



Project Committee Meeting No. 1

September 29, 2021

BENTEN

ELEMENTARY



BELIEVE IN OUR BRILLIANCE



Agenda:

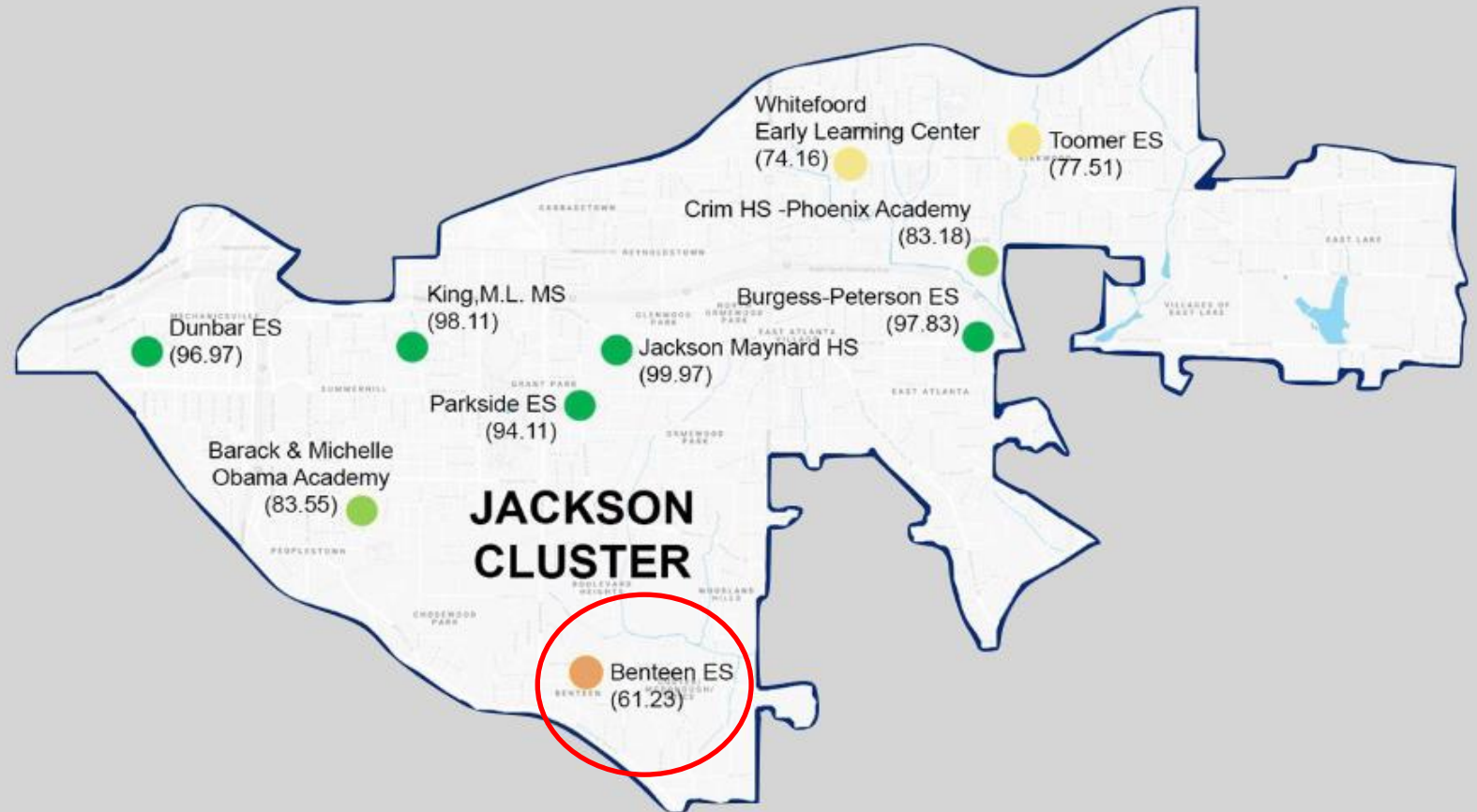
1. Introduction
2. Building Assessment
3. Proposed Work
4. Next Steps

FACILITIES CONDITION SCORES (FCA) JACKSON CLUSTER

Facility Name	FCA Score
Jackson, Maynard High	99.97
King, M.L. Middle	98.11
Burgess-Peterson Elementary	97.83
Dunbar Elementary	96.97
Parkside Elementary	94.11
Barack and Michelle Obama Academy	83.55
Crim HS -Phoenix Academy	83.18
Toomer Elementary	77.51
Whitefoord Early Learning Center	74.16
*Benteen Elementary	61.23

*Comprehensive HVAC scheduled for summer 2022

Facility Assessment Reports:
<https://www.atlantapublicschools.us/Page/43927>



Excellent FCA Score > 90	Good FCA Score 80-89	Fair FCA Score 70-79	Poor FCA Score 60-69	Unsatisfactory FCA Score < 60
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Benteen ES: Existing Building





2040 Building

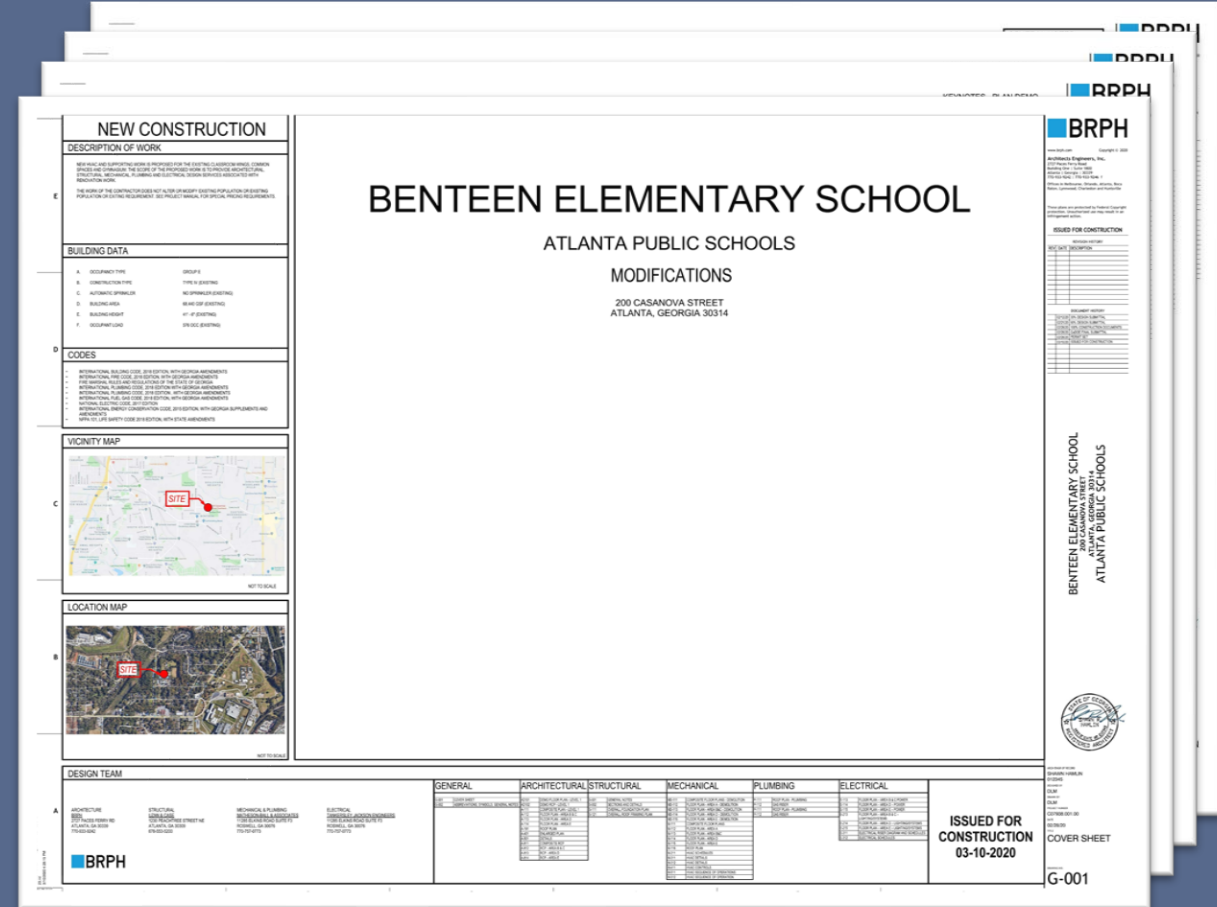
2020 Building

2030
Building

2010
Building
(1957)

Original Scope:

1. HVAC Replacement
(Buildings 2010 & 2030)
2. Limited Ceiling and
Lighting Replacement
(Buildings 2010 & 2030)
3. Various Electrical
Upgrades
4. Limited Finish work to
Existing Classrooms
(Buildings 2010 & 2030)



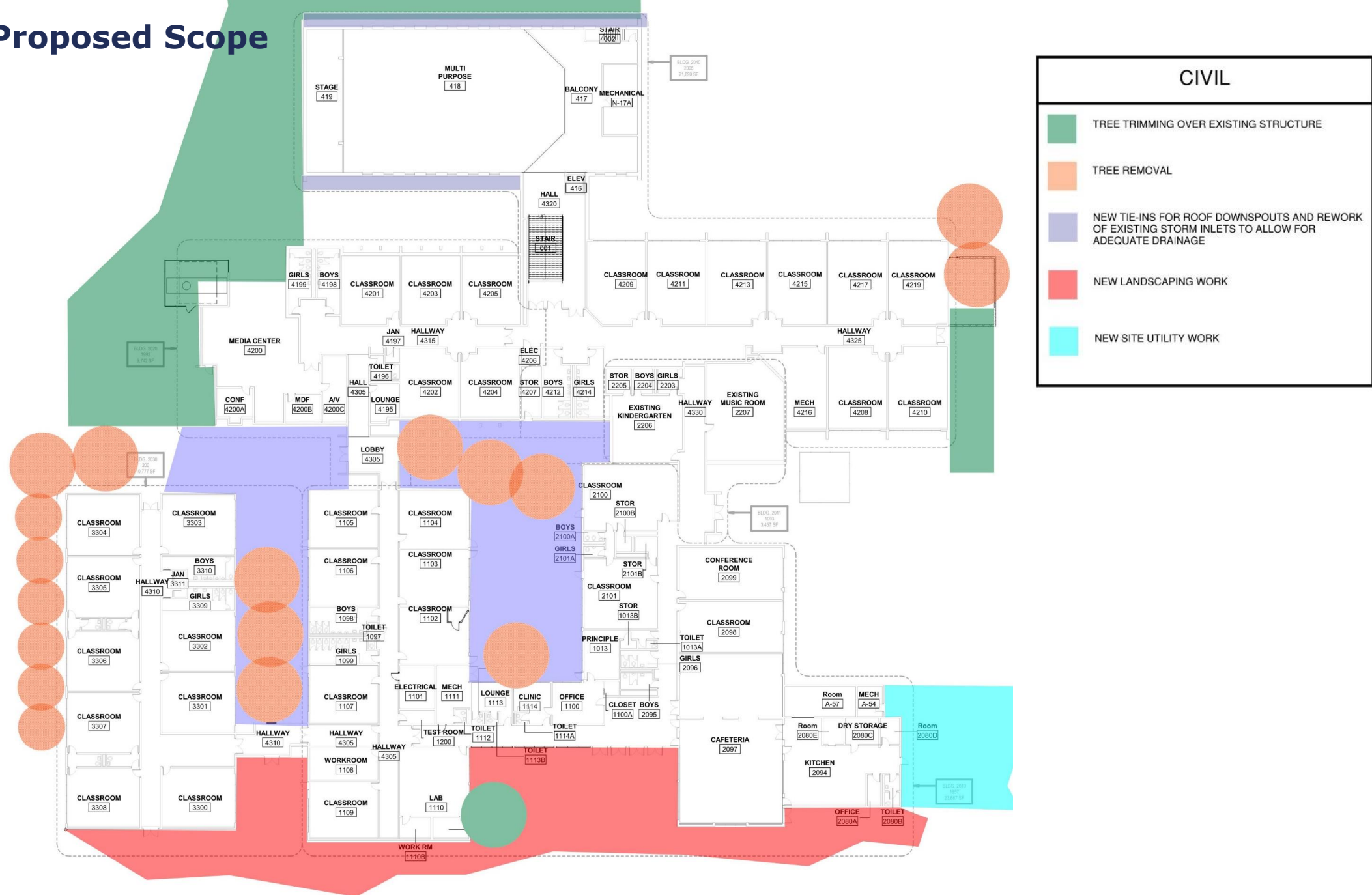
Proposed Expanded Scope:

1. HVAC Replacement (*entire building*)
2. Ceiling and Lighting Replacement (*entire building*)
3. New Finish work expanded throughout building
4. New Security Vestibule at the Front Entry
5. Reroofing (*2010 & 2030 buildings*)
6. Restroom Renovations
7. Various landscape work, includes new marquee sign
8. New sprinkler system (*entire building*)
9. New Electrical Service & Emergency Generator
10. New Low Voltage Systems (*Fire Alarm, Security, Intercom*)

1 COMPOSITE PLAN - LEVEL 1
1/16" = 1'-0"



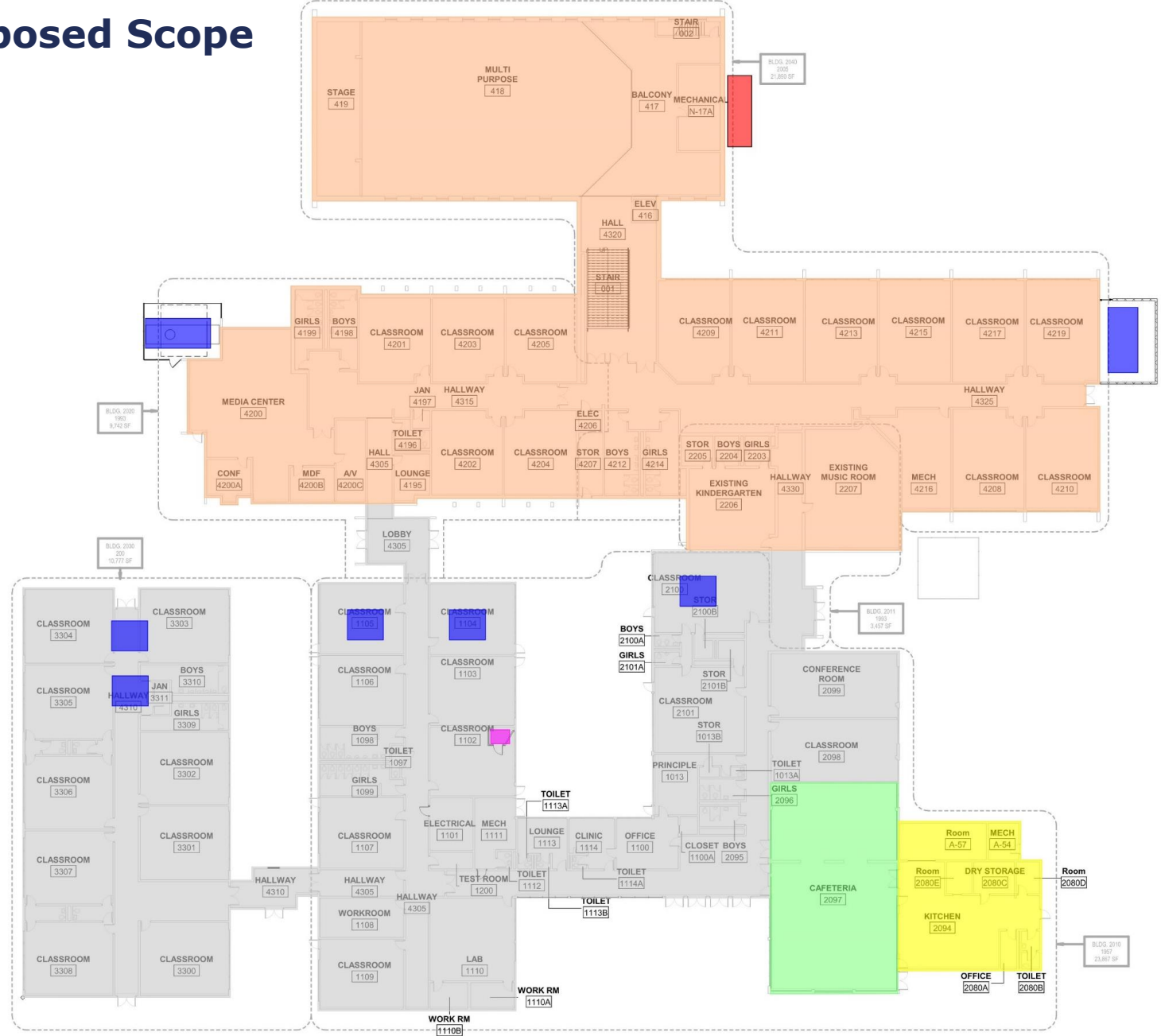
Benteen ES: Proposed Scope










1 COMPOSITE PLAN - LEVEL 1
1/16" = 1'-0"



Benteen ES: Proposed Scope

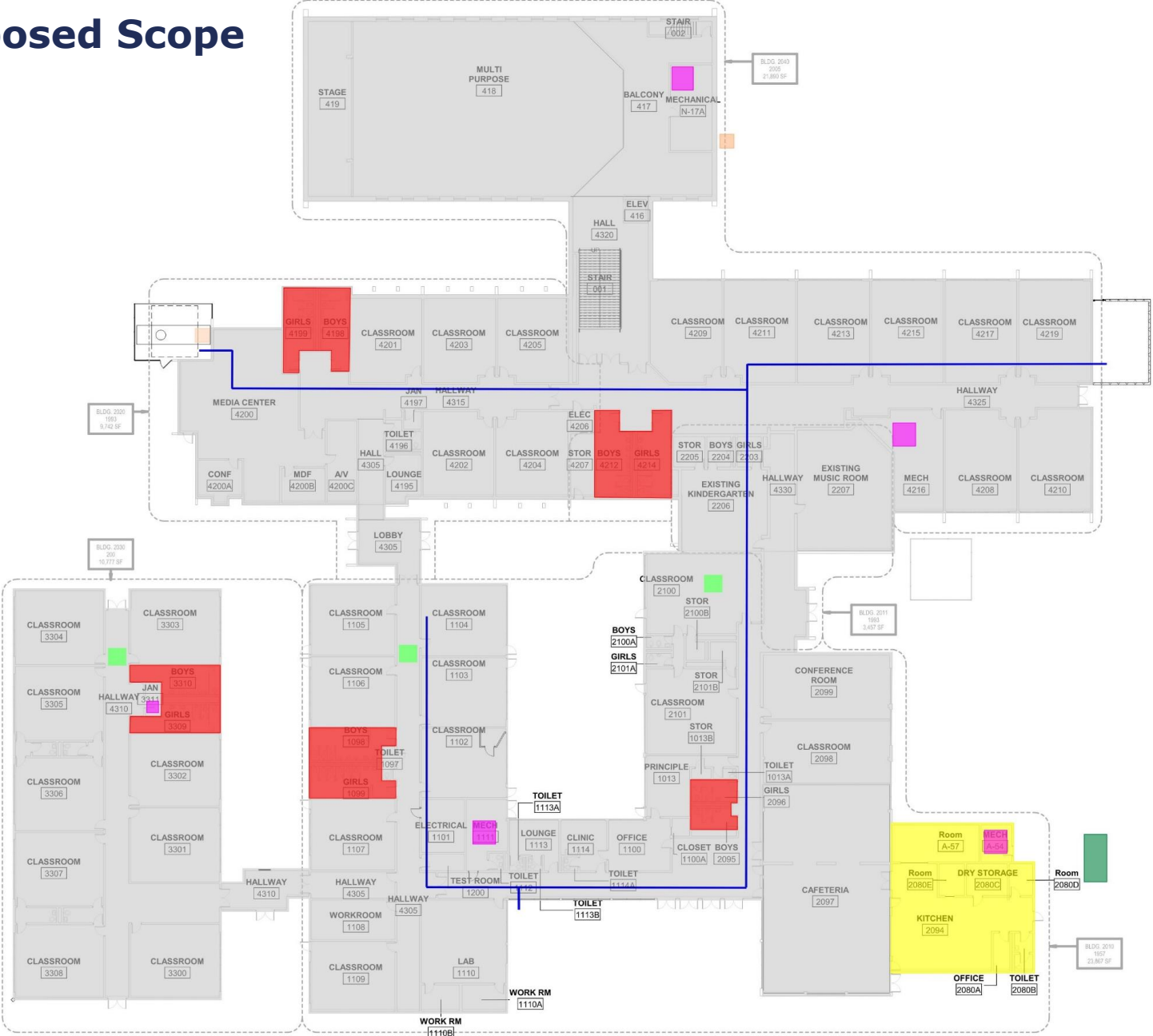


MECHANICAL

-  INSTALL NEW 100% OUTDOOR AIR UNITS ON ROOF AND ON GRADE. UNITS ON GRADE SHALL BE LOCATED ON STRUCTURAL SUPPORTS. EACH OUTDOOR AIR UNIT SHALL INCLUDE AIR DISTRIBUTION SYSTEM OF DUCT AND GRILLES TO SPACES SERVED. INSTALL NEW CONTROLS. BASIS OF DESIGN SHALL BE DAIKIN DPS UNITS AND SHALL BE PER LATEST APS GUIDE SPECIFICATIONS.
-  DEMOLISH EXISTING UNIT VENTILATORS, AIR HANDLERS, AND ASSOCIATED HOT WATER SYSTEM AND CONTROLS. DEMOLISH EXISTING HEATERS AND EXHAUST FANS. INSTALL NEW VARIABLE REFRIGERANT (VRF) SYSTEM WITH CEILING CASSETTES AND ROOF MOUNTED HEAT RECOVERY UNITS. INSTALL NEW EXHAUST FANS AND HEATERS. INSTALL NEW CONTROLS. BASIS OF DESIGN SHALL BE DAIKIN UNITS AND SHALL BE PER LATEST APS GUIDE SPECIFICATIONS.
-  DEMOLISH EXISTING AIR HANDLERS, AND ASSOCIATED HOT WATER SYSTEM AND CONTROLS. INSTALL NEW ROOF MOUNTED UNITS (RTU). EACH RTU SHALL INCLUDE AIR DISTRIBUTION SYSTEM OF DUCT AND GRILLES TO SPACES SERVED. INSTALL NEW CONTROLS. BASIS OF DESIGN SHALL BE DAIKIN DPS UNITS AND SHALL BE PER LATEST APS GUIDE SPECIFICATIONS.
-  DEMOLISH EXISTING UNIT HEATER, THRU-WALL UNIT, AND ASSOCIATED CONTROLS. DEMOLISH EXISTING HEATERS AND EXHAUST FANS. INSTALL NEW ROOF MOUNTED UNIT (RTU) WITH ASSOCIATED AIR DISTRIBUTION SYSTEM. INSTALL NEW EXHAUST FANS AND HEATERS. INSTALL NEW DUCTLESS SPLIT SYSTEMS (DS) IN DRY STORAGE AND KITCHEN OFFICE. INSTALL NEW KITCHEN HOOD, UTILITY DISTRIBUTION SYSTEM (UDS), AND ASSOCIATED ROOF FAN PACKAGE. INSTALL NEW CONTROLS. BASIS OF DESIGN SHALL BE DAIKIN DPS UNITS AND SHALL BE PER LATEST APS GUIDE SPECIFICATIONS.
-  DEMOLISH EXISTING WATER SOURCE HEAT PUMP (WHP) SYSTEM INCLUDING CENTRAL PLANT EQUIPMENT (PUMPS, BOILERS, COOLING TOWER, HEAT EXCHANGER, ETC.) AND ASSOCIATED PIPING AND CONTROLS. DEMOLISH EXISTING HEATERS AND EXHAUST FANS. INSTALL NEW VARIABLE REFRIGERANT (VRF) SYSTEM WITH CEILING CASSETTES, AIR HANDLERS IN GYM, AND ROOF MOUNTED HEAT RECOVERY UNITS. INSTALL NEW EXHAUST FANS AND HEATERS. INSTALL NEW CONTROLS. BASIS OF DESIGN SHALL BE DAIKIN UNITS AND SHALL BE PER LATEST APS GUIDE SPECIFICATIONS.
-  VRF HEAT RECOVERY UNITS SERVING THE GYM SHALL BE PAD MOUNTED ON STRUCTURAL SUPPORTS.
-  EXISTING KILN SHALL BE PROVIDE WITH NEW KILN HOOD EXHAUST SYSTEM.



Benteen ES: Proposed Scope



PLUMBING

ROUTE NEW GAS PIPING FROM EXISTING GAS METER TO NEW ROOF MOUNTED AND GRADE MOUNTED UNITS. GAS PIPING ROUTED WITHIN THE CEILING SPACE OF BUILDING 2000 SHALL BE LOW PRESSURE.

EXISTING UTILITIES SHALL BE TIED INTO NEW UTILITY DISTRIBUTION SYSTEM. DEMOLISH EXISTING IN-FLOOR GREASE TRAP. REWORK SANITARY PIPING FOR INSTALLATION OF NEW EXTERIOR GREASE TRAP. CONTRACTOR SHALL INSPECT EXISTING PRV FOR DAMAGE AND REPLACE AS REQUIRED. NEW FIRE SPRINKLER RISER SHALL BE IN THIS LOCATION.

NEW GREASE TRAP WITH ASSOCIATED PIPING.

ALL EXISTING PLUMBING FIXTURES IN GANG RESTROOMS SHALL BE REPLACED ONE-FOR-ONE.

EXISTING WATER HEATERS SHALL BE REPLACED. NEW WATER HEATERS WITH ASSOCIATED CIRCULATION PUMP, TEMPERING VALVE, AND CONTROLS SHALL BE INSTALLED IN SAME LOCATION.

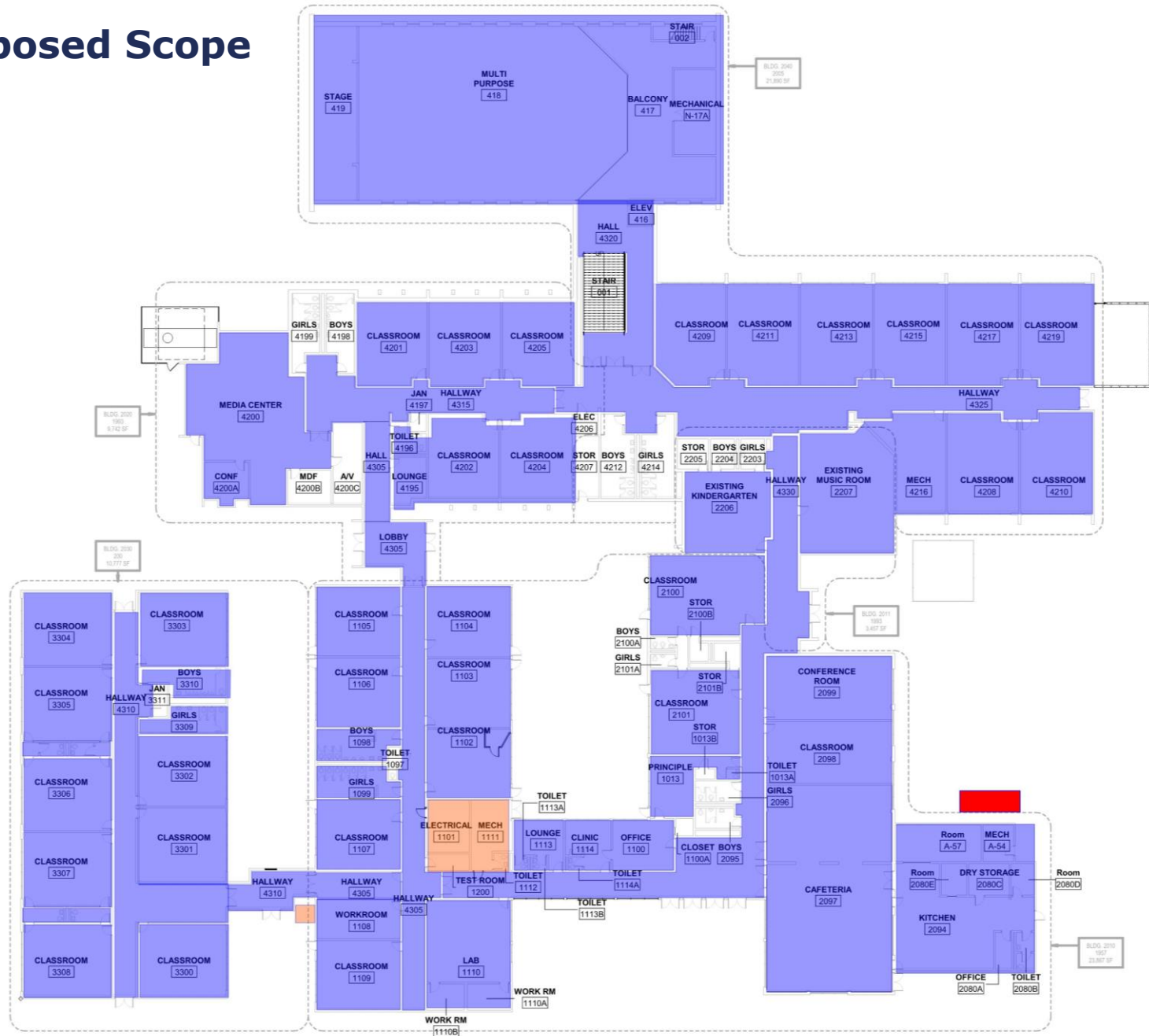
INSTALL NEW NON-FREEZE ROOF HYDRANT FOR SERVICING OF NEW ROOF MOUNTED EQUIPMENT.

INSTALL NEW NON-FREEZE WALL HYDRANT FOR SERVICING OF NEW GRADE MOUNTED EQUIPMENT.

NEW NFPA COMPLIANT AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ENTIRE FACILITY.



Benteen ES: Proposed Scope



ELECTRICAL

ALL EXISTING BUILDING INTERIOR AND EXTERIOR LIGHTING WILL BE REPLACED AS A PART OF THIS PROJECT. CONTRACTOR SHALL FURNISH NEW CIRCUITS TO THE NEW FIXTURES. CIRCUITS WILL RUN BACK TO THE NEW ELECTRICAL DISTRIBUTION PANELS. ALL NEW AND EXISTING CLASSROOM LIGHT FIXTURES SHALL BE LED. FURNISH AND INSTALL (12) LED LIGHT FIXTURES PER ROOM. LIGHT FIXTURES SHALL BE SWITCHED WITH THE ROW CLOSET TO THE FRONT OF THE CLASS SEPARATELY FROM THE LAST THREE ROWS OF FIXTURES. OCCUPANCY SENSOR CONTROLS WILL BE USED FOR AUTOMATIC CONTROL WITH DAYLIGHT HARVESTING LOCATED AT ALL EXTERIOR WINDOWS. SWITCHES SHALL BE LOW VOLTAGE 0-10V LED DIMMING LIGHT SWITCHES.

LIGHTING CONTROLS - LIGHTING CONTROLS VARY BY SPACE, BUT FOR CLASSROOMS, LABS, OFFICES, CONFERENCE ROOMS, ETC., THE FOLLOWING IS REQUIRED:

DAYLIGHT HARVESTING OF FIXTURES IN ROOMS WITH WINDOWS.

PARTIAL AUTOMATIC ON. WHEN LIGHTS ARE OFF AND MOTION IS DETECTED.

THE LIGHTS CAN ONLY COME ON TO 50%. THE MANUAL CONTROLS (DIMMERS OR SWITCHES) MUST BE USED TO BRING THE LIGHTS UP TO 100%. BI-LEVEL CONTROL OR DIMMING.

AUTOMATIC OFF.

A NEW EMERGENCY GENERATOR WILL BE DESIGNED FOR THE SCHOOL. THE SYSTEM WILL HAVE TWO AUTOMATIC TRANSFER SWITCHES. CONTRACTOR SHALL CONNECT A TOTAL OF FOUR CLASSROOM LIGHT FIXTURES (WITH A BODINE TRANSFER SWITCH AT EACH FIXTURE). FURNISH AND INSTALL A LED EMERGENCY DOWNLIGHT IN ALL EDUCATIONAL AND OFFICE SPACES. EMERGENCY NIGHT LIGHTS WILL BE PROVIDED IN ALL EXIT CORRIDORS. THE NEW GENERATOR WILL ALSO PROVIDE POWER TO ALL DATA CLOSETS (IDF AND MDF RACKS), FIRE ALARM, INTERCOM, SECURITY, CCTV, CARD ACCESS AND HVAC CONTROL PANELS. THE SYSTEM WILL ALSO PROVIDED EMERGENCY POWER TO THE NEW KITCHEN COOLER FREEZER.

THE EXISTING SERVICE TO THE SCHOOL WILL BE UPGRADED AND REPLACED AS A PART OF THIS RENOVATION. THE MAIN SERVICE SWITCH IS LOCATED ON THE BUILDING EXTERIOR. THE NEW SWITCHBOARD WILL BE PROVIDED WITH SINGLE PHASE PROTECTION AND TRANSIENT VOLTAGE SURGE SUPPRESSION. THE EXISTING ELECTRICAL DISTRIBUTION (FEEDERS AND PANELS) ARE TO BE REPLACED AS A PART OF THIS PROJECT.

ALL NEW CLASSROOMS WILL BE DESIGNED PER THE APS GUIDELINES. FURNISH AND INSTALL SIXTEEN RECEPTACLES IN THE CLASSROOM. FURNISH AND INSTALL THREE NEW 20A/1P 120 VOLT CIRCUITS RUN TO THE NEAREST NEW ELECTRICAL PANELS. FURNISH AND INSTALL SEVEN DATA OUTLETS WITH A TOTAL OF FOURTEEN DATA CABLES RUN TO THE NEAREST DATA CLOSET. DATA AND VOICE CABLING SYSTEMS WILL BE DESIGNED PER THE ATLANTA PUBLIC SCHOOLS GUIDELINES.

THE HVAC SYSTEM WILL BE REPLACED AS A PART OF THIS PROJECT. CONTRACTOR SHALL FURNISH AND INSTALL SEVEN NEW 400A DISTRIBUTION PANELS INSTALLED THROUGHOUT THE BUILDING FOR THE NEW HVAC EQUIPMENT.

Next Steps:



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