

## Roxboro and Monticello

### Design Development Progress Narrative for: Board of Education Work session – February 21, 2017

(Based on SD Package Narrative Presented to BoE on 12.20.16)

#### Monticello Base Bid:

Revised items are in bold italics:

##### Architectural:

- **Abatement/Demolition**  
Selective abatement and demolition as required to accommodate work listed below.
- **Classrooms**  
All classrooms to receive new ceilings, paint, carpet, and wall base. All science and art rooms to receive new ceilings/exposed, paint, resilient flooring and wall base. Music rooms to receive new ceilings/acoustic panels, paint, flooring and wall base.
- **Corridors & Stairs**  
*All corridors to receive new carpet and wall base except where indicated. Walls, painted wood doors, trim, molding, etc. to receive new paint. All new treads and risers at all stairs (except terrazzo stairs). Drinking fountains to be replaced with new fixtures with water bottle fillers.*
- **Historic Entrance**  
Exterior doors to be replaced with new FRP doors & frames. Existing Wood vestibule doors and frames to remain and will be patched and repaired as required. All Walls to receive new paint as well as new wall graphics and directional signage to Main Office.
- **Main Entrance**  
Entrance lobby to receive new ceiling, paint and graphics at accent walls, resilient flooring and wall base. All new treads and risers at stairs. Handrails to receive new paint. *All equipment in existing electrical vault to be removed. Space to be converted into new main entrance with new security desk. New storefront entrance and existing entry doors replaced with new FRP doors with egress only hardware. New ceilings, paint, flooring, wall base and exterior signage.*
- **Student Dining**  
New ceilings and soffits, resilient flooring, wall base, paint, wall graphics, acoustic wall panels and architectural lighting in dining area. Existing exposed ductwork to be painted. Ramps to receive new rubber flooring, wall base and railings to be painted.
- **Reception**  
Reception area to receive new reception desk, ceiling, paint, graphics, and carpet and wall base.
- **Guidance Suite**  
Entrance to the Media Center to be reconfigured to create small area for guidance office suite. New ceilings, paint and carpet in waiting area and short corridor outside Media Center. Limited paint, ceilings, and carpet inside the Media Center in areas affected by work.



- **New Lower Level Locker rooms**  
Existing Girls locker room opposite the west gym will be converted into two smaller locker rooms (Boys & Girls). Each locker room to have two water closets, one lavatory and twenty-seven double tier lockers.
- **Restrooms**  
All large group restrooms to receive new water closets, urinals and lavatories. Fixture layout will be revised to as required to meet ADA standards.
- **Gymnasiums**  
Existing hardwood floors and striping to remain at all gyms. Walls and exposed ceiling in West Gym to be painted in its entirety, and to receive new wall graphics. Existing wall mounted radiators to be abandoned in place and be covered with acoustic panels in West and Center Gyms.
- **Elevators and Chair Lifts**  
Elevator to receive new cab interior and lighting. Existing wheel chair lifts to be replace.
- **Roofing**  
*Replacement of plywood decking along gutter edge of Asphalt shingle roofs. All roofs patched and repaired as required for work related to new mechanical systems.*

### **Monticello Add Alternates:**

#### Architectural:

- **Exterior Wall Enhancements**  
Remove all existing fin tube heaters, cabinets, piping and associated equipment at exterior walls. Walls to be patched and repaired as required. Provide new rigid insulation, furring, and gypsum wall board at inside face of existing walls. Paint. *A/E/C team investigate existing conditions 2/1/17*
- **Replacement of Windows at Historic Core (1929)**
- **Replacement of All Other Windows**
- **Full Roof Replacement**
- **New paint and carpet in Media Center**
- **Refurbish and Paint existing Corridor Lockers**
- **Corridor Tack boards above all lockers to ceilings.**
- **New paint and carpet at Administrative Offices**
- ***Stair well paint and new handrails and railings.***





## **Monticello Base Bid:**

### Structural:

- Structural design for the renovation at Monticello Middle School will require structural reinforcement of the existing roof structure to support new rooftop mechanical equipment. Structural concrete foundations and framing will be required for a new canopy at the school entrance from the parking lot.

### Mechanical:

- The building will be heated and cooled by a water source heat pump system consisting of zone heat pump units, two boilers, one closed loop fluid cooler and associated pumps, piping and controls. Each classroom will have its own heat pump unit. The existing rooftop units serving the East Gym and the Media Center will remain in service. Existing classroom unit ventilators will be abandoned in place with their outside air intakes blocked off. Ventilation air will be delivered to the classroom heat pump units from centralized dedicated outdoor air units with energy recovery wheels. Unoccupied rooms on the lower level and 2<sup>nd</sup> Floor will be heated by new electric unit heaters. The West Gym and auditorium are heated, cooled and ventilated by rooftop water source heat pumps.

### Plumbing:

- Existing plumbing systems will remain in service, except that plumbing fixtures in the main boys and girls restrooms and the West Gym locker rooms will be updated. These restrooms will be equipped with new fixtures in order to comply with LEED water efficiency requirements.

### Electrical Power Distribution:

- New Electrical service with pad mount transformer will be provided to the school. The electrical service entrance will be 1600A, 480/277 Volts Main Switchboard, located in the main electric room. Power will be distributed from the Main Switchboard to distribution panelboards. Distribution panelboards will be located in electrical closets on each floor to serve mechanical loads, lighting loads and receptacles. All rooms to receive new receptacles. Typical classrooms will receive 4 duplex receptacles for general purpose use, 4 duplex receptacles for student computers, one duplex receptacle for teacher desk and one receptacle for projection screen. New emergency diesel generator 150 kW 480/277 will be located outside in a weather / sound proof enclosure and a belly tank. The emergency generator to provide power to emergency lighting, fire alarm, elevators(s), sewage lift station systems, fire pump, jockey pump and any other loads required as emergency or required by School.



#### Electrical Lighting:

- All rooms in the school to receive new LED lighting. Emergency lighting shall be provided with power supplied by the new emergency generator. Digital time switch shall be used in all electrical rooms, IT rooms and mechanical rooms. Programmable Dual Technology occupancy sensors shall be used in all classrooms, storage rooms, private offices and conference room. Kitchens, conference rooms will also include wall dimming switches for additional control. Ultrasonic occupancy sensors shall be used in all restrooms. A lighting control panel along with occupancy sensors will be used to control lighting in the corridors, open public spaces and classrooms, including kitchens.

#### Fire Alarm System:

- School building to receive new addressable Fire Alarm System to meet NFPA and ADA requirements

#### Technology:

- Technology design for the renovations at Monticello shall include a ~~complete~~ **partial** replacement of antiquated voice/data cabling and devices. In addition, existing telecommunications rooms will be expanded and environmentally treated to provide clearance, power, cooling, grounding and ventilation per industry standards. Outdated clock, paging, ~~AV, video~~ **(see alternates below)** and security systems will be replaced with all new IP networked devices. Lastly, new wireless access points and network switches **(see alternates below)** will be provided to maintain increasing bandwidth and higher density/user capacity coverage requirements. **Security devices will be replaced in kind at existing locations.**

#### **Monticello Alternates:**

##### Fire Protection - Alternate:

- Monticello is not currently sprinklered. As an existing building that will not undergo a change in occupancy or function, the Ohio Building Code does not retroactively require the addition of automatic sprinkler protection to the building. If the building *were* to be updated to comply with current code, a new 6" dedicated fire line would have to be extended from the street to the building.

##### Electrical Exterior Lighting – Alternate:

- Building mounted LED fixtures shall be used to light the exterior walkways.

##### Technology Alternates:

- **IP Video Distribution system (to replace existing coax video system)**



- **LCD TVs (to replace older CRTs in certain rooms)**
- **Classroom Sound Reinforcement systems and specialized audio systems for the Gymnasium, Auditorium, Student Dining, Music and Vocal Rooms.**
- **Remote Origination A/V Carts**
- **New UPS Equipment for Technology Rooms**
- **New Network Switches**
- **New VoIP Telephone Handsets**