



ENHANCING LIVES AND COMMUNITIES

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PHASE: SCHEMATIC DESIGN

Subject: Systems & Materials Descriptions

Date: 12/07/2021

Project: OSU Little Kits

Project Location: SW Chandler Ave., Bend, OR- OSU Cascades Campus

Owner: OSU Cascades

To: Jarrod Penttila, Construction Project Manager, OSU Cascades

From: Pinnacle Architecture

GENERAL DESCRIPTION:

A single-story modular childcare facility to be built on SW Chandler Avenue in Bend, OR on the OSU Cascades Campus. Bend Zoning Map indicates the lot as MU- Mixed Urban along with the "OSU Cascades Overlay Zone". The building is to be 7,225 sf plus a 90 sf front entry porch. Rooms include the following classes: (2) Infant, (2) Toddler, (2) Pre-K, and (1) After School.

All classrooms to have the required classroom area and plumbing fixture count based on the age group and # of children in each class, per Oregon Dept. of Education guidelines:

Required Classroom Areas (not including teacher desk/storage & infant cribs)-

- Infant: (2) rooms at 280 sf each (8 infants per class; 35 sf per infant)
- Toddler: (2) rooms at 350 sf each (10 toddlers per class; 35 sf per toddler)
- Pre-K: (2) rooms at 700 sf each (20 kids per class; 35 sf per kid)
- After School: (1) room at 1,000 sf (20 kids in class; 50 sf per kid)

Administrative and support spaces in the building include the following: Reception, Director & Assistant Office, Conference, Sick Bay/Work, Staff/Work, Laundry/Janitor, Kitchen, Storage and MEP rooms.

SITE WORK:

1. Outdoor activity area: Play structure with soft fall ground cover.
75 sf per child is required for outdoor play. Therefore, 75 sf x 96 kids= 7,200 sf of outdoor play area will be necessary. (If outdoor play will be scheduled at different times, then only 1/3 of the required outdoor play is needed- 2,400 sf.)
2. Fencing: 4' high decorative metal fence with a 3' gate along the perimeter at the outdoor play area.
3. Parking lot and loading, trash enclosure, and landscaping as required per Bend Development Code.
4. Sidewalk: Sidewalk from parking lot to front entry and all along the perimeter of the building perimeter to provide access to the play structure.

EXTERIOR MATERIALS/SYSTEMS:

1. Roof: Pitched roof with 12" roof overhang. Roof and soffit vents at appropriate locations. Roof assembly to meet code requirements and to include warranty.
2. Front porch roof: To be determined.
3. Exterior Wall: Fiber cement lap siding over rainscreen system and plywood sheathing. 2x6 studs with fiberglass insulation. Other exterior envelope system acceptable as long as the assembly meets code

requirements and includes warranty. 1x6 fiber cement trim panel at fascia, horizontal trim, and window/doors. Prefinished gutters and downspouts at appropriate locations. Additional architectural features and materials may be necessary to meet the requirements of the Bend Development Code.

4. Exterior Doors: 3'x7' full-lite hollow metal door w/ full sidelight and hollow metal frame at main entry door. Rear playground access to have similar door but without the sidelight. 3'x7' half-lite hollow metal door and frame at all classroom exterior doors, Staff/Work room, and Kitchen. 3'x7' solid hollow metal door and frame at MEP room. Note: All glass at doors to have clear tempered glass.
5. Exterior Windows: Fixed vinyl frame windows w/ tempered glass at side and rear walls. Provide roller window shades and add blackout option at the infant rooms. Window sizes to meet Bend Development Code requirements.

INTERIOR MATERIALS/SYSTEMS:

1. Interior Walls: 2x4 studs with insulation, resilient channel on one side, 5/8" gypsum board w/ tape, texture and paint. Fiber resistant panel (FRP) over water resistant gypsum board at restrooms and 3'-0" each side of mop sink in Laundry/Janitor Room. Fire retardant plywood at electrical panels, fire alarm panel, security & access control, and data/phone rack. Corner guards at (4) corners by gridlines F3 and H3. Rubber wall base throughout except at Kitchen and MEP.
2. Interior Doors: 3'x7' full-lite tempered glass, wood door and wood frame at classrooms. 3'x7' solid wood door and wood frame at remaining interior doors with the following exception: low wall areas between classrooms to have half-height doors.
3. Interior Windows: Provide add alternate pricing for 4'x4' wood framed fixed windows at each classroom from the hallway.
4. Ceiling: Hard lid ceiling (5/8" gypsum board w/tape, texture and paint) at Kitchen w/Pantry, Laundry/Janitor, MEP. Remainder of the spaces to have suspended T-grid w/ acoustical tiles. Scrubbable acoustical tiles at restrooms.
5. Floor: Carpet at Director + Assist., Conference and Hallways. Commercial kitchen grade resilient floor with welded seams in Kitchen. Resilient floor (sheet vinyl or vinyl tile) at remainder of the spaces.
6. Cabinets and counters: Plastic laminate on counter and cabinet surfaces.
7. Storage cabinets in Classrooms: Full-height 30' deep storage cabinets and coat/backpack cabinets (amount indicated in each room).

HEATING AND VENTILATION SYSTEMS:

1. Provide PTHP for each classroom and administrative area. System must meet or exceed Oregon Energy Codes.
2. Provide Quiet Whisper exhaust fans or equal at each restroom and above diaper changing area.
3. Laundry/Janitor exhaust to have standard exhaust fans.
4. Provide seismic restraints and vibration controls as required for building site and provided system.
5. Include access doors and panels as required.

PLUMBING SYSTEMS:

1. Provide copper main lines with PEX manifolds and secondary lines.
2. Provide fully insulated pipes with vibration and seismic restraints.
3. Provide gas fired hot water appropriately sized with Energy Star rating.
4. All plumbing systems and product to be commercial grade.

ELECTRICAL SYSTEMS:

1. LED light fixtures throughout. Dimmable switch with 2-way light at every classroom.
2. Provide system in MC cable.

3. Outlets to be every 10' on center for base design.
4. Include a total of 10 smart outlets (USB outlets).

DATA/AV/SECURITY SYSTEMS:

1. Provide fire alarm system.
2. Provide data outlets w/ (2) jacks each. Allow for a total of 20.
3. Provide (3) WAP locations.
4. Provide CAT 6E wiring and terminations.
5. Terminate CAT 6E wiring in MEP room.
6. Buzz in-buzz out system at entry door, with crash bar for emergencies.