

GATESVILLE INDEPENDENT SCHOOL DISTRICT
JUNIOR HIGH EXPANSION AND RENOVATION & NEW FIELD HOUSE
April 21, 2026

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GATESVILLE INDEPENDENT SCHOOL DISTRICT

JUNIOR HIGH EXPANSION AND RENOVATION & NEW FIELD HOUSE

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CIVIL

The High School campus is located at 205 South Lovers Lane in Gatesville, Texas, on an approximately 22.39-acre tract within the City of Gatesville. The original campus was constructed in 1955, with multiple building additions completed between 1958 and 2019. The campus includes a main academic building, approximately ten additional permanent buildings constructed over time to accommodate increased enrollment and program requirements, one portable building, several parking lots, and a football stadium. Drainage throughout the campus is limited.

Site improvements at the High School campus include construction of a new Field House addition. An existing detention pond on the campus will be removed and reconfigured adjacent to the new Field House to accommodate the proposed addition and support revised drainage requirements.

The Junior High School campus is located at 307 South Lovers Lane in Gatesville, Texas, and occupies approximately 22.00 acres within the City of Gatesville. The campus consists of a main academic building, two portable buildings, two on-site parking lots, a designated bus drive, a parent pick-up and drop-off loop at the front entrance, a baseball field, and a football field. The original school building was constructed in 1964, with a classroom and gymnasium addition completed in 1995. Existing drainage infrastructure around the buildings is limited, and the placement of the portable buildings over an existing drainage swale has created localized drainage obstructions.

Proposed improvements at the Junior High campus include a southern building addition, a northern building addition, and a connecting addition between the main academic building and the existing gymnasium. Additional site improvements include a reconfigured parent pick-up and drop-off loop, a dedicated Special Programs (SPED) loop, and a new bus circulation loop to improve on-site circulation and operations and accommodate the proposed building additions. All existing parking lots will be removed and replaced with newly configured parking areas and internal drive lanes, and an additional parking lot is proposed. A new canopy is planned along the bus loop, and a new connection drive will be constructed to the adjacent Primary

School parking lot. A new service area will also be provided to support building operations, maintenance access, and service functions. The two existing portable buildings will be removed. The baseball field, which is currently natural turf, will be converted to synthetic turf. The surrounding area will be regraded to support the synthetic turf installation by the athletics consultant and provide positive drainage.

Site grading at both campuses will be modified to provide ADA-compliant access and improve overall drainage conditions. As stormwater from both the Junior High and High School campuses ultimately discharges to an existing Texas Department of Transportation (TxDOT) drainage channel, the channel will be extended northward to support improved site drainage and allow for positive runoff conveyance.

There is an existing softball field located east of the Intermediate School, which is currently natural turf and will be converted to synthetic turf. The surrounding area will be regraded to support the synthetic turf installation by the athletics consultant and provide positive drainage. Drainage improvements will convey runoff to an off-site culvert located downstream beneath Hornet Way.

WATER IMPROVEMENTS — HIGH SCHOOL

Water service to the High School campus is provided by the City of Gatesville from a public 6-inch water main located within South Lovers Lane. Based on the 2019 Addition and Renovation plans, a public 6-inch water main was proposed as a bid alternate that would connect to the existing 6-inch main along South Lovers Lane, extend into the site, and run adjacent to Marshall Street within school property. From the termination of the 6-inch public water line, an existing 3-inch domestic water line and a 6-inch fire protection line extend north to serve the main building. The fire protection line terminates at the main building, while the domestic water line continues north as a 2-inch line to serve additional campus buildings. No other on-site water infrastructure has been identified based on the information currently available; therefore, it is assumed that the bid alternate public water line was constructed as intended to provide public water service to the site. This assumption will be confirmed through SUE. The proposed Field House addition will include a laundry room, restrooms, and showers, which will require domestic water service.

Domestic water service is anticipated to be extended from the adjacent existing 2-inch domestic water line.

Fire protection service for the field house will be provided by extending the existing 6-inch fire protection line. An additional fire hydrant and extension of the fire line may be required to meet fire department hose lay distance and hydrant spacing requirements. Final fire protection requirements will be confirmed through coordination with the Authority Having Jurisdiction.

WATER IMPROVEMENTS - JUNIOR HIGH

Water service to the Junior High campus is provided by the City of Gatesville from a public 6-inch water main located within South Lovers Lane, based on available information from the adjacent High School campus. At this time, no record drawings or documentation identifying existing on-site water infrastructure are available. The presence and configuration of on-site water utilities will be confirmed through the site survey and Subsurface Utility Engineering (SUE) investigation.

Based on current programming information, the proposed building additions are not anticipated to require a new water service connection. It is assumed that if water service is required to support the additions, domestic water will be extended internally from the existing building plumbing system.

An automatic fire sprinkler system will be installed in the south addition at the Junior High. The other additions and main building are proposed to remain unsprinklered, but the system is anticipated to expand into these areas in a future project. Fire protection requirements, including the potential need for a fire service connection, will be confirmed upon completion of the SUE investigation and through coordination with the Authority Having Jurisdiction.

WASTEWATER IMPROVEMENTS — HIGH SCHOOL

Wastewater service to the High School campus is provided by the City of Gatesville. Based on the 2019 Addition and Renovation plans, it is assumed that a public wastewater main is located along South Lovers Lane. The plans indicate a proposed 6-inch on-site waste-



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water line that flows by gravity toward an existing wastewater line of unknown size, which ultimately discharges toward South Lovers Lane based on the invert elevations shown. The off-site wastewater routing and downstream system configuration are currently unclear and have not been confirmed.

An existing wastewater line is currently located beneath the footprint of the proposed Field House and will require relocation to avoid conflicts with the proposed building and the future detention pond footprint. The proposed Field House will include laundry facilities and restrooms, which will require wastewater service. Wastewater service for the Field House is anticipated to tie into the rerouted wastewater line. The size, depth, condition, alignment, and capacity of the existing wastewater infrastructure are currently unknown and will be verified through the Subsurface Utility Engineering (SUE) investigation.

WASTEWATER IMPROVEMENTS - JUNIOR HIGH

Wastewater service to the Junior High campus is provided by the City of Gatesville. It is assumed that a public wastewater main is located along South Lovers Lane, based on available information from the adjacent High School campus. At this time, no record drawings or documentation identifying existing on-site wastewater infrastructure are available. The presence and configuration of on-site wastewater utilities will be verified through the site survey and Subsurface Utility Engineering (SUE) investigation.

Based on the current building expansion program, no new wastewater service connection is anticipated for the proposed additions. Any wastewater service required to support the expansions is expected to be provided internally through the existing building's plumbing system.

PAVING IMPROVEMENTS - HIGH SCHOOL

The High School campus is accessed from entrances on South Lovers Lane, East Main Street, and Marshall Street. The proposed improvements are not intended to add or modify vehicular circulation within the campus, and no new drive lanes are proposed. All existing roadways, including parent and bus pick-up and drop-off operations, will remain as currently configured.

New concrete sidewalks will be constructed adjacent to the Field House to align with new door locations and support pedestrian access to the building. In addition, existing sidewalks and parking areas adjacent to the expansion may require replacement or regrading, depending on site conditions, to provide ADA-compliant access.

PAVING IMPROVEMENTS - JUNIOR HIGH

The Junior High campus is accessed primarily from the west via South Lovers Lane, with additional access provided from Marshall Street, which serves as a designated bus drive. Existing paving conditions include ADA deficiencies at the front entry, including noncompliant curb ramps and accessible parking spaces that are improperly striped or lack compliant access aisles. The proposed paving improvements are intended to improve vehicular circulation, pedestrian access, fire apparatus access, and parking capacity while addressing ADA compliance in support of the proposed building additions.

The existing loop accessed from South Lovers Lane will be reconstructed to accommodate the southern building addition while maintaining its current configuration, including entry from and exit onto South Lovers Lane. This loop will function as a dedicated parent pick-up and drop-off area. Improvements will include new parking spaces along the loop, a two-way parking lot north of the exit with sufficient space for vehicle turnaround, and a paved connection to a new parking lot located south of the addition. This circulation will also provide access to a new service area located east of the southern addition. The drive will be designed as a fire lane and will accommodate required fire apparatus turning radii. A new dumpster pad is proposed within the service area and will be constructed of heavy-duty concrete pavement to support service vehicle loading. The pad will serve a new CMU dumpster enclosure with gated access.

Paving improvements tying into Marshall Street will support proposed Special Programs (SPED) and bus circulation, subject to available space and confirmation through the site survey. A dedicated one-way SPED pick-up and drop-off loop is proposed adjacent to the northern addition. A dedicated bus drop-off loop is also proposed with access from Marshall Street, extending south into the site, running parallel to the existing football field, and looping back to exit onto

Marshall Street. The loop will include a paved intersection providing circulation options to return to Marshall Street, access the proposed parking lot and connect east to the existing Primary School parking lot. The feasibility and final configuration of the proposed SPED and bus loops will be confirmed following completion of the site survey. An existing utility pole within the proposed bus circulation area may require accommodation or relocation to meet required bus turning radii.

New concrete sidewalks and associated flatwork will be constructed adjacent to the proposed additions to align with new entrance locations and support pedestrian circulation. Existing adjacent sidewalks may require replacement or regrading, depending on existing site grades, to provide a continuous ADA-compliant accessible route. Additional flatwork will be required to support a proposed canopy connection between the gymnasium building and the adjacent new parking lot. The main academic building and gymnasium will be connected by a proposed addition, and new paving may be required to provide an accessible entrance to the new corridor.

FOUNDATION PREPARATION - HIGH SCHOOL AND JUNIOR HIGH

Based on the 2012 facility assessment, buildings across both campuses appear to have been designed using varying foundation and structural systems. For planning purposes, it is assumed that the proposed building additions at both the Junior High and High School campuses will utilize slab-on-grade foundations. Final foundation design and subgrade preparation requirements will be established based on the geotechnical recommendations. Any resulting requirements may influence the final grading design and finished floor elevations.

GRADING IMPROVEMENTS - HIGH SCHOOL, JUNIOR HIGH AND SOFTBALL FIELD

Overall, both school campuses are predominantly developed, and proposed grading improvements are limited to areas directly impacted by the planned building additions and associated site work. At the High School campus, based on the 2019 plans, the top of the existing detention facility is set at approximately elevation 832.00, while the adjacent parking area is at approximately elevation 831.50.



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Since the detention facility will be redesigned as part of the project, the berm elevation and the depth of the pond will be adjusted as needed to accommodate the proposed Field House addition. A preliminary finished floor elevation of 832.50 has been assumed for the Field House to align with the main building. This elevation is intended to provide ADA-compliant access from the adjacent parking area while maintaining adequate freeboard above the detention facility and allowing for positive overflow from the adjacent pond without adversely affecting the building.

At the Junior High campus, no record drawings are available documenting existing finished floor elevations. It is anticipated that the finished floor elevation of the proposed additions will match the existing main building. Final finished floor elevations will be verified and confirmed upon completion of the site survey.

The area surrounding the softball field will be regraded to support the conversion of the field to synthetic turf by the athletics consultant. Grading adjustments will be made around the perimeter of the field to accommodate the synthetic turf system and to maintain positive drainage consistent with existing drainage patterns.

DRAINAGE IMPROVEMENTS — HIGH SCHOOL AND JUNIOR HIGH

Beginning at the High School campus, which represents the most upstream point in the overall drainage system, stormwater runoff ultimately flows south toward an off-site concrete drainage channel maintained by the Texas Department of Transportation (TxDOT). This channel conveys runoff further east and serves as the primary downstream outfall for both the High School and Junior High campuses. Existing drainage across both sites is conveyed through a combination of surface flow, underground storm sewer infrastructure, and concrete flumes. Drainage performance is currently limited, as several drainage channels and openings are obstructed by sediment or are back-pitched, restricting positive drainage conveyance.

The existing detention pond at the High School campus, originally constructed in 2019, currently receives runoff from multiple grated inlets discharging through a 24-inch storm drain and endwall, as well as surface runoff entering through a defined spillway. The 2019 plans in-

dicates that stormwater must be pumped from the basin due to limited available invert depth and the absence of a gravity outlet. Discharge from the pond is routed through an outlet structure with baffle blocks and riprap, which appear to be in poor condition, and is then conveyed through a culvert beneath a pedestrian walkway that is partially obstructed by sediment before discharging toward Marshall Street via an open drainage channel.

The detention pond will be removed and reconfigured with a reduced footprint to accommodate the proposed Field House addition. With the reduced footprint, the reconfigured pond is anticipated to be deeper in order to maintain required detention storage capacity for existing conditions and additional runoff associated with the proposed Field House addition. Pumped discharge is expected to remain necessary due to limitations in available gravity outfall elevation.

A significant portion of stormwater at the High School campus currently bypasses the detention pond and flows directly toward Marshall Street and South Lovers Lane. This condition contributes to ongoing drainage issues at the Junior High campus and will be addressed as part of the proposed improvements. Bypass flow will be minimized to the extent feasible within the project limits, with the intent of reducing downstream impacts to the Junior High campus.

At the Junior High campus, no record storm drainage documentation is available. Based on site observations, drainage is primarily conveyed via surface flow toward the downstream TxDOT drainage channel. A large open channel along the east side of the campus also conveys runoff from the adjacent Primary School parking lot toward the TxDOT outfall. This channel exhibits sediment accumulation and flat segments that reduce conveyance efficiency and contribute to drainage issues at the Junior High campus.

Several existing under-walkway culverts at the Junior High campus are intended to convey runoff toward South Lovers Lane; however, these culverts are back-pitched and partially clogged, resulting in localized ponding. These areas receive discharge from roof downspouts that currently splash at grade, further exacerbating standing water conditions. Depending on the final layout of the proposed SPED loop and site grading, these culverts are anticipated to be re-

removed.

The proposed connection addition between the main building and the existing gymnasium will alter existing drainage patterns in this area. It is currently unclear whether existing storm drain piping is present within this corridor. The area will be regraded and reconfigured as needed to ensure positive drainage away from the building addition.

At this time, it remains uncertain whether new on-site detention facilities will be required at the Junior High campus. Should additional detention be determined necessary, a potential location is adjacent to Marshall Street, west of the proposed SPED loop, subject to available space and site constraints. This location may also assist in capturing runoff originating from Marshall Street and upstream High School flows.

To accommodate the proposed building additions at the Junior High campus, several existing roof downspouts will require rerouting. The existing roof drainage configuration will be verified through the site survey. Given the limited underground storm drainage infrastructure in the vicinity, roof runoff is anticipated to discharge at grade via sheet flow or splash blocks where feasible.

The area surrounding the baseball field will be regraded to support conversion of the field to synthetic turf. Grading improvements will ensure that runoff originating from the Primary School drainage channel is positively conveyed downstream and that drainage toward the TxDOT channel is maintained. At this time, it is unclear whether subsurface drainage will be required for the baseball field or if drainage will continue to be accommodated through surface sheet flow; this will be confirmed through the site survey.

The detention capacity of the downstream TxDOT drainage system will be evaluated as part of the project to determine whether sufficient capacity exists to accommodate the increase in impervious cover associated with the proposed improvements or whether additional improvements will be required in coordination with TxDOT.



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DRAINAGE IMPROVEMENTS - SOFTBALL FIELD

At the softball field east of the Intermediate School, drainage currently sheet flows west along a private drive toward the culvert beneath Hornet Way. The surrounding area will be regraded to provide positive drainage in support of the synthetic turf conversion. At this time, it is unclear whether subsurface drainage will be required for the softball field or if surface sheet flow will remain adequate; this will be confirmed through the site survey.

WATER QUALITY IMPROVEMENTS - HIGH SCHOOL AND JUNIOR HIGH

The Junior High and High School campuses are not located within the Edwards Aquifer recharge or contributing zones. As a result, water quality permitting through the Texas Commission on Environmental Quality (TCEQ) is not anticipated to be required for the proposed improvements.

At this time, permanent water quality controls or best management practices (BMPs) for either campus have not been identified due to the lack of available record information regarding existing drainage and water quality infrastructure. Applicable municipal water quality requirements, if any, will be confirmed through coordination with the City of Gatesville. Any required permanent BMPs will be evaluated and incorporated into the design as additional information becomes available.

ELECTRIC, TELECOM AND GAS IMPROVEMENTS — HIGH SCHOOL

Electric service to the High School campus is provided by Texas New Mexico Power, with multiple existing services distributed throughout the site as a result of several building additions constructed over time. Based on available information and the facility assessment, existing electrical capacity is anticipated to be sufficient to support the proposed improvements, and no campus-wide electrical upgrades are anticipated at this time.

A new individual electrical service may be provided to serve the proposed Field House addition, consistent with previous campus additions. Final electrical service routing and connection requirements will be confirmed through the site survey and Subsurface Utility Engineering (SUE) investigation and coordinated with Texas New Mexico Power.

Natural gas service to the campus is provided by Atmos Energy. Based on the 2019 Addition and Renovation plans, natural gas infrastructure is present on-site. Natural gas service is anticipated to be required for the proposed Field House addition.

Telecommunications service to the campus is provided by multiple service providers. The exact scope, routing, ownership, and capacity of existing telecommunications infrastructure are currently unknown. Based on available information, a telecommunications line is located adjacent to the existing Field House; however, it is unclear whether this line actively serves the building. This line appears to conflict with the footprint of the proposed Field House addition and detention pond and may require relocation or rerouting to accommodate the proposed improvements. Final telecommunications service requirements, routing, ownership determination, and any required relocation will be verified through the site survey and Subsurface Utility Engineering (SUE) investigation and coordinated with the respective service providers. No new off-site telecommunications service lines are anticipated at this time.

ELECTRIC, TELECOM AND GAS IMPROVEMENTS — JUNIOR HIGH

At this time, limited information is available regarding existing electrical, telecommunications, and natural gas infrastructure serving the Junior High campus. Based on proximity to and available information from the adjacent High School campus, it is assumed that the same utility providers serve the Junior High campus, including electric service by Texas New Mexico Power, natural gas service by Atmos Energy, and telecommunications service by multiple providers.

Based on current programming information, no new electrical, telecommunications, or natural gas services are anticipated to be required to support the proposed building additions at the Junior High campus. It is anticipated that the additions will be supported by existing building systems, and no new primary utility connections are planned at this time.

As previously noted, an existing utility pole located within the proposed bus circulation area may require accommodation or relocation to meet required bus turning radii.

Some electrical and telecommunications work may be required in association with the removal of existing portable buildings, including the disconnection, abandonment, or removal of associated service lines. The presence, routing, ownership, and condition of all existing utilities will be verified through the site survey and Subsurface Utility Engineering (SUE) investigation. Final utility scope and any required modifications will be coordinated with the respective service providers once existing conditions are fully verified.

JUNIOR HIGH AND SOFTBALL FIELD

All areas disturbed by construction activities will be restored and stabilized with turf, utilizing either seed or sod as appropriate, to reestablish vegetative cover and minimize erosion. No additional landscape enhancements are currently proposed as part of the project. Irrigation improvements, if required, will be designed by a landscape irrigation subconsultant. The extent of irrigation scope will be determined upon completion of the site survey and evaluation of existing conditions.

STRUCTURAL

DESIGN CRITERIA

The following criteria are preliminary and subject to review and coordination with the project needs, as design develops.



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- Codes and Standards

The following codes and standards will be used for the structural design of the project:

- o International Building Code (IBC), 2021 edition
- o American Society of Civil Engineers (ASCE) 7, Minimum Design Loads for Buildings and Other Structures
- o American Concrete Institute (ACI) 318, Building Code Requirements for Structural Concrete
- o American Institute of Steel Construction (AISC) 360, Specification for Structural Steel Buildings
- o American Concrete Institute (ACI) 530, Building Code Requirements for Concrete Masonry Structures

- Structural Design Loads

Dead loads utilized for design include self-weight of structural elements and the following superimposed loads:

- o Roof-supported ceilings and collateral 15 psf
- o Roofing and rigid insulation 8 psf
- o Flooring 10 psf

Live loads utilized for design based on anticipated building functions include the following superimposed loads:

- o Public areas, corridors at ground floor, lobbies 100 psf
- o Storage (minimum) 125 psf
- o Roof (unreducible) 20 psf

Wind loads utilized for design are per ASCE 7 considering the following anticipated parameters:

- o Wind Speed (3-sec gust) 114 MPH
- o Exposure Category C
- o Building Enclosure Classification Enclosed

Seismic design criteria utilized for design are per ASCE 7 considering the following anticipated parameters:

- o Site Class D
- o Seismic Design Category A
- o Seismic Importance Factor 1.0
- o Response Modification Factor 3.5

DESCRIPTIVE SPECIFICATIONS

- Concrete
Normal weight, Portland cement concrete with 5- to 6-inch slump (depending on application) and a minimum 28-day compressive strength as specified below for each component:
 - o Drilled Piers 3,000 psi
 - o Shallow Footings 3,000 psi
 - o Grade Beams, Pilasters, Pier Caps 3,000 psi
 - o Slabs on Grade 3,000 psi
- Reinforcing Steel
 - o Deformed bars (typical) ASTM A615, Grade 60
- Structural Steel
 - o Wide-flange (W) shapes ASTM A992
 - o Angles, channels, plates ASTM A36
 - o Hollow Structural Shapes (HSS) ASTM A500, GR C (50 ksi)
 - o Field-bolted connections ASTM A325 Bolts
 - o Anchor rods ASTM F1554, GR 36 (min, UNO)
 - o Welding E70XX per AWS D1.1
- Concrete Masonry Units (CMU)
 - o Masonry Wall Compressive Strength (f'm) 1750 psi
 - o Mortar ASTM C270, Type N
 - o Masonry Unit ASTM C90, 1900 psi net area compressive strength
 - o Grout ASTM C476, f'm 2000 psi min.
- Roof Deck
 - o 1.5-inch deep, 20 ga, ungalvanized with coat of manufacturer's standard primer paint over cleaned and phosphatized substrate where no cementitious fireproofing applied (non-composite deck)

ANTICIPATED STRUCTURAL SYSTEMS

The building structural components and systems must be adequate to resist the applied design loading, satisfy the performance criteria for such items as deflection and vibration control, and accommodate the

architectural design.

- Foundation Systems:

It is anticipated that the ground floor at the new Classroom and Fine Arts additions will consist of 5" thick slabs reinforced with #3 bars at 16" on-center, each way installed over prepared subgrade. Subgrade preparation will consist of removing a portion of the existing soils and replacing with select fill as specified in the project geotechnical report. The slabs will be placed over 15 mil, Class A vapor retarder. Perimeter grade beams are anticipated to be earth-formed and approximately 24" wide by 24" deep and reinforced with approximately 15 plf of mild reinforcing steel. Where perimeter grade beams are earth-formed, the vapor retarder should be terminated at the outside face of grade beams. Deep foundation elements (DFE) will be installed beneath columns and at regular intervals around the perimeter of the new additions. The DFEs will terminate in the "severely weathered limestone" bearing strata as specified in the project geotechnical report and will consist of approximately 24" diameter concrete drilled piers reinforced with (6) #6 vertical bars and 3/8" spirals at 12" pitch.

At the juncture between the existing building foundations and the new Classroom and Fine Arts additions - and for approximately 5 back feet into the new addition footprint, it is anticipated that the ground floor will transition to an 8" thick slab with approximately 10 psf of mild reinforcing placed over 8" to 12" deep carton forms. A 15-mil, Class A vapor retarder will be placed directly below the slab. The structurally suspended slabs will be supported by deep foundation elements located beneath columns and at regular intervals beneath load bearing CMU walls. Grade beams at the perimeter of the structurally suspended slabs are anticipated to be approximately 24" wide and 30" deep with approximately 30 plf of mild reinforcing. Grade beams within the structurally suspended slab areas will be isolated from the subgrade with 8" to 12" deep carton forms with soil retainers on each side to prevent the surrounding soil from entering the void space.

The new Field House ground floor will consist of a 5" thick slab reinforced with #3 bars at 16" on-center, each way installed over prepared subgrade as specified in the project geotechnical report. Drilled



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shafts of similar size and reinforcing to those described in the above sections will be placed beneath the pre-engineered metal building (PEMB) frame columns.

Where the existing slab on grade is to be removed for the installation of new below-slab plumbing, the removed areas are to be replaced with a 5" thick slab reinforced with #3 bars at 16" on-center, each way over prepared subgrade as specified in the project geotechnical report.

- Superstructure Systems:

The roof system of the new Classroom and Fine Arts additions is anticipated to consist of steel roof deck (refer to Descriptive Specifications section above) over open-web steel roof joists spanning between wide flange girders. The roof framing will be supported by steel columns as needed to accommodate span requirements. It is anticipated that joists will be spaced at approximately 5'-0" on-center resulting in approximately 2.0 psf of steel roof framing in these areas. Non-load bearing exterior envelope and interior stud partition walls are anticipated throughout the new additions with an 8" CMU wall installed along the juncture between the new additions and the existing buildings. New high/ low entry canopies are anticipated to consist of steel deck over steel wide flange and/ or HSS beams and columns supported by concrete drilled shafts.

The New Field house will consist of a pre-engineered metal building designed by the Contractor's pre-engineered metal building designer.

- Lateral Stability:

The lateral stability for the new Classrooms and Fine Arts additions will be provided by steel braced frames such as "X" or "chevron" frames. Steel moment frames will be utilized where typical braced frames are incompatible with the architectural layout.

Lateral stability for the new Field House is the responsibility of the Contractor's pre-engineered metal building designer.

MECHANICAL

Heating, Ventilating and Air Conditioning (HVAC) design shall be in accordance with the latest editions of ASHRAE standards and 2021 International Building Codes, with any adopted amendments.

Summer Climatic Design: 101.7°F (DB)/ 73.0°F (WB)

Winter: 23.9°F

Indoor Design for Conditioned Spaces:

Summer: 75°F, 50% RH

Winter: 70°F

The Junior High School renovation scope is limited to the replacement of packaged rooftop units (RTUs) that have reached their life cycle. The proposed HVAC replacement systems are high-efficiency packaged, direct-expansion RTUs with natural gas heat and hot-gas reheat coil. The design intent is to replace the end-of-life RTUs with new in like kind. At restroom renovations, restroom exhaust will be evaluated for re-use. It is anticipated that air devices will be replaced in new ceilings and ductwork will be existing to remain with slight modifications as necessary for the new ceiling scope. Exhaust fans will be assessed for re-use and replaced where necessary.

The Junior High School classroom addition and fine arts additions are proposed to be served by high-efficiency packaged DX RTUs with natural gas heat, hot-gas reheat coil, and demand control ventilation (where applicable). The design intent is to provide each individual classroom and large performance space (such as theater arts, Choir Hall, Percussion and Band Hall) with a dedicated RTU. Another RTU will be provided to serve the corridor and auxiliary spaces. IEG will coordinate with the acoustician during document development to ensure that proper acoustical measures are implemented into the design to meet 2021 IBC requirements for enhanced classroom acoustics.

The High School Field House is proposed to be served by the following systems. Locker rooms and associated restroom/shower rooms will be served by packaged DX 100% Outdoor Air Systems (DOAS) with supply and exhaust fans, energy recovery wheel and hot-gas

reheat. DOAS will provide continuous ventilation and exhaust to the stated areas, while maintaining temperature and humidity control. DOAS units will be mounted on concrete pads at grade. The remaining areas will be served by DX ducted split system with horizontal, suspended indoor air handling units and outdoor condensing units mounted at grade. The design intent is to provide each multi-purpose room with a dedicated unit. Other rooms will be grouped together with similar loading profiles.

Electrical, IDF, MDF, and other similar spaces will be provided with dedicated, cooling-only, ductless mini-split systems to maintain the required temperature in those space 24/7 to protect the equipment contained within.

General exhaust will be provided for all restrooms and janitor's closets by roof mounted and ceiling cabinet fans.

Air will be distributed from RTUs to the building through rectangular ductwork with round run outs to air devices in all concealed ceiling applications, and through lined spiral ductwork with paint-grip finish for all exposed interior applications. Flex duct will only be allowed for the final 6ft run-out connection to the supply air devices, it will not be allowed on the return or exhaust duct systems.

All new mechanical equipment will be integrated into the existing campus energy management system (EMS). Controls shall be designed for monitoring, control and trending of the entire HVAC system. The EMS system will be a BACnet MS/TP, direct digital control (DDC) system.

The mechanical systems will be tested and balanced (TAB) by an accredited TAB contractor. The mechanical systems will be commissioned by a licensed commissioning agent. The TAB contractor and commissioning agents will be provided by the Owner and fully supported by the contractor.



GATESVILLE INDEPENDENT SCHOOL DISTRICT

JUNIOR HIGH EXPANSION AND RENOVATION & NEW FIELD HOUSE

ELECTRICAL

The electrical design will comply with City of Gatesville Code of Ordinances, IECC 2021, and NEC 2020.

The basis of electrical design for the Junior High Add/Reno School and Field House will anticipate the following:

- The peak load demand for the existing service will be reviewed to determine if a new service is required. If required, a new 480Y/277V service will be installed from electrical utility provider.
- Relocate existing service transformer due to being in construction zone of new addition.
- 480Y/277V power to feed mechanical, lighting, and large equipment loads.
- 480-208Y/120V transformers in sub-electrical rooms.
- 208Y/120V power to feed receptacle and computer loads.
- Loose panels will be used in all areas.
- All panelboards will be provided with 200% neutral for harmonic mitigation.
- All transformers (except those serving kitchen loads) shall be K-13 rated.

The power requirements will be met for any specialty equipment from Gatesville ISD and the technology consultant.

The basis of lighting design for Gatesville Junior High School and Field House will be LED lighting in all areas: the building interior, exterior site, parking lot, emergency fixtures, and exit signs. Minimum footcandle design standards by space type shall follow Table 1 (see below). Exit signs with emergency battery packs will be utilized in all emergency egress pathways. Vacancy/Occupancy sensors will be used to control interior lighting in each space. The lighting design will utilize Gatesville ISD's preferred light fixture and lighting controls manufacturer selected at design deliverables. The lighting design will provide 90-minute emergency back up as required by NFPA 101.

Space Type	Minimum Average Illumination (FC)
Classrooms	40
Computer Labs	40
Laboratories	70
Offices	40
Corridors / Hallways	20-40
Group / Single Restrooms	30
Practice Gymnasium	50
Competition Gym	80
Library / Media Center	70
Auto Shops / Welding / CTE Spaces	50
MDF / IDF / Elec	50
Stairwell Landings	40
Stairwell Steps	10

Table 1: Minimum Footcandle Design Standards by Space Type

PLUMBING

Plumbing basis design and construction will be in accordance with 2021 IPC, 2021 IMC, ASHRAE, ASPE, ASME, Codes and Standards.

The plumbing design intent for the junior high school addition and renovation is that the plumbing systems including but not limited to the existing domestic hot and cold water, sanitary waste and vent, natural gas, and storm drain systems will only be modified as required to accommodate the life cycle replacement and code compliance updates of existing plumbing fixtures. New sanitary waste lines will extend from plumbing fixtures in the new addition to 5' outside the building envelope. New domestic cold water piping will tap into the existing domestic water service into the building and extend into the addition. New suspended electric domestic water heaters with circulation pumps and mixing valves will be provided in spaces adjacent to

the new restrooms to provide hot water. New water heaters will be provided in areas adjacent to existing restrooms where fixtures do not have hot water as required by code. A new fire sprinkler service will extend from a tap off of the city main into a new fire riser room in the new addition. The new fire suppression piping shall be sized to serve the additions, as well as have capacity for future expansion into the existing building to serve areas not currently sprinkled. The existing natural gas piping and meter currently sit beneath the building addition envelope will be re-routed and relocated around the new building slab. New natural gas piping will extend from the re-located meter or stub up into the building to the new addition areas to serve new rooftop HVAC equipment. The existing natural gas and condensate lines will be modified as required to accommodate any height changes at existing rooftop units that are being replaced and be re-fed from the new meter location.

The plumbing design intent for the intermediate school rooftop replacement is to adjust and modify the existing natural gas and condensate lines serving existing rooftop units being replaced to accommodate any new curb heights or increased loads.

The plumbing design intent for the field house is that new sanitary waste, domestic water, and fire suppression services will be provided and extended to 5' outside the building envelope for connection from civil utilities. All domestic water and fire suppression piping will be provided with the required backflow devices and distributed overhead throughout the building. Due to the higher demand for hot water in this area, gas fired boilers with a storage tank and a recirculation loop will be utilized in mechanical spaces to supply hot water throughout the building. The plumbing fixtures will be water-conserving and commercial. Commercial grade washers and dryers will be provided. Three station shower stations will be provided in locker rooms. Freeze-proof wall hose bibs will be provided at convenient intervals and locations for general washdown around the exterior of the building.



GATESVILLE INDEPENDENT SCHOOL DISTRICT

JUNIOR HIGH EXPANSION AND RENOVATION & NEW FIELD HOUSE

ACOUSTICS

AUDITORIUM – ARCHITECTURAL ITEMS

- A. The existing auditorium is excessively live, creating an environment which is not suitable either for learning or for performances.
- B. Replacement of the existing wooden chairs is a necessity, with new seating being fully upholstered/cushioned chairs.
- C. Some acoustically absorptive panels may be required on the rear wall, above door height (2” thick).
- D. The ceiling contour and material can be retained, from an acoustical perspective. Note that there are no openings for stage lighting locations (at 45 degrees from the stage front). Existing stage lights from that common location are 3 fixtures simply mounted to a jog in the ceiling. Potential upgrades to the stage lighting there (and over the stage) will need to be coordinated regarding location – whether attached or on batten.

If major alterations in the ceiling are required for other reasons (sprinklers, for instance), a new contour could be simpler than the existing, and could be cloud-based rather than continuous, using drywall shapes (either on channels or perhaps lay-in, for economy).

E. The school requests side projection screens, rather than center over the stage. Screen sizes and locations will need coordination with the design and finishes of the cheek walls and possibly openings in the front ceiling for screen boxes.

F. Discussions with school faculty and administration indicates that seating count is important; they do not wish to reduce the current number of seats – or maintain as close to the existing count as possible. Note that a potential access ramp to the stage will reduce the count. (Access to the stage may also be provided via the new hallway to the side – but that will involve travel outside the auditorium space).

G. Sizes of performing groups (primarily band and choir) are limited by the existing stage. In addition, the narrow space available between stage steps and center stage is not sufficiently wide for safe passage. A minor increase in the forestage extension should be considered to address both issues.

II. AUDITORIUM – MECHANICAL

A. Noise levels from the current system are moderate and acceptable acoustically.

B. If changes to the mechanical system are included in the project, any variation in airflow will require coordination with the acoustical consultant.

C. Any changes in diffusers or air paths will require acoustical coordination, as well.

III. AUDITORIUM – AUDIOVISUAL

A. None of the existing audio or AV equipment should be re-used.

B. AV capabilities should be similar to those at the high school (2015 installed system currently in use).

C. Systems need to accommodate the following:

- a. Group instruction
- b. Band
- c. Choir
- d. Dance
- e. Talent Shows

- D. Specific Audio Requirements requested include the following:
 - a. Main loudspeakers (located to sides of stage, front wall)
 - b. Subwoofer (optional)
 - c. Digital mixer – same model as at the high school, for continuity in operation training.
 - d. 8 Wireless Microphones
 - e. Microphone inputs in existing floor pocket downstage center
 - f. Microphone inputs at stage right side
 - g. Monitor speaker outputs stage right side and floor pocket
 - h. Simple controls for daily use – located stage right and rear auditorium
 - i. Main controls located at rear of room, behind the seats (2 control desks – one for AV and one for lights, included in the AV section of the specifications).

- E. Specific Video Requirements requested:
 - a. Two side screens – size and details to be confirmed in detailed design
 - b. Projectors mounted to side walls, opposite centers of the two screens
 - c. Controls on stage and at the rear control position.
 - d. Camera on rear wall – feeding video screen in lobby, stage right, stage left.
 - e. Connection of audio and video to school internet – for streaming.

F. BUDGET

- a. Schematic budget for audio and video \$250,000

Gatesville ISD - New Program

Junior High School

Program of Spaces

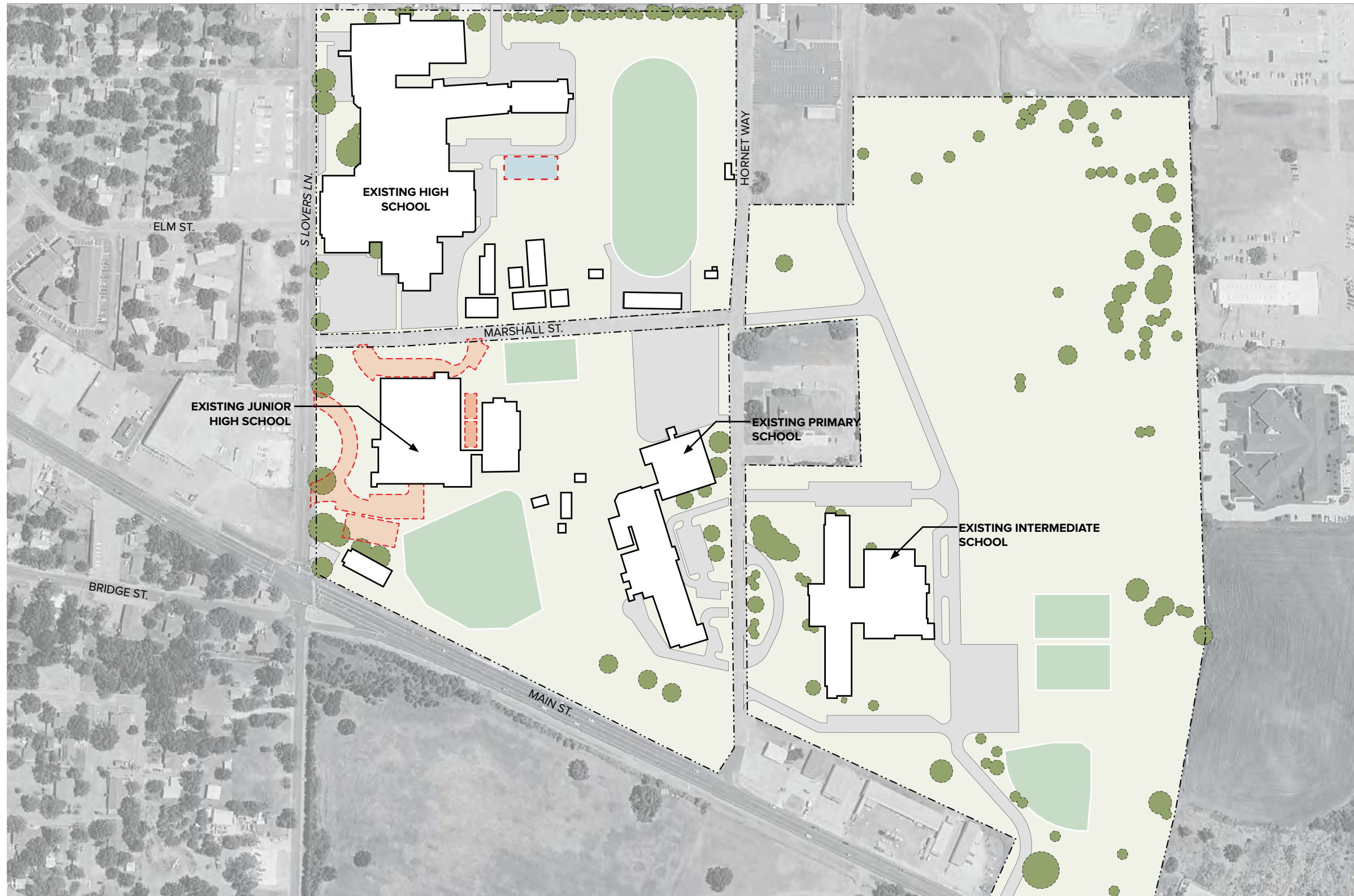
	Quantity	Area	Net Area	Quantity	Area	Net Area	Quantity	Area	Net Area	Remarks
LEARNING ENVIRONMENT										
	NEW CONSTRUCTION			EXISTING CONSTRUCTION			TOTAL			
Instructional										
Classrooms	4	781	3,124	26	742	19,292	30	747	22,416	
Storage	-	-	-	1	47	47	1	47	47	
Science Lab/Lecture Rooms	-	-	-	1	1,140	1,140	1	1,140	1,140	
Prep Rooms	-	-	-	1	141	141	1	141	141	
Storage	-	-	-	1	134	134	1	134	134	
Instructional Support										
Teacher Workrooms	-	-	-	1	777	777	1	777	777	
Care Room	-	-	-	1	42	42	1	42	42	
Conference Room	2	411	822	2	357	714	4	384	1,536	
ISS	-	-	-	1	386	386	1	386	386	
Staff Restroom	2	66	132	1	107	107	3	80	239	
General Storage	1	346	346	-	-	-	1	346	346	
General Support										
Girls Multi-Use Restroom	2	223	446	3	173	519	5	193	965	
Boys Multi-Use Restroom	2	222	444	3	174	522	5	193	966	
INSTRUCTIONAL - SUBTOTAL NET AREA (sf)			5,314	23,821			29,135			
Walls & Circulation (sf)		35%	1,860	35%		8,337	35%		10,197	
TOTAL GROSS AREA (sf)			7,174	32,158			39,332			
FINE ARTS										
Band										
Band Hall	1	2,374	2,374	-	-	-	1	2,374	2,374	
Instrument Storage	1	394	394	-	-	-	1	394	394	
Uniform Storage	1	172	172	-	-	-	1	172	172	
Library/Work Room	1	291	291	-	-	-	1	291	291	
Office	1	291	291	-	-	-	1	291	291	
Practice Rooms	4	64	256	-	-	-	4	64	256	
Ensemble Practice	1	323	323	-	-	-	1	323	323	
Percussion Room	1	892	892	-	-	-	1	892	892	
Choir										
Choir Room	1	1,399	1,399	-	-	-	1	1,399	1,399	
Ensemble Practice	1	334	334	-	-	-	1	334	334	
Library	1	195	195	-	-	-	1	195	195	
Storage	1	237	237	-	-	-	1	237	237	
Practice Rooms	2	111	222	-	-	-	2	111	222	
Office	1	158	158	-	-	-	1	158	158	
Theater Arts										
Auditorium	-	-	-	1	4,782	4,782	1	4,782	4,782	
Theater Arts Classroom	1	1,575	1,575	-	-	-	1	1,575	1,575	
Storage	1	183	183	-	-	-	1	183	183	

Office	1	110	110	-	-	-	1	110	110
FINE ARTS - SUBTOTAL NET AREA (sf)			9,406			4,782		14,188	
Walls & Circulation (sf)	35%		3,292	35%		1,674	35%	4,966	
TOTAL GROSS AREA (sf)			12,698			6,456		19,154	
PHYSICAL EDUCATION									
Gymnasiums									
Gymnasium	-	-	-	1	8,970	8,970	1	8,970	8,970
Practice Gymnasium	-	-	-	1	5,795	5,795	1	5,795	5,795
PE									
Boys' PE Locker Room	-	-	-	1	1,264	1,264	1	1,264	1,264
Boys' PE Toilets/Showers	-	-	-	1	285	285	1	285	285
Girls' PE Locker Room	-	-	-	1	632	632	1	632	632
Girls' PE Toilets/Showers	-	-	-	1	345	345	1	345	345
Vestibule	-	-	-	3	55	165	3	55	165
PE Support									
Laundry	-	-	-	1	132	132	1	132	132
Men's Restroom	-	-	-	1	227	227	1	227	227
Women's Restroom	-	-	-	1	266	266	1	266	266
Snack Bar	-	-	-	1	143	143	1	143	143
Storage	1	1,044	1,044	1	100	100	2	572	1,144
Staff Restroom	-	-	-	2	66	132	2	66	132
Vestibule	-	-	-	1	126	126	1	126	126
Office	-	-	-	3	155	465	3	155	465
Training Room	-	-	-	1	130	130	1	130	130
PHYSICAL EDUCATION- SUBTOTAL NET AREA			1,044			19,177		20,221	
Walls & Circulation (sf)	35%		365	35%		6,712	35%	7,077	
TOTAL GROSS AREA (sf)			1,409			25,889		27,298	
CORE SPACES									
Library									
Library	-	-	-	1	2,162	2,162	1	2,162	2,162
Office	-	-	-	1	95	95	1	95	95
Storage	-	-	-	1	48	48	1	48	48
Dining									
Dining Area	-	-	-	1	1,876	1,876	1	1,876	1,876
Kitchen Support									
Serving Lines	-	-	-	1	728	728	1	728	728
Kitchen	-	-	-	1	1,046	1,046	1	1,046	1,046
Storage	-	-	-	4	65	260	4	65	260
Cooler/Freezer	-	-	-	2	107	214	2	107	214
CORE SPACES - SUBTOTAL NET AREA (sf)			0			6,429		6,429	
Walls & Circulation (sf)	35%		0	35%		2,250	35%	2,250	
TOTAL GROSS AREA (sf)			0			8,679		8,679	
MAIN ADMINISTRATION									
Administrative Spaces									

Admin	-	-	-	1	365	365	1	365	365
Assistant Principal	-	-	-	1	209	209	1	209	209
Nurse	-	-	-	1	189	189	1	189	189
Office	-	-	-	8	105	840	8	105	840
Offices	-	-	-	1	258	258	1	258	258
Principal's Office	-	-	-	1	228	228	1	228	228
Reception	1	610	610	-	-	-	1	610	610
Restroom	-	-	-	2	36	72	2	36	72
Small Conference	-	-	-	1	156	156	1	156	156
Vault	-	-	-	1	156	156	1	156	156
Waiting	-	-	-	1	60	60	1	60	60
Work Room	-	-	-	1	152	152	1	152	152
MAIN ADMINISTRATION - SUBTOTAL NET			610		2,685			3,295	
Walls & Circulation (sf)			0	244	0	1,074	0	1,318	
TOTAL GROSS AREA (sf)			854		3,759			4,613	
GENERAL FACILITY SUPPORT									
Storage	-	-	-	6	58	348	6	58	348
Custodial	2	68	136	2	174	348	4	121	484
Electrical	-	-	-	1	63	63	1	63	63
Mechanical	-	-	-	2	390	780	2	390	780
MEP	1	338	338	-	-	-	1	338	338
Laundry	-	-	-	1	94	94	1	94	94
IDF	2	89	178	1	80	80	3	86	258
MDF	1	312	312	-	-	-	1	312	312
GEN.FACILITY - SUBTOTAL NET AREA (sf)			964		1,713			2,677	
Walls & Circulation (sf)			35%	337	35%	600	35%	937	
TOTAL GROSS AREA (sf)			1,301		2,313			3,614	
NEW CONSTRUCTION				EXISTING CONSTRUCTION			TOTAL		
SUBTOTAL NET AREA (sf)			17,338	58,607			96,166		
TOTAL GROSS AREA (sf)			23,437	79,254			102,691		

Gatesville ISD - New Program				
Field House				
Program of Spaces				
	Quantity	Area	Net Area	
Athletics				
Locker Rooms				
Varsity Locker Room	1	1,257	1,257	
Varsity Restroom	1	182	182	
Varsity Lavatories	1	112	112	
JV Locker Room	1	945	945	
Freshman Locker Room	1	945	945	
JV and Freshman Restroom	1	167	167	
JV and Freshman Lavatories	1	113	113	
JV and Freshman Showers	1	393	393	
Auxillary Locker Room	1	645	645	
Auxillary Restroom	1	210	210	
Auxillary Showers	1	177	177	
PHYSICAL EDUCATION- SUBTOTAL NET AREA			5,146	
Walls & Circulation (sf)			35%	1,801
TOTAL GROSS AREA (sf)			6,947	
CORE SPACES				
Meeting Room	2	653	1,306	
Multi-Purpose Room	2	619	1,238	
AD Office	1	323	323	
AD Assistant Office	1	255	255	
Head Coach Office	1	240	240	
Coaches' Offices	1	692	692	
Staff Room	1	362	362	
Restroom	6	55	330	
Coaches' Showers and Lockers	1	142	142	
Auxillary Coaches' Office	1	150	150	
Auxillary Coaches' Restroom	1	55	55	
Auxillary Coaches' Shower	1	118	118	
CORE SPACES - SUBTOTAL NET AREA (sf)			5,211	
Walls & Circulation (sf)			35%	1,824
TOTAL GROSS AREA (sf)			7,035	
GENERAL FACILITY SUPPORT				
Storage	1	450	450	
Storage	1	110	110	
MDF	1	95	95	
Laundry Access Chase	1	138	138	
Laundry Room	1	343	343	

Auxillary Sport Storage	1	300	300
Mechanical	1	138	138
Electrical	1	167	167
Rsider Room	1	69	69
GEN.FACILITY - SUBTOTAL NET AREA (sf)			1,810
Walls & Circulation (sf)			35% 634
TOTAL GROSS AREA (sf)			2,444
NEW CONSTRUCTION			
SUBTOTAL NET AREA (sf)			12,167
TOTAL GROSS AREA (sf)			16,425

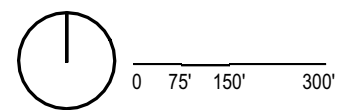


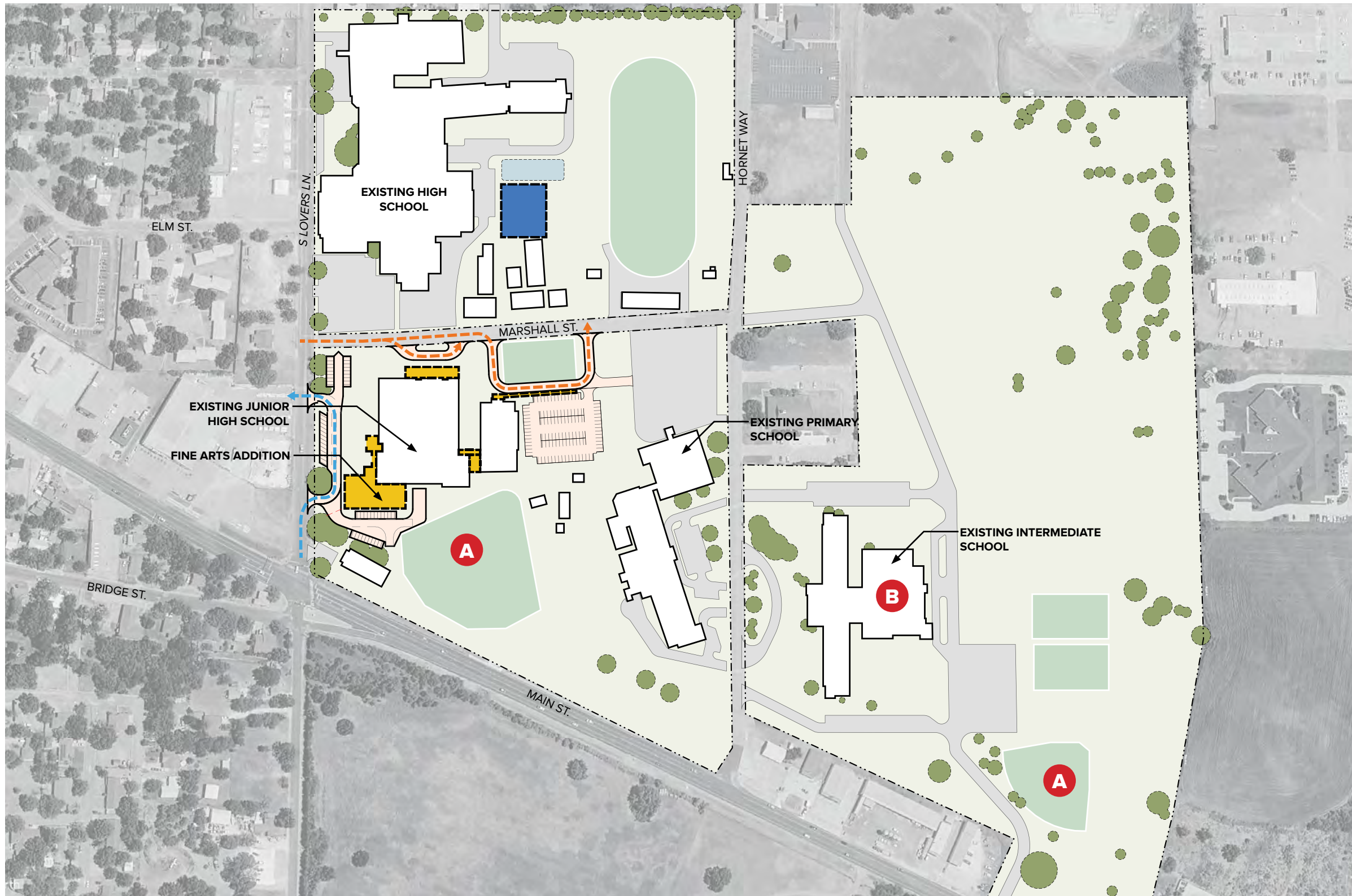
SITE INFORMATION

- EXISTING BUILDING
- EXISTING PARKING AND DRIVE
- EXISTING GREEN SPACE
- EXISTING FIELD
- DEMOLISHED BUILDING
- DEMOLISHED PARKING AND DRIVE
- DEMOLISHED DETENTION POND

LINE TYPE LEGEND

- PROPERTY LINE



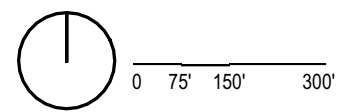


SITE INFORMATION

- EXISTING BUILDING
- EXISTING PARKING AND DRIVE
- EXISTING GREEN SPACE
- EXISTING FIELD
- NEW FIELD HOUSE
- JUNIOR HIGH ADDITION
- NEW PARKING AND DRIVE
- NEW DETENTION POND

LINE TYPE LEGEND

- PROPERTY LINE
- PARENT DRIVE
- BUS DRIVE
- A** BASEBALL AND SOFTBALL FIELDS TO RECIEVE NEW TURF
- B** ROOF TO BE RENOVATED



COLOR LEGEND

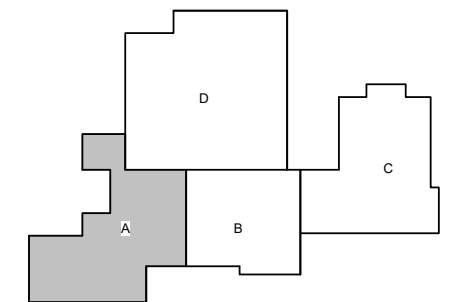
- Administration
- Administration Support
- Academic
- Academic Support
- Library
- Library Support
- Dining
- Kitchen
- Athletic
- Athletic Support
- Fine Art
- Fine Art Support
- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces
- Existing to Remain





COLOR LEGEND

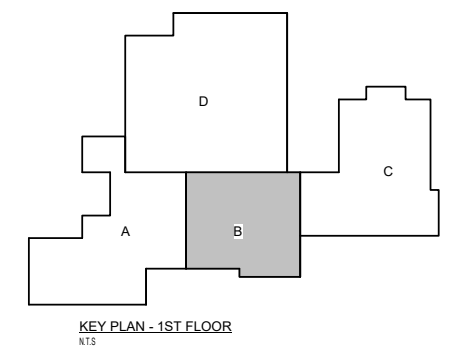
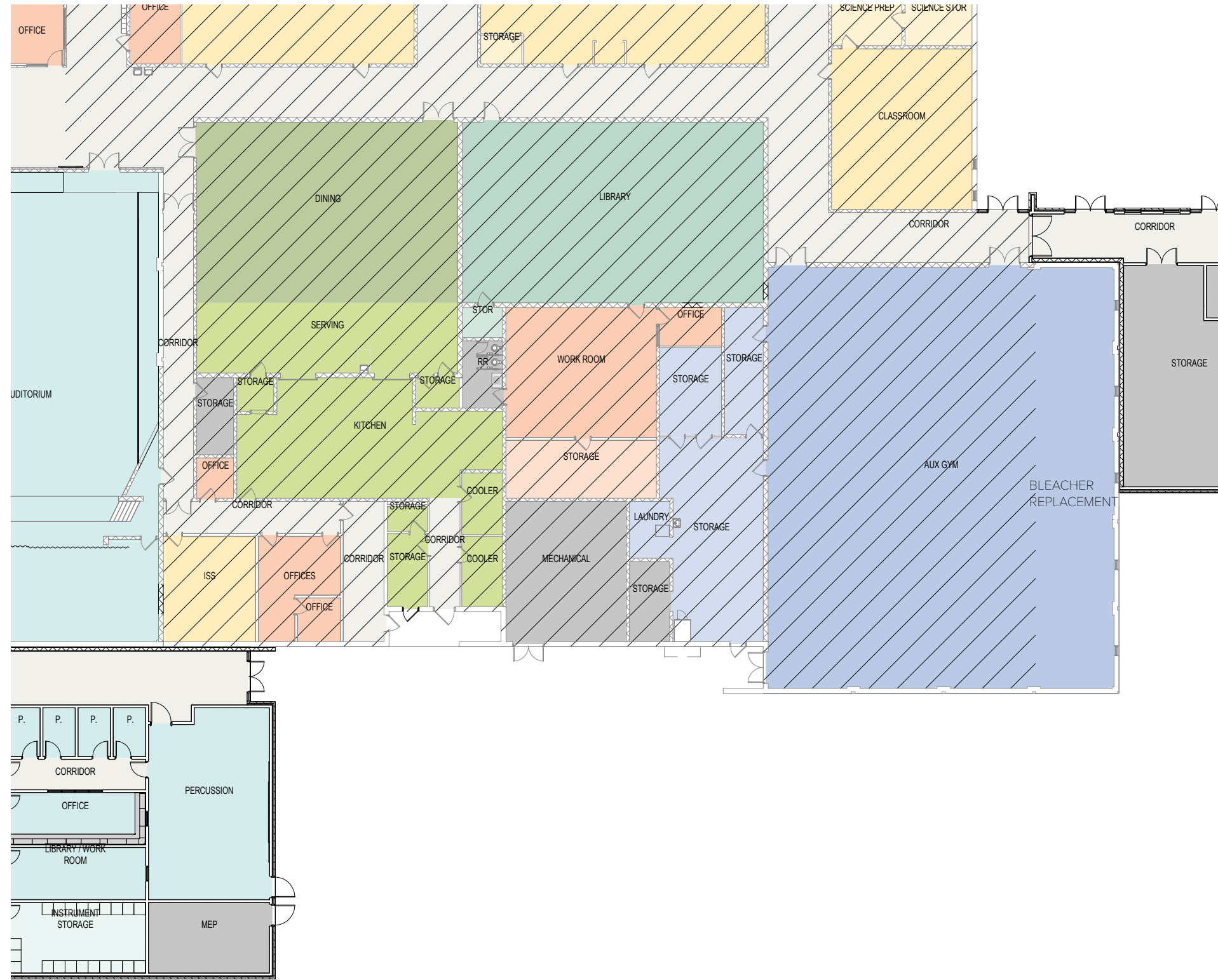
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- CTE Support
- Circulation
- Restrooms/Support Spaces
- Existing to Remain

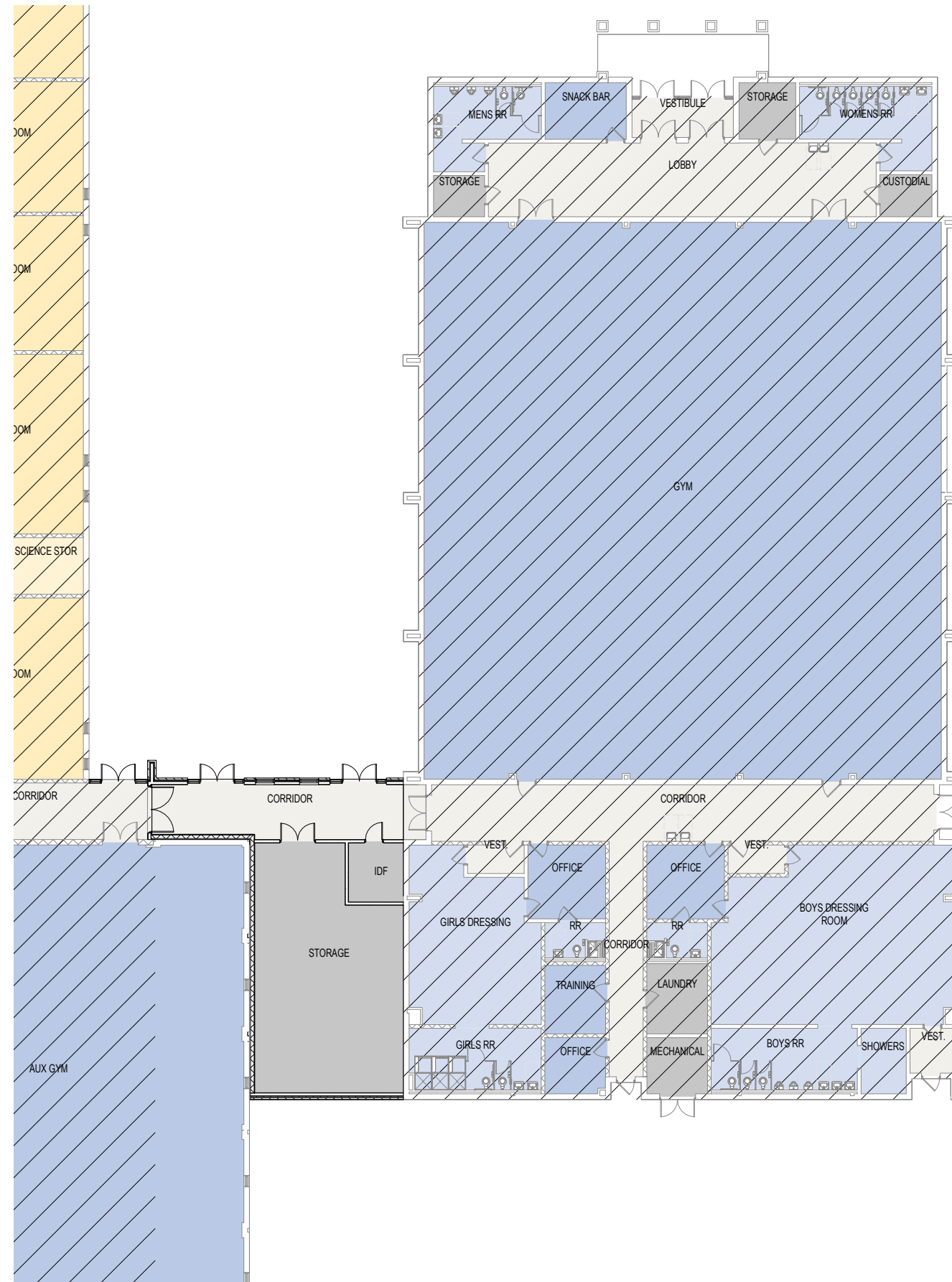


KEY PLAN - 1ST FLOOR
NTS

COLOR LEGEND

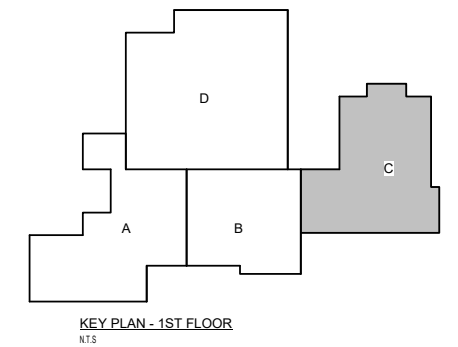
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- Circulation
- Restrooms/Support Spaces
- Existing to Remain





COLOR LEGEND

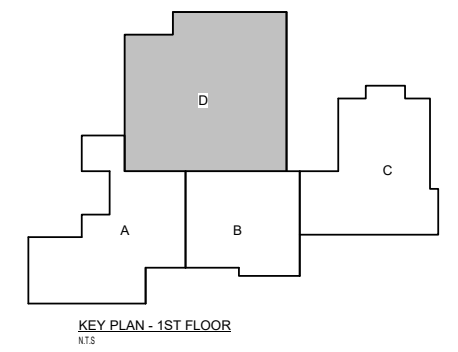
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- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces
- Existing to Remain

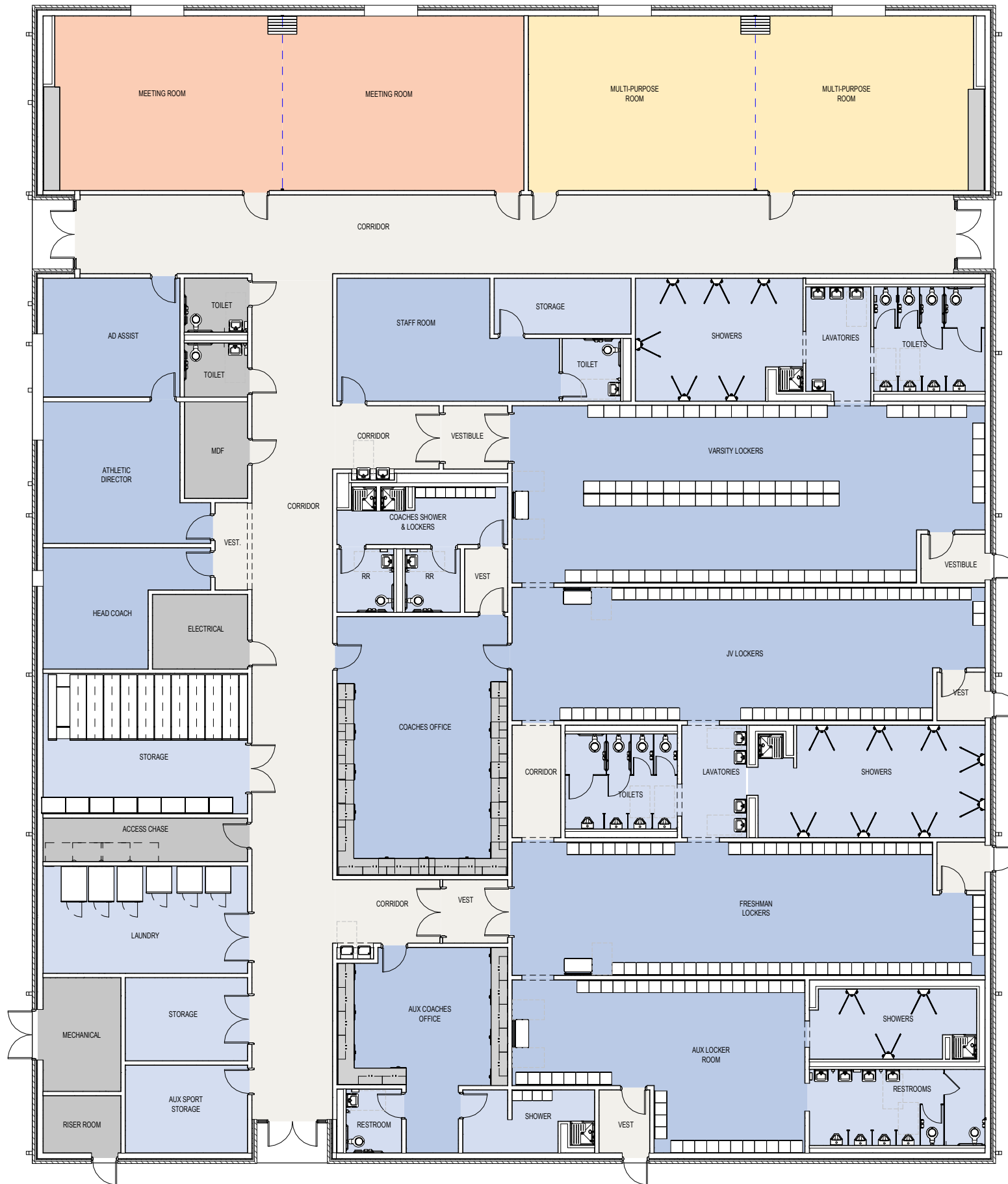


KEY PLAN - 1ST FLOOR
NTS

COLOR LEGEND

- Administration
- Administration Support
- Academic
- Academic Support
- Library
- Library Support
- Dining
- Kitchen
- Athletic
- Athletic Support
- Fine Art
- Fine Art Support
- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces
- Existing to Remain





COLOR LEGEND

- Administration
- Administration Support
- Academic
- Academic Support
- Library
- Library Support
- Dining
- Kitchen
- Athletic
- Athletic Support
- Fine Art
- Fine Art Support
- CTE
- CTE Support
- Circulation
- Restrooms/Support Spaces



FIELD BRICK



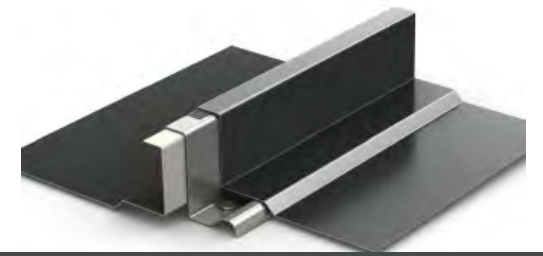
ACCENT BRICK



MWPO1 - BR-12 WALL PANEL



MS01 - VEE-PANEL SOFFIT



ZEE-LOCK STANDING SEAM ROOF



MWPO1 - BR-12 WALL PANEL



MS01 - VEE-PANEL SOFFIT



FIELD BRICK



ACCENT BRICK









Huckabee

GATESVILLE INDEPENDENT SCHOOL DISTRICT

DRAFT COPY ONLY

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. MICHAEL T. BOYLE, TX - 18083, APRIL 21, 2026

EXTERIOR PERSPECTIVE - FIELD HOUSE 7.5

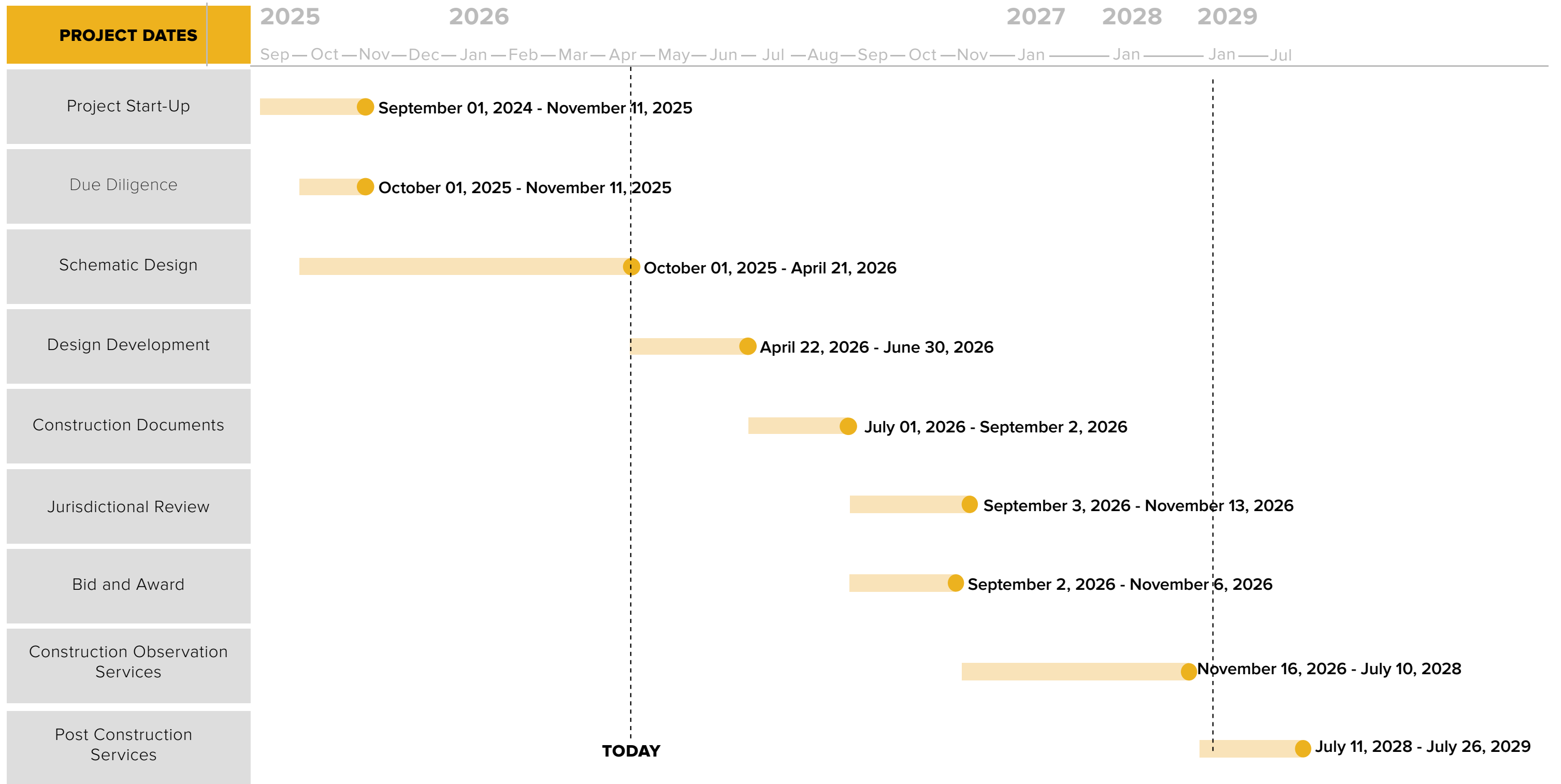
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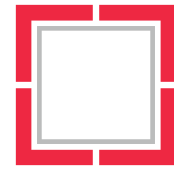




GATESVILLE INDEPENDENT SCHOOL DISTRICT

Junior High Expansion and Renovation & New Field House





MORE THAN ARCHITECTS