

South HS – Master Facilities Plan Component Descriptions

Main Building Improvements

Library

The main Library level on the building's second floor receives a heavy renovation. Existing computer labs are removed and the entire level is re-planned the following flexible, instruction spaces:

1. Media Production Lab – an enclosed, up-scale production space for filming, video editing, and audio work;
2. Flexible Presentation Space;
3. Instruction Space – can be opened to the Presentation Space as needed;
4. Open Space – flexible to support individuals, small groups, drop-ins, large groups, etc. Used before, during, and after school hours.

The building's 3rd floor Library space receives a heavy renovation to provide a flexible Professional Development/Innovation Lab, a dedicated Digital Video Production Lab and 2 mid-sized classrooms. The internal Library stair between the 2nd and 3rd building floors is removed.

Auditorium Renovations

Finish upgrades to the Auditorium include flooring, seating, curtain replacement, complete lighting replacement, technology upgrades, power upgrades, sound upgrades, ADA seating and seating upgrades, replacement of existing rigging with moveable rigging, acoustical upgrades, and a ticket booth.

Student Services

Student Services is relocated to the English wing, growing from 5,700 square feet to roughly 10,000 square feet providing a clustering of services around a Counselors' Commons. Existing Student Services spaces are converted into 6 classrooms to partially displace the classrooms displaced in the English wing. Speaker/Collaboration areas (Teaming Pockets) are added connecting the 1st and 2nd floors near Building Administration, and between the 2nd and 3rd floors at the east end of the new Counselors' Commons. An enclosed fire rated stair and a small in-fill addition immediately north of room 221 are required. The 1st floor Health Clinic is renovated and expanded into the adjacent existing team showers, with the group shower area converted into multiple single use showers.

Special Education

The non-classroom Special Education support spaces are expanded from approximately 4,300 square feet to approximately 7,000 square feet, displacing D/HH spaces. The support spaces are re-planned and modernized with appropriate spaces and space relationships, and will provide a second conference room, a second foundations space, a sensory room, a second adaptable washroom, and a dedicated work space for para-professionals in close proximity to the current office. D/HH spaces are recaptured with renovations to the current bookstore and photo lab. The bookstore will be



scheduled in a different space as available. The photo lab will be relocated to a shop wing renovation.

Cafeteria

An addition is planned on the north end of the cafeteria to replace an area of the existing cafeteria that will accommodate a music expansion. New serving and kitchen areas are included along with zoning of the dining area and creation of a screened outdoor seating area. The overall area of the cafeteria remains roughly the same, but is re-planned to support kitchen upgrades to safety and sanitation, updates to dated and limiting equipment and furniture, updates to power, plumbing, ventilation, and temperature control, improvements in student put-through times, promotion of healthy meal choices, improved student experience and seating options, and elimination of ADA issues.

Music, Theater, and Arts

The existing music and Little Theater spaces are completely renovated and combined with an addition north of the current music areas, to accommodate an expansion of the music spaces, a Black Box teaching theater in lieu of the Little Theater, an appropriate dance room, a gallery, and appropriate support spaces. The existing 2,300 sqft band room is replaced with an approximately 3,000 sqft space. The roughly 1,200 sqft existing choir room is replaced with a roughly 1,800 sqft space. Appropriate storage and practice rooms are provided.

Shop Wing Renovations

The existing buildings and grounds storage and vehicle storage spaces within the shop wing are relocated into a new storage building remotely located near the stadium grandstands. The entire shop wing is renovated to support the Engineering/Architecture program with re-planned and visually connected shop and CAD spaces, Tech. Ed. offices with direct views into both CAD and shop spaces, a 3rd FACS lab, the Child Care program with direct access to an enclosed outdoor area, the Fashion Design/Interior Design/Sewing lab, a Midi Piano lab, and the displaced Photo lab.

Flexible Furniture

Flexible, moveable furniture is planned for all teaching stations and learning spaces throughout the building.



Capital Improvement Drivers – Identified but not included in the MFP

Several needs were identified as Capital Improvement Drivers, falling into the category of infrastructure, safety, ADA, and maintenance, and are not included as part of the MFP. These items and others not identified by the MFP process should be considered for work done as part of an annual Capital Improvement Program. Representative needs include:

- Grandstand Bleachers foundations repairs;
- ADA circulation and station needs throughout the school and site;
- Establishment of a building envelope investigation and repair program;
- A Lock-down / Shelter-in-Place Warning System;
- Miscellaneous plumbing and ventilation maintenance repairs;
- Parking lot and sidewalk maintenance repairs;
- Replacement of elevator controls;
- Establishment of a landscaping maintenance plan;
- Sidewalk, lighting, and landscape buffer work along Elm Street;
- Improvement to the softball field drainage;
- Accessible paths to fields.



South HS – master site and floor plans

The following diagrams (Scenario E) represent the Master Facility Plan for South HS as presented to the Board of Education on January 4, 2016, and approved by the Board at their regularly scheduled meeting on January 19, 2016.



Central HS - Master Facilities Plan Component Descriptions

Site Improvements

West Drop-Off and Additional Parking

A west drop-off loop is added with an entry along 57th Street and exiting onto Madison Street at the existing curb cut. Initially, approximately 75 new parking spaces can be provided along the one-way drop-off loop. Should the residential properties at the northeast corner of 57th and Madison become available at some point in the future, the long range plan would be to shift the existing soccer field south to accommodate a larger parking area for approximately 220 cars.

Huddle House

A new west drop-off loop necessitates relocating the existing Huddle House. The services provided by the Huddle House are expanded in a new location to include new, expanded washrooms, concessions, team rooms, storage, community use spaces, and a filming deck. The ability to simultaneously support ticketed and not ticketed events will be planned.

East Lot Additional Parking

An expansion of one additional row of parking (approximately 58 cars) is added to the north end of the east lot. The practice softball field is shifted north to accommodate the new parking.

Canopies

Canopies are added at the north and Math wing entries, in addition to canopies at the new east, west, and south (pool) entries.

Main Building Improvements

Teaching Stations

A net of 20 additional teaching stations are added to Central HS in response to a planned enrolment of 2,900 students. The 20 spaces include 4 spaces in the Arts, 2 science labs, 2 special education classrooms, and general classrooms.

Student Services Expansion

Student Services is expanded with an addition in the courtyard and a renovation of classrooms 126, 130, 136, 138, and 139, offices 128, Community Room 124A, and Training Room 124B. Services are close to the main entry and are clustered around a Counselors' Commons and College and Career Center, each having their own reception / waiting area. The Counselors' Commons connects the Student Services suite to the cafeteria and serves as an overflow "quite" lunch zone. A presentation / Teaming Pocket connects the second floor to the first and, along with the Counselors' Commons, offers a shortened route from the northwest academic areas of the building to the cafeteria, reducing travel times.



The first floor Student Services expansion is tied to the second floor Special Education expansion and relocation, and Library expansion, described below.

Special Education Expansion and Relocation

Special Education is expanded with a renovation and addition on the second floor above the Student Services addition. A high priority is placed on Special Education, locating it next to, and with access to, the Library, and immediately above Student Services. The space provided is increased to support break-out rooms, appropriate storage, separate confidential offices for the department chair and assistant department chair, appropriate space and planning for teacher desks separate from student workspace/testing/help areas, appropriate space for the para-professionals, a focus on confidentiality for the offices and break-out spaces, and a sensory room. Planning is to consider the opportunity to relocate to this area the Speech Therapy Office from room 302, the Academic Center from room 212, and Psychologists and ESL Coordinator from 128.

Technical Education Relocation and Expansion

Technical Education is relocated from the basement to an addition located between the math wing and the gym locker rooms. The math wing is renovated to support Tech Ed spaces and expanded FACS spaces. The existing FACS spaces are re-planned with a heavy renovation. The relocation and expansion supports growth of the three Technology Education programs: Engineering and Architecture, Graphic Communications, and Photography, as well as needed faculty spaces. The FACS renovations support placing both foods labs on the same side of the corridor with shared storage, appropriate sizing for the foods labs, appropriate sizing, storage, and equipment for Sewing/Fashion Merchandising/Interior Design. The existing preschool space is expanded with appropriate storage and observation spaces. Existing lower level space vacated by Technical Education are repurposed for Study Halls, Drivers' Education, In School Suspension, and Testing.

Pool

A new pool is added to the west of the existing Field House and tied to the new east-west corridor and classroom addition. The pool is planned as a 10 lane, 25 yard pool with lockers, storage, and second level seating along one side. Master Planning identifies and reserves a footprint for a larger 10 lane, 50 yard pool facility option. The existing Bouchard Center weight room is demolished to make room for the new pool, and is replaced with a new addition south of the new pool, and with views out to the fields. A canopy is included, providing cover for the bus drop-off loop.



Auditorium Renovations

A freight elevator is added to support movement from the basement to the backstage for cast members, sets, and equipment, and providing accessibility to the basement fitness room and Auditorium balcony. An orchestra pit is added. Upgrades are made to the lighting, technology, power, and sound systems. Seating upgrades are made, including ADA requirements. The existing rigging is replaced with moveable rigging. Existing door widths are modified to allow large equipment and sets to be moved onto the stage. Interior and exterior signage is updated.

East Event Entrance

A new event entrance is created to replace the “back-of-house” ramp entry next to the existing pool. The entrance provides for a new lobby connection to the Auditorium, washrooms, multiple circulation routes, and a Fine Arts Gallery. This project is tied to the Fine Arts renovations and addition identified below.

Fine Arts Renovations and Addition

Tied to the new east event entry project, a larger Band room and Black Box teaching theater are located on the first floor level within the structure of the existing pool, with a new Dance room and storage spaces below at the basement level. Choral is relocated to the existing Band room. Jazz and Orchestra are moved to the vacated Choral room and renovated loading dock / Buildings and Grounds spaces. Along with providing for the new east-west corridor, renovations provide spaces for a new Midi-Lab and a new (4th) Visual Arts Lab. Existing second floor Visual Arts Labs remain unchanged in their current location. This project is tied to the relocation of Buildings and Grounds identified below.

Buildings and Grounds Relocation

The loading dock and Buildings and Grounds spaces on the 1st floor are relocated to a two story addition between the existing Music wing and recent mechanical building. This project provides space for Music to expand as identified above.

Cafeteria

The existing cafeteria is renovated in its current location. The overall area of the cafeteria remains roughly the same, but is re-planned to support kitchen upgrades to safety and sanitation, updates to dated and limiting equipment and furniture, updates to power, plumbing, ventilation, and temperature control, improvements in student put-through times, promotion of healthy meal choices, improved student experience and seating options, and elimination of ADA issues. The dining area is connected to, and supported by, a Counselors’ Commons as described above.



Library

The Library receives an expansion as part of the second story over the new Student Services addition as well as an existing space renovation to support the following flexible, instruction spaces:

1. Media Production Lab – an enclosed, up-scale production space for filming, video editing, and audio work;
2. Flexible Presentation Space;
3. Instruction Space – can be opened to the Presentation Space as needed;
4. Open Space – flexible to support individuals, small groups, drop-ins, large groups, etc. Used before, during, and after school hours.

Flexible Furniture

Flexible, moveable furniture is planned for all teaching stations and learning spaces throughout the building.

Gymnastics Expansion

Gymnastics is expanded as part of the classroom addition and new east-west corridor connection. Space is provided for potential off-floor viewing.



Capital Improvement Drivers – Identified but not included in the MFP

Several needs were identified as Capital Improvement Drivers, falling into the category of infrastructure, safety, ADA, and maintenance, and are not included as part of the MFP. These items and others not identified by the MFP process should be considered for work done as part of an annual Capital Improvement Program. Representative needs include:

- Grandstand Bleachers foundations repairs;
- Grandstand Bleachers egress widening;
- ADA circulation and station needs throughout the school and site;
- Establishment of a building envelope investigation and repair program;
- Replace and expand the PA system;
- Modernize the mechanical system for the gym;
- Math Wing plaster cracking study;
- A Lock-down / Shelter-in-Place Warning System;
- Parking lot and sidewalk maintenance repairs;
- Additional building and site security cameras;
- Establishment of a landscaping maintenance plan.



Central HS – master site and floor plans

The following diagrams (Scenario E) represent the Master Facility Plan for Central HS as presented to the Board of Education on January 4, 2016, and approved by the Board at their regularly scheduled meeting on January 19, 2016.



District Administration Building – Master Facilities Plan Component Descriptions

Main Building Improvements

Addition and Renovations

Addresses issues of space deficiencies, planning adjacencies, circulation, branding, and infrastructure, with a renovation of the existing 5,000 square foot space and an addition of 5,000 square feet.



Capital Improvement Drivers – Identified but not included in the MFP

Several needs were identified as Capital Improvement Drivers, falling into the category of infrastructure, safety, ADA, and maintenance, and are not included as part of the MFP. These items and others not identified by the MFP process should be considered for work done as part of an annual Capital Improvement Program. Representative needs include:

- Expansion of washrooms to meet the population requirements including visitors;
- Finishes upgrades to the washrooms;
- Sound insulation at the conference rooms and offices;
- Break room finish and equipment upgrades;
- Lower level temperature control;
- An elevator or accessible, interior connection between floors meeting ADA requirements;
- Address moisture and ventilation issues in the basement occupied spaces;
- Power upgrades throughout;
- Parking increase by a minimum of 5 spaces;
- Persistent dampness in the boiler room adjacent to occupied spaces.



District Office Building – master site and floor plans

The following diagrams (Scenario E) represent the Master Facility Plan for Central HS as presented to the Board of Education on January 4, 2016, and approved by the Board at their regularly scheduled meeting on January 19, 2016.

