

SCHOOL: Central Valley High School (CVHS)

DRAFT



Overview:

Address: 160 Baker Road Ext.
Monaca, PA 15061

Original Construction: 1963

Architectural Area: ± 243,587 SF

Addition/Renovations: Additions – 1967, 1991, 2006, 2012

Municipalities Served: Center & Potter Township and Monaca Borough in Beaver County

Current Grade Grouping: Grades 9 - 12

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Educational Space Considerations:

Educational considerations noted below are based on PDE and general planning/ design guidelines.

<u>Regular Classrooms:</u>	<i>925 SF</i>	Classrooms are sized appropriately. Marker boards, display, casework and finishes are beyond their life expectancy. Classroom entrances do not currently meet ADA egress widths and clearances.
<u>Special Education Classrooms:</u>	<i>740 – 950 SF</i>	Classrooms are sized appropriately. Marker boards, display, casework and finishes are beyond their life expectancy. Classroom entrances do not currently meet ADA egress widths and clearances.
<u>Science Classrooms:</u>	<i>900 – 1,100 SF</i>	Science classrooms appear to be undersized to accommodate both classroom and lab instruction casework. Full upgrade of science casework is required. Classroom entrances do not currently meet ADA egress widths and clearances.
<u>Activity Areas (Small Group & Large Group Instruction):</u>		21 st century small group instruction, student breakout & informal student spaces do not currently exist within the building limiting ability for flexible student instruction within the building.
<u>Art Classrooms:</u>	<i>1571 SF</i>	Art Classroom appears to be adequately sized within the building.
<u>Music Classroom:</u>	<i>2087 SF</i>	Music Classroom and support appears to be adequately sized for one music classroom, however further investigation with staff and administration related to educational program should occur to determine if separate choral, band and music classrooms are required that would typically be anticipated for a high school of approximate student capacity.
<u>Learning Support Space:</u>	<i>868 SF</i>	Similar to scope identified for regular classrooms above.
<u>Library:</u>	<i>2,403 SF</i>	Library appears to be undersized based upon current student capacity. Upgrade of finishes, casework and technology is recommended. Discuss potential to reorganize library for student technology rooms, conferencing and movement toward current standards

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		for media centers.
<u>Computer Rooms:</u>	950 SF	Computer labs within building are limited. Discuss need for dedicated program space or current direction for integration of technology and computers into all classrooms and student education.
<u>Gymnasium</u>	9,071 SF	Appears to currently be adequately sized within the building. Upgrades to MEP systems and physical education equipment should be anticipated if a comprehensive renovation project would be initiated.
<u>Cafeteria:</u>	6,657 SF	Recently constructed as part of the 2006 renovations to the project. Appears to be adequate at this time.
<u>High School Administration:</u>	4,153 SF	Square footage appears to be adequate; however technology, casework and finishes are outdated and should be replaced in their entirety if a comprehensive renovation would occur.
<u>District Administration:</u>	5,530 SF	Square footage appears to be adequate; however technology, casework and finishes are outdated and should be replaced in their entirety if a comprehensive renovation would occur.
<u>High School Nurse Area:</u>	982 SF	Upgrade of all finishes and equipment should be planned.
<u>Storage:</u>		Appears to be limited in existing facility and should be investigated further in tandem with educational program.
<u>Miscellaneous:</u>		Discuss further with school district maintenance and wellness center.
<u>Security:</u>		Security for exterior doors is currently present; however security vestibules tied to reception within building are not currently present. If a comprehensive renovation were to be initiated, these should be incorporated along with secondary and tertiary levels of security within the building to isolate sectors of the building for security and after school use.
<u>Building Codes:</u>		The project is governed under the current UBC, L&I, ADA and municipal requirements.

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Building Considerations

Building Structure

Structural System: The building structure is predominantly load bearing masonry with steel roof deck and joist construction.

Roof System: The Roof is a Garland Modified Bituminous System, installed in the past 10-15 years, currently holding an R-20 insulation value. It is in good condition and carries a 30-year roof warranty, based on discussions with Garland Roofing.

Exterior Envelope

Exterior Walls: The exterior walls consist of brick veneer. Exterior walls are in good condition. Some locations do appear to have minimal settlement and expansion cracks which are not structural in nature and can be addressed through routine maintenance.



- Exterior Doors:
- 1) The majority of the older hollow metal exterior doors and frames are in fair to poor condition, this excludes the areas renovated and constructed in the most recent renovations of 2006 & 2012/13.
 - 2) Door hardware does not meet current accessibility standards.

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Recommendations include:

Upgrades to both doors and hardware are recommended.



Windows: Windows are single pane (non-insulated) excluding the most recent constructed areas which are small percentage of the building. Windows do not meet current energy code and window caulking is at the end of its life expectancy.

Recommendations include:

Replacement of the existing windows is recommended if a comprehensive renovation project would take place.



Interior Envelope

Interior Walls: 1) Wall materials are painted CMU, brick, plaster, gypsum wallboard, finish wood and ceramic tile in some of the original toilet rooms.

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2) Generally, the wall finishes are in fair condition.

Recommendations include:

While finishes are in fair condition, they are predominantly dated. If a comprehensive renovation would be planned for the High School, it would be recommended to replace finishes including wall tile, wood paneling, and plasterwork throughout the building, but most notably in public spaces. Existing CMU walls in secondary spaces are in good condition and could be repainted at minimal cost. Brick work is in good condition.

One concern would be if the building were reconfigured to meet a new educational program, substantial costs would be born in movement of load bearing walls.



- Ceilings:
- 1) Acoustical tile ceiling systems are beyond their life expectancy and in poor condition throughout most of the building.
 - 2) Exposed roof deck in gyms appears to be in serviceable condition.

Recommendations include:

- 1) *Replacement of ceiling tile throughout the building is recommended. If a comprehensive renovation were to take*

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place, the ceiling will need to be removed to upgrade mechanical systems requiring replacement at that time.

- 2) Exposed roof deck in weight room should be cleaned and repainted if a comprehensive renovation would take place.*



Flooring: Flooring throughout the building is a combination of terrazzo, asbestos containing tile, carpet and some limited VCT.

Hallways are predominantly deep set terrazzo that is in good condition, secondary hallway material is asbestos containing tile that, while it is in good condition, is strongly recommended to be removed as part of any potential comprehensive renovation project.

Classrooms are predominantly asbestos containing tile (ACT), as mentioned above is recommended to be removed from the buildings.

Limited amounts of carpet are present in the media center and office and should be replaced. Carpet is also present in the auditorium and appears to be serviceable at this time.

Restroom floors are a combination of terrazzo and sealed concrete.

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Concrete floors should be stripped and resealed. Terrazzo appears to be serviceable.



Doors: Doors are in fair condition; however, if a comprehensive renovation project were to occur, it would be a recommendation to replace the majority of doors in the building standardizing glass in doors and removing all wire glass from the building which is no longer safety or code compliant. It does appear that panic hardware is present on doors and ADA compliant lever style door hardware is present within the building. As study progresses, further evaluation of remaining life of current hardware should be investigated.



Casework: Casework and built-in furniture throughout the building is beyond its life expectancy. The majority of the building is original 1960's era equipment.

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Toilet Rooms: Toilet rooms are original to the building. Tile should be upgraded. Toilet partitions and all plumbing fixtures should be replaced in their entirety.



Kitchen Equipment: Kitchen equipment is in fair condition and has been well maintained over the life of the building. Food service designer has been contacted by architect and should complete full survey with staff to determine direction to proceed with equipment and manner students are currently served within the facility.



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Miscellaneous Storage: Storage appears to be limited within the facility which is common in older educational facilities. If a comprehensive renovation of the building would be contemplated, attention in planning should occur for proper storage to support the educational program.

Miscellaneous Equipment & Furnishings: Auditorium, technical education, media center and science classroom equipment throughout the facility appear to be beyond their life expectancy and should be replaced in their entirety. Wellness Center was recently constructed and is in excellent condition and no work is recommended at this time.

