

November 9, 2009

**BOULDER VALLEY SCHOOL DISTRICT
CREEKSIDE ELEMENTARY – ADDITION AND RENOVATIONS
Schematic Design Submittal**

The primary purpose of this project is to update and/or expand the program elements delineated in the bond and Creekside Design Advisory Team (DAT), as well as provide for the maintenance of mechanical/ electrical items to ensure the long term durability of the school.

Background

Creekside Elementary School was originally constructed in 1955 and has had (4) building addition in 1958, 1963, 1989 and 2000. The original 1955 construction of the school was a total of 26,092 sq. ft. which includes 952 sq. ft. of basement. The 1958 addition built on 8,878 sq. ft. of classroom space at the end of the east wing. In 1963 a 6,621 sq. ft. addition of classrooms were added to the end of the west wing, 812 sq. ft. were added central as administrative and 2600 sq. ft. were added off to the north in the front of the building. In 1989 a 951 sq. ft. renovation/addition added a Media Center as well as Computer Lab. In 2000 a 1,311 sq. ft. gym addition was added to the side of the existing gym.

The building has been constructed utilizing concrete spread footing and grade beams, slab-on-grade floor construction as well as 2x12's over crawl space at the Gymnasium. The structure of the majority of the building is masonry bearing wall with steel bar joists. Later renovation/addition work utilized steel pipe columns for structure. The majority of the buildings roof has been constructed with 2" gypsum deck over 1" form board. Later additions used ballasted EPDM over insulation and 1 ½" metal roof deck.

Administration Expansion and Main Entry

The BVSD Bond description includes expanding the current administration area as a priority 1 item. Through discussion with the DAT, the priorities for the administration expansion and potential locations were established. The DAT recommended that the administration expansion occur as an addition to the front of the building. The DAT also recommended that main entry be kept at the North East corner of the building due to its close proximity to the parking lot and parent drop off area. The expanded administration suite is planned to accommodate the BVSD Education Specification with modifications recommended by the DAT. The DAT requested the program to include the secretary/reception work area, waiting area, administration work room, storage, health clinic, health clinic toilet, conference room for 8 people, and principal's office. This addition will also incorporate a new entry, space for the relocated and consolidated Literacy Library with adjoining instructional small group space, the relocated OT/PT Motor Lab, relocated Family Recourse Center as well as men's and woman's restrooms. This new addition will occur by renovating the existing administration space as well as adding additional area to the front of the building. The new build out will keep the existing corridor that parallels the administration offices including the north east corridor wall. A new roof structure will be built to cover the new area of build out as well as the existing renovation area. A new Entry Vestibule will be constructed increasing the parent/student gathering area as well as increasing the schools security. The new Entry finishes will continue into the building and the existing lobby will also be renovated. Air conditioning will be installed for the Administration Offices per the Bond Program.

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Structure:

Schematically, we are proposing the use of a drilled pier foundations and grade beams with a slab-on-grade floor system. Traditional bearing wall construction will be combined with areas of post and beam framing methods. Roof framing will be traditional bar joist and metal deck.

The floor system to be used will likely be a structural concrete slab, epoxy doweled into the existing slab and on engineered fill. Pending the result of the geotechnical survey, additional floor systems or over-excavation may need to be evaluated to mitigate the potential for movement in the floor system. Any additional over-excavation or structural system will increase the projected cost of construction.

The exterior envelope has not been discussed in depth with the DAT group, however a variety of materials that relate to the existing building construction could be used. The materials could include: brick masonry, storefront glazing and steel framing.

Cafeteria Renovation

The DAT has indicated that the existing cafeteria is undersized and experiencing congestion problems when students line up waiting to be brought back to their classrooms. Because we are relocating part of the existing Literacy Library to the addition we will be opening up that space to the cafeteria.

Structure:

The wall that will need to be torn down is structural and will have to be reviewed and replaced with a beam.

Literacy Library

The existing Literacy Library is being moved to the new front addition and will free up (1) additional classroom space. The approved concept would reassign this area to be Flex office as well as a dedicated CLIP office.

Structure:

No structural implications occur as a result of this reassignment.

Renovation/Reallocation for the PC Lab

The DAT Team has identified the existing PC lab to be undersized and not up to BVSD Program standards. Due to the OT/PT Motor Lab relocating to the new addition, the space freed up will be reallocated to the PC Lab to bring it up to current standards. Air conditioning will be installed to the new PC lab per the Bond program.

Structure:

No structural implications occur as a result of this remodel.

Playground and Equipment

Some of the existing playground equipment at Creekside does not meet safety and accessibility requirements for the district. The equipment is being reviewed and any nonconforming items will be removed. The DAT Team has decided not to replace the removed equipment due to the ample amount of equipment that will remain.

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Miscellaneous Areas of Work and Alternates

In addition to the numerous building finish upgrades identified in the BVSD Bond scope, the DAT identified a few building improvements which would improve their classrooms and enhance the learning environment.

New Exterior Doors at all classrooms without.

The majority of the existing classrooms have exterior doors with exception to (6) rooms in the original building. The DAT has identified the need to add new doors to these rooms.

Remodel the existing Teachers Lounge/Work Room.

The Teachers Lounge/Work Room gets crowded and congested due to parents trying to utilize the facilities at the same time as teachers and staff. The DAT has identified the need for a separate area for Parents to use and should include a copy machine and counter throw space. The remainder of the space will remain dedicated for Teachers and Staff.

Math/Lit Coaches office reassignment

The existing Math/Lit coaches are located in a corner office in the Library. They will be relocated to the new Flex office and the existing space will be reassigned to be the dedicated Speech Room.

Interior Finish Upgrades (ALTERNATE)

The Bond Scope identifies interior finish upgrades including ceilings, flooring, paint and signage as priorities 3. It is the intent to upgrade the finishes in the existing portions of the building to be compatible with the design and materials planned for the new additions and renovated areas. Areas immediately adjacent to addition or renovated space will be the highest priority.

East Addition (ALTERNATE)

An alternate addition the size of a classroom is proposed to be built along the front elevation at the east end. The proposed use of the new area could be a new flex classroom, Flex Office with a dedicated Speech and CLIP room. Small group has also been proposed if a different area opens up for Speech or CLIP.

Art Classroom (ALTERNATE)

The existing Art room is undersized. If additional funds are available the DAT would like to move the Art program to occupy the existing Kindergarten room CR1. The Kindergarten classroom would then move to a freed up classroom of standard size.

Replace all windows (ALTERNATE)

The DAT has requested that the existing window be replaced. The schools windows are single pane and not energy efficient. Many windows are no longer in functioning order and in several cases classrooms have no operable window at all posing a comfort issue. Teachers have identified that when attempting to open several of the window, they fall out of their frames and to the ground. This poses a huge safety concern to the students.

Additional carpet replacement (ALTERNATE)

The DAT has identified the carpet to be significantly old, unable to be cleaned as well as a health hazard as they are significantly deteriorated. The DAT would like all of the carpet in the building to be replaced.

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Specification Items

Procurement and General Requirements:

RTA will prepare Division 00 and Division 01 Specifications incorporating contract and procurement requirements provided by the School District. These will be provided in the Construction Document package.

Existing Conditions:

The General Contractor will be required to document existing conditions in the school facility by means of a photographic record to document the existing condition of all elements intended to remain or be reused. The General Contractor will be required to protect existing conditions during construction to the extent feasible.

Concrete:

In areas where floor trenching and removal is required to accommodate new plumbing and other work, miscellaneous new concrete work will be required. Miscellaneous concrete work will be required where new windows and other openings are cut into existing concrete walls.

Masonry:

Miscellaneous masonry work will be required as a part of the two additions and may be necessary in renovation areas where cmu already exists.

Insulation:

Fiberglass sound-attenuating blankets are proposed at all new gypsum board walls. Existing exterior walls shall receive metal stud furring and fiberglass batt insulation from floor to deck.

Roof:

All new roofing on the building addition shall be built-up asphalt roofing with white cap sheet.

Doors and Windows:

Doors: All new doors are typically non-rated, solid-core wood doors in a welded-hollow metal frame. All doors will be stain grade, plain sliced white oak doors with a field-stained finish to match existing doors. Each door entering classrooms shall have a small lite (wire glass where rated, laminated glass all other locations) approximately 4"x24". Office doors shall have a half-size lite consisting of the same glass as above. All doors shall be installed in painted hollow metal frames, fully welded at the factory.

Hardware: All hardware shall conform to School District standards. Typical doors in corridors will receive lever-lock set with ability to lock from inside the classroom and doorstops (wall-mounted where possible). Non-rated doors will be similar with closer and smoke seals.

Windows: All new interior windows shall be in painted hollow metal frames. Windows occurring in rated assemblies shall be wire glass as required for 45-minute assemblies. All non-rated glass shall be laminated safety glass. Window systems at the post graduate room are proposed to be a channel-track butt glazing system. Overhead doors in this area are aluminum full-lite manually-operated doors.

Gypsum Board Wall Systems:

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All new walls shall be constructed with 3 5/8" steel studs extending 6" above the ceiling grid with 5/8" gypsum board on each side. Gypsum board occurring in corridors will be abuse-resistant to 48" aff. Any gypsum board occurring on plumbing walls will be green board. Walls will be braced off to the structure at a minimum 48" on center. Sound-attenuating blankets will be provided in all walls. Rated corridors (where occurring) will be constructed with walls extending to deck.

Paint:

All walls will be painted. New rest rooms shall be provided with epoxy paint on all wall surfaces. Gypsum board wall finish shall match existing (smooth level 4 finish).

Ceilings:

New ceiling tiles and grids to match existing will be provided as needed. New ceilings will be installed to maintain existing heights. Ceilings in classrooms, corridors, and offices will be suspended acoustical grid (Armstrong non-directional deep fissured). All toilet rooms will have a gypsum board ceiling. Vinyl wrapped acoustical tile will be used in the food lab, small kitchen, and teen parenting utility room.

Floor Coverings:

Offices, classrooms, and similar instructional spaces will receive floor coverings consisting of carpet unless otherwise noted. Base bid carpet shall be Collins & Aikman, with vinyl cushion backing and integral adhesive in color and pattern as selected by Owner. Cafeteria/commons, kitchen, utility room, dressing rooms, and in front of sinks in teen parenting shall be vinyl composite tile (VCT). VCT shall be specified from the standard lines of common manufacturers available in our area (Armstrong, Mannington, etc). Standard 4" coved rubber base will be used with all new carpet and VCT. A potential upgrade for using welded linoleum instead of VCT should be considered in these areas. Sealed/stained concrete is an option for the cafeteria/commons space and will be investigated further with the DAT and BVSD project manager.

New restrooms shall be provided with linoleum flooring and base to meet State of Colorado and Boulder County Health Department regulations for continuous flooring.

Specialties:

Visual Display: Each classroom shall receive a 12' white magnetic board, and two 4' tack boards. Existing display devices shall be reused when possible and shall be in addition those described above.

Toilet Partitions: New toilet partitions occurring in restrooms shall be solid plastic (Bobrick "Sierra") floor-mounted partitions.

Corner Guards: Corner guards shall be provided at all outside corners located in corridors. Corner guards shall be vinyl to match wall color, typically 6' high and 1" by 1".

Pre-manufactured Casework:

Pre-manufactured casework shall be high pressure plastic laminate with 1 1/8" countertop, 5mm PVC edge-band, and all interior surfaces melamine. All doors and drawers shall have locks. All countertops shall have a 4" back splash. Custom units will be provide at accessible sinks and ranges.

Each teen parenting room shall have a new base cabinet and countertop with sink and a separate countertop with sink at toddler height. The teen parenting utility room shall have new base cabinets, countertop with sink, and 30" tall upper cabinets. Each will be

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designed through the input of the users and the requirements of storage and kitchen equipment.

Drinking Fountains:

One new high-low electric water cooler will be provided in each remodel area.

Plumbing Fixtures:

New lavatories in remodel areas shall be wall-hung vitreous china sinks on concealed carriers.

Lighting:

Lighting in renovated areas will be troffers with prismatic lens similar to existing light fixtures. Building addition classroom lighting shall be pendant indirect fixtures.