BLDD
ARCHITECTS

Decatur Public School District #61: New K–8 Magnet School

Schematic Design

November 2022

It's more than a school,
it's your future.

Decatur Public School District #61: New K–8 Magnet School

Schematic Design

November 2022

“**What you get** by achieving your goals is not as important as **what you become** by achieving your goals.”

- Henry David Thoreau

Schematic Design

Schematic Design is the period in the design process when initial design concepts are **generated and refined** to solve the design problems identified during the programming process.

During this period, various design concepts are generated to solve the program needs. These initial concepts are then **evaluated and condensed** into one or two designs for further study.

These rough concepts are then **refined and modeled** for further study. Once they are critiqued in the office and modified, we feel it is important to gain greater **feedback**. In this project, we also met with and sought for critical review from administrative and staff members on the initial and revised concepts.

From these feedback sessions, we further refined the concept images and drawings. The result of that development is contained in the following pages of this **Schematic Design Presentation**.

Schematic Design establishes the general scope, conceptual design, scale and relationships among the components of the project.

The Process

1 Pre-Design

- Determine owner priorities based on Function, Form, Time, and Cost
- Develop design program
  - Objectives (what are the general characteristics of the proposed building?)
  - Requirements (what must the building have in order to be considered successful?)
  - Project budget
  - Project schedule

2 Schematic Design

- Establish an understanding of how the building will look and function based on the program
- Rough schematic plan layouts (spatial relationships, basic scale and forms)
- Estimated cost and info on the materials and building systems
- Owner review and approval of preferred design option to develop further

3 Design Development

- Further refinement of schematic design
- General structural details are finalized
- Selection of materials, interior finishes, and building systems
- Engineering of plumbing, electrical, HVAC, energy analysis and other systems
- Updated construction budget
- Detailed site plan, floor plans, elevation and section drawings

4 Construction Documents

- Official and legal documents used to guide bidding, permit application, and construction of the project
- Site plan, floor plans, elevations, sections, details, mechanical and electrical drawings, and technical specifications
- All technical design and engineering finalized
- All products, materials, and finishes selected and scheduled

5 Bidding & Negotiation

- Submission of bid packages to qualified contractors
- Review and comparison of submitted bids
- Negotiation of contracts between owner and contractors
- Notice to begin construction

6 Construction Administration

- Architect to oversee the construction process to ensure it aligns with the design intent
- Site visits during construction to monitor progress
- Advise solutions to issues or conflicts as they come up
- Construction and final inspection complete
- Certificate of occupancy issued

The Concept

The new K–8 Magnet School for Decatur Public Schools, designed to accommodate 600 students, represents an opportunity for the district to provide a facility which not only replaces the facility currently in use, but also allows for a reimagination of what that program can accomplish. **This facility is designed around thoughtfulness in all aspects.** From placement on the site to efficiently utilize the current topography to the benefit of the facility, to the organization and configuration of the spaces to ensure efficient day to day operations, as well as long term flexibility and elasticity to support the learning program today and well into the future. This thoughtfulness is lastly reflected in the overall mass and exterior design of the facility. The combination of sloped and low-slope roofs, with clear indicators of the front doors, create a building more suited to the neighborhood in which it will live, allowing for a playfulness in materials and form welcomed by this parkside site.

The building is sited on the old Oak Grove site—adjacent to Oak Grove park at the corner of North Home Park Avenue and West Center Street. This site with its modest, but beautiful topography provides an opportunity to strategically place the facility to maximize visibility upon approach, separate traffic efficiently, and provide large open green spaces both in the front "lawn" as well as north of the facility. This focus on site configuration ensures visitors to the facility, as well as users, will **experience the building in a way where it feels tucked into the neighborhood, and still intimately connected to the green spaces around.** Bus traffic approaches from the east where pick up and drop off are at the main secured entry. Visitor and staff parking are also included in this area to provide easy access to the facility. Car traffic takes advantage of the off street parking lane along West Center Street and loops into the property with pick up and drop off occurring on the west side of the facility. These students enter through an event entry directly across the interior commons from the main entry. This car lot also houses the bulk of event visitor parking allowing that to become the "front door" for after hour events.

Paved play and equipment for grades 6–8 are planned to be shared with Oak Grove Park to the west of the new facility. New K–5 paved play and equipment are located just north of the new facility, perched atop the small hill. These, in combination with a nicely shaded outdoor learning area, **allow students to easily utilize the site directly adjacent to the building for learning and play, and retain the majority of the green space further north for more extensive play and physical education use.**

The plan can be broken down into two main zones. At the south is the public and shared use areas. This includes the building admin and secured entry, food service and dining commons, band and music rooms, as well as the competition gym and support spaces. The band room can transform into a performance and presentation space—projecting out to the stepped floor commons, with music serving as additional backstage space during events. **A multi-use capability allows for spaces to retain high use throughout the day and high function when needed.** These areas would be considered "accessible" during and after school hours.

The Concept

The north portion of the plan includes a combination of grade level pods along with shared use, collaborative, and art learning areas. This area is organized into a two-section K–2 zone on the east end of the first floor, and a two-section 3–5 zone on the west end—each with flex rooms able to support future growth in enrollment. A three-section 6–8 zone is located at the second level above the 3–5 zone. Between the K–2 and 3–5 zones at level one is the media center which is visible from the commons and easily accessible to all students. Above this area at the second floor and adjacent to the 6–8 zone is an expanded collaborative zone to support the older students. Accessible from this area and from the more public upper commons are the two art rooms. Located on the second floor with expanses of north light, the two rooms are **organized to work together for the best delivery of art, but also allow for easy access** for both K–5 and 6–8 students without circulation overlap. This entire area is configured to allow for direct access to most resources and easily zoned-off areas for controlled access to toilet rooms and other student support services such as sensory, care, and transition.

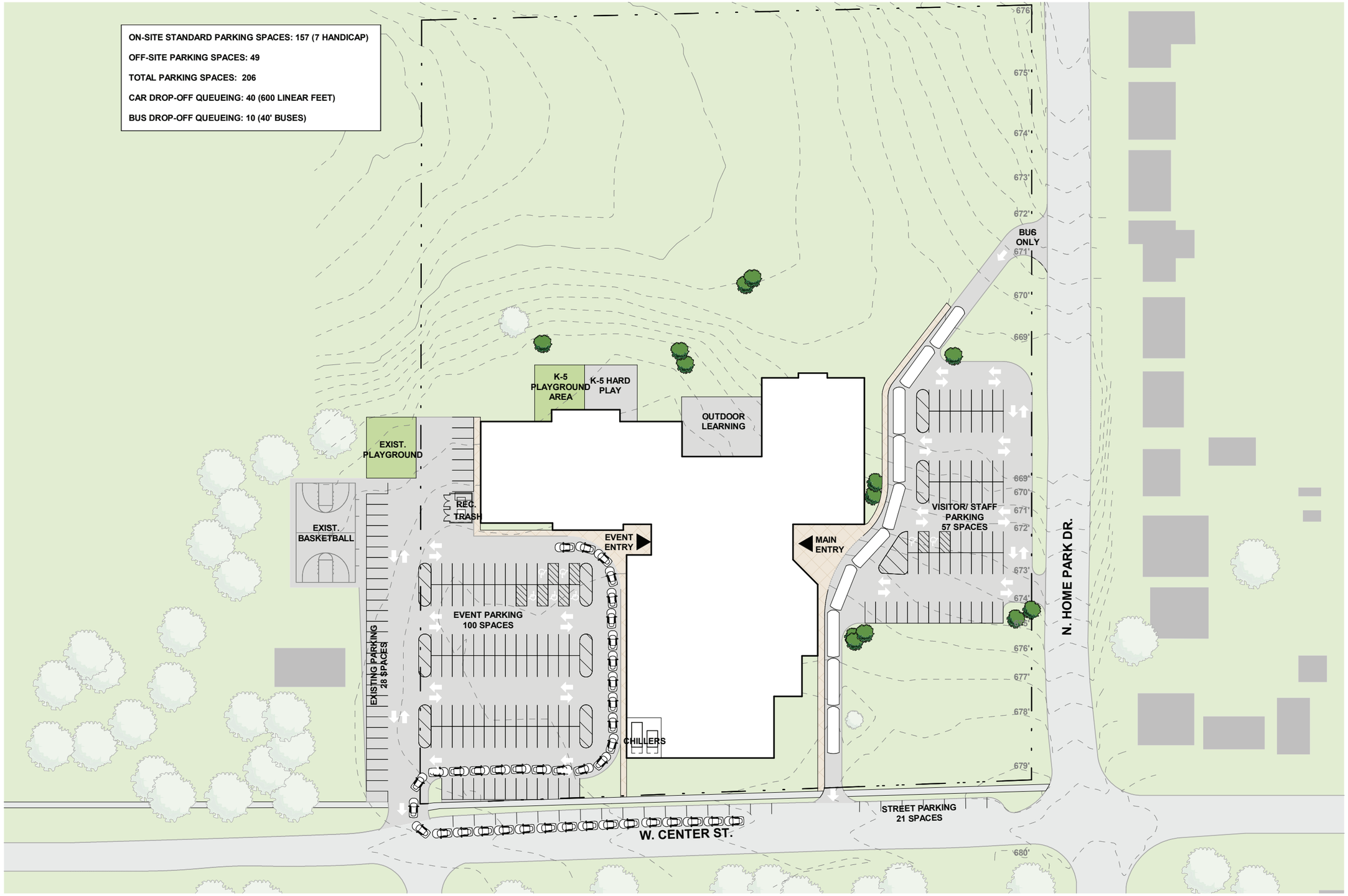
Within the classroom pods, the organization of learning spaces and student and staff support zones is focused around flexibility of hands-on learning and collaboration. For K–2, this collaboration zone consists of small group and conferencing spaces to allow for out-of-room work, in a more controlled environment, with small nooks for one-on-one interactions.

The 3rd–5th pod builds upon this collaboration by supplementing small group rooms and conferencing spaces with more open collaborative zones. These areas combine to create a collaborative zone easily accessible for all 3–5 spaces and able to support an entire class. A hands-on maker space is adjacent to this collaborative area, able to be opened up to allow even further flexibility in the delivery of this hands-on collaborative program.

Lastly, the 6th–8th pod takes the collaborative and hands-on zones a step further. Building upon the expanded break-out zones present K–5 by providing enough space to allow for multiple classes to break out into the various spaces. **The inclusion of meeting areas with the ability to present and discuss, as well as the enclosed small group and conference rooms provide many options for student and educator use.** Due to the age of students, additional huddle areas are available along the main circulation route to provide options for independent study, or one on one collaboration. This breakout zone is supplemented by an upper level collaboration space intended to support a full grade level. This space, located above the media center at the heart of the building, provides views to the green spaces to the north, while being easily accessible for independent or guided use. The hands-on opportunities for 6th–8th grades are enhanced through another maker space, similar to that of the 3rd–5th zone, but here is paired with a dedicated science space to allow those two environments to support hands-on learning for the various programs in the building.

Site Plan

SCALE: 1" = 80'-0"



First Floor Plan

SCALE: 1" = 40'-0"

Second Floor Plan

SCALE: 1" = 40'-0"

Southeast Perspective

Northeast Perspective

Southwest Perspective

Interior Perspective

Proposed Construction

Building Structure:

Foundations System
We propose the first floor construction to be 5” reinforced concrete slab over a vapor barrier over 6” compacted granular fill. Foundation to be a typical formed in place, reinforced concrete foundation with footings at steel column locations. - Pending Geotechnical report

Superstructure
Exterior load bearing precast panels, with supplemental structural steel framing along interior grid lines and around the perimeter load bearing precast panels.

Gymnasium to utilize precast bearing walls supporting long span roof joists with poured concrete deck. Panels to be 14” thick precast panels to serve as storm shelter.

Building Envelope:

Exterior Walls
Exterior walls will be a combination of precast concrete panels with brick inlays, and precast panels having an exposed aggregate with an etched finish..

Exterior Fenestration
Exterior fenestration will consist of fixed thermally broken aluminum storefront with 1” insulated glazing. Some operable aluminum windows may be provided in limited areas.

Exterior Doors
Aluminum doors with insulated glazing will be used in aluminum storefront applications. Individual exterior door openings will be hollow metal frames and doors.

Roof
Roofs for low slope areas will be built-up roofing per the district standard (Therm 100) over insulation and metal deck. Areas where the roof is highly visible may be standing seam metal roofing, possibly as an alternate bid.

Interior Elements:

Interior Partitions
Standard classroom areas, offices, etc will be painted abuse resistant gyp board on metal studs with sound batt insulation. Assume that partitions go to underside of deck above. Music room may have acoustically treated partitions and ceiling (multiple layers of gyp board) if deemed necessary.

Openings
Interior doors and window openings will be hollow metal frames.

Doors will be solid core wood.

Doors at storm shelter to be storm rated HM doors and frames.

Stairs
Stairs will be concrete filled steel pan stairs with vertical steel guardrails.

Elevator
Likely be a two story, machine room less traction type elevator, 1500 lb capacity.

Ceilings and Soffits
Office and classroom ceilings will be 2x2 ACT. Common space / circulation areas will be a combination of painted exposed structure and ACT clouds with metal perimeters. Gym ceiling will be painted exposed structure.

Toilet and locker rooms will have epoxy painted gypsum board ceilings. Kitchen/servery will have cleanable ACT. Gyp board soffits will be used at space transitions and as required for MEP system concealment in finished spaces.

Acoustic Treatment
Acoustical panels and reflectors will be used within the gym, commons, and music areas as required to adjust the sound level within each space.

Floor Finishes
Typical floor finishes as noted below:

- Classrooms: Carpet at learning area with Luxury Vinyl Tile (LVT) at entry/locker zone
- Offices: Carpet
- Work Rooms: LVT
- Classroom Commons: LVT / Carpet
- Music – Carpet
- Art - Sealed concrete floor
- Gym – Maple wood floor
- Public common areas / corridors – Luxury Vinyl Tile (LVT)
- Toilet rooms - Epoxy paint
- Kitchen / Servery – Poured, slip resistant resin floor.

General Casework
General casework throughout office areas will be commercial grade laminate with laminate tops. Layout will vary with uppers, lowers with countertop, and full height.

- Classrooms to receive ~12’-16’ of casework upper/lower/counter
- Common storage zones at education wing full height - double door
- Teacher Work rooms ~8’-12’ upper/lower/counter
- Admin/Reception Desk
- Library/Media Center Desk

Environmental Graphics
Vinyl installed on gyp board will be utilized in high profile public spaces and educational spaces to create energy and reinforce positive learning attributes.

Interior Specialties and Equipment

Display Surfaces
Marker boards and tack boards will be metal framed.

Signage
In addition to environmental graphics, signage will be panel signage for wayfinding. Includes room identification, office and conference room customization and overall wayfinding as necessary. Dimensional letter will be included in some capacity on the exterior as well to serve as building identification.

Toilet Compartments and Accessories
Toilet compartments will be solid plastic toilet partitions. Toilet accessories (toilet paper dispensers, soap dispensers, hand dryers) will be provided by the owner’s vendor and installed by the contractor. Grab bars, mirrors, sanitary vending units, sanitary disposal units, and other accessories will be by the contractor.

Fire Protection Specialties
WIll be semi-recessed fire cabinets with extinguishers wherever the wall type allows.

Athletic Equipment
Gymnasium will have volleyball sleeves in the floor system. The volleyball standards, netting, and related equipment will be included. There will be six (6) Basketball goals, and all will be adjustable. These will be front fold hoop systems as able in coordination with other building systems. A vertical rolling divider curtain will also be included to allow the gym to be divided into two “cross courts.” This will allow for simultaneous use by two P.E. Classes during typical daily use.

Bleachers
Bleachers will be provided within the gymnasium that are retracted, wall mounted bleachers with plastic seats to seat 500.

Proposed Systems

Exterior Improvements

Playground areas

Playground equipment will be provided in various configurations to accommodate age groups and to meet accessibility requirements. The surface below structures will be poured-in-place rubber surfacing. These areas will be configured to provide adequate space for equipment, with applicable fall zones, and accessible access.

Mechanical

The proposed HVAC system for this project is a four-pipe hydronic system utilizing central chillers and high efficiency boilers. The building will be served by variable volume air handlers equipped with chilled water and hot water coils. The air handlers serving the classroom portions of the building (to the north) will be roof-mounted and those serving the commons area and gymnasium (to the south) will be located in the mechanical penthouse. VAV boxes with hot water reheat coils will be located throughout the building for individual space temperature control. This is a very conventional approach using standard equipment that is easy to use and maintain.

The second-floor mechanical penthouse will house the boilers, hot/chilled water pumps, and pipping specialties. The chillers will be located just at the south-west corner of the building in an enclosed "mechanical yard".

Heating hot water will be generated at a centralized hot water plant through use of extremely high efficiency, gas-fired, condensing-type boilers. The boilers will be sized to provide heating for the entire new building. Two new hot water system pumps will be installed in the second-floor mechanical room (boiler pumps come integral with the boilers). Variable water flow through use of VFDs will be employed for the hot water systems to allow for increased system efficiency.

Chilled water will be generated at a centralized chilled water plant through use of two air-cooled chillers (one sized for approximately 1/3 of the building load and one for 2/3 of the building load). The chillers will be sized to provide cooling for the entire new building. Four new chilled water pumps will be installed in the mechanical room: two chiller pumps and two system pumps. Variable water flow through use of Variable Frequency Drives (VFDs) will be employed for the chilled water systems to allow for increased system efficiency.

The gym will be conditioned by a single air handler located in the mechanical penthouse. The air handling unit design allows for the necessary turndown to allow for reducing outdoor air intake based on carbon dioxide sensors within the space. The unit will be appropriately sized and provided with controls to provide appropriate humidity control for the new gym flooring.

Storm rated louvers will be installed as needed for the ventilation air penetrations through the storm shelter envelope – motorized dampers will be utilized to allow ventilation air passage in a tornado event. It is assumed a natural ventilation approach will be used for this building and therefore an emergency generator will not be required.

The full-cooking kitchen will have a type-1 kitchen hood and will be served by dedicated kitchen exhaust fan and make-up air unit. The general conditioning of the kitchen will be through the make-up air unit itself.

A typical classroom design allows for each room to be an individual zoned. Each room will have a dedicated variable air volume (VAV) box with a dedicated thermostat and ducted distribution with the classroom. The AVA box will be located above the ceiling.

Non-classroom space zoning (offices, work rooms, etc.) accounts for rooms with similar heating and cooling loads. Each zone will be conditioned through a VAV box and controlled by a single dedicated thermostat. Multiple offices/misc. spaces may be zoned together for economy.

A sophisticated control system will be employed to optimize efficiency of all HVAC systems. The control system will employ variable speed pumps for hot/chilled water distribution though the building. Variable frequency drives will be installed on the air handlers in the building to allow for efficiently controlling fan speeds in conjunction with VAV boxes dampers opening/closing. Occupied/Unoccupied setpoints will be programmed for energy savings during unoccupied hours. Economizer and demand control ventilation will be included in control sequences. Digital temperature controls will be sole sourced to Entec (in an effort to standardize the district).

Miscellaneous Mechanical Systems:

Hot water unit heaters will be installed to heat electrical/mechanical spaces.

Hot water finned tube will be used to offset large window loads in the building.

Minisplit air conditioning systems will be used to condition data rooms.

Mechanical Means and Methods

New sheet metal ductwork will be wrapped.

Ductwork exposed in finished spaces will be insulated, double walled round or flat oval with a perforated inner liner.

The new air system installation will be tested, balanced and documented.

Electrical

Site

Two 4" PVC conduits will be extended from a utility pole at the south side of the property to a utility transformer location adjacent to the building. Ameren will pull primary service conductors through primary conduit and land on utility transformer.

Several 2" conduits will be routed from the building's MDF room to infrastructure on site (needs verified) to get copper phone and internet services into the building.

New site lighting will be provided for new parking lots and walkways associated with the new building. Pole-mounted, LED area lights will be provided on 25-foot poles and three-foot concrete bases. LED bollard type light fixtures will be provided near building entrances and walkways.

Additional electrical infrastructure will be provided for miscellaneous site items such as a circuit and empty low-voltage conduit for new electrified signage, and circuitry for flagpole lighting.

Facility Power, Distribution and Electrical Gear

The electrical distribution system for the new building will originate at the new electrical service. New service is estimated to be a 2,000A, 120/208V service with an annual peak demand of 1000A.

Electrical gear will be provided as follows:

- Outdoors, in the mechanical yard a 120/208V, 2,000A switchboard with 2,000A main circuit breaker will be provided. This switchboard will be NEMA 3R rated, will have Ameren metering built in, and will have feeder breakers for the chillers and distribution panelboards inside the building ('DPA' and 'DPB').
- In the mechanical room (within the storm shelter), a 120/208V, 800A, 3Ph, 4W, distribution panel 'DPA' and a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'A' will be provided.
- In the corridor south of the new kitchen, a 120/208V, 225A, 3Ph, 4W, 72 circuit panel 'K1'; a 120/208V, 100A, 3Ph, 4W, 30 circuit panel 'K2' (fed from shunt-trip circuit breaker in panel 'K1'); and a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'B' will be provided.
- In the administration area: a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'C' will be provided.
- In the K-2 wing, a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'D' will be provided.
- In the 3-5 wing, a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'E' will be provided.

Proposed Systems

- In the 6-8 wing, a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'F' will be provided.
- In the second-floor mechanical room, a 120/208V, 800A, 3Ph, 4W, distribution panel 'DPB' and a 120/208V, 225A, 3Ph, 4W, 42 circuit panel 'G' will be provided.

Disconnect switches and motor starters will be provided for all HVAC and Plumbing motor loads as required. See Mechanical and Plumbing sections of this narrative for equipment descriptions.

Wiring Devices

Receptacles will be provided throughout building – tamper resistant wherever students may be present.

GFCI when adjacent to sink.

Weatherproof GFCI when outdoors.

Special NEMA receptacles as required in kitchen (for kitchen equipment) and in gymnasium for motorized basketball goals, dividers, etc.

Single-gang floorbox receptacles at point-of-sale machines in kitchen.

Multi-gang floorboxes in conference rooms and in gymnasium.

Single-gang light switches in mechanical, electrical, and IT rooms.

Lighting

All new lighting will be LED type.

Color Rendering Index (CRI) will be greater than 80.

Lighting design will meet 2021 IECC.

- Approximately 0.87 W/sq.ft. lighting power density
- Extensive use of occupancy sensors (note, most applications will have manual-on functionality – no auto-on)
- Daylight-responsive controls where required.

Assumed use of mainly 1x4, 2x2 and 2x4 LED troffers with LED downlights for supplement; suspended LED slot fixtures in finished spaces without ceilings; gasketed LED strip fixtures in "heavy-use" spaces (locker rooms, mechanical room, etc).

Assume some "premium" fixtures: slot fixtures, decorative sconces/pendants, etc.

Assumed some level of premium exterior, building mounted lighting.

Fire Alarm

An entirely new fire alarm system will be installed. It will be a fully addressable system with speaker/strobe units throughout and smoke detectors in the corridors and open spaces. An amplifier and voice recorder will be provided for voice evacuation functionality.

Pull stations at each building exit.

Fire alarm modules as necessary at fire protection service riser, fire pump and at each fire protection zone.

Fire alarm connectivity and programming for elevator recall.

Magnetic door hold-open connection where required.

Annunciator panels will be provided at select entrances coordinated with the local Fire Mashall and within the "admin" area for system activation and annunciation.

Duct mounted smoke detectors will be located adjacent to any smoke damper; within the supply duct of any air moving equipment rated over 2000 cfm; and within the supply and return ducts of any air moving equipment rated over 15,000 cfm.

Miscellaneous

Electrical rough-ins will be provided for the following technology systems:

- Network and IT
- Building paging and clock
- Door access
- Video surveillance
- Rescue assistance
- Local A/V systems

Electrical elevator feeds.

Ladder-type cable tray in the IT rooms.

Conduit sleeves throughout building for low-voltage wiring.

Grounding backbone to support IT Network rooms (with ground bars in each IT room).

Electrical Means and Methods

All conduits will be EMT.

All equipment and branch circuit conductors will be copper.

All service and panel feeder conductors will be aluminum.

All 20A circuits longer than 75 feet will be #10.

Plumbing

Facility Services

A new 6" combined water service will be installed in the main building mechanical room. The water service will be split inside for the fire service and domestic water service.

A new gas service and gas meter will be installed at the new building.

A domestic water booster pump will be provided.

Plumbing Fixtures

New fixtures will be white china, with sensor-type flush valves and faucets (battery operated).

Water Heating

All domestic water heating will be provided with properly sized, sealed combustion, gas-fired water heaters.

A hot water recirculation system will be provided for delivery of consistent hot water to all parts of the building.

A dedicated water heater will be provided within the new kitchen.

Piping

Water piping will be Type L copper piping with fiberglass insulation.

Gas piping will be black steel.

Waste and vent piping will be schedule 40 PVC.

Storm and overflow piping will be schedule 40 PVC.

Fire Protection

Sprinkler System

Entire building will be sprinkled with a wet system.

A fire pump will be provided.

Proposed Systems

Technology

Building Network

The new building will have a centralized MDF room on the first floor with two IDF rooms on the first floor and an IDF room on the second floor. Two, floor-mounted four-post racks will be provided in the MDF and one, floor-mounted two-post rack will be provided in each IDF. Each network rack will be connected to the MDF with armored 12-strand multi-mode fiber. The MDF walls (at least two) will be lined with fire-rated plywood. Each IT room will be equipped with a copper ground bar – all of which will be connected to the MDF's ground bar with appropriately sized copper grounding conductor. Fiber optic patch panels, power distribution, and cable management will be provided with each rack.

A minimal amount of cable tray will be provided to ensure proper cable routing and coordination.

Copper network wiring (Cat6A) will be provided from each network rack out to the field (for in-wall network jacks and other IP-based field devices).

Each IT room will have dedicated cooling.

Rack-mounted UPSs will be provided.

Active devices (managed network switches, wireless access points, IP phones, etc.) furnished and installed by DPS.

Phone

Network cable will be provided to each IP phone location.

Wall-mounted jacks at 18" aff for offices. Wall-mounted jacks at 54" aff for wall-mounted classroom phones.

Phone system head end and handsets furnished and installed by DPS.

Paging/Clock

Paging system leverages the district's Informacast platform.

All classroom clock/paging speakers to be IP-based and will require network cable.

Corridor paging speakers to be hard-wired, zonal type and will wire back to an IP device on the network for Informacast integration.

Corridor clock/speakers to be IP based and will require network cable.

Licenses for Informacast devices furnished by DPS.

Video Surveillance

All video surveillance cameras to be IP-based and will require network cable.

All cameras will be furnished and installed by the contractor.

Complete coverage shall be provided around exterior perimeter of building.

Intrusion Detection

An intrusion detection system will be provided as part of this project and will be furnished/installed by the contractor.

System will include a keypad (to arm/disarm the system) located at a main entrance.

A head end will be installed in a mechanical/electrical/IT room as required.

Doors will be equipped with door contacts to alert system of open doors.

Motion sensors will be located at main corridors.

Door Access Control

A door access control system will be provided as part of this project and will be furnished/installed by the contractor.

System will include card readers at select doors for control of local electric locks.

A head end will be installed in a mechanical/electrical/IT room as required.

Doors will be equipped with door contacts to alert system of open doors.

The system will be sole sourced to Entec (DPS temperature control contractor).

Earthwork

This work will consist of topsoil stripping, stockpiling and placement, earthwork excavation, and engineered fill to be placed and compacted as required to install proposed improvements. At this location, because of the considerable change in elevation over the entire site, fill material will have to be hauled in, from off-site. Material from the north end of the site will be used as fill as well as material from the detention area. A detention area will be constructed in the northwest corner of the site to drain into the existing storm sewer system. Storm water detention is required when additional impervious areas are added to a development. Because this site was a school previously, and has ample greenspace area, we do not anticipate extensive stormwater detention will be required.

Exterior Improvements

The proposed work will include the following: Construction of a bituminous asphalt parking lot containing +/-160 parking stalls on the west and east sides of the proposed building. Construction of sidewalks, slabs and pads, concrete curbing, aggregate base, and surfaces for outside facilities. Provide a new entrance to the east parking area on North Home Park Avenue. Provide a new entrance on North Home Park Avenue and a new exit onto West Center Street for the proposed bus lane. Reconstruction of the existing street parking/ drop-off stacking area, along the north side of West Center Street.

Utilities

The proposed work will consist of the following: Installation of storm sewer inlets/manholes and associated piping to accommodate storm water runoff. New water service and fire hydrants for the proposed school. Installation of utility lines as required to the new building. New sanitary service connection to the existing sanitary sewer located on the south side of West Center Street. The sizing of all utilities will be based on need.

Project Schedule

Schematic Design (10 wks) ..... Sept. 13 – Nov. 22, 2022
- *BOE Approval of A/E Contract ..... Sept. 13, 2022*
- Weekly review with Building Committee ..... Sept. 27 – Nov. 7, 2022
- Print SD Booklet ..... Nov. 14, 2022
- **BOE Meeting 100% SD ..... Nov. 15, 2022**

Design Development (16 wks) ..... Nov. 16, 2022 – Feb. 14, 2023
- Design Team Kickoff / DD transition ..... Nov. 16, 2022
- MEP/Civil Coordination meeting ..... biweekly
- Interior Finishes & Env. Graphics approval ..... Dec. 20, 2022
- 50% DD review with Building Committee ..... Jan. 3, 2023
- **BOE Meeting 50% DD ..... Jan. 10, 2023**
- BLDD QAQC Review ..... Jan. 11-13, 2023
- School Leadership Team Review ..... Week of Jan. 30th
- 100% DD review with Building Committee ..... Feb. 7, 2023
- **BOE Meeting 100% DD ..... Feb. 14, 2023**

Construction Documents (17 wks) ..... Feb. 15 – June 13, 2023
- CD transition meeting ..... Feb. 15, 2023
- MEP/Civil Coordination meeting ..... biweekly
- 50% CD ..... **April 14, 2023**
- BLDD QAQC review ..... April 17-21, 2023
- 95% CD ..... May 26, 2023
- Final Coordination ..... May 29 – June 2, 2023
- 100% CD ..... June 12, 2023
- **BOE approval of Bid Documents ..... June 13, 2023**

Bidding and Negotiation (6 wks) ..... June 14 – Aug. 9, 2023
- Advertisement for Bid ..... June 14, 2023
- Bid Document Printing ..... June 14-16, 2023
- Bid documents released to Contractors ..... June 19, 2023
- Bid Opening ..... July 20, 2023
- Recommendation to Board for Acceptance of Bid ..... July 21, 2023
- **BOE Meeting – Award Contract ..... Aug. 8, 2023**
- Notice of Award ..... Aug. 9, 2023

Construction (14 months) ..... Sept. 2023 – Oct. 2024
- Complete Punchlist (120-day ESSER grace period) ..... Nov. 2024
- Furniture installation / Move-in ..... Dec. 2024
- **Occupancy ..... January 2025**

BECAUSE
LIFE®
DESERVES
DESIGN

BLDD.COM