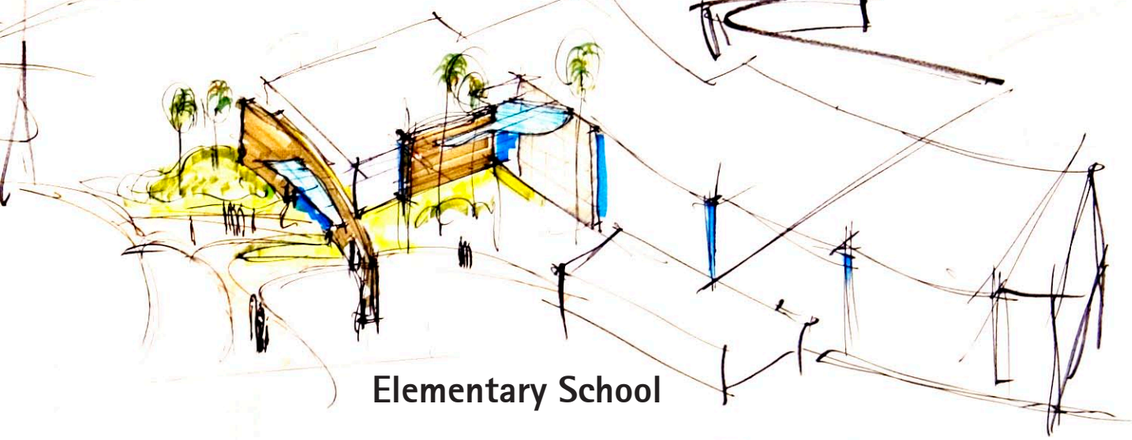
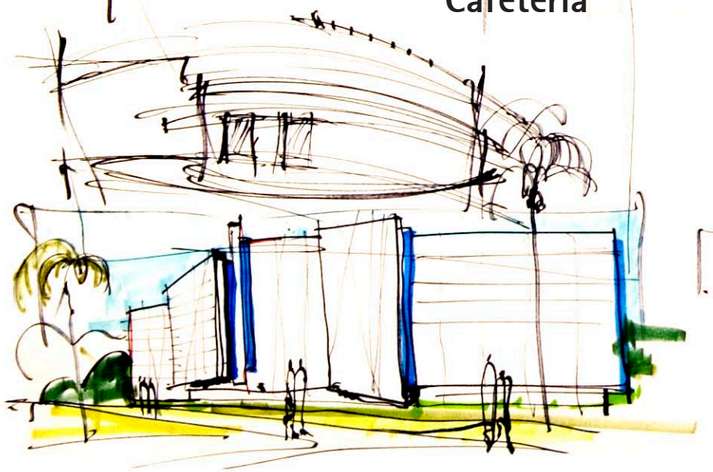
Administration



Gymnasium

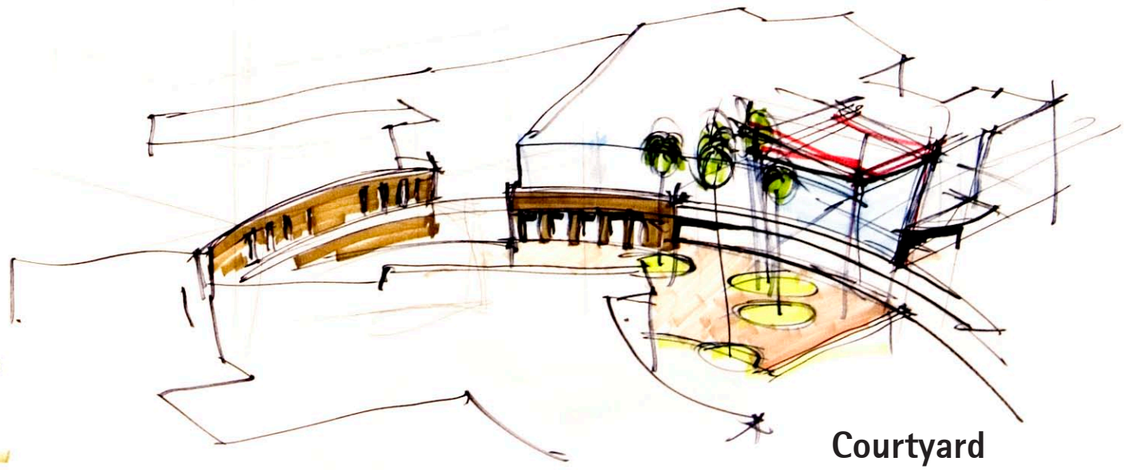


Elementary School



Cafeteria

High School

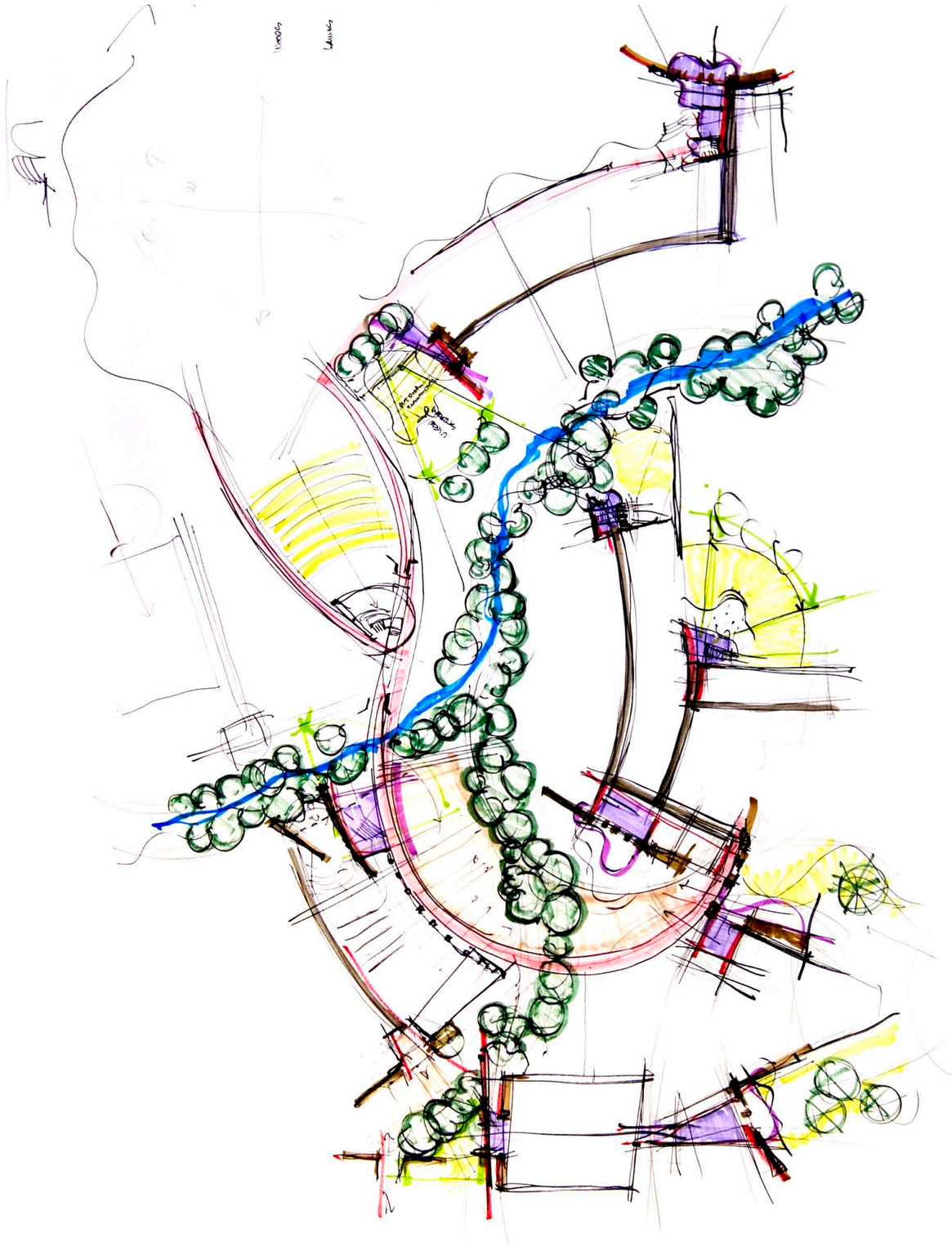


Courtyard

Sketches

P.K. Yonge Developemental Research School Master Plan

brph
ARCHITECTS | ENGINEERS | CONSTRUCTORS



Circulation Patterns

Sketches

P.K. Yonge Developemental Research School

Master Plan

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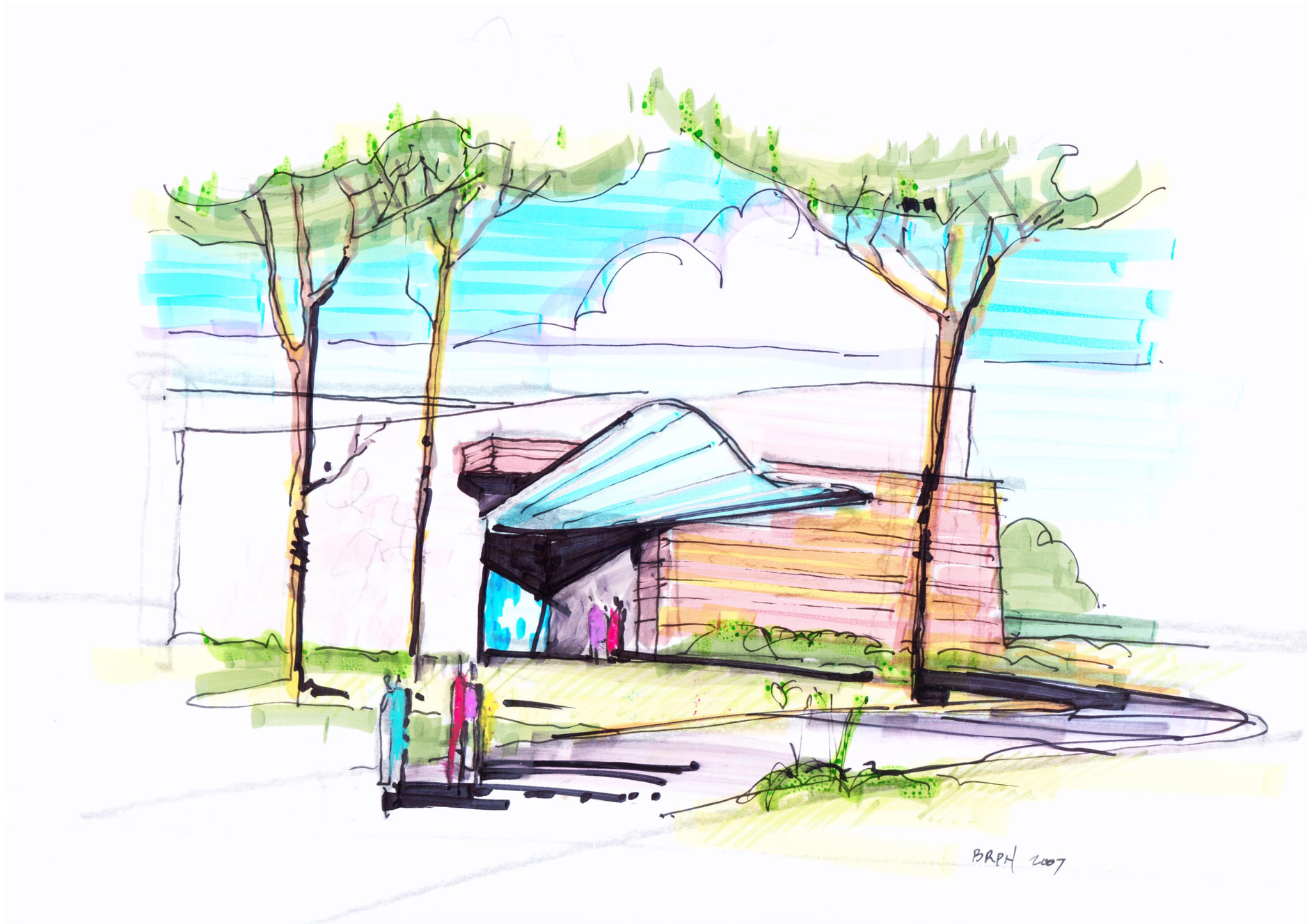

Elementary School North Entrance

Sketches

P.K. Yonge Developemental Research School

Master Plan

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Main Entrance from Visitor Parking

Sketches

P.K. Yonge Developemental Research School

Master Plan

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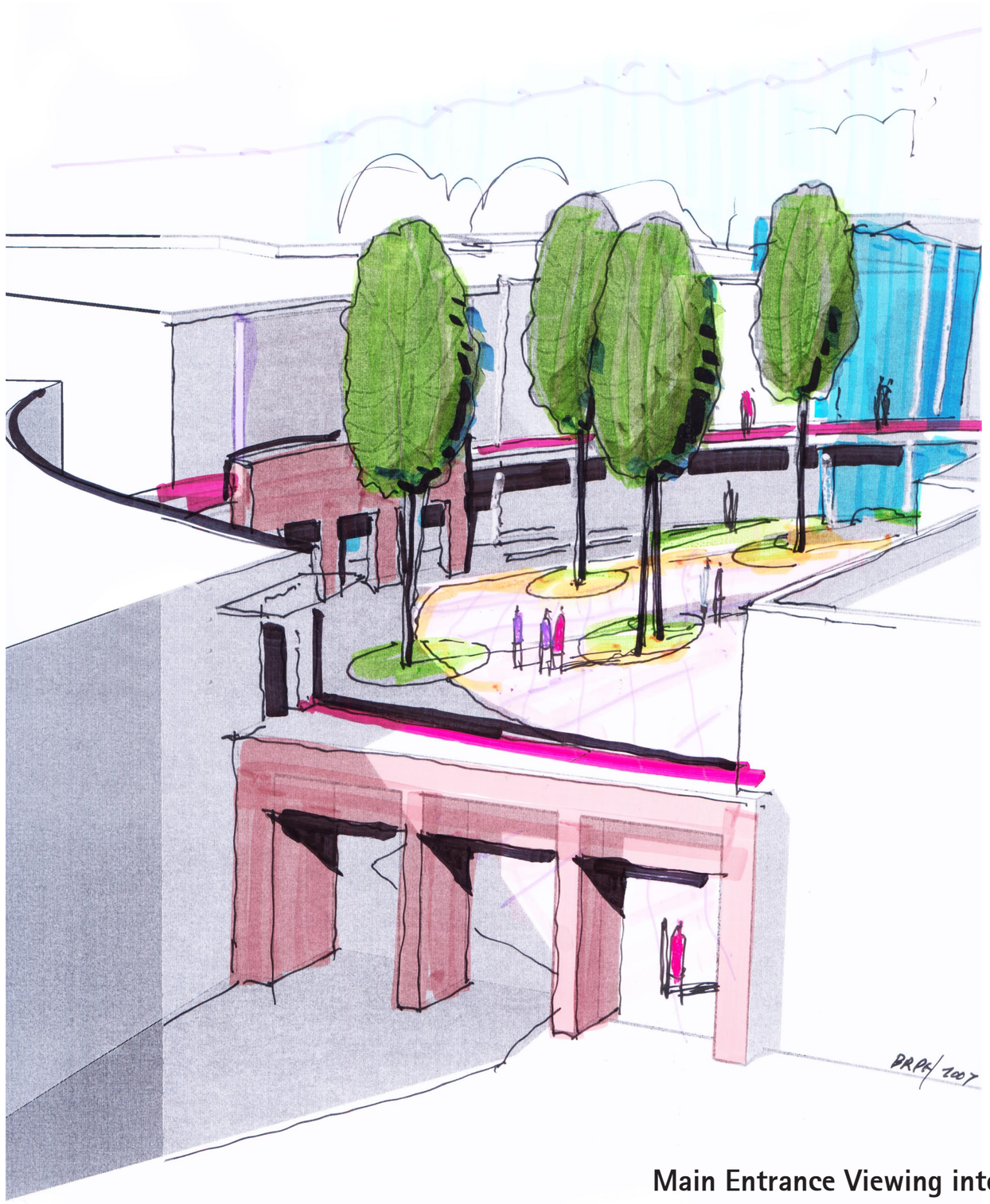

Main Entrance Viewing into Student Courtyard

Sketches

P.K. Yonge Developemental Research School Master Plan

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Student Courtyard - Cafeteria and Media Center

Sketches

P.K. Yonge Developemental Research School Master Plan

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PHASING

Construction Phasing of this project will depend to a great extent on the funding flow that is in place. Assuming that the total funding is encumbered and that the project will be constructed without interruption, two potential phasing scenarios are offered below.

PHASING SCENARIO #1

The most efficient phasing option to reconstruct an existing campus is to move the students off the campus for the duration of the construction period. Construction on an existing occupied campus will result in higher costs due to increased safety measures to isolate the construction from the students and faculty; increased costs due to the Jessica Lundsford act which requires all workers to have Level II FBI screening; extended construction time (and general conditions) due to multiple phases; and potential temporary (throw-away) work to keep portions of the campus operational during construction on another portion. While these costs may be offset by higher temporary housing costs, this scenario must be seriously considered if there is adequate adjacent land available for the temporary campus. Consideration should be given to the Shands property on the east side of SW 6th Street as a possible location for this campus. With a properly manned work crew it is anticipated that this construction could be completed within 16 to 18 months.

PHASING SCENARIO #2

The option assumes a fully occupied campus during the school year and an unoccupied campus during the summers. It includes two major phases of construction and several sub-phases:

PHASE I

Phase 1a: (2.5 months) June 1 – August 15

1. Set up temporary portables on the southwest student parking lot
2. Construct new entry road and parking lot on the north side
3. Demolish five buildings on southeast side (cafeteria and gymnasium will remain)
4. Demo inside of Building 1155 for the Central Energy Plant

Phase 1b: (11 months) August 15 – July 15

1. Build new middle school & high school
2. Build new administration and gymnasium
3. Build new central energy plant
4. Build new parking and drop off areas
5. Construct new football field and track

PHASE II

Phase 2a: (3 months) June 1- September 1

1. Demolish buildings north of the creek (leave gymnasium – to be utilized for food service during construction)
2. Remove 15 portables from temporary field
3. Build new baseball field

Phase 2b: (10 months) July 1 – May 1

1. Build new elementary school
2. Build amphitheater
3. Move elementary playground and play structure
4. Build elementary drop off
5. Add new parking west side – north of auditorium
6. Complete elementary playground and playfield

PHASE III

Phase 3a: (11 months) May 1-April 1

1. Remove 12 portables from temporary portable field
2. Build new cafeteria and media center
3. Build new softball field

Phase 3b: (2 months) April 1 – June 1

1. Remove old Gymnasium
2. Build practice field
3. Remove all temporary portables

This phasing option would encompass approximately 36 months of construction. It anticipates beginning at the end of a school year and finishing at the beginning of the summer 3 years later and so would include 3 summers and three school years. The fourth summer could be utilized as well if the schedule were to increase. Accommodations will need to be made for some athletic functions, parent drop off, parking and student circulation during portions of the construction period.

Phasing Scenario #2 is illustrated in the graphics on the following pages.

LEED CERTIFICATION

The P.K. Yonge educational philosophy is to be a high performance school of applied learning. Elements of sustainability will not only be utilized throughout the campus for their environmental benefit but will also highlight teaching opportunities. The existing natural habitat and sensitive wetlands will be complimented with equally sensitive buildings which respond to wetland setbacks, site topography, natural features and sun orientation. The building footprints will be minimized by building vertical rather than horizontal and will optimize natural daylighting while providing beautiful views of the natural surrounds.

Energy reduction will be secured through a highly efficient building envelope, lighting controls and passive strategies to reduce cooling and heating loads. The use of solar and wind power will likely be incorporated.

The project will consider water conservation through recycling rainwater captured in cisterns for irrigation or for flushing of toilets along with the incorporation of waterless urinals. Native plants which require little or no irrigation will be utilized throughout the landscape design. The stormwater management system could potentially include green roofs, vegetative swales, and rain gardens.

Recycled materials for use in new construction will be highly preferred as well as implementing a waste management system for demolished building materials. The use of native and local building materials where possible will be given priority.

It is anticipated that P.K. Yonge will achieve a Gold Certification and will be a pioneer in the newly introduced LEED for Schools program.

The LEED-NC and LEED for Schools Pre-certification checklists have been attached following.

PROBABLE CONSTRUCTION COST SUMMARY

DESCRIPTION		QUANTITY	UNIT	COST	TOTAL
High School	NEW	35,462	GSF	180.99	$6,032,995
Middle School	NEW	21,945	GSF	177.16	$3,425,694
Elementary School	NEW	36,077	GSF	179.60	$5,709,372
Cafeteria/Kitchen	NEW	21,688	GSF	256.46	$4,903,972
Media Center	NEW	13,192	GSF	185.38	$2,466,936
Administration	NEW	10,641	GSF	170.89	$1,603,269
Gymnasium	NEW	28,099	GSF	212.92	$5,300,483
Covered Play Area	RELOCATE	4,550	GSF	19.36	$77,650
Performing Arts	RENOVATION	26,130	GSF	26.16	$514,964
High School - Art/Science	RENOVATION	14,314	GSF	21.48	$301,775
Prof Dev. & Teaching Academy	NEW	4,800	GSF	175.20	$741,475
Building Services Building	REMODEL	2,728	GSF	149.35	$466,157
Elementary Art & Music	RENOVATION	2,941	GSF	54.96	$140,538
Additional Work	REMOVAL	212,637	CF	0.37	$684,341
Sitework		31	Acres	236,750.38	$6,470,956
Portables	TEMPORARY	32	EA	32,979.30	$828,435
Sports Fields	NEW				$1,437,661
Community Outreach	NEW	7289	GSF	187.12	$1,202,572
SUBTOTAL					**$42,309,245**

Escalation for Period 2008 through 2011	20.46%
TOTAL Escalated Cost	**$50,965,717**

Professional Fees	9%	$3,807,832
Furniture, Fixtures & Equipment	10%	$5,096,572
TOTAL PROJECT COST		**$59,870,120**

PROJECT RECAP

DATE	ACTIVITY
May 8	Project Kickoff
June 6	Public Charrette #1 – Information Gathering
June 13	Campus Condition Assessment
June 25	Civil Coordination with Water Management District
June 27	Conference with Gainesville Public Works Director
July 3	Meeting with Public Work, City Planning, CRA, Community Groups
July 27	Meeting with PKY User Group – Review of Initial Schemes
August 7	Public Charrette #2 – Presentation of Concepts
September 4	Conference with PKY User Group – Critique of Final Concept
September 11	Castaldi Report Submitted to DOE
September 27	Final Master Plan Submitted to UF Facilities
Oct. 1 – Nov. 6	Presentation to UF Committees
October 4	DOE Castaldi Walk-thru of PKY Campus
October 23	DOE Approval of Castaldi
November 6	Final Presentation and Open House

FLORIDA DEPARTMENT OF EDUCATION

COPY

October 23, 2007

Dr. Fran Vandiver, Director
P. K. Young Laboratory School (UF)
1080 Southwest 11 Street
Gainesville, Florida 32611

Dear Dr. Vandiver:

RE: Castaldi Report: P. K. YOUNG LABORATORY SCHOOL (UF)

The September 11, 2007, Castaldi Report prepared by BRPH Architects has been reviewed by this office and we concur that the replacement of Buildings 10 through 20, 22, and 23 (as indicated in the Florida Inventory of School Houses, FISH) at the above facility is more economical than rehabilitating these existing buildings. A representative of this office has visited the site and verified that extensive remodeling and renovation would have to be done to bring these buildings up to today's educational, safety, and handicapped accessibility standards. The same conclusion cannot be made for Buildings 06, 21, 24, and 55. According to our analysis, it is more economical to rehabilitate buildings 06, 21, 24, and 55 than to replace these four buildings.

Please contact this office if we can be of further assistance.

Sincerely,

Jonathon D. Hamrick, Architect
Construction, Planning, and Design Manager

jdh
cc: Spessard Boatright
Tom Inserra
Linda Dixon
Craig DeLoy
District File

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PK Yonge Master Plan

Existing Campus Facilities by Use

Type	Floor	Room #	FISH Code	Use	SF
HIGH SCHOOL					**24154**
High School Classrooms					
High School Classroom	1	K330	003	HS CLASSROOM	889
	1	K332	003	HS CLASSROOM	930
	1	L351	003	HS CLASSROOM	1087
	1	L353	003	HS CLASSROOM	1007
	1	M344	003	HS CLASSROOM	738
	1	M345	704	ISS CLASSROOM	696
	1	M347	003	HS CLASSROOM	749
	1	M348	003	HS CLASSROOM	869
	1	M350	003	HS CLASSROOM	864
	1	354	003	HS CLASSROOM	1,022
	1	356	003	HS CLASSROOM	1,024
	1	1153	003	HS WORLD HISTORY	812
	1	1427	003	SPANISH	812
	1	1428	003	SPANISH	812
High School Science Labs	1	O361	023	HS SCIENCE LAB	1214
	1	O362	023	HS SCIENCE LAB	1231
High School Science Demo Classrooms	1	Q502	022	HS CLASS (SCIENCE)	1440
	1	G133	022	ELEM/HS SCIENCE CLASSROOM	956
HS Skills Lab					
Resource					
ESE Part-Time	1	1188	061	ESE GIFTED	812
	1	R241	064	ESE OCCUPATIONAL THERAPY	233
ESE Full-Time					
ESE Vocational					
ESE Resource Room					
Supplementary Instruction					
Business Education Lab	1	Q506	241	TECHNOLOGY CLASS	1182
Family and Consumer Science					
Technology Education Lab					
Health Occupations Lab					
Public Service Education Lab					
High School Teacher Planning	1	G132A	315	SCIENCE OFFICE (HS & ES)	137
	1	K331	315	TEACHER PLANNING	179
	1	K331A	315	TEACHER PLANNING	116
	1	L352C	315	TEACHER PLANNING	125
	1	L353A	315	TEACHER PLANNING	124
	1	M349	315	TEACHER PLANNING	172
	1	M349A	315	TEACHER PLANNING	116
	1	N371A	315	TEACHER PLANNING	138
	1	N371B	315	TEACHER PLANNING	138
	1	N384	315	TEACHER PLANNING	220
	1	O361A	315	TEACHER PLANNING	86
	1	O362A	315	TEACHER PLANNING	90
	1	Q503	315	TEACHER PLANNING	246
	1	Q504	315	TEACHER PLANNING	300
	1	355	808	TEACHER PLANNING/STORAGE	400
High School Other					
Staff Restrooms					
Student Restrooms	1	L352B	817	PUBLIC RESTROOM	30
	1	M341	816	STUDENT RESTROOM (F)	149
	1	M342	815	STUDENT RESROOM (M)	166
	1	N377	815	STUDENT RESTROOM (M)	60
	1	N378	816	STUDENT RESTROOM (F)	60
Custodial	1	M343	331	CUSTODIAL AREA	14
Miscellaneous	1	L352A	700	CIRCULATION- INTERIOR	63
	1	O361B	810	LAB/CHEMICAL STORAGE	565

Type	Floor	Room #	FISH Code	Use	SF
	1	O362B	808	STORAGE	60
	1	O362C	812	LAB/WORKROOM	200
	1	Q505	852	DATA/TECH SERVERS	240
	1	Q506A	808	TECH STORAGE	102
	1	Q507	703	ELECT./AC STORAGE	204
High School Administration	1	C205	301	ASST. PRINCIPAL/HIGH SCHOOL	180
	1	M346	301	ASST. PRINCIPAL	95
MIDDLE SCHOOL					**16011**
Middle School Classrooms	1	J304	020	MS SCIENCE CLASSROOM	930
	1	J306	002	MS CLASSROOM	889
	1	J307	002	MS CLASSROOM	646
	1	J309	002	MS CLASSROOM	889
	1	J310	002	MS CLASSROOM	889
	1	J312	002	MS CLASSROOM	930
	1	K324	002	MS CLASSROOM	930
	1	K326	002	MS CLASSROOM	889
	1	K327	002	MS CLASSROOM	889
	1	K329	002	MS CLASSROOM	889
Middle School Science Demo	1	1152	002	MS READING	812
	1	N385	020	MS SCIENCE CLASSROOM	1182
	1	N382	020	MS SCIENCE CLASSROOM	1182
Resource					
ESE Part-Time	1	L352	062	MS/HS ESE CLASSROOM	480
	1	1426	061	MS GIFTED	812
ESE Full-Time					
ESE Resource Room	1	K328	065	ESE RESOURCE	179
Supplementary Instruction					
Observation Booth					
Time-Out Room					
PT/OT					
Middle School Teacher Planning	1	J305	315	TEACHER PLANNING	297
	1	J307B	315	TEACHER PLANNING	144
	1	J309A	315	TEACHER PLANNING	116
	1	J311	315	TEACHER PLANNING	179
	1	J311A	315	TEACHER PLANNING	116
	1	K325	315	TEACHER PLANNING	172
	1	K325A	315	TEACHER PLANNING	116
	1	K328A	315	TEACHER PLANNING	116
	1	N374A	315	TEACHER PLANNING	138
	1	N374B	315	TEACHER PLANNING	138
Middle School Other					
Staff Restrooms					
Student restrooms	1	J301	816	STUDENT RESTROOM (F)	149
	1	J302	815	STUDENT RESTROOM (M)	166
	1	K321	816	STUDENT RESTROOM (F)	149
	1	K322	815	STUDENT RESROOM (M)	166
Custodial	1	K323	331	CUSTODIAL AREA	14
	1	N375	815	STUDENT RESTROOM (M)	60
	1	N383	816	STUDENT RESTROOM (F)	85
Miscellaneous	1	J303	331	CUSTODIAL AREA	14
	1	J307A	808	STORAGE	84
Middle School Administration	1	C204	301	ASST. PRINCIPAL/MIDDLE SCHOOL	176
ELEMENTARY SCHOOL					**24195**
Primary Classrooms					
Primary Classrooms	1	G131	001	1ST GRADE CLASSROOM	996
	1	G134	001	1ST GRADE CLASSROOM	956
	1	G136	001	2ND GRADE CLASSROOM	956
	1	G137	001	2ND GRADE CLASSROOM	956
	1	G139	001	2ND GRADE CLASSROOM	996
	1	H121	001	KINDERGARTEN CLASSROOM	1077
	1	H123	001	1ST GRADE CLASSROOM	1077
	1	I104	001	3RD GRADE CLASSROOM	1011

Type	Floor	Room #	FISH Code	Use	SF
	1	H124	001	KINDERGARTEN CLASS	997
	1	H126	001	KINDERGARTEN CLASS	997
	1	R258	001	3RD GRADE CLASSROOM	770
	1	R259	001	3RD GRADE CLASSROOM	770
Intermediate Classrooms	1	I106	002	4TH GRADE CLASSROOM	956
	1	I107	002	4TH GRADE CLASSROOM	956
	1	I109	002	4TH GRADE CLASSROOM	956
	1	I110	002	5TH GRADE CLASSROOM	956
	1	I112	002	5TH GRADE CLASSROOM	996
	1	1189	002	5TH GRADE CLASSROOM	812
Primary Skills Lab					
Resource	1	G132	065	ESE RESOURCE	137
	1	G135	040	RESOURCE ROOM	137
	1	G135A	065	READING DIRECTOR	142
	1	G138	065	ESE RESOURCE	137
	1	G138A	065	ESE/READING RESOURCE	142
Elementary Art	1	1187	050	ES ART	780
Elementary Music	1	A104	055	MUSIC	1229
PE Storage					
Elementary School Teacher Planning	1	H122	315	TEACHER PLANNING	160
	1	H122A	315	TEACHER PLANNING	165
	1	I105A	315	TEACHER PLANNING	142
	1	I108	315	TEACHER PLANNING	137
	1	I108A	315	TEACHER PLANNING	142
	1	I111	315	ELEM PE	137
	1	I111A	315	TEACHER PLANNING	142
	1	125A	315	TEACHER PLANNING	200
	1	258A	315	TEACHER PLANNING	93
	1	259B	315	TEACHER PLANNING	91
Elementary ESE	1	I105	065	ESE	135
Elementary School Other					
Staff Restrooms					
Student Restrooms	1	G131B	814	STUDENT RESTROOM	17
	1	G131C	814	STUDENT RESTROOM	18
	1	G133B	814	STUDENT RESTROOM	15
	1	G133C	814	STUDENT RESTROOM	15
	1	G134B	814	STUDENT RESTROOM	15
	1	G134C	814	STUDENT RESTROOM	15
	1	G136B	814	STUDENT RESTROOM	15
	1	G136C	814	STUDENT RESTROOM	15
	1	G137B	814	STUDENT RESTROOM	15
	1	G137C	814	STUDENT RESTROOM	15
	1	G139B	814	STUDENT RESTROOM	18
	1	G139C	814	STUDENT RESTROOM	17
	1	H121B	814	STUDENT RESTROOM	17
	1	H121C	814	STUDENT RESTROOM	18
	1	H123B	814	STUDENT RESTROOM	18
	1	H123C	814	STUDENT RESTROOM	17
	1	I101	816	STUDENT RESTROOM (F)	142
	1	I102	815	STUDENT RESROOM (M)	160
	1	246	815	STUDENT RESTROOM (M)	274
	1	247	816	STUDENT RESTROOM (F)	274
Custodial	1	245	331	CUSTODIAL AREA	53
Miscellaneous	1	G131A	811	OUTSIDE STORAGE	49
49	1	G133A	811	OUTSIDE STORAGE	49
	1	G134A	811	OUTSIDE STORAGE	49
	1	G136A	811	OUTSIDE STORAGE	49
	1	G137A	811	OUTSIDE STORAGE	49
	1	G139A	811	OUTSIDE STORAGE	49
	1	H121A	811	OUTSIDE STORAGE	49
	1	H123A	811	OUTSIDE STORAGE	49

Type	Floor	Room #	FISH Code	Use	SF
	1	I103	331	CUSTODIAL AREA	12
	1	I104A	811	OUTSIDE STORAGE	49
	1	I106A	811	OUTSIDE STORAGE	49
	1	I107A	808	STORAGE	49
	1	I109A	808	OUTSIDE STORAGE	49
	1	I110A	808	OUTSIDE STORAGE	49
	1	I112A	808	OUTSIDE STORAGE	49
	1	H125	040	KITCHEN/RESOURCE	123
	1	H127	808	STORAGE	50
	1	H128	703	ELECTRICAL ROOM	32
	1	H129	703	ELECTRICAL ROOM	32
	1	H130	808	STORAGE	50
	1	R243	702	MECHANICAL AREA	53
	1	R244	315	AFTER SCHOOL PROGRAM	132
	1	R258B	808	MATERIAL STORAGE	91
	1	R259A	808	MATERIAL STORAGE	91
	1	1187A	707	RESTROOM	28
Elementary School Administration	1	R242	301	ES ASSISTANT PRINCIPAL	212
CAFETERIA/KITCHEN					**5,974**
	1	E281	341	SERVING LINE	128
	1	E282	340	CAFETERIA DINING	1,242
	1	E283	340	CAFETERIA DINING	1,408
	1	E284	346	PREPARATION	207
	1	E285	341	SERVING LINE	450
	1	E286	331	CUSTODIAL AREA	60
	1	E288	331	CUSTODIAL AREA	32
	1	E289	341	KITCHEN	753
	1	E289A	342	STORAGE FREEZER	80
	1	E289B	343	OFFICE - CAFÉ MANAGER	81
	1	E290	821	STAFF RESTROOM	55
	1	E291	342	FOOD STORAGE	368
	1	E292	330	CUSTODIAL RECEIVING	340
	1	E293	702	BOILER ROOM	770
MEDIA CENTER					**6175**
Media Center	1	F260	380	READING ROOM/STACKS	1645
	1	F260x	700	INSIDE CIRCULATION	180
	1	F261	380	READING ROOM/STACKS	2162
	1	F263	803	DARK ROOM	200
	1	F264	387	MEDIA/READING PRODUCTION	343
	1	F267	331	CUSTODIAL AREA / DATA	24
	1	F268	301	OFFICE	200
	1	F268A	821	PUBLIC RESTROOM	24
	1	F268B	808	OFFICE STORAGE	15
	1	F269	381	LIBRARY MEDIA	240
	1	F270	381	WORK AREA	225
	1	F270A	808	WORK AREA STORAGE	35
TV Media Production	1	F265	383	A/V STORAGE	144
	1	Q501	868	TV/MEDIA PRODUCTION	685
	1	Q501A	867	TV/MEDIA PRODUCTION CONTROL RO	53
ADMINISTRATION					**9547**
Administration	1	C200	304	RECEPTION	360
	1	C201	300	DIRECTOR	272
	1	C202	303	SECRETARY	294
	1	C202A	308	ADMINISTRATIVE STORAGE	48
	1	C203	301	ADMIN./EDUCATIONAL PHYCHOLOGIST	268
	1	C208	303	ESE SECRETARIAL	132
	1	C208A	301	ESE DIRECTOR	280
	1	D221	301	COUNSELOR	120
	1	D224	301	COUNSELOR	130

Type	Floor	Room #	FISH Code	Use	SF
	1	D225	304	GUIDANCE RECEPTION	224
	1	D227	301	COUNSELOR	126
	1	D228	301	COUNSELOR	121
	1	D231	304	ATTENDANCE	486
	1	D231B	301	ADMISSIONS	155
	1	D231E	301	STUDENT SERVICES/MIS DIRECTOR	175
	1	F271	306	CONFERENCE (LIBRARY)	315
	1	J308	315	OFFICE VOL. COOR./ASST.	179
	1	M346A	301	SCHOOL RESOURCE OFFICER	71
	1	R257	306	CONFERENCE CENTER	1,768
Business Development	1	R240	212	BUSINESS OFFICE	984
Public Toilets	1	C206	819	MEN'S RESTROOOM	80
	1	C207	820	WOMEN'S RESTROOM	144
	1	D223	821	STAFF RESTROOM	32
	1	D231D	821	STAFF RESTROOM	42
	1	E292A	821	STAFF RESTROOM	25
	1	H124A	814	STUDENT RESTROOM (ES)	47
	1	H126A	814	STUDENT RESTROOM (ES)	47
Miscellaneous	1	C202B	309	VAULT	100
	1	C205A	308	CLOSET	10
	B	C209	331	CUSTODIAL	42
	B	C210	306	CONFERENCE ROOM	529
	B	C210A	316	TEACHER LOUNGE	213
	B	C211	702	MECHANICAL/ELECTRICAL	170
	B	C212	388	COPY ROOM	119
	B	C212A	388	COPY ROOM	190
	B	C212B	309	RECORDS STORAGE/VENDING	150
	B	C212C	502	DATA/COMMUNICATIONS	128
	1	C299H	700	CIRCULATION- INTERIOR	279
	1	D220	305	WORKROOM	224
	1	D220A	308	STORAGE	15
	1	D221A	308	COUNSELOR STORAGE	12
	1	D222	308	CLOSET	24
	1	D227A	308	COUNSELOR STORAGE	12
	1	D228A	308	COUNSELOR STORAGE	12
	1	D231A	308	ATTENDANCE STORAGE	12
	1	D231C	308	CLOSET	15
	1	D231F	307	CLINIC	190
	1	257A	308	STORAGE	72
	1	257B	301	OFFICE	105
GYMNASIUM					**57164**
Gymnasium	1	P404	112	GYM	8100
Fitness Center					
PE Locker Rooms	1	P408	093	GIRLS LOCKER ROOM	490
	1	P414	092	BOYS LOCKER ROOM	629
	1	P419	092	VARSITY LOCKERS	466
Multipurpose					
Weight Room	1	P428	117	WEIGHT ROOM	1446
Aerobics Room	1	P425	119	AEROBICS ROOM	1325
Wrestling Room					
Other Areas	1	P400	370	LOBBY	910
	1	P401	372	TICKET BOOTH	25
	1	P402	823	PUBLIC RESTROOM	117
	1	P403	822	PUBLIC RESTROOM	210
	1	P404A	700	CIRCULATION- INTERIOR	126
	1	P405	120	STORAGE	364
	1	P405A	120	STORAGE	12
	1	P405B	120	STORAGE	12
	1	P406	120	STORAGE	33
	1	P408A	331	CUSTODIAL AREA	9
	1	P408B	816	STUDENT RESTROOM (F)	110
	1	P408C	095	GIRLS SHOWER	192
	1	P409	331	STORAGE	72

Type	Floor	Room #	FISH Code	Use	SF
	1	P409A	120	CUSTODIAL AREA	11
	1	P410	315	COACH'S OFFICE	108
	1	P410A	100	STAFF SHOWER	80
	1	P411	700	CIRCULATION- INTERIOR	125
	1	P412	315	COACH'S OFFICE	180
	1	P412A	120	STORAGE	6
	1	P412B	120	STORAGE	6
	1	P412C	099	STAFF SHOWER	80
	1	P413	301	A.D. OFFICE	91
	1	P414A	120	VARSITY STORAGE	100
	1	P415	815	STUDENT RESTROOM (M)	130
	1	P416	094	BOYS SHOWER	234
	1	P417	703	ELECTRICAL	24
	1	P418	700	CIRCULATION- INTERIOR	114
	1	P420	116	TRAINING ROOM	331
	1	P420A	120	TRAINING ROOM STORAGE	33
	1	P421	331	CUSTODIAL AREA	29
	1	P423	700	CIRCULATION-INTERIOR	150
	1	P425A	702	MECHANICAL AREA	49
	1	P425B	120	AEROBICS ROOM STORAGE	34
	1	P427	700	CIRCULATION- INTERIOR	291
	1	P429	816	STUDENT RESTROOM (F)	158
	1	P430	815	STUDENT RESTROOM (M)	166
Covered Play Area					
PERFORMING ARTS					**18848**
Auditorium/Stage	1	A103	360	AUDITORIUM	3779
	1	A103A	363	STAGE	2207
Band	1	A111	076	BAND	2117
Drama/Vocal	1	A112	075	DRAMA/VOCAL	1265
Chorus					
Orchestra					
Recording Room					
Music Instrument Repair					
Miscellaneous	1	A101	370	LOBBY	700
	1	A101A	823	PUBLIC RESTROOM	174
	1	A101B	822	PUBLIC RESTROOM	174
	1	A102	367	CONTROL ROOM /AV	227
	1	A103B	364	STORAGE	52
	1	A103C	364	STORAGE	73
	1	A103D	364	DRAMA STORAGE	206
	1	A103E	364	PIANO	81
	1	A103F	365	MEN DRESSING	173
	1	A103G	815	STUDENT RESTROOM (M)	36
	1	A103H	366	WOMEN DRESSING	185
	1	A103J	816	STUDENT RESTROOM (F)	36
	1	A103K	837	SET SHOP	400
	1	A103L	808	STORAGE	78
	1	A103M	700	HANDICAP RAMP	153
	1	A103N	808	STORAGE	13
	1	A104A	081	SOUND CLOSET	8
	1	A104B	315	TEACHER PLAN	98
	1	A104C	836	REFER. STORAGE	210
	1	A105	331	CUSTODIAL AREA	28
	1	A106	816	STUDENT RESTROOM (F)	182
	1	A107	702	MECHANICAL	52
	1	A108	815	STUDENT RESTROOM (M)	182
	1	A109	817	ESE RESTROOM	63
	1	A110	703	COMMUNICATIONS/TELEPHONE EQUIP	76
	1	A111A	836	REF. STORAGE	108
	1	A111B	834	UNIFORM STORAGE	171
	1	A111C	831	PRACTICE	132
	1	A111F	832	PERCUSSION STORAGE	370

Type	Floor	Room #	FISH Code	Use	SF
	1	A111G	315	TEACHER PLANNING	105
	1	A111H	081	SOUND CLOSET	8
	1	A112A	315	TEACHER PLANNING	100
	1	A112B	081	SOUND CLOSET	8
	1	A112D	364	DRAMA STORAGE	166
	1	A113	370	LOBBY	1631
	1	A114	700	STAIRS	785
	1	A114A	700	STAIRS	131
	1	A115	826	ELEVATOR	48
	G	1	702	ELEVATOR MACHINE	136
	G	2	703	ELECTRICAL	166
	G	3	702	MECHANICAL	287
	G	4	702	FIRE PUMP	321
	G	5	808	UNFINISHED SPACE	508
	G	005A	808	UNFINISHED SPACE	230
	G	6	700	STAIRS	208
	G	006A	700	STAIRS	147
	G	7	827	ELEVATOR	55
	2	M01	701	MEZZANINE / ELEC./ HVAC	2289
ART					**9560**
High School	1	N371	052	HS ART LAB	2093
Middle School	1	N374	051	MS ART LAB	2093
Gallery	1	N376	705	ART GALLERY	857
Miscellaneous	1	N370	700	CIRCULATION- INTERIOR	1663
	1	N371C	810	COMPUTER/MEDIA LAB	275
	1	N371D	812	MATERIAL STORAGE	195
	1	N372	525	PREP ROOM	414
	1	N373	805	KILN	431
	1	N374C	810	COMPUTER/ MEDIA LAB	275
	1	N374D	812	MATERIAL STORAGE	195
	1	N379	331	CUSTODIAL AREA	38
	1	N380	808	STORAGE	436
	1	N381	707	TELEPHONE EQUIPMENT / DATA	56
	1	N386	702	MECH./ELECT. SYSTEMS	428
	1	N387	703	ELECT.	112
Total					**152,779**

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

ORGANIZATION: 75-P K YONGE LABORATORY SCHOOL (UF)

FACILITY: ALL

FACILITY USE: ALL

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

Primary Use: COMBINATION Grades Housed: PK - 12 DOE Validation Date: Capital Outlay Classification: SCHOOL RECOMMENDED FOR CONTINUED USE

MASTER SCHOOL ID

MSID	Name	Status
391	P.K. YONGE DEVELOPMENTAL RESEARCH SCHOOL	Default

CAPITAL OUTLAY FTE

Year: 2006 / 2007							
PK: 0.00	01: 53.50	03: 54.00	05: 62.50	07: 110.00	09: 119.00	11: 117.84	PK-12: 1113.58
KG: 53.50	02: 54.00	04: 59.50	06: 110.00	08: 111.00	10: 119.50	12: 89.24	Adult: 0.00
							Total: 1113.58

SCHOOL CAPACITY

SCHOOL CAPACITY	YEAR ROUND CAPACITY	UTILIZATION FACTOR	PRIMARY USE
1,246	1,495	90	COMBINATION

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

PARCEL: 1

1080 SW 11TH STREET

GAINESVILLE, FL 32611

Parking: DEVELOPED	Owner: SCHOOL BOARD	Fire: 5
Athletic: INCLUDED WITH SITE	Water: PUBLIC	Police: PRIVATE
Sewage: PUBLIC	Plan: CAMPUS	Drainage: ADEQUATE
Landscape: DEVELOPED	Playground: INCLUDED WITH SITE	Acreage: 30.00
Date Acquired: 1/1/1905		Lease Expiration Date:

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 10 - Building Number 00010

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 2		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
0212B	150	312	COMPUTER AREA	0	01	CARPET	1958	SATISFACTORY	10	1	1
209	42	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
210	529	40	RESOURCE ROOM	0	01	CARPET	1958	SATISFACTORY	10	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

210A	213	305	PRODUCTION WORKROOM	0	01	CARPET	1958	SATISFACTORY	10	1	1
211	170	332	CUSTODIAL WORK AREA	0	01	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
212	119	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1958	SATISFACTORY	10	1	1
212A	190	308	GENERAL SCHOOL STORAGE	0	01	CARPET	1958	SATISFACTORY	10	1	1
00209	130	700	INSIDE CIRCULATION	0	02	CARPET	1958	SATISFACTORY	10	1	1
200	360	304	RECEPTION AREA	0	02	CARPET	1958	SATISFACTORY	10	1	1
201	272	300	PRINCIPAL/DIRECTOR OFFICE	0	02	CARPET	1958	SATISFACTORY	10	1	1
202	294	303	SECRETARIAL SPACE	0	02	CARPET	1958	SATISFACTORY	10	1	1
202A	48	308	GENERAL SCHOOL STORAGE	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
202B	100	309	VAULT/STUDENT RECORDS	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
203	272	312	COMPUTER AREA	0	02	CARPET	1958	SATISFACTORY	10	1	1
204	176	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	02	CARPET	1958	SATISFACTORY	10	1	1
205	180	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
205A	10	308	GENERAL SCHOOL STORAGE	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
206	80	819	STAFF RESTROOM (MALE)	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
207	144	820	STAFF RESTROOM (FEMALE)	0	02	COMPOSITION TILE	1958	SATISFACTORY	10	1	1
208	132	303	SECRETARIAL SPACE	0	02	CARPET	1958	SATISFACTORY	10	1	1
208A	280	300	PRINCIPAL/DIRECTOR OFFICE	0	02	CARPET	1958	SATISFACTORY	10	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	3,891	0	0	0				
TOTAL	3,891	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 11 - Building Number 00011

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
0231E	160	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1
220	224	304	RECEPTION AREA	0	01	CARPET	1958	SATISFACTORY	11	1	1
220A	15	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
221	120	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1
221A	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
222	24	308	GENERAL SCHOOL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
223	32	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
224	130	303	SECRETARIAL SPACE	0	01	CARPET	1958	SATISFACTORY	11	1	1
225	224	304	RECEPTION AREA	0	01	CARPET	1958	SATISFACTORY	11	1	1
227	126	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1
227A	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
228	121	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

228A	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
231	486	303	SECRETARIAL SPACE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
231A	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
231B	155	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1
231C	15	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
231D	42	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	11	1	1
231E	175	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	1958	SATISFACTORY	11	1	1
231F	190	307	CLINIC	0	01	CARPET	1958	SATISFACTORY	11	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,287	0	0	0				
TOTAL	2,287	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 12 - Building Number 00012

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
281	128	350	OTHER FOOD SERVICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
282	1242	340	DINING AREA	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
283	1408	340	DINING AREA	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
284	207	347	KITCHEN DISH WASHING	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
285	450	346	KITCHEN FOOD PREPARATION	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
286	60	350	OTHER FOOD SERVICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
288	32	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
289	753	346	KITCHEN FOOD PREPARATION	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
289A	80	350	OTHER FOOD SERVICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
289B	81	343	KITCHEN OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
290	55	821	STAFF RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
291	368	350	OTHER FOOD SERVICE	0	01	CONCRETE	1958	SATISFACTORY	12	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

292	340	330	CUSTODIAL RECEIVING	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
292A	25	821	STAFF RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	12	1	1
293	770	702	MECHANICAL ROOM	0	01	CONCRETE	1958	SATISFACTORY	12	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	5,999	0	0	0				
TOTAL	5,999	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 13 - Building Number 00013

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
260	1645	380	LIBRARY (READING ROOM/STACKS)	0	01	CARPET	1958	SATISFACTORY	13	1	1
260X	180	700	INSIDE CIRCULATION	0	01	CARPET	1958	SATISFACTORY	13	1	1
261	2162	380	LIBRARY (READING ROOM/STACKS)	0	01	CARPET	1958	SATISFACTORY	13	1	1
263	200	854	VOCATIONAL DARKROOM	0	01	COMPOSITION TILE	1958	SATISFACTORY	13	1	1
264	343	383	AUDIO VISUAL STORAGE	0	01	CARPET	1958	SATISFACTORY	13	1	1
265	144	808	MATERIAL STORAGE	0	01	CARPET	1958	SATISFACTORY	13	1	1
267	24	331	CUSTODIAL SERVICE CLOSET	0	01	CONCRETE	1958	SATISFACTORY	13	1	1
268	200	821	STAFF RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	1958	SATISFACTORY	13	1	1
268A	24	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	13	1	1
268B	15	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	13	1	1
269	240	384	PERIODICAL STORAGE	0	01	CARPET	1958	SATISFACTORY	13	1	1
270	225	383	AUDIO VISUAL STORAGE	0	01	CARPET	1958	SATISFACTORY	13	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

270A	35	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	13	1	1
271	315	389	MEDIA SMALL GROUP ROOM	0	01	CARPET	1958	SATISFACTORY	13	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	5,752	0	0	0				
TOTAL	5,752	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 14 - Building Number 00014

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
131	996	1	PRIMARY CLASSROOM (K-3)	18	01	CARPET	1958	SATISFACTORY	14	1	1
131A	49	811	OUTSIDE STORAGE	0	01	CONCRETE	1958	SATISFACTORY	14	1	1
131B	17	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	1958	SATISFACTORY	14	1	1
131C	18	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	1958	SATISFACTORY	14	1	1
132	137	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
132A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
133	956	10	PRIMARY SKILLS LAB (K-3)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
133A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
133B	15	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
133C	15	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
134	956	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
134A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

134B	15	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
134C	15	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
135	137	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
135A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
136	956	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
136A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
136B	15	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
136C	15	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
137	956	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
137A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
137B	15	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
137C	15	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
138	137	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
138A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
139	996	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
139A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
139B	18	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1
139C	17	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	14	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	7,137	90	0	0				
TOTAL	7,137	90	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 15 - Building Number 00015

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
121	1077	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
121A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
121B	17	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
121C	18	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
122	160	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
122A	165	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
123	1077	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
123A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1
123B	18	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

123C	17	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	15	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,647	36	0	0				
TOTAL	2,647	36	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 16 - Building Number 00016

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
101	142	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
102	160	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
103	12	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
104	1011	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
104A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
105	135	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
105A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
106	956	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
106A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
107	956	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
107A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
108	137	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

108A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
109	956	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
109A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
110	956	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
110A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
111	137	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
111A	142	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
112	996	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1
112A	49	811	OUTSIDE STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	16	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	7,274	132	0	0				
TOTAL	7,274	132	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 17 - Building Number 00017

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
301	149	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
302	166	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
303	14	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
304	930	20	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
305	297	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
306	889	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
307	646	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
307A	84	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
307B	144	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
308	179	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
309	889	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
309A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

310	889	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
311	179	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
311A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1
312	930	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	COMPOSITION TILE	1958	SATISFACTORY	17	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	6,617	132	0	0				
TOTAL	6,617	132	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 18 - Building Number 00018

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
321	149	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
322	166	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
323	14	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
324	930	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
325	172	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
325A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
326	889	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
327	889	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
328	179	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
328A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
329	889	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
330	889	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

331	179	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
331A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1
332	930	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	18	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	6,623	150	0	0				
TOTAL	6,623	150	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 19 - Building Number 00019

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
351	1087	232	SMALL HOME ECONOMICS LAB	20	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
352	480	40	RESOURCE ROOM	0	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
352A	63	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
352B	30	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
352C	125	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
353	1007	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	1958	SATISFACTORY	19	1	1
353A	124	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	19	1	1
354	10	808	MATERIAL STORAGE	0	01	CONCRETE	1958	SATISFACTORY	19	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,926	45	0	0				
TOTAL	2,926	45	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 20 - Building Number 00020

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
341	149	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
342	166	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
343	14	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
344	738	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
345	696	212	BUSINESS EDUCATION LAB	11	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
346	95	317	GENERAL SCHOOL SPACE	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
346A	71	317	GENERAL SCHOOL SPACE	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
347	749	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
348	869	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
349	172	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1
349A	116	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

350	864	3	SENIOR HIGH CLASSROOM (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	20	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,699	111	0	0				
TOTAL	4,699	111	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 21 - Building Number 00021

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2005	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2005	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
370	1663	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
371	2092	52	ART - SENIOR HIGH	30	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
371A	138	314	ITINERANT OFFICE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
371B	138	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
371C	275	312	COMPUTER AREA	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
371D	195	812	PROJECT STORAGE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
372	414	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
373	431	805	KILN	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
374	2092	51	ART - MIDDLE	30	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
374A	138	314	ITINERANT OFFICE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
374B	138	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
374C	275	312	COMPUTER AREA	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

374D	195	812	PROJECT STORAGE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
375	60	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2005	SATISFACTORY	21	1	1
376	857	705	GALLERY/ART DISPLAY	0	01	CARPET	2005	SATISFACTORY	21	1	1
377	60	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2005	SATISFACTORY	21	1	1
378	60	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2005	SATISFACTORY	21	1	1
379	38	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
380	436	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
381	56	707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
382	1182	20	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	22	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
383	85	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2005	SATISFACTORY	21	1	1
384	220	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
385	1182	22	SENIOR HIGH SCIENCE DEMO (9-12)	25	01	COMPOSITION TILE	2005	SATISFACTORY	21	1	1
386	428	702	MECHANICAL ROOM	0	01	CONCRETE	2005	SATISFACTORY	21	1	1
387	112	703	ELECTRICAL ROOM	0	01	CONCRETE	2005	SATISFACTORY	21	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	12,960	107	0	0				
TOTAL	12,960	107	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 22 - Building Number 00022

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1958	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
361	1214	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1
361A	86	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1
361B	565	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1
362	1231	23	SENIOR HIGH SCIENCE LAB (9-12)	25	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1
362A	90	315	TEACHER PLANNING OFFICE	0	01	CARPET	1958	SATISFACTORY	22	1	1
362B	60	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1
362C	200	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	22	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	3,446	50	0	0				
TOTAL	3,446	50	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 23 - Building Number 00023

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1958	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1966	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
400	910	370	LOBBY	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
401	25	372	TICKET BOOTH	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
402	117	823	PUBLIC USE RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
403	210	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
404	8100	112	SR HIGH GYMNASIUM	120	01	WOOD	1958	SATISFACTORY	23	1	1
405	364	120	GYMNASIUM STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
405A	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
405B	12	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
406	33	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
408	490	93	P E LOCKER ROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
408A	9	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
408B	110	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

408C	192	93	P E LOCKER ROOM (FEMALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
409	72	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
410	108	315	TEACHER PLANNING OFFICE	0	01	CARPET	1958	SATISFACTORY	23	1	1
410A	80	821	STAFF RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
412	180	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
412A	6	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
412B	6	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
412C	80	821	STAFF RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
413	91	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
413A	100	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
414	629	92	P E LOCKER ROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
414A	120	98	P E STORAGE (MIDDLE-SR HIGH)	0	01	CONCRETE	1958	SATISFACTORY	23	1	1
415	130	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
416	234	94	P E SHOWER (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
417	24	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
418	114	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
419	466	92	P E LOCKER ROOM (MALE)	0	01	COMPOSITION TILE	1958	SATISFACTORY	23	1	1
420	331	116	P E TRAINING ROOM	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
420A	33	120	GYMNASIUM STORAGE	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
421	29	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
423	150	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
425	1325	117	P E WEIGHT ROOM	0	01	CARPET	1994	SATISFACTORY	23	1	1
425A	49	702	MECHANICAL ROOM	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
425B	34	120	GYMNASIUM STORAGE	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

427	291	700	INSIDE CIRCULATION	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
428	1446	119	P E GYMNASTICS & DANCE	0	01	CARPET	1994	SATISFACTORY	23	1	1
429	158	822	PUBLIC USE RESTROOM (MALE)	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1
430	166	823	PUBLIC USE RESTROOM (FEMALE)	0	01	COMPOSITION TILE	1994	SATISFACTORY	23	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	17,036	120	0	0				
TOTAL	17,036	120	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 24 - PERFORMING ARTS CENTER

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 2		Corridor: SINGLE INSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
A101	700	370	LOBBY	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A101A	174	823	PUBLIC USE RESTROOM (FEMALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A101B	174	822	PUBLIC USE RESTROOM (MALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A102	227	367	CONTROL BOOTH/PROJECTION ROOM	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A103	3945	360	AUDITORIUM	0	01	CARPET	2004	SATISFACTORY	24	1	1
A103A	2207	363	STAGE	0	01	WOOD	2004	SATISFACTORY	24	1	1
A103B	52	364	STAGE STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103C	73	364	STAGE STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103D	206	364	STAGE STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103E	81	364	STAGE STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103F	173	365	STAGE DRESSING ROOM (MALE)	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103G	36	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

A103H	185	366	STAGE DRESSING ROOM (FEMALE)	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103J	36	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A103K	400	364	STAGE STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A103L	78	364	STAGE STORAGE	0	01	CONCRETE	2004	SATISFACTORY	24	1	1
A104	1229	55	MUSIC - ELEMENTARY	0	01	CARPET	2004	SATISFACTORY	24	1	1
A104A	8	83	MUSIC RELATED SPACE	0	01	CARPET	2004	SATISFACTORY	24	1	1
A104B	98	315	TEACHER PLANNING OFFICE	0	01	CARPET	2004	SATISFACTORY	24	1	1
A104C	210	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A105	28	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A106	182	816	STUDENT RESTROOM (FEMALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A107	52	702	MECHANICAL ROOM	0	01	CONCRETE	2004	SATISFACTORY	24	1	1
A108	182	815	STUDENT RESTROOM (MALE)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A109	63	814	STUDENT RESTROOM (BOTH SEXES)	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1
A110	76	703	ELECTRICAL ROOM	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A111	2117	76	BAND CLASS (MIDDLE-SR HIGH)	45	01	CARPET	2004	SATISFACTORY	24	1	1
A111A	108	836	SHEET MUSIC STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A111B	171	834	UNIFORM STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A111C	132	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A111F	370	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A111G	105	315	TEACHER PLANNING OFFICE	0	01	CARPET	2004	SATISFACTORY	24	1	1
A111H	8	83	MUSIC RELATED SPACE	0	01	CARPET	2004	SATISFACTORY	24	1	1
A112	1265	75	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	22	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A112A	100	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A112B	8	83	MUSIC RELATED SPACE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

A112D	166	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	2004	SATISFACTORY	24	1	1
A113	1631	700	INSIDE CIRCULATION	0	01	CERAMIC TILE	2004	SATISFACTORY	24	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	17,056	67	0	0				
TOTAL	17,056	67	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 26 - Building Number 00026

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1426	812	20	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	22	01	CARPET	2004	SATISFACTORY	26	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	22	0	0	0	0	0	0
TOTAL	812	22	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 27 - Building Number 00027

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1427	812	52	ART - SENIOR HIGH	15	01	CARPET	2004	SATISFACTORY	27	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	15	0	0	0	0	0	0
TOTAL	812	15	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 28 - Building Number 00028

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1428	812	51	ART - MIDDLE	19	01	CARPET	2004	SATISFACTORY	28	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	19	0	0	0	0	0	0
TOTAL	812	19	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 52 - Building Number 00052

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1152	812	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	2004	SATISFACTORY	52	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	22	0	0	0	0	0	0
TOTAL	812	22	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 53 - Building Number 00053

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1153	812	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	2004	SATISFACTORY	53	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	25	0	0	0	0	0	0
TOTAL	812	25	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 54 - Building Number 00054

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2000	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2000	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
124	997	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
124A	47	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
125	123	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
125A	200	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
126	997	1	PRIMARY CLASSROOM (K-3)	18	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
126A	47	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
127	50	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
128	32	702	MECHANICAL ROOM	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1
129	32	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

130	50	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	2000	SATISFACTORY	54	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,575	36	0	0				
TOTAL	2,575	36	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 55 - Building Number 00055

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2000	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2000	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
354	1022	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	2000	SATISFACTORY	55	1	1
355	400	315	TEACHER PLANNING OFFICE	0	01	CARPET	2000	SATISFACTORY	55	1	1
356	1024	3	SENIOR HIGH CLASSROOM (9-12)	25	01	CARPET	2000	SATISFACTORY	55	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	2,446	50	0	0				
TOTAL	2,446	50	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 57 - Building Number 00057

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2001	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
240	984	302	BOOKKEEPING OFFICE	0	01	CARPET	2001	SATISFACTORY	57	1	1
241	233	317	GENERAL SCHOOL SPACE	0	01	CARPET	2001	SATISFACTORY	57	1	1
242	212	301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	01	CARPET	2001	SATISFACTORY	57	1	1
243	53	707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	01	COMPOSITION TILE	2001	SATISFACTORY	57	1	1
244	132	317	GENERAL SCHOOL SPACE	0	01	CARPET	2001	SATISFACTORY	57	1	1
245	53	331	CUSTODIAL SERVICE CLOSET	0	01	COMPOSITION TILE	2001	SATISFACTORY	57	1	1
246	274	815	STUDENT RESTROOM (MALE)	0	01	COMPOSITION TILE	2001	SATISFACTORY	57	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

247	274	816	STUDENT RESTROOM (FEMALE)	0	01	COMPOSITION TILE	2001	SATISFACTORY	57	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	2,215	0	0	0	0	0	0	0
TOTAL	2,215	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 60 - Building Number 00060

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 1996	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: COMBINATION OF SYSTEMS
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 1996	Intercom: TWO WAY COMPLETE	Walls: BRICK
Relocatable Units: 0	Telephone: PARTIAL SYSTEM	Struct Comp: COMBINATION OF 1-3
Stories: 1		Corridor: SINGLE OUTSIDE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
501	685	272	VOCATIONAL LAB SUPPORT SPACE	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
501A	53	867	VOCATIONAL TV CONTROL ROOM	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
502	1440	22	SENIOR HIGH SCIENCE DEMO (9-12)	25	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
503	246	810	MATERIAL STORAGE (LARGE)	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
504	300	315	TEACHER PLANNING OFFICE	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
505	240	312	COMPUTER AREA	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
506	1182	22	SENIOR HIGH SCIENCE DEMO (9-12)	25	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1
506A	102	808	MATERIAL STORAGE	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

507	204	702	MECHANICAL ROOM	0	01	COMPOSITION TILE	1996	SATISFACTORY	60	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Permanent	4,452	50	0	0				
TOTAL	4,452	50	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 67 - Building Number 00067

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2001	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
257	1768	306	CONFERENCE ROOM	0	01	CARPET	2001	SATISFACTORY	67	1	1
257A	72	808	MATERIAL STORAGE	0	01	CARPET	2001	SATISFACTORY	67	1	1
257B	105	315	TEACHER PLANNING OFFICE	0	01	CARPET	2001	SATISFACTORY	67	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	1,945	0	0	0	0	0	0	0
TOTAL	1,945	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 68 - Building Number 00068

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2001	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2001	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 2	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
258	770	1	PRIMARY CLASSROOM (K-3)	18	01	CARPET	2001	SATISFACTORY	68	1	1
258A	93	315	TEACHER PLANNING OFFICE	0	01	CARPET	2001	SATISFACTORY	68	1	1
258B	91	808	MATERIAL STORAGE	0	01	CARPET	2001	SATISFACTORY	68	1	1
259	770	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	2001	SATISFACTORY	68	1	1
259A	91	808	MATERIAL STORAGE	0	01	CARPET	2001	SATISFACTORY	68	1	1
259B	93	315	TEACHER PLANNING OFFICE	0	01	CARPET	2001	SATISFACTORY	68	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	1,908	40	0	0	0	0	0	0
TOTAL	1,908	40	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 87 - Building Number 00087

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1187	780	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	2004	SATISFACTORY	87	1	1
1187A	28	814	STUDENT RESTROOM (BOTH SEXES)	0	01	COMPOSITION TILE	2004	SATISFACTORY	87	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	808	22	0	0	0	0	0	0
TOTAL	808	22	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 88 - Building Number 00088

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1188	812	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	2004	SATISFACTORY	88	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	22	0	0	0	0	0	0
TOTAL	812	22	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

DISTRICT: 75 P K YONGE LABORATORY SCHOOL (UF)

FACILITY: 1 P K YONGE LABORATORY SCHOOL

BUILDING: 89 - Building Number 00089

Owner: SCHOOL BOARD	Light: ADEQUATE	Cooling: CENTRAL
Use: COMBINATION	Mech Vent: ADEQUATE	Heat Source: ELECTRIC
Year Constructed: 2004	Artificial Lighting: SHIELDED FLORESCENT	Heat Distribution: CENTRAL HOT AIR
Year Modified:	Educational TV: COMMERCIAL CABLE	Heat Capacity: ADEQUATE
Average Age NSF: 2004	Intercom: TWO WAY COMPLETE	Walls: RELOCATABLE
Relocatable Units: 1	Telephone: PARTIAL SYSTEM	Struct Comp: RELOCATABLE
Stories: 1		Corridor: NONE

ROOM	NET SQ FT	DESIGN CODE	DESCRIPTION	STU STA	FLR LOC	FLOOR COVER	YEAR CONST	CONDITION	BLDG	PAR	FAC
1189	812	2	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	22	01	CARPET	2004	SATISFACTORY	89	1	1

	Satisfactory		Unsatisfactory		Failed Standards		Scheduled For Replacement	
	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations	Square Feet	Student Stations
Relocatable	812	22	0	0	0	0	0	0
TOTAL	812	22	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

STUDENT STATIONS BY DESIGN CODE FOR:

FACILITY: P K YONGE LABORATORY SCHOOL

		Satis Stu Sta			Unsat Stu Sta			Sat	Unsat	Satis Rooms			Unsatis Rooms			Fail Std Stu Sta	Repl Stu Sta	Fail Std Rooms	Repl Rooms
Design Code	Design Code Description	Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo
00001	PRIMARY CLASSROOM (K-3)	162	0	18	0	0	0	180	0	9	0	1	0	0	0	0	0	0	0
00002	INTERMEDIATE/MIDDLE CLASSROOM (4-8)	242	0	110	0	0	0	352	0	11	0	5	0	0	0	0	0	0	0
00003	SENIOR HIGH CLASSROOM (9-12)	325	0	25	0	0	0	350	0	13	0	1	0	0	0	0	0	0	0
00010	PRIMARY SKILLS LAB (K-3)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00020	INTERMEDIATE/MIDDLE SCIENCE DEMO (4-8)	44	0	22	0	0	0	66	0	2	0	1	0	0	0	0	0	0	0
00022	SENIOR HIGH SCIENCE DEMO (9-12)	75	0	0	0	0	0	75	0	3	0	0	0	0	0	0	0	0	0
00023	SENIOR HIGH SCIENCE LAB (9-12)	50	0	0	0	0	0	50	0	2	0	0	0	0	0	0	0	0	0
00040	RESOURCE ROOM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00051	ART - MIDDLE	30	0	19	0	0	0	49	0	1	0	1	0	0	0	0	0	0	0
00052	ART - SENIOR HIGH	30	0	15	0	0	0	45	0	1	0	1	0	0	0	0	0	0	0
00055	MUSIC - ELEMENTARY	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00075	VOCAL MUSIC CLASS (MIDDLE-SR HIGH)	22	0	0	0	0	0	22	0	1	0	0	0	0	0	0	0	0	0
00076	BAND CLASS (MIDDLE-SR HIGH)	45	0	0	0	0	0	45	0	1	0	0	0	0	0	0	0	0	0
00083	MUSIC RELATED SPACE	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
00092	P E LOCKER ROOM (MALE)	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00093	P E LOCKER ROOM (FEMALE)	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00094	P E SHOWER (MALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00098	P E STORAGE (MIDDLE-SR HIGH)	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
00112	SR HIGH GYMNASIUM	120	0	0	0	0	0	120	0	1	0	0	0	0	0	0	0	0	0
00116	P E TRAINING ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00117	P E WEIGHT ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00119	P E GYMNASTICS & DANCE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00120	GYMNASIUM STORAGE	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
00212	BUSINESS EDUCATION LAB	11	0	0	0	0	0	11	0	1	0	0	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

		Satis Stu Sta			Unsat Stu Sta			Sat	Unsat	Satis Rooms			Unsatis Rooms			Fail Std Stu Sta	Repl Stu Sta	Fail Std Rooms	Repl Rooms
Design Code	Design Code Description	Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo
00232	SMALL HOME ECONOMICS LAB	20	0	0	0	0	0	20	0	1	0	0	0	0	0	0	0	0	0
00272	VOCATIONAL LAB SUPPORT SPACE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00300	PRINCIPAL/DIRECTOR OFFICE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00301	ASSISTANT PRINCIPAL/OTHER OFFICE	0	0	0	0	0	0	0	0	8	0	1	0	0	0	0	0	0	0
00302	BOOKKEEPING OFFICE	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
00303	SECRETARIAL SPACE	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
00304	RECEPTION AREA	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
00305	PRODUCTION WORKROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00306	CONFERENCE ROOM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
00307	CLINIC	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00308	GENERAL SCHOOL STORAGE	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
00309	VAULT/STUDENT RECORDS	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00312	COMPUTER AREA	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
00314	ITINERANT OFFICE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00315	TEACHER PLANNING OFFICE	0	0	0	0	0	0	0	0	45	0	3	0	0	0	0	0	0	0
00317	GENERAL SCHOOL SPACE	0	0	0	0	0	0	0	0	2	0	2	0	0	0	0	0	0	0
00330	CUSTODIAL RECEIVING	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00331	CUSTODIAL SERVICE CLOSET	0	0	0	0	0	0	0	0	14	0	1	0	0	0	0	0	0	0
00332	CUSTODIAL WORK AREA	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00340	DINING AREA	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00343	KITCHEN OFFICE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00346	KITCHEN FOOD PREPARATION	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00347	KITCHEN DISH WASHING	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00350	OTHER FOOD SERVICE	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0
00360	AUDITORIUM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00363	STAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

		Satis Stu Sta			Unsat Stu Sta			Sat	Unsat	Satis Rooms			Unsatis Rooms			Fail Std Stu Sta	Repl Stu Sta	Fail Std Rooms	Repl Rooms
Design Code	Design Code Description	Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo
00364	STAGE STORAGE	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
00365	STAGE DRESSING ROOM (MALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00366	STAGE DRESSING ROOM (FEMALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00367	CONTROL BOOTH/PROJECTION ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00370	LOBBY	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00372	TICKET BOOTH	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00380	LIBRARY (READING ROOM/STACKS)	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00383	AUDIO VISUAL STORAGE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00384	PERIODICAL STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00389	MEDIA SMALL GROUP ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00700	INSIDE CIRCULATION	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0
00702	MECHANICAL ROOM	0	0	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0
00703	ELECTRICAL ROOM	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00705	GALLERY/ART DISPLAY	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00707	TELEPHONE EQUIPMENT/COMMUNICATION CLOSET	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0
00805	KILN	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00808	MATERIAL STORAGE	0	0	0	0	0	0	0	0	21	0	3	0	0	0	0	0	0	0
00810	MATERIAL STORAGE (LARGE)	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0
00811	OUTSIDE STORAGE	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0
00812	PROJECT STORAGE	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00814	STUDENT RESTROOM (BOTH SEXES)	0	0	0	0	0	0	0	0	7	0	1	0	0	0	0	0	0	0
00815	STUDENT RESTROOM (MALE)	0	0	0	0	0	0	0	0	17	0	1	0	0	0	0	0	0	0
00816	STUDENT RESTROOM (FEMALE)	0	0	0	0	0	0	0	0	17	0	1	0	0	0	0	0	0	0
00819	STAFF RESTROOM (MALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00820	STAFF RESTROOM (FEMALE)	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00821	STAFF RESTROOM (BOTH SEXES)	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

		Satis Stu Sta			Unsat Stu Sta			Sat	Unsat	Satis Rooms			Unsatis Rooms			Fail Std Stu Sta	Repl Stu Sta	Fail Std Rooms	Repl Rooms
Design Code	Design Code Description	Perm	Mod	Relo	Perm	Mod	Relo	Tot	Tot	Perm	Mod	Relo	Perm	Mod	Relo	Relo	Relo	Relo	Relo
00822	PUBLIC USE RESTROOM (MALE)	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0
00823	PUBLIC USE RESTROOM (FEMALE)	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0
00834	UNIFORM STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00836	SHEET MUSIC STORAGE	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00854	VOCATIONAL DARKROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
00867	VOCATIONAL TV CONTROL ROOM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Totals:		1176	0	209	0	0	0	1385	0	315	0	26	0	0	0	0	0	0	0

FLORIDA INVENTORY OF SCHOOL HOUSES (FISH)

FACILITY INVENTORY REPORT

2.1 Introduction

Tumblin Creek flows through the Tumblin Creek watershed, located in southwest Gainesville (Figure 2.1), to Bivens Arm Lake (Figure 2.2). The outflow of the lake then travels to Paynes Prairie where it enters the Floridan Aquifer via Alachua Sink.

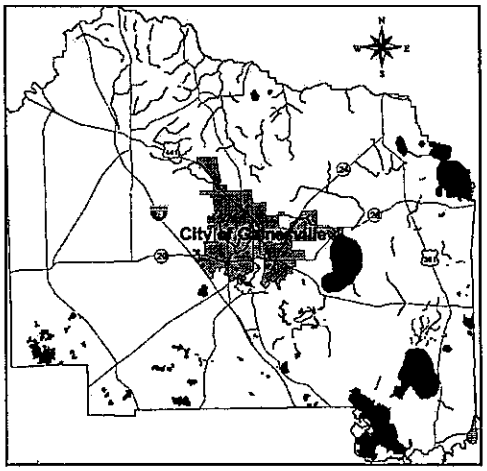


Figure 2.1 Location of the Tumblin Creek watershed in Alachua County

The Tumblin Creek watershed encompasses 8.9 square miles of urban Gainesville. CH2M HILL (1985) reported 60% of this area to be impervious. The entire basin, except for the Bivens Arm floodplain, has been developed. In many cases the development stops only inches from the creek channel.

The elevation above National Geodetic Vertical Datum (NGVD) in the vicinity of the Tumblin Creek headwaters is near 170 feet and falls to 65 feet near Bivens Arm. The elevation decreases further as it flows to Alachua Sink.

The watershed is located along the southwestern margin of the Northern Highlands physiographic province (White 1970). As the main stream channel flows southwest, elevations decrease exposing recent sands as well as Plio-Pleistocene Terrace deposits (comprised of sands and clays) and miocene age units of the Hawthorn Group (Spangler 1985). The Hawthorn Group sediments are extremely variable but generally consist of sands, clays, carbonates (limestone and dolomite), and phosphates (Scott 1988).

The dominant land uses in the Tumblin Creek watershed are primarily residential, commercial, and institutional. The residential land use category includes single family homes, defined as low density, and apartment complexes serving students at the University of Florida, defined as high density. The commercial property in the watershed, mostly restaurants and strip malls, is located in the vicinity of the headwaters and the area

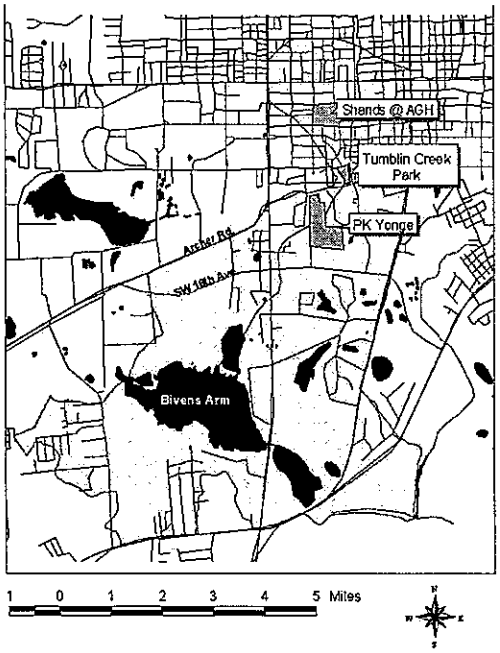


Figure 2.2 Map of the Tumblin Creek watershed and main channel

adjacent to SW 16th Avenue and U.S. Highway 441 (US 441). Institutional land uses include Shands at AGH, Tumblin Creek Park, and P.K. Yonge School.

2.2 Watershed Description

Tumblin Creek begins approximately 30 meters north of SW 5th Ave and flows an estimated 2.8 kilometers southward into Bivens Arm Lake just west of US 441 (Figure 2.2). East Tumblin Creek, also a tributary to Bivens Arm Lake, originates underground near Main Street and University Avenue. It flows south to Colclough Pond then travels through the Kirkwood subdivision to the eastern lobe of Bivens Arm Lake. The lake then discharges to Paynes Prairie via a dredged channel. ACEPD personnel performed four stream surveys on this creek. A detailed description of the watershed is given below:

Headwaters

The headwaters of the creek, which extend north from SW 5th Avenue to NW 8th Avenue, west to 13th Street, and east to Main Street are channelized through underground concrete culverts. Sources of baseflow include springs and seeps at the base of the surficial aquifer and, lower in the basin, permeable units within the intermediate aquifer system.

Shands at AGH to Depot Avenue

The stream emerges from a 60-inch reinforced concrete pipe (RCP) culvert at the southern end of Shands at AGH parking area. (Fig. 2.2). The stream flows south through a residential area that includes St. Croix Apartments and several single-family homes. At the end of SW 7th Terrace, a 72-inch RCP culvert

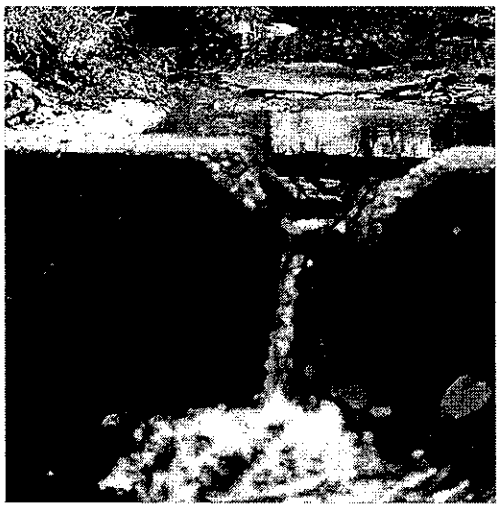
Tumblin Creek 60 inch culvert at Shands at AGH just north of SW 5th Avenue

provides a second outfall of baseflow to Tumblin Creek. A large deep pool at the base of this culvert, formed by erosion processes, indicates the large volumes of water the culvert transports during storm events. The confluence of these two sections occurs at the north end of Tumblin Creek Park on the corner of SW 6th Street and Depot Avenue. In the park, the stream has eroded the banks exposing landfill debris which includes glass bottles that appear to date from the early 1900's.

Depot Avenue to P.K. Yonge School

As the stream continues south, it flows under Depot Avenue where it is severely channelized and turns 90° towards the west for approximately 100 meters. This unnatural sharp turn has caused tremendous erosion. The stream becomes slightly more sinuous as it flows southwest through a residential area and crosses under SW 9th Street before reaching the campus of P.K. Yonge Developmental School at the University of Florida.

P.K. Yonge School to SW 16th Avenue
Tumblin Creek flows through the middle of the P.K. Yonge campus. Bank stability is a problem in this area, thus two concrete weirs are present in an attempt to direct the majority of flow to the channel's center. These weirs do not appear to solve the problem however, as bank scouring is still very evident. After exiting the school campus, the stream continues flowing southwesterly through a residential and commercial area. The stream channel is deeply incised and the banks are steep. Evidence of bank scouring is common. The creek continues flowing south under SW 16th Avenue.



Flow control weir on Tumblin Creek at P.K. Yonge Developmental School

SW 16th Avenue to Bivens Arm Lake
The creek emerges beneath SW 16th Avenue in a concrete-lined channel that continues west under US 441 through box culverts. The concrete channel and larger culverts under US 441 were installed in 1969 to increase the stream velocity, thus alleviating the flooding problems of the highway (Rankeillor 2000).

Concrete channel behind Subway on US 441 (SW 13th Street)

Several hundred meters west of US 441 the concrete channel ends and the stream flows southwest through a dredged channel to the Bivens Arm forested wetland before entering Bivens Arm Lake.

Bivens Arm forested wetland

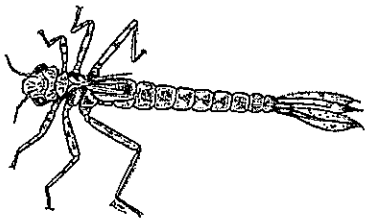
East Tumblin Creek
East Tumblin Creek originates from an area west of Colclough Pond and enters Bivens Arm Nature Park from the north, flowing into a small marsh. The stream is intermittent, flowing only during storm events or periods of high water. The stream is channelized in the section that flows through Bivens Arm Nature Park.

2.3 Physical Habitat and Biology

Most of Tumblin Creek lacks adequate habitat to support a diverse benthic macroinvertebrate community. Sand smothering, non-productive substrate, and artificial channelization contribute to the low taxa richness and low number of pollution-sensitive organisms found in the creek. Historical data obtained in 1996 from Hester Dendy sampling have shown Tumblin Creek to contain the highest number and lowest diversity of organisms per centimeter of substrate when compared to other streams sampled in Alachua County (Evans 1996).

Productive habitats for macroinvertebrates (i.e. woody debris or snags, aerobic leaf packs/mats, rock/shell rubble, undercut banks/roots, and aquatic vegetation) in Tumblin Creek averaged 10.2% coverage. Under optimal conditions productive habitats would total 30% coverage or more. Over half of the potentially available habitat was smothered with sand at thicknesses ranging from 0.2 to over one meter.

Picking macroinvertebrates for Rapid Biorecon on Tumblin Creek at US 441



Damselfly (*Argia spp.*) common species in Tumblin Creek

Four Rapid BioRecons (Table 2.1) were completed in 1999 and 2000 on Tumblin Creek (FDEP 1999), (Line et al 2000). Figure 2.3 shows the average habitat assessment score for four sites on Tumblin Creek: SW 5th Avenue, P.K. Yonge School, U.S. Highway 441, and the Bivens Arm floodplain.

Table 2.1 Average BioRecon scores for four sites on Tumblin Creek

	Target Value	SW 5th Ave.	PK Yonge	US 441	Flood-plain
Taxa Richness	≥ 18	8	9	14	13
EPT	≥ 4	0	0	0	0
FL index	≥ 10	2	2	3	4
Matrices passed		0	0	0	0
Result		Impaired	Impaired	Impaired	Impaired

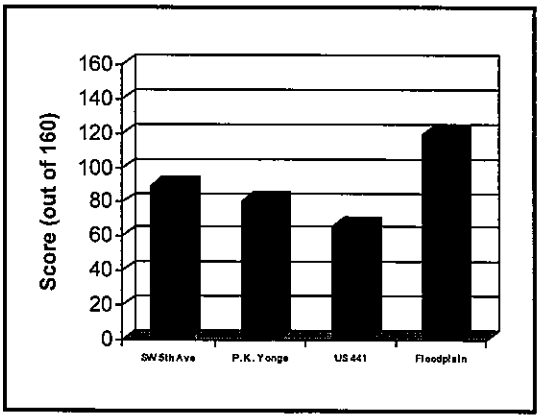


Figure 2.3 Average habitat assessment scores for four sites on Tumblin Creek

SW 5th Avenue
This site scored an average of 89, or 56%, of total possible points on the habitat assessments. It received low scores for water velocity, riparian buffer zone width, and vegetation quality. It is surprising that the habitat availability and quality scores were not lower. Line understood the definition of rock/shell rubble to include concrete debris which is different from the FDEP definition. With the latter definition, habitat availability and quality scores would be lower. This lack of productive habitat would explain the corresponding low BioRecon score.

P.K. Yonge School
This segment averaged an 81, or 51%, on the habitat assessments. It also received low scores due to slow velocity, lack of a sufficient riparian zone, and poor quality of vegetation in the riparian zone. Similar to the site near SW 5th Avenue, rock/shell rubble was used to describe concrete debris thus skewing the habitat availability and quality scores. Again, lack of productive habitat would explain the low BioRecon rating of impaired.

US 441
This site received the lowest average habitat assessment score of 66, or 41%, of the total possible points. Low scores were received in the following categories: substrate availability, habitat smothering, artificial channelization, bank stability, riparian buffer width, and riparian vegetation quality. Due to these factors, a diverse macroinvertebrate population could not be supported in this artificial stretch of the creek as shown by the impaired BioRecon rating.

Bivens Arm floodplain
The floodplain received the highest habitat assessment score 120, or 75%, as it is the least altered segment of Tumblin Creek. Habitat smothering is the main reason for point deductions. Although this segment is the healthiest of all the BioRecon sites, it failed all three BioRecon indices, thus indicating its impaired status.

Based on these results, it is reasonable to deduce that Tumblin Creek lacks the productive habitat required to sustain a diverse population of macroinvertebrates. In the upper reaches, the majority of the streambed is covered with rubbish including concrete debris, bricks, and glass. The lower reaches of Tumblin Creek are almost completely smothered with sand. The continued intense urbanization of this watershed indicates that if the benthic community is to undergo any positive change, Tumblin Creek will require a combination of several aggressive and costly restoration efforts.

2.4 Pollution Sources

Throughout the study of Tumblin Creek, it became apparent that numerous pollution sources, both point and nonpoint, affect the watershed. Several discharges were discovered during the stream survey, some of which have since been corrected.

Point sources
A number of point source discharges were observed entering the creek throughout the watershed (Figure 2.4). It is important to first note that municipal sewer lines sometimes run under, parallel to, and

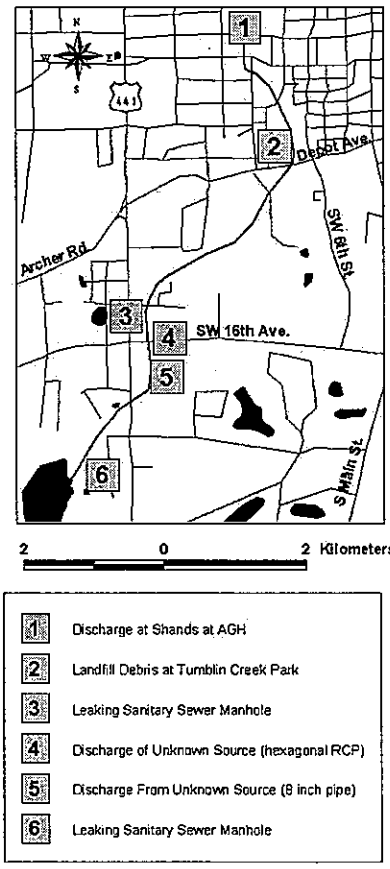


Figure 2.4 Point source pollution sites along Tumblin Creek

across Tumblin Creek at certain segments. Near SW 5th Avenue a sewer line runs below the creek bed and parallel to the channel. It crosses the creek at St. Croix Apartments. At SW 9th Street a lift station is located within 3 meters of the stream. As the channel parallels SW 13th Street a sewer line runs adjacent to the creek. Finally, west of US 441, several manholes along the south bank indicate the presence of a sewer line running toward the forested floodplain. Most sanitary sewage in this area is transported to the Gainesville Regional Utilities (GRU) Main Street Water Reclamation Facility (WRF). A small portion of the area, including PK Yonge school, is served by the University of Florida Water Reclamation Facility.

Two GRU sanitary sewer manholes were discovered leaking directly in the stream at the time the stream survey was taking place. These leaks were the result of sewage backing up through manholes due to blockages in the lines. The first one was located behind Joe's Deli on US 441 (SW 13th St.). The second was found west of US 441 along the dredged channel just upstream of the wetland. In both cases GRU was notified immediately and repairs were made.

Sign along Tumblin Creek warning of a sewage leak

During a sampling event on Tumblin Creek near Shands at AGH, ACEPD personnel observed the creek water turn a rusty red color. The source was found to be the hospital. Shands at AGH personnel were washing out their fire lines and the discharge was flowing down a storm drain and into the creek. The hospital was asked

to discharge these waters to city sewer in the future.

In addition, two continually flowing pipes were discovered feeding Tumblin Creek during severe drought conditions. Both were located south of SW 16th Avenue. The first discharge came from a hexagonal RCP under SW 16th Ave. The source was unknown but the water appeared to be clean. The second discharge was located on the east bank of the creek just south of Pat's Quick Stop parking lot (off of US 441/SW 13th St.). The flow from this 8-inch pipe almost doubled the flow in Tumblin Creek. Water was constantly flowing out at a high velocity. ACEPD collected a water sample and had it analyzed. The water appeared, based on quality, to be representative of water from

Continually flowing discharge into Tumblin Creek near parking lot off of SW 16th Avenue

the Floridan aquifer. The discharge was later determined to be cooling water from a heating and cooling system at Park 16 Apartments. The discharge, estimated to be over one million gallons per day (MGD), ceased in April 2002 when the apartment installed a new heating and cooling system.

Finally, in Tumblin Creek Park, the stream has eroded the banks exposing landfill debris including glass, brick material, and pottery pieces. Several deep holes along the east bank are evidence of the bottle looting that takes place here.

Evidence of bottle looters at Tumblin Creek Park

Nonpoint sources

Because over 60° of the Tumblin Creek basin is impervious, stormwater is a big pollution concern. Many of the stream segments lack a suitable riparian buffer. This facilitates fertilizer and pesticide runoff to flow directly to the creek. Street stormwater containing petroleum products, antifreeze, and sediments washes into Tumblin Creek during rain events. Dumpsters line the east bank of the creek as it parallels US 441. Holes in the dumpsters allow rainwater to percolate through the contents, and spillways permit this leachate to flow directly to the creek.

Another pollution concern for Tumblin Creek is the consistent high levels of fecal coliforms present. Despite ACEPD locating and correcting two leaking manholes, the high bacteria numbers persist. There has been an extensive investigation by ACEPD to determine the source of these high levels but at this time no positive identification is available. Possible sources include runoff from animal and human activity, leaking septic tanks, leaking sanitary sewer lines, and failing private connections to the city's sewer lines.

2.5 Water Chemistry

Beginning in February 1998, ACEPD personnel began monthly baseflow water quality sampling of eight streams (for a total of 14 sites) in the Gainesville vicinity. The sample site for the main channel of Tumblin Creek (TUM441) is located west of US 441 (SW 13th Street) at the end of the concrete channel.

Field parameters

Parameters measured in the field include water temperature, specific conductance, pH, dissolved oxygen, and turbidity. Tumblin Creek at US 441 shows the highest median water temperature, 24.90° C, for all the streams sampled in the Orange Creek Basin. This is most likely the result of the sample location being at the terminus of the concrete lined channel. The majority of this channel lacks riparian vegetation that would normally shade the creek from the intense heat of the sun. There is also the possibility of heat being radiated from the concrete.

The median specific conductance value for this site is 471 µS/cm. Figure 2.5 compares the median specific conductance value for four creeks in the Gainesville area. The three additional sample sites are Sweetwater Branch at SE 4th Street (SWBSE4), Hogtown Creek at NW 22nd Street (HOGNW22), and Possum Creek at NW 16th Avenue (POSNW16). Tumblin Creek reports a higher median conductance value than the other three sites. Only Sweetwater Branch at Williston Road (not shown) displays a higher conductance value than TUM 441 that is, in part, due to the discharge of non-contact cooling water from the GRU Kelly Plant near Depot Avenue and the GRU Main Street WRF treated effluent discharge located approximately 700 meters upstream of the sample site.

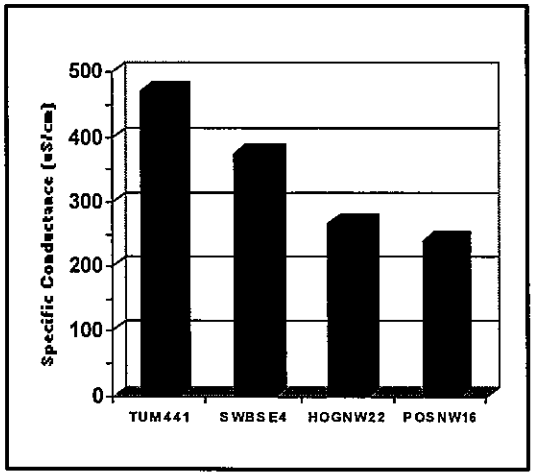


Figure 2.5 Comparison of median specific conductance values for four creeks in the Gainesville area

The median pH value for Tumblin Creek is 7.52, which is consistent with similar streams in the area. Dissolved oxygen (DO) at this site has a median value of 9.03 mg/L though this may not be representative of upstream conditions. In

Line's study (Line et al 2000), it was found that at several sites where the flow was considerably slower, the water had substantially lower DO levels than the site at US 441.

Nutrients

Tumblin Creek at US 441 (TUM441) typically shows low nutrient levels when compared to similar streams as seen in Figures 2.6 and 2.7. It is worth noting that the median value for total ammonia at TUM441 is 0.025 mg/L which barely exceeds the Class III surface water standard of ≤ 0.02 mg/L (FDEP 1996).

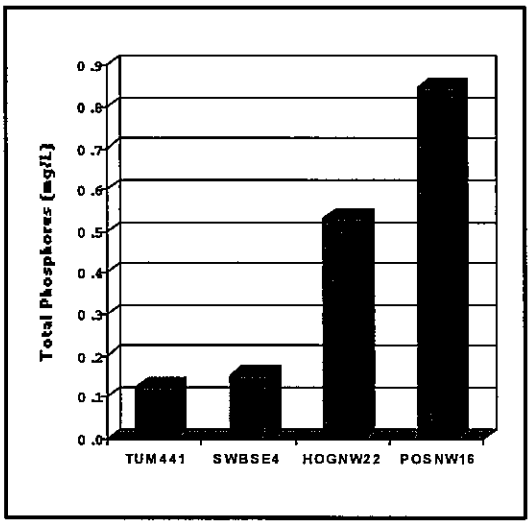


Figure 2.6 Comparison of median total phosphorus values for four creeks in the Gainesville area

General chemical constituents

This site displays the highest alkalinity of the stream sites sampled in the Orange Creek basin which indicates the presence of a high concentration of inorganic carbon (Manahan 1984). Total calcium is also the highest at TUM441. These high concentrations are possibly due to the two discharges from the Floridan aquifer.

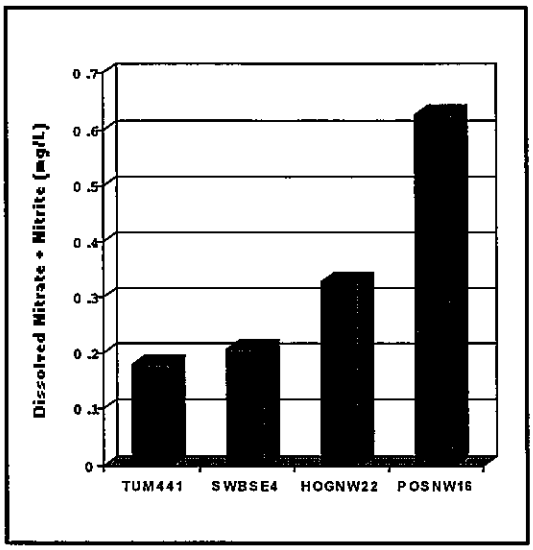


Figure 2.7 Comparison of median dissolved nitrate + nitrite values for four creeks in the Gainesville area

Coliform bacteria

From a human health standpoint, the consistently high levels of fecal coliform bacteria found in Tumblin Creek is the most important water quality concern in the watershed (Fig. 2.8). The Class III water quality standards allow for a one time maximum of 800 colony forming units (CFU)/100mL and a monthly average no greater than 200 CFU/100m/L (FDEP 1996). Sites throughout the stream reach have continually failed to meet this standard and ,in some cases, have exceeded the standard by two and three orders of magnitude.

In August 2000, ACEPD contracted with the University of South Florida to conduct bacterial source tracking (BST) studies using antibiotic resistance analysis (ARA) and ribotyping in an attempt to determine

the source of the fecal coliform bacteria. Preliminary results indicate lower concentrations of fecal coliform bacteria overall in 2002 and less contamination from human sources in 2002 than samples obtained in 2000 and 2001.

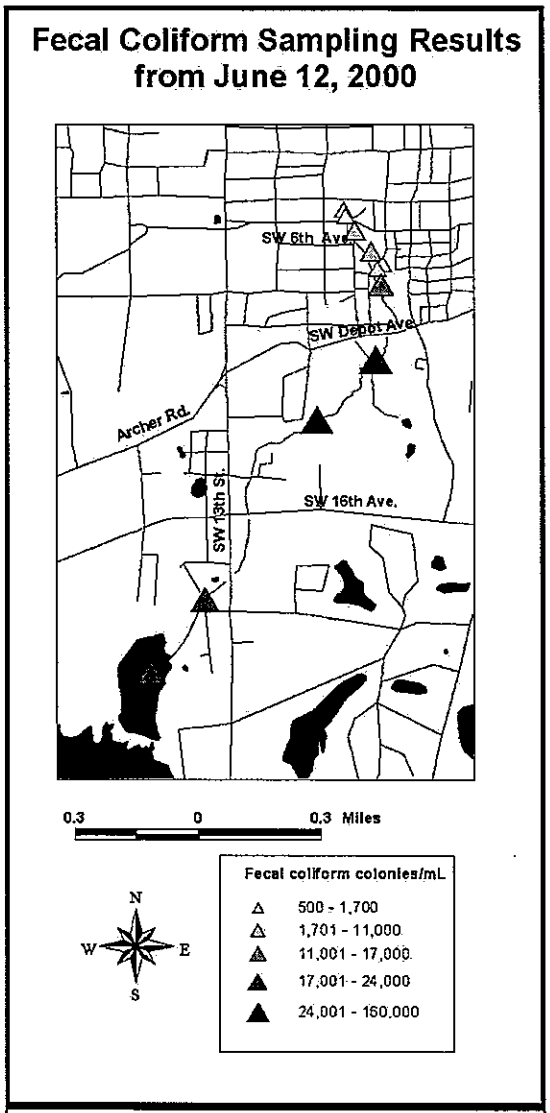


Figure 2.8 Fecal coliform sampling results from June 12, 2000

2.6 Stormwater

On March 30, 2000, ACEPD personnel collected water samples from TUM441 during a storm event. The duration of rainfall lasted approximately one and one half hours. The total rainfall for the event was 0.99 inches measured by GRU at the Kelly Generating Station (Davis 2002b).

Since over half of the Tumblin Creek watershed is impervious (CH2M Hill 1985), the stream responds rapidly to rainfall influences. Gordon et al (1992) describes this type of basin as flashy because it rises and falls quickly producing a peaked hydrograph. This was anticipated due to the relatively high relief in the basin. In fact, two peaks approximately 45 minutes apart were recorded during this storm. The second peak was the highest with the stream rising 0.68 feet (just over eight inches) above baseflow. The estimated peak flow was 0.940 m^3/s.

Figure 2.9 shows a comparison of the median nitrogen values (both total and dissolved) for baseflow and stormflow conditions. Total nitrogen was over 12 times higher during the storm than is typically seen at baseflow. Total dissolved nitrogen was almost 8 times higher than baseflow conditions.

The same trend is apparent when comparing total phosphorus values (Figure 2.10). During the storm, the median value for total phosphorus was 0.764 mg/L while baseflow conditions yielded a median value of 0.124 mg/L. Total dissolved phosphorus was 0.058 mg/L for baseflow and 0.186 mg/L for stormflow.

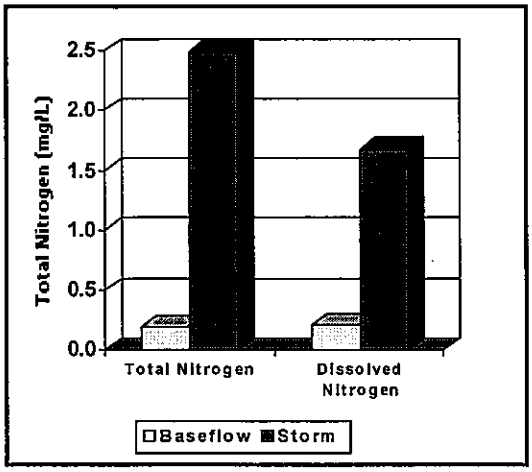


Figure 2.9 Comparison of total and dissolved nitrogen median values for Tumblin Creek during baseflow and storm event conditions

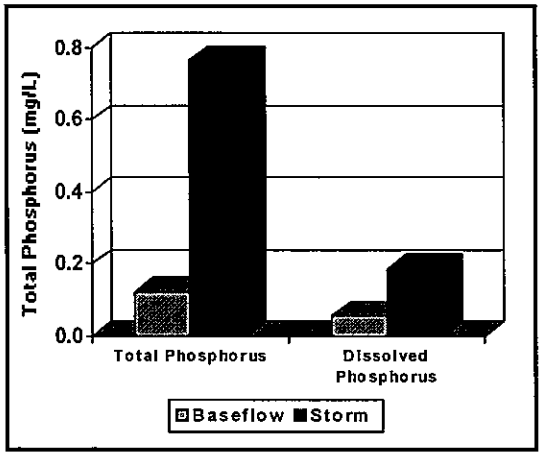


Figure 2.10 Comparison of total and dissolved phosphorus median values in Tumblin Creek during baseflow and storm event conditions

The most noticeable differences in water quality when comparing baseflow to the storm event are seen with turbidity and total suspended solids (TSS). During the storm, median turbidity values were typically 19 times higher than in normal weather conditions (35.3 vs. 1.80 NTU). Median TSS values were 12 times higher during the storm (61 vs. 5 mg/L).

Possible sources of the increased nutrient loading during the storm event include; runoff from fertilizers used in maintaining landscapes, leakage from abandoned septic tanks, sewer lines, and/or private sewer line connections, weathering of geologic formations in the streambed, contributions from the rain water itself, and dry atmospheric deposition.

The increased turbidity and TSS levels evident during stormflow are most likely the result of various types of sediment captured in runoff or transported from upstream segments of the creek. Sand, clay, and fine particulate matter accumulate on roadways and wash into stormwater systems during a rain event and into the creek. Runoff from construction sites where bare soils are exposed carries large amounts of sediment to creeks. In addition, since bank stability is a problem in this watershed, increased flow resulting from rain events continues to scour the banks sending sediment downstream.

As the watershed becomes more urbanized, the volume and flow rate of runoff during storm events will increase due to the presence of additional impervious surfaces. Natural soil areas will continue to decline in number and area thereby reducing the amount of rain water that slowly infiltrates through the soil profile down to the surficial aquifer. Increased storm flow volumes and velocities contribute to greater erosion by widening and deepening the stream channel which exposes bare soil surface area to erosion. Channelizing stormwater through culverts additionally reduces the ability of the rainfall to slowly recharge

the surficial aquifer and results in directing more water to the creeks.

2.7 Ecosystem Health

Tumblin Creek was once a sinuous stream with twists and turns typical of a natural watercourse. Perhaps it received its name because of its water tumbling through the city. Today the watercourse is drastically altered and the health of the Tumblin Creek watershed is continually degrading. The majority of the understory vegetation surrounding the creek is exotic and in some cases invasive. The natural sinuosity of the creek channel has been drastically altered. This has resulted in increased flow during rain events causing severe erosion problems.

Biological Integrity

The width of riparian buffer along Tumblin Creek varies from zero in the more urbanized stretches to greater than 18 meters in the forested wetland. Not including the concrete and dredged channel, most of the creek displays a moderately shaded canopy. Many of the large trees along the stream are native and include water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), cabbage palm (*Sabal palmetto*), and loblolly pine (*Pinus taeda*). Camphor (*Cinamomum camphora*), although not native, is also common in the watershed. Several tree species such as camphor and water oak are considered "weedy" and are not indicative of a high quality tree canopy.

The quality of the understory vegetation along the creek can be described as poor. Many non-native invasive species inhabit areas once ruled by native understory plants. Changes in plant communities can alter soil characteristics, affect animal populations, and change the ecology of an area (Drummond 2000). *Ruellia brittoniana*, both non-native and invasive, is the dominant plant seen along the stream's edge. Ligustrium (*Ligustrum lucidum)* and coral ardisia (*Ardisia crenata*), both of which are invasive, are quite common near the stream channel. The presence of certain opportunistic native plants such as southern elderberry (*Sambucus canadensis*) and Carolina willow (*Salix caroliniana*) illustrate the disturbed nature of the watershed.

Exotic vegetation in the Bivens Arm forested wetland

Aquatic vegetation, both submergent and emergent, are practically nonexistent throughout Tumblin Creek. The exception is the Bivens Arm forested wetland which, in some places, is covered with the native wetland emergent plant golden club (*Orontium aquaticum*). However, there is also a large amount of exotic vegetation present in this reach. In a healthy stream system aquatic vegetation provides food and shelter to living organisms and also aides in slowing flow during rain events.

Despite the degraded conditions in Tumblin Creek, the stream corridor does support some native wildlife. Woodpeckers, barred owls (*Strix udria*), and hawks have been seen on numerous occasions near the Tumblin Creek Park. Belted Kingfishers (*Ceryle alcyon*) travel the stream channel between Depot and SW 16th Avenues. The Bivens Arm forested wetland supports the most diverse wildlife in the basin including osprey (*Pandion haliaetus*), hawks, and even alligators *(Alligator mississipiensis)*. It will be a challenge to maintain this urban wildlife corridor for future generations

Physical Integrity
Near Shands at AGH, the streambed is comprised of concrete slabs that carry the flow of water south from SW 5th Avenue. Just south of Depot Avenue, the creek is forced to take a 90° turn to the west and shortly after that, a 90° turn south. The most extreme case of channel modification begins on the south side of SW 16th Avenue where the stream is channelized and the streambed is lined with concrete. The concrete ends west of US 441 where the creek opens up in a wider dredged channel.

These modifications have been detrimental to the health of Tumblin Creek. Channelization has increased water velocity and thereby increasing sediment transport especially during high flow conditions spawned by storms. Sharp, unnatural turns have caused serious bank erosion concerns. The majority of the watershed concerns for the Tumblin Creek basin are related to stream course alteration.

The concrete-lined channel was installed in 1969 to increase the flow of water under US 441 to curb flooding problems (Rankeillor 2000). However, this also increased water velocity upstream of the channel leading to severe vertical streambed erosion. Downstream of PK Yonge, the stream bottom has been eroded up to 1.5 meters since the construction at US 441 (Simons 1999). Sewer and gas lines set several feet under the creek bed, now lie 0.6 to 0.9 meters above the bed. Under current conditions, the streambed will continue to erode.

Sewer and gas lines that were originally laid below the streambed of Tumblin Creek

The increase in velocity is most destructive during rain events. The water level rises and velocity increases. Fragile banks are scoured sending more sediment downstream. The result is a stream channel that is constantly widening and deepening in some areas. Officials at PK Yonge have been addressing this problem as the creek bisects the campus. Two weirs were constructed in an attempt to concentrate flow in the middle of the channel and minimize bank scouring.

Concrete debris has been placed along the banks to increase stability. Despite these efforts, the banks continue to erode. Presently there are concerns about the long-term structural stability of some of the buildings adjacent to the creek.

Tumblin Creek bank failure at PK Yonge Developmental School

Sediment washed away from the streambed and banks during storm events turns the water gray. It is questionable what the impacts are on the aquatic biota. The sediment is carried downstream and deposited in the dredged channel west of US 441 and in the forested floodplain.

Sand deposition in the dredged channel of Tumblin Creek west of US 441

Sand deposition in these areas can reach one meter in depth. Potential habitats for benthic macroinvertebrates are smothered. Natural pools are filled. The soft sand bottom is incapable of supporting rooted plant matter.

2.8 Summary and Recommendations

Existing Conditions
In summary, the Tumblin Creek watershed is highly urbanized and almost completely developed. Much of this development occurred prior to the implementation of state and local requirements for stormwater retention. During rain events, high volumes of water flow into storm drains leading directly to the creek. Water storage is almost nonexistent since the basin lacks large plots of open natural land. Rainfall that previously soaked into the soils and slowly migrated into the creeks as lateral seepage or small springs now flows unimpeded into the creek. Because of these related factors, restoration strategies are complex.

Restoration goals and strategies
The goals of restoration should include:

- Decreasing bank and streambed erosion
- Controlling sediment deposition
- Restoring the ecological balance of the stream system (restoring riparian vegetation and in-stream biological habitat)
- Enhancing water quality conditions
- Improving general aesthetics

The biggest problem in the basin is the management of stormwater, in terms of both volume and velocity. To reduce

erosion, peak flow volumes and velocities must be lowered. Lowering the velocities at which stormwater moves through the system will result in less erosion, less sand and silt smothering, and increased productive habitat for benthic macroinvertebrate populations.

Major restoration strategies often require significant capital investments, extensive engineering designs, and considerable land area. Restoration strategies for Tumblin Creek can be grouped into five categories:

- Property acquisition to increase natural buffer widths along the stream corridor
- Addition of stormwater basins for water storage to attenuate the volume and rate at which stormwater enters the creek
- Construction of treatment wetlands and restoration of historical wetlands to improve water quality as well as decrease flow rates
- Replacement of existing impervious surface with alternative materials such as porous pavement or vegetation
- Removal of landfill materials in Tumblin Creek Park and concrete rubble and debris used in many areas for erosion abatement

It is critical to reduce the flow rates of stormwater in the upper reaches of the basin so that erosion is reduced throughout the length of the stream channel. South of SW 5th Avenue on the north side of Tumblin Creek Park, a 72-inch culvert discharges large quantities of stormwater to the creek during rainfall events. Intercepting stormwater from this culvert, treating it, and slowly releasing it into the creek would decrease peak flow effects and help reduce erosion. Another area that is in critical need of restoration includes the channelized area in the vicinity of US 441 and SW 16th Avenue. The existing concrete channel is becoming eroded and unstable. Further downstream, on the west side of US 441, the unstable earthen berms contribute to the sediment load and could be reconfigured to restore natural hydraulic functionality to forested areas to the north.

Improving the aesthetics of the creek and making the public aware of restoration issues is an important short-term goal. Placement of a trash screen to prevent litter from accumulating in the forested wetland on the north side of Bivens Arm Lake is an important consideration. Public awareness of the issues in the watershed is critical. Area residents have shown their interest in Tumblin Creek by participating in volunteer clean-ups of Bivens Arm Lake and the adjacent forested wetland. Students at PK Yonge School are interested in learning more about water quality and finding solutions to the water quality problems in Tumblin Creek. One local resident, Dr. Richard Fry, was instrumental in bringing to the attention of citizens and governmental agencies the water quality problems in Tumblin Creek and the aquatic plant growth problems in Bivens Arm Lake.

The City of Gainesville Public Works Department is planning to conduct stream restoration activities in the Tumblin Creek basin. During the next one to two years, a litter screen will be installed on Tumblin Creek at US 441. The City will also be contracting for consulting services to

remove the berm and restore hydraulic functionality to a forested floodplain area on the west side of US 441. These efforts are a good beginning for restoration activities in the Tumblin Creek watershed.

MEETING MINUTES

Architects, Engineers, Constructors

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To: Linda Dixon
Asst. Director
Facilities Planning & Construction
University of Florida

Date: 4/15/07 (Revised)
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Facilities Conference Room
Time: 4/8/07, 10:00 AM

Present: Linda Dixon, Facilities
Fran Vandiver, PK Yonge
David Young, PK Yonge
Carlee Escue, PK Yonge
John Allen, BRPH
Craig DeLoy, BRPH

Discussion:

1. Fran reported that the remodeled campus may contain the relocation of the School of Teaching and Learning Lab from the College of Education which will contain offices and teaching spaces. Also that a literacy focus for the community is being stressed and will require facilities.

2. The PKY 2020 initiative will focus on how kids learn, teaching space configuration, project based learning and sustainable environment.

3. A list of groups for inclusion in the June 6th Charrette was discussed:
    a. Sustainability group (desire to be a model using the pilot K-12 LEED program)
    b. School teaching faculty (Elementary, Middle & High School)
    c. Parents (SAC, PTSA)
    d. PKY Students
    e. Wider Community
    f. School of Teaching and Learning Faculty
    g. University departments – Utilities, Landscape & Grounds, Transportation

h. University committees – Preservation, Transportation & Parking, Lakes, Vegetation & Landscaping, Land Use & Facilities Planning

4. It was agreed that the meeting should be held in the cafeteria at PKY and foster an atmosphere of participation. The University/PKY will be responsible for sending of invitations to groups.

5. The meeting will be organized around information gathering and visioning (big picture) from the stakeholder groups.

6. Schedule for the day:

8:30 AM	Coffee & Donuts
9:00 AM	Overview
10:00 AM	School based groups (Faculty, Parents, Students)
11:30 AM	Higher Education (School of Teaching & Learning, etc.)
12:30 PM	Lunch
2:00 PM	Community input (LEED, Literacy, UF Committees, Physical Plant, etc.)
3:30 PM	Wrap-up

7. The contract will be negotiated on May 16th. Linda provided a copy of an edited contract for the master planning project and requested BRPH to review and comment on its content. BRPH to provide information to Linda prior to the 16th for the contract exhibits including a fee breakdown, project schedule, payment milestones, additional service rates, and Schedule of Services and Consultants.

The meeting concluded at 12:00 PM. A follow-up meeting or phone conference will be held on May 16th at 10:00 AM to review the contract. A second meeting will be held on May 23rd to prepare for the charrette.

Distribution: All Attendees

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To: Linda Dixon
Asst. Director
Facilities Planning & Construction
University of Florida

Date: 6/28/07
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Conference Call
Time: 6/27/07 2:45 PM

Present: Linda Dixon, Facilities
Teresa Scott, City of Gaineville, Public Works Director
David Allen, BRPH, Civil Engineer
Craig DeLoy, BRPH, Project Manager

Discussion:

1. David reported about his meeting with the Water Management District, Barbara Hatchet and Erik Lewis. The District requested that he stay away from Tumbin' Creek in his water management plan. If we can stay within the footprint of the existing buildings, we will not require a new permit. This is hardly a feasible option, however. Teresa commented that the UF campus is not required to go through the city's water management process. We will give the city a courtesy review. David suggested that any modifications to the creek be made prior to any parts of the master plan implementation. Linda reported that there are currently joint grant opportunities being pursued with the city for the creek improvement. BRPH should pose any questions on the creek to Alice. David also reported that the water management district is willing to consider low impact development design.

2. On the question of transportation, Teresa said that dispersion of the traffic by utilizing SW 6th Street as a new campus entry would be positive – cutting down traffic trough the neighborhood. Additional improvements to 6th Street will likely include landscaped islands and a continuation of the rail/trail project on the east side of the street.

3. The past master plan study by Craig Sally and Associates contemplated a turn lane from 441 onto SW 9th Rd. Teresa reported that DOT ruled that the turn lane was unfeasible.

4. Depot Avenue is being studied at this time for improvements which will include curb and gutter, center island and roundabouts at key intersections including Depot and 11th St. There is currently no schedule for these improvements. There has been some discussion concerning a possible entry to the campus off of Depot Avenue, however the current road grading would require a steep incline from the campus to the road. Teresa commented that the road would receive re-grading which would be a benefit to any possible entrance here. Teresa also mentioned that there is probably not enough distance between the road accessing the new apartments next to PK Yonge and the SW 11th St. intersection to locate a major access driveway to the campus between them. This concept will be poised to Rick Melzer at our meeting with him on July 3rd.

5. The current There will be much re-grading required which will likely not allow a northern access to Depot from the campus.

6. The city has supported the opening of SW 10th Terrace into the campus by removing the bollards. The school will likely install a gate at this location.

7. There is currently a study underway (BRT study) on the Bus transit in the area. The stop at Depot & 11th St. is where most PK Yonge students disembark, which is Route 43. This route is rather long, however. With the opening of the campus to SW 10th Terrace there may be other opportunities for pedestrian (and bus rider) access from SW 16th Ave. There are currently no bus stops on the portion of 6th St. between SW Depot and 16th Ave.

8. Teresa suggested information on utilities surrounding the campus could be obtained from Ellen Underwood at GRU to determine where sewer and water lines are in the campus vicinity and who supplies them.

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To: Linda Dixon
Asst. Director
Facilities Planning & Construction
University of Florida

Date: 7/5/07
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Thomas Center
Time: 7/3/07 10:30 AM

Present: Linda Dixon, Facilities
Fran Vandiver, PK Yonge
Debbie Leistner, City of Gainesville Public Works
Emery Swearingen, PE, City of Gainesville Public Works
John Veilleux, City of Gainesville Public Works
Craig DeLoy, BRPH

Discussion:

1. Depot Ave
   - Will be improved from 13th St. to Williston Road. J. Veilleux is the Project Manager.
   - From 13th to 11th it is primarily resurfacing
   - They are securing property on the SW corner of 11th and Depot for the roundabout
   - The roundabout east to SE 7th will be 2 lanes with a landscaped median
   - There will be additional roundabouts at Main, 4th and possibly SE 7th
   - There is plans for a sliplane on the northbound right turn onto Depot at 11th, however they may not be implemented. It doesn't appear that the school's property will be affected.
   - They have counted 5300 trip daily on Depot Ave
   - Completed design is expected by the end of 2007
   - There is not a timetable for construction, although it was thought with necessary approvals, it could be two to three years before beginning. Only 25% of funding is currently in place.

- The rail trail will be relocated to the south along with the road improvements on Depot.
- Fran would like to see greater security for the school on the Depot Ave. frontage.
- There will need to be a study of pedestrian access to from Depot and the bus stop.
- There is currently no bus shelter at this location where many students take the RTS public transportation.

2. 6th Street
   - There are plans to improve 6th Street by creating a wide center median, 2 drive lanes and bike lanes on either side of the street. This will be implemented as the need and funds become available.

3. Archer Road
   - There is a conceptual plan to shut down part of Archer Road to all except emergency and transit traffic at Shands which would force more traffic onto SW16th Ave.

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To: Linda Dixon
Asst. Director
Facilities Planning & Construction
University of Florida

Date: 7/5/07
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Alachua Room, Chamber of Commerce
Time: 7/3/07 1:30 PM

Present: Linda Dixon, Facilities
Fran Vandiver, PK Yonge
Bruce DeLaney, UF Foundation
Lynda Hayes, PK Yonge
Ralph Hilliard, City Planning
Anthony Lyons, CRA
David Young, PKY
Erik Bredfeld, City of Gaineville
Lindsay Mickler, PKY
Craig DeLoy, BRPH

Discussion:

1. The Audubon Park neighborhood to the west of PKY is the only single family neighborhood left…the rest is high density surrounding the campus. It is still zoned single family.
2. The Sunbay apartments to the south of campus were built in the early 60's and may be ripe for redevelopment in the future. It was mentioned that with new codes, they would be able to build at a higher density…up to 125 units per acre and up to 8 stories. This however would probably not actually happen on such a large parcel.
3. The PKY campus is currently hidden and doesn't have an apparent front door. Realigning the front of the campus and good signage would help this issue.
4. Erik talked about the Innovation Zone. This is a conceptual idea of a triangular zone of East Gainesville which includes PK Yonge. It is born out of the need to diversify the economy of Gaineville and would tag onto the research arm of the University.
    - The master plan process is about to begin with the area north of the school.

5. Some of the training that could be done at PK Yonge that might benefit the innovation zone and the greater community includes: Technology training, Entrepreneurial programs, Building Construction Trades training. Training in Life sciences, Information Technology, computer skills and soft skills needed for business are some of the other necessary workforce skills that could be taught.
6. The redevelopment of the area to the east of the campus will likely happen within a span of 10 to 15 years. The city will need to find suitable areas to move the industrial businesses which currently reside there.
7. Erik summarized his comments about the Innovation Zone with the statement that as a school within the zone, PKY needs to innovative in the way they do education. Fran mentioned that since the new school will be there for 50 years, the spaces need to have flexibility built in. Distance learning will be a wave of the future – students may not need to come to campus every day. Juniors and seniors may work off campus for one semester.
8. Linda reported that there may be a joint use potential in the use of the property east of 6th Street for recreational fields for the school/city/University. Fran mentioned that the PKY fields are currently used by many city leagues. The area is currently being used by Shands for storage and as a construction lay-down area. A swimming pool for this area of town has also been mentioned in several meetings. Steve Philips with COG Parks and Recreation is the contact for joint use.

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To: Linda Dixon
Asst. Director
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University of Florida

Date: 7/5/07
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Florida Community Design Center
Time: 7/3/07 3:30 PM

Present: Linda Dixon, Facilities
Fran Vandiver, PK Yonge
Lynda Hayes, PK Yonge
David Young, PKY
Lindsay Mickler, PKY
Patricia Lee, EGDC
Yvonne C. Rawls, AKA Sorority, Inc.
Evelyn Foxx, NAACP
Albert E. White, GRU
Ester Tibbs, DCF

Discussion:

1. Mr. White began by discussing the work of the African American Accountability Alliance (4A's) to which all the invitees were members and how the school could help in addressing the issues of at-risk kids. He pointed out that Porter's Corners, a low income minority development is in very close proximity to the campus.
2. The redevelopment of the area was discussed including GRU's development of 60 acres of their property on Depot Ave. and the restoration of the Cotton Club by the College of Building Construction.
3. Discussion continued about opportunities for minorities at PK Yonge. Performing arts is one area that the school is looking for additional minority participation. The minority community's problem is transportation to the school, which is not available through public means. There was discussion that perhaps through community partnerships, transportation could be arranged between Duvall and PK Yonge.
4. Another possible partnership was proposed with GPD or Alachua Sheriff's Dept. if funds could be invested in programs that would keep kids out of trouble.

5. Family literacy was discussed-perhaps using resources of the University but housing at PK Yonge where people were close to and could park for classes.
6. PK should expose kids who are not college-bound to vocational opportunities.
7. Fran reported that there is nearly a 0% drop-out rate at PK Yonge and 80%+ of the students who are college-bound.
8. A suggestion was made to create a career information/exploration academy to expose students to different careers. PK Yonge will be working to establish this in the near future and a pilot program will be up and running by the summer of 2008.

Distribution: All Attendees

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To: Craig Deloy
Orlando Office BRPH

Date: Aug. 3, 2007
Job No: 5854.01
File No: mm-sjrwmd-06-25-07

From: David E Allen

Subject: Meeting with SJRWMD
P.K. Yonge Research School

ITEM	DESCRIPTION	ACTION BY
	Meeting with representatives of SJRWMD on June 25, 2007. Attending were: David E Allen, Erik Lewis, Upasana Srivastava, Barbara Hatchett	
1	General discussion on the intent of the project master plan. Discussion included which buildings would be removed and which would stay, modifications to the traffic patterns, past projects and the Districts input, etc.	
2.	Discussion on the impacts to Tumblin Creek. Barbara Hatchett indicated that the preferable manner of design would be "No impacts" to the creek. Any improvements to the creek bed and or sideslopes should be completed under a separate permit application.	
3.	If No. 2 could be accomplished, the review would consist of the Standard Stormwater Permit. This would focus on the pollution abatement treatment volume and the Mean Annual Storm Event routing.	
4.	In addition, discussion was held on removal of buildings and replacement with a new building with the "Exact" footprint, would lessen the PAV required.	
5.	In the discussion of the previous projects, Upasana suggested that the latest project, ball fields and parking from 6th Street should be isolated and not impacted if possible. This would limit the area for the permit.	
6.	The credit for the existing site impervious with in the computer model was discussed. Upasana was to check on how much credit would be allowed for the predeveloped site conditions.	SJRWMD
7.	There was some discussion on the regional stormwater management	

ITEM	DESCRIPTION	ACTION BY
	facility that is being constructed by the City of Gainesville, within the Tumbling Creek Basin and if we could apply for credits. Also there was discussion on the use of off-site storage downstream of the project limits. Barbara indicated that this could be investigated as we proceeded win the process for a permit.	
8.	Barbara provided a copy of the latest permit for this site, 40-001-31430-8.	

ITEM	DESCRIPTION	ACTION BY

Distribution:

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To: Linda Dixon
Asst. Director
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University of Florida

Date: 9/4/07
Job No: 5854.01
File No: 2.4

From: Craig DeLoy
Project Manager

Subject: PK Yonge

Location: Phone Conference
Time: 9/4/07 4:00 PM

Present: Linda Dixon, Facilities
Fran Vandiver, PK Yonge
PKY Committee
Fran Pickett
John Allen
Craig DeLoy

Discussion:

1. Review of the PK Yonge space database discrepancies. UF will update their database by field measurements. BRPH will submit the Castaldi Analysis to John Hammrick at DOE immediately.
2. The two schemes 5A and 5B were reviewed and the following changes were suggested:
    a. Flip the softball field to the correct sun orientation
    b. Move the student parking lot to occur north of the band building
    c. Convert the southwest corner to a practice field.
    d. Move the ES parking north to be near Depot Ave.
    e. Create an ES drop-off south of the property line job on the northeast side
    f. Provide bleachers to the east side of the football field
    g. Move the PE shelter closer to the ES.
    h. Utilize the area west of art/music and north of the ES for PE/Playground
    i. Provide for bus parking at the football field
    j. Locate concessions for the football field
    k. Look at a smaller footprint by going 2-story with community outreach bldg. Provide playground area.
    l. Provide more parking for the community outreach building

m. Show the bike path adjacent to campus on our master plan
n. Show the wetland layer overlayed on our plan. Linda to ask Erik Lewis to provide in AutoCad format.

End of Meeting

Distribution: All Attendees

PK YONGE MASTER PLAN SCOPE
UNIVERSITY OF FLORIDA
GAINESVILLE, FLORIDA

BRPH JOB # 5854.01 FILE 3.1

1/14/2008

COST ESTIMATOR: H. Johnson/K. Knapp	**QUALITY CONTROL**	**PROJECT MANAGER: C. DeLoy**
ARCHITECTURAL, STRUCTURAL, CIVIL	**MECHANICAL**	**ELECTRICAL**
ORIGINATOR: C. DeLoy, D. Allen	**ORIGINATOR:**	**ORIGINATOR:**

OPINION OF PROBABLE COST

In providing opinions of probable construction cost, the opinions are presented to the client with the understanding that the Design Professional has no control over cost. The price of labor, equipment, materials and the contractor's method of pricing are subject to open and fair market conditions. The opinions of probable costs provided herein were made on the basis of the Design Professional's qualifications and experience. The Design Professional makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to a bid environment or market conditions.

SUMMARY

SCHOOL (INCLUDING BUILDINGS & SITE WORK)		$37,790,074
COMMUNITY OUTREACH		$1,142,673
SPORTS FIELDS		$1,366,051
ESTIMATED CONSTRUCTION BID COST		**$40,298,798**
ESCALATION FOR PERIOD 2008 THROUGH 2011 FOR TOTAL BID COST		**20.46%**
TOTAL ESCALATED COST		**$48,543,932**
FF&E	10%	**$4,854,393**
DESIGN FEES (based on estimated construction bid cost)	9%	**$3,626,892**
TOTAL		**$57,025,217**