

Saydel Community School District

Woodside Middle School

Schematic Design Booklet



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SAYDEL COMMUNITY
SCHOOL DISTRICT

Project Team

SAYDEL COMMUNITY SCHOOL DISTRICT

School Board

Jullie Jennings, Board President
Jennifer Van Houten, Board Vice-President
Gary Christensen II, Board Member
Doug Kayser, Board Member
Roland Kouski, Jr., Board Member
Michael Mortensen, Board Member
Chad Vitiritto, Board Member
Beth Vitiritto, Board Secretary
Patricia Townsend, Board Treasurer

Administrative

Todd Martin, Superintendent
Patricia Townsend, Director of Business Services
Patrick Rial, Woodside Middle School Principal
Kelly Bell, Supervisor Building Maintenance
Donald Frisby, Supervisor Preventative Maintenance

DESIGN TEAM & CONSTRUCTION MANAGEMENT TEAM

HAILA Architecture | Structure | Planning
Arthur Baumgartner, AIA Project Manager
Steve Peterson, EIT Structural Designer

Snyder & Associates
Clay Schneckloth, PLA
Lara Guldenpfennig, PLA, ASLA

Twin Rivers Engineering Consultants
Dave Losen, PE
Dennis Bennett, PE

Terracon Geotechnical Services

Estes Construction
Ryan Ellsworth, AIA, LEED AP
Ryan Haaland
Mike Carroll



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Executive Summary

THE PURPOSE OF THIS BOOK

This Schematic Design Book endeavors to clearly identify the scope and relationship of components of the 2021 Saydel Woodside Middle School additions and renovations for approval by the District. Designs are conceptual in nature and investigate options including architectural, structural, mechanical, and electrical concepts.

The Schematic Design Book consists of *Design Narratives* as well as *Room Data Sheets* which identify the functional criteria for each space of the project.

OVERARCHING GOALS

As highlighted during the master planning & bond referendum process, the priorities of the Saydel Community School District have been to:

- Create new and adapt existing facilities to meet the needs of modern teaching methods and curriculum
- Improve culture and image of the District
- Enhance the Student Experience & Increase Student Achievement
- Create a commonlook/aesthetic across district schools
- Meet the needs of ALL students
- Create collaborative spaces
- Create flexibility in the classrooms
- Utilize and adapt existing facilities in a cost effective manner
- Student-Centered Design at the forefront of all projects

SCOPE OF THE PROJECT

The sub-projects included in this project are:

1. Two classroom and two activity space additions with minimal renovation to adjacent spaces
2. Administrative office addition with safe-secure entrance
3. Renovation of the existing band/vocal classroom and associated storage areas
4. Renovation of the behavioral special education classroom suite
5. New bus loop on the west and north sides of the building

Executive Summary

CONSTRUCTION MANAGEMENT APPROACH

The project will utilize a Construction Manager as Advisor (CMa) approach to construction. The CMa for the project will be Estes Construction. The project(s) will be bid as multiple prime bid packages, as opposed to the traditional Design-Bid-Build approach.

SCHEDULE

Design of the project will continue through the Summer and Fall of 2020. Early bid packages may bid as early as Late Fall/Early Winter 2020 with all construction targeted to be completed by August 2022 in time for the fall semester.

BUDGET & COST ESTIMATES

The total project budget including the sub-projects listed herein and approved by the board in the Spring of 2020 is \$4,260,000 to \$4,440,000.

The total cost opinion for Woodside Middle School is \$4,672,216 to \$5,297,166.

The cost opinion includes the following:

Anticipated Bid Totals Including General Conditions and Alternates	\$3,870,000 to \$4,420,000*
Recommended Construction Contingency	\$193,500 to \$221,000
Construction Subtotal	\$4,070,000 to \$4,650,000
Professional Design Fees	\$286,791
Construction Manager Services	\$111,925 to \$127,875
FFE Budget	\$203,500 to \$232,500
Project Soft Cost Subtotal	\$602,216 to \$647,166

The high end of the cost opinion range exceeds the project budget by approximately \$860,000. Therefore, \$900,000 in construction alternates will be targeted for relief on bid day, if necessary. Deductive alternates could come in the form of construction scope reduction (do less work), material substitution (swap out higher quality materials for a more budget friendly material), or a combination of both. Conversely, unit costs for classroom renovations will be included should bids come favorably and the district would have the option to Change Order additional scope into the project.

*See Attached Cost Estimate Range from Estes Construction



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Milestone Dates

Milestones

Dates

Schematic Design

April 15, 2020 - July 17, 2020

Bond Vote

September 8, 2020

Design Development

July 18, 2020 - September 18, 2020

Contract Documents

September 19, 2020 - November 18, 2020

Bidding and Negotiation

November 19, 2020 - December 17, 2020

Contract Administration

December 17, 2020 - August 15, 2022

Closeout

August 15, 2020 - September 14, 2022



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Scope of Work Floor Plan



Scope of Work Floor Plan

This floor plan represents the scope of work to be carried out as part of the new work. Green areas represent new additions to the building, yellow areas indicate areas to be renovated, and grey areas are areas that have been renovated as part of master plan work from 2012 to date.

Site improvements, such as the bus loop and parking lot expansion are not shown on this graphic, but are included in the project.

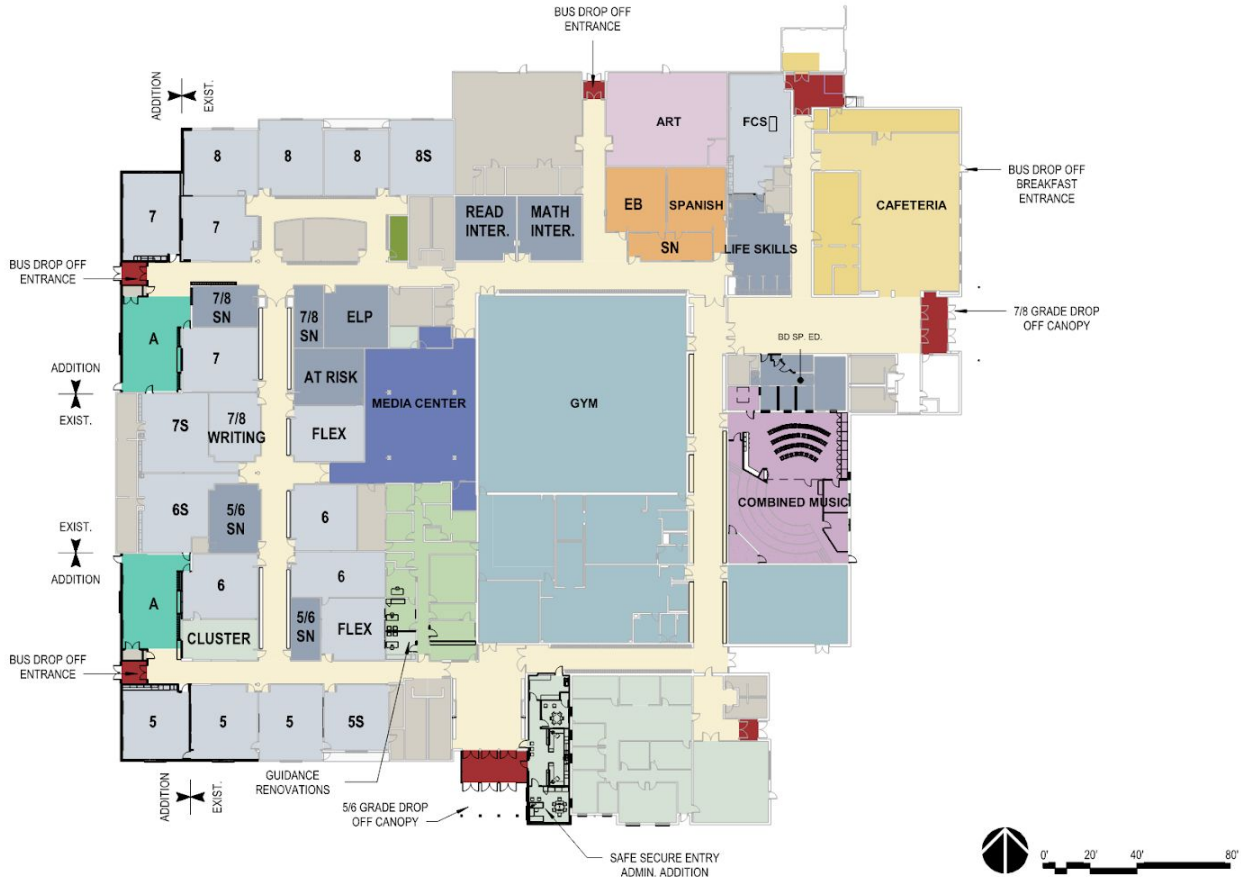


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Overall Programming Floor Plan

Department Legend

- ACTIVITY
- ADMIN - DISTRICT
- ADMINISTRATION
- ART
- ATHLETICS
- BUSINESS ED
- CIRCULATION
- CLASSROOM
- COMMONS
- COMPUTER SCIENCE
- DINING
- EGRESS
- FCS
- FCS/I TECH
- FOOD SERVICE
- IT
- KITCHEN
- LANGUAGE
- MEDIA CENTER
- MUSIC
- PE
- PERFORMING ARTS
- PHYSICAL EDUCATION
- PRE SCHOOL
- SCIENCE
- SHARED
- SPECIAL ED
- SPECIAL NEEDS
- STEM
- STUDENT SERVICES
- SUPPORT
- VISUAL ARTS



Overall Programming Floor Plan

This floor plan represents the floor plan of the entire school after additions and renovations are complete.



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Design Narratives

See large format drawings for additional information.

BUILDING CONSTRUCTION HISTORY

- Prior to 1940: The original two-story school building on this site was built prior to the 1940s
- 1960: Cafeteria and two story classroom addition were added to the building
- 1965: The gymnasium and locker rooms were added to the building
- 1974: The building underwent a significant construction in which the original 2-story school building was demolished as well as the classroom portion of the 1960 construction.
 - Classroom space, new administrative offices, and media center space were built to the west of the gymnasium.
 - Arts and crafts classrooms were added to the north of the existing gymnasium
 - Band rehearsal and music classroom added to the east of the existing gymnasium
 - The school was an “open concept” school with few/no walls between classrooms, however demountable partitions were added at some point prior to the next major renovation in 1995.
- 1995: The renovation in 1995 included demolition of all demountable partitions and reorganized the school with new metal stud and drywall walls.
 - Included remodeling of nearly all classroom spaces throughout the entire building.
- 2002: District Administrative Office Addition
- 2012: Woodside Administrative Office Renovation & Restroom Remodeling
- 2015: Minimal remodeling of science classrooms and behavioral special needs space
- 2019: 5th Grade and Special Needs Classroom Renovations

In terms of middle school space, the footprint of the 1974 school construction has remained nearly unchanged to today and in terms of function, the building layout has remained nearly unchanged by function of space and organization since 1995.

EXISTING CONDITIONS



The existing exterior materials on the building consist primarily of red and/or dark ironspot face brick and ribbed precast concrete panel construction. The existing ribbed precast panels are unique in that they feature an exposed rose-quartz aggregate finish. The primary south entrance features large precast double-tees on narrow brick columns which are showing signs of aging and deterioration. Upper walls of “pop-up” roofs feature a dark metal wall panel. Most exterior doors and windows are of aluminum construction with a dark bronze finish.

The interior construction is a blend of stackbond CMU construction, red face brick, but primarily metal stud and drywall construction. Typically, walls within the existing school are not load bearing as the primary structure is carried by structural steel columns and beams. Most interior doors are of hollow metal construction and painted. The district has been systematically replacing existing painted hollow metal doors



at classrooms and office spaces for maple wood doors as projects are constructed. Carpet and acoustic ceiling tile is typical throughout occupied spaces throughout the building with exceptions of wet areas such as corridors, bathrooms, and kitchens. The district has been systematically removing vinyl composite tile from the building and polishing the existing concrete floors beneath for ease of maintenance and a neutral aesthetic.



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SCHEMATIC DESIGN

The overall schematic design includes the following:



Classroom Addition Exterior Rendering

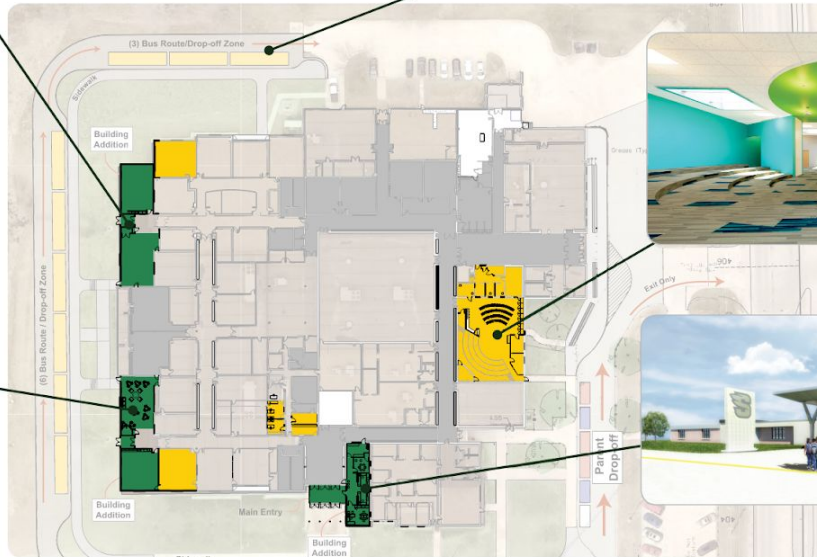
New Bus Loop

Construction Type Legend

- NEW ADDITION
- RECENTLY RENOVATED
- RENOVATION



5th and 6th Grade Shared Activity Space



Renovated Band & Music Classroom



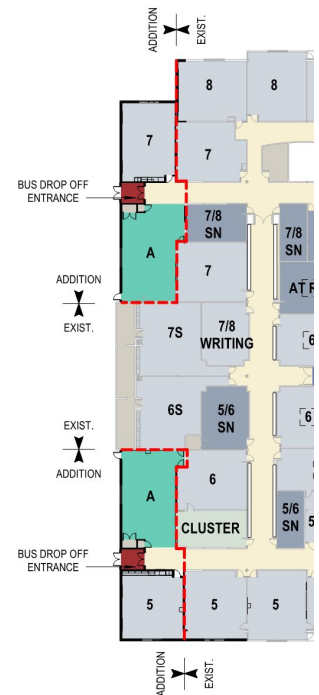
Safe & Secure Entrance Addition

ARCHITECTURAL NARRATIVE

Classroom & Activity Room Additions:

The two additions at the west end of the existing building will each feature one classroom and one shared activity space. The existing corridors will be extended out to the new west bus loop, bisecting the new classroom and activity space. While the classroom portion of the new addition will closely match the existing building height and volume, the new activity space will be a higher volume room with clerestory windows to provide natural daylight. The ceiling in this area will be exposed and painted structural steel acoustic deck and will be approximately 15'-0" high. Each activity space will be equipped with audio visual capabilities, flexible display surfaces/seating, and will include a closet or storage area for shared teacher storage.

The new classroom spaces are relatively standard classrooms, modeled after other classrooms that have been recently built or renovated throughout the district. Each classroom will feature a bank of built in storage casework, an interior window into the shared activity space for passive supervision, an exterior window with



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views to the outdoors, ample display surfaces at each wall, and audio visual capabilities.

The primary exterior material to be utilized for the addition will be red brick blend to closely match the existing adjacent red brick blend. The upper portion of the classroom walls as well as the higher volume activity space will be clad in two different tones of metal wall panel. A lighter metal wall panel will be utilized as an “eyebrow” to mimic the existing precast panels on the adjacent classroom spaces and a darker metal panel will be used for the higher volume activity space.



Rendering of Shared Activity Space and Exterior West Face of Building



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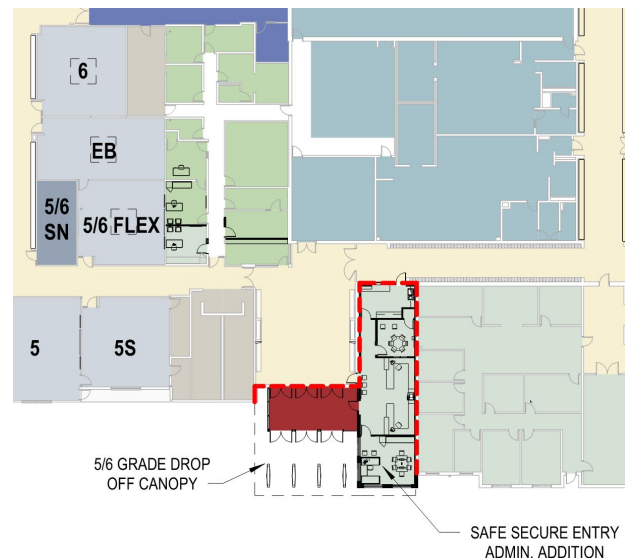


Safe Secure Entry and Administrative Office Addition:

The new small addition at the south side of the existing building will feature a new administrative office suite and safe secure vestibule to force visitors to sign in with a district staff member before gaining access to the rest of the building. The administrative office suite will have four spaces, a principal office, a secretary and reception area, a small conference room, and a small work room. The existing reception area and principal office will be lightly renovated into two guidance offices and a group room for student services.

As a desired safety feature, the new principal office is situated to have windows with direct vision out to the primary parking and the secretaries have vision to the vestibule for all visitors seeking to enter the building.

The primary exterior material to be utilized for the addition will be red brick blend to closely match the existing adjacent red brick blend as well as a dark ironspot brick color to match the adjacent district administrative offices. The existing concrete canopy will be clad with a composite metal panel system and the existing narrow brick columns will be replaced with custom Y-Shaped precast concrete columns which will add prominence to the primary entry of the building. A new blade sign and seat bench will be installed nearby as



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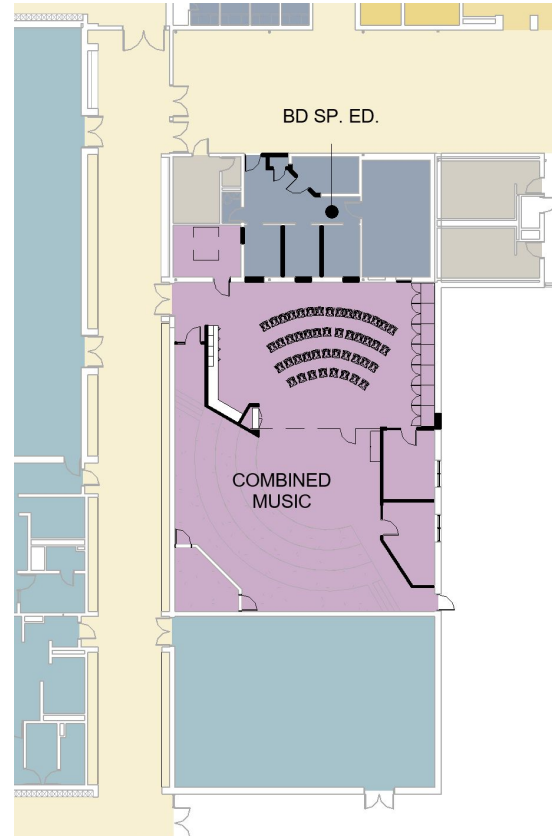
well to better signify to vehicles entering the property that the south entrance is the primary entrance to the building.

Band, Music, and Special Education Renovations

The existing Band, Music, and Behavioral Development Special Education suite will be gutted and renovated as part of the new work.

Work in the Combined Music Classroom will include...

- The CMU walls separating the music and band classrooms will be demolished to create a large singular space.
- The band will occupy the north side of the new space on the flat floor, while choir will move to the existing riser section of the space where the band currently resides.
- The music library will move from an existing practice room into the existing shared office space.
- Two new offices will be provided, which will also double as practice space for students. Each office will have a window to the outside
- An operable partition wall will allow the spaces to be divided into two separate spaces on the rare occasion that both spaces will need to be occupied simultaneously.
- Student sheet music storage and an instrument repair station will be provided near the entrance of the space
- Deep instrument storage casework for large brass and percussion instruments will be provided near the band space.
- Existing vacant lockers in the east corridor will be demolished and instrument storage casework will be provided for smaller woodwind and brass instruments.
- Skylights will be installed in the space(s) to provide natural daylight



Work in the Behavioral Special Needs Suite will include...

- Expansion into the existing adjacent practice room areas to create 3 semi-private learning spaces for individual student learning.
- Storage and Wall/Ceiling/Floor finish upgrades for increased durability and improved aesthetics.
- Reconfiguration of the entrance and seclusionary room to meet new state standards for minimum dimensions and make the relatively narrow space in the entry easier to navigate



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STRUCTURAL NARRATIVE

Classroom Additions

Foundation:

Footings will be continuous, poured-in-place, trench-type concrete (earth-formed) supporting metal stud walls and steel columns above. Spread footings at locations of concentrated loads, steel columns, will be poured integral with continuous footings. Isolated footings will support each internal steel column. All exterior footings will extend below frost elevation as provided by the geotechnical report. All footings are to be supported by geopiers or helical piles depending on proximity to the existing building.

Slab:

The slab on grade will be a typical 4" concrete slab, reinforced with welded wire fabric, placed on compacted subgrade and drainage material. A minimum of 2' of new structural compacted fill is to be placed beneath the new slab.

Walls:

The typical walls are to be 6" light gage walls with masonry cladding at the exterior. All interior walls are to be non-load bearing light gauge walls. Exterior light gauge walls will be sheathed on one side with structural plywood and have studs spaced at 1'-4" O.C. At openings, additional studs at jambs and light gauge box header above will be provided as required. All light gauge walls will be connected to roof beams and reinforced foundation at appropriate intervals and to allow for vertical deflection of roof beams.

Roof:

The roof construction will be 1 ½" deep steel deck on steel joists. Steel joists will span from the exterior walls to the corridor walls and across the corridor. Typical joist spacing is anticipated to be 5'-0" on center. Joist depth will vary from 20" to 16" above classrooms and 16" at upper roof. The steel joists will bear on steel beams spanning from column to column. The steel deck diaphragm will transfer lateral loads to steel braced/moment frames.

Special Considerations:

At the area adjacent to the existing building, roof and floor framing will be held off the existing structure, with the roof deck cantilevering over to the existing building. A building expansion joint will be installed at the floor, walls, and roof between the existing and the new structures.

Office Addition

Foundation:

Footings will be continuous, poured-in-place, trench-type concrete (earth-formed) supporting metal stud walls and steel columns above. Spread footings at locations of concentrated loads, steel columns, will be poured integral with continuous footings. Isolated footings will support each internal steel column. All exterior



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footings will extend below frost elevation as provided by the geotechnical report. Interior footings may extend below frost elevation, depending on construction schedule. All footings are to be supported by geopiers or helical piles depending on proximity to the existing building.

Slab:

The slab on grade will be a typical 4" concrete slab, reinforced with welded wire fabric, placed on compacted subgrade and drainage material. A minimum of 2' of new structural compacted fill is to be placed beneath the new slab.

Walls:

The typical walls are to be 6" light gage walls with masonry cladding at the exterior. All interior walls are to be non-load bearing light gauge walls. Exterior light gauge walls will be sheathed on one side with structural plywood and have studs spaced at 1'-4" O.C. At openings, additional studs at jambs and light gauge box header above will be provided as required. All light gauge walls will be connected to roof beams and reinforced foundation at appropriate intervals and to allow for vertical deflection of roof beams.

Roof:

The roof construction will be 1 ½" deep steel deck on steel joists. Steel joists will span from the exterior walls to the corridor walls and across the corridor. Typical joist spacing is anticipated to be 5'-0" on center. Joist depth will vary from 14" above offices and 16". The steel joists will bear on steel beams spanning from column to column. The steel deck diaphragm will transfer lateral loads to steel braced/moment frames.

Special Considerations:

At the area adjacent to the existing building, roof and floor framing will be held off the existing structure, with the roof deck cantilevering over to the existing building. A building expansion joint will be installed at the floor, walls, and roof between the existing and the new structures..

Entrance Column Addition

Foundation:

Provide new base connection into existing concrete pier.

Columns:

Provide new precast concrete columns at each precast panel. Align base of new column with existing pier location.

Roof:

Provide new connection at existing precast double tee roof planks.

Special Considerations:

Existing precast double tee roof planks will need to be temporarily shored to allow for removal of existing columns and placement of new columns.



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Canopy

Foundation:

Footings will be isolated, poured-in-place, spread footings concrete (earth-formed) supporting steel columns. At locations where the new footing abuts the existing footings, the foundation reinforcing will be doweled to the existing foundations.

Roof:

The roof construction will be 1 ½" deep steel deck on light gauge joist at 2'-0" o.c. The light gauge joists will span from beam line to beam line. Joist depth is anticipated to be 8". Steel beams will be supported by exterior tube columns and the existing masonry wall. The steel deck diaphragm will transfer lateral loads to existing CMU shear walls.

Special Considerations:

At the area adjacent to the existing building, a beam line will be held off the existing structure. At locations between existing opening support beams will bear on the existing masonry wall.



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CIVIL NARRATIVE

Site Utilities

Storm sewer:

Storm sewer improvements will allow for positive drainage across the proposed pavements. New storm sewer will daylight into the existing detention area to the west.

Water:

The new building additions will be served by internal water piping. No additional exterior water service will be included.

Sanitary sewer:

The new building additions will be served by internal sanitary sewer piping. No additional exterior sanitary sewer improvements will be included.

Site Circulation

Improved bus circulation has been added to the north and west sides of the school. This helps separate parent drop-off/pickup from bus drop-off/pickup. This separation helps provide safer operation. A series of stairs and ramps were added to assist with ADA accessibility to the school. Separate parent drop-off/pickup areas have been added along the east and south sides of the school. Additional paved parking has been added to the south parking lot.

Landscaping

With the addition of parking stalls, we will be required to provide pavement shading trees for the additional parking stalls added per county requirements. Turf will be proposed for the disturbed open areas.



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MEP NARRATIVE

Plumbing/HVAC/Fire Protection Scope

Administration/Safe Entry Addition:

- A vertical blower coil unit will be installed in a small mechanical closet to serve the administrative offices. Heating hot water will be extended into the addition from mains in the existing building. An air cooled condensing unit will be installed on the roof and refrigerant piping extended to the cooling coil in the blower coil unit. An energy recovery unit will be installed on the roof to provide ventilation air to the blower coil unit.
- The existing building domestic water will be extended into the addition as needed for any new plumbing fixtures. New sanitary sewer can be tied in where the existing sanitary sewer is leaving the west side of the district offices. The existing sanitary that will be built over with the new addition we will remove and replace with cast iron. The existing cleanouts will need to be reworked and extended up to finished floor of the addition.
- Provide roof and overflow drains. Roof drains and overflow drains will discharge over grade through a discharge nozzle to the south.
- The existing air cooled condensing unit that serves the air handling unit for the district offices will be relocated up to the roof of the new addition. New refrigerant piping will be installed from the condensing unit to the existing coil. The outside air louver that is on the west wall of the district offices will be removed and the outside air duct will be extended up to an intake ventilator on the roof.
- New direct digital controls will be extended for the existing equipment.

Band/Vocal Renovations:

- The package roof top unit serving the band/vocal area will remain. New duct distribution will be provided to coordinate ductwork routing and air delivery with the new room configuration and ceiling concepts.
- Domestic water and sanitary sewer will be extended to the existing as needed for any new plumbing fixtures in this area. It does not appear there is any sanitary sewer in this area and the nearest connection would be on the west side of the corridor near the locker rooms.
- New direct digital controls will be extended for the existing equipment.

Behavioral Special Needs Renovations:

- The package roof top unit that serves the band/vocal area, also serves the behavioral special needs area. For better temperature and comfort control a new smaller roof top unit will be provided for this area. New ductwork will be provided to coordinate ductwork routing and air delivery with the new room configuration and ceiling concepts.
- Domestic water and sanitary sewer will be extended to the existing as needed for any new plumbing fixtures in this area.
- New direct digital controls will be extended for the existing equipment.



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East Entry Exterior Improvements:

- No plumbing or HVAC scope is anticipated for this area.

North and South Classroom Additions:

- New package roof top units will be provided for air distribution in the addition. The units will be located on the new roof of the additions. Air will be distributed to the new classroom and large group area. The existing building heating hot water will be extended to the additions to serve hot water coils in the ductwork. Unit placement will need to be coordinated with exposed structure areas and clerestory windows.
- The existing building domestic water will be extended into the addition for any new fixtures in the classrooms. The location of the fixtures within classrooms will need to be carefully coordinated with the existing flow lines in the existing building to confirm the existing sanitary flow line can be met. Sanitary sewer on the west side of the building appears to be limited to the science classrooms so getting flow lines to work from the classrooms may be difficult.
- Provide roof and overflow drains. Pipe primary roof and overflow drains internal to the building. Overflow drains will discharge over grade through a discharge nozzle. Primary drains will be extended below grade to the existing 12-inch storm that is leaving the building to the west. The existing clay tile storm lines under the new additions will be removed and replaced with cast iron.
- Direct digital controls will be extended for the new equipment in the addition.

Temperature Controls Upgrades:

- New direct digital controls will be provided to replace the existing controls throughout the entire building for all of the existing equipment not effected by the additions and renovations.

Fire Protection:

- A new 6-inch water service will be extended to the building for fire protection. The fire protection service entrance will be located on the east side of the building. Fire protection will be extended into the building to serve that new additions and areas of renovation.

Electrical Scope

Administration/Safe Entry Addition:

- Circuits for the addition will be extended from existing panels located in the District Admin office.
- Receptacles, connections to door operators, and connections to new mechanical equipment serving the addition will be provided.
- Circuit for relocated condensing unit will be reworked.
- Provide LED lighting with switching and occupancy sensor controls. Exterior building lighting will be provided at the building entry.
- Emergency egress and exit lighting will be provided as required by Code.



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- The new fire alarm control panel with voice notification will be located in the addition. Fire alarm devices consisting of smoke detectors, pull stations, speaker/strobes, and strobes will be provided per Code.
- Voice and Data cabling to be extended from existing IDF-1. Device locations and quantities to be determined.
- Door entry controls to be relocated from old admin area.
- Additional cameras and card access controls will be provided as required.

Band/Vocal Renovations:

- Existing electrical panels will be used for circuits to new mechanical equipment and additional receptacles.
- Receptacles, connections to motorized projection screens, ceiling mounted projectors, and connections to new mechanical equipment serving the renovated areas will be provided.
- Old receptacles and wall plates will be replaced with new receptacles and wall plates, where applicable.
- New LED lighting with switching and occupancy sensor controls will be provided in the renovated spaces.
- Emergency egress and exit lighting will be provided as required by Code.
- Existing clock and speakers will be reused and incorporated into the renovated spaces.
- Fire alarm devices consisting of smoke detectors, pull stations, speaker/strobes, and strobes will be provided per Code.
- Voice and Data cabling to be extended from the existing IDF-2. Device locations and quantities to be determined.
- AV systems will be provided as required.

Behavioral Special Needs Renovations:

- Existing electrical panels will be used for circuits to new mechanical equipment and additional receptacles.
- Old receptacles and wall plates will be replaced with new tamper resistant receptacles and wall plates, where applicable.
- New LED lighting with switching, dimming and occupancy sensor controls will be provided.
- Emergency egress and exit lighting will be provided as required by Code.
- Existing clock and speakers will be reused and incorporated into the renovated spaces.
- Fire alarm devices consisting of smoke detectors, speaker/strobes, and strobes will be provided per Code.
- Voice and Data cabling to be extended from the existing IDF-2. Device locations and quantities to be determined.

East Entry Exterior Improvements:

- Circuits for the addition will be extended from existing panels.
- Receptacles and connections to door operators will be provided.



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- Exterior building lighting will be provided at the building entry.
- Emergency egress and exit lighting will be provided as required by Code.
- Additional cameras and card access controls will be provided as required.

North and South Classroom Additions:

- A new electrical panel will be located in each the south and north classroom addition. Power to panel will be extended from the existing electric service.
- Receptacles, connections to clerestory shades, projectors, and connections to new mechanical equipment serving the additions will be connected to each respective addition panel.
- Provide LED lighting with switching and occupancy sensor controls. Exterior building lighting will be provided at the building exits.
- Emergency egress and exit lighting will be provided as required by Code.
- Existing clock and speakers will be reused and incorporated into the renovated spaces.
- Fire alarm devices consisting of smoke detectors, pull stations, speaker/strobes, and strobes will be provided per Code.
- Voice and Data cabling to be extended from the existing IDF-1. Device locations and quantities to be determined.
- AV systems will be provided as required.
- Camera system and card access controls will be provided as required.

Old Administration Renovation:

- Existing circuits will be modified to accommodate renovations.
- Receptacles will be provided in new walls.
- Existing lighting will be modified for the new configuration.
- Door entry controls will be relocated to new admin area.

Fire Alarm System:

- A new fire alarm system with voice notification will be provided bring the building up to current Code standards. The existing system will be removed in its entirety.
- The new system will consist of a main fire alarm panel with voice notification located at the middle school administrative office addition. Devices installed per Code requirements will include smoke detectors, heat detectors, CO detectors, pull stations, speaker/strobes, strobes, sprinkler flow and tamper switches, mechanical equipment shut downs, and duct detectors.

Site Lighting:

- New LED pole lights will be added along the bus loop.



Room Data Sheets

106 | CLASSROOM

PROGRAM

Space Description & Comments

Note: Existing Classroom number is 108 | South wall demolished and expanded out to make flush with existing face of building to add 110 SF (14%) more space to classroom. Classrooms 112 & Classrooms 132 will be expanded similarly.

Department

CLASSROOM

Area

897 SF

Related Rooms

Classrooms 112 & 132 - Similar Work

Occupancy

IBC 2015, TABLE 1004.1.2: EDUCATIONAL CLASSROOM (20 NET = 45 Occupants)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

≈8'-6": Match Exist.

Gypsum Wall Board Bulkhead at Ceiling Infill

Floor Finish & Base

Carpet Tile

4" High resilient rubber cove base

Wall Finish

Abuse resistant gypsum wall board over metal stud & acoustical batts

Casework

NA

Openings

Windows & Other Glazing

New operable storefront window system - similar in configuration to existing

Doors & Door Hardware

NA

Specialties

New roller shades at new window

Furniture & Equipment

NA

MEPT PARAMETERS

Mechanical & HVAC Description

NA

Electrical

Power

New convenience outlets in new walls where existing exterior walls demolished

Lighting

New can LED lighting at GWB bulkhead

Plumbing

NA

Technology

NA

Security Systems

NA

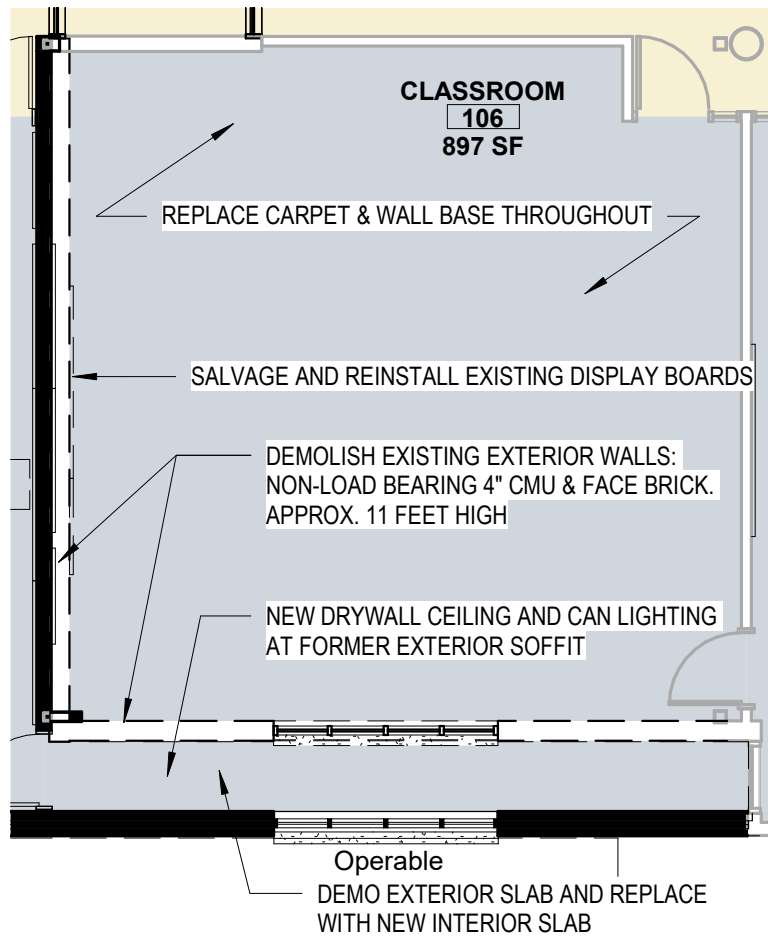




Existing Room 108 - Looking Southwest



Existing Room 108 - Looking West



EXISTING CLASSROOM

SCALE: 1/8" = 1'-0"

Room Data Sheets

107 | CLASSROOM

PROGRAM

Space Description & Comments

New classroom addition to accommodate enrollment growth and fluctuation

Department

CLASSROOM

Area

886 SF

Related Rooms

5TH GRADE AND 7TH GRADE
CLASSROOM ADDITIONS
SIMILAR

Occupancy

IBC 2015, TABLE 1004.1.2: EDUCATIONAL CLASSROOM (20 NET = 45 Occupants)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

8'-8"

2x2 Acoustical Ceiling Tile

Floor Finish & Base

Carpet tile

4" High resilient rubber cove
base

Wall Finish

Abuse resistant drywall over metal stud - painted.

Casework

Five(5) double door upper cabinets; two(2) double door base cabinets w/
drawers; one(1) 4-drawer base cabinet; one(1) 4-door tall utility cabinet;
solid surface counter top

Openings

Windows & Other Glazing

One(1) interior hollow metal window w/ 1" glazing; one(1) Ext.
Aluminum window w/ 1" insul. Glazing

Doors & Door Hardware

Narrow lite wood doors, hm frames w/ sidelite, classroom intruder
lockset feature at doors

Specialties

One(1) 8'-0" interactive marker board, one(1) 4'-0"x4'-0" tack board,
four(4) 6'-0"x4'-0" marker board. Manual roller shades at windows

Furniture & Equipment

New classroom to receive new furniture and technology equipment
(Owner Furnished, Owner Installed)

MEPT PARAMETERS

Mechanical & HVAC Description

Concealed ductwork in plenum to Supply Air Grilles
Wild Return Air

Electrical

Power

18" high perimeter convenience outlets. Two(2) duplex outlets on wall
above counter top. Provide power to projector.

Lighting

2x2 or 4x4 recessed direct / indirect LED

Plumbing

NFPA Sprinkler System (Anticipated)

Technology

Wall mounted short throw projector (OFCI). Data outlet for projector.

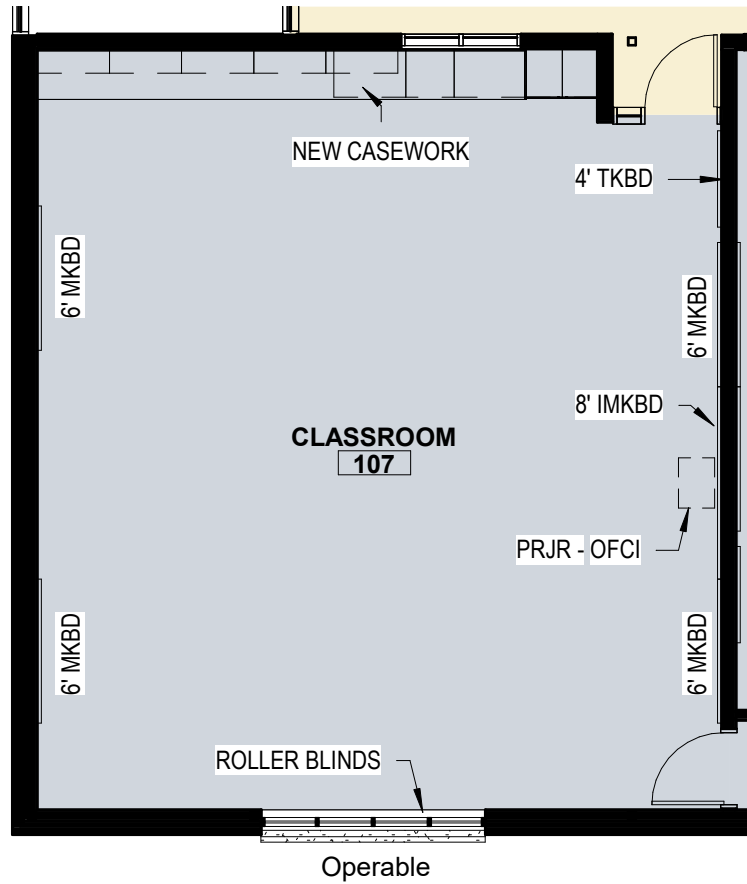
Security Systems

Security cameras from activity room fed to teacher workstations for
supervision. Componentry by owner, pathway by contract





Precedent Classroom - Cornell Elementary 4th Grade



NEW CONSTRUCTION CLASSROOM

SCALE: 1/8" = 1'-0"

Room Data Sheets

108 | ACTIVITY

PROGRAM

Space Description & Comments

New Construction; Activity Classroom for 5th and 6th grades

Department

ACTIVITY

Area

1039 SF

Related Rooms

7th & 8th Grade Activity Rooms
Similar

Occupancy

IBC 2015, Table 1004.1.2: Assembly w/o fixed seats. Loose tables and chairs (15 net = 75 occupants)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

≈15'-0"

Exposed structure (painted)

Floor Finish & Base

Carpet tile

*4" high resilient rubber cove
base*

Wall Finish

*Abuse resistant drywall over metal stud. Writable dry erase surface on
one wall. Clean existing exposed concrete panels*

Casework

Wood seat benches - Maple. Wood Chair Rail at Perimeter

Openings

Windows & Other Glazing

*Ext. Alum. Storefront w/ 1" insul. Glazing, Interior borrow lite windows
to classrooms. Alum. curtain wall & glazing at clerestory*

Doors & Door Hardware

*Exterior Hollow metal doors, Interior narrow lite wood doors in hm
frames w/ sidelite, classroom intruder lockset feature at doors*

Specialties

One(1) 8 ft motorized projector screen, marker boards (one 4', one 8').
Manual/motorized roller shades at windows, fire ext. cabinet

Furniture & Equipment

Collaborative furniture and soft seating (OFOI)

MEPT PARAMETERS

Mechanical & HVAC Description

Painted double wall duct and linear slot diffusers

Electrical

Power

18" high perimeter convenience outlets. Provide power to projector

Lighting

*Recessed LED can lighting at drywall ceilings and pendant mount
linear LED at exposed ceilings*

Plumbing

NFPA Sprinkler System

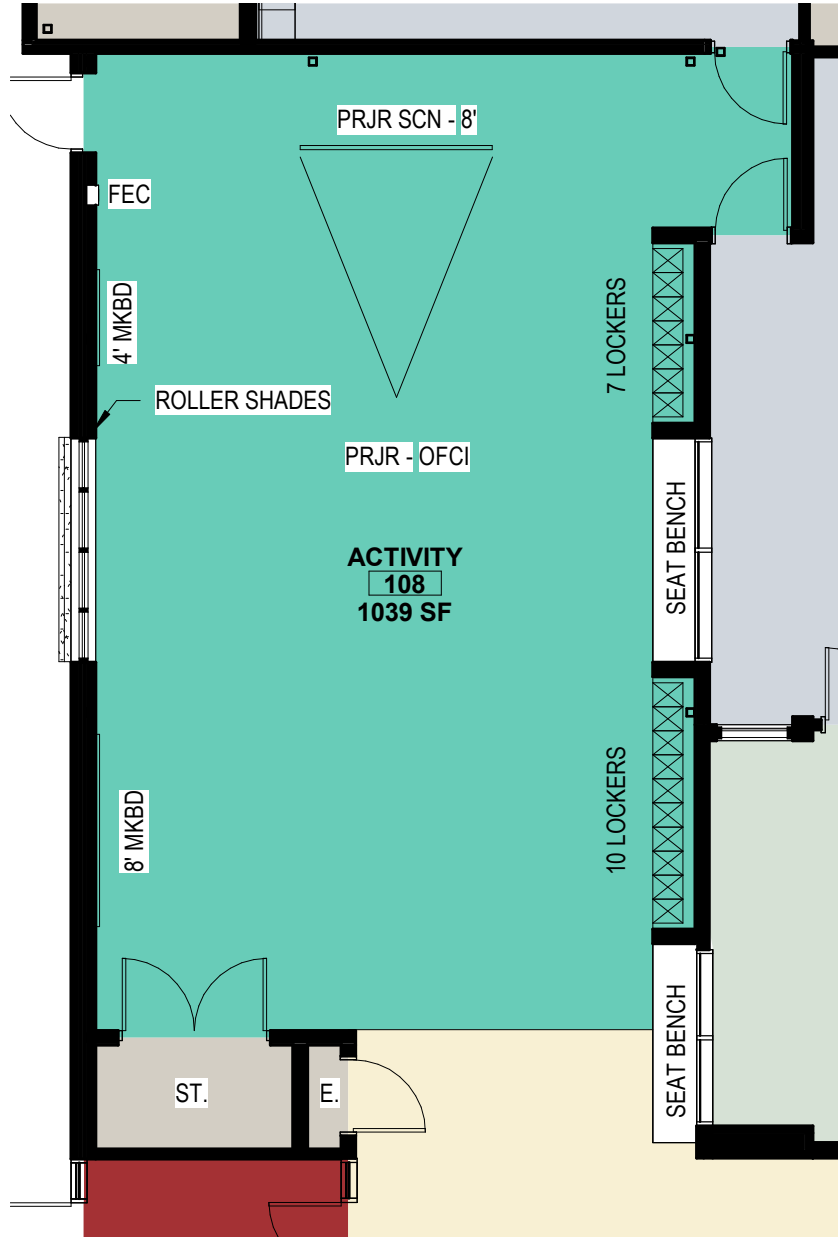
Technology

Ceiling mounted projector (OFCI). Data outlet for projector. Wireless
Access Point

Security Systems

Security cameras in room fed to teacher workstations for supervision.
Componentry by owner, pathway by contract





5TH AND 6TH GRADE ACTIVITY CLASSROOM

SCALE: 1/8" = 1'-0"

NOTE: 7TH AND 8TH GRADE ACTIVITY CLASSROOM SIMILAR

Room Data Sheets

213 | GUIDANCE OFF.

PROGRAM

Space Description & Comments

Divide existing principals office into two (2) lightly renovated office spaces for guidance counseling and student services.

Department

STUDENT SERVICES

Area

VARIES

Related Rooms

Asst. Princ. 211 Similar. New Group Room Created

Occupancy

Business (100 gross)



Existing Principals Office - Looking South

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

≈8'-2" Ceiling height

2'-0"x2'-0" ACT

Floor Finish & Base

Existing Carpet

4" Resilient rubber cove base

Wall Finish

Gwb painted at new partition wall - existing walls to be touched up

Casework

Wardrobe, Upper and Lower Cabinets. Maple Seat Bench at Entry

Openings

Windows & Other Glazing

1" sound attenuating safety glass in sidelite

Doors & Door Hardware

Maple wood doors, HM frames with or without sidelite, privacy office lockset feature

Specialties

One (1) 4' Tackboard in each guidance office, 6' Markerboard at Group Room

Furniture & Equipment

One (1) desk, two (2) sitting chairs, & one (1) 4' file cabinet each office - Owner furnished and installed

MEPT PARAMETERS

Mechanical & HVAC Description

Reconfigure above ceiling ducts, ceiling supply and return air diffusers for two offices

Electrical

Power

18" high convenience outlets at new wall. Above counter outlet at new millwork. Provide power to new workstation locations

Lighting

2x2 or 2x4 recessed direct / indirect LED

Plumbing

n/a

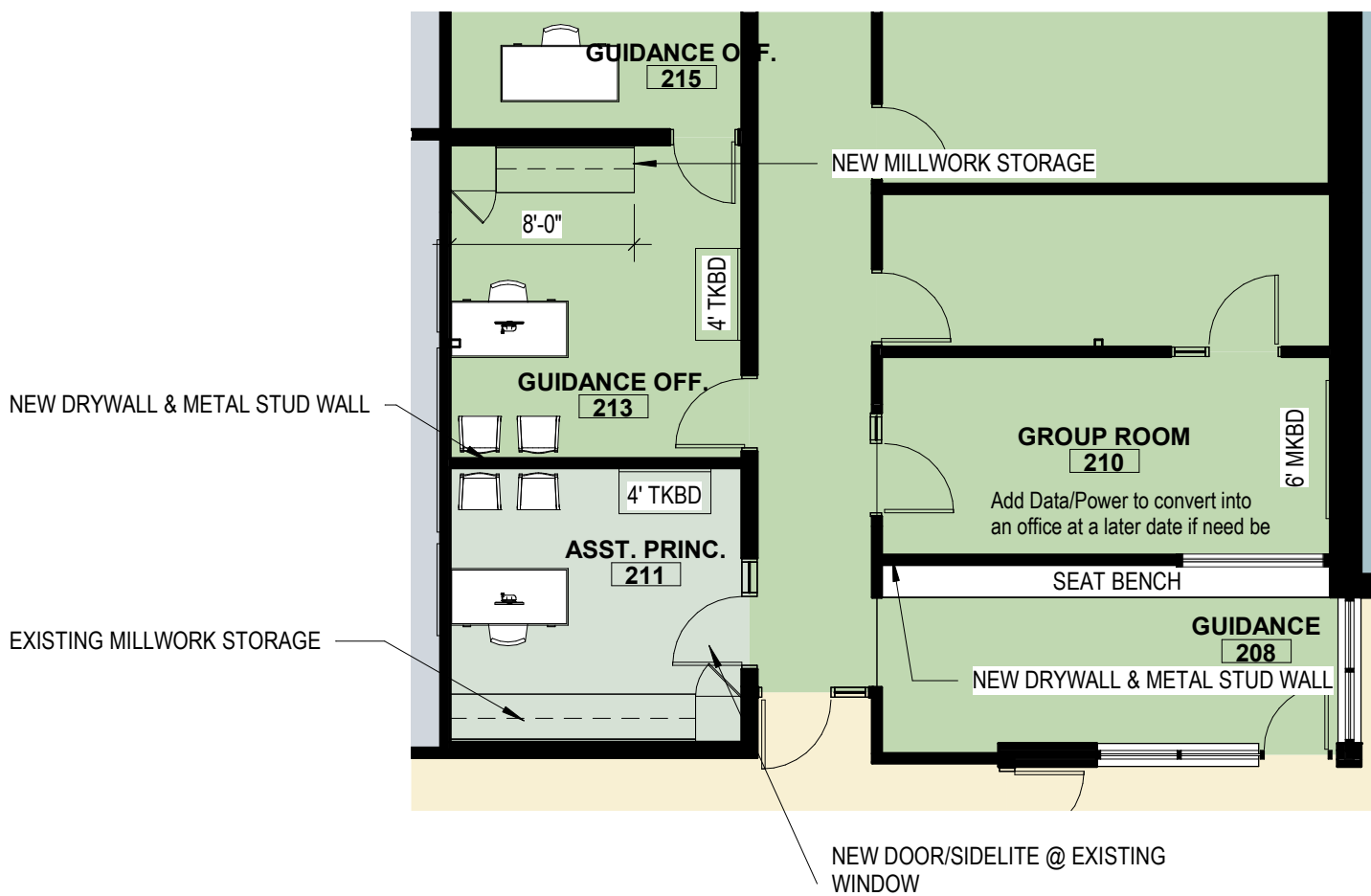
Technology

Provide data to new workstation location

Security Camera at Guidance Reception

Security Systems

n/a



STUDENT SERVICES SUITE

SCALE: 1/8" = 1'-0"

Room Data Sheets

170 | COMBINED MUSIC

PROGRAM

Space Description & Comments

Large music classroom for band rehearsal. Existing concrete risers and interior partition walls to be demolished

Department

MUSIC

Area

2815 SF

Related Rooms

Music Library, Offices, & Storage Spaces

Occupancy

IBC 2015, TABLE 1004.1.2: EDUCATIONAL CLASSROOM (20 NET) = 140 Occupants

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

≈14'-0" Ceiling height

2x2 Acoustical Ceiling Tile

Gypsum Bulkheads (Painted)

Floor Finish & Base

Carpet tile

4" high rubber resilient cove base

Wall Finish

All existing walls to be furred out with abuse resistant gwb and metal studs

Casework

Specialty instrument storage casework (150 Qty). Deep storage to be in combined classroom, shallow storage at corridor

Openings

Windows & Other Glazing

Two (2) 8'x8' Skylights on each side of classroom. One exterior aluminum window at each office

Doors & Door Hardware

Add classroom intruder lockset to existing double doors. New double doors to south classroom. Replace existing exterior doors

Specialties

Markerboards & Tackboards (See Plan). Music Stacks printed on primary markerboard. Acoustic Panels @ perimeter. Motorized prjr screens (2)

Furniture & Equipment

New furniture by owner. Existing music library storage system to be salvaged and reinstalled by contract

MEPT PARAMETERS

Mechanical & HVAC Description

New grilles and diffusers. Reconfigure ductwork around new skylights

Electrical

Power

Convenience outlets around perimeter of space. Outlets in ceiling for ceiling mounted projector

Lighting

New 2x4 LED lighting

Plumbing

n/a

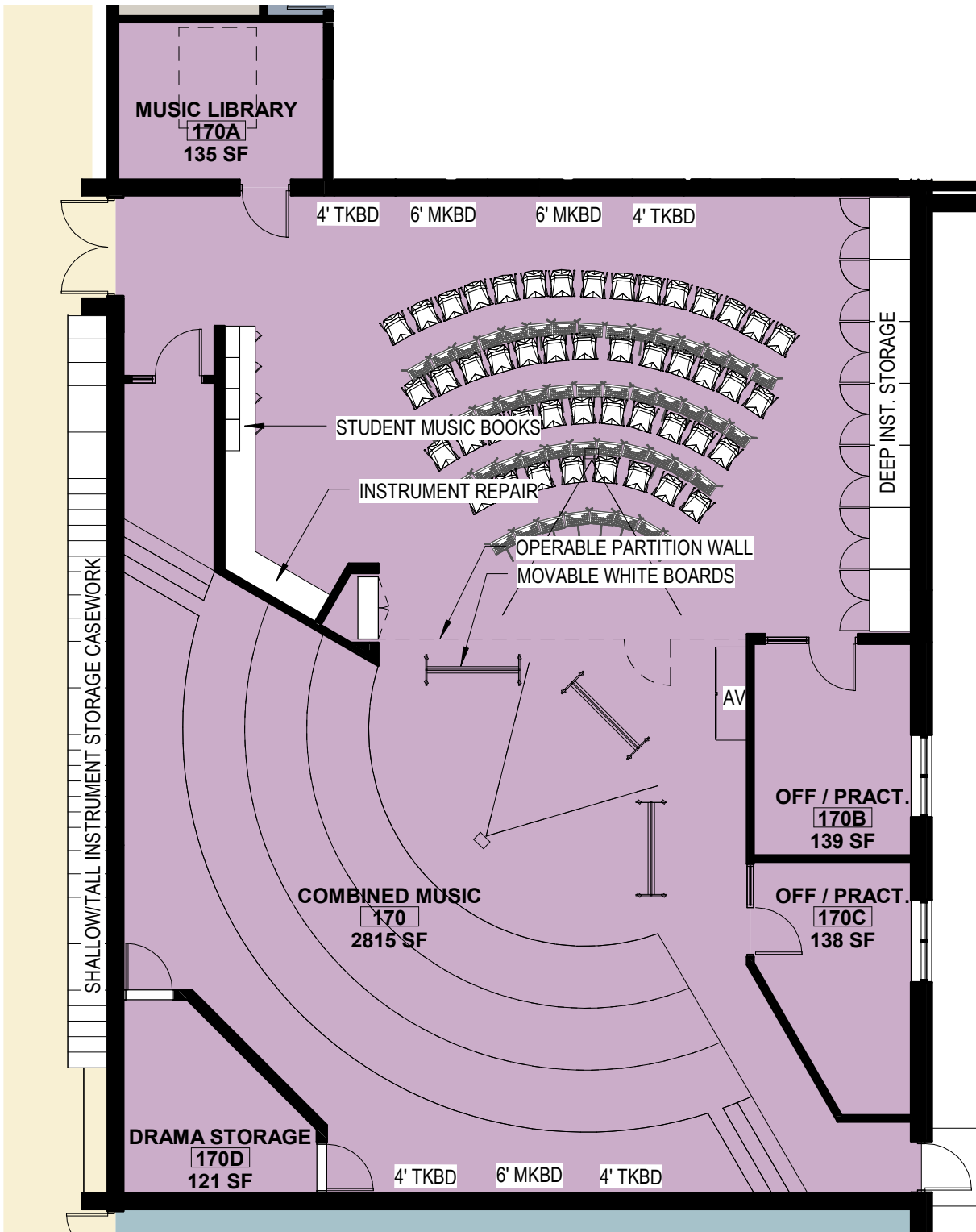
Technology

Two Ceiling Mounted Projectors - Owner Furnished, Contractor Installed. AV Sound Cabinet and Microphone/Cabling by Owner. Power and Pathway Contract

Security Systems

Security Cameras at Instrument Storage Areas





BAND/VOCAL

SCALE: 1" = 10'-0"

Room Data Sheets

200 | SECRETARY

PROGRAM

Space Description & Comments

Relocation and renovation of administrative offices and renovation of vestibule for controlled/secure entry

Department	Area
ADMINISTRATION	472 SF
Related Rooms	Occupancy
Adjacency to South vestibule, principal, and ISS	Business (100 gross)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish ≈9'-0" 2' x 2' SUSPENDED GRID WITH LAY-IN ACOUSTICAL PANELS	Floor Finish & Base CARPET TILE 4" HIGH RESILIENT RUBBER COVE BASE
Wall Finish PAINT ON GWB	

Casework

Reception desks(2) with high counter surface at reception area, Upper and Lower Cabinets. Cabinets salvaged from existing admin. office suite

Openings

Windows & Other Glazing
Full glass door with sidelite glazing. Interior window to ISS room for supervision

Doors & Door Hardware
Wood doors. Electrified hardware at vestibule for access control

Specialties

One(1) 4'-0" x 4'-0" tack board, one(1) 8'-0" x 4'-0" tack board

Furniture & Equipment

(2) Computer Workstations, (2) secretary chairs, Printers (OFOI)

MEPT PARAMETERS

Mechanical & HVAC Description

Above ceiling ducts, ceiling supply and return air diffusers

Electrical

Power

18" high perimeter convenience outlets - two(2) near computers/desks(4), one(1) 18" high placed beneath 8'-0" tack board, one(1) 18" high placed beneath 4'-0" tack board

Lighting

2x2 or 2x4 recessed direct / indirect LED, under cabinet lighting

Plumbing

n/a

Technology

Provide data/phone receptacles at computer workstations and at printers

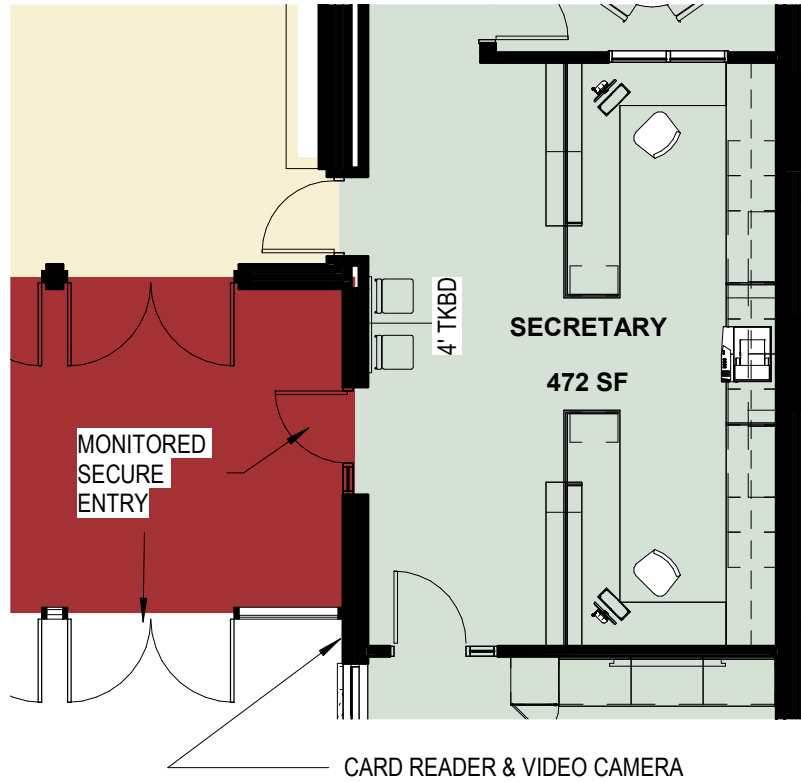
Security Systems

Security camera and access control feeds to conf/iss workstations. Security componentry by owner, pathways by contract





Precedent Project - Pleasantville Elementary Office



ADMINISTRATION SUITE

SCALE: 1/8" = 1'-0"

Room Data Sheets

204 | CONF/ISS

PROGRAM

Space Description & Comments

Small conference room and in-school suspension room

Department	Area
ADMINISTRATION	137 SF
Related Rooms	Occupancy
Proximity to principal and reception area	Business (100 gross)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish ≈8'-0" 2' x 2' suspended grid with lay-in acoustical panels	Floor Finish & Base Carpet Tile 4" high resilient rubber cove base
Wall Finish Paint on Gypsum Wall Board	

Casework

NA

Openings

Windows & Other Glazing
Interior window to secretaries for supervision of ISS

Doors & Door Hardware
Wood doors w/ Hollow Metal Frames - Passage set

Specialties

8' Interactive Markerboard

Furniture & Equipment

Two(2) single desk carrels 36" wide, 54" round conference table with seven(7) standard chairs - OFOI

MEPT PARAMETERS

Mechanical & HVAC Description

Above ceiling ducts, ceiling supply and return air diffusers. Access to mechanical equipment in room

Electrical

Power

18" high perimeter convenience outlets - three(3), single gang flush set floor box with duplex to provide electrical to conference table

Lighting

2x2 or 2x4 recessed direct / indirect LED. Stepped lighting schemes

Plumbing

NA

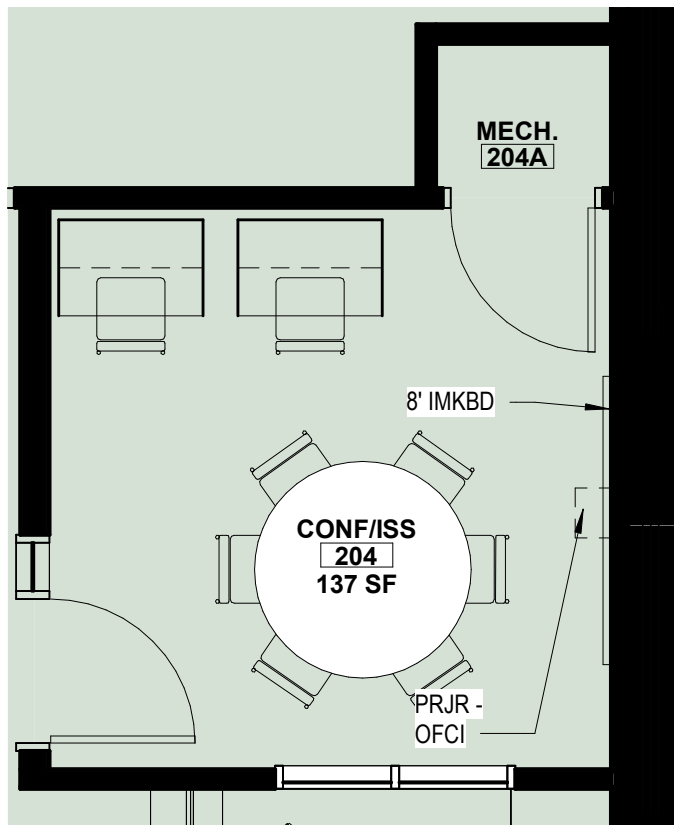
Technology

Wall mounted short throw projector

Security Systems

Security camera in room for In School Suspension area. Feeds to reception/principa. Components by owner, pathway by contract





ADMINISTRATION SUITE

SCALE: 1/4" = 1'-0"

Room Data Sheets

206 | WORK ROOM

PROGRAM

Space Description & Comments

Work room for administrative staff

Department	Area
ADMINISTRATION	158 SF
Related Rooms	Occupancy
N/A	Business (100 Gross)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish	Floor Finish & Base
≈8'-0" 2' x 2' suspended grid with lay-in acoustical panels	Carpet tile 4" high resilient rubber cove base
Wall Finish	
Paint on Gypsum Wall Board	

Casework

Upper & lower plastic laminate cabinets

Openings

Windows & Other Glazing
Large sidelite at door for supervision of hallway

Doors & Door Hardware

Wood doors, hm door frames, keyed lock bolt and lever handle pulls w/ latch, crash plates, ss hinges

Specialties

4' Tackboard

Furniture & Equipment

Copy machine by owner, trash receptacle

MEPT PARAMETERS

Mechanical & HVAC Description

Above ceiling ducts, ceiling supply and return air diffusers

Electrical

Power

18" high perimeter convenience outlets, two(2) above counter, two(2) near copier

Lighting

2x2 or 2x4 recessed direct / indirect LED

Plumbing

NA

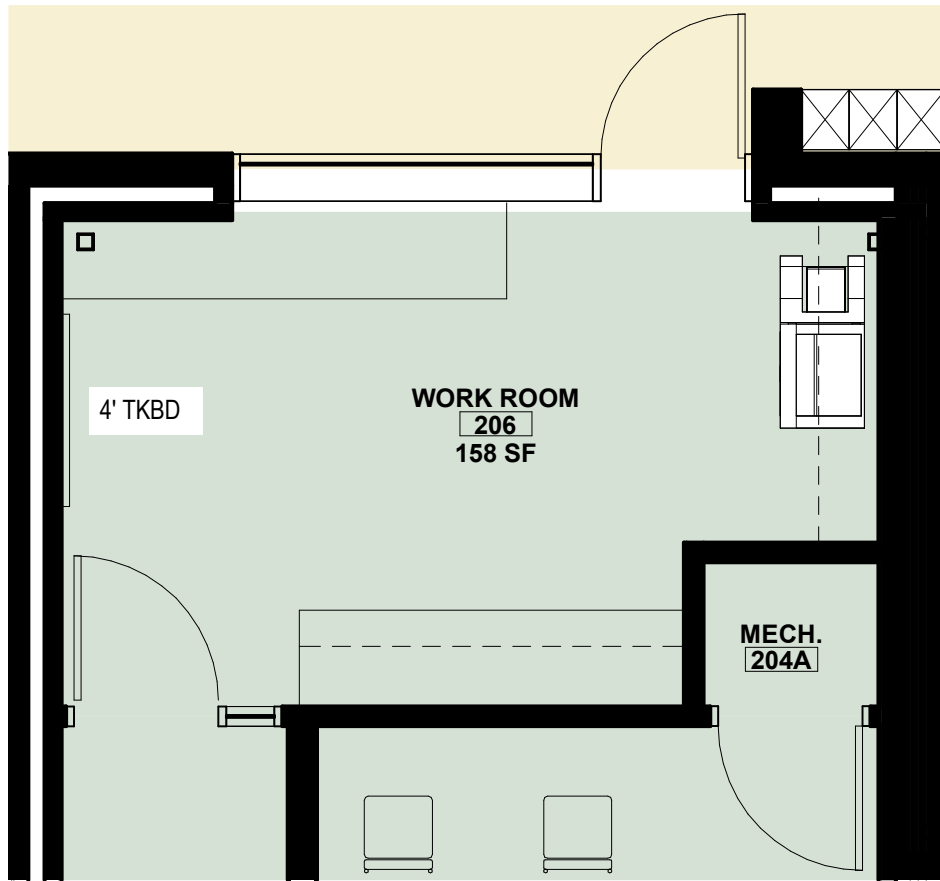
Technology

Data outlet for copy machine

Security Systems

Card Reader access from vestibule by owner. Pathway for access control system to above accessible ceiling by GC.





ADMINISTRATION SUITE

SCALE: 1/4" = 1'-0"

Room Data Sheets

202 | PRINCIPAL

PROGRAM

Space Description & Comments

Principals office with exterior vision to parking lot and entrance sidewalk. Conference table for 6

Department	Area
ADMINISTRATION	260 SF
Related Rooms	Occupancy
Proximity to reception and conf./in-school suspension room	Business (100 gross)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish ≈9'-4" 2' x 4' suspended grid with lay-in acoustical panels.	Floor Finish & Base Carpet Tile 4" high resilient rubber cove base
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Wall Finish
Paint on Gypsum Wall Board

Casework

Tall Wardrobe, Base Cabinets w/ Countertop

Openings

Windows & Other Glazing
Exterior aluminum window w/ 1" insul. glazing, interior sidelite glazing

Doors & Door Hardware
Wood doors w/ Hollow Metal Frames, Office Lockset

Specialties

8' Markerboard

Furniture & Equipment

U-shaped executive style desk, 6'-0" filing cabinets, Conference Table & Chairs - Owner Furnished, Owner Installed

MEPT PARAMETERS

Mechanical & HVAC Description

Above ceiling ducts, ceiling supply and return air diffusers

Electrical

Power
18" high perimeter convenience outlets, power for workstation, power for AV display

Lighting

2x2 or 2x4 recessed direct / indirect LED. Linear Pendant LED over table

Plumbing

NA

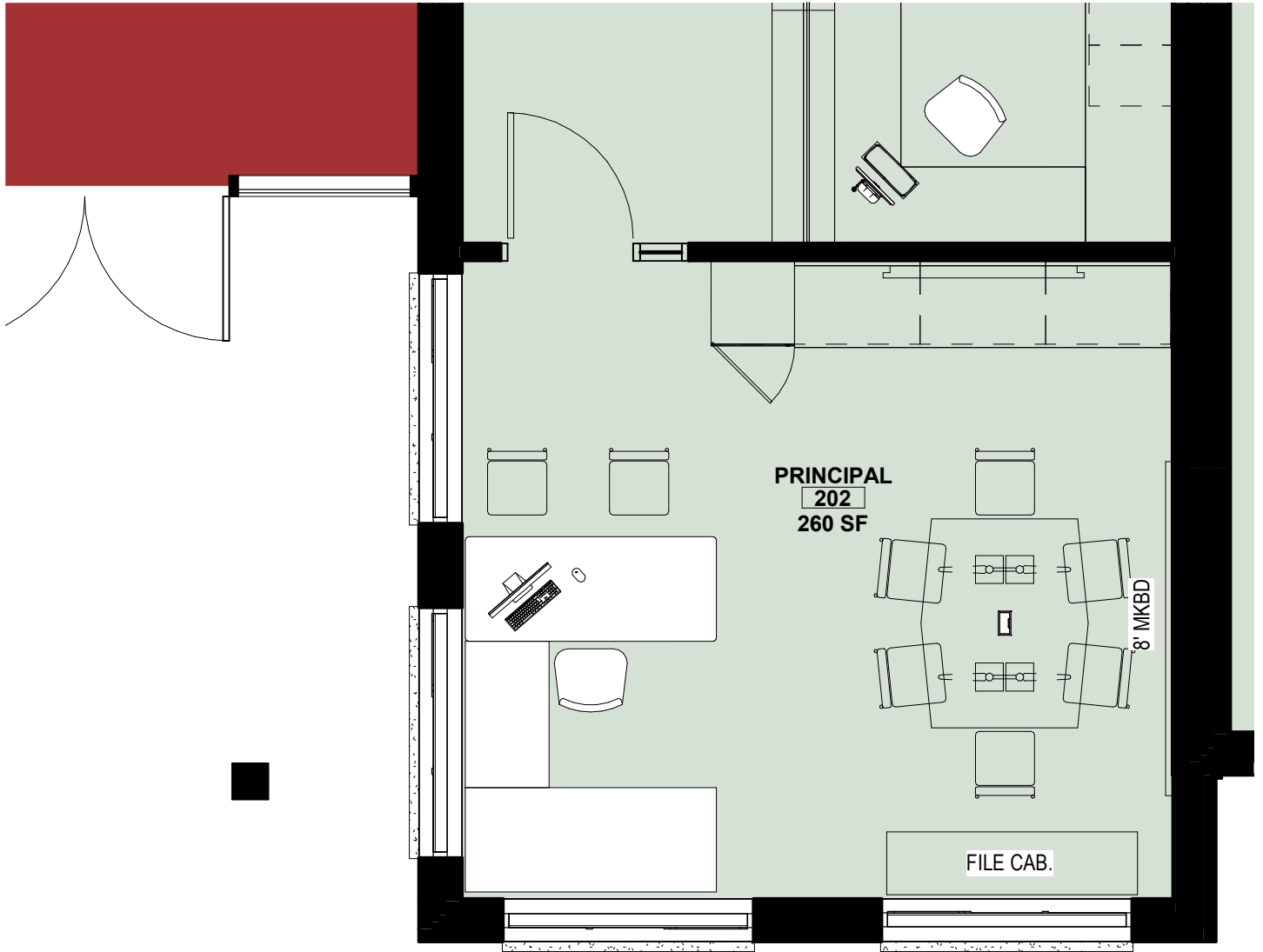
Technology

Phone/data port near executive desk. Provide Data/Cabling as necessary for owner provided AV Display

Security Systems

Security camera feed from Conf/ISS to this room as well as reception area





PRINCIPAL'S OFFICE

SCALE: 1/4" = 1'-0"

Room Data Sheets

174 | BEHAVIOR SP. ED.

PROGRAM

Space Description & Comments

Dedicated special needs suite

Department

SPECIAL NEEDS

Area

VARIES

Related Rooms

Study Rooms

Occupancy

IBC 2015, TABLE 1004.1.2:
EDUCATIONAL
CLASSROOM (20 NET)

ARCHITECTURAL PARAMETERS

Finishes

Ceiling Height & Finish

≈9'-0"

Drywall - Paint

Floor Finish & Base

Carpet tile or ERT

4" Resilient rubber cove base

Wall Finish

*Markerboard plastic laminate at Study Rooms - Painted CMU or
Plywood Backed Abuse Resistant Drywall throughout*

Casework

NA

Openings

Windows & Other Glazing

Vision panel at timeout room door. Narrowlite panel at door to corridor

Doors & Door Hardware

*Hollow metal doors, hm frames, classroom intruder lockset feature.
Timeout Room Door Hardware*

Specialties

Protective wall padding at Timeout Room

Furniture & Equipment

Owner Furnished, Owner Installed

MEPT PARAMETERS

Mechanical & HVAC Description

above ceiling ducts, ceiling supply and return air diffusers

Electrical

Power

*18" high perimeter convenience outlets, GFCI outlet near restroom
sink, 3'-0" and 18" high surface mounted box receptacles and switches
over masonry*

Lighting

2x2 or 4x4 recessed direct / indirect LED

Plumbing

NA

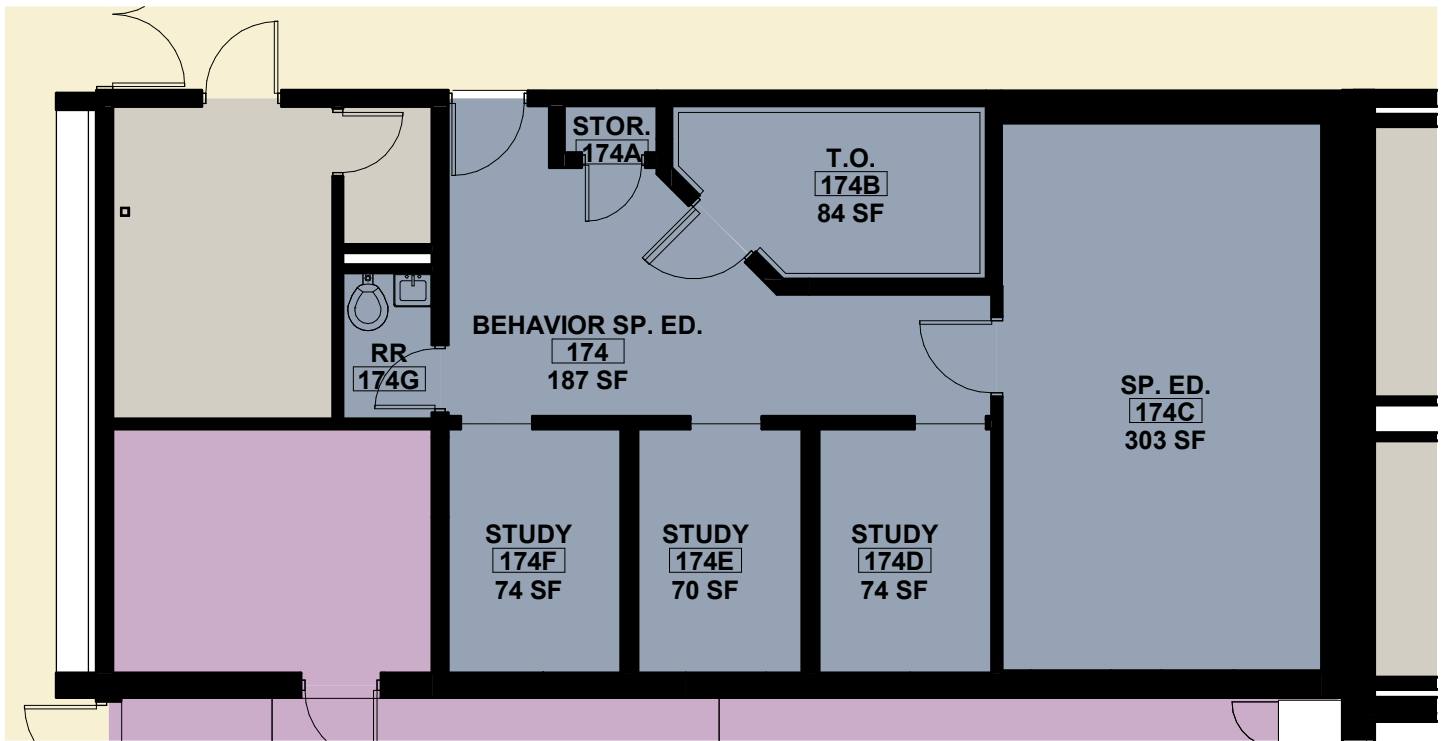
Technology

NA

Security Systems

NA





SPECIAL NEEDS SUITE

SCALE: 1/8" = 1'-0"