

ELMIRA HIGH SCHOOL GYMNASIUM ANNEX

NOVEMBER 19, 2015

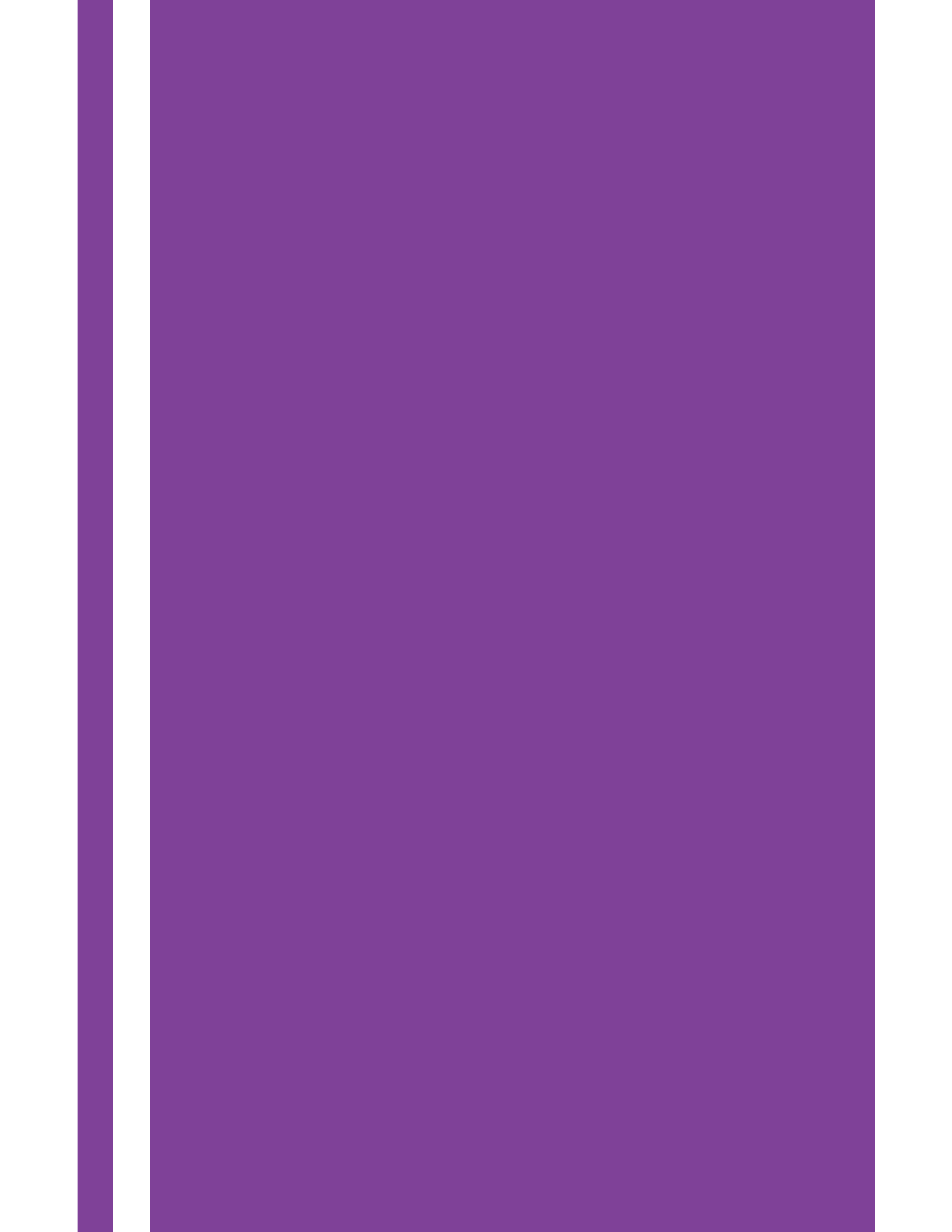




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PROGRAM SUMMARY 01.0

BOND GOALS

From District Website

<http://www.fernridge.k12.or.us/bond-projects/>

Expand and renovate Elmira High School to include a second gymnasium and meet Title IX criteria – \$3,700,000

The addition of a second gymnasium will serve not only the needs of high school students and athletes but will also alleviate the impact to all of the community schools and programs by providing critically needed space. The school must also meet Title IX criteria by expanding the girls' support facilities to be equal to those for the boys'. Minor renovations will occur at the high school to accommodate these additions.

Address student safety and security, including seismic work, at all sites – \$600,000

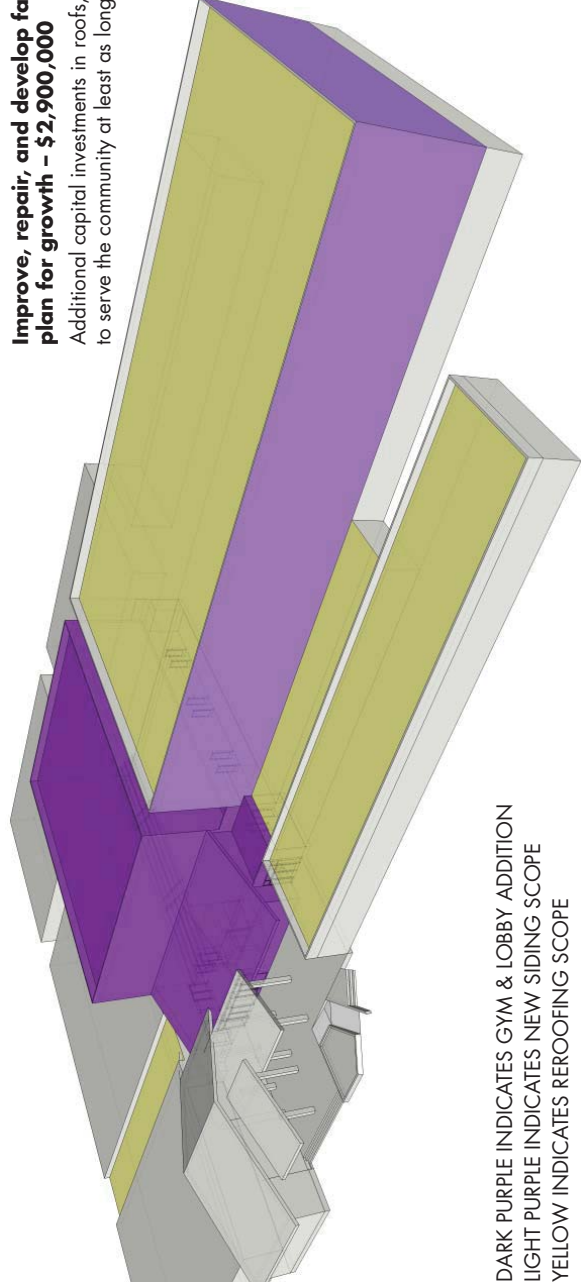
Safety improvements at all sites top the list of needs. This goes beyond just a reaction to a single event but includes an overall approach to improving the environment by addressing line of sight, hardening of the perimeter, better access control, expansion of the existing camera systems, and reducing opportunities for bullying and vandalism. Seismic remediation will also be performed at all of the facilities based on a recent structural assessment of the buildings and a prior state-sponsored evaluation.

Acquire technology to support classroom instruction and technology infrastructure – \$1,300,000

Technology continues to play a critical part of the learning environment. While the District makes annual strides in the availability and access to these tools, wireless access in all buildings, improved student computers and labs, and teaching aids for audio and video in the classroom still remain on the to-do list in order to be competitive with neighboring school districts and provide comparable opportunities for all Fern Ridge students. While improvements to the phone and intercom systems address the technology requirements, they also add to the investment in student and staff safety.

Improve, repair, and develop facilities and sites to preserve remaining assets and systems and plan for growth – \$2,900,000

Additional capital investments in roofs, mechanical systems, and parking lots will ensure that our buildings continue to serve the community at least as long as Elmira Elementary School already has.



DARK PURPLE INDICATES GYM & LOBBY ADDITION
LIGHT PURPLE INDICATES NEW SIDING SCOPE
YELLOW INDICATES REROOFING SCOPE

High School Design Summary

As discussed among District Representatives and Designers

GYM ANNEX ADDITION:

- Create an Annex Gymnasium to allow practice and competitions for boys and girls basketball, volleyball, wrestling, etc. Existing gymnasium will remain as primary competition space.
 - o Annex gym does not require natural light
 - o Annex gym does not require full school spectator seating (450 occupants) although that would be ideal, if possible. At a minimum, provide spectator seating for 200 occupants.
 - o Annex gym would require new restrooms to accommodate addition.
 - o Annex gym should contain three separate storage areas for individual sports.
 - o Annex gym should be sprinklered.
 - Note: Due to impacts to neighboring building, existing gymnasium building (with gym, locker rooms, and upper level gym space) to be sprinklered.
 - Create a new lobby / main entry at front of school. Build-out of lobby will be bid as an Additive Alternate.
 - o Lobby should contain display areas for athletic accomplishments and trophies for all sports, athletic hall of fame, and academic accomplishments.
 - o Lobby should provide a secure entry into high school campus.
 - o Lobby should contain a concession stand space.

LOCKER ROOM RENOVATION:

- Upgrade Girls Locker Room to same level as Boys Locker Room per Title IX
 - o Design separate locker areas (home and away / PE)
 - o Add team rooms for at least two teams (home and away)
 - o Upgrade finishes to match boys level of finishes
 - Replace Lockers
 - Replace Tile
 - Replace Plumbing Fixtures (except shower heads)
 - Replace Light Fixtures
 - Repaint Walls and Ceilings

EXTERIOR UPGRADES:

- Exterior Envelope Upgrades:
 - o Re-Roofing: Reroof existing gymnasium & lockers (Building E), and technology classrooms/hallway (Building D), and Junior/Senior Hallway. Include insulation above existing deck per current codes (R-20 minimum). Re-roofing to be PVC 60 mil product.
 - o Siding Replacement: Replace board and batten siding on existing gymnasium south and east façades. Siding material TBD. Basis of design is varying width metal panel with cementitious accents.

INTERIOR UPGRADES:

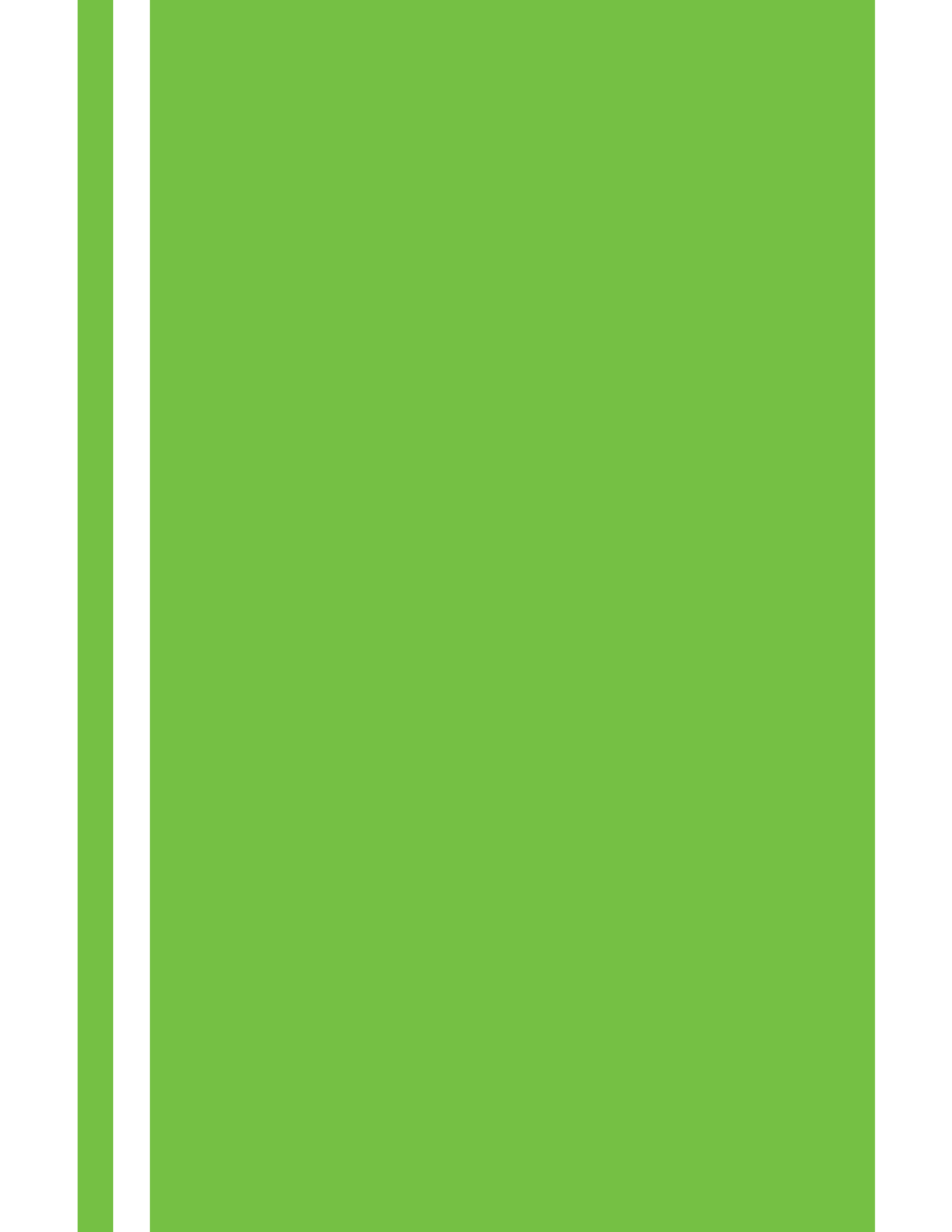
- IT / Electrical Upgrades:
 - o See Electrical Summary
 - o Projectors: Replace all classroom projectors will wall mounted options
 - o Wireless: Complete wireless coverage throughout school
 - o Security Cameras: system extended and replaced throughout school
 - o Access Control: main ingress doors to be card-keyed, as well as common/public facilities
 - o PA System – upgrade per District Standards
- Mechanical
 - o See Mechanical Summary
 - o Sprinkler gymnasium building to be brought up to code
- Site
 - o See Civil Summary
 - o Patch asphalt parking lot as required
 - o Reroute utilities below gymnasium addition
 - o Regrade walkways around new addition for proper drainage

General Description

Elmira High School (EHS) is an existing high school within Fern Ridge School District. EHS serves grades 9-12 and has approximately 450 students. The school is designed with a campus format that includes individual buildings connected by exterior covered walkways. The campus as a whole is contained and secured by fencing and gates except at the south main entry.

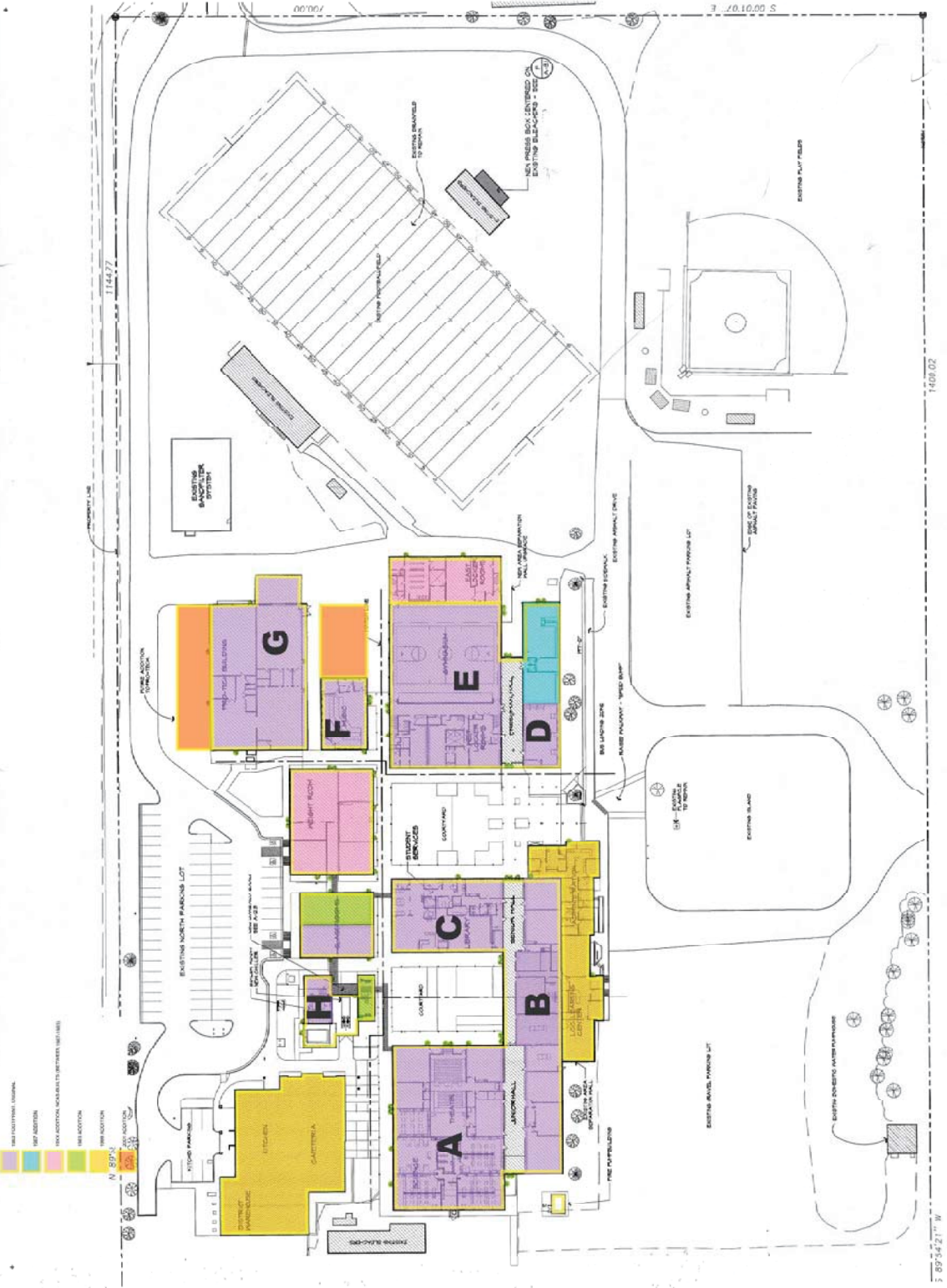
The majority of the existing school facility was built in 1963, with additions and renovations done in 1967, 1983, 1999, 2000, and 2001.

The main entry and administration office are on the south center of the site, directly south of the proposed addition. The campus is located on a 22.5 acre site and includes parking, football field and track, soccer field, baseball field and softball field. The site is accessed from Fir Grove Lane to the north and east and from Falcon Drive to the South. The school mascot is the Falcon.



DESIGN EXPLORATION 02.0

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DEMOLITION SITE PLAN	02.2
PROPOSED SITE PLAN	02.3
PROPOSED FLOOR PLANS WEST - NEW GYMNASIUM ADDITION EAST - GIRLS' LOCKER ROOM IMPROVEMENTS	02.4
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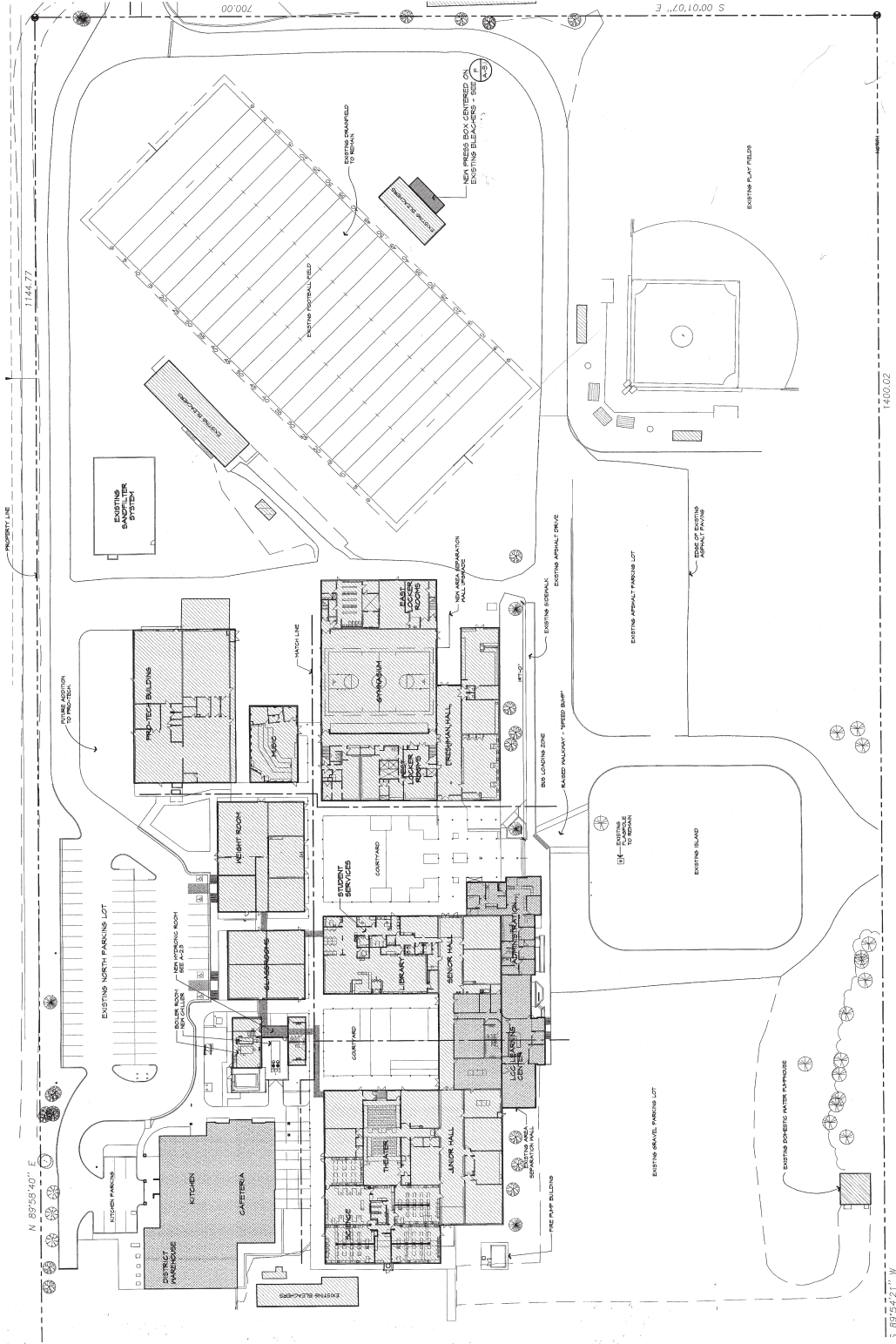


- EXISTING BUILDING
- EXISTING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING
- EXISTING
- EXISTING
- EXISTING

SCALE: 1" = 20'

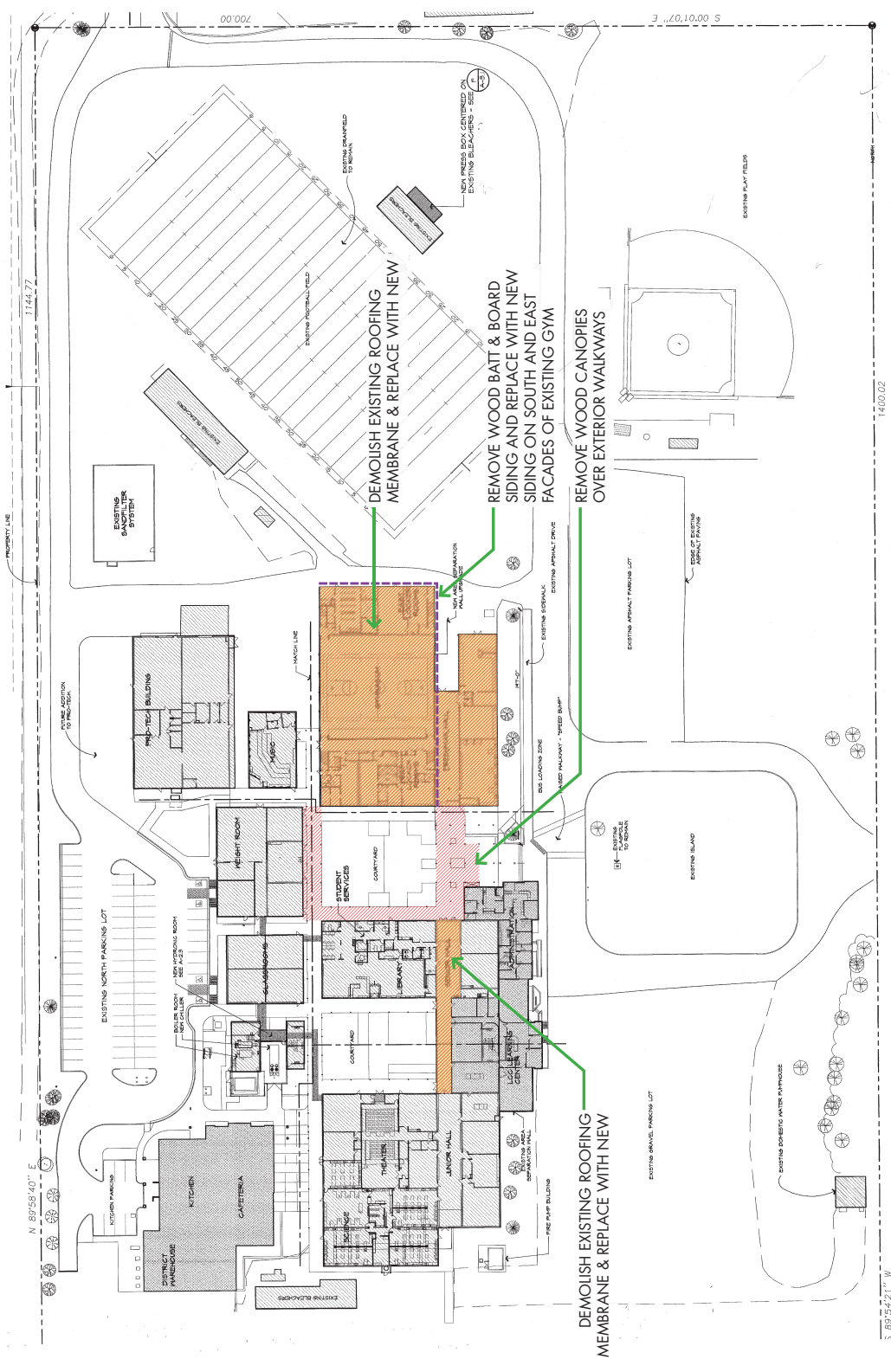
DATE: 10/10/20

EXISTING PHASING PLAN



1. SITE PLAN
SCALE: 1" = 30'

EXISTING SITE PLAN



DEMOLISH EXISTING ROOFING MEMBRANE & REPLACE WITH NEW

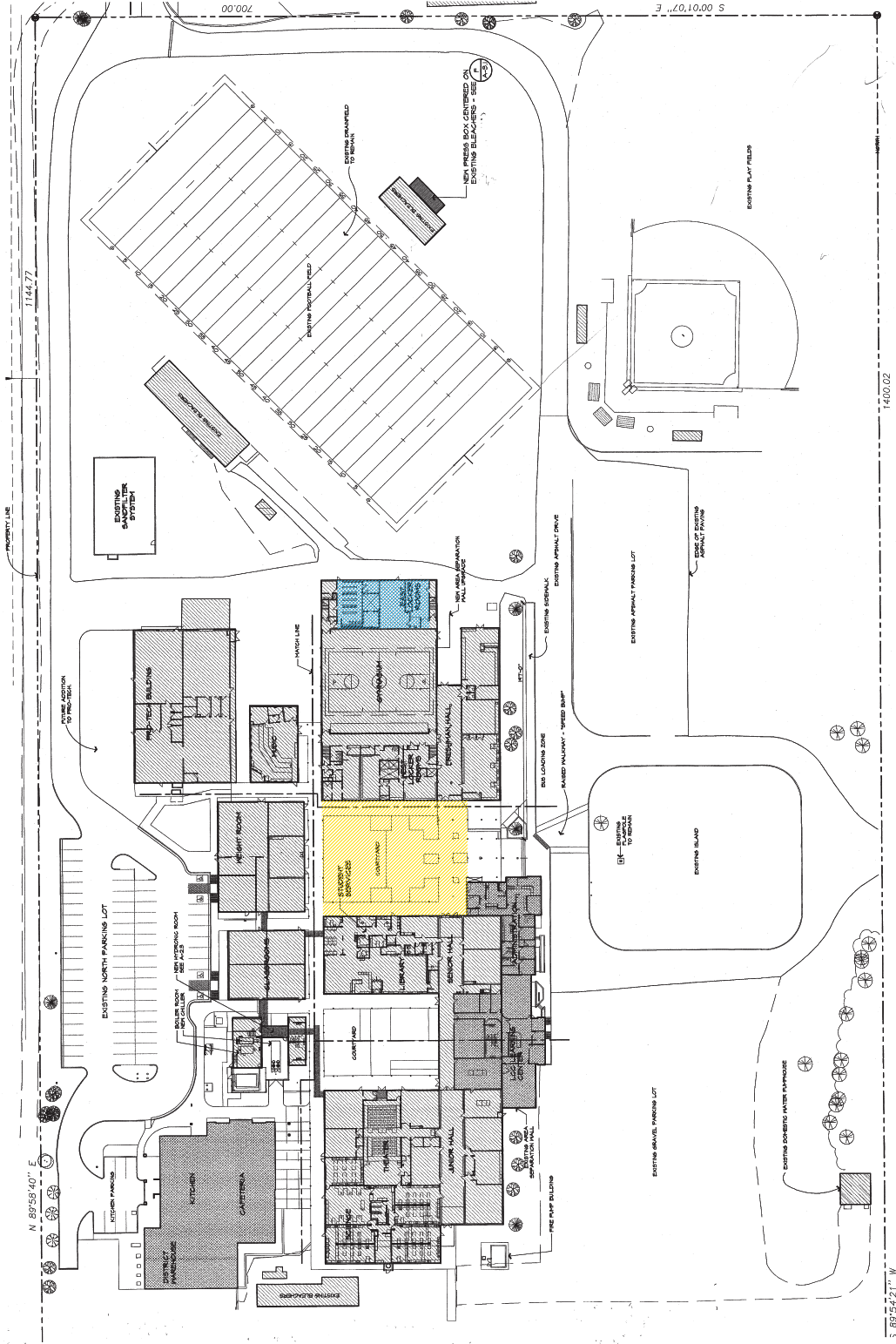
REMOVE WOOD BATT & BOARD SIDING AND REPLACE WITH NEW SIDING ON SOUTH AND EAST FACADES OF EXISTING GYM

REMOVE WOOD CANOPIES OVER EXTERIOR WALKWAYS

DEMOLISH EXISTING ROOFING MEMBRANE & REPLACE WITH NEW

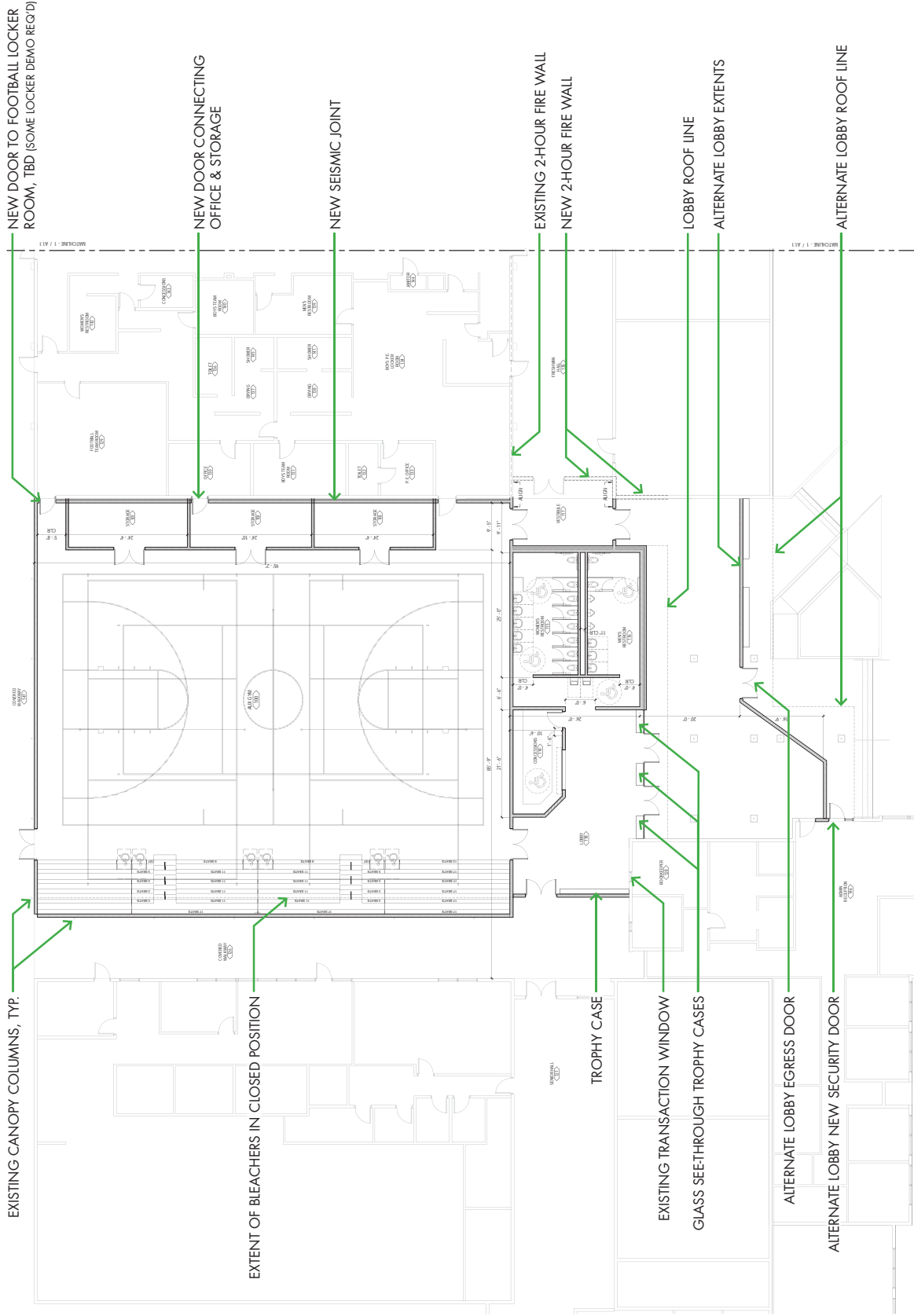
SITE PLAN
SCALE: 1" = 50'

DEMOLITION SITE PLAN



1 SITE PLAN
SCALE: 1" = 30'

PROPOSED SITE PLAN



EXISTING CANOPY COLUMNS, TYP.

NEW DOOR TO FOOTBALL LOCKER ROOM, TBD (SOME LOCKER DEMO REQ'D)

NEW DOOR CONNECTING OFFICE & STORAGE

NEW SEISMIC JOINT

EXISTING 2-HOUR FIRE WALL

NEW 2-HOUR FIRE WALL

LOBBY ROOF LINE

ALTERNATE LOBBY EXTENTS

ALTERNATE LOBBY ROOF LINE

EXTENT OF BLEACHERS IN CLOSED POSITION

TROPHY CASE

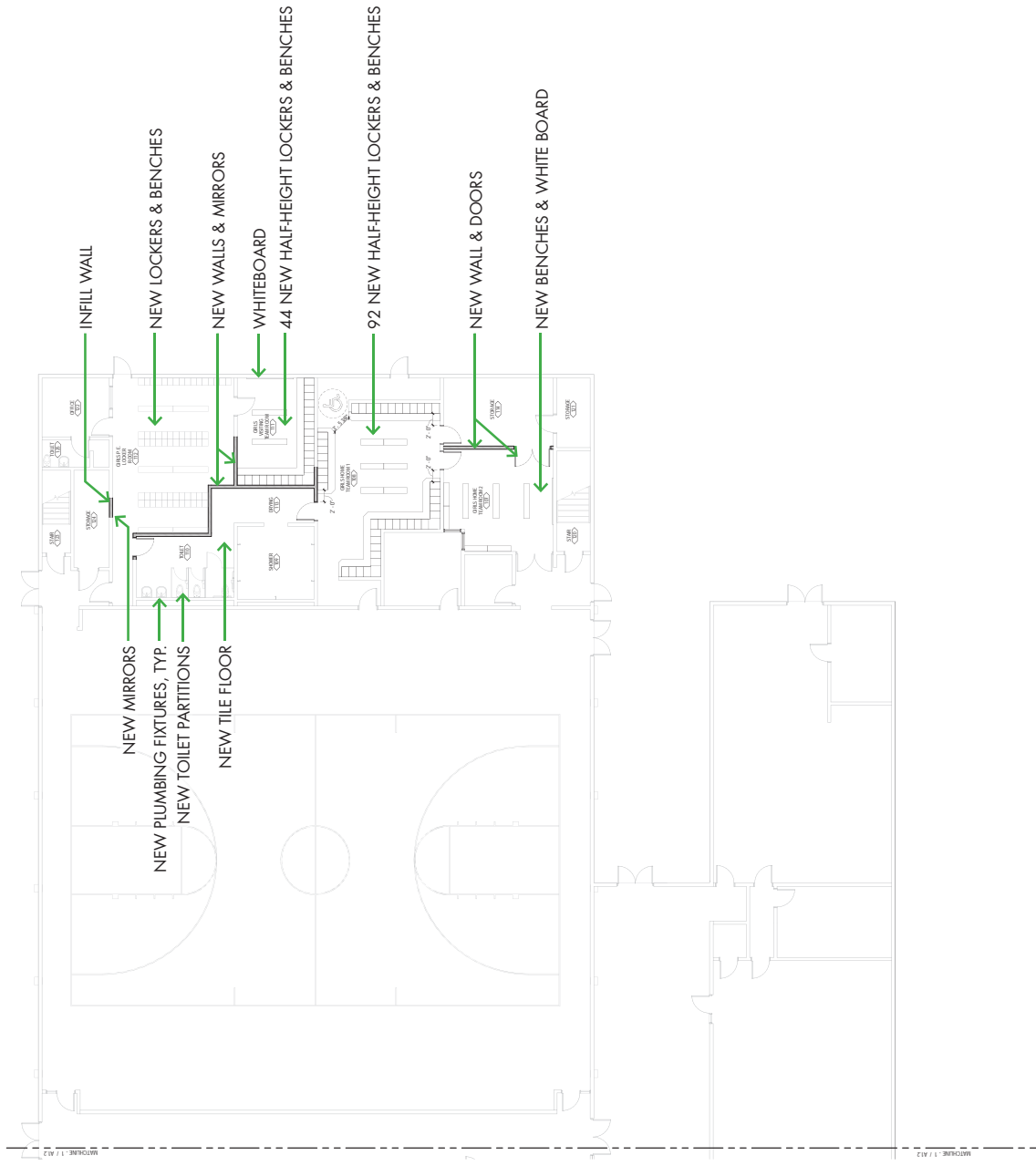
EXISTING TRANSACTION WINDOW

GLASS SEE-THROUGH TROPHY CASES

ALTERNATE LOBBY EGRESS DOOR

ALTERNATE LOBBY NEW SECURITY DOOR

N PROPOSED PLAN - WEST (AREA B)
SCALE: 1/20" = 1'-0"



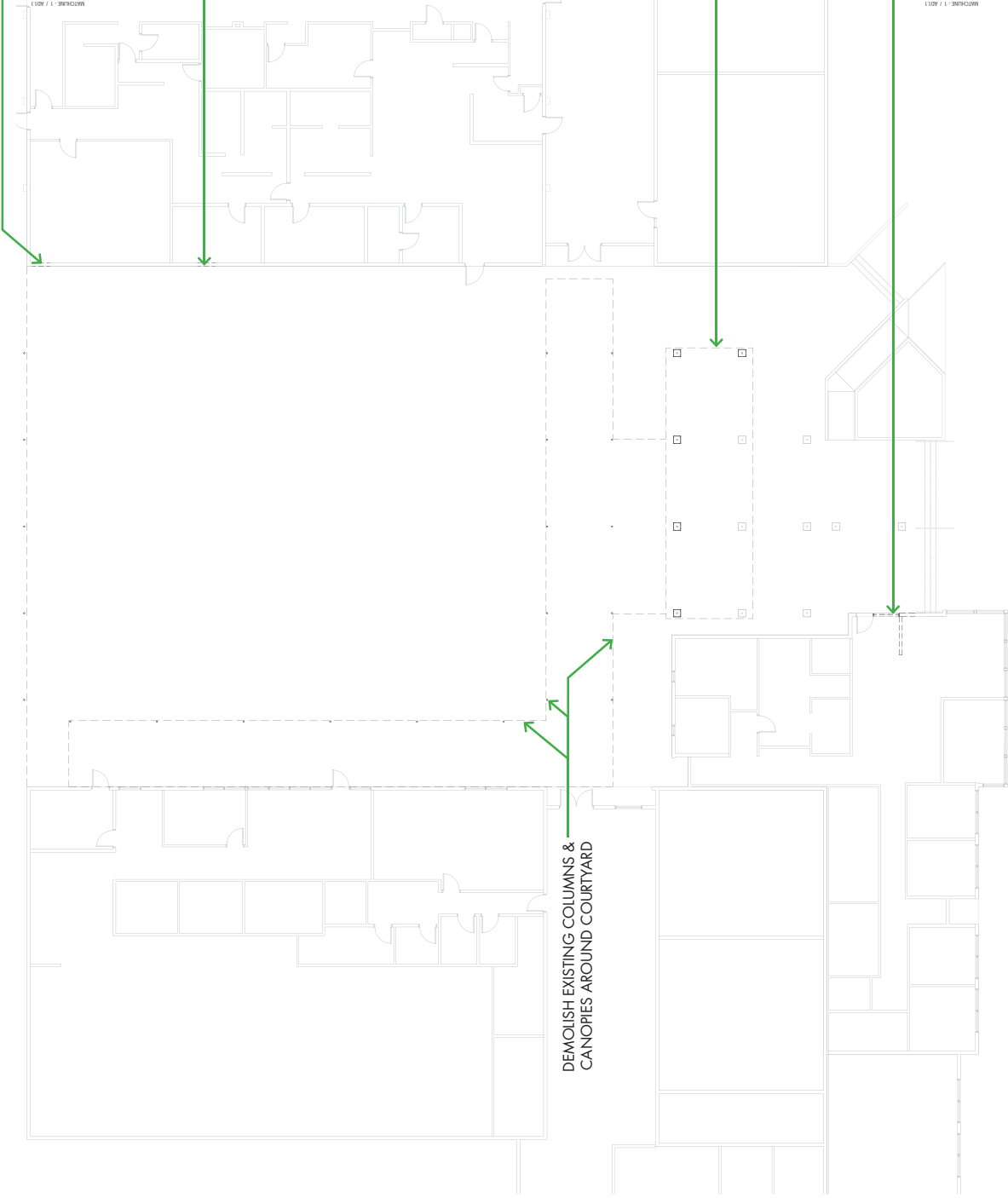
N  **PROPOSED PLAN - EAST (AREA A)**
 SCALE: 1/20" = 1'-0"

CUT OPENING IN EXISTING
CMU WALL FOR NEW DOOR

CUT OPENING IN EXISTING
CMU WALL FOR NEW DOOR

DEMOLISH EXISTING SHED
CANOPY @ NEW LOBBY

ALTERNATE: DEMOLISH EXISTING
STOREFRONT AND WALL TO
ALLOW FOR 2ND SECURITY DOOR
TO BE ADDED @ ADMIN OFFICE

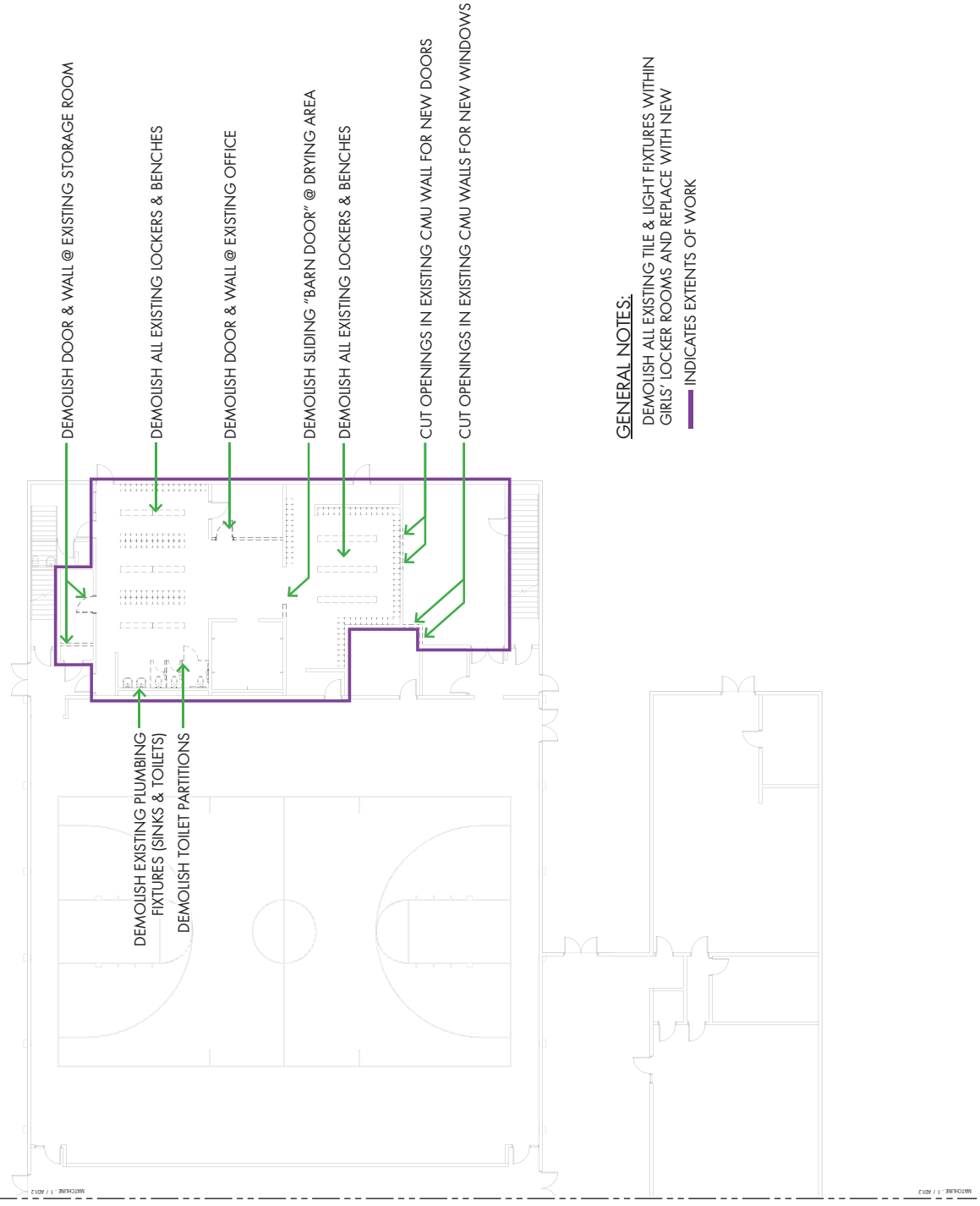


DEMOLISH EXISTING COLUMNS &
CANOPIES AROUND COURTYARD

DEMOLITION PLAN - WEST (AREA B)

SCALE: 1/20" = 1'-0"

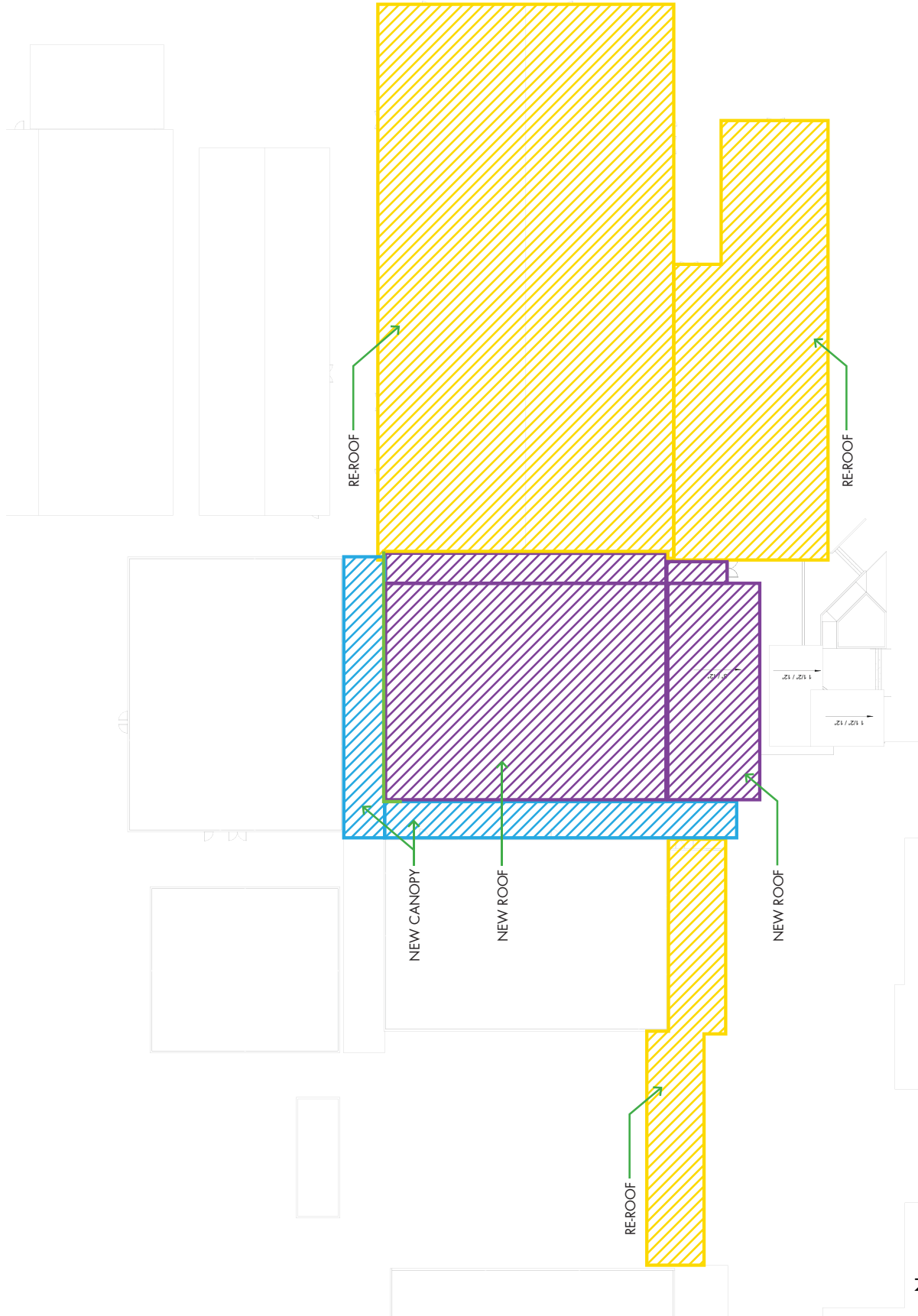




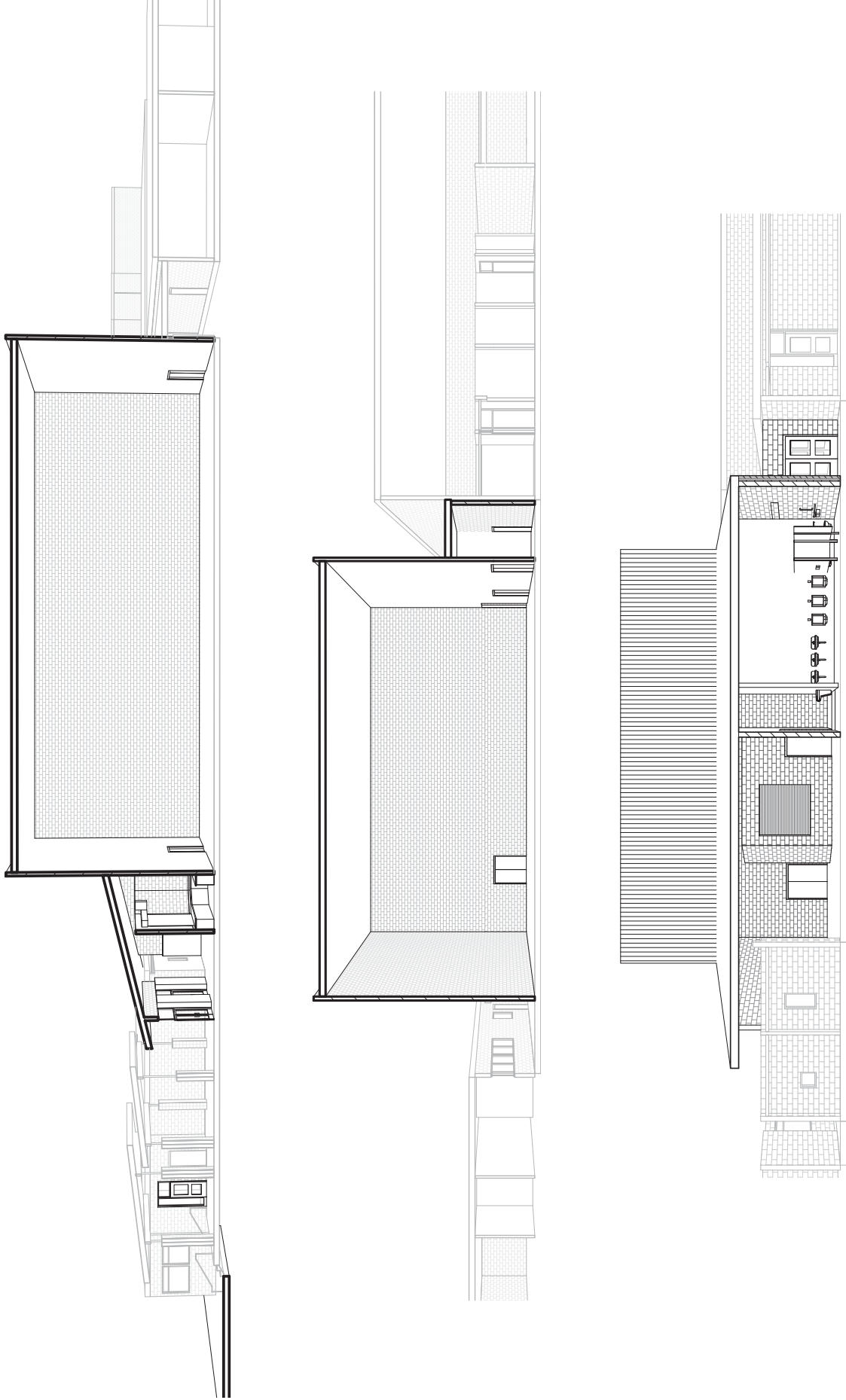
GENERAL NOTES:

- DEMOLISH ALL EXISTING TILE & LIGHT FIXTURES WITHIN GIRLS' LOCKER ROOMS AND REPLACE WITH NEW
- INDICATES EXTENTS OF WORK

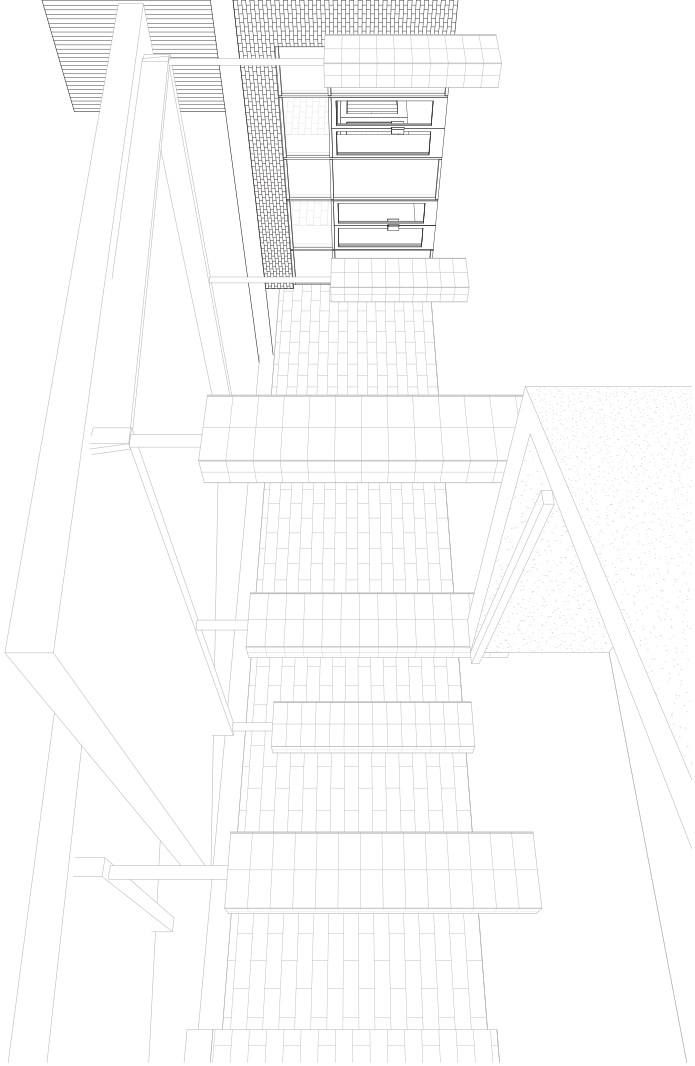
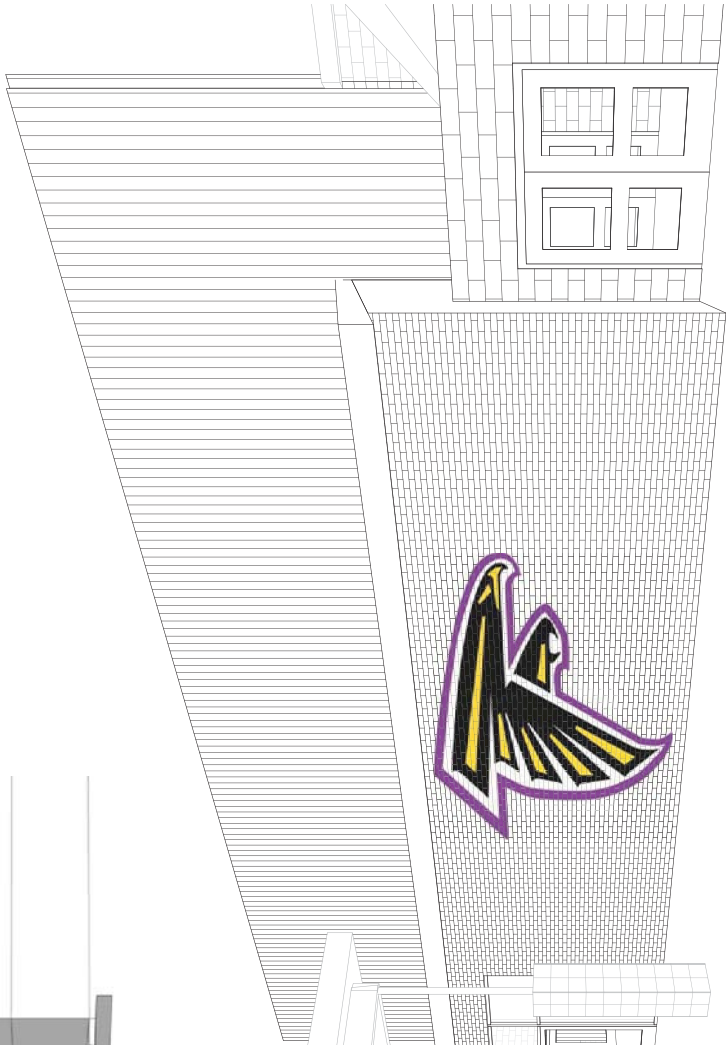
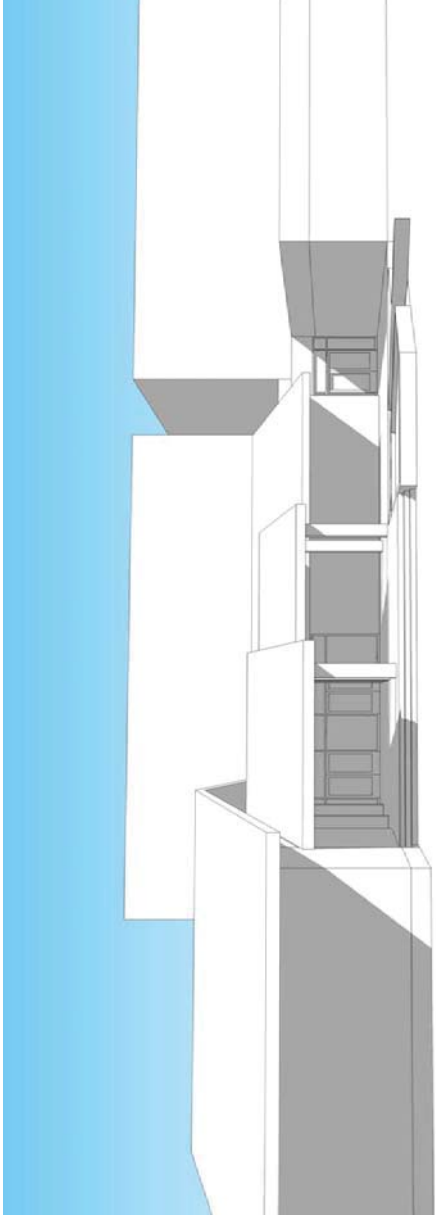
N DEMOLITION PLAN - EAST (AREA A)
 SCALE: 1/20" = 1'-0"



 **PROPOSED ROOF PLAN**
SCALE: 1/32" = 1'-0"



PERSPECTIVE SECTIONS



3D VIEWS - EXTERIOR