

Master Facility Plan
Update

FUNCTIONAL
TEAM
REPORT



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Executive Summary

(To be developed by the team at the next Team Meeting and will include a prioritized list of components.)



Building Circulation Team Needs and Issues List

CENTRAL HIGH SCHOOL

Efficiency / Traffic Flow

1. Bus pick-up is remote, with no covered path to the pick-up location from any of three building exits used to get to the buses;
2. Offices, lockers, meeting rooms, etc. at the fields (Re-think the Huddle House) to reduce high and unproductive travel times for PE teachers and Athletic coaches to and from the fields;
3. A west entry to the site with parking near the fields (also see Higher Utilization of Underutilized Spaces;)
4. Washrooms with direct access from the cafeteria and additional hand wash stations inside the cafeteria to support supervision, ;
5. Washrooms with direct access from the gym to support supervision;
6. The N/S corridor in the Music wing is very congested and a pinch point during emergencies (also see Safety/Compliance;)
7. The E/W corridor along the north side of the Auditorium is extremely congested during travel times for assemblies in the Auditorium;
8. A main entry at the east side of the building for drop-off and pick-up, and after hours practice and events, replacing the "back-of-house" pool entry off the service lot;
9. A new, main West Entry linking with the science wing on the 1st floor;
10. A direct, short route from the north academic wing and academic spaces in the NW corner of the building, to the Cafeteria, PE, and Arts spaces. Students currently cut through the courtyard on the 1st floor. Formerly, students would cut through the Library on the second floor during passing periods. This is no longer allowed due to disruptions caused;
11. No 1st floor interior connection exist between the south end of the Science wing and the rest of the building;
12. A single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, IT (also see Safety/Compliance;)

Safety / Compliance

- (Copy) A single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, IT (also see Efficiency / Traffic Flow;)
- (Copy) The N/S corridor in the Music wing is very congested and a pinch point during emergencies (also see Efficiency / Traffic Flow;)
13. Canopies at all main entries to provide weather protection and reduce the tracking of dirt into the building;
14. The highest congestion area of the building is at the stair in the World Languages wing, with significant back-ups during passing periods and emergency drills. The width of the exits does not support the traffic (this stair is used to connect three stories of the building to the Science wing via a bridge on the upper level. This stair is also the "end of corridor" exit from the lower level and the main exit used to get to the busses);
15. The lower level circulation near the athletic lockers contains low hanging pipes;
16. Very low headroom conflicts exist throughout the maintenance shop area. Students in wheel chairs must currently pass through this space to get from the elevators to the fitness room;
17. Kitchen services conflict with student traffic in the N/S corridor Arts wing;
18. It is difficult to lock off the after hours use spaces from the academic wings;

Educational Space Improvement

- (Copy) Offices, lockers, meeting rooms, etc. at the fields (Re-think the Huddle House) to reduce high and unproductive travel times for PE teachers and Athletic coaches to and from the fields (also see Efficiency / Traffic Flow;)
19. A commons space with collaboration rooms. Students arriving before school starts sit on the floor in the academic hallways. Provide device charging stations and a variety of seating;
 20. Circulation through the Career Tech Ed wing of the basement level is winding / not direct, and waste space for classrooms and proper planning of this area;

Higher Utilization of Underutilized Spaces

- (Copy) A west entry to the site with parking near the fields (also see Efficiency / Traffic Flow;)

SOUTH HIGH SCHOOL

Efficiency / Traffic Flow

21. A single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, IT (also see Safety/Compliance;)
22. The Trainer's Room needs doors from the corridor and outside so that the FH can be locked down when not in use. Currently access to the Trainer's Room is through the FH only;
23. The N/S corridor between CTE and the Auditorium is the highest level of congestion in the building during multiple event dates;
24. A lack of a fixed concessions space adds to the congestions in this area;
25. Washrooms are undersized for events and daily use in this corridor and their location adds to congestion in this area. Washroom fixture counts are approximately 1/3 of what would typically be provided for athletic and theater events served by these washrooms. Existing washrooms are not HC accessible (also see Safety/Compliance;)
26. An overflow/intermission space is needed to support the Auditorium

Safety / Compliance

- (Copy) A single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, IT (also see Efficiency / Traffic Flow;)
- (Copy) Washrooms are undersized for events and daily use in this corridor and their location adds to congestion in this area. Washroom fixture counts are approximately 1/3 of what would typically be provided for athletic and theater events served by these washrooms. Existing washrooms are not HC accessible (also see Efficiency / Traffic Flow;)
27. Additional exiting was requested at the north and west exterior walls of the cafeteria to support active shooter emergencies;

Educational Space Improvement

28. A commons area is desired between the Cafeteria and the courtyard supporting greater use of the courtyard during lunch;

Building Circulation Team Component List

CENTRAL HIGH SCHOOL

COMPONENT 1 - Weather Protection at Bus Drop-Off

Provides a canopy cover over the existing sidewalks, +/- 6' wide x 1,400' long; along with conifer trees lining the west side of the paths to provide weather protection during the winter months. The goal of this component is to encourage greater use of the buses provided and to protect students during inclement weather;

COMPONENT 2 - Parking

OPTION 1 - Between Stadium and Soccer

Assumes that the properties located at the corner of Madison and 157th can be acquired by the District in the future. The soccer field, bleachers, press box and dugouts are shifted south, providing room for +/- 230 parking spots and an auto drop-off lane with a total paved area of +/- 80,000 square feet;

OPTION 2 - Bus Loop Extension / Parking West of the Field House

The bus loop is extended closer to the building. +/-70 parking spaces are added. Extended paved area is +/- 32,000 square feet. Includes adding underground detention storage to account for displaced detention pond;

OPTION 3 - Provides Parking near Stadium

+/-230 parking spaces (approximately 77,000 square feet of pavement) displace the existing tennis courts. The tennis courts are relocated to the east parking lot displacing 288 spaces and requires shifting a softball field north. +/-78 spaces are added west of the new tennis court location with +/-24,000 square feet of pavement. The net gain in parking spaces is +/-20;

OPTION 4 - Expands the East Parking Lot

A softball field is shifted north and an additional 58 parking spaces are added to the East lot. +/-18,000 square feet of pavement are added;

OPTION 5 - Parking Deck

A softball field is shifted north and an additional 58 parking spaces are added to the East lot. +/-18,000 square feet of pavement are added, plus a 2nd level parking deck is added over the expanded ground level parking for a net add of +/-330 spaces;

COMPONENT 3 - Huddle House Reconsidered

The existing Huddle House and control fencing is replaced with a new 2-story structure (4,000 square foot per floor) including: PE and coaches offices, locker rooms, meeting rooms, concessions, public wash rooms, and a covered rooftop observation and filming deck;;

COMPONENT 4 - Cafeteria Washrooms

OPTION 1

Provide washrooms along the east wall of the cafeteria with direct access from the cafeteria. Include access from the corridor to support athletic events, and the ability to either lock off the cafeteria or corridor as needed. Include separate hand washing stations within the cafeteria independent of the washroom code required lavs;

OPTION 2

Provide washrooms at current coaches offices with direct access from the gym. Include access from the corridor to support visual supervision from the cafeteria, and the ability to lock off either entry as needed. Include separate hand washing stations within the cafeteria independent of the washroom code required lavs. Assumes coaches offices are recaptured within a PE/Athletics expansion;

COMPONENT 5 - Elevator Addition

A new oversized elevator is added to provide ADA access to the Lower Level Fitness room and to the upper balcony of the Auditorium. Sized to support movement of scenes, props, and materials to and from the Lower Level;

COMPONENT 6 - A Commons to Reduce Travel Times and Engage the Courtyard

The January 2011 MFP increased travel times to the Cafeteria for all students by placing the serving lines between the Auditorium and Field House, remote from Academics. Component 6 keeps the Cafeteria serving lines in the center of the building and provides a reduced travel time route from the remote 2nd floor academic areas to the Cafeteria and serving lines via a new 2nd floor Commons.

A Commons corridor is created along the west side of the Library providing soft seating areas / collaboration spaces. The Commons and Library are separated by transparent collaboration rooms. The commons connects to the existing stair within the Cafeteria.

The west portion of the cafeteria is separated from the rest of the Cafeteria with operable glass walls or doors allowing this area to engage the courtyard as a n asset before, during, and after school, with the ability to close off the rest of the dining area when appropriate. Component 6 assumes Faculty Dining is relocated.

The 2nd floor Commons extends over the Cafeteria roof to connect with the E/W corridor outside of the Special Education offices, again providing a shortened travel time for the Library from the SW corner of the building.

An addition over the Cafeteria roof replaces the Library space captured by the 2nd floor Commons. Includes 2,200 square feet of light renovation, 5,700 square feet of heavy renovation, and 6,000 square feet of addition;

COMPONENT 7 - New East Entry

A new East Event Entry and canopy are provided with the appropriate width and aesthetics for the high volume use at drop-off and pick-up times, as well as during athletic and theater events. Component 7 may or may not be part of an Arts addition. The new entry is located immediately south of the existing pool and includes demolition of the pool ramp enclosure and existing canopy. Includes 2,300 square feet of addition plus canopy;

COMPONENT 8 - New West Entry

A new West Entry is provided to support the bus drop-off, a potential new auto drop-off, and potential new west parking. The new entry connects the 1st floor Science wing with the existing E/W corridor near Gymnastics, reducing travel times and congestion issues. The entry includes 400 square feet of 1st floor heavy renovation and 2,000 square feet of 1st floor addition, plus canopy;

COMPONENT 9 - Canopies at Main Entries

OPTION 1 - Main Entry Only

Provides a new canopy and covered outdoor seating at the main north entry similar to South HS;

OPTION 2

The same as Option 1, plus provides new canopies at the existing east and west entries (assumes Components 6 and 7 do not move forward);

COMPONENT 10 - Grounds Storage

Provide additional indoor storage for vehicles, grounds equipment and grounds materials with a new 12,000 square foot high bay building, including a stacking storage system. Locate just east of the residential properties at the corner of 57th and madison. Requires modifications to the existing detention pond in this area. Frees up space for an additional +/-40 parking spaces in the South lot, with a relocation of the batting cages to the west of the baseball field;

COMPONENT 11 - Maintenance and Custodian Relocation

Maintenance and custodial space/workshop/storage are relocated to the new maintenance building with a new loading dock and connection to the N/S music hallway. The move frees up the maintenance shop and shop lounge for other uses (athletic uses? Study Hall?) with ceiling pipe rerouting;

COMPONENT 12 - Centralized Control Room

Provide a 1,200 square foot (location TBD) single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, and IT;

SOUTH HIGH SCHOOL

COMPONENT 13 - Trainer's Room Access

Adds a door from the Trainer's Room to the adjacent corridor. Reconfigures the adjacent electric panel room to provide a ramp to meet the 13+" high change in elevation up to the corridor. Relocates the electrical panels. Provides a new exterior door and concrete pad;

COMPONENT 14 - Washroom Expansion and New Concessions

A 650 square foot heavy renovation to expand existing washrooms into a storage room and office. A 300 square foot light renovation converting a storage room into a concessions stand;

COMPONENT 15 - Emergency Exiting from the Cafeteria

Add a single door adjacent to an existing single door and add a double door adjacent to an existing double door to increase the emergency exiting to the outdoors in case of an active shooter emergency;

COMPONENT 16 - Cafeteria Hand Washing Stations

Provides separate hand washing stations within the cafeteria independent of the washroom code required lavs;

COMPONENT 17 - Centralized Control Room

Provide a 1,200 square foot (location TBD) single location for the control of all building systems: communications, exit monitoring, cameras, security, fire, mechanical, and IT;

