



# CORAL GABLES SENIOR HIGH SCHOOL

October 11, 2019

# Overview

- As part of the GOB program, \$11.2 M was originally allocated to Coral Gables Senior High School for facility renovations
- The scope of the renovations included window replacement in the original 1950s buildings, HVAC, plumbing and electrical improvements, miscellaneous renovations, security system improvements and painting
- M.C. Harry and Associates, Inc and OHL Building, Inc. were commissioned for the renovation project by the Board in February 2017
- Having determined to prioritize the partial replacement of the campus and the major infrastructure of the 1950 facility, the Board commissioned Silva Architects in May 2018 for site adaption of a 2-story classroom building completed in August 2018 at Dr. Michael Krop SHS
- The School Board increased project funding to \$26.2 M in Sept 2018 to include new construction to replace the chiller plant, electrical service and buildings #6 and #7
- To further ensure the extent of renovation to the existing facility, the School Board in Sept 2019 approved an additional \$3.5 M for a total of \$29.7 M funding in the Five Year Work Plan



# Community Meetings

- Numerous meetings & presentations with “Friends of Gables”
- Community Meeting with parents, students, city officials – March 22, 2018
- Walk-thru of building @ Dr. Michael Krop SHS - August 2018
- Meeting with Coral Gables City Manager and staff to update status of upcoming summer work – March 22, 2019
- Several meetings with presentations and updates with Coral Gables School and Community Relations Committee, most recently – August 23, 2019
- Groundbreaking Event – August 29, 2019
- Meeting and walk-thrus of school facilities with city officials, the most recent September 30, 2019





Dr. Michael Krop SHS –  
Walk-thru



Groundbreaking Event



# Action Plan – Phase I

- A three-phased approach was developed to prioritize the work and to properly plan and fund the new construction and renovation phases
- The first phase of this three-pronged action plan consist of improvements aimed at stabilizing critical building systems and enhancing the physical environment
- Examples of these improvements, carried out primarily by in-house forces and substantially completed, include selected plumbing repairs, selected roofing, exterior painting, interior enhancements in areas of high traffic and relocation of instructional spaces to be demolished



# Action Plan – Phase I

Before



After



6



# Action Plan – Phase I

Before



After



# Action Plan – Phase I

Before



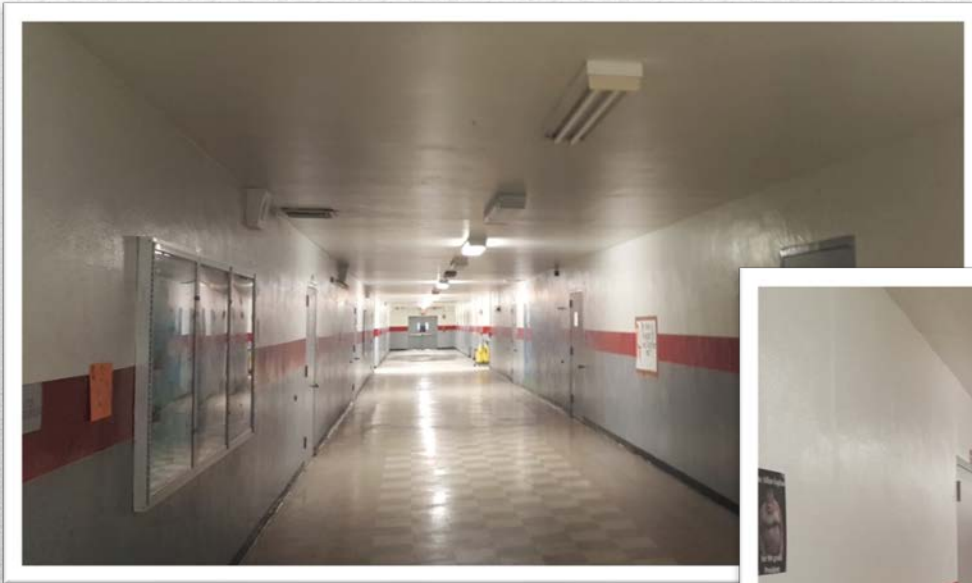
After





# Action Plan – Phase I

Before



After





# Action Plan – Phase I





# Action Plan – Phase II

- The second phase, funded from the current GOB allocation, was proposed to include:
  - A new two-story classroom building to replace buildings #6 and #7
  - A new chiller plant, electrical vault and generator that will replace the current systems and sized with capacity to accommodate not only the new building but also the remaining buildings on the campus
  - Construction was awarded to VPI Construction in June 2019 and is underway



# Action Plan – Phase II



Existing – Chiller Plant



# Action Plan – Phase II



Existing – Chiller Plant & Cafeteria



# Action Plan – Phase II



Existing – Cafeteria (Riviera Drive)

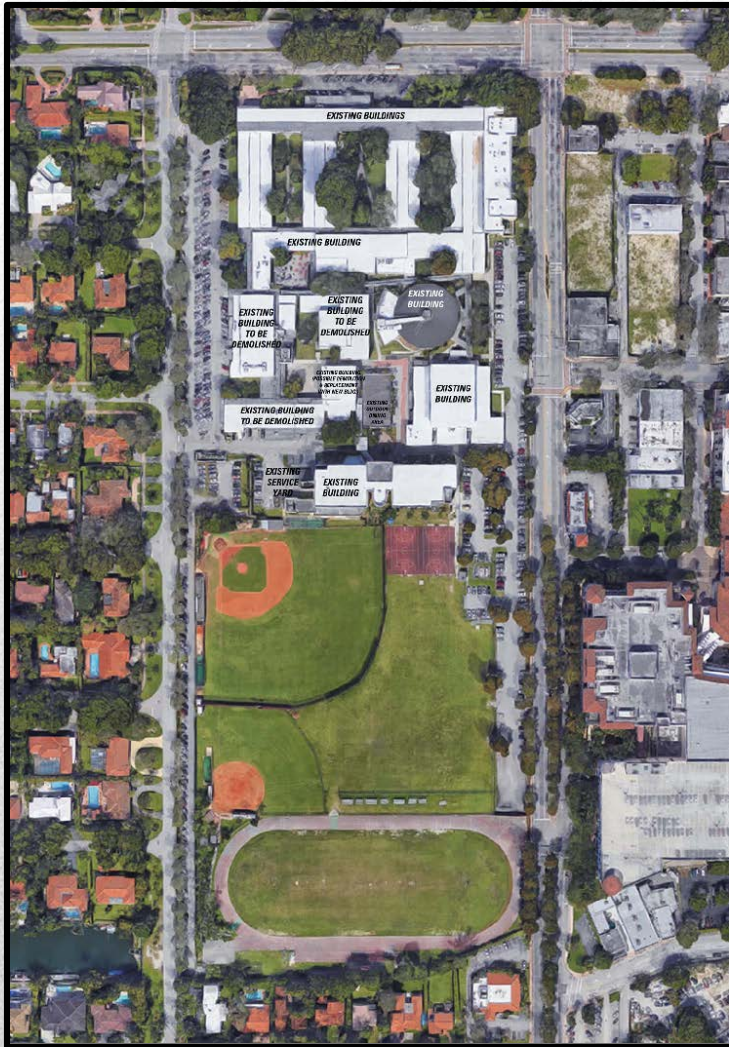


# Action Plan – Phase II

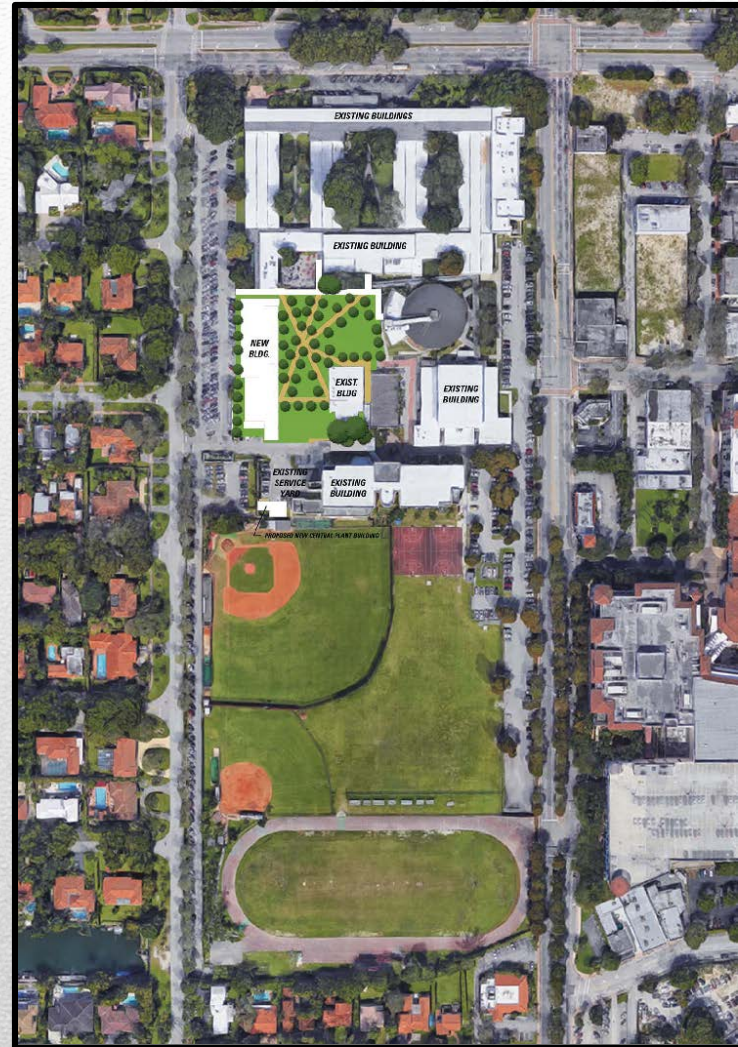




# Action Plan – Phase II



Existing Condition



New Construction



# Action Plan – Phase II

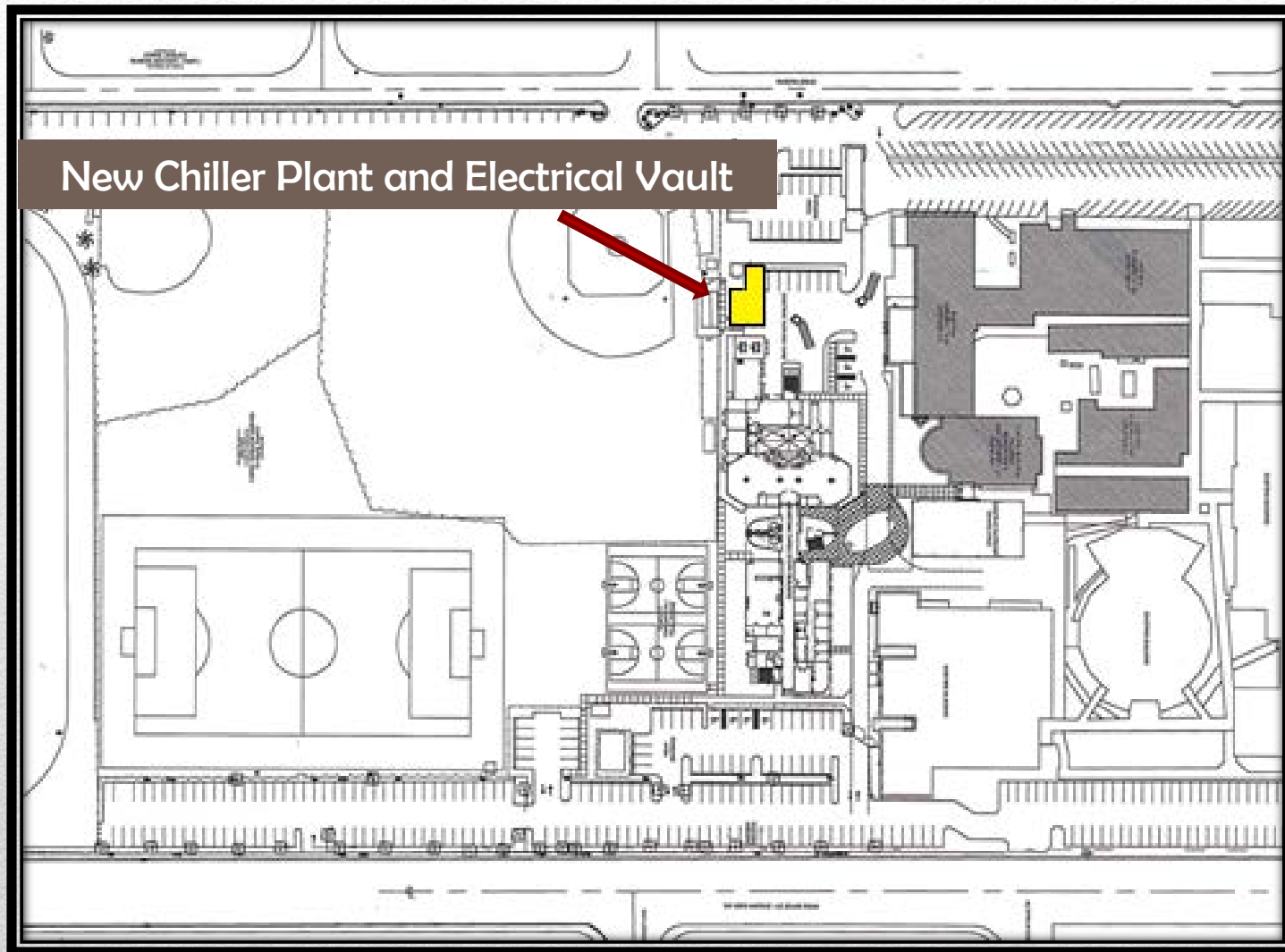
## Scope of work includes:

- New 2-story 36,400 square foot classroom building consisting of;
  - 347 new student stations
  - New Dining and Kitchen,
  - Exterior Dining Shade Structure,
  - Gymnastics/Dance Room
  - Art Suite
  - Five (5) new Computer Labs
  - JROTC Suite
  - Drafting and Design Lab
  - Science Classroom
  - Three (3) Social Studies Classrooms.
  
- New 1-story 3,600 square foot Chiller Plant
- New PE Multi-Purpose Room and Laundry
- New Covered Walkways
- New Interior Courtyard



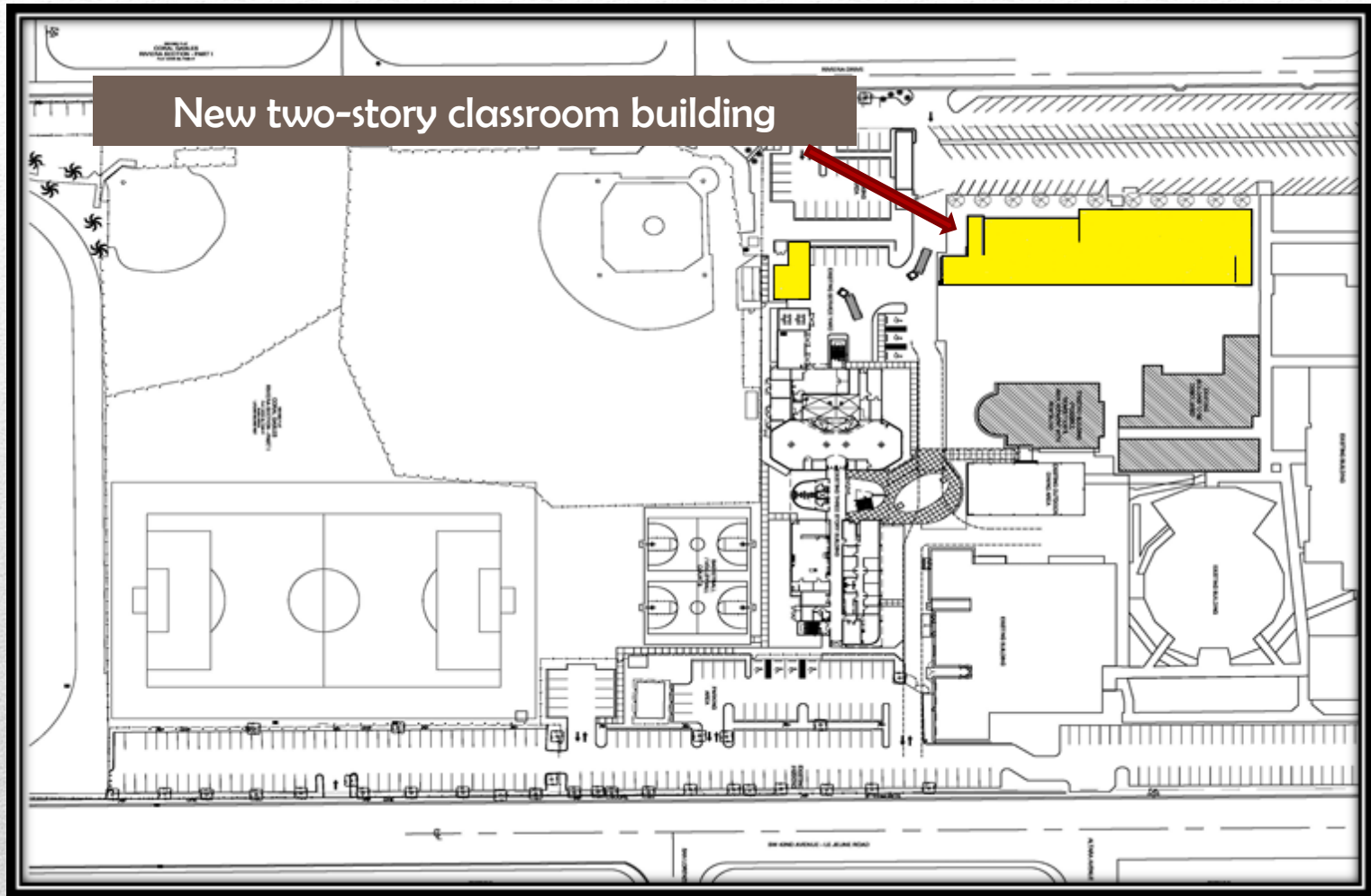
# Action Plan – Phase II

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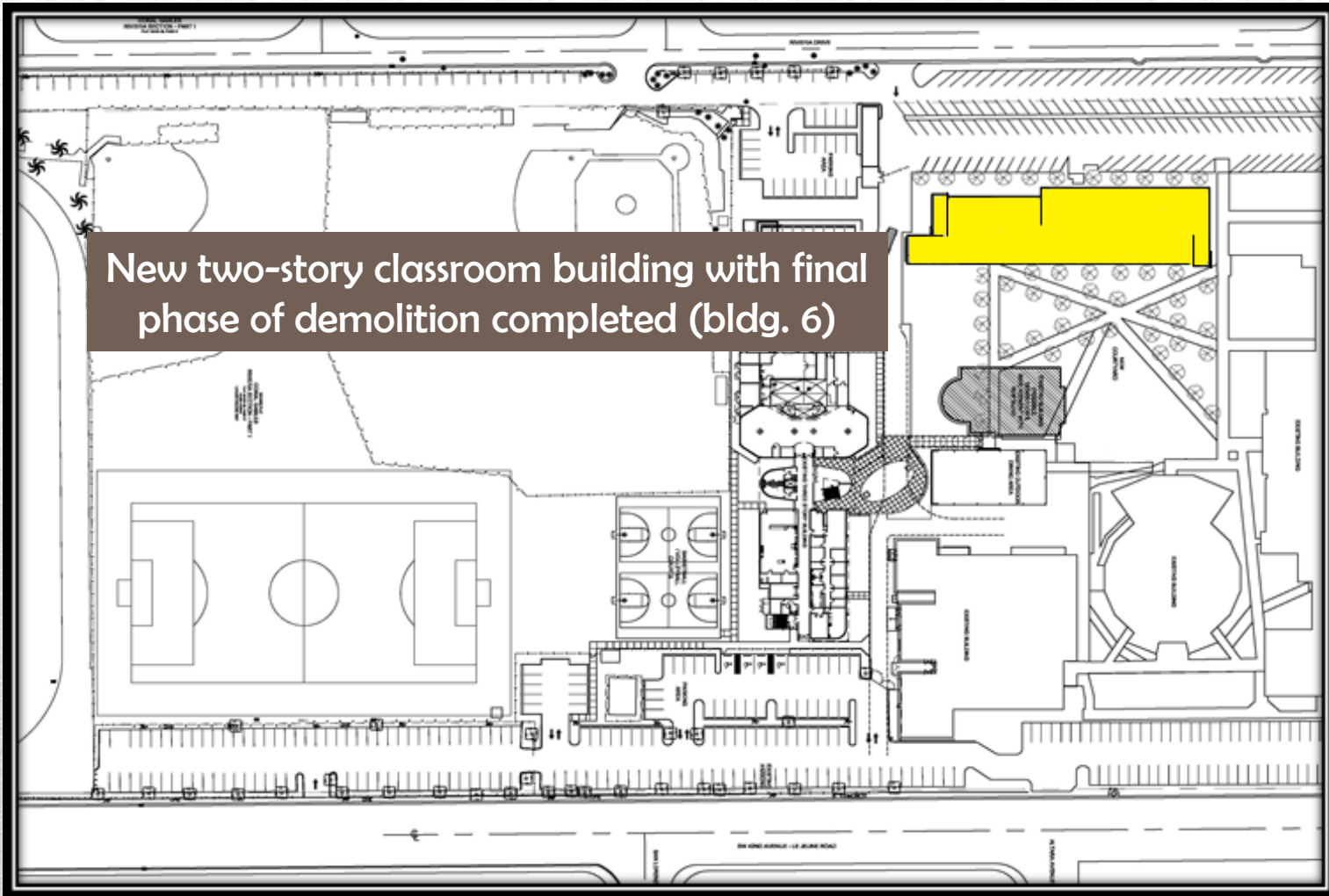


# Action Plan – Phase II





# Action Plan – Phase II





# Action Plan – Phase II



New Central Chiller Plant – (Riviera Drive)



# Action Plan – Phase III

- M.C. Harry & Associates (Architects) are to be commissioned by the Board in November 2019 for the full design of Phase III renovations
- Includes renovation of buildings 1, 2, 3, 4 as well as auditorium, gymnasium, media center and band room to address prioritized needs
- The scope of the work includes:
  - Classroom technology upgrades throughout
  - Window replacement (impact glass) - Does not include 3-story “9000” Bldg or 1993 Addition
  - HVAC replacement, controls and new energy management system
  - New security camera system
  - New acoustical ceiling in corridors of buildings 2 & 3 throughout
  - Selective roofing
  - ADA upgrades throughout
  - New flooring in corridors of buildings 2,3,4,5 & 7
  - Interior lighting upgrades buildings 2,3,4,5,7 & 8
  - Electrical upgrades throughout
  - Door hardware upgrades throughout
  - Fencing ( Perimeter chain link south of track) Selective landscaping
  - Partial smoke detectors replacement
  - Miscellaneous upgrades throughout



# Action Plan – Phase III



All windows to be replaced with impact glass

24



# Action Plan – Phase III



Flooring, Doors, Ceiling and Lighting replacement



# Action Plan – Phase III



New windows and removal of plumbing lines

# Action Plan – Timeline

- Phase 1 – Improvements to the campus already initiated with many elements already completed or well underway
- Phase 2 – Demo of #7 cafeteria in December 2019. New building to be completed January 2021
- Phase 3 – Commissioning of M.C. Harry (architect) for the full design of the renovation of the remaining buildings will be brought to the Nov 2019. Anticipated design completed – Summer 2020
- Projected construction award to CM OHL November 2020
- Complete renovation Phase III Fall 2022





Q&A  
Thank You