

# Chelsea Heights Elementary

## 1557 Huron Street

### Project Summary:

Chelsea Heights Elementary School serves K-5 students in a two story building that was originally constructed in 1932. Several additions were made – one in 1939, another in 1942 and a large one in 1973. The school’s average classroom size is well below the recommended size and two of the classrooms are in the basement. The circulation in this building is unclear and hazardous. The cafeteria is too small and does not serve the current student population which is only at 75% capacity. The recreation center currently under used and awkwardly connected to the building, which does not serve the school’s value of health and wellness.

The future master plan entails remodeling most of the existing interior. The interior spaces will be remodeled to include: new carpet; restroom upgrades; the addition of windows and skylights to help open up the small and constricted spaces; a redesign of circulation so that it makes sense and is easy to navigate in the case of an emergency; the creation of more flexible learning environments and dedicated science areas; and a new entry at the recreation center which will strengthen the connection to the existing structure. There will also be ADA upgrades made.

### Issues Identified By School Community In 2015

1. Replace carpeting- especially on the first floor “Burn the carpet”
2. New recreation center entry- wrap around services
3. Varied spaces- individual quiet spaces
4. Dedicated science areas
5. Collaborative classrooms- more open
6. Operations + Staff- provide adequate work space
7. Stairwells + Hallways- “Super tight”
8. Windows + Skylights- add more windows, skylights, glass partitions; provide more transparency
9. Restrooms- 90 Kids- 2 sinks per bathroom
10. Furnishings- More flexible, have wheels and be mobile, additional storage, different levels of storage

### General Notes:

Existing utilization shown is for School Year 2014-2015

The Conceptual Utilization Plans are exploratory rather than actual construction plans and represent the design at one moment in time, which will change as the design and funding process progress.

The Conceptual Plans are included as a way to organize scopes of work into logical, efficient and meaningful projects. There is no prioritization implied in a work scope title (e.g. “Work Scope A” is not necessarily the most critical work to be done).

The plans in this document are not comprehensive of the entire building’s needs as maintenance and replacement of existing building systems such as roofs and mechanical systems are omitted to maintain graphic clarity of the overall vision generated during the Facilities Master Plan Process.

Formal zoning reviews have not been undertaken for the proposed work shown in these plans. A review with zoning and building code authorities will occur once the funding is secured.



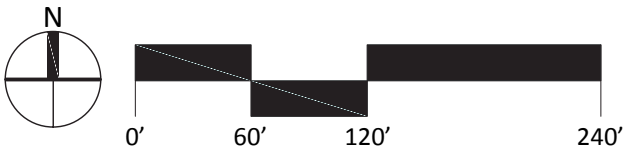
Grade Levels:	K-5
SY 2014/15 Enrollment:	443
Design Enrollment:	480

# Chelsea Heights Elementary

## Site Concept

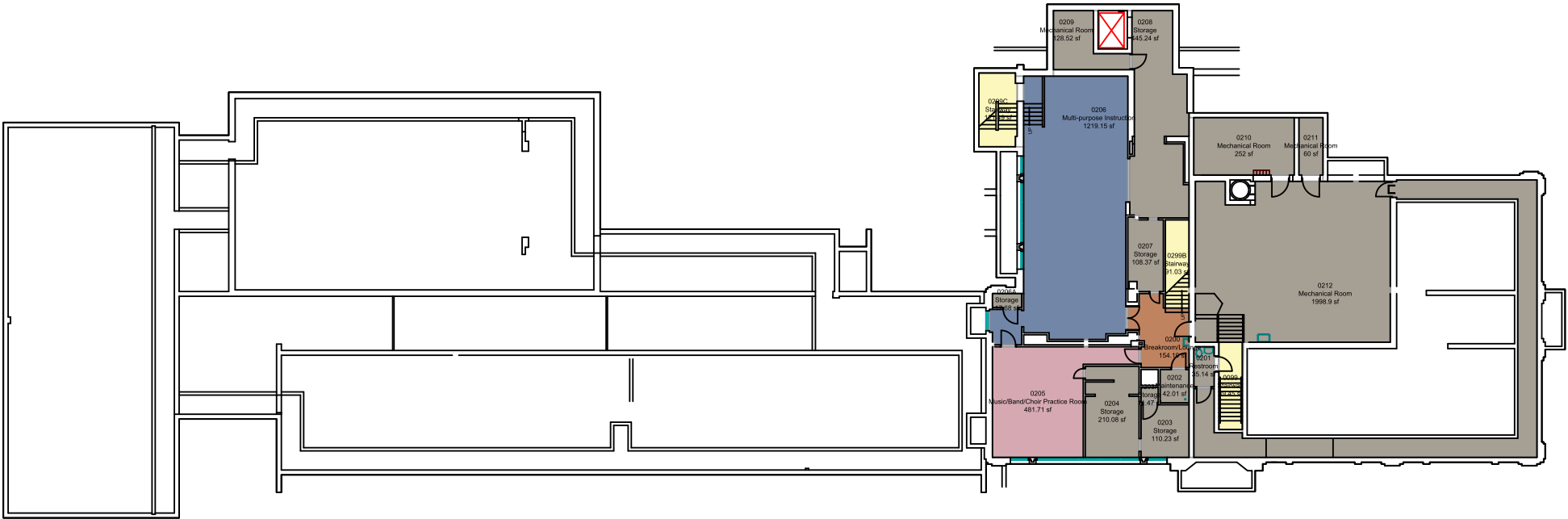


- Property Line
- Main Entry
- Secondary Entry
- Service Entry
- New Landscape and Playground
- Parking and Hardscape
- New Building Construction

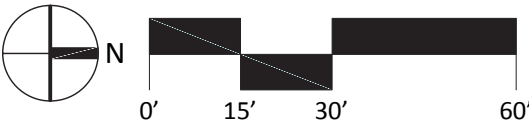


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## Existing Utilization



- General Learning
- Science
- Performing Arts
- Career & Tech Education
- Media Center
- Dining
- Athletics
- Circulation
- Facilities Support
- Administration
- Art



LOWER LEVEL



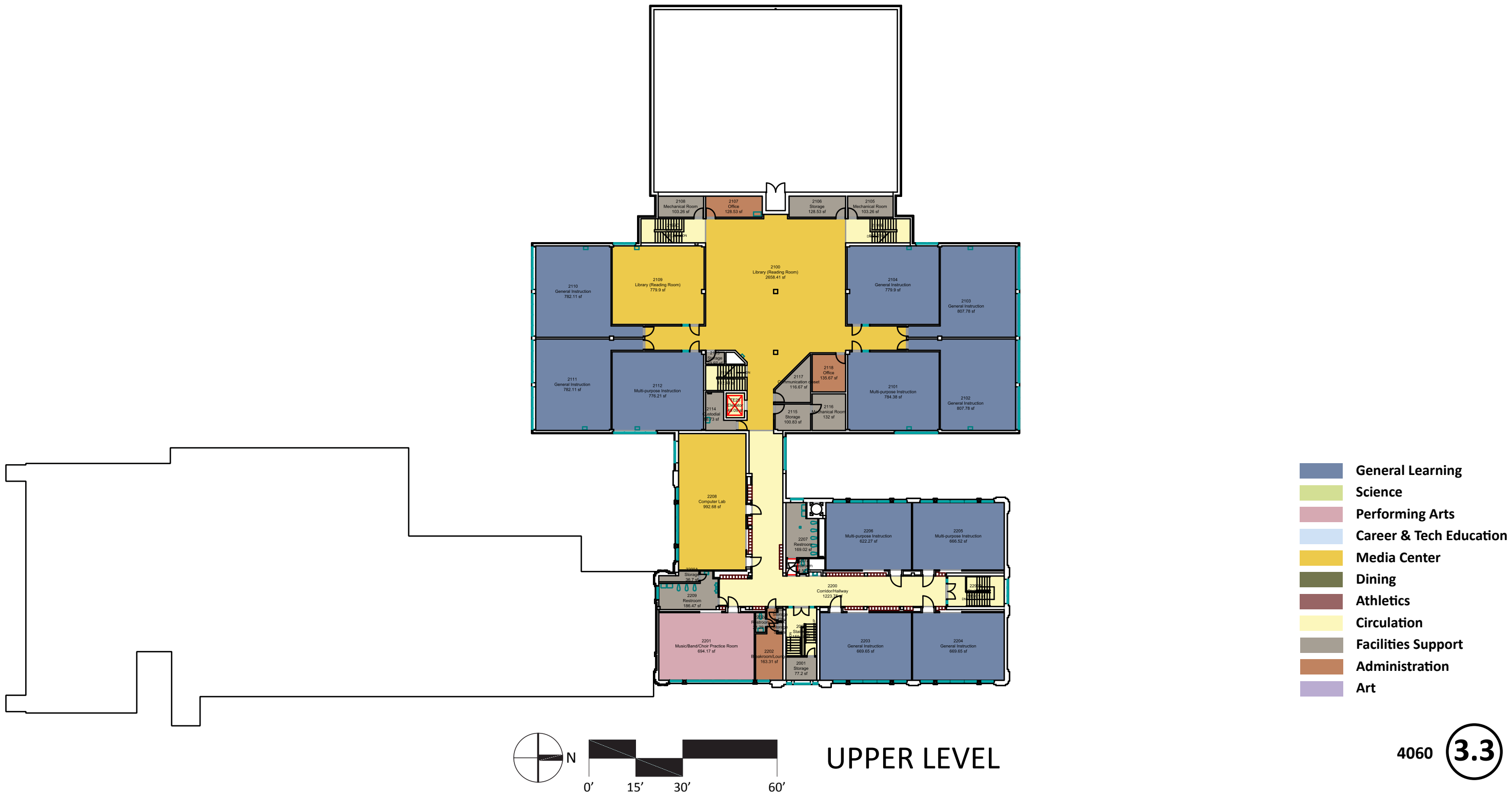
# Chelsea Heights Elementary

## Existing Utilization



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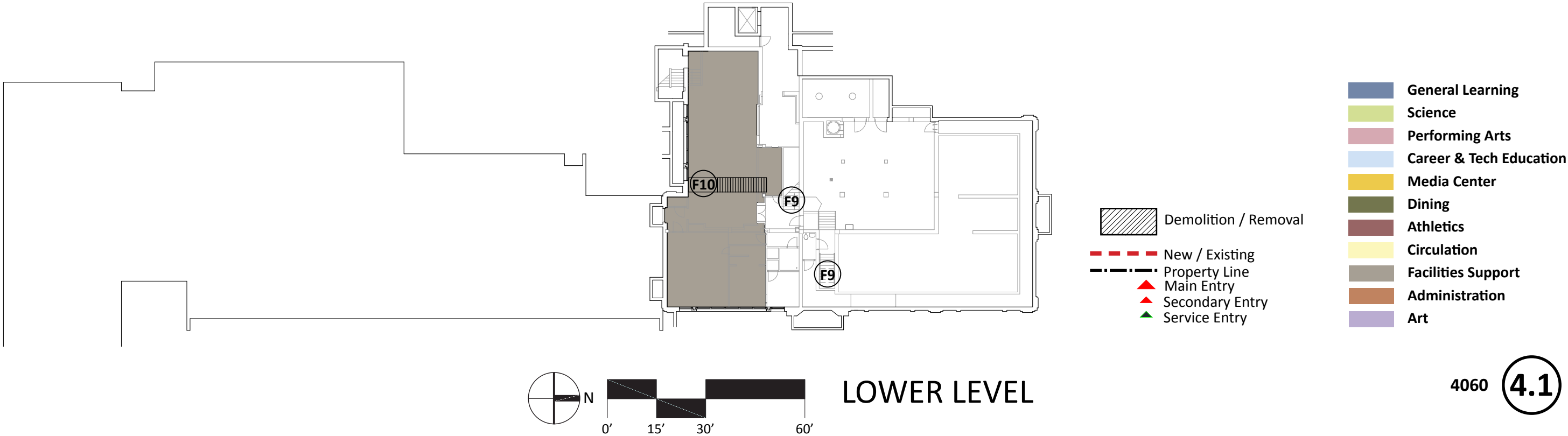
## Existing Utilization



# Chelsea Heights Elementary

## Conceptual Utilization Plan

LEGEND:  
F9: REMOVE EXISTING STAIRS  
F10: NEW STAIR



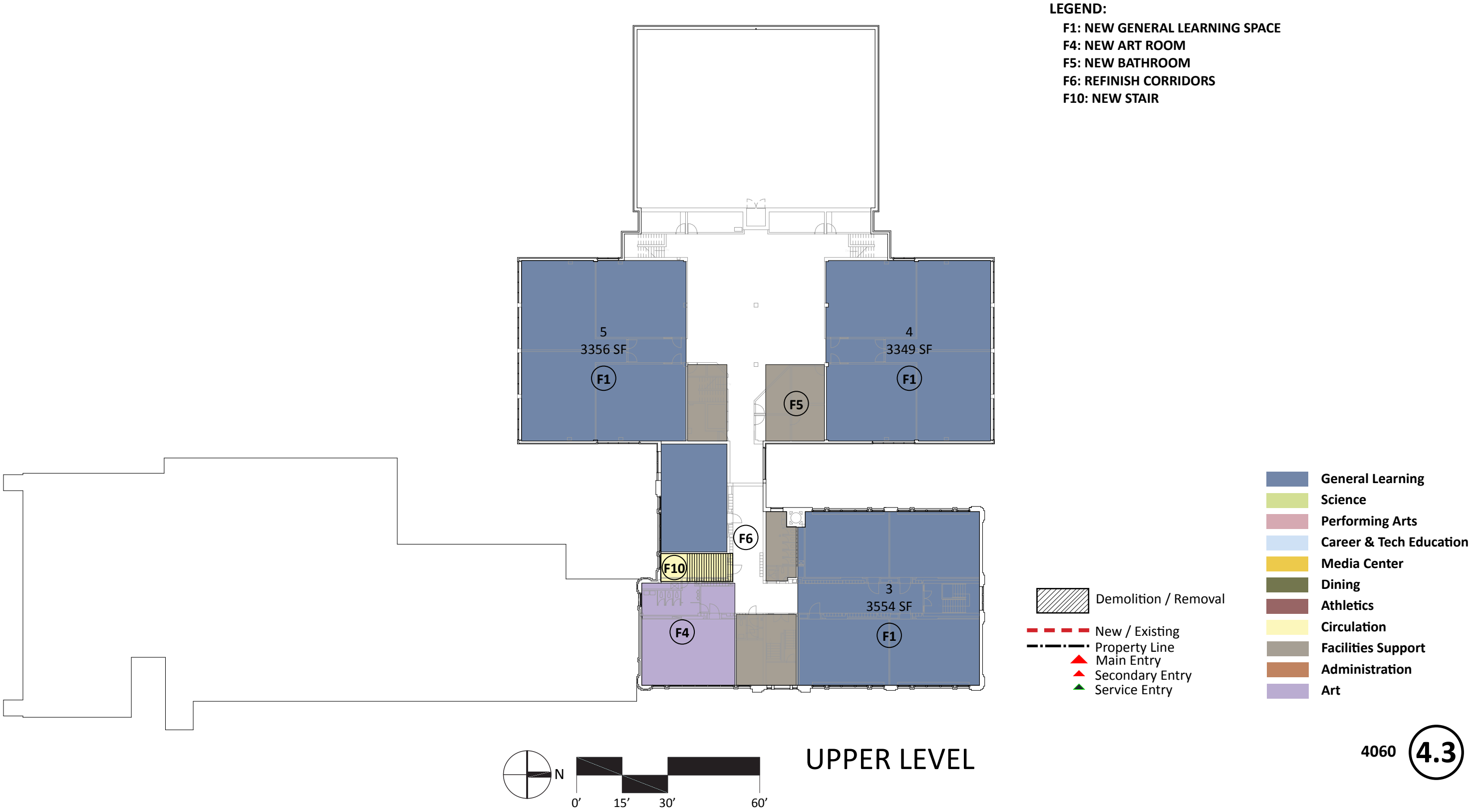
# Chelsea Heights Elementary

## Conceptual Utilization Plan



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## Conceptual Utilization Plan



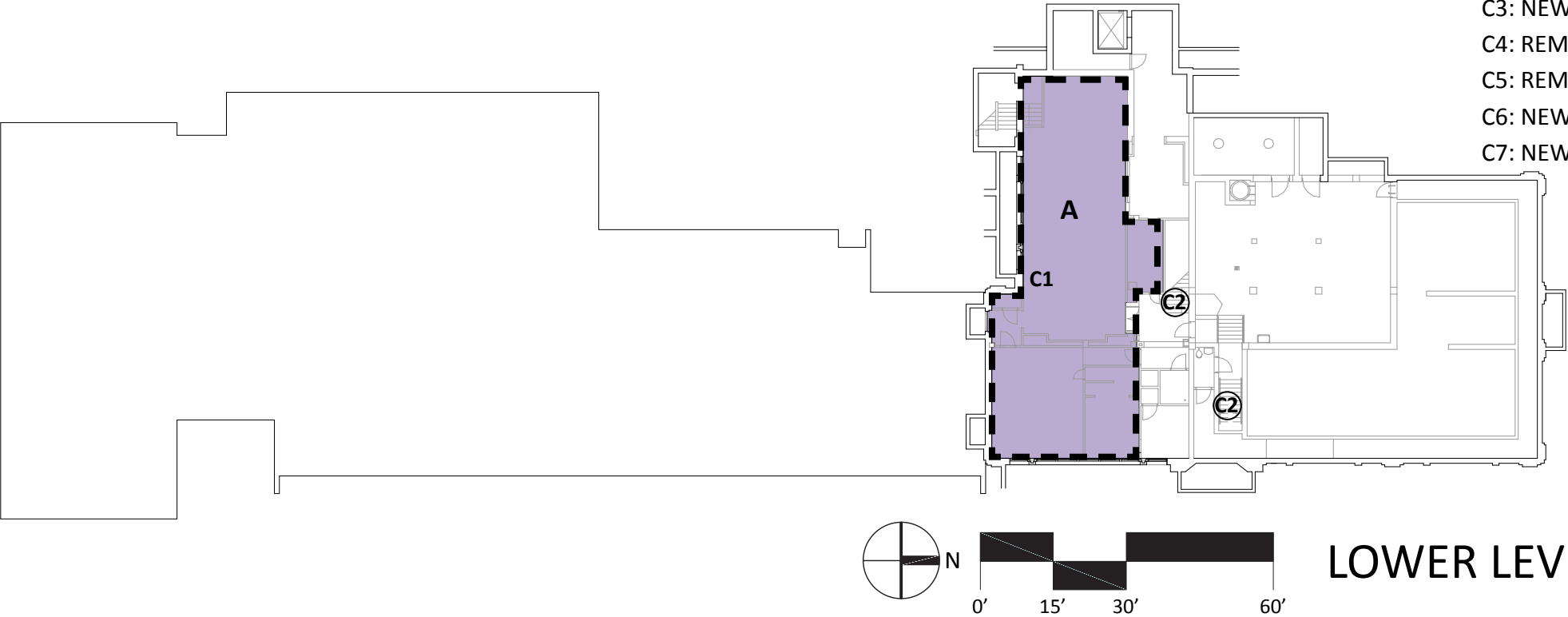


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## Conceptual Construction Plan

Scope Package	New Construction	Heavy Remodel	Medium Remodel	Light Remodel	Finishes Only
A					2,262 SF
B			2,952 SF		
C		1,156 SF	13,314 SF	2,682 SF	807 SF
D			7,933 SF	3,571 SF	1,536 SF
E		920 SF	11,576 SF		1,569 SF
TOTAL	0 SF	2,076 SF	35,775 SF	6,253 SF	6,174 SF

Line Items	Unit	Lump Sum
C1: NEW STAIRWAY	286 SF	
C2: REMOVE STAIRWAY (2 STAIRWAYS)	400 SF	
C3: NEW BATHROOM	1,074 SF	
C4: REMOVE BATHROOM (4)	890 SF	
C5: REMOVE STAGE	700 SF	
C6: NEW STOREFRONT	320 SF	
C7: NEW ENTRY	297 SF	



LEGEND:

C1: NEW STAIRWAY  
C2: REMOVE STAIRS

Demolition / Removal

New / Existing

New Construction

Heavy Remodel

Medium Remodel

Light Remodel

Finishes Only

No Work

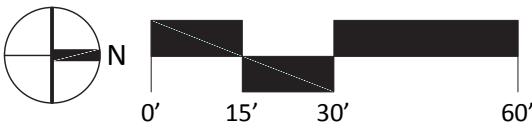
# Chelsea Heights Elementary

## Conceptual Construction Plan



- LEGEND:**
- C1: NEW STAIRS
  - C2: REMOVE STAIRS
  - C3: NEW BATHROOM (530 SF MAIN FLOOR, 544 SF UPPER FLOOR)
  - C4: REMOVE BATHROOM
  - C5: REMOVE STAGE
  - C6: NEW STOREFRONT 320 SF
  - C7: NEW ENTRY

- Demolition / Removal
- New / Existing
- New Construction
- Heavy Remodel
- Medium Remodel
- Light Remodel
- Finishes Only
- No Work

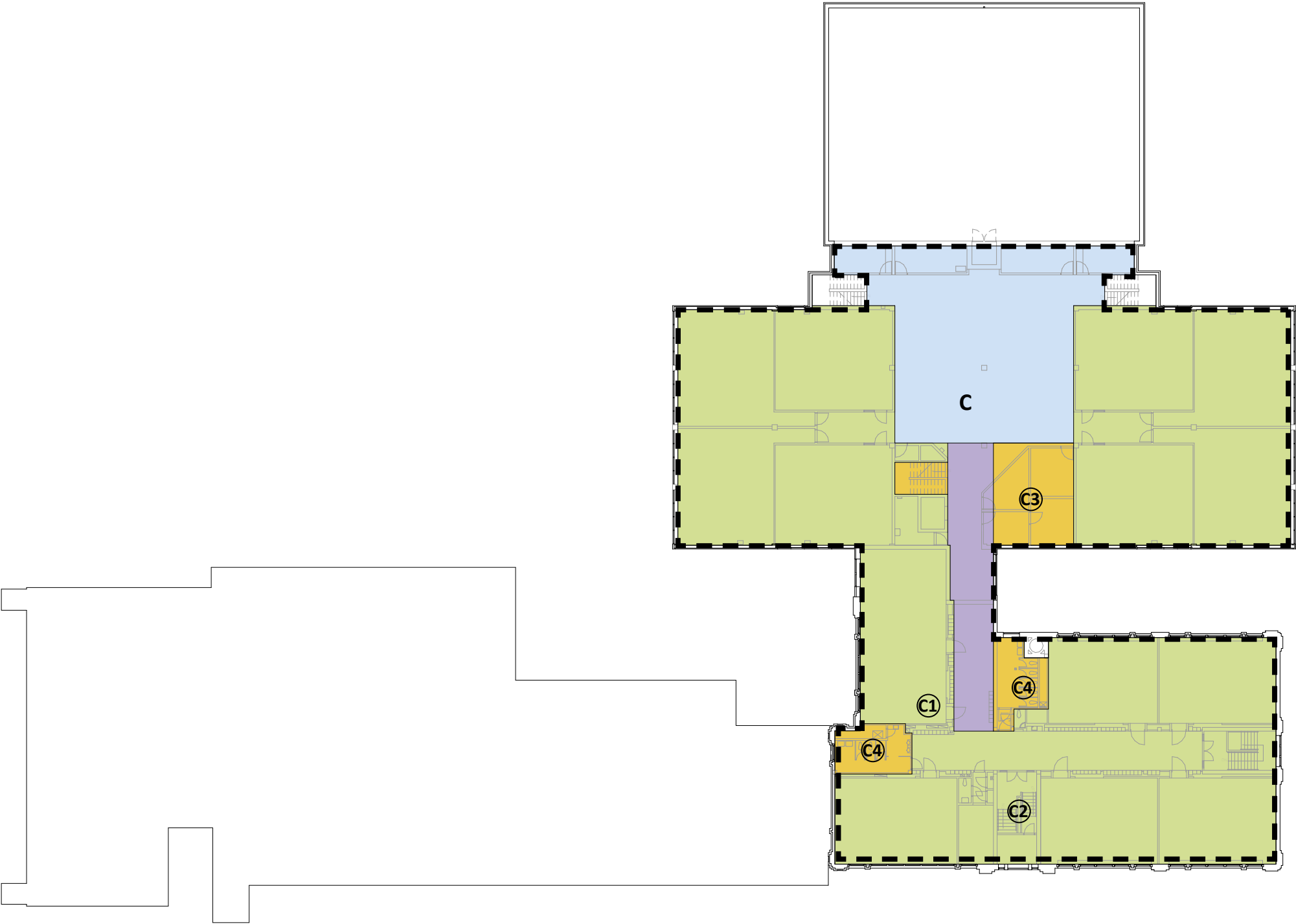


MAIN LEVEL

# Chelsea Heights Elementary

## Conceptual Construction Plan

- LEGEND:
- C1: NEW STAIRS
  - C2: REMOVE STAIRS
  - C3: NEW BATHROOM (530 SF MAIN FLOOR, 544 SF UPPER FLOOR)
  - C4: REMOVE BATHROOM



- Demolition / Removal
- New / Existing
- New Construction
- Heavy Remodel
- Medium Remodel
- Light Remodel
- Finishes Only
- No Work

UPPER LEVEL