Report to Perry Township Schools School Board

High Schools Facility Assessment

Perry Township Schools

DRAFT

January 17, 2025

LANCER ASSOCIATES ARCHITECTURE

Part I Introduction

A. Acknowledgements

B. Scope of Work

Part I A. Acknowledgements

The preparation of a study of this nature and scope requires a great deal of cooperation and time by School officials and staff. The Lancer Associates Planning Team would like to give special recognition to everyone who participated and contributed to this effort by including their names in this acknowledgement section.

School Board

Emily Hartman, President
Ken Mertz, Vice President
Jim Hernandez, Secretary
Steve Johnson, Member Of The Board
Lee T. Shively, Member Of The Board
Hre Mang, Member Of The Board
Chris Lewis, Member Of The Board

Administration

Dr. Patrick Spray , Superintendent
Mr. Chris Sampson, Associate Superintendent
Mrs. Jane Pollard, Assistant Superintendent
Kent Hatcher, Chief Financial Officer
Matthew Willey, Chief Technology Officer
Kirby Schott, Director of Facilities and Maintenance

Part I B. Scope of Work

This document summarizes the data collection for the assessment conducted by the Lancer Associates Planning Team. In generating this report, the Team of Architects and Engineers toured the facilities and interviewed multiple groups to gather on-site information. To gain a comprehensive analysis of each facility the team gathered the following information:

- Collected original drawings of the school's facilities
- Interviews with Administration
- Toured and photographed existing conditions

After gathering this information, the Lancer Associates Team developed a summary schedule with assessments of specific facility elements. Each element was given a number 'score' indicating the level of performance or efficiency. In addition, describing the level of performance or efficiency, each numbered grade corresponds to a recommended replacement/improvement schedule. We will score with a negativity bias meaning that even if a small detail of an entire system is failing the item will be marked as failing to draw your attention to that element. Please read the comments to understand the score for each item listed. Below is a guide explaining the meaning of each score and the suggested course of action:

Score	Failing	Poor	Average	Good	Excellent

Score	Failing	Poor	Average	Good	Excellent
Description	Failing condition, performance, and/or efficiency. Critical issues require immediate attention. Life safety/health/welfare.	Poor condition, performance, and/or efficiency. Energy efficiency, property maintenance/stewardship	Average or typical condition. Requires monitoring for worsening conditions.	Good condition. Monitor for typical maintenance and possible issues.	New or very good condition. No improvement necessary. Routing maintenance and monitoring only.
Conceptual Replacement Improvement Timeline	**Immediate**	**1-3 Years**	**3-5 Years**	**5-10 Years**	**Over 10 Years**

Part II District Report

A. District Map

B. Facilities Assessment Summary

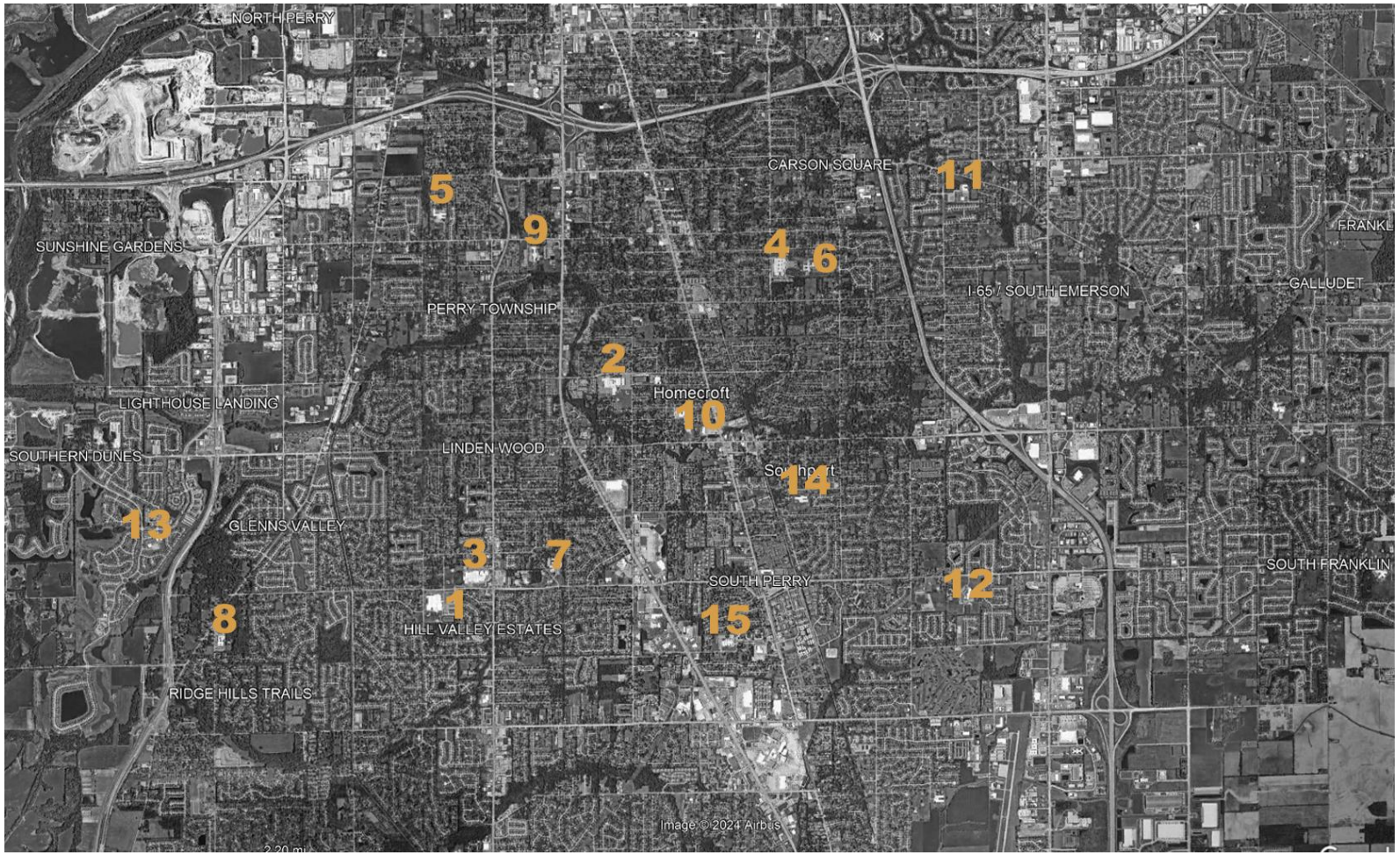
C. Solutions

D. Additional Graphics

Part II A. District Map

District Buildings

1. Perry Meridian High School
2. Southport High School



Part II B. Facility Assessment Summary

	Site Characteristics	Perry Meridian	Southport High
1	Visibility / Site Access / Signage		
2	Parking		
3	ADA Compliance		
4	Bus and Parent Pick-Up/ Drop-off		
5	Site Lighting		
6	Paving Sidewalks		
7	Storm Water Drainage		
8	Landscaping and Plazas		
9	Delivery Maintenance Access		
10	Outdoor Athletic Fields / Playground		
11	Outdoor Buildings		
12	Future Expansion Opportunities		
	Safety and Security		
1	Lock Down Capabilities		
2	Storm Refuge		
3	Secure Vestibule / Visitor Entry		
4	Access Control		
5	Evacuation / Egress		
	Building Envelope		
1	Masonry / Cladding / Exterior Walls		
2	Exterior Doors		
3	Windows / Window Sills		
4	Roofing		
5	Fascia (Roof Edging)		

Score	Failing	Poor	Average	Good	Excellent

Part II B. Facility Assessment Summary

	Building Organization / Efficiency	Perry Meridian High School	Southport High School
1	Administration and Offices		
2	Proximity of Shared Spaces		
3	Corridor Efficiency / Supervision		
4	ADA Compliance		
5	Security and Alert Systems		
6	Interior Walls		
7	Interior Doors and Windows		
8	Food Preparation / Serving / Dinning		
9	Restrooms and Locker Rooms		
10	Custodial / Health / Hygiene		
11	Storage		
12	Capacity / Enrollment		
	Environment and Teaching Tools		
1	Finishes - Flooring		
2	Finishes - Walls		
3	Finishes - Ceilings		
4	Writing Boards and Teaching Tools		
5	Storage / Casework / Countertops		
6	Technology / Electrical Outlets		
7	Furniture / Fixtures / Equipment		
8	Thermal Comfort / Air Quality		
9	Access to Daylight / Exterior Views		
10	Noise / Acoustics		
12	Display of Student Work / Identity		

Score	Failing	Poor	Average	Good	Excellent

Part II B. Facility Assessment Summary

	Program and Curriculum	Perry Meridian High School	Southport High School
1	Typical Classrooms		
2	Special Services		
3	Science / Project Laboratories / STEM		
4	Arts / Music		
5	Athletics / P.E. / Indoor Recess		
6	Performance / LGI / Multipurpose		
7	Small Group / Individual Instruction		
8	Media Center / Commons		
9	Teacher and Staff Workroom / Lounges		
10	Flexible / Collaborative Environments		
11	Student Services / Student Wellbeing		
12	Outdoor Learning		

Score	Failing	Poor	Average	Good	Excellent

Part II B. Facility Assessment Summary

	Mechanical / Plumbing Systems	Perry Meridian High School	Southport High School
1	Code Compliance		
2	HVAC System Performance		
3	Controls		
4	Chillers		
5	Cooling Tower		
6	Pumps		
7	Valve/Damper Actuators		
8	Unit Vents, Fan Powered Boxes, and Fan Coils		
9	Air Handling Units		
10	Water Source Heat Pumps	N/A	N/A
11	Cooling Coils		
13	Roof Exhausters		
14	VAV Terminals		
15	Package Rooftop Units		
16	Boilers		
17	HW Convection Heaters		
20	Plumbing Distribution and Infrastructure		
21	Plumbing Fixtures and Trim		
22	Plumbing Flush Valves		
23	Plumbing Equipment (HW Recirc Pumps/TMV Valves)		
24	Domestic Water Heater (Electric or Natural Gas)		
25	Domestic Water Storage Tank		
26	Fire Suppression/Sprinklers		

Score	Failing	Poor	Average	Good	Excellent

Part II B. Facility Assessment Summary

	Electrical Systems	Perry Meridian High School	Southport High School
1	Code Compliance		
2	Electrical Service		
3	Electrical Distribution Equipment		
4	Standby Electrical Power	N/A	N/A
5	Branch Wiring and Devices		
6	Interior Lighting and Controls		
7	Exterior Lighting and Controls		
8	Fire Alarm System		
9	Theatrical Lighting and Controls		

Score	Failing	Poor	Average	Good	Excellent

Part III Facility Assessments

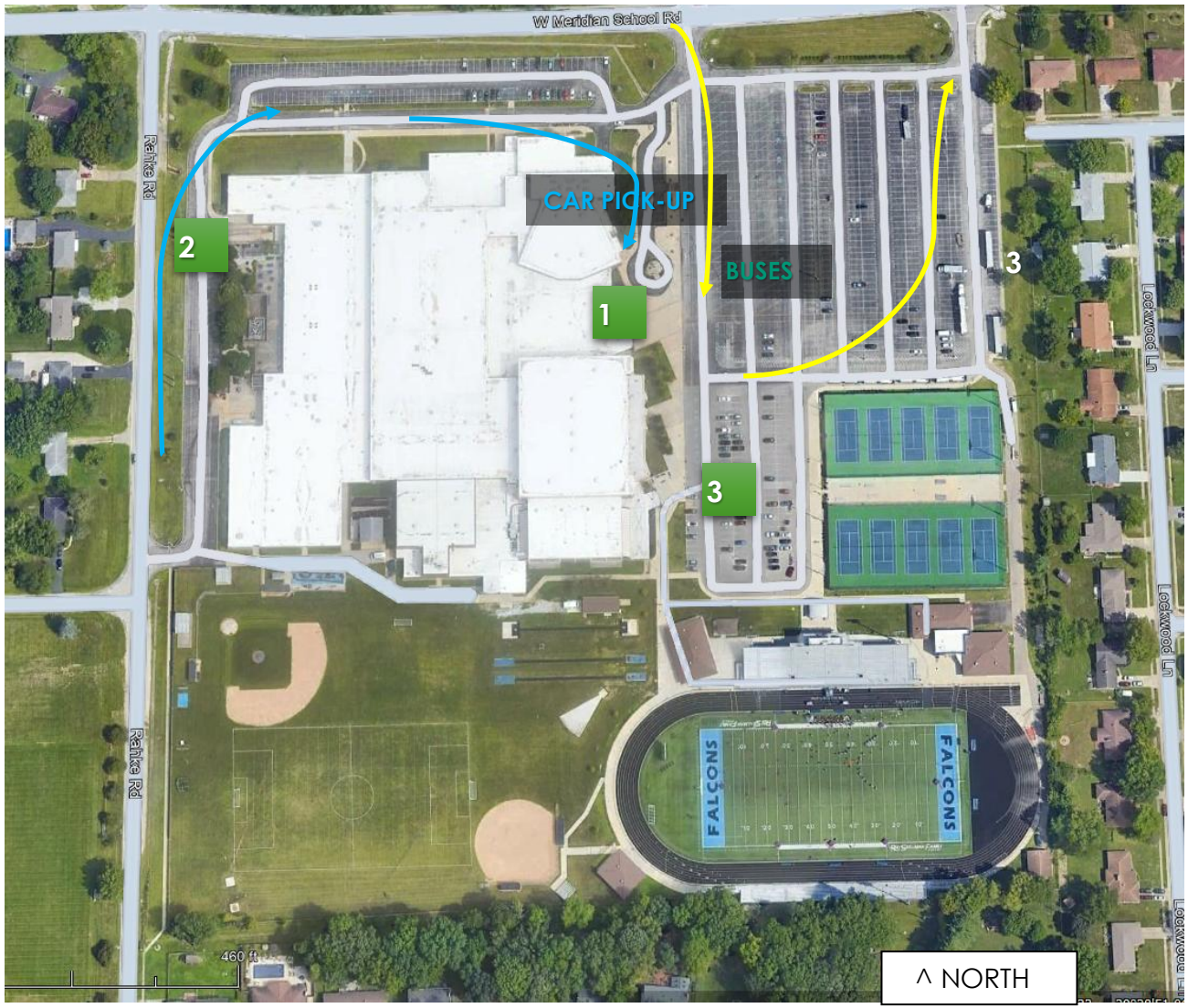
A. PERRY MERIDIAN HIGH SCHOOL

B. SOUTHPORT HIGH SCHOOL

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

Campus / Site Key

1. Visitor Entry
2. Delivery
3. Staff Parking

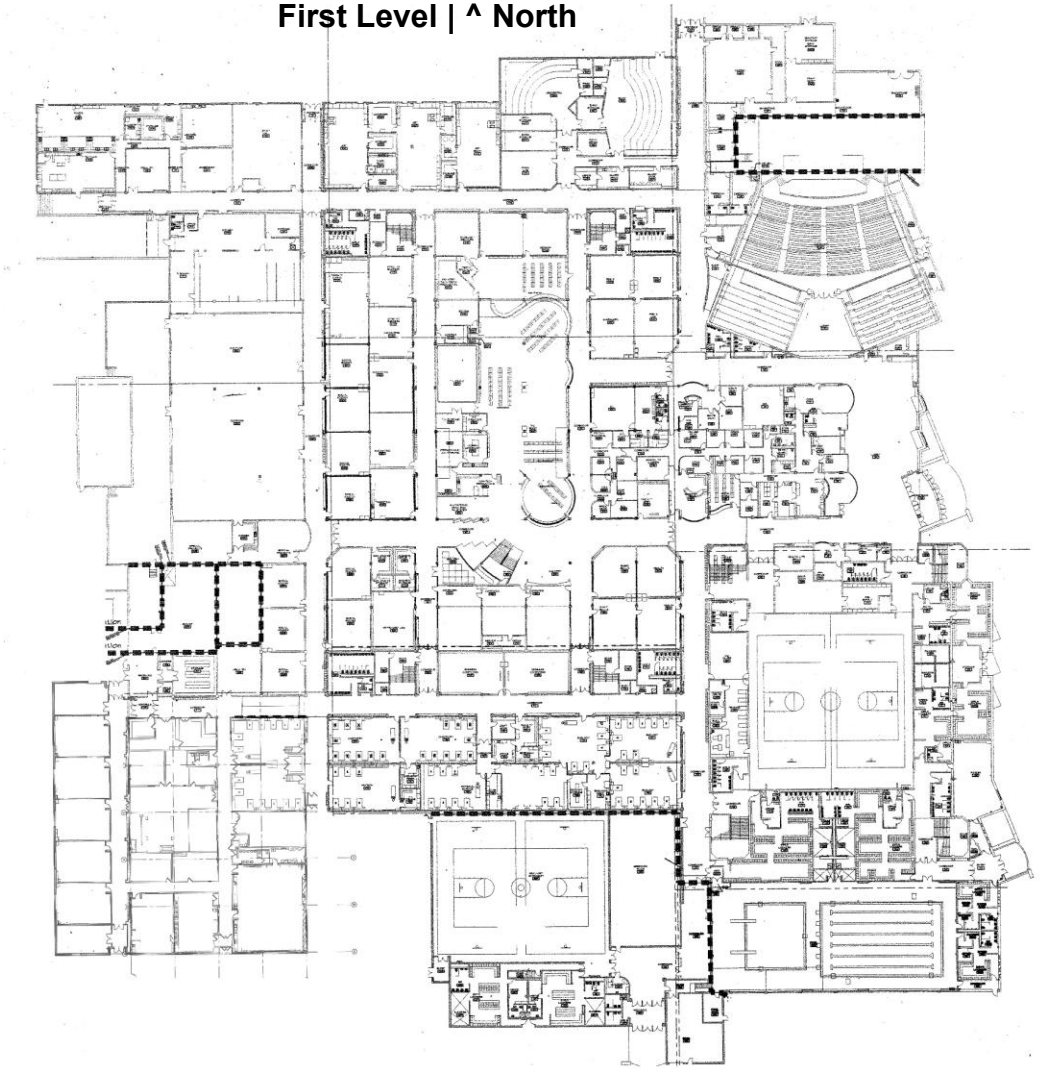


Facility Information

Date of Original Construction: 1971
Renovation / Addition(s): 2012, 1998
Square Footage: 415,855 sf
Grades:9-12
Enrollment: 2,375

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

First Level | ^ North



Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

	Site Characteristics	Score	Notes
1	Visibility / Site Access / Signage		Front door is clearly visible from the street and easy to get to. The site can use some additional signage to help with pick-up and drop-off
2	Parking		There is enough parking for the day-to-day activities. Perking gets tight during special events. Band uses parking lot as a practice field
3	ADA Compliance		ADA parking is across the drive from the main entrance. There are a few exits from the building that terminate with a stair and no way for a wheelchair user to get down to the street level without assistance
4	Bus and Parent Pick-Up/ Drop-off		Bus parking is across the drive from the main entrance. Cul-de-sac drop off is tight. There is congestion to get out of the parking lot
5	Site Lighting		No obvious dark spots around the building. Would like to upgrade athletic lighting to LED
6	Paving Sidewalks		Some wear and tear on the curbed around the building especially on the north-east side of the building
7	Storm Water Drainage		No ponding observed during site visits
8	Landscaping and Plazas		
9	Delivery Maintenance Access		There is a loading dock in the back of the building
10	Outdoor Athletic Fields / Playground		
11	Outdoor Buildings		
12	Future Expansion Opportunities		There is space around the building for expansion. The items that will make expansion more difficult are changes in elevation outside the building and proximity of the football field

	Safety and Security	Score	Notes
1	Lock Down Capabilities		There are door around the building that help with locking down parts of the building for after school events
2	Storm Refuge		
3	Secure Vestibule / Visitor Entry		There is a secure vestibule and a secure lobby to screen the visitors. Space can get a little tight for the weapon detection. Front desk person is sits alone and does not have support in an event of an emergency
4	Access Control		Exterior doors and some hallway interior doors are key card operated
5	Evacuation / Egress		Some interior classrooms do not meet the current fire code as they need to have multiple ways out due to their size (second floor north-west side)

Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

	Building Envelope	Score	Notes
1	Masonry / Cladding / Exterior Walls		Some caulk joints are failing and need to be replaced. South auditorium wall is leaning. Some interior classrooms show signs of water infiltration (second floor academic wing especially at the precast window frames). Low parapet to the north of the Auxiliary Gym is brick with cracking mortar
2	Exterior Doors		Hollow metal exterior doors and frames are rusting
3	Windows / Window Sills		Can clearly hear the exterior through the window on the west side of extiles classroom
4	Roofing		Some of the roofing is getting close to the end of the lifecycle. Some roofs do not have overflow drains
5	Fascia (Roof Edging)		Some roof edging is creating spots where the dripping on the masonry is concentrated and it is wearing away the masonry below. The soffit under the weight room is rusting

	Building Organization / Efficiency	Score	Notes
1	Administration and Offices		There are a lot of the offices in the front of the building but there is a desire to have more for additional services. The layout of the administration suite is a little hard to navigate
2	Proximity of Shared Spaces		
3	Corridor Efficiency / Supervision		A lot of the corridors are clearly observable
4	ADA Compliance		This is a big 2-story building with a limited number of elevators. Some countertops are not at ADA height. Some door handles are not ADA compliant (especially around the kitchen). There are a few door knobs that are not ADA compliant. A few older restrooms are not accessible. There are a few countertops with sinks that are not accessible. The home economics classroom does not have an accessible setup
5	Security and Alert Systems		Recently upgraded PA and security systems
6	Interior Walls		The folding partitions in between classrooms transfer too much noise between the spaces
7	Interior Doors and Windows		Some doors especially around the athletic areas are getting worn
8	Food Preparation / Serving / Dinning		The cafeteria space is tight for the number of students. Estimates are based on 18 sf per student and 4 lunch periods. The serving area is functional but looks outdated and the finishes are worn. There is a stand alone serving station in the middle of the cafeteria to enhance the student flow. The classrooms next tot the cafeteria see noise escalation inside the learning spaces during lunch.
9	Restrooms and Locker Rooms		Some restrooms have been recently renovated. Existing restrooms are not conveniently located to the cafeteria. The locker rooms show sings of wear and tear. Locker rooms are hard to supervise due to the size of them. Locker rooms have gang showers. Aux gymnasium locker finishes are worn
10	Custodial / Health / Hygiene		
11	Storage		The storage rooms are full
12	Capacity / Enrollment		The enrollment is projected to be stable for the foreseeable future

Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

	Environment and Teaching Tools	Score	Notes
1	Finishes - Flooring		Carpets are showing signs of wear and tear. The school has carpets in the hallways which is not that common at a high school level due to wearability of the product.
2	Finishes - Walls		Some repainting is needed
3	Finishes - Ceilings		Ceilings are in a fair shape
4	Writing Boards and Teaching Tools		Some classrooms still have chalkboards
5	Storage / Casework / Countertops		
6	Technology / Electrical Outlets		
7	Furniture / Fixtures / Equipment		Older classroom furniture
8	Thermal Comfort / Air Quality		
9	Access to Daylight / Exterior Views		A lot of the classrooms do not have access to the exterior walls
10	Noise / Acoustics		There are a lot of interconnected classrooms (walking through one classroom to get to the other, connected with doors and folding partitions) that are not acoustically separated
12	Display of Student Work / Identity		Some display opportunities throughout the building

Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

	Program and Curriculum	Score	Notes
1	Typical Classrooms		Typical classrooms are of a fair size
2	Special Services		Special education suite is on the second floor. It consists of interconnected classrooms, so that students have to walk though one classroom to get to the other one; this creates disruptions during escalation events
3	Science / Project Laboratories / STEM		Majority of the science classrooms have connected lab space. One class does not has to coordinate with others to use lab equipment
4	Arts / Music		One art classroom occupies a space of a typical classroom; it does not have access to sinks. Music classrooms are undersized for the population they are serving. The low available cubic footage per student may result in unacceptable noise levels. Band practice area is in the parking lot and the teacher uses a scissor lift
5	Athletics / P.E. / Indoor Recess		There is a lack of practice space. Students start practicing at 7.30 and finish at 9pm. Students have to use main gym mezzanines for practice which has just a concrete floor with no bounce. The pool is not large enough to host competitions, the paint inside the pool is peeling and there are possible moisture issue. Weight room is too tight and may be unsafe due to how close equipment is to each other. There is a wrestling room with 2 mats and a former science classroom that was converted into wrestling. Girls wrestling is growing and there is a need for more space
6	Performance / LGI / Multipurpose		Auditorium: Riggin system wire ropes are on backwards. Batten line sets 13 is bent, 17 has holes drilled into it. Some work lights in the auditorium are hung from zip ties No egress lighting in the seating areas. Seats are worn and need to be replaced. Main and valance Curtain failed the fire test. Floor tension pulleys and rope locks need to be replaced. Counterweight on lines 3, 20, 23 stop 12' from the floor (need adjusting). The counterweight system is overbalanced and need to be replaced with brail winch system. The rope for the fire curtain needs to be replaced with wire rope with fusible links The isles are not illuminated for emergency egress. The seats are worn with a few stains and rips LGI: Spaces are not properly acoustically separated from the rest of the auditorium (PA), need better presentation tools, need better ADA access to LGI. The entranes into LGI are not ADA acessible (there is a ramp to enter the west one). The presentation wall is a folding partition
7	Small Group / Individual Instruction		The school would like to see more small group spaces especially for Sp Ed and EL students
8	Media Center / Commons		Media center has a sunken space and has a connected TV/Radio suite.
9	Teacher and Staff Workroom / Lounges		There is a need for additional "adult" spaces throughout the building
10	CTE		There are two home economics classrooms that are outdated. There is a need to upgrade to be more of an introductory space for FACS
11	Student Services / Student Wellbeing		
12	Outdoor Learning		There is an outdoor dining space connected to the cafeteria

Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

	Mechanical / Plumbing Systems	Score	Notes
1	Code Compliance		No code issues observed.
2	HVAC System Performance		The faculties staff has stated that the system in general performs well. The chilled water system cooling towers appear to be in poor condition. It is recommended that the heating and cooling central plant should be replaced within the next 5-years including chillers, boilers, pumps, piping and controls within the mechanical room. It is recommended that air cooled packaged chillers should be considered, to aluminate the maintenance and water treatment issues with a water cooled system.
3	Controls		Controls in the central plant room are beyond recommended life expectancy and should be replaced. Throughout the building the majority of the controls are proprietary Trane Tracer Summit and appear to have been installed in 1999. Due to the limitations of available service and expansion of the controls, it is recommended that the controls should be replaced when the AHU are replaced. This is recommended within the next 5-10 years.
4	Chillers		The two indoor centrifugal chillers are rated for approximately 600-tons each and were manufactured serve the building. One trane unit was manufacturered in 1999 and one Carrier unit was manufactured in 2012. The 1999 chiller is at the end of its life expectancy and should be replaced within the next 5 years or sooner. The 2012 chiller has some life left. It has been stated by faculties staff that one chiller can carry the load for the building and therefore the current configuration allows for 100% redundancy.
5	Cooling Tower		The cooling towers appear to require maintenance soon. It is recommended that the towers could be removed if an air cooled chilled water system is the chosen replacement. This would allow space for air cooled chillers or a building addition to be located where the towers are currently.
6	Pumps		Pumps in the central plant room are showing age and some have seal leaks due to age and use. Most are powered by VFDs that are beyond recommended life expectancy. It is recommended that all pumps should be replaced within the next 5 years.
7	Valve/Damper Actuators		Actuators are the same age as the controls with the majority installed in 1999. They are recommended for replacement within 5-10 years. The exception is the new additions to the SW.
8	Unit Vents, Fan Powered Boxes, and Fan Coils		Not many exist. No issues reported from staff.
9	Air Handling Units		The AHU appear to be in good working condition, but the majority were installed in 1999 and therefore are recommended for replacement within 5-10 years.
10	Water Source Heat Pumps	N/A	N/A
11	Cooling Coils		Cooling coils were observed to be in good condition.
13	Roof Exhausters		Roof exhausters

Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

14	VAV Terminals		Air terminals are the same age as the controls with the majority installed in 1999. They are recommended for replacement within 5-10 years. The exception is the new additions to the SW.
15	Package Rooftop Units		One RTU was observed to be 26 years old and therefore at the end of its recommended service life.
16	Boilers		Two 20,000,000 BTUh boilers serve the building. They were installed in 1999 and are beyond recommended service life. The boilers should be replaced with high efficiency compact condensing boilers within the next 5 years.
17	HW Convection Heaters		Heaters are the same age as the AHU and should be replaced within 5-10 years.
20	Plumbing Distribution and Infrastructure		Horizontal piping was replaced in 1998. Branch drops to majority of fixtures are galvanized steel piping. Galvanized steel piping has surpassed its life expectancy.
21	Plumbing Fixtures and Trim		There is a current project that replaces the lavatory trim (faucets, p-traps, etc.) in the large toilet rooms C105, D129, D130, D155, D156, F101, F102F114, F115, H125, H126, D212, D214, 26SWM, 27 SEW. Multiple water closets and urinals were out of service at the time of inspection. The plumbing fixtures in the pool locker rooms are in poor condition.
22	Plumbing Flush Valves		The majority of the flush valves appear to be in fair condition and functional.
23	Plumbing Equipment (HW Recirc Pumps/TMV Valves)		There is a current project that replaces the domestic water softener, gas-fired domestic water heaters, thermostatic mixing valves and circulation pumps.
24	Domestic Water Heater (Electric or Natural Gas)		There is a current project that replaces the domestic water softener, gas-fired domestic water heaters, thermostatic mixing valves and circulation pumps.
25	Domestic Water Storage Tank		To be removed/replaced in current project.
26	Fire Suppression/Sprinklers		
27	Pool Equipment		The pool equipment, regenerative media filter, circulating pump(s), chlorinator, UV disinfector appear to be in good condition.

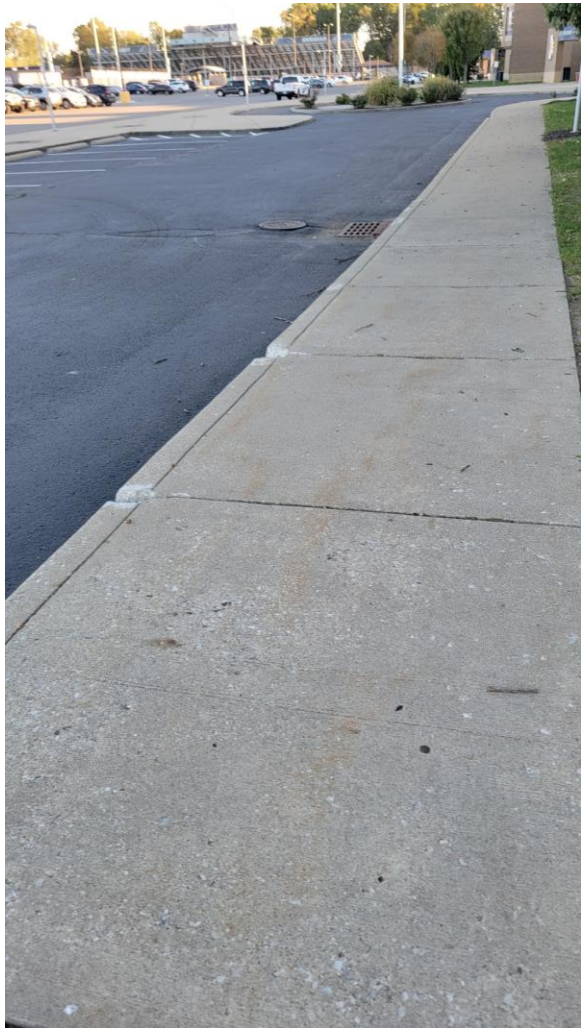
Score	Failing	Poor	Average	Good	Excellent

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

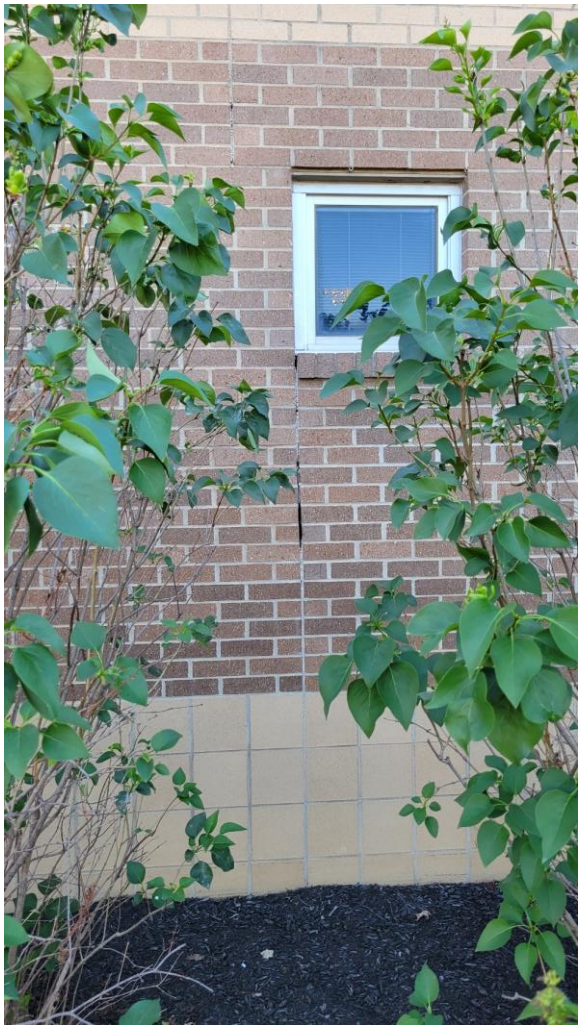
	Electrical Systems	Score	Notes
1	Code Compliance		No code issues observed.
2	Electrical Service		The electrical service is 27 years old and nearing the end of its useful life. It is recommended to replace the service in the next 5-10 years.
3	Electrical Distribution Equipment		The electrical distribution equipment is 27 years old and nearing its useful life. It is recommended to replace the electrical distribution equipment in the next 5-10 years.
4	Standby Electrical Power	N/A	N/A
5	Branch Wiring and Devices		The branch wiring and devices are 27 years old and still in good shape. It is recommended to replace wiring and devices in the next 20 years.
6	Interior Lighting and Controls		All lighting has been retrofitted with LED lamps. There are no occupancy sensors in the corridors and older classrooms. It is recommended to add occupancy sensors for energy savings and to comply with the energy code. Gym
7	Exterior Lighting and Controls		All site lighting has been upgraded to LED fixtures.
8	Fire Alarm System		The fire alarm is a new (1 year old) Simplex 4100ES system.
9	Theatrical Lighting and Controls		The existing theatrical lighting dimming control is in good shape and has capacity for expansion. A new dimming console is recommended. It is also recommended to replace the existing spotlights, washlights, follow spots and moving lights with LED. The house lighting has been retrofitted with LED. There are multiple fixtures that are non-functional and should be replaced. The lighting in the classrooms behind the partition in the auditorium are controlled by the dimming system and have not been upgraded to LED. We recommend upgrading to LED in these areas.

Score	Failing	Poor	Average	Good	Excellent

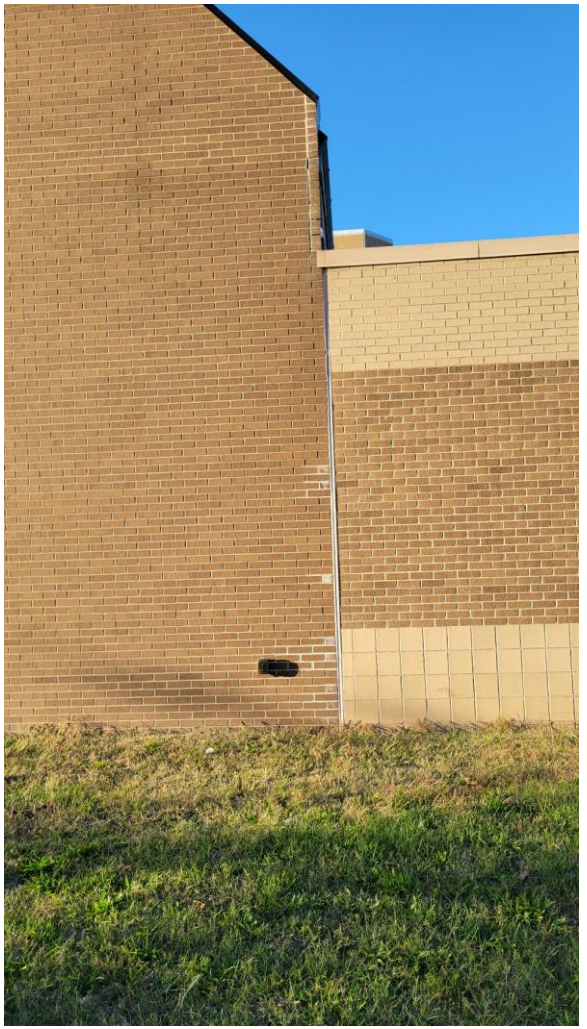
Photography



Wear and tear of concrete sidewalks

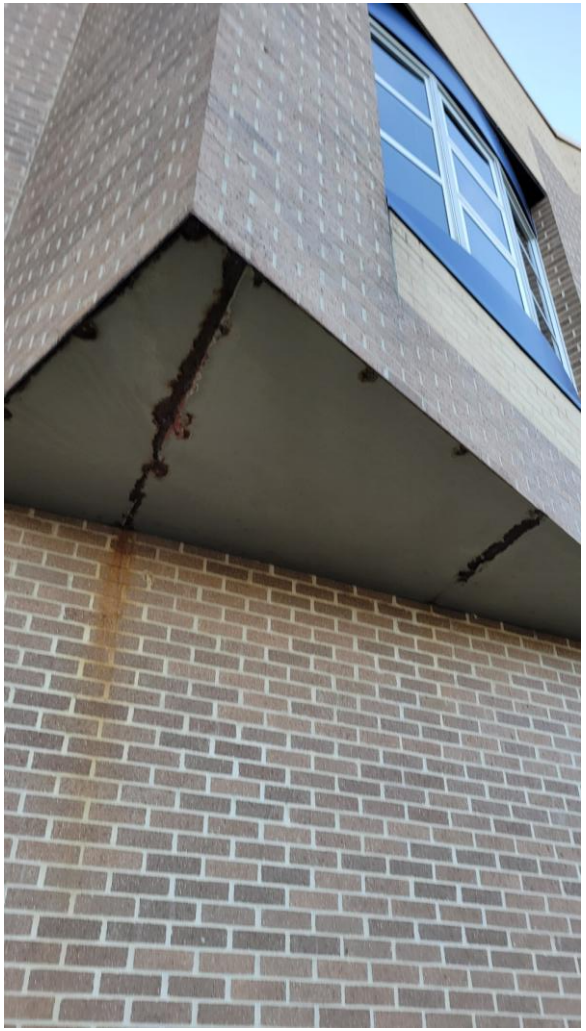


Failing caulk joint



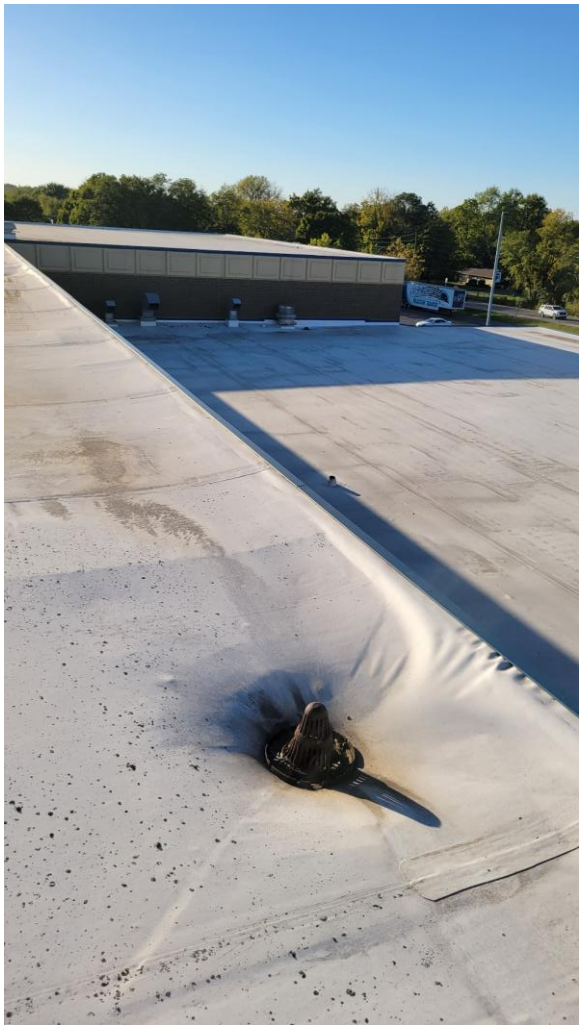
Expansion joint out of plumb

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL



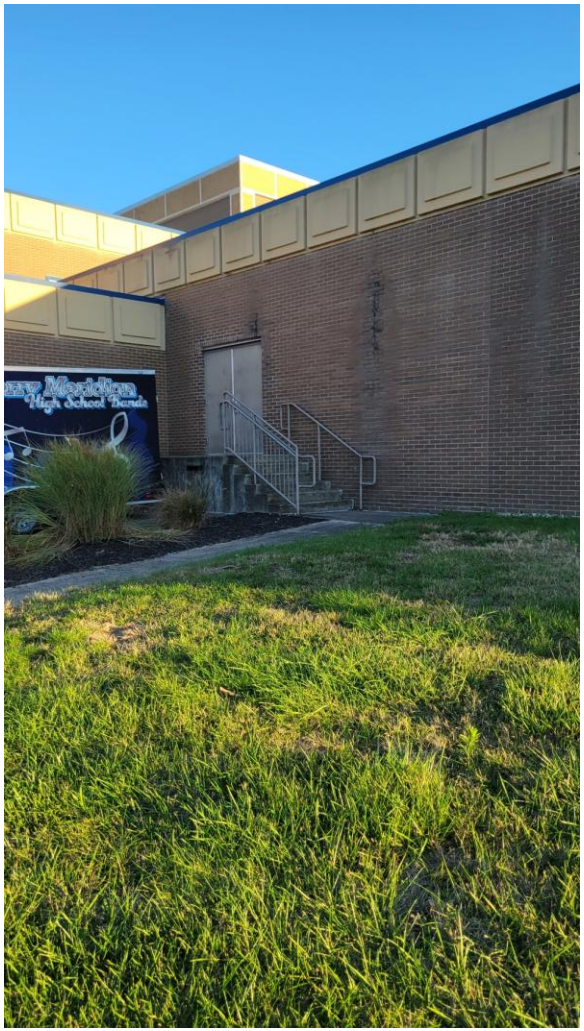
Rusting soffit under weight room

Aging roof



Single roof drain, no overflow

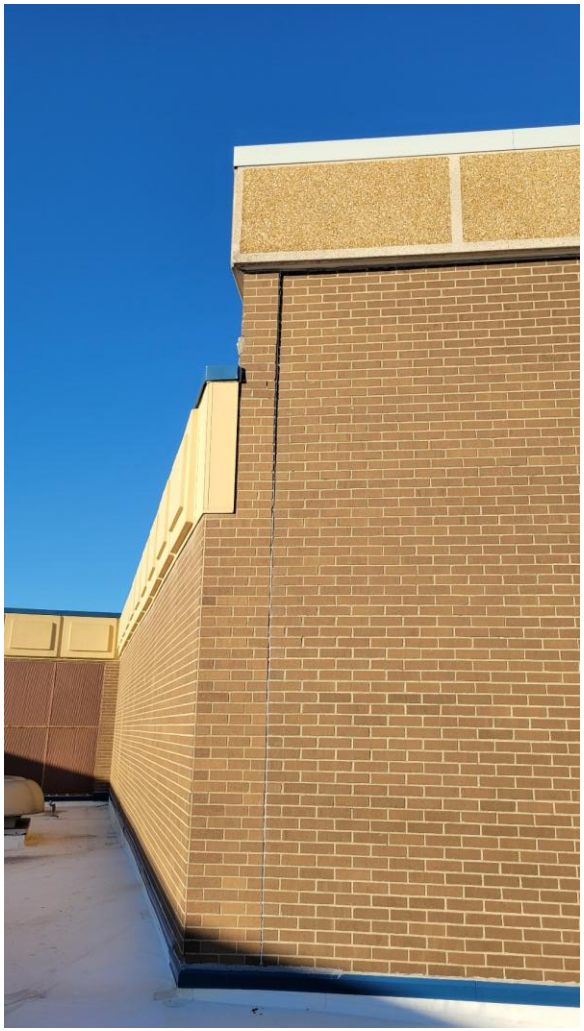
Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL



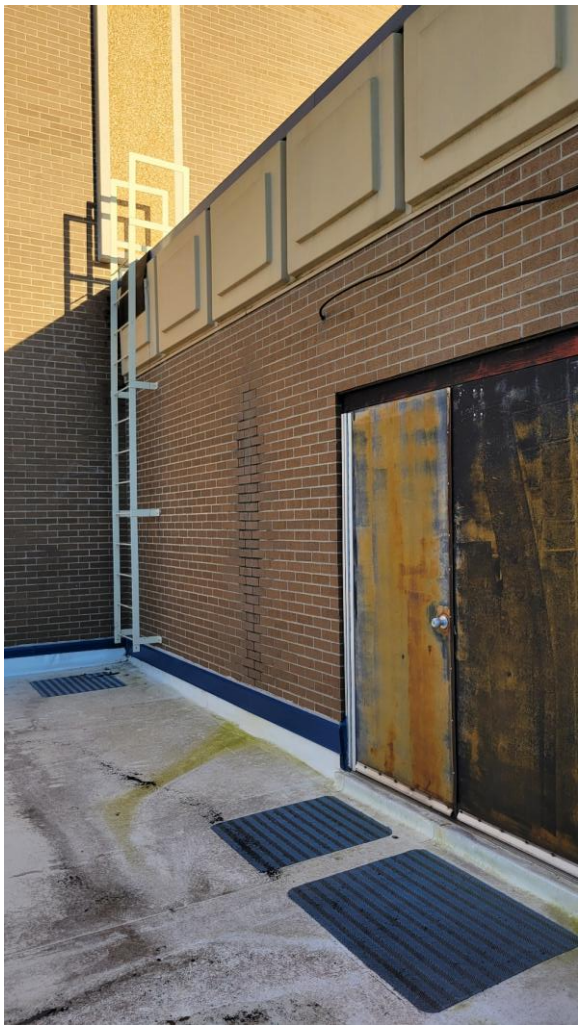
Water damage on the brick

Loose mortar on parapet wall

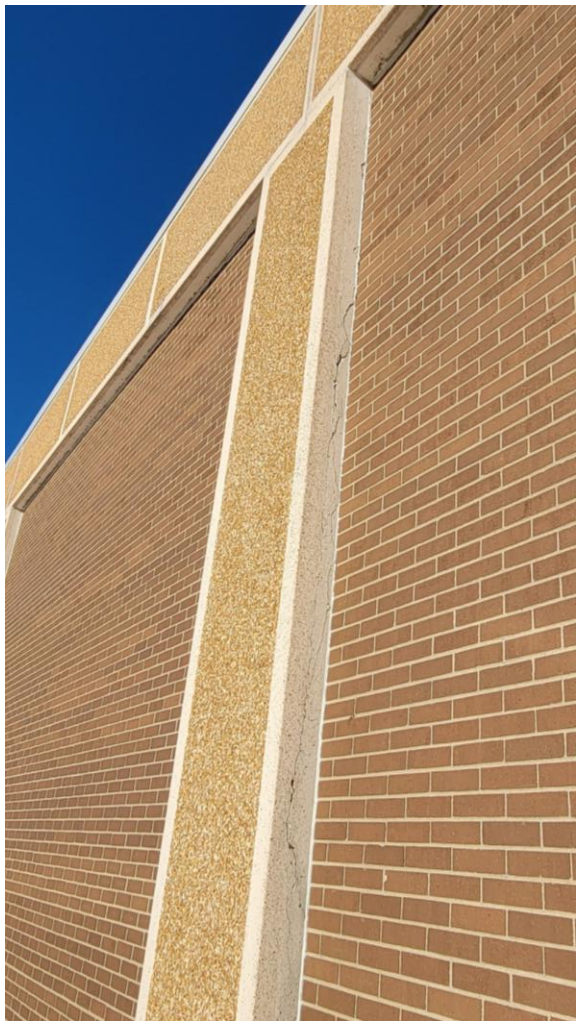
Water ponding on the roof



Upper wall movement south side of the Auditorium

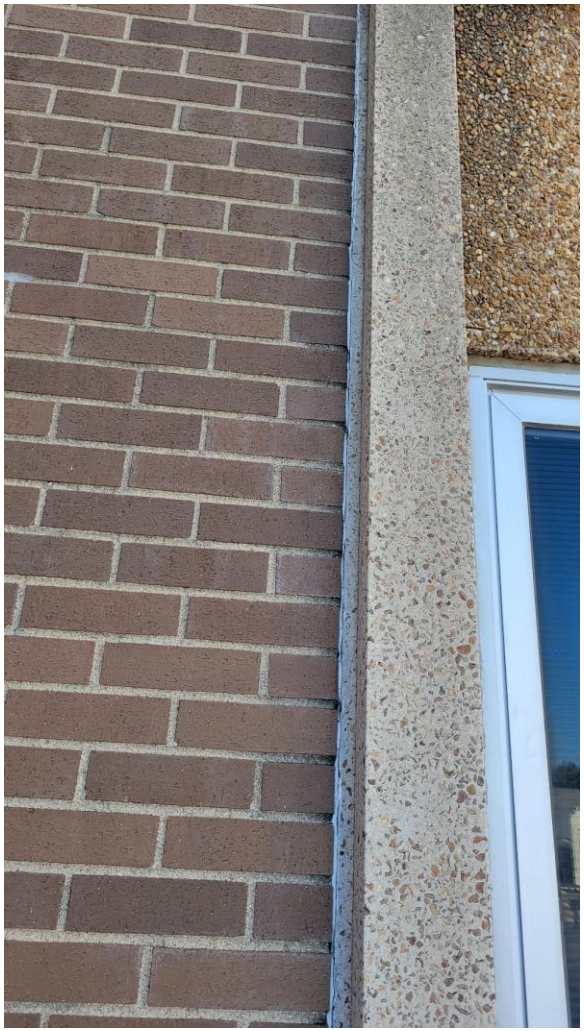


Rusting door at exterior

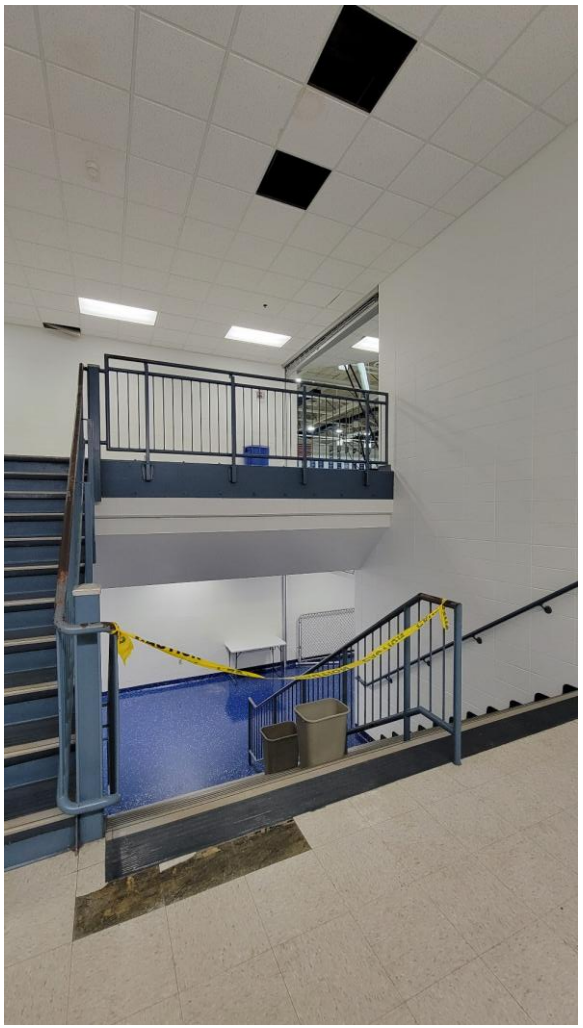


Cracks on the exterior of the main gym pilasters

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

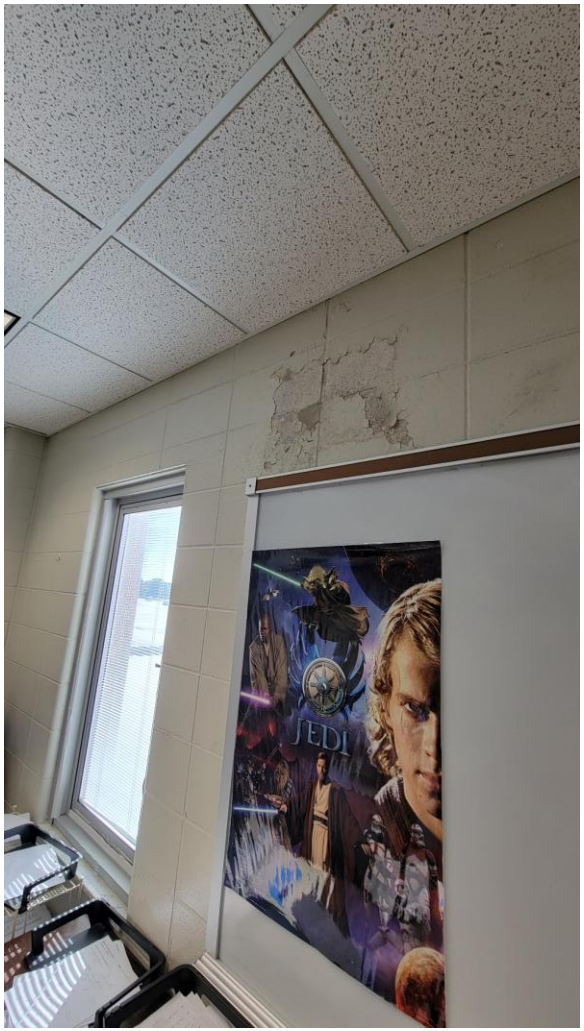


Cracking caulk joint around window openings

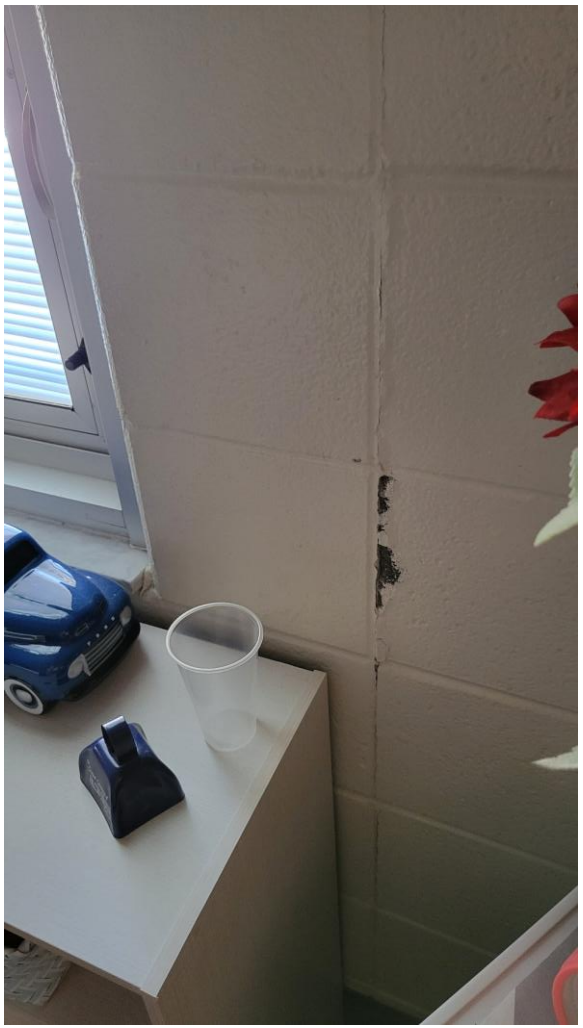


Active leaks during the site visit

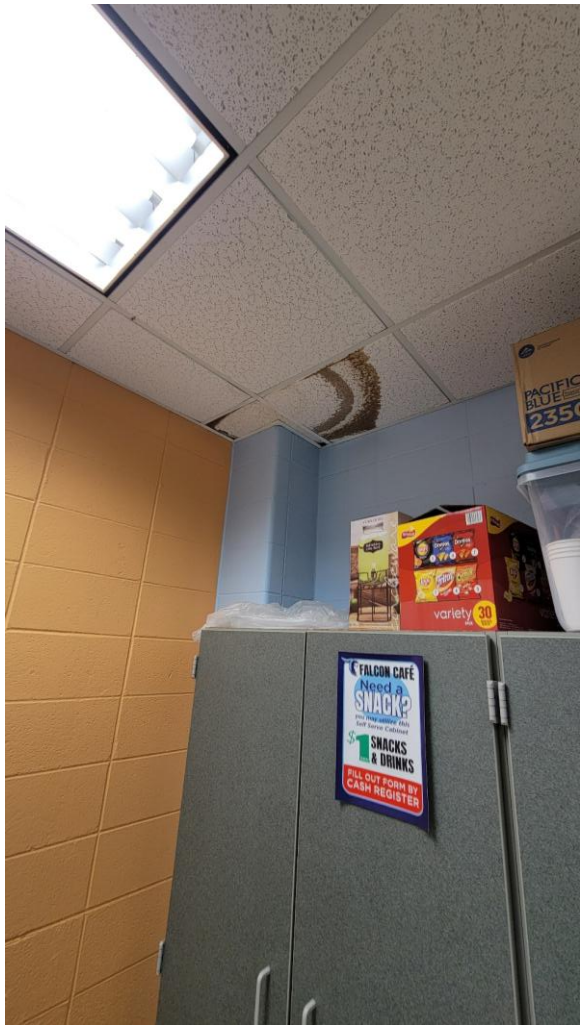
Failing Caulk Joint



Moisture infiltration on exterior wall in classroom

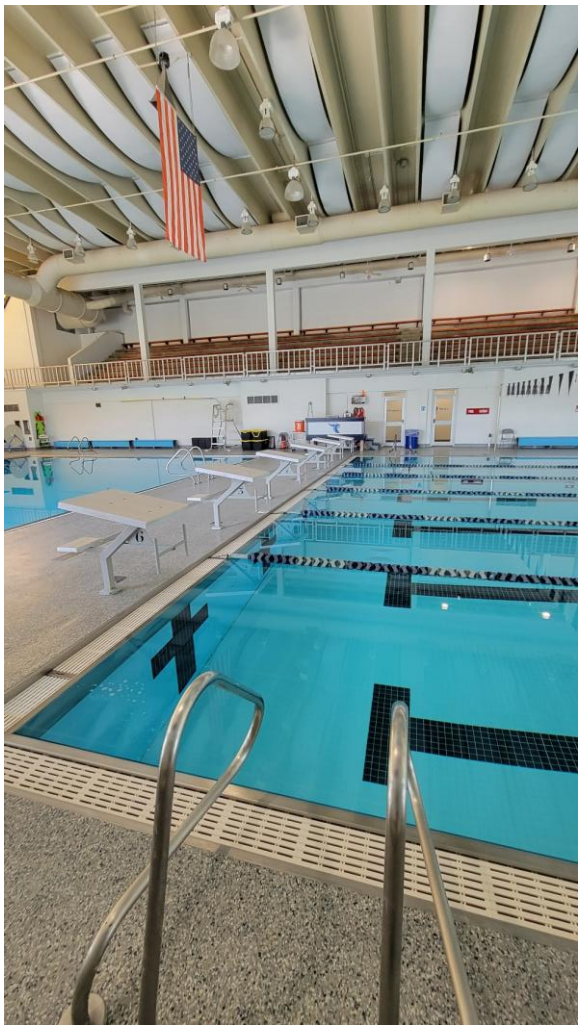


Moisture infiltration on exterior wall in classroom



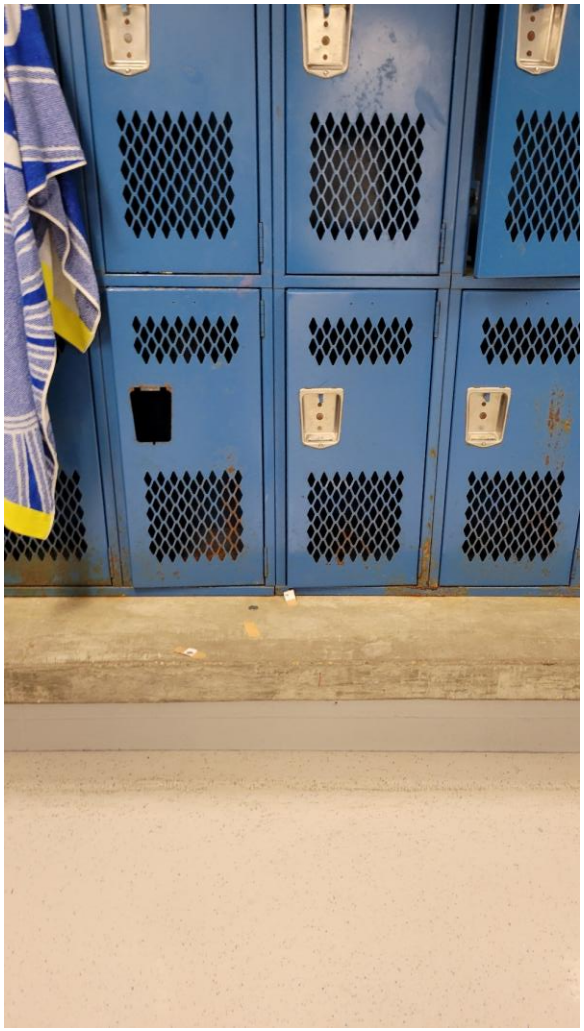
Example of a previous roof leak

Pool rusting piping, peeling paint and yellowing skylight



6 lane pool not suitable for competitions

Rusting steel elements in the pool



Rusting lockers in the pool locker room

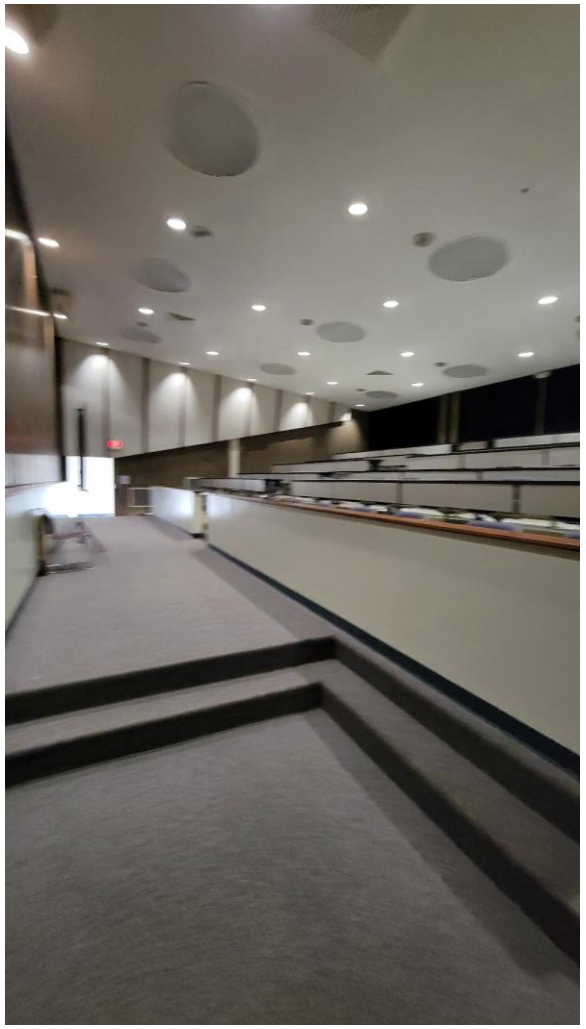
Worn epoxy flooring in wrestling locker room

Leaking gang showers, worn ceilings in the locker rooms

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL

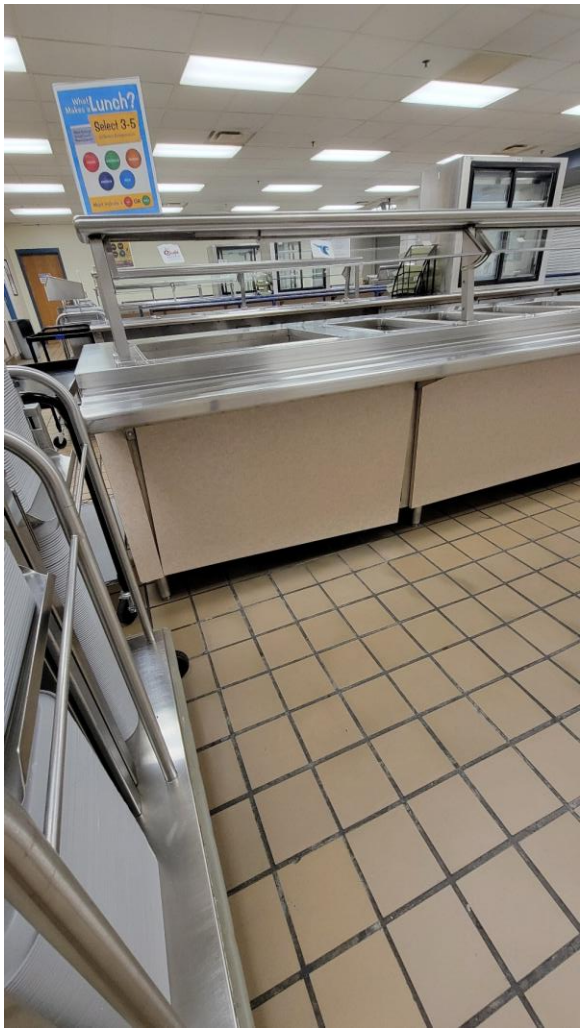
Worn seat in the Auditorium

Worn carpet in the auditorium

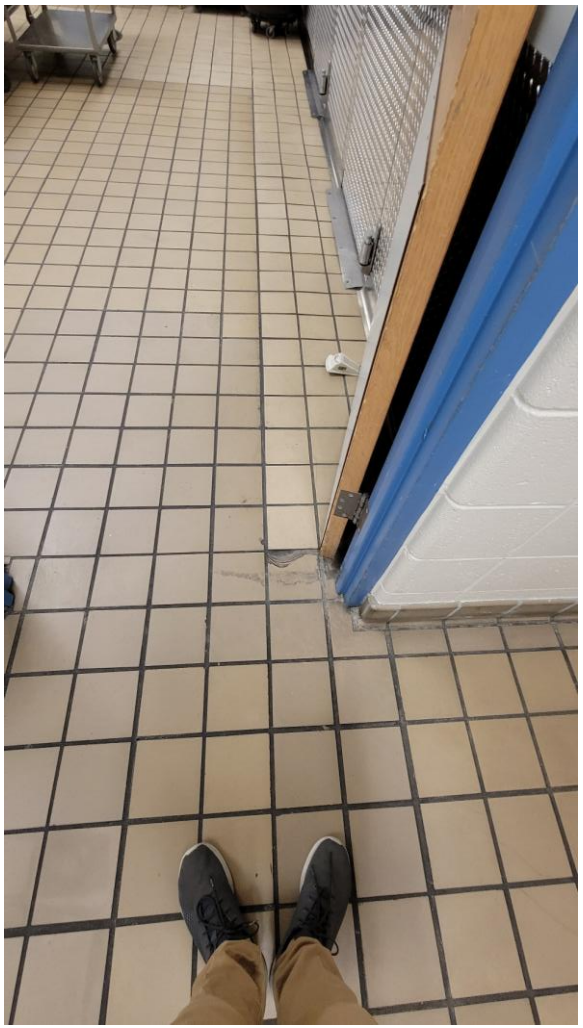


Non-accessible entrance in the wings of the auditorium

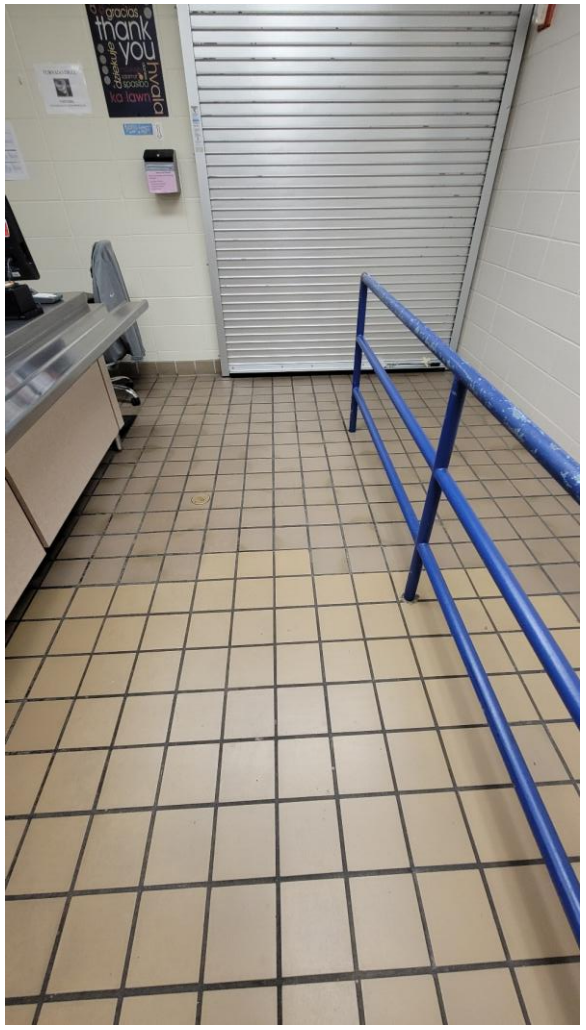
Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL



Serving area loose plastic laminate panels



Cracked tile in the kitchen area



Peeling paint, mismatched floor tile colors

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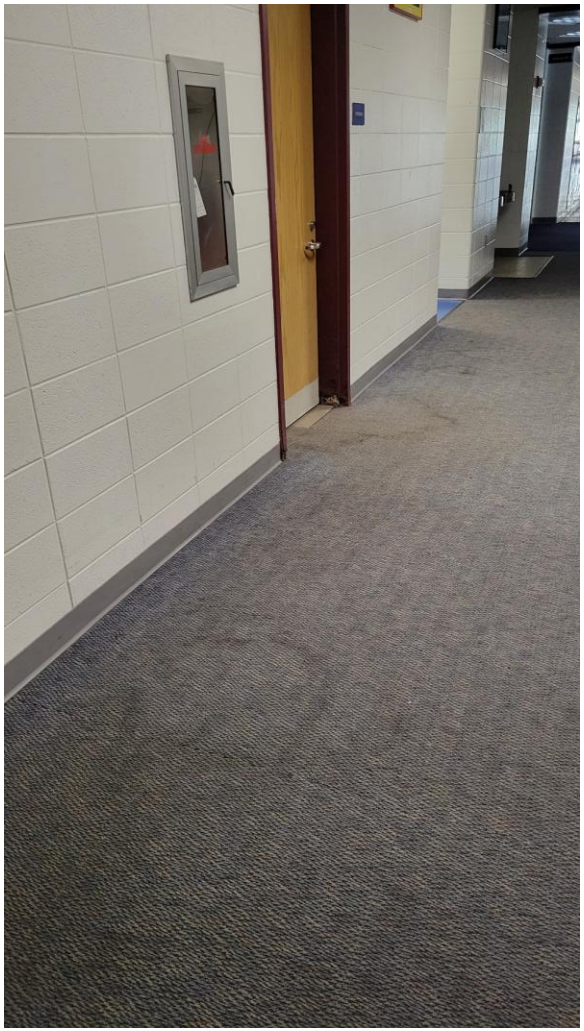
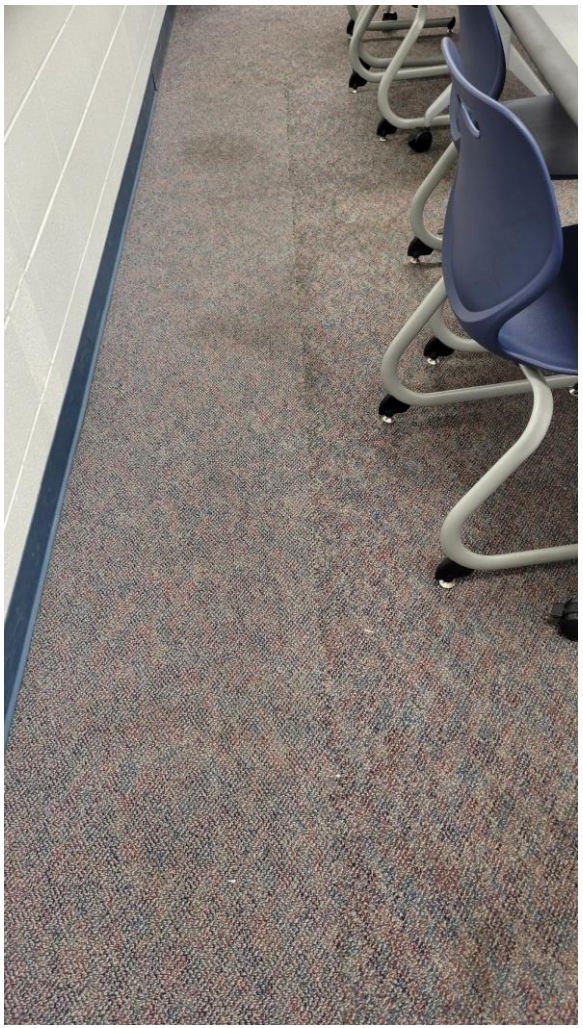
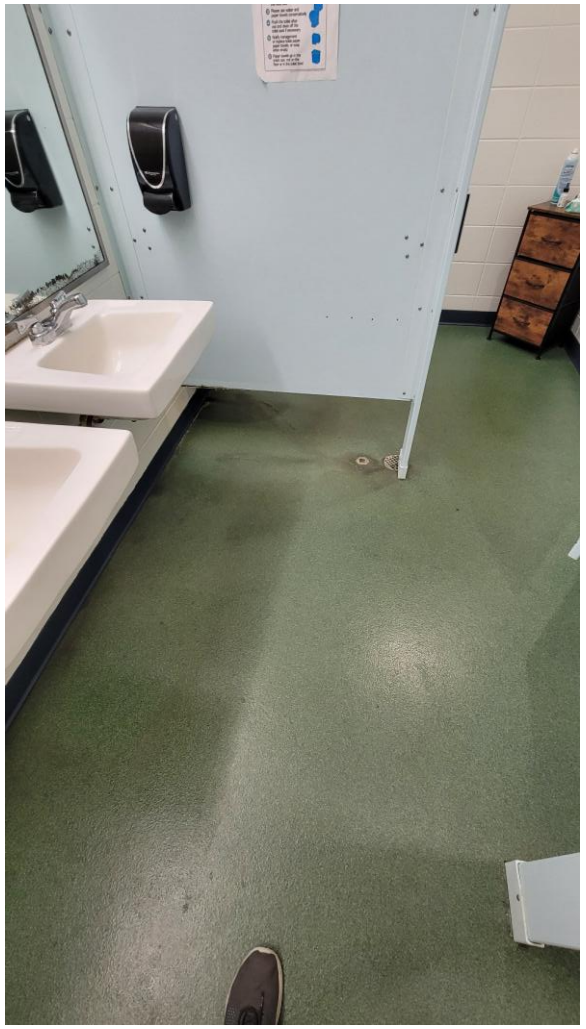


Stained Carpet



Visible seam in the carpet (possible future tripping hazard)



Worn flooring in restroom in admin area

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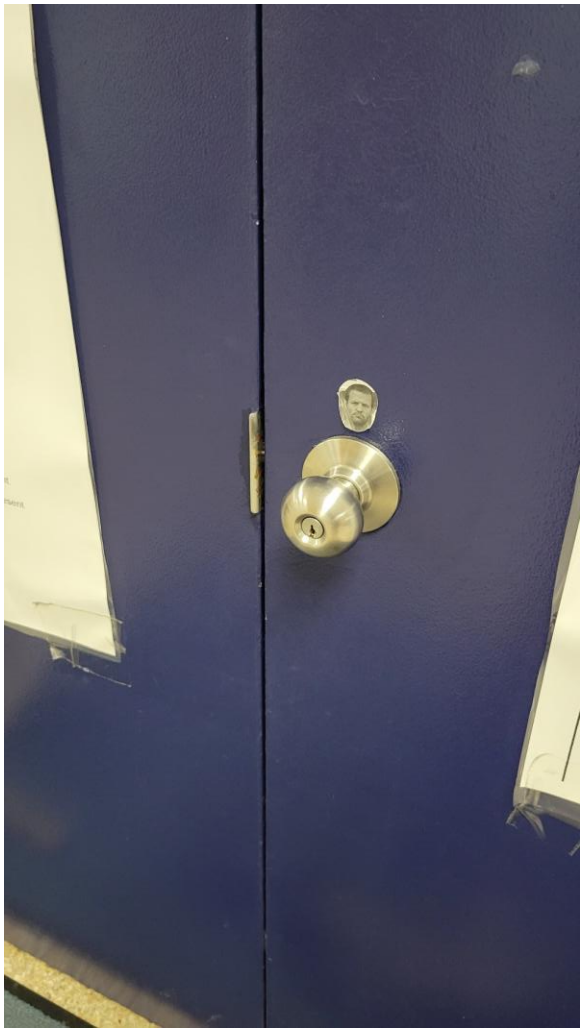
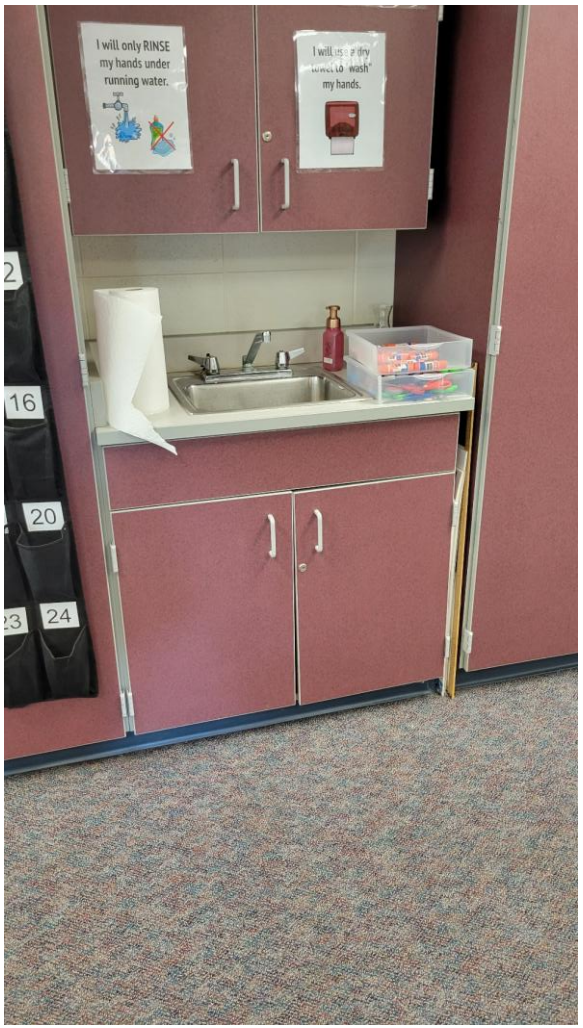
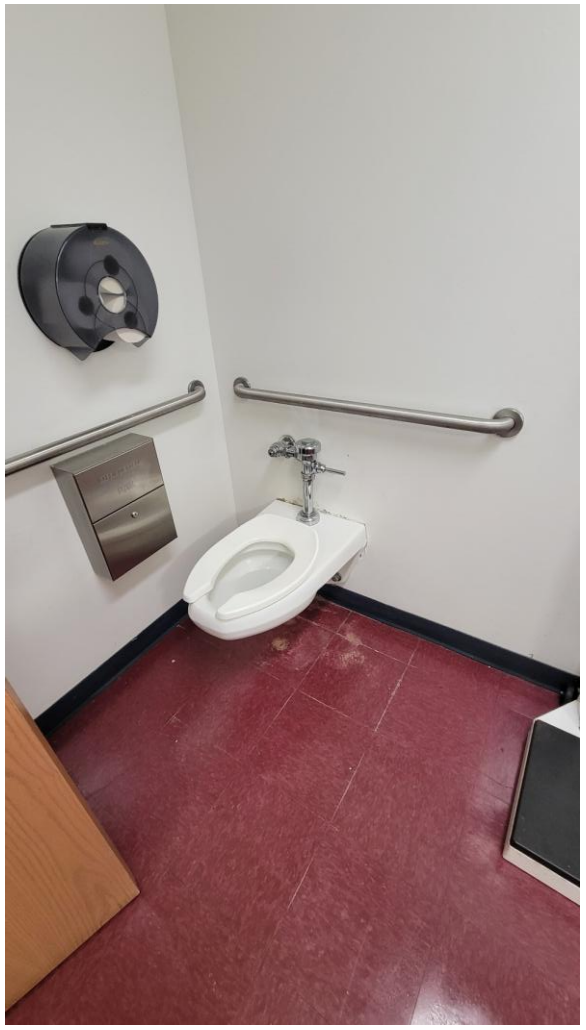


Non-ADA door handle

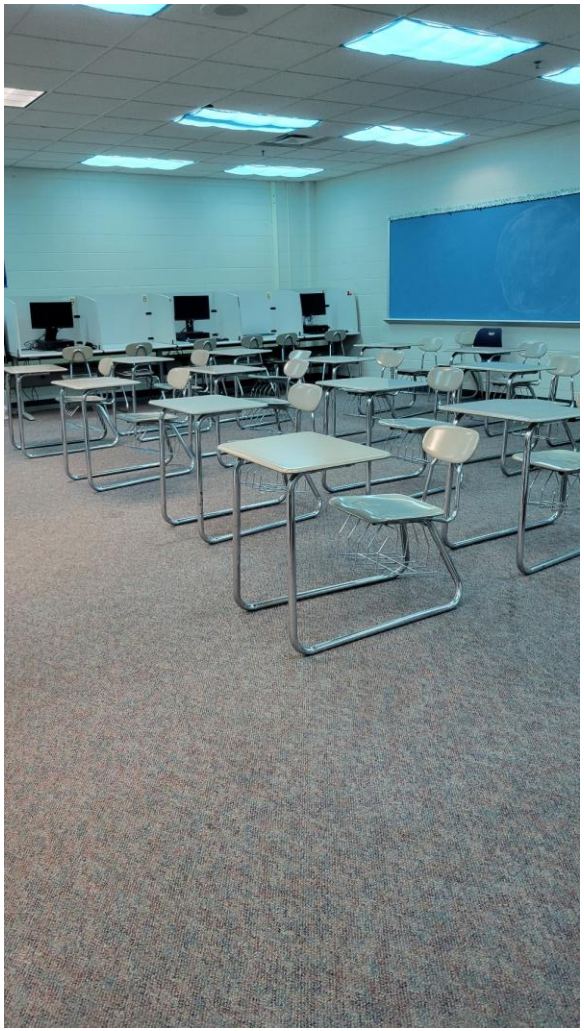


Non-ADA sink height



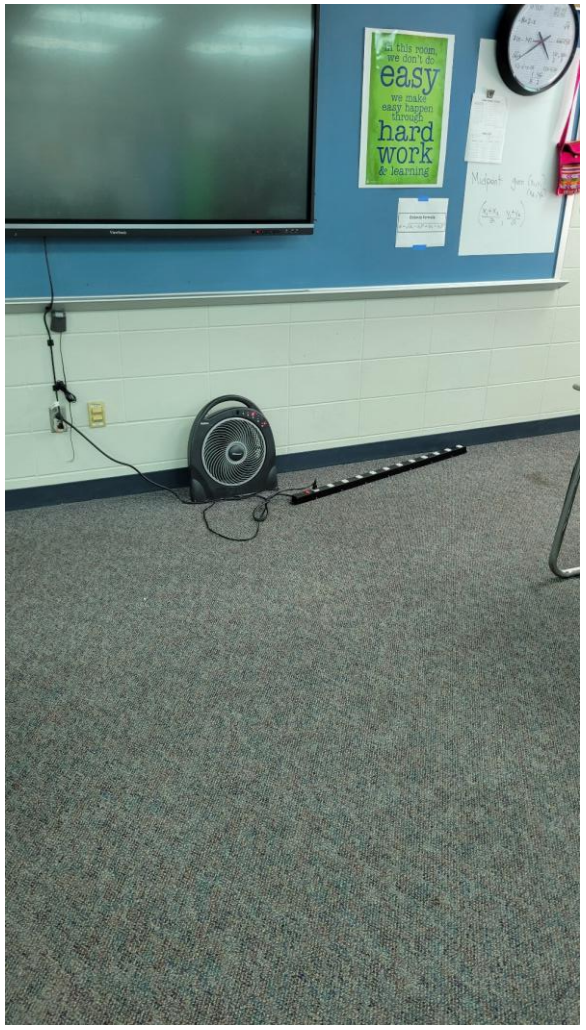
Toilet designed to an older ADA standard

Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL



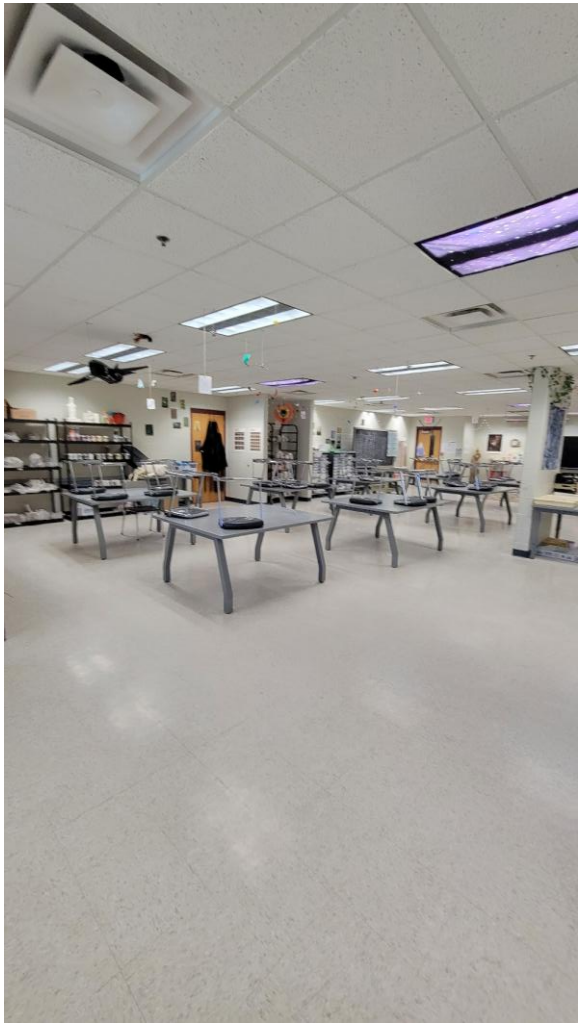
There are a few chalk boards left in the school

Classroom separated by thin window partitions upstairs



Extension cords and fans in a classroom

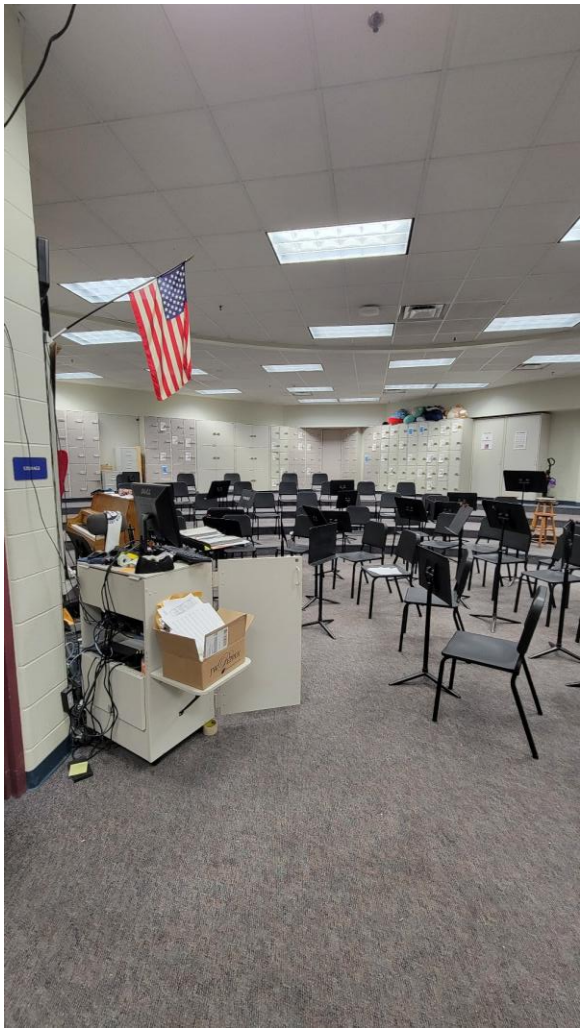
Outdated home economics with poor visibility into individual kitchens



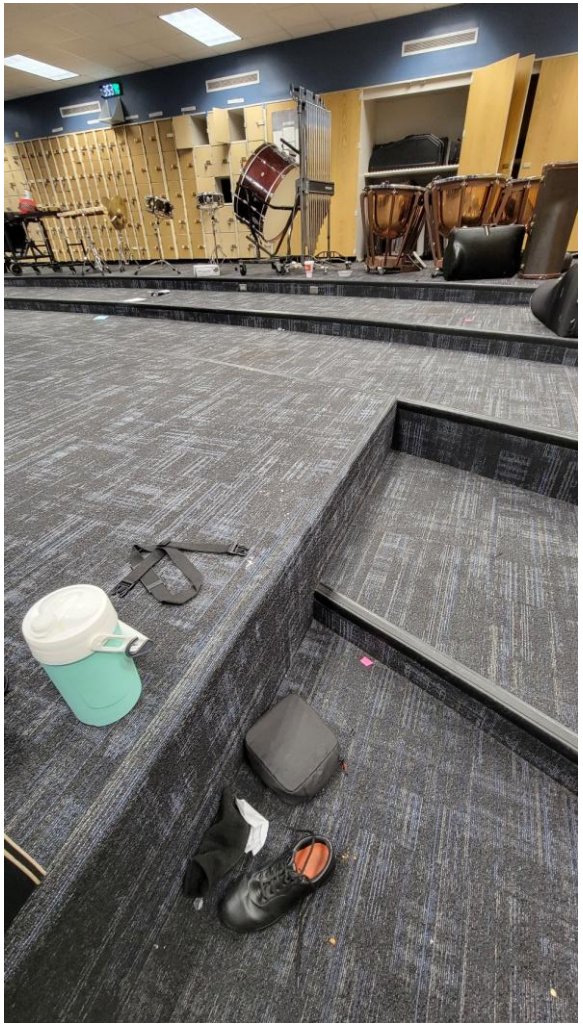
Classroom retrofitted to be an art classroom with no sink

Worn casework and lack of storage in art classroom

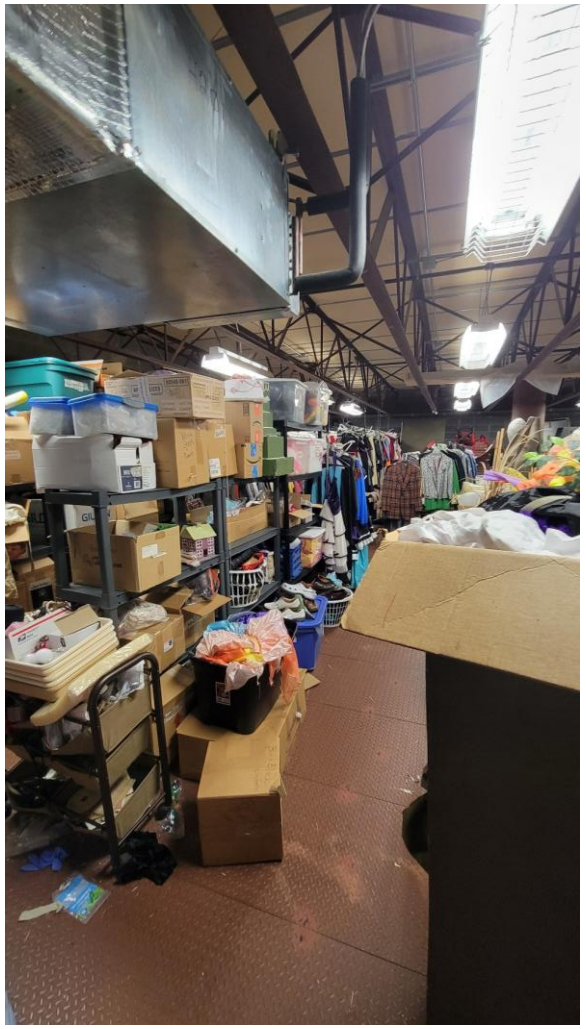
Part III A. Facility Assessment | PERRY MERIDIAN HIGH SCHOOL



Low ceiling in performing arts classroom



Built-in risers reduce flexibility of the performing arts classroom and effectively lower the ceiling in the back

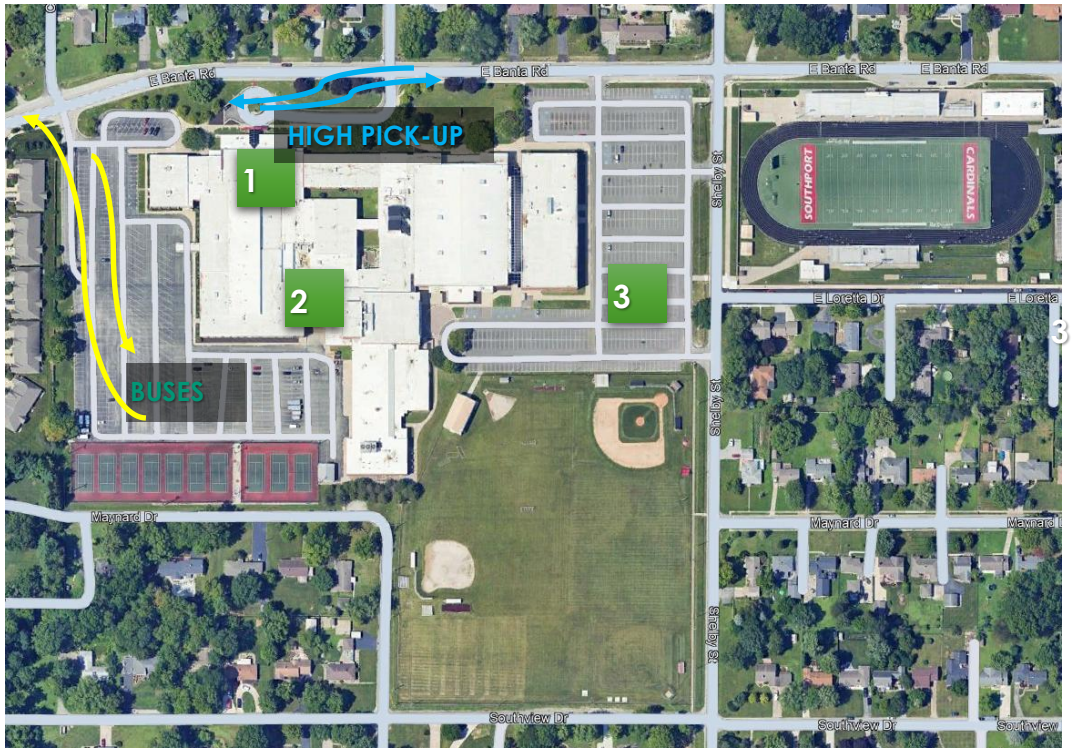


Full theatrical storage

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Campus / Site Key

1. Visitor Entry
2. Delivery
3. Staff Parking

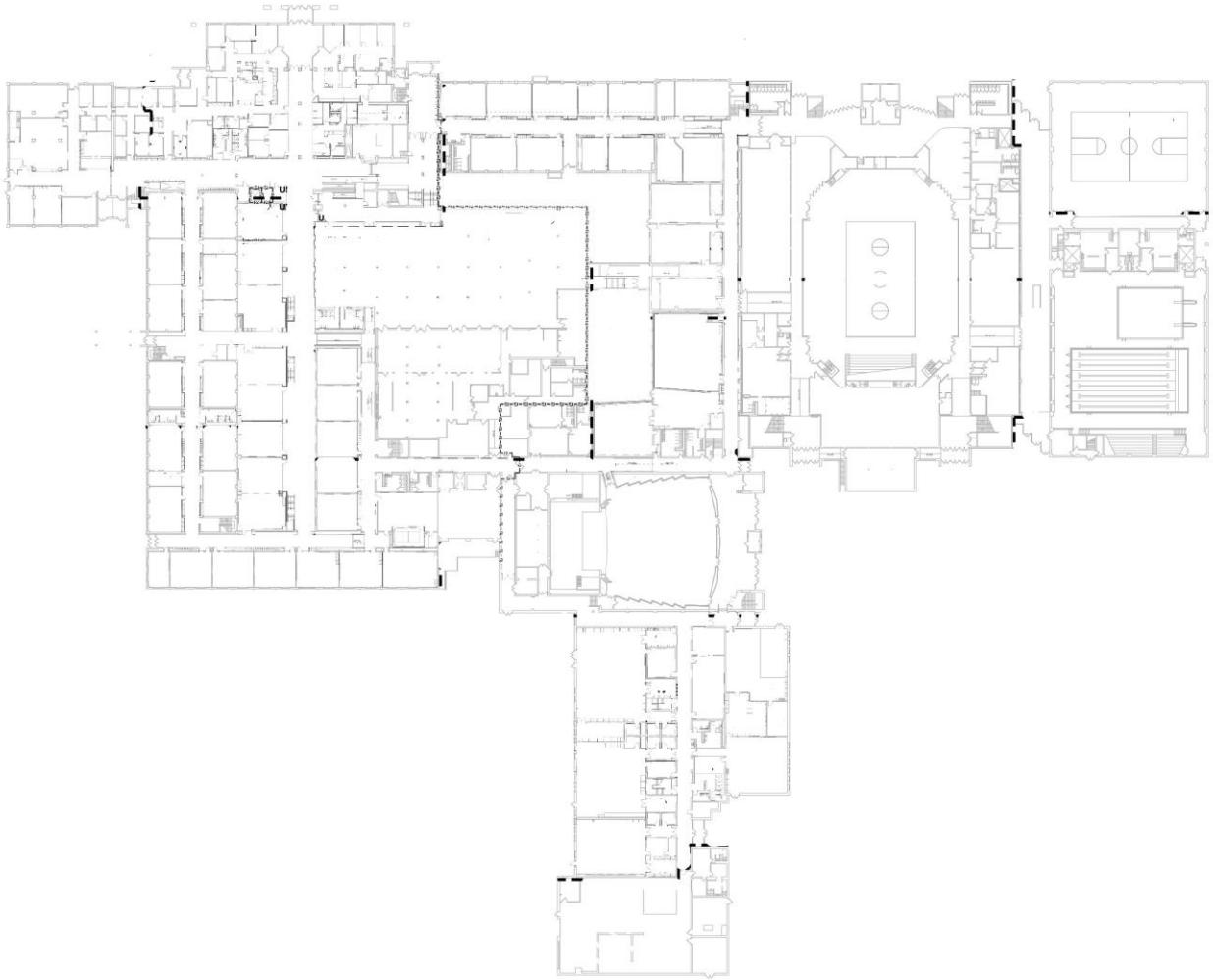


^ NORTH

Facility Information

Renovation / Addition(s): 1988, 2012
Square Footage: 470,000 SF
Grades: 9-12
Enrollment: 2,350

First Level | ^ North



Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

	Site Characteristics	Score	Notes
1	Visibility / Site Access / Signage		There are 3 curb cuts onto the site from Banta Road. This makes the access confusing. The front door cul-de-sac has only 3 parking spots. The is a lack of signage of where to go and where to park
2	Parking		There is enough parking for da-to-day activities, but for special events parking is limited. Band practices in the parking lot
3	ADA Compliance		ADA parking is across the drive from the front door
4	Bus and Parent Pick-Up/ Drop-off		Parent drop off spills onto the street
5	Site Lighting		Would like to upgrade athletic lighting to LED. Sidewalks are dark north of the main gym
6	Paving Sidewalks		The west parking lot and north drive ashphalt surface is cracking. Some brick pavers in front of the Auditorium are damaged. There are some minor corcrete sidewalk cracks throughout
7	Storm Water Drainage		No ponding observed during the site visit
8	Landscaping and Plazas		
9	Delivery Maintenance Access		There is a loading dock in the back of the building. The loading dock equipment is rusting
10	Outdoor Athletic Fields / Playground		Tennis courts are starting to crack
11	Outdoor Buildings		The buildings under the football bleachers are leaking
12	Future Expansion Opportunities		Elevations changes and interior corridor layouts may present issues with the potential expansions

	Safety and Security	Score	Notes
1	Lock Down Capabilities		There are doors locking down the part of the building for the afterschool events
2	Storm Refuge		
3	Secure Vestibule / Visitor Entry		There is a secure vestibule with 2 reception areas observing it. Student entry from the bus lot looks very tight with the weapons detection system
4	Access Control		Exterior doors are electrified. Need better lobby spaces for the athletic events and student entrances.
5	Evacuation / Egress		Special education department is on the 2nd floor

	Building Envelope	Score	Notes
1	Masonry / Cladding / Exterior Walls		Caulk joints are wearing. Limestone piers at the auditorium entrance are weathering away and need to be replaced. Corridor to the northwest of the band classroom and southwest of the auditorium has masonry walls that show signs of water infiltration. Courtyards have some Spalding brick and brick mortar issues
2	Exterior Doors		Exterior hollow metal doors and frames are rusting. Not all exterior doors have numbers posted on them
3	Windows / Window Sills		Pool glass entrance is leaking
4	Roofing		Some portions of the roof is approaching the end of the lifecycle; there is bubbling . There are no overflow drains on the majority of the roof. There are a couple parapets with raw CMU block. Some roof access hatches are stuck. Foor equipment over the auditorium seating is sitting on the roof with no pads. there are instances where the downspouts dump water onto the membrane roof with no splashblocks.
5	Fascia (Roof Edging)		Some fascias have raw edge at the roof level

Score	Failing	Poor	Average	Good	Excellent

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

	Building Organization / Efficiency	Score	Notes
1	Administration and Offices		Some storage rooms have been converted to offices. There are not enough offices/small group spaces for EL student services. The upstairs work room is underused and can be repurposed for more offices. Interpreter spaces are needed
2	Proximity of Shared Spaces		
3	Corridor Efficiency / Supervision		There are a lot of disconnected corridors that makes it hard to supervise. There is a second floor corridor that is not used by students and is used for storage
4	ADA Compliance		There this is multi-level building and navigating it in a wheelchair is tough. The main gymnasium is not ADA accessible with the sunken gym floor and upstairs concessions, no railings for the ramps. Some door handles are not ADA compliant (especially around the kitchen).
5	Security and Alert Systems		Recently upgraded PA and camera systems
6	Interior Walls		
7	Interior Doors and Windows		Some wear and tear especially around the kitchen and upstairs around performing arts
8	Food Preparation / Serving / Dinning		Kitchen floor tile is cracking. Dishwashing room does not have air supply, relies on portable fans. Kitchen restrooms are not ADA
9	Restrooms and Locker Rooms		Wrestling does not have a dedicated locker room. Locker spaces are shoeing signs of wear and tear. Still have gang showers. Restrooms are showing signs of wear and tear. Some of the gang restrooms do not have ADA stalls. Locker rooms have plumbing issues (girls locker room does not have functional plumbing)
10	Custodial / Health / Hygiene		
11	Storage		Upstairs corridor is used for storage. There is a basement level that is used for storage
12	Capacity / Enrollment		Some teachers are sharing classrooms. The enrollment is expected to rise

	Environment and Teaching Tools	Score	Notes
1	Finishes - Flooring		Carpets are showing signs of wear and tear. The school has carpets in the hallways which is not that common at a high school level due to wearability of the product.
2	Finishes - Walls		
3	Finishes - Ceilings		
4	Writing Boards and Teaching Tools		
5	Storage / Casework / Countertops		
6	Technology / Electrical Outlets		
7	Furniture / Fixtures / Equipment		Majority of classrooms have updated furniture
8	Thermal Comfort / Air Quality		
9	Access to Daylight / Exterior Views		for a building of this size there are a lot of classrooms that have some access (either direct or indirect) to daylight
10	Noise / Acoustics		
12	Display of Student Work / Identity		

Score	Failing	Poor	Average	Good	Excellent

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

	Program and Curriculum	Score	Notes
1	Typical Classrooms		Inconsistent size of classrooms throughout
2	Special Services		Special education classrooms are on the second floor lack restroom and changing facilities
3	Science / Project Laboratories / STEM		There is a newer megalab on the second floor
4	Arts / Music / Theater		One art teacher does not have a classroom. Performing arts classrooms are adequate. Band practices in the parking lot, director stands on the roof
5	Athletics / P.E. / Indoor Recess		There is a lack of practice space. Students start practicing at 7.30 and finish at 9pm. The pool is not large enough to host competitions, the paint inside the pool is peeling and there are possible moisture issues, some rusting of the pool deck. Weight room class is full, no electives offered. Wrestling room has space for 2 mats; with girls wrestling growing, there is not enough space
6	Performance / LGI / Multipurpose		**Auditorium**: Arbor on Lineset 26 is damaged and needs to be fixed ASAP. Screen Suspension vinyl rope needs to be replaced White screen is torn and does not meet fire rating There is not enough counterweights to safely balance all the equipment Rope locks and floor tension blocks are getting close to the end of the lifecycle A few chains are crossed There is not egress lighting during performance **LGI:** There are a couple LGI spaces on the second floor used for study hall
7	Small Group / Individual Instruction		The school would like to see more small group spaces especially for Sp Ed and EL students
8	Media Center / Commons		
9	Teacher and Staff Workroom / Lounges		
10	CTE		Upstairs FACS classroom is showing signs of wear and tear (raw plam edges). Not big enough for the class sizes. Culinary arts are not properly ventilated. No ADA FACS station. Radio/TV is small and does not support the current student capacity
11	Student Services / Student Wellbeing		
12	Outdoor Learning		There are accessible courtyards

Score	Failing	Poor	Average	Good	Excellent

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

	Mechanical / Plumbing Systems	Score	Notes
1	Code Compliance		No code issues observed.
2	HVAC System Performance		The facilities staff has stated that the system in general performs well.
3	Controls		Most all controls in the building are Alerton. They controls appear to have been renovated in 2012. It is anticipated that controls replacement will be needed in approximately 10 years.
4	Chillers		Three centrifugal chillers are located in the main plant. One Carrier chiller appears to have been manufacturered in 2012, rated at 280-tons. Two York chillers appear to have been manufactured in 2017 and are each 285-tons. The chiller plant is in good condition.
5	Cooling Tower		Cooling tower is in good condition.
6	Pumps		Pumps are in good condition.
7	Valve/Damper Actuators		Same age as the controls which is 13 years old. Average to good condition.
8	Unit Vents, Fan Powered Boxes, and Fan Coils		Not many exist. No issues reported from staff.
9	Air Handling Units		Custom AHU on roof are in poor condition and need to be replaced. Tbis includes AHU-G1, G2, F2 and E1. All are custom AHU with vestibules. The interior AHU are in average to good working condition. It was noted that AHU-B2 fan is noisy and likely needs to be replaced. The adjacent AHU-B1 received a fan replacement in 2023. It was observed that the natatorium dehumidification unit is requiring maintenance and has potentially been a maintenance burden. The unit should be replaced if and when the natatorium is renovated.
10	Water Source Heat Pumps	N/A	N/A
11	Cooling Coils		With exception of the AHU stated as needing to be replaced, the cooling coils are in good condition.
13	Roof Exhausters		The majority of roof exhausters are beyond the recommended life expectancy and should be replaced.
14	VAV Terminals		Facilities staff did not report issues with the terminal boxes and based on the age of the controls, they will need to be replaced within 10 years, but are not an immediate issue.

Score	Failing	Poor	Average	Good	Excellent

15	Package Rooftop Units		N/A
16	Boilers		The boilers have been replaced very recently and are in excellent condition.
17	HW Convection Heaters		No issues reported. The age appears to be consistent with the AHU.
20	Plumbing Distribution and Infrastructure		The majority of the domestic water piping is original to the building. Maintenance staff commented that there are pipe leaks/failures that occur on a regular basis.
21	Plumbing Fixtures and Trim		The fixtures and trim appear to be in fair to good condition and functional. The showers in the girls locker room were out of service at the time of inspection.
22	Plumbing Flush Valves		The majority of the flush valves appear to be in good condition and functional.
23	Plumbing Equipment (HW Recirc Pumps/TMV Valves)		The domestic water softener, thermostatic mixing valve and circulating pumps appear to be in fair to good condition and are functional.
24	Domestic Water Heater (Electric or Natural Gas)		The building is equipped with two gas-fired domestic water heating boilers. Boiler 1 is a Lochinvar CWN1795FM 1,795 MBH and is nearing the end of its life expectancy. Boiler 2 in a Lochinvar AWN1500 1,500 MBH boiler that appear sto be in fair to good condition.
25	Domestic Water Storage Tank		
26	Fire Suppression/Sprinklers		
27	Pool Equipment		The pool equipment, regenerative media filter, circulating pump(s), chlorinator, UV disinfector are in poor condition and in need of replacement. A few DMX gateways and cabling would be recommended to be added.

Score	Failing	Poor	Average	Good	Excellent

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

	Electrical Systems	Score	Notes
1	Code Compliance		No code issues observed.
2	Electrical Service		The electrical service is 37 years old and is at the end of its useful life. It is recommended to replace the service.
3	Electrical Distribution Equipment		The electrical distribution equipment is 37 years old and is at the end of its useful life. It is recommended to replace the all distribution equipment.
4	Standby Electrical Power	N/A	N/A
5	Branch Wiring and Devices		The branch wiring and devices are 37 years old and decent shape. It is recommended to replace wiring and devices in the next 10 years.
6	Interior Lighting and Controls		All lighting has been retrofitted with LED lamps. Most classrooms have occupancy sensors. There is a section of Unit B that does not have any occupancy sensors. It is recommended to add occupancy sensors for energy savings and to comply with the energy code. The gym lighting is LED but has an inconsistent layout that contributes to uneven distribution and lower light levels. It is recommended to replace the gym lights with high bay fixtures in a consistent pattern.
7	Exterior Lighting and Controls		All site lighting has been upgraded to LED fixtures.
8	Fire Alarm System		The fire alarm is a Simplex 4100U system which will no longer be supported in the near future. It is recommended to upgrade to a Simplex 4100ES. All existing devices and wiring can be reused.
9	Theatrical Lighting and Controls		The existing theatrical lighting dimming control is in good shape and has capacity for expansion. A new dimming console is recommended. The house lighting has been retrofitted with LED. There are multiple fixtures that are non-functional and should be replaced. It is also recommended to replace the existing spotlights, washlights, follow spots and moving lights with LED. All house lighting has been retrofitted with LED.

Score	Failing	Poor	Average	Good	Excellent

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Cracking Asphalt on the north and east sides of the building

Rusting dock leveler and cracks in the concrete at the loading dock

Some wear and tear of the concrete sidewalks

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

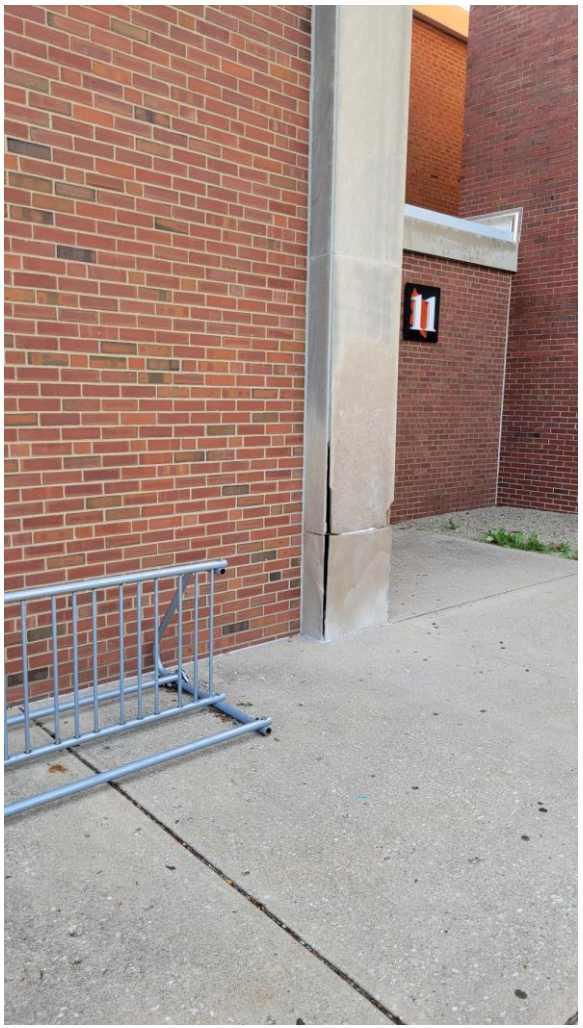
Single roof drain, no overflow

Aging roof

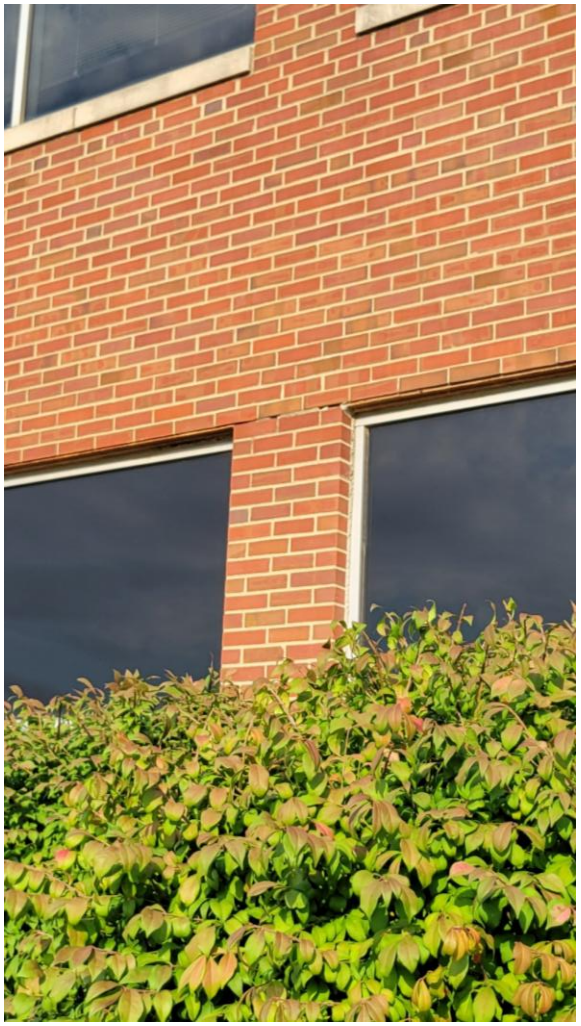
Ponding on the roof

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Failing caulk joint



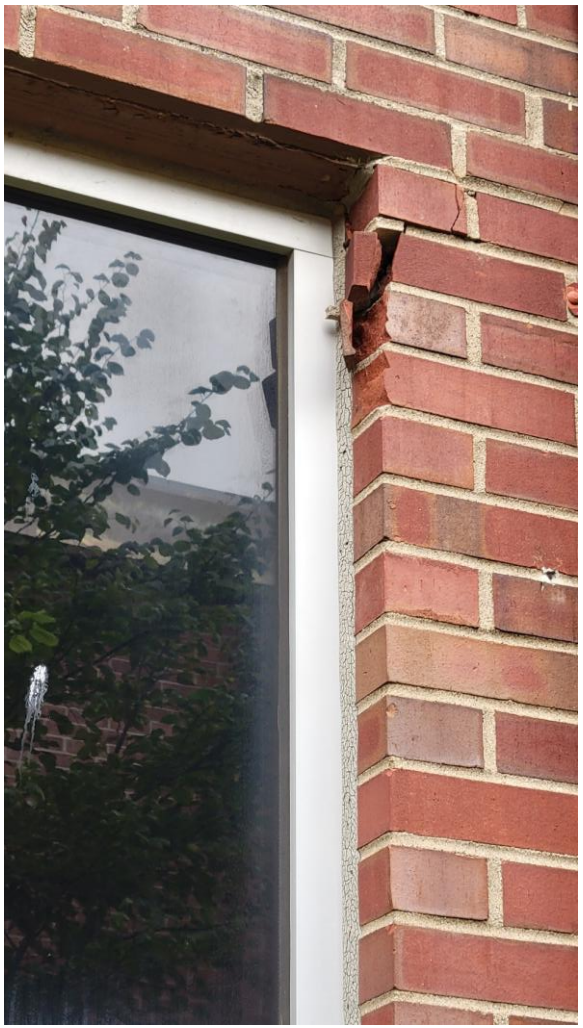
Failing limestone veneer outside auditorium



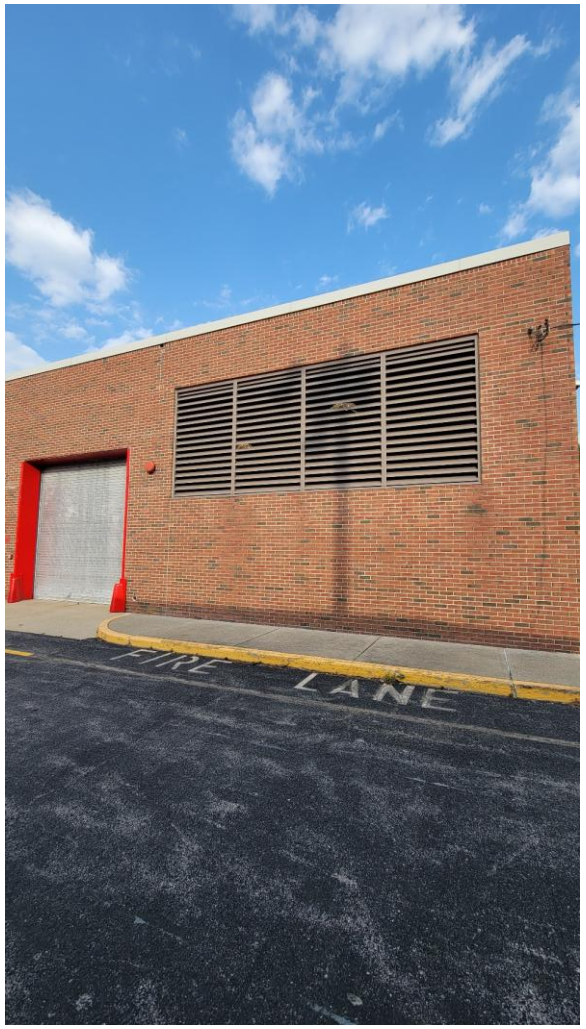
Failing grout joint at the head of windows on the west side

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Some brick moisture issues above the lower roof



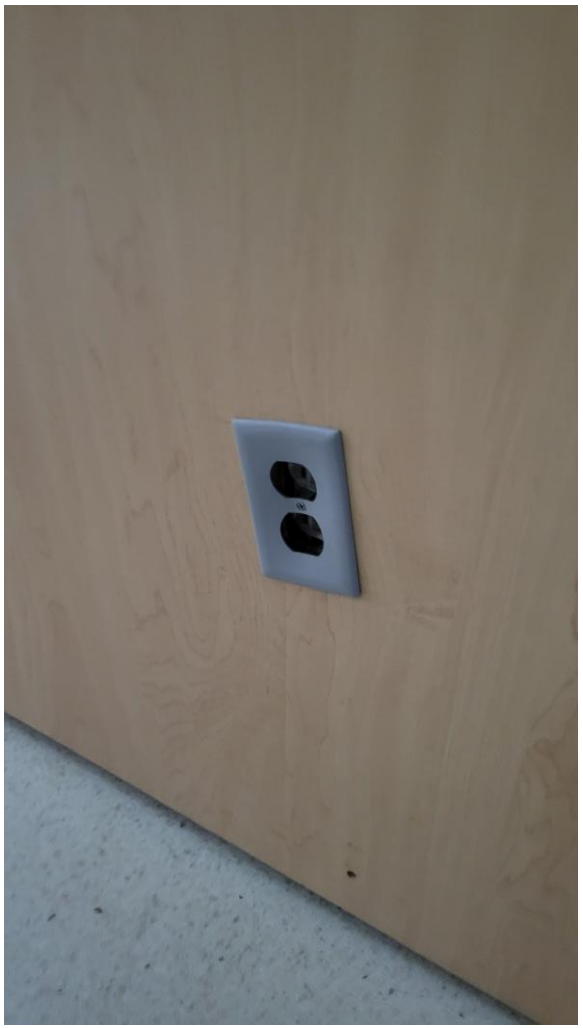
Window head condition at the courtyard



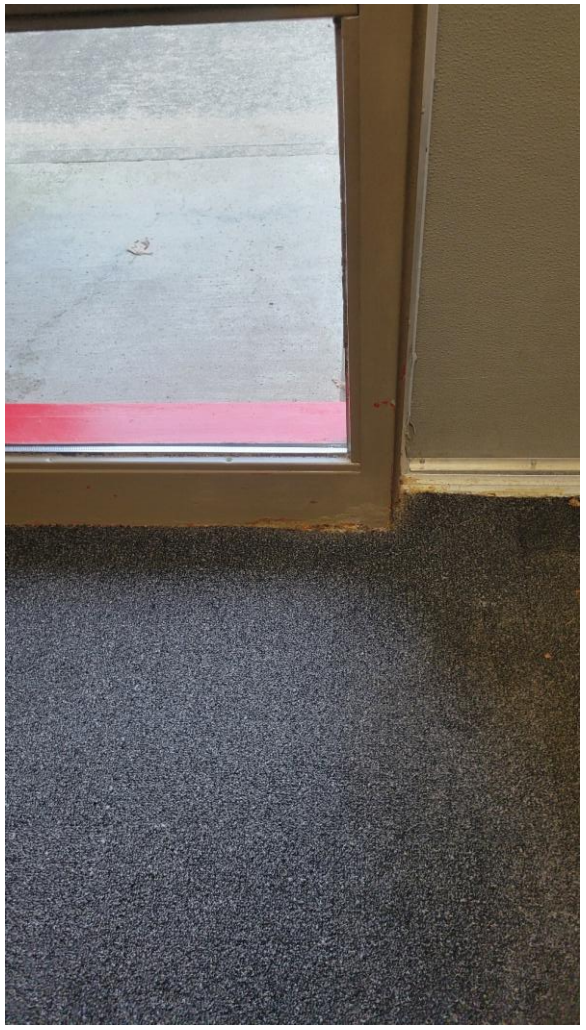
Birds' nests in the louvers on the south side of the building

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Moisture infiltration inside the building

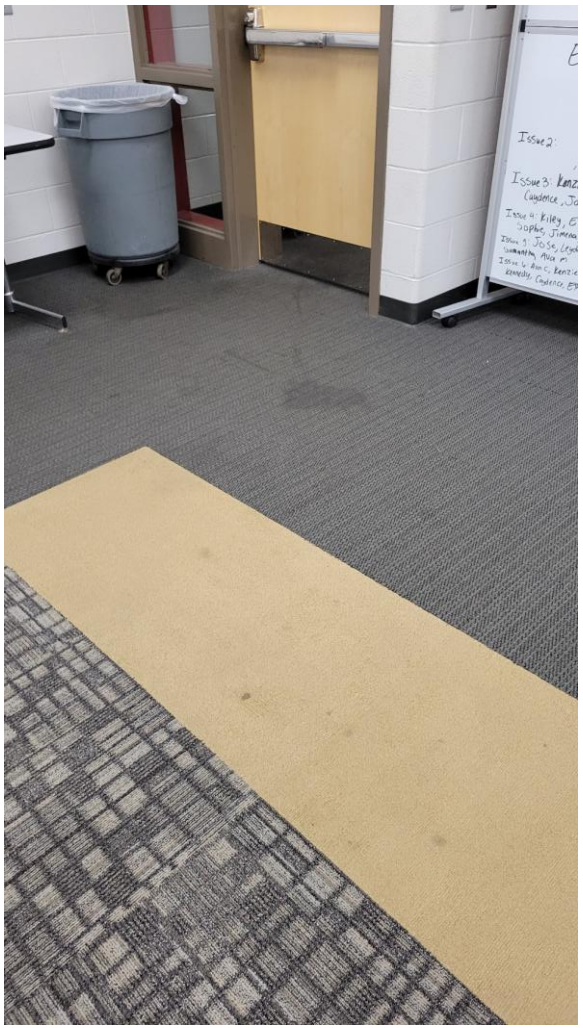


Plywood wall veneer is pulling away from the wall in the cafeteria (possible water infiltration from the courtyard)

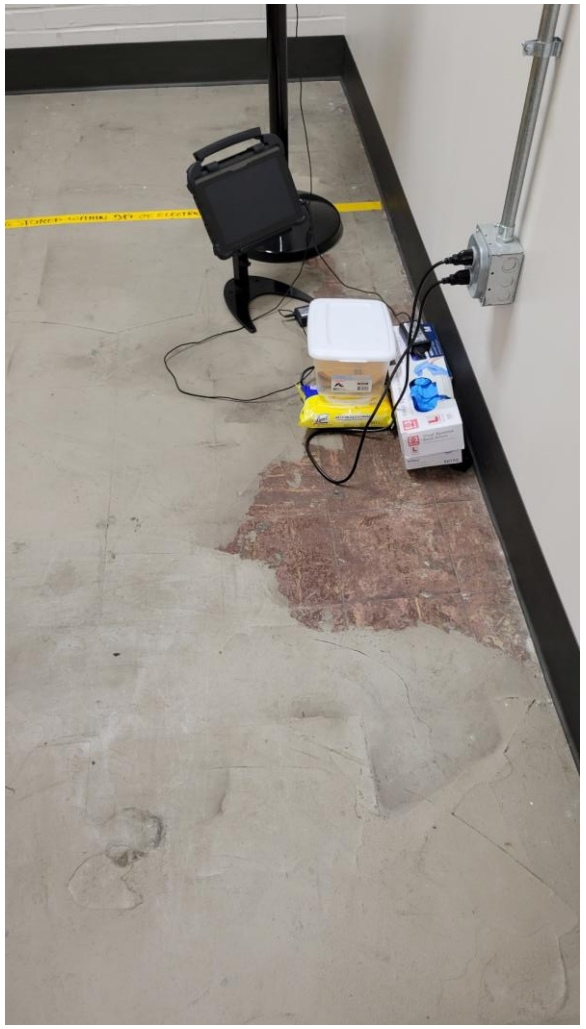


Some exterior hollow metal doors and windows are rusting

Stained carpet tile

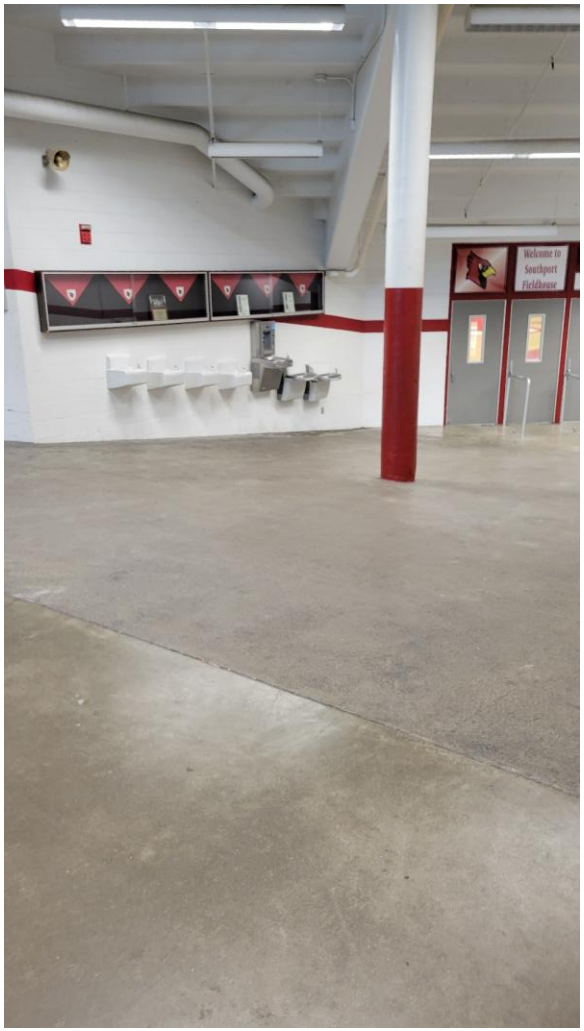


Stained carpet tile



Storage room floor tiling visible under the skim coat

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL



Non-ADA ramp to the main level of the gym

Non-ADA door handles

No curb cut at ADA parking spot

Damaged toilet partitions

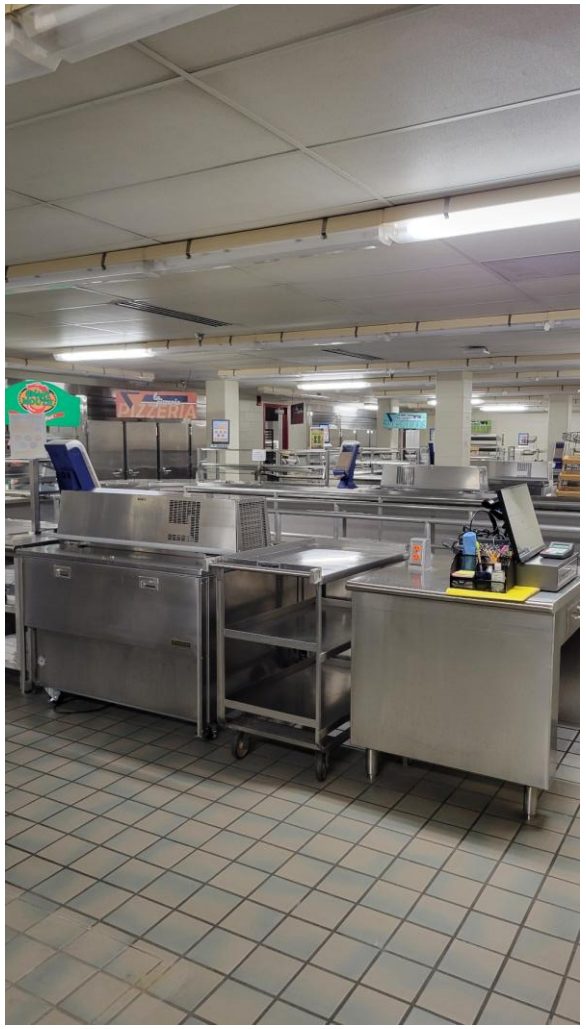
ADA non-compliant stall at a staff restroom

Gypsum board wall in not protected around the mop sink

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Fans in the dishwashing room. No air supply registers were observed during the site visit

Cracked floor tile in the kitchen

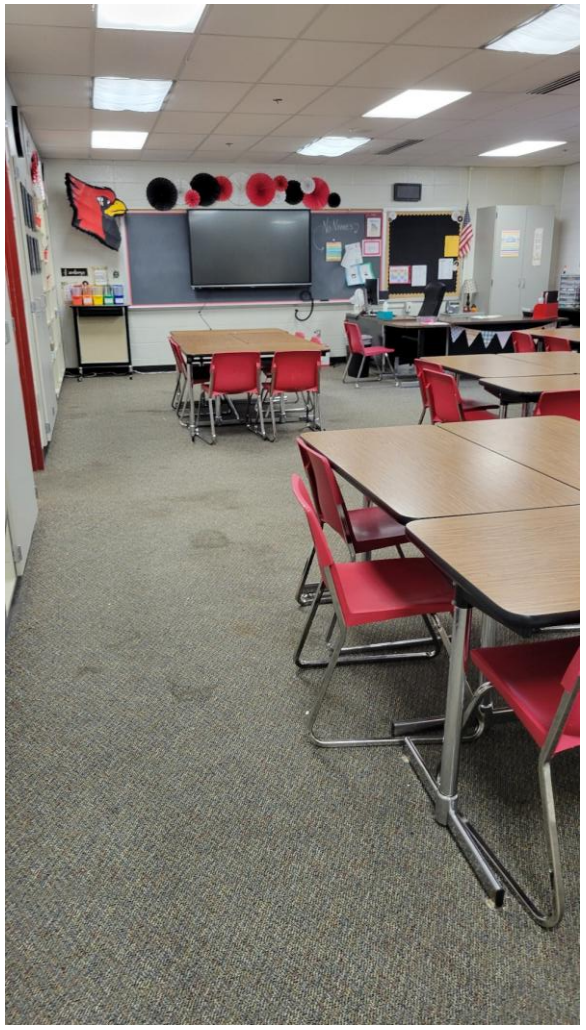


Outdated serving area layout

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

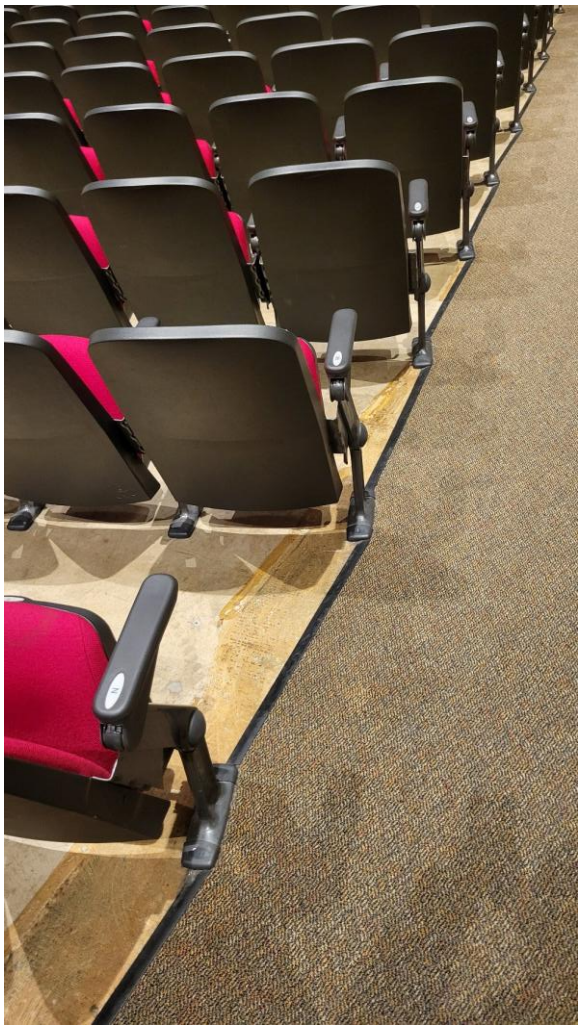
Missing plastic laminate edging in FACS

Outdated FACS room layout , no ADA station

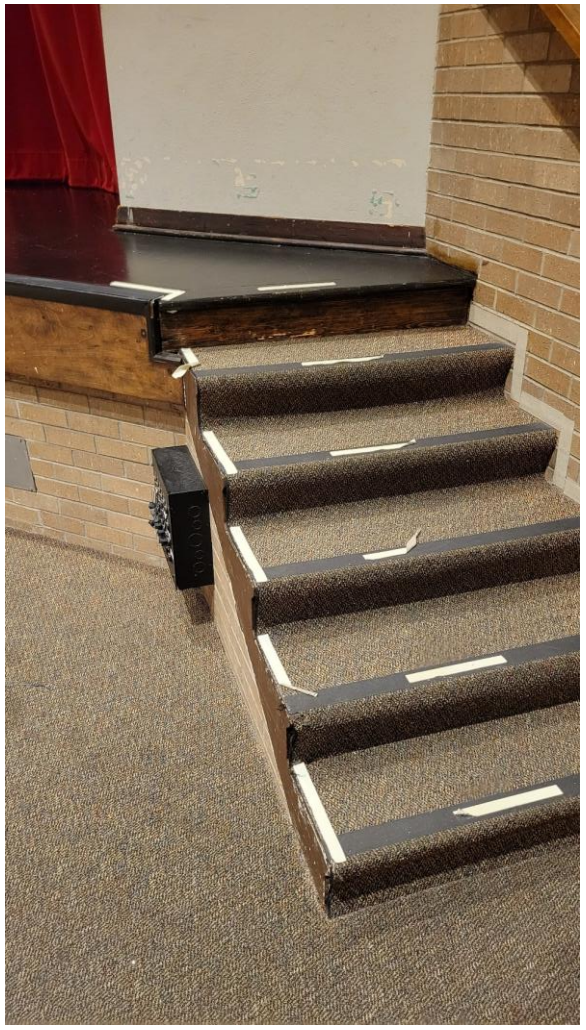


FACS lecture room stained carpet flooring and chalkboard

No emergency lighting in Auditorium



Glue marks of the previous carpet outline visible



Worn carpet on stage stairs

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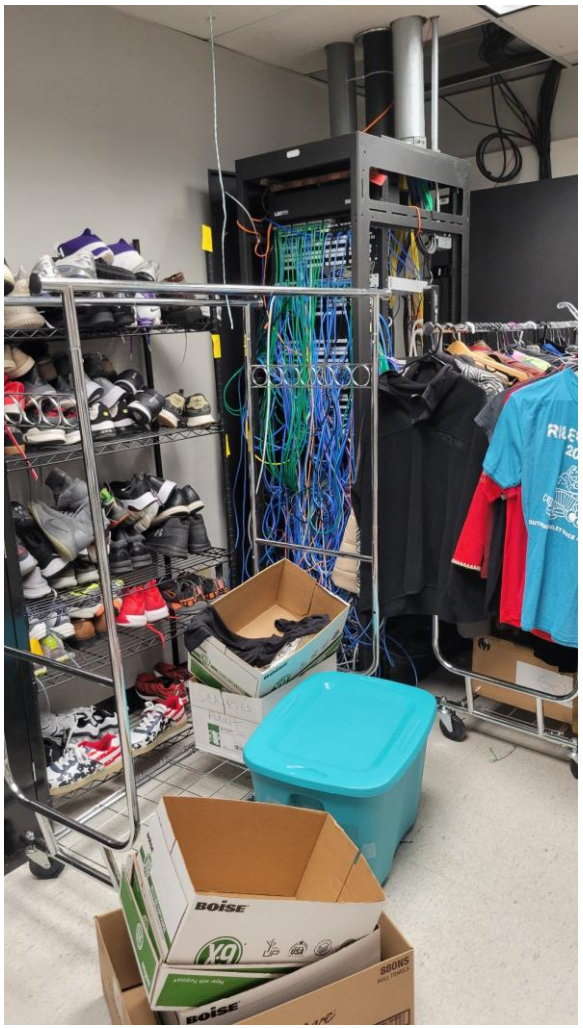
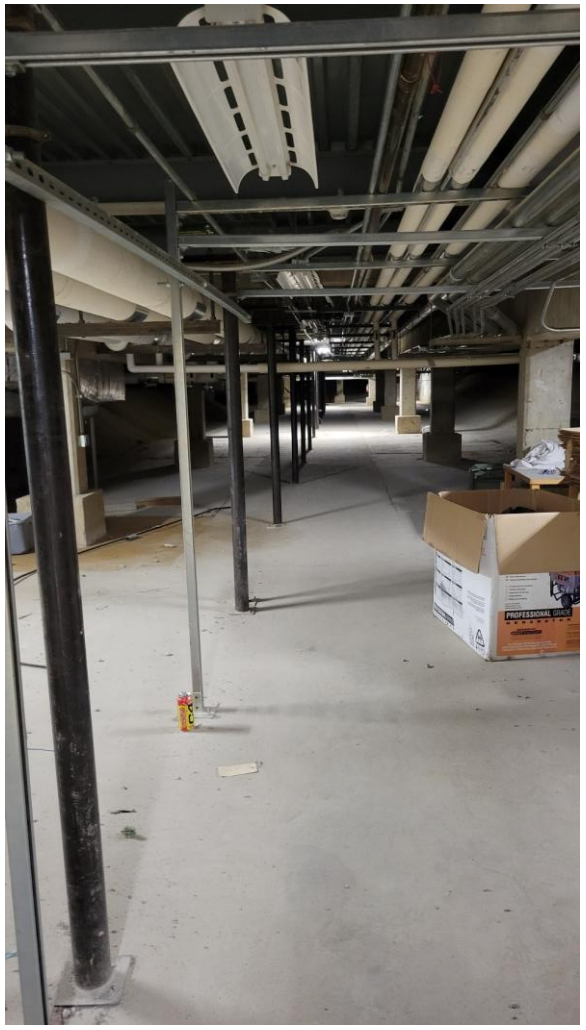
Underused office space on the second floor



Stored items in the IDF closet

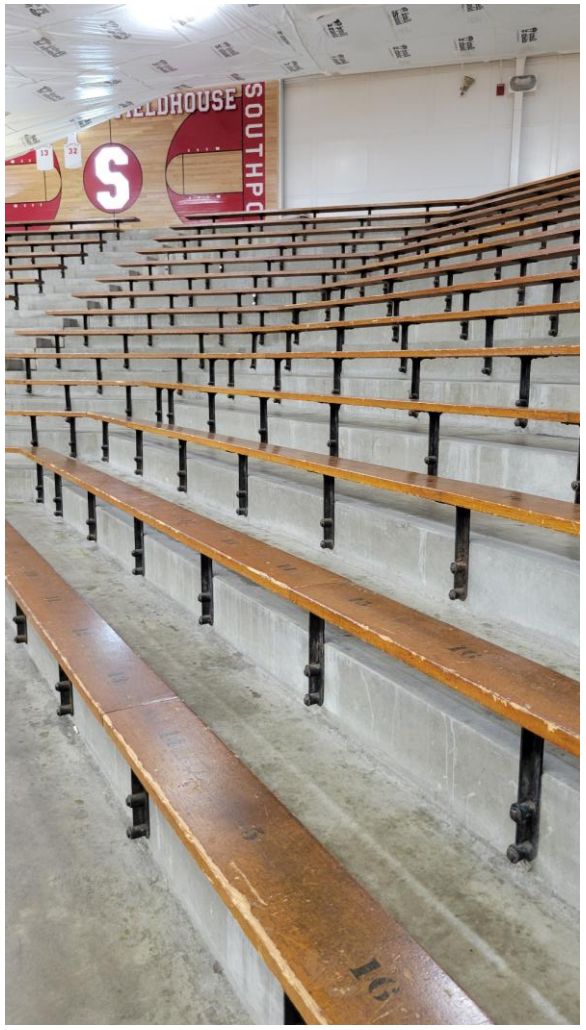


Some items stored in the basement level

Part III B. Facility Assessment | SOUTHPORT HIGH SCHOOL

Worn lockers in the locker rooms

Damaged vestibule framing at pool entrance



Historical benches at the gym

Part IV F. Suggested Solutions – SOUTHPORT HIGH SCHOOL

SOUTHPORT HIGH SCHOOL:

BUILDING ADDITIONS:

1.a. Fieldhouse (4 courts) with a 6 lane 200m running track, an elevated walking track, bleachers, 2 stairs, 1 elevator (63,000 SF + 12,000 SF elevated track)
1.b. Fieldhouse (4 courts) with a 6 lane 200m running track (56,000 SF)
1.c. Fieldhouse (4 courts) with a 4 lane jogging track (45,000 SF)
1.d. Fieldhouse (4 courts) with a 4 lane jogging track (33,000 SF)

1M. **Fieldhouse Mechanical**: Standalone mechanical systems. Packaged RTU installed either on a roof or on grade. Recommended estimated cooling capacity required for a fieldhouse is 300 SF/Ton of cooling. This can be applied to all square footage scenarios for HVAC budgeting.

1E. **Fieldhouse Electrical**:

a) The new field house will require a new electrical service. Currently there is an abandoned service located where the medium voltage switches are housed (adjacent mechanical room). The abandoned service once served three chillers at a medium voltage of 4160V. The primary conductors can be reworked to feed a new utility transformer that would serve the new fieldhouse.
b) The existing underground primary conductors feeding the utility transformer at the natatorium will need to be reworked to miss the new fieldhouse (if the field house is located adjacent the south boiler room).
c) The existing underground feeder serving switchboard 1HDS1 located at the gym will need to be reworked to miss the new fieldhouse (if the field house is located adjacent the south boiler room).

1P. **Fieldhouse Plumbing**:

a) A new 6-inch fire protection water main will be installed in the new field house to provide a fully sprinklered (wet-pipe) building. The service entrance will be equipped with a double check valve assembly to provide protection from cross-connection between the fire protection water system and domestic water system. The sprinkler system will be zoned to have a riser for each portion more than 52,000 square feet. The new sprinkler piping will be schedule 40 black steel for pipe sizes 2-inch and smaller and schedule 10 black steel for pipe sizes 2 ½" and larger.

b) A new 4-inch domestic water service will be installed in the new field house to provide domestic cold water to the facility. Cold water will be extended to all plumbing fixtures and provide make up to the domestic hot water system. The new domestic water service will be equipped with two (2) 2-inch water meters and backflow preventers piped in parallel to meet Citizen's Energy Group's (CEG) standards. The domestic water system will also be equipped with a duplex water softener. Water supplying the domestic water heaters will be softened to extend the life expectancy and efficiency of the domestic water heaters. All new domestic cold-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.

c) A duplex domestic water heater and storage tank will provide domestic hot water to the building's plumbing fixtures. The domestic water heaters will be equipped with a thermostatic mixing valve to temper water to the fixtures and a hot water circulation pump to maintain water temperature in the piping system to ensure delivery of hot water to the fixtures in a timely manner. All new domestic hot-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.

d) A new 6-inch sanitary lateral will be required to serve any ne fixtures in the fieldhouse. All new sanitary piping will be schedule 40 PVC, type DWV.

e) A new natural gas service will be installed to serve the gas-fried water heaters and HVAC equipment. All new gas piping will be schedule 40 black steel.

f) It is assumed that the new fieldhouse will have a sloped roof with gutters and down spouts connected to the exterior storm water system on the site.

2.a. 50 m Natatorium with elevated bleachers, 2 stairs, 1 elevator (40,000 SF 1st floor, 11,000 SF 2nd floor)

2M. **Natatorium Mechanical**: Packaged or stand-alone dehumidification unit. Recommended estimated cooling/dehumidification capacity required for a pool area is 180 SF/ton of cooling. This can be applied to the pool and pool deck area. Packaged stand-alone air handling systems would be utilized for the locker and supporting space areas.

2E. Natatorium Electrical: The new natatorium will require a new electrical service. There is a possibility the utility transformer that would serve the new fieldhouse could also serve the natatorium.

1P. **Natatorium Plumbing**:

a) Fire protection for the new Natatorium will be extended from the new 6-inch fire protection water service located in the Field House to provide a fully sprinklered (wet-pipe) building. The sprinkler system will be zoned to have a riser for each portion more than 52,000 square feet. The new sprinkler piping will be schedule 40 black steel for pipe sizes 2-inch and smaller and schedule 10 black steel for pipe sizes 2 ½" and larger.

b) Domestic water will be extended from the new 4-inch domestic water service installed in the new field house to provide domestic cold water to the facility. Cold water will be extended to all plumbing fixtures. All new domestic cold-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.

c) Domestic hot water will be extended from the domestic water heaters located in the Field House to provide hot water to the fixtures located in the Natatorium. All new domestic hot-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.

d) Sanitary piping will be extended to the new sanitary lateral located in the Field House. All new sanitary piping will be schedule 40 PVC, type DWV.

e) Natural gas will be extended to the Natatorium from the new gas service located at the Field House to serve the HVAC equipment serving the Natatorium. All new gas piping will be schedule 40 black steel.

f) It is assumed that the new Natatorium will have a sloped roof with gutters and down spouts connected to the exterior storm water system on the site.

3.a. CTE addition (as a part of the academic addition) 23,000 SF
3.b. CTE addition (with large lobby space) 25,000 SF
3.c. CTE addition next to Band/Choir (with 12' corridor) 21,000 SF

4.a. Academic addition (as a part of the CTE) 40,000 SF (20,000 SF per floor)
4.b. Academic addition (as a stand alone addition to the west) 40,000 SF (20,000 SF per floor)
4.c. Academic addition with a north lobby 38,000 SF (5,000 SF lobby, 16,500 SF per floor of addition)

5.a. Weight room and locker room 16,000 SF

6.a. TV/Radio 5,000 SF

7.a. Additional parking, new drive 75,000 SF, band practice lot, band tower 48,000 SF

Part IV F. Suggested Solutions – SOUTHPORT HIGH SCHOOL

SOUTHPORT HS BUILDING RENOVATION:

1. Pool heavy renovation to convert pool into wrestling (demo seating mezzanine) 18,000 SF

2. Heavy renovation of the locker rooms and corridors by the main gym 34,000 SF

3. Medium Renovation cafeteria and kitchen (flooring, walls, serving area) 28,000 SF

3.a. Light renovations of classrooms and corridors 240,000 SF (carpet replacement, painting).

4.a. Heavy renovation of the restrooms throughout 7,000 SF (floors, walls, fixtures, ceilings)

5.a. Auditorium renovation (lineset replacement, white screen replacement, egress lighting for walkways, flooring replacement, repainting)

6.a. Office conversion (upstairs heavy renovation, includes special education suite repurpose) 6,000 SF

7.a. FACS renovation (floors, walls, casework, equipment, lights) 4,500 SF

8.a. Replacement of masonry caulk joints and tuckpointing (2 story addition 245 LF, 2 story west wall 500 LF, 2 story north wall 580 LF)

9.a. Exterior door replacement (40 sets of double doors)

9.a. Roofing replacement (145,000 SF down to the deck)

10.a. Mill and repave asphalt parking lot (215,000 SF)

11.a. Replacement of AHU-G1, G2, F2, E1. Replacement of the fan in AHU-B2. Replacement of roof exhausters

12.a. Renovation of domestic water piping system

13.a. Replacement of the electrical service and distribution equipment

14.a. Replacement of Fire alarm system

Part IV F. Suggested Solutions – PERRY MERIDIAN HIGH SCHOOL

PERRY MERIDIAN HIGH SCHOOL:

BUILDING ADDITIONS:

1.a. Fieldhouse (4 courts) with a 6 lane 200m running track, an elevated walking track, bleachers, 2 stairs, 1 elevator (63,000 SF + 12,000 SF elevated track)
1.b. Fieldhouse (4 courts) with a 6 lane 200m running track (56,000 SF)
1.c. Fieldhouse (4 courts) with a 4 lane jogging track (45,000 SF)
1.d. Fieldhouse (4 courts) with a 4 lane jogging track (33,000 SF)

1E.a. **Fieldhouse** Electrical: If the existing mechanical central plant is not renovated/replaced then a new electrical service will be required to handle the new standalone mechanical equipment.
1E.b. **Fieldhouse** Electrical: If the existing mechanical central is renovated/replaced then the existing service could be utilized to accommodate the new fieldhouse power needs.

1P. **Fieldhouse** Plumbing:

a) A new 6-inch fire protection water main will be installed in the new field house to provide a fully sprinklered (wet-pipe) building. The service entrance will be equipped with a double check valve assembly to provide protection from cross-connection between the fire protection water system and domestic water system. The sprinkler system will be zoned to have a riser for each portion more than 52,000 square feet. The new sprinkler piping will be schedule 40 black steel for pipe sizes 2-inch and smaller and schedule 10 black steel for pipe sizes 2 ½" and larger.
b) A new 4-inch domestic water service will be installed in the new field house to provide domestic cold water to the facility. Cold water will be extended to all plumbing fixtures and provide make up to the domestic hot water system. The new domestic water service will be equipped with two (2) 2-inch water meters and backflow preventers piped in parallel to meet Citizen's Energy Group's (CEG) standards. The domestic water system will also be equipped with a duplex water softener. Water supplying the domestic water heaters will be softened to extend the life expectancy and efficiency of the domestic water heaters. All new domestic cold-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.

c) A duplex domestic water heater and storage tank will provide domestic hot water to the building's plumbing fixtures. The domestic water heaters will be equipped with a thermostatic mixing valve to temper water to the fixtures and a hot water circulation pump to maintain water temperature in the piping system to ensure delivery of hot water to the fixtures in a timely manner. All new domestic hot-water piping will be type 'L' copper with 1-inch fiberglass insulation with an all-service jacket.
d) A new 6-inch sanitary lateral will be required to serve any ne fixtures in the fieldhouse. All new sanitary piping will be schedule 40 PVC, type DWV.
e) A new natural gas service will be installed to serve the gas-fried water heaters and HVAC equipment. All new gas piping will be schedule 40 black steel.
f) It is assumed that the new fieldhouse will have a sloped roof with gutters and down spouts connected to the exterior storm water system on the site.

2.a. Classroom addition (SP ED) 11,000 SF

3.a. Performing arts addition 17,000 SF (includes 3,500 SF blackbox theater)plus heavy renovation of existing performing arts classrooms 9,500 SF

4.a. Cafeteria addition 5,000 SF plus 2, 500 heavy, plus 15,000 SF medium

5.a. Weight room addition 13,500 SF

5M.a. All additions not including Fieldhouse Mechanical: If the existing mechanical central plant is not renovated/replaced: Standalone mechanical systems. Recommended estimated cooling capacity required for all other additions is 250 SF/ton. This can be applied to all square footage scenarios for HVAC budgeting.
5M.b. All additions not including Fieldhouse Mechanical: If the existing mechanical central plant is renovated/replaced: Utilize the central plant chilled and heating water and extend piping to the addition areas. Recommended estimated cooling capacity required for all other additions is 250 SF/ton. This can be applied to all square footage scenarios for HVAC budgeting.
5E.a. All additions not including Fieldhouse Electrical: can utilize the existing service and distribution.

6.a. New drive and additional parking 85,000 SF, long jump, pole vault relocation. Car rider reconfiguration (20,000 SF)

7.a. Band tower, restripe of parking lot, movement of parking lot lights to accommodate new band location

Part IV F. Suggested Solutions – PERRY MERIDIAN HIGH SCHOOL

BUILDING RENOVATION:

1. Pool heavy renovation to convert pool into wrestling 13,000 SF

2. Heavy renovation of the locker rooms 21,000 SF

3. Heavy renovation of classrooms 18,000 SF (classroom reconfiguration to avoid entering the classroom through a different classroom)

4. Light renovation of classrooms and corridors 210,000 SF (carpet replacement, painting)

5. Medium renovation cafeteria and kitchen (new flooring, updated serving line, add restrooms and a new entrance) 16,000 SF

5. Auditorium renovation (replacement of line sets, main and valance curtain replacement, new seats at main level (750) and egress lighting, separation of the wings from the central AV system, new carpet, resurface the concrete)

6. FACS, Art renovation (new flooring, paint, new casework and cooking stations, new sinks) 5,500 SF. Conversion of the wrestling room back to science room 1,600 SF

7. Replacement of masonry caulk joints and tuckpointing, (2 story wing 1,250 LF, west side of main gym 185 LF, south side of the auditorium 165LF) rusting soffit under the current weight room (900 SF)

8. Roofing replacement (145,000 SF down to the deck)

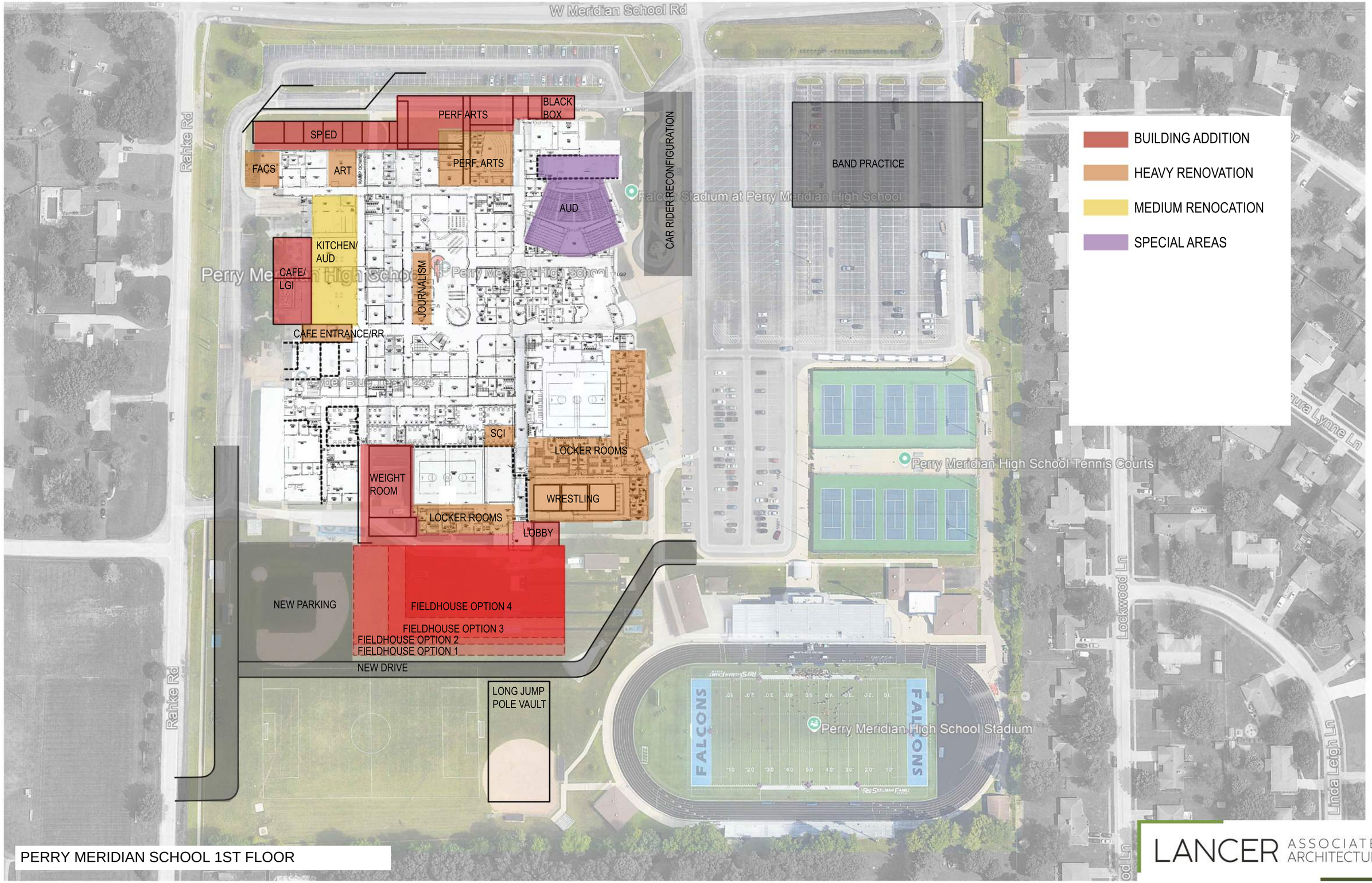
9. 1. Mechanical renovation of the existing chilled water and heating water systems is recommended. It is recommend that renovating to remove the water cooled chilled water system with cooling towers and replace that with air cooled packaged chillers or split system air cooled chillers. It is recommended that new high efficiency condensing boilers should be installed to replace the inefficient fire-tube type boilers. The existing chilled water capacity is 1200-tons. The existing heating boiler capacity is 40 million BTUh.

10. Plumbing distribution galvanized steel piping replacement

Part IV F. Suggested Solutions – PERRY PARK

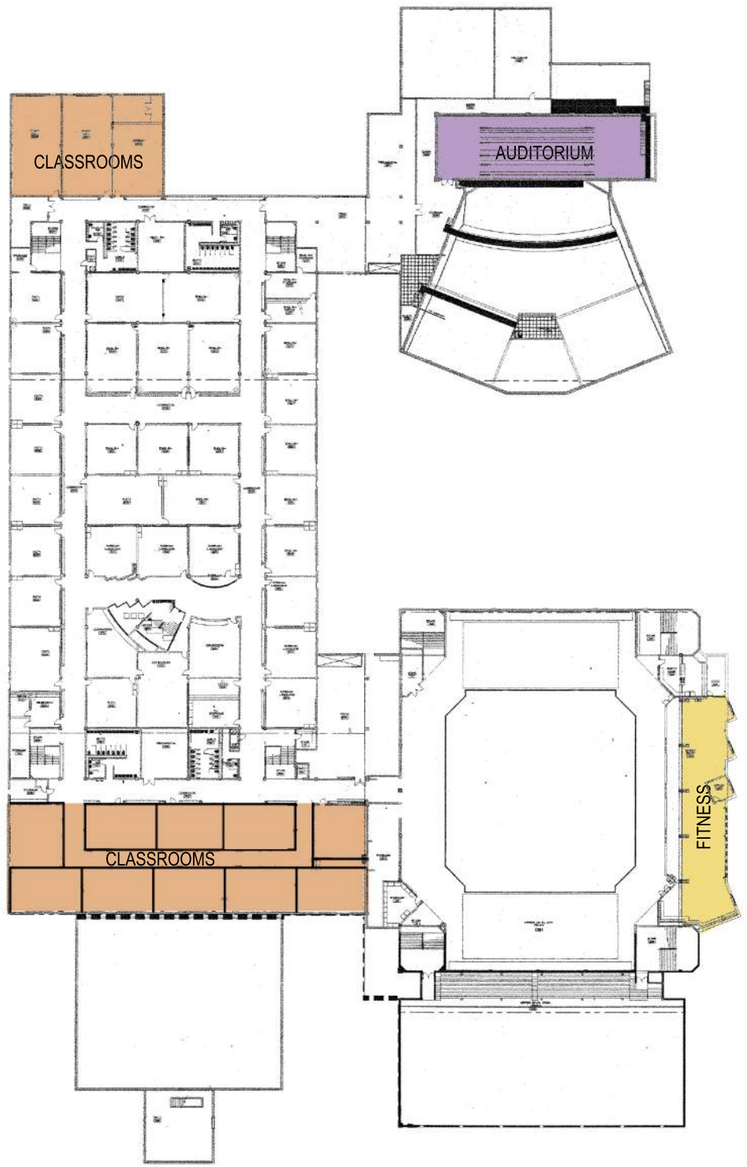
PERRY PARK:

1.Pool Addition with elevated bleachers, 2 stairs, 1 elevator (50,000 SF 1st floor, 11,000 SF 2nd floor, new parking 115,000 SF)
Natatorium Mechanical: Packaged or stand-alone dehumidification unit. Recommended estimated cooling/dehumidification capacity required for a pool area is 180 SF/ton of cooling. This can be applied to the pool and pool deck area. Packaged stand-alone air handling systems would be utilized for the locker and supporting space areas.
Natatorium Electrical: The new natatorium will require a new electrical service.



PERRY MERIDIAN SCHOOL 1ST FLOOR

LANCER ASSOCIATES ARCHITECTURE



BUILDING ADDITION

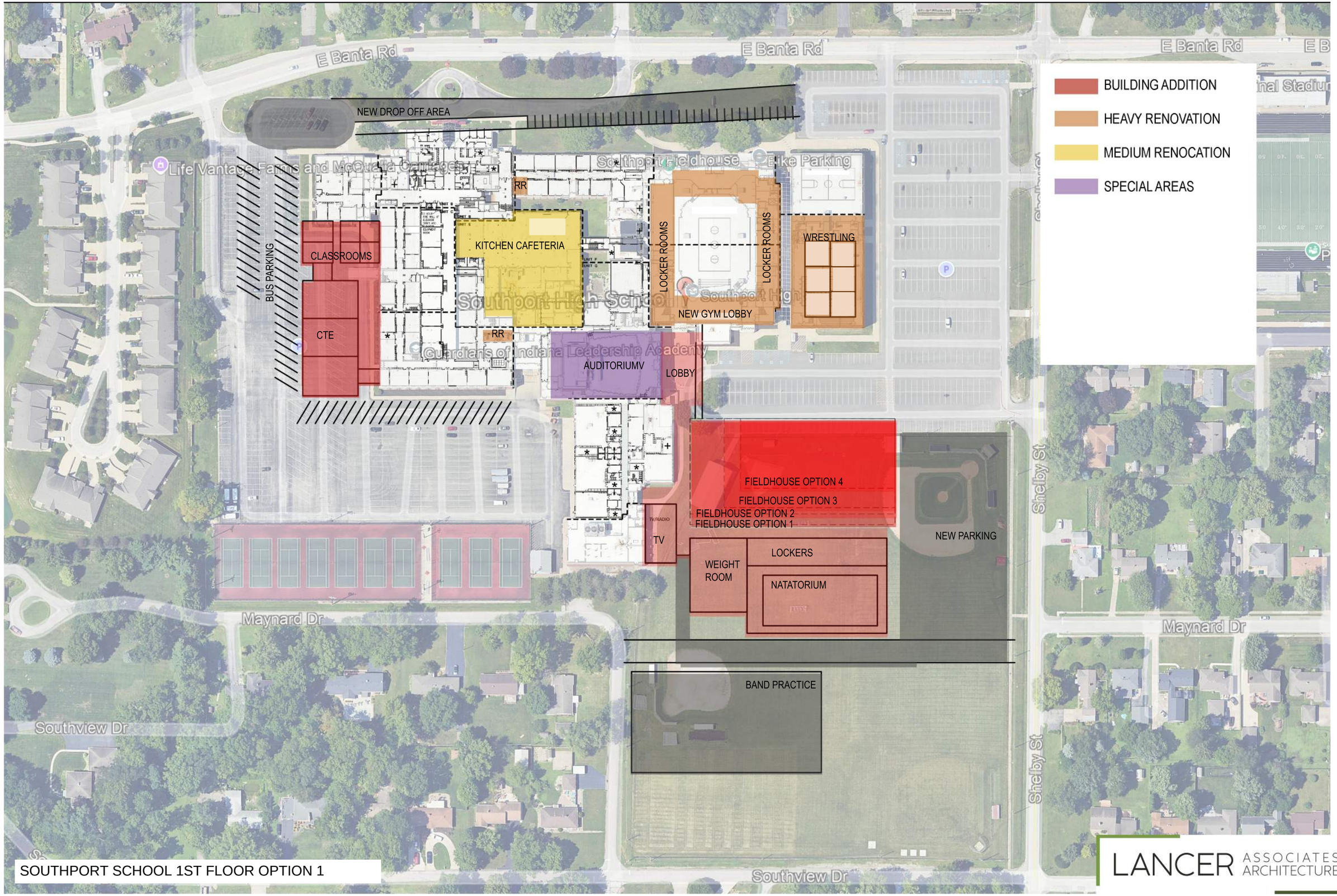
HEAVY RENOVATION

MEDIUM RENOCATION

SPECIAL AREAS

PERRY MERIDIAN SCHOOL 2ND FLOOR

LANCER ASSOCIATES ARCHITECTURE



SOUTHPORT SCHOOL 1ST FLOOR OPTION 1

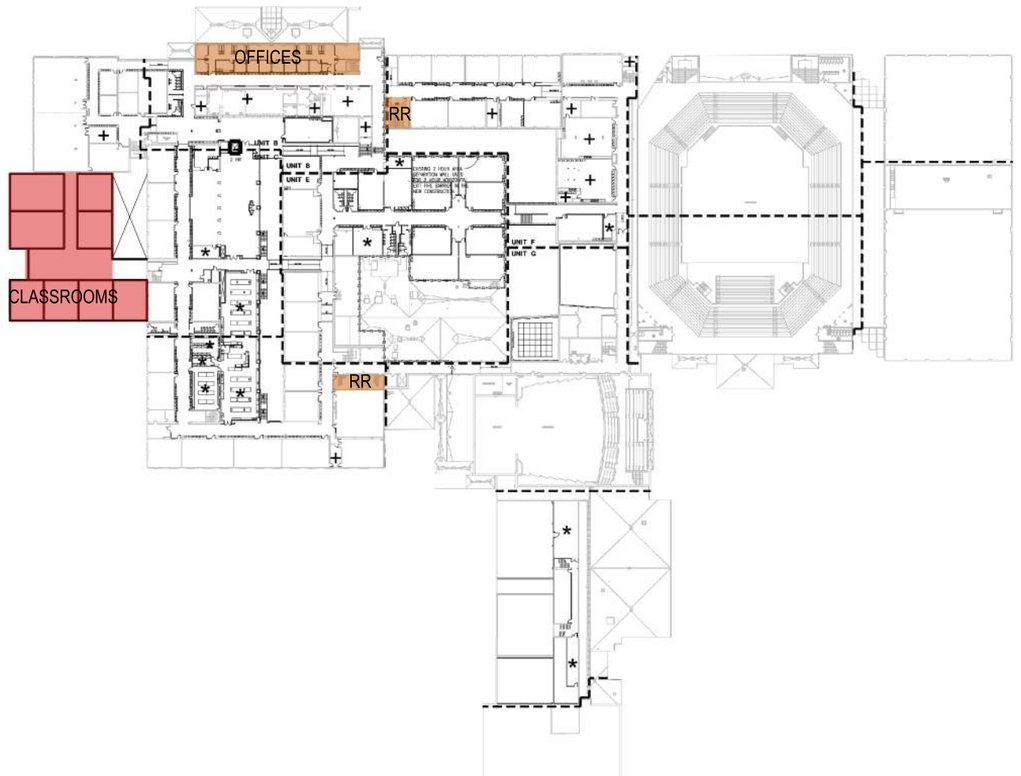
LANCER ASSOCIATES ARCHITECTURE

BUILDING ADDITION

HEAVY RENOVATION

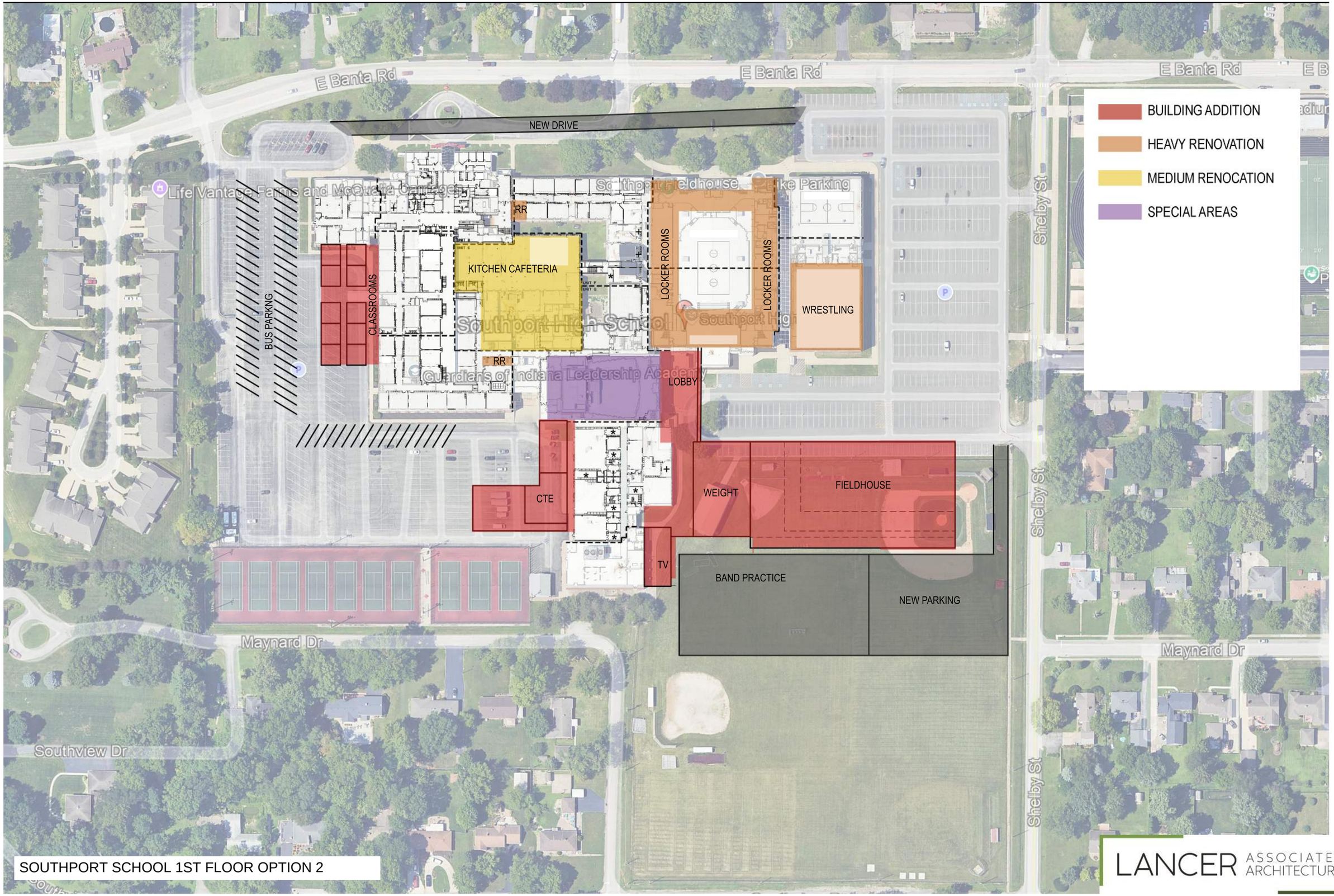
MEDIUM RENOCATION

SPECIAL AREAS



SOUTHPORT SCHOOL 2ND FLOOR OPTION 1

LANCER ASSOCIATES ARCHITECTURE



SOUTHPORT SCHOOL 1ST FLOOR OPTION 2

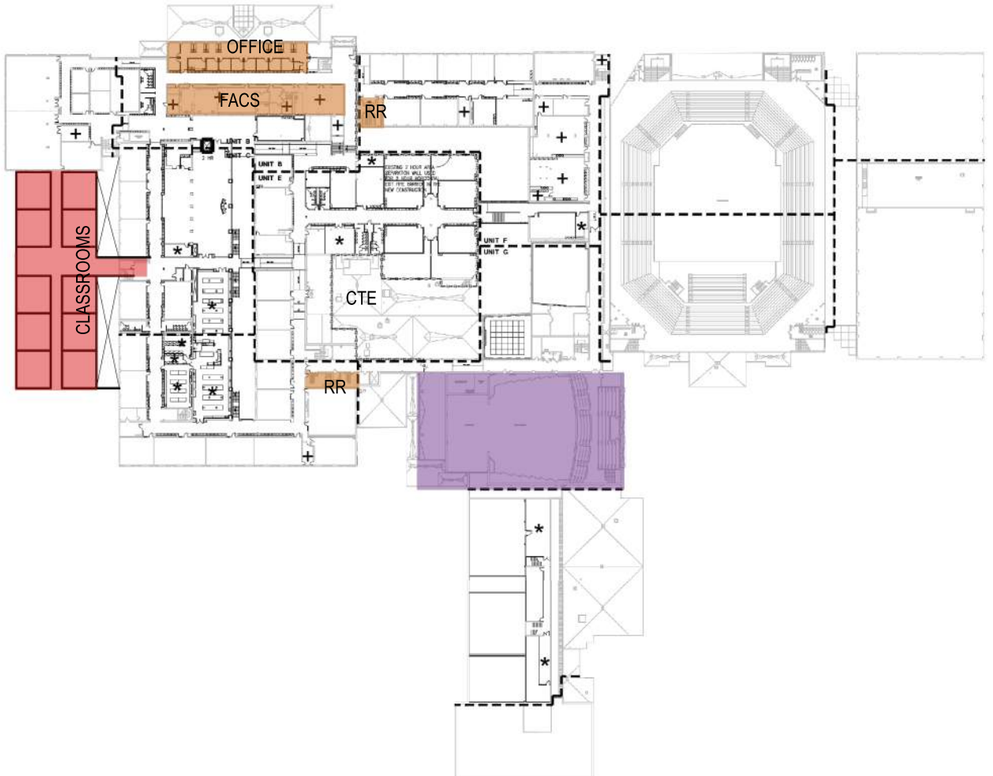
LANCER ASSOCIATES ARCHITECTURE

BUILDING ADDITION

HEAVY RENOVATION

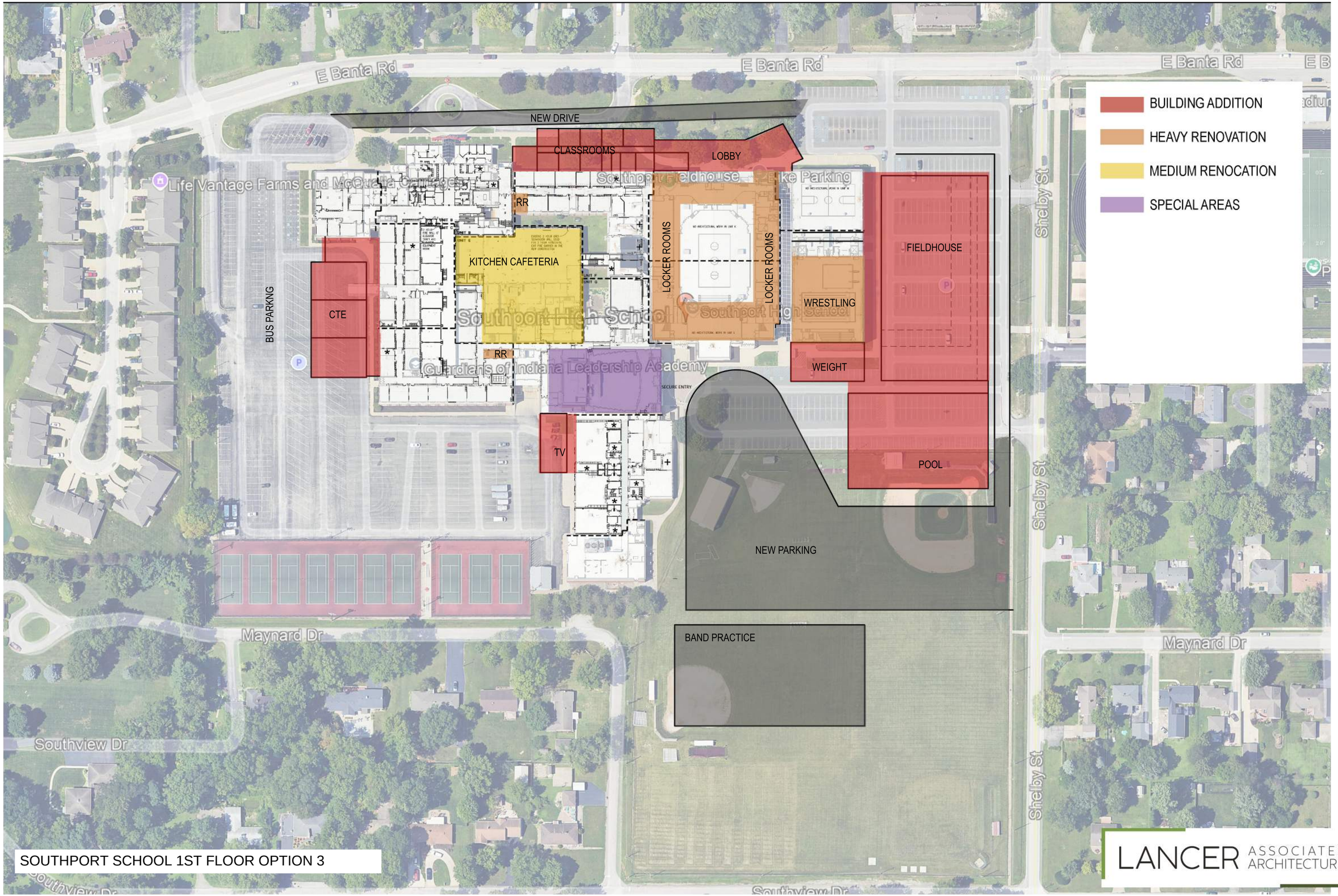
MEDIUM RENOCATION

SPECIAL AREAS



SOUTHPORT SCHOOL 2ND FLOOR OPTION 2

LANCER ASSOCIATES ARCHITECTURE



SOUTHPORT SCHOOL 1ST FLOOR OPTION 3

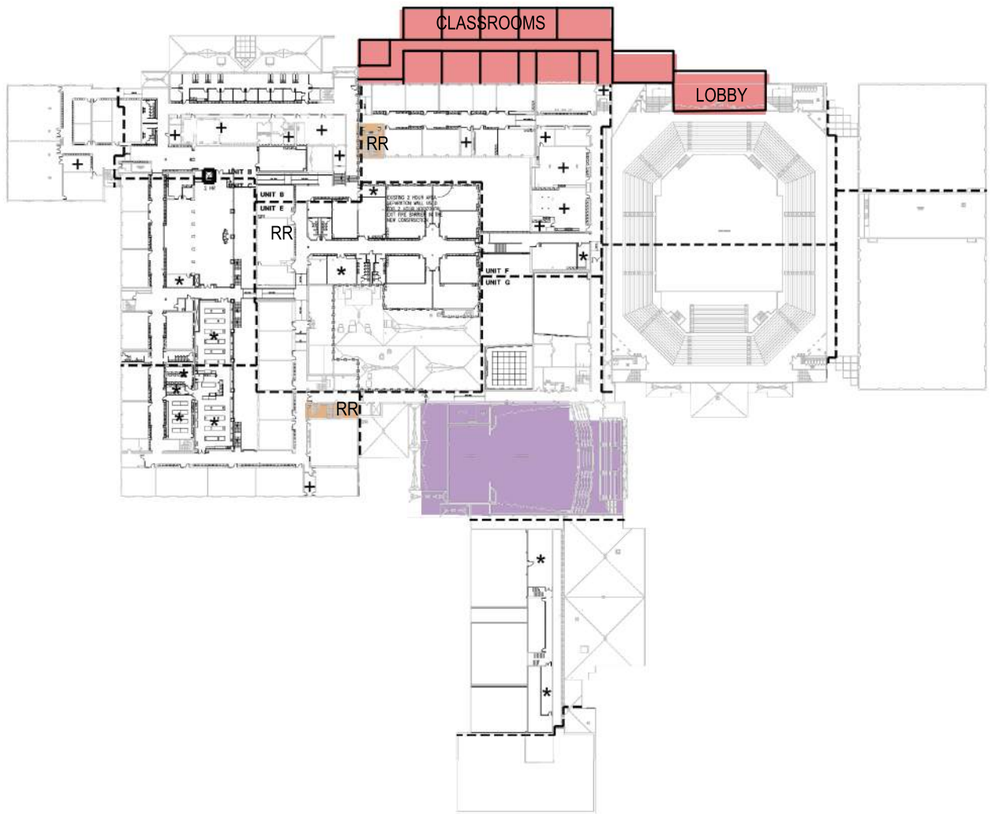
LANCER ASSOCIATES ARCHITECTURE

BUILDING ADDITION

HEAVY RENOVATION

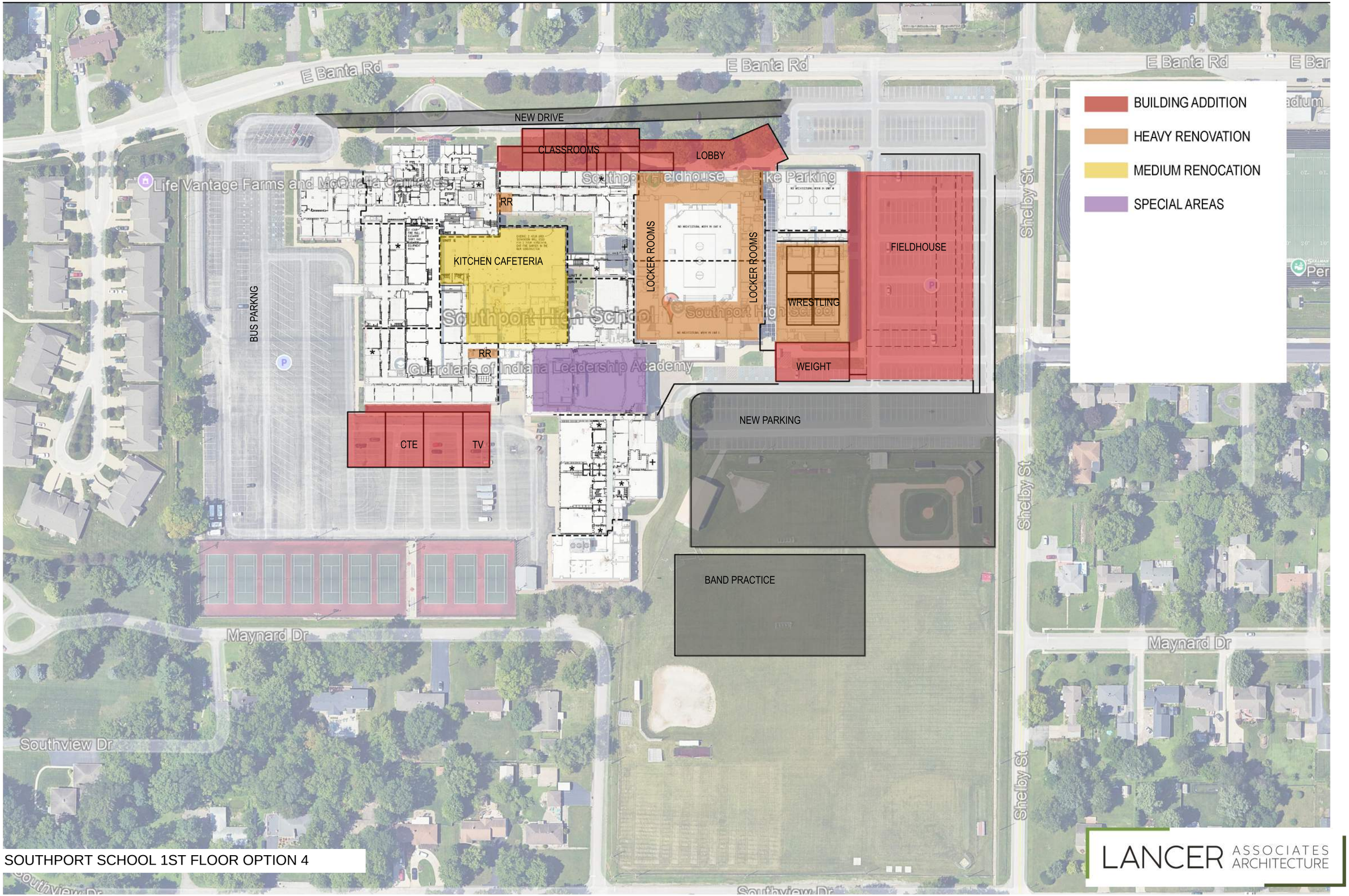
MEDIUM RENOCATION

SPECIAL AREAS



SOUTHPORT SCHOOL 2ND FLOOR OPTION 3

LANCER ASSOCIATES ARCHITECTURE



SOUTHPORT SCHOOL 1ST FLOOR OPTION 4

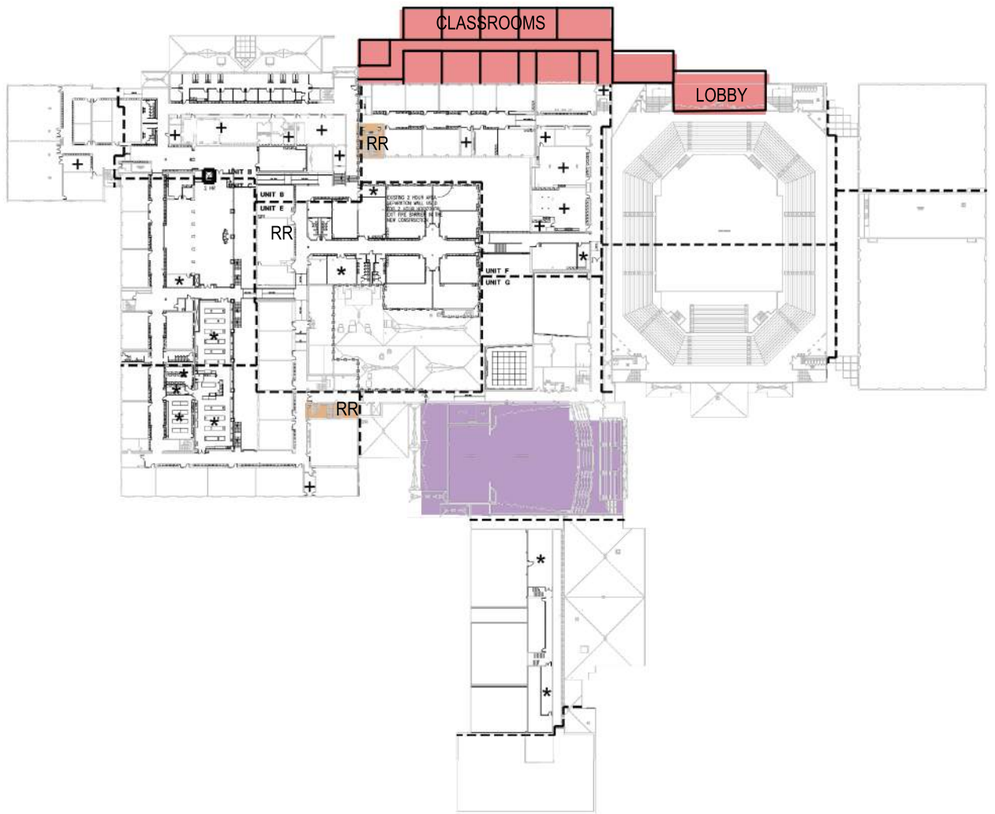
LANCER ASSOCIATES ARCHITECTURE

BUILDING ADDITION

HEAVY RENOVATION

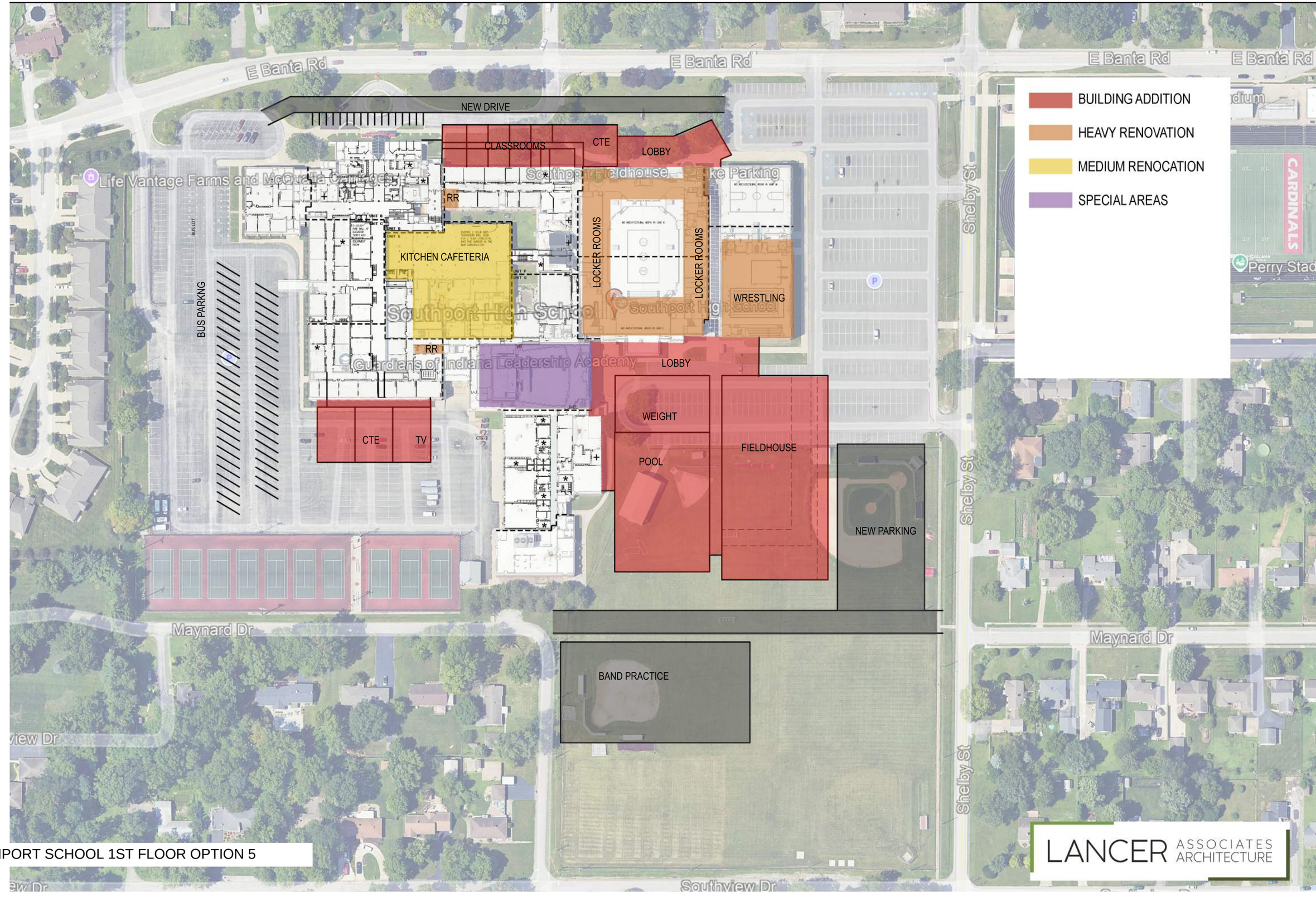
MEDIUM RENOCATION

SPECIAL AREAS



SOUTHPORT SCHOOL 2ND FLOOR OPTION 4

LANCER ASSOCIATES ARCHITECTURE



SOUTHPORT SCHOOL 1ST FLOOR OPTION 5

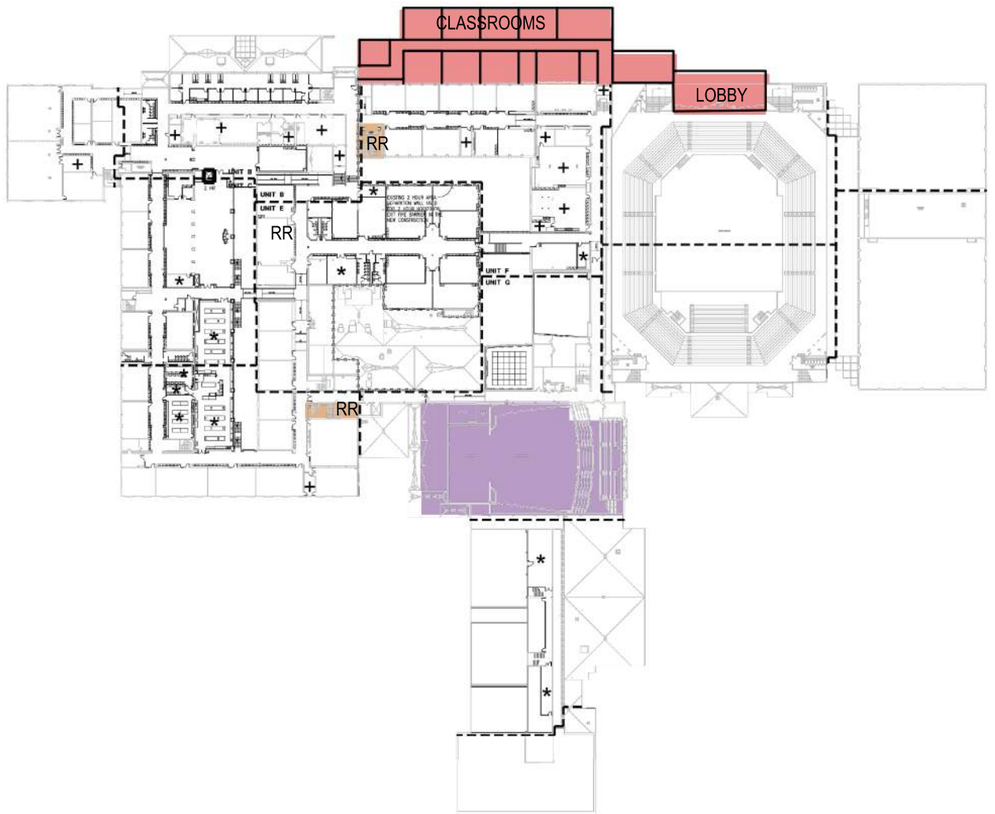
LANCER ASSOCIATES ARCHITECTURE

BUILDING ADDITION

HEAVY RENOVATION

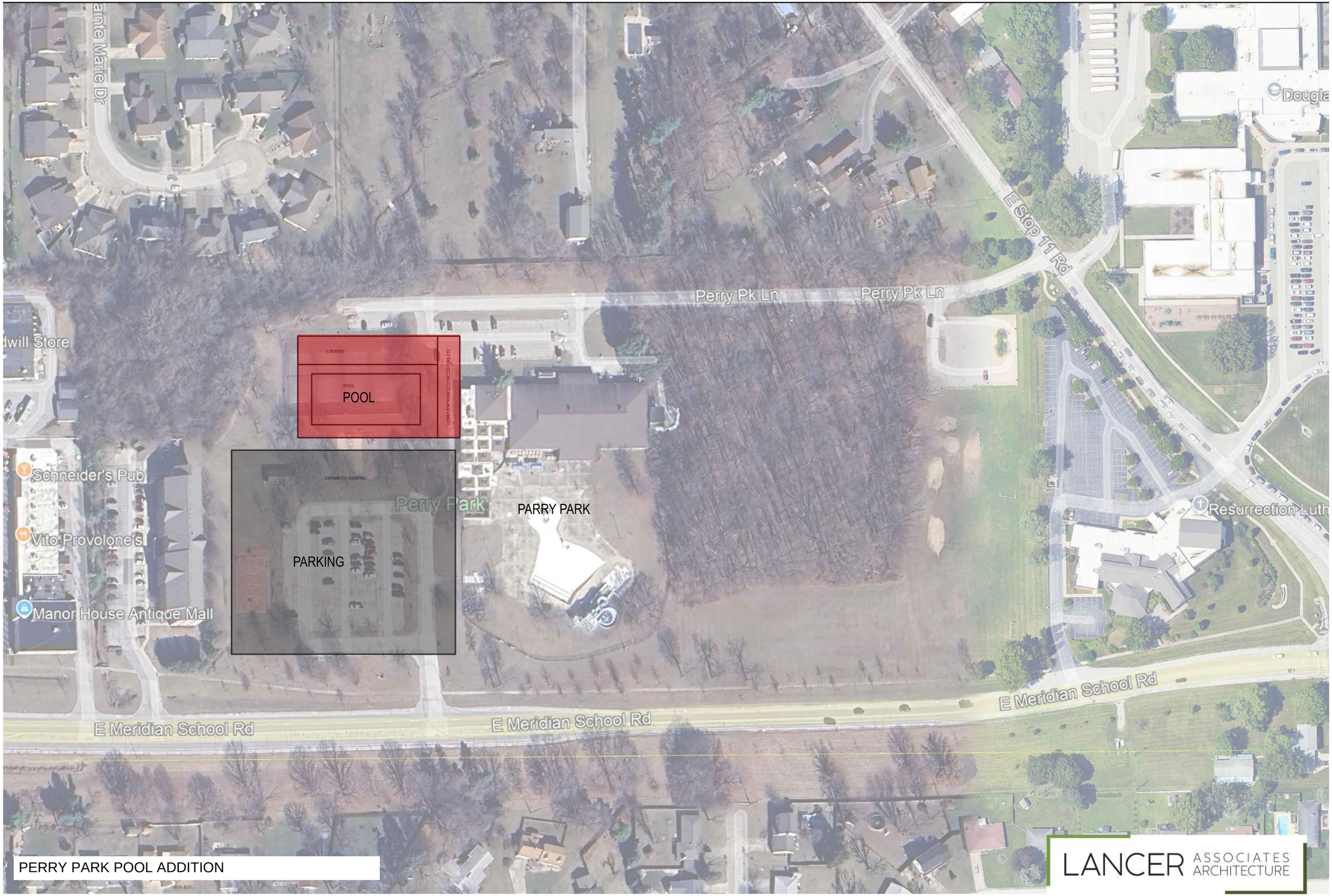
MEDIUM RENOCATION

SPECIAL AREAS



SOUTHPORT SCHOOL 2ND FLOOR OPTION 5

LANCER ASSOCIATES ARCHITECTURE



PERRY PARK POOL ADDITION

LANCER ASSOCIATES ARCHITECTURE