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.
Chelsea Heights Elementary
Conceptual Utilization Plan

LEGEND:
F9: REMOVE EXISTING STAIRS
F10: NEW STAIR

Demolition / Removal

New / Existing

Property Line

Main Entry

Secondary Entry

Service Entry

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

F9: REMOVE EXISTING STAIRS
F10: NEW STAIR

LOWER LEVEL

0' 15' 30' 60'

N

4060

4.1
Chelsea Heights Elementary
Conceptual Utilization Plan

LEGEND:
F1: NEW GENERAL LEARNING SPACE
F2: NEW SCIENCE ROOM
F3: NEW MUSIC ROOM
F5: NEW BATHROOM
F6: REFINISH CORRIDORS
F7: REMOVE STAGE TO INCREASE CAFETERIA SIZE
F8: NEW STOREFRONT
F9: REMOVE EXISTING STAIRS
F10: NEW STAIR
F11: NEW RECREATION CENTER ENTRANCE LOBBY
F12: NEW STAFF WORKSPACE

Main Level

F1: NEW GENERAL LEARNING SPACE
F2: NEW SCIENCE ROOM
F3: NEW MUSIC ROOM
F5: NEW BATHROOM
F6: REFINISH CORRIDORS
F7: REMOVE STAGE TO INCREASE CAFETERIA SIZE
F8: NEW STOREFRONT
F9: REMOVE EXISTING STAIRS
F10: NEW STAIR
F11: NEW RECREATION CENTER ENTRANCE LOBBY
F12: NEW STAFF WORKSPACE
Chelsea Heights Elementary
Conceptual Utilization Plan

LEGEND:
F1: NEW GENERAL LEARNING SPACE
F4: NEW ART ROOM
F5: NEW BATHROOM
F6: REFINISH CORRIDORS
F10: NEW STAIR

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

Demolition / Removal
New / Existing
Property Line
Main Entry
Secondary Entry
Service Entry

F1: NEW GENERAL LEARNING SPACE
F4: NEW ART ROOM
F5: NEW BATHROOM
F6: REFINISH CORRIDORS
F10: NEW STAIR

UPPER LEVEL

3356 SF
3349 SF
3554 SF

N 0' 15' 30' 60'
### Chelsea Heights Elementary Conceptual Construction Plan

#### Scope of Work

<table>
<thead>
<tr>
<th>Scope Package</th>
<th>New Construction</th>
<th>Heavy Remodel</th>
<th>Medium Remodel</th>
<th>Light Remodel</th>
<th>Finishes Only</th>
</tr>
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<tbody>
<tr>
<td>A</td>
<td></td>
<td>2,952 SF</td>
<td>2,682 SF</td>
<td>807 SF</td>
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<td>B</td>
<td></td>
<td>1,156 SF</td>
<td>13,314 SF</td>
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<td>C</td>
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<td>7,933 SF</td>
<td>3,571 SF</td>
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<tr>
<td>D</td>
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<td>920 SF</td>
<td>11,576 SF</td>
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<td>E</td>
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<td></td>
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<td>1,569 SF</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>0 SF</strong></td>
<td><strong>2,076 SF</strong></td>
<td><strong>35,775 SF</strong></td>
<td><strong>6,253 SF</strong></td>
<td><strong>6,174 SF</strong></td>
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#### Line Items

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

#### Legend:
- **Demolition / Removal**
- **New / Existing**
- **New Construction**
- **Heavy Remodel**
- **Medium Remodel**
- **Light Remodel**
- **Finishes Only**
- **No Work**
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
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

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