

# Brentwood Elementary School

Restoring and Invigorating a Neighborhood Gem

**SWEETSPARKMAN**  
ARCHITECTURE & INTERIORS



**SARASOTA**  
County Schools

**JON F. SWIFT**  
CONSTRUCTION

# Presentation Team

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John Bryant, AIA, LEED AP  
Principal / Project Manager  
**Sweet Sparkman**



Ernest F. DuBose II  
Owner's Representative  
**Sarasota County Schools**



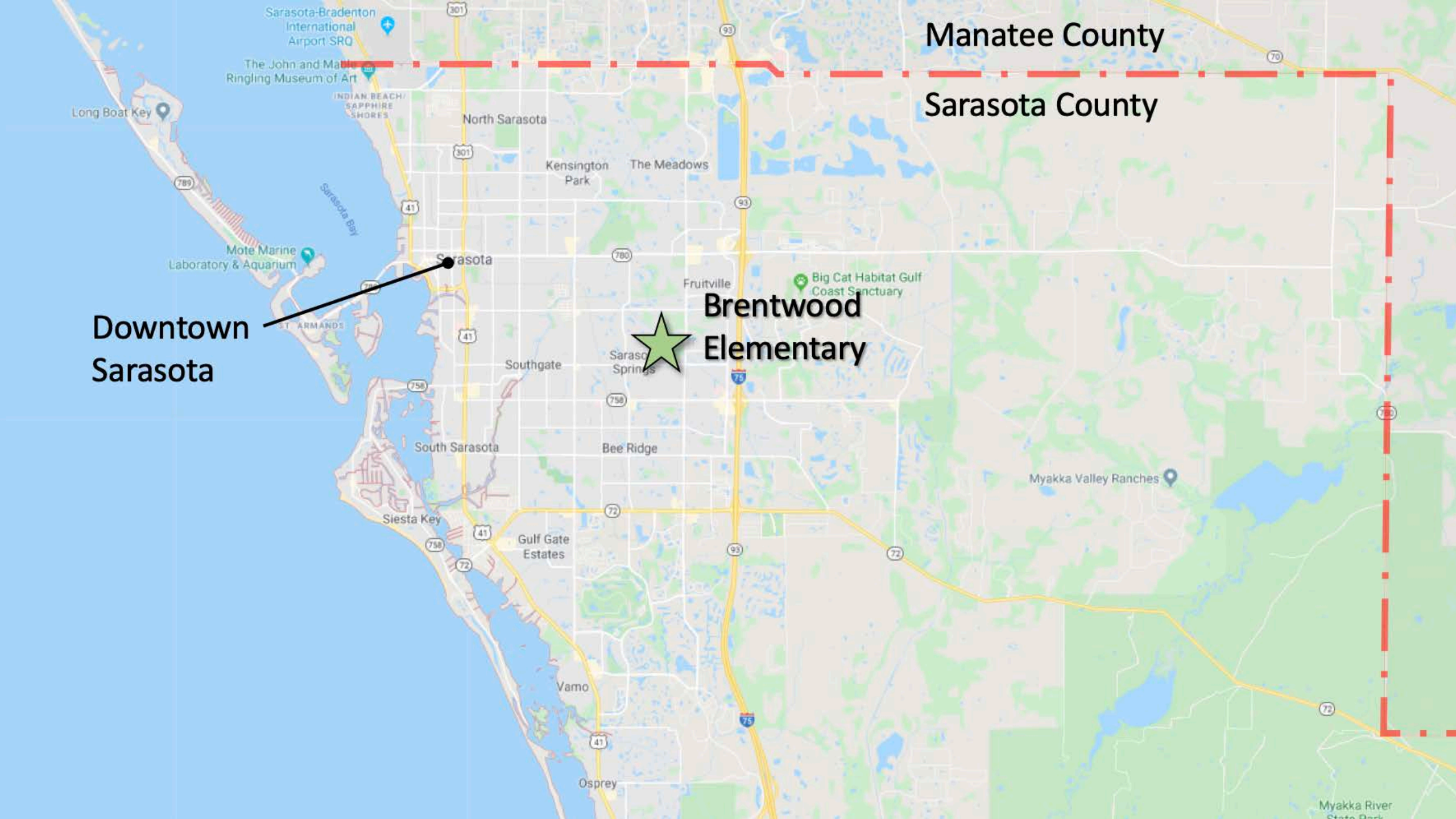
Justin Williams  
Vice President / Project Manager  
**Jon F. Swift Construction**

# Presentation Overview

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1. Project Overview
2. Preliminary Design & Preconstruction
3. HVAC Replacement
4. Media Center Renovation
5. Cafeteria Replacement and Campus Beautification
6. Conclusion

# 1. Project Overview



Manatee County

Sarasota County

Downtown  
Sarasota



Brentwood  
Elementary



# Cafeteria Replacement

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- Existing cafetorium at end of service life
- Inadequate performance / presentation space
- Utility, site loading and circulation challenges
- Relocate flammables storage
- Temporary food service requirements



# HVAC Replacement

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- Existing units failing due to limited maintenance access in attic location
- Frequent water leaks
- Air-side only. No changes to existing chiller plant
- Challenge to economically locate ground-floor mechanical rooms





# Classroom & Security Upgrades

- Large existing classroom size (+/- 1,300 sf)
- Dated and deteriorating finishes
- Fluorescent lighting
- Repair / reface existing casework
- Security upgrades after Margery Stoneman Douglas Act



# Media Center Renovation

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- Dated Media Center didn't meet current needs of school
- Uninspiring learning/gathering environment
- Acoustic and layout issues due to demountable partitions
- Access & security issues



# Campus Beautification

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- Enrollment challenges
- Uninviting campus appearance
- Campus / neighborhood pride
- New "front door"



# Project Budget and Schedule

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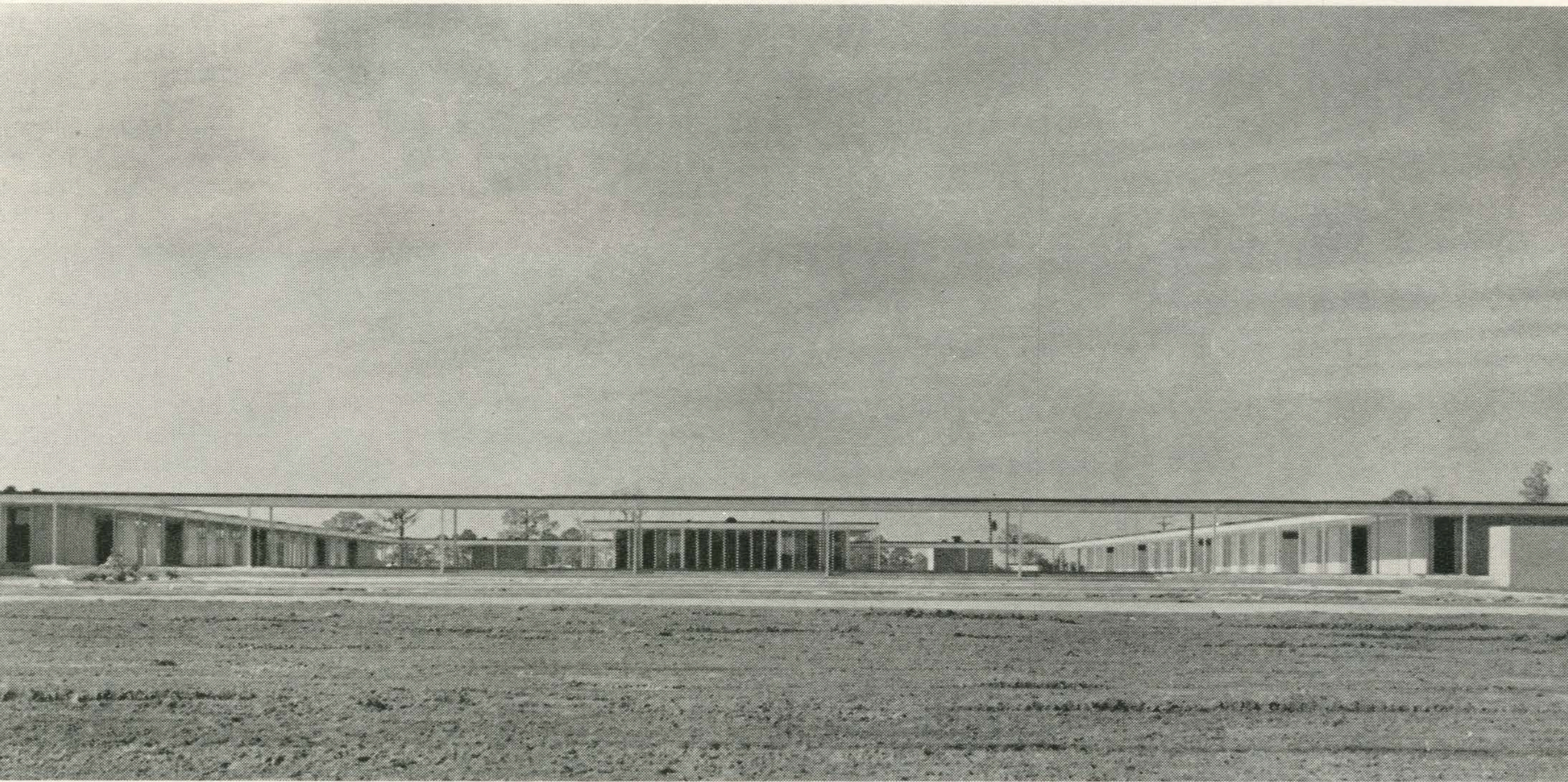
- Construction Budget: \$13,200,000
- Design Schedule: 9 Months
- Construction Schedule: 30 months



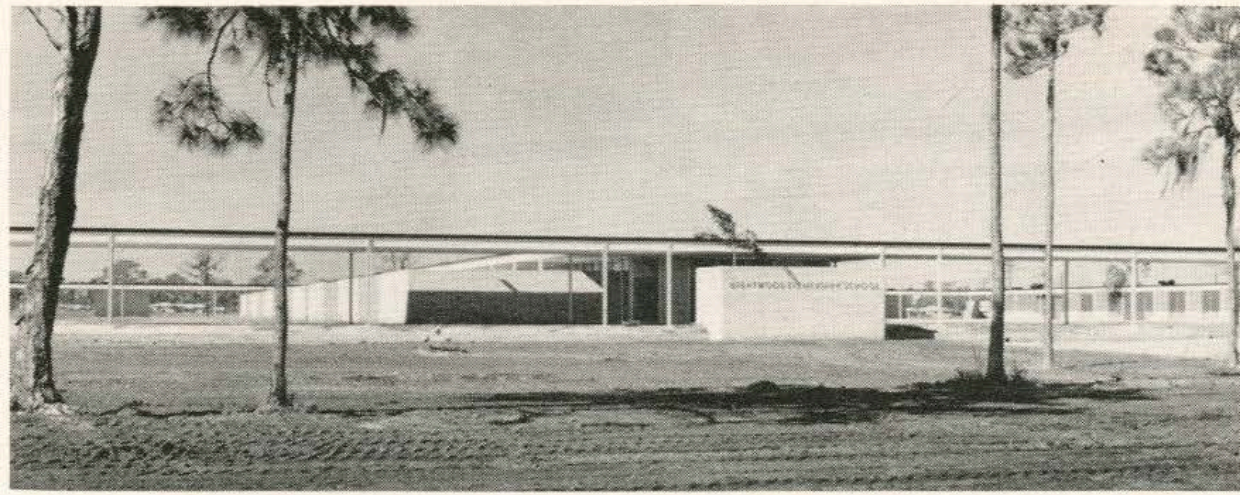
# Goals & Objectives

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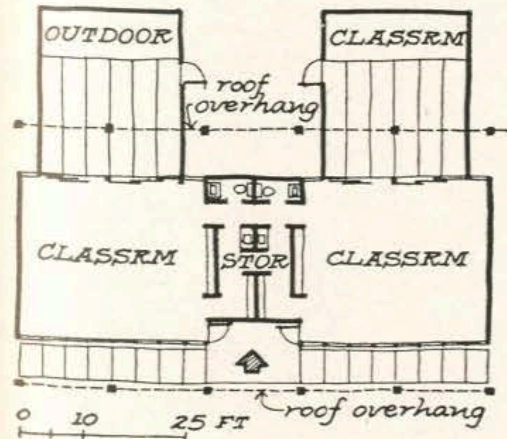
- 1. Improve the learning environment**
- 2. Transform the face of the campus**
- 3. Maximum impact with a limited budget**
4. Respect and acknowledge the history of the school
5. Foster neighborhood pride in the campus
6. Enhance campus security
7. Increase efficiency of campus

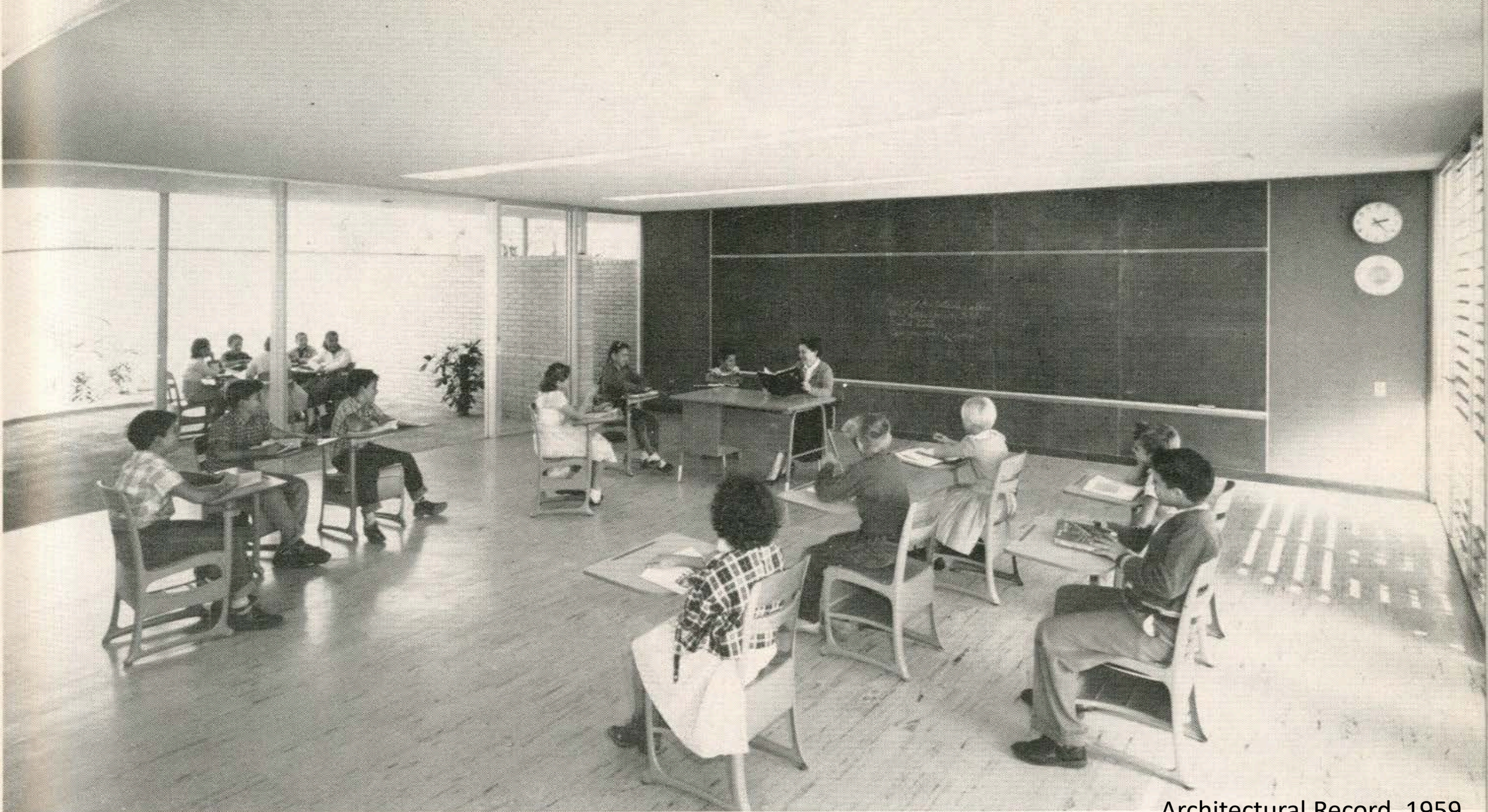


Classroom wings of this 24-unit school are linked by covered walkways. Gene Leedy was the architect, William Rupp, AIA, the associate architect.



Basic element of this spacious school is a double, indoor-outdoor classroom unit with a utility core containing residential type forced air heating to serve both rooms. Classrooms are glass-walled on each side, but are shaded by eight-foot roof overhangs. The entire school was built on a raised platform of fill confined by retaining walls to overcome drainage problems created by the low-elevation site. Square foot cost was \$8.40.







*"Color accents of red, blue and yellow-gold are provided on recessed walls at the entrance to each double classroom unit"*

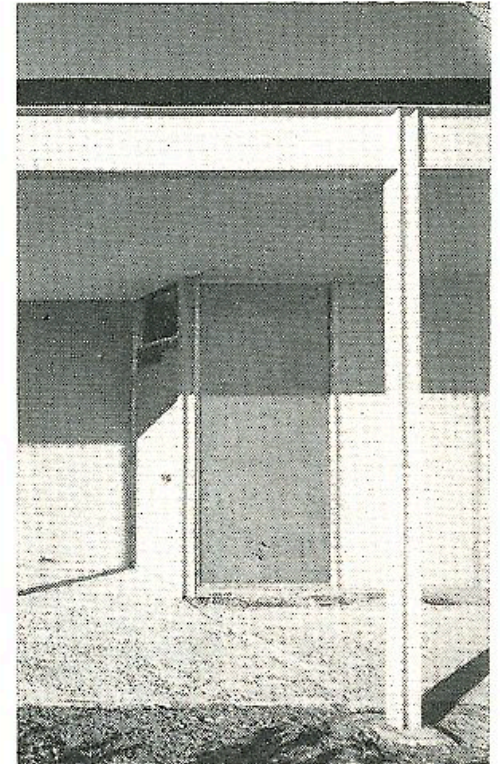
Architectural Record, 1959



## 5. Brentwood Elementary School

The cafetorium (above and below) was designed to dominate the building group. The stage was placed between the assembly-dining area and the kitchen to act as a sound buffer. Light and a very pleasant atmosphere is provided in the kitchen by a small indoor garden court, which is separated from the kitchen by sliding glass doors.

The light steel structure and most walls are painted white. Color accents of red, blue, and yellow-gold are provided on recessed walls at the entrance to each double classroom unit, and on the face of all toilet rooms on the west side of the building. Recesses (right) prevent traffic from entering directly on flow of pedestrians on walk











## 2. Preliminary Design & Preconstruction



# Preliminary Design & Preconstruction

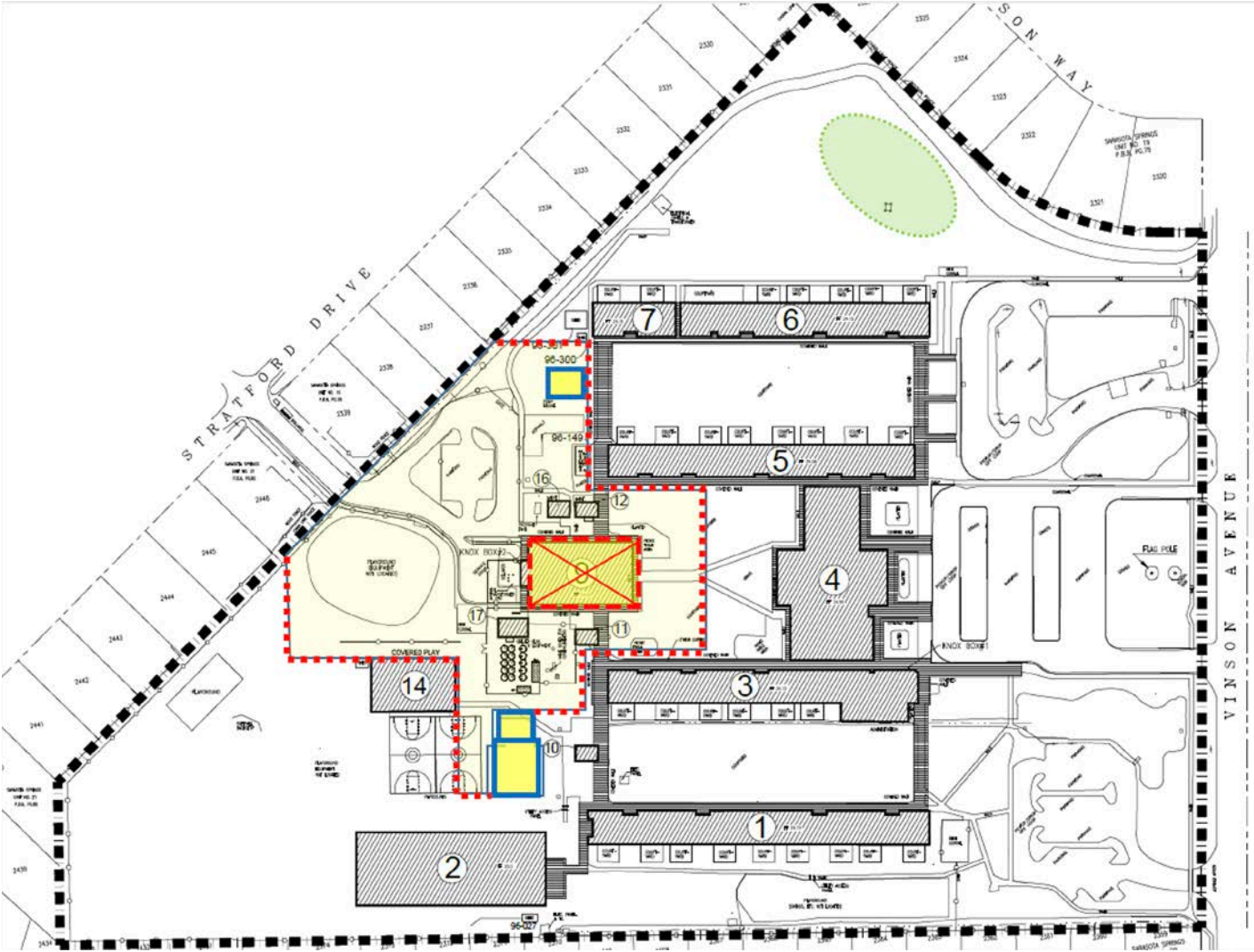
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- Close Owner, Architect and CM Coordination
- Phase I - Temporary Cafeteria and Food Service
- Phased Construction Schedule



# PHASE 1

- Flammables Storage
- Playground relocation
- Demo existing cafeteria
- Protect main electrical service
- Temporary cafeteria

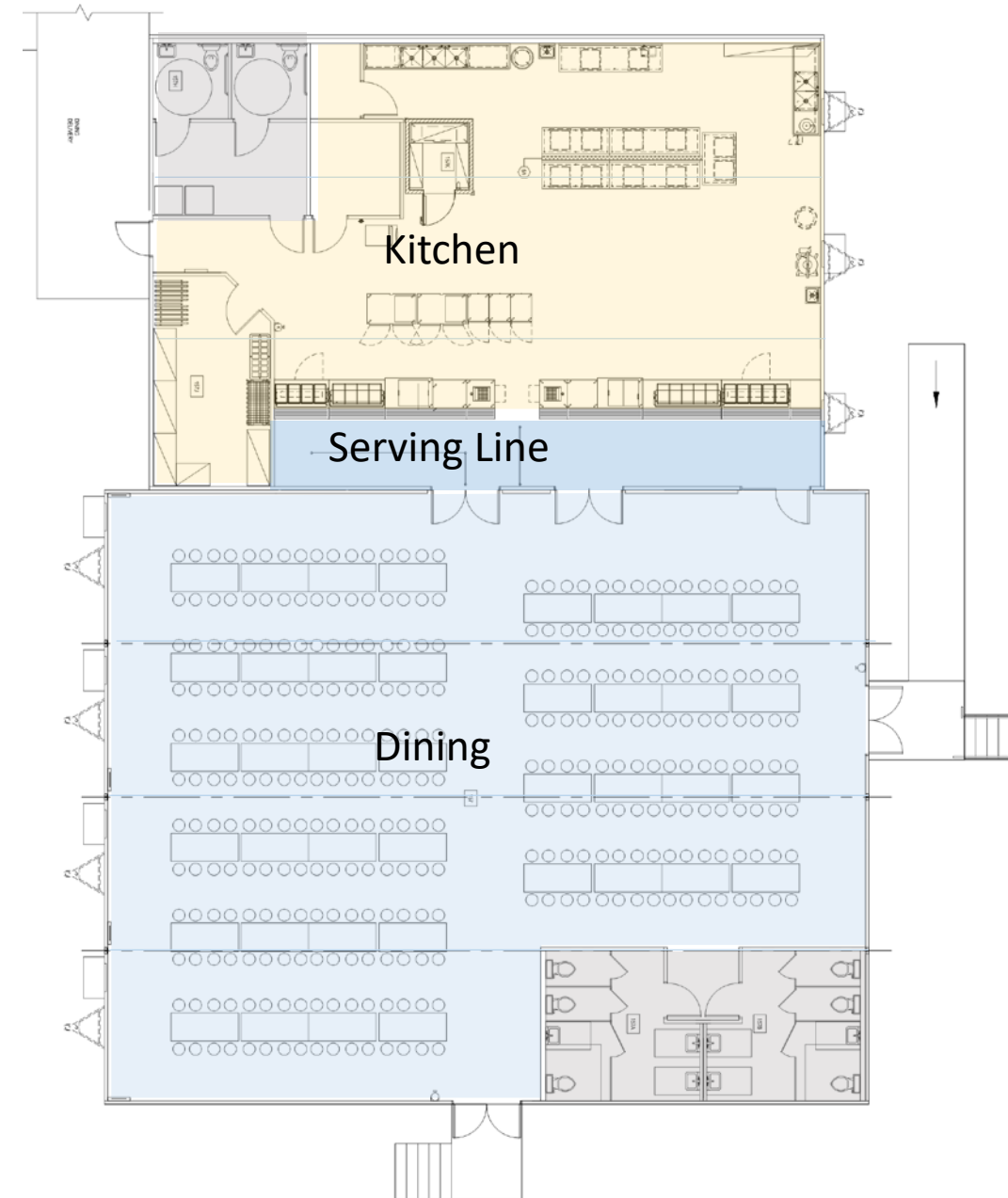


PHASE 1					PHASE 2					PHASE 3					PHASE 4													
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2017					2018					2019					2020													



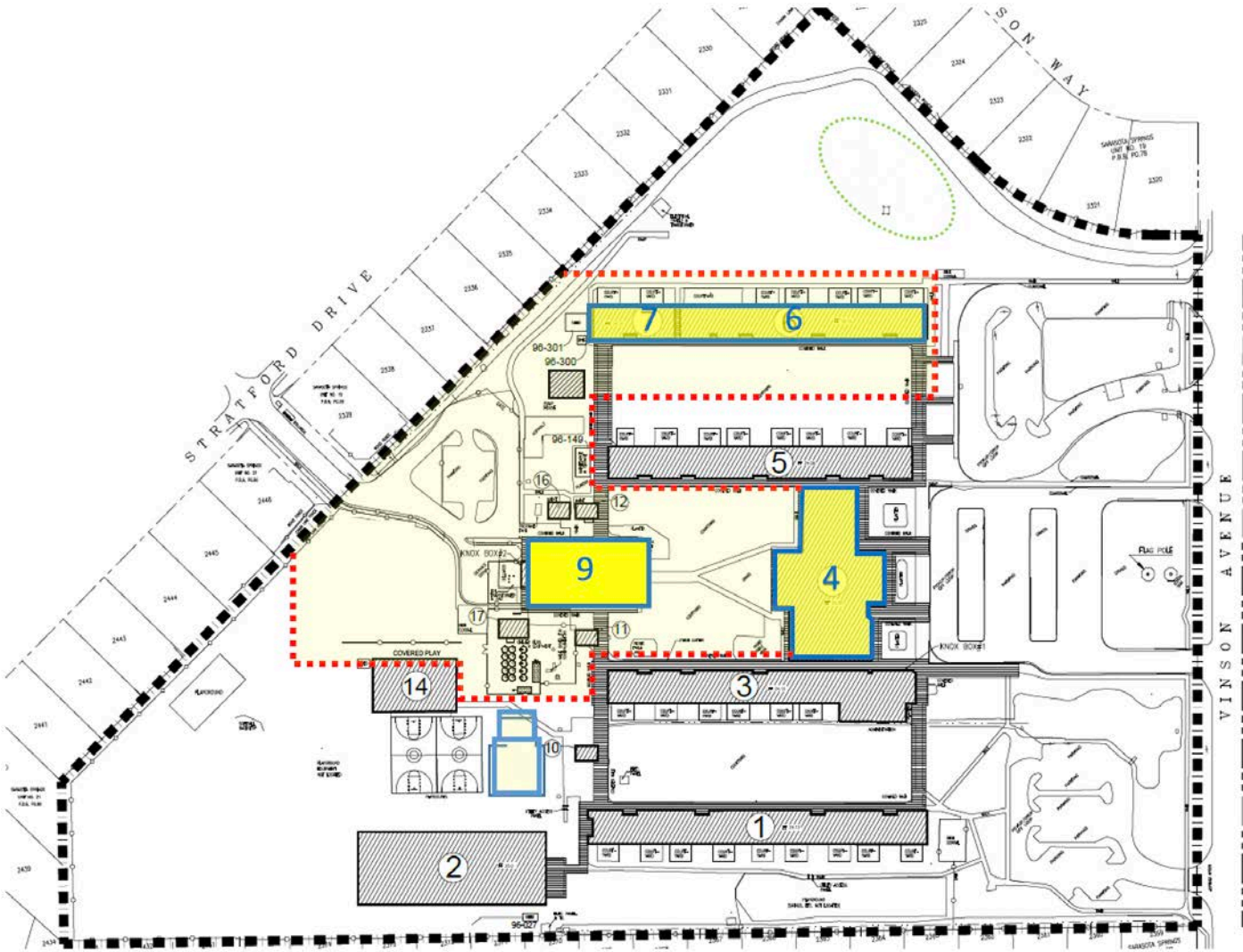
# PHASE 1 – Temporary Cafeteria

- Designed and installed to meet District nutritional requirements
- Owners Rep and CM: Previous use of same modular at District high school rebuild
- 7 portable trailers / 320 seats
- In operation during rebuilding of Cafetorium



# PHASE 2

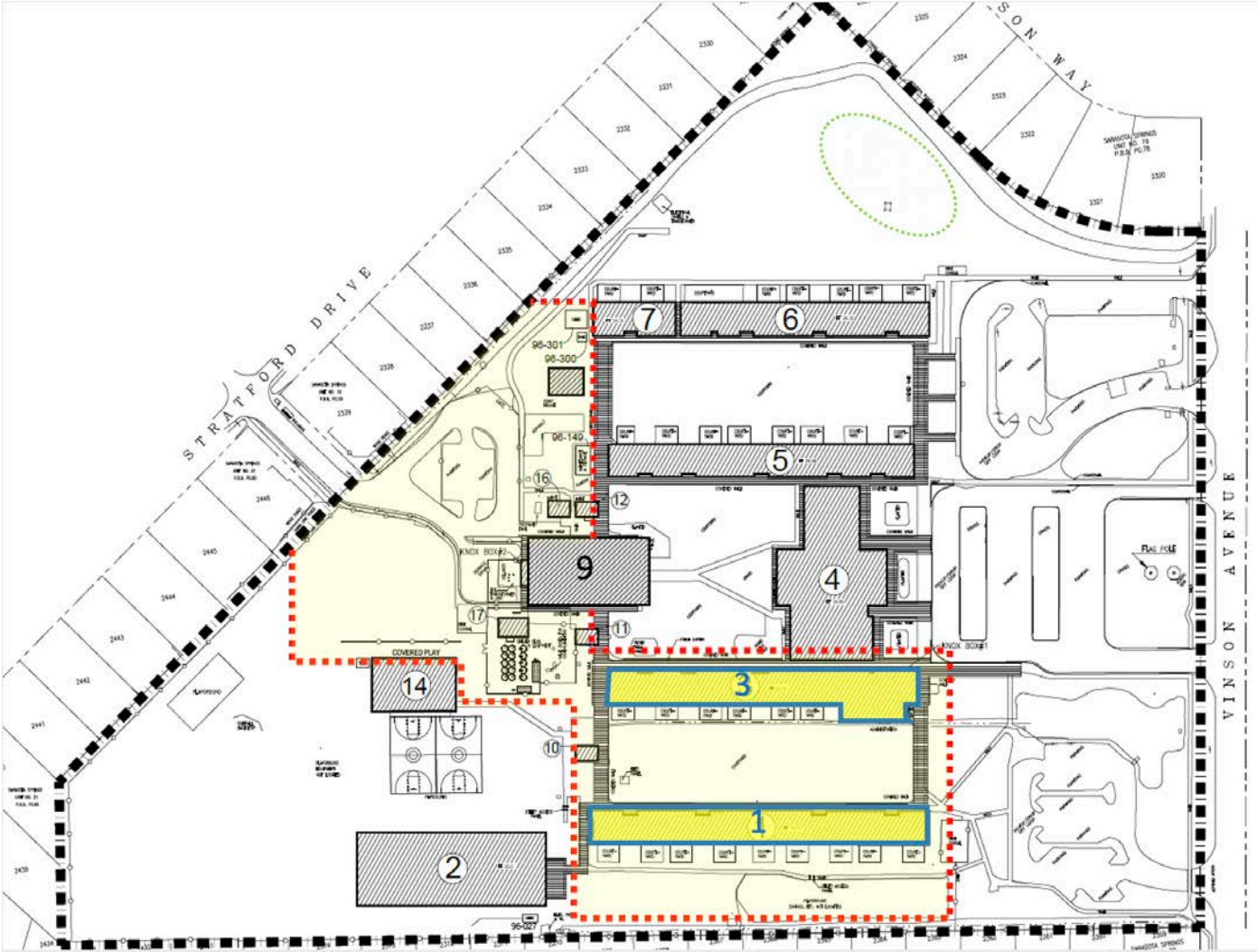
- Cafeteria (Building 9)
- Media Center (Building 4)
- Classroom Building 6/7
- Temp Cafeteria in use



PHASE 1					PHASE 2										PHASE 3				PHASE 4									
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2017					2018										2019				2020									

# PHASE 3

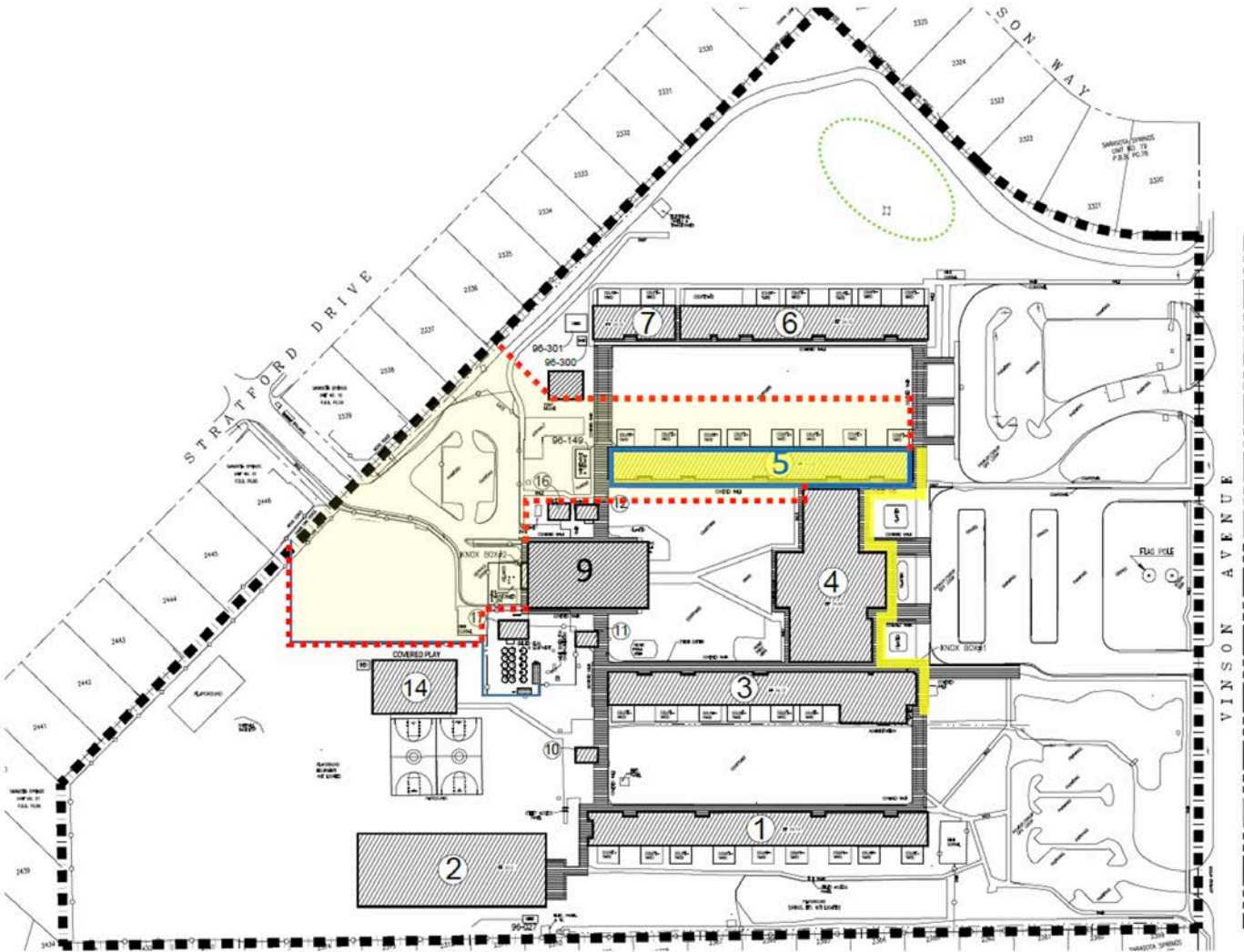
- Classroom Building 1
- Admin / Classroom Building 3



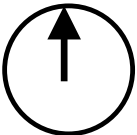
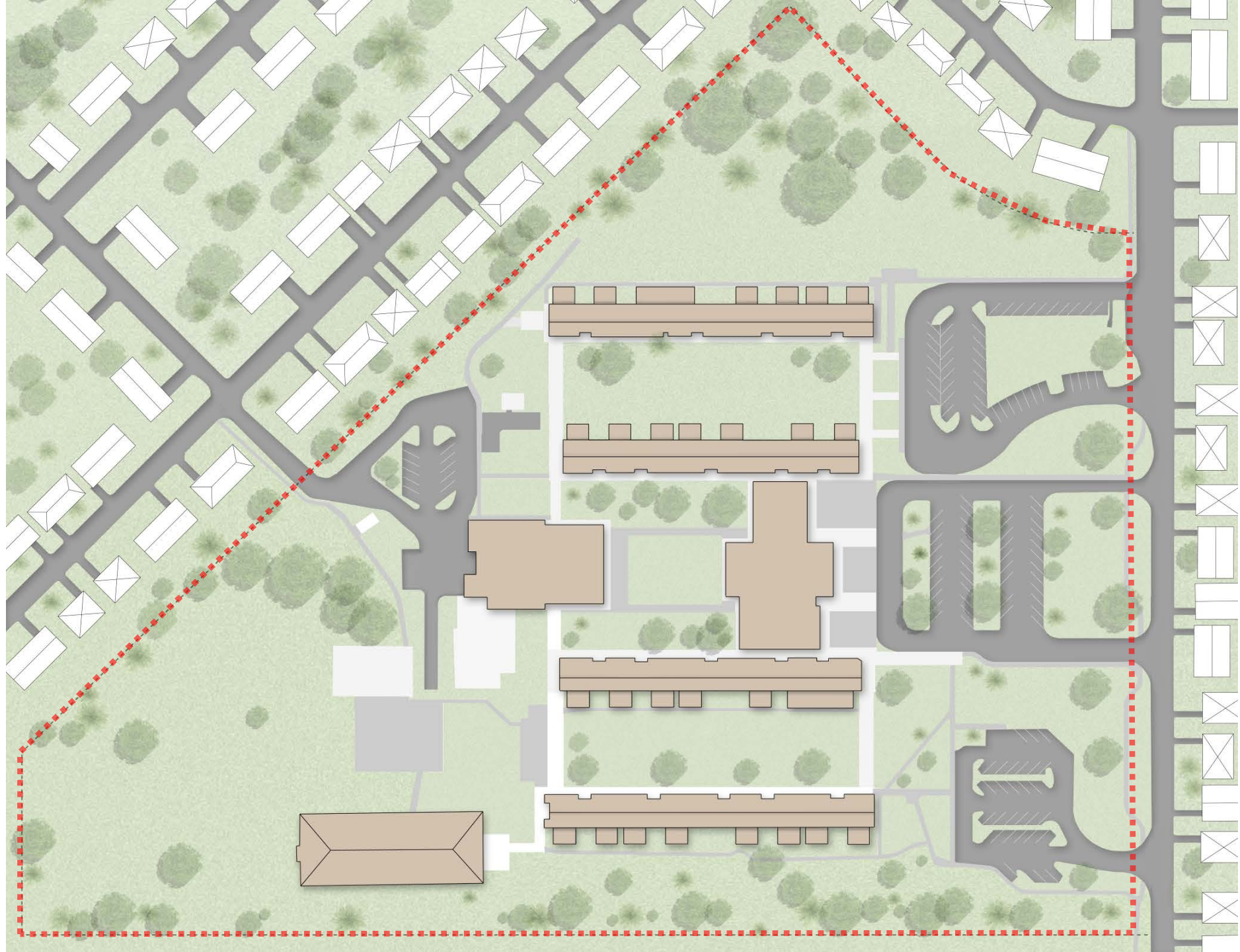
PHASE 1					PHASE 2											PHASE 3			PHASE 4									
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2017					2018											2019			2020									

# PHASE 4

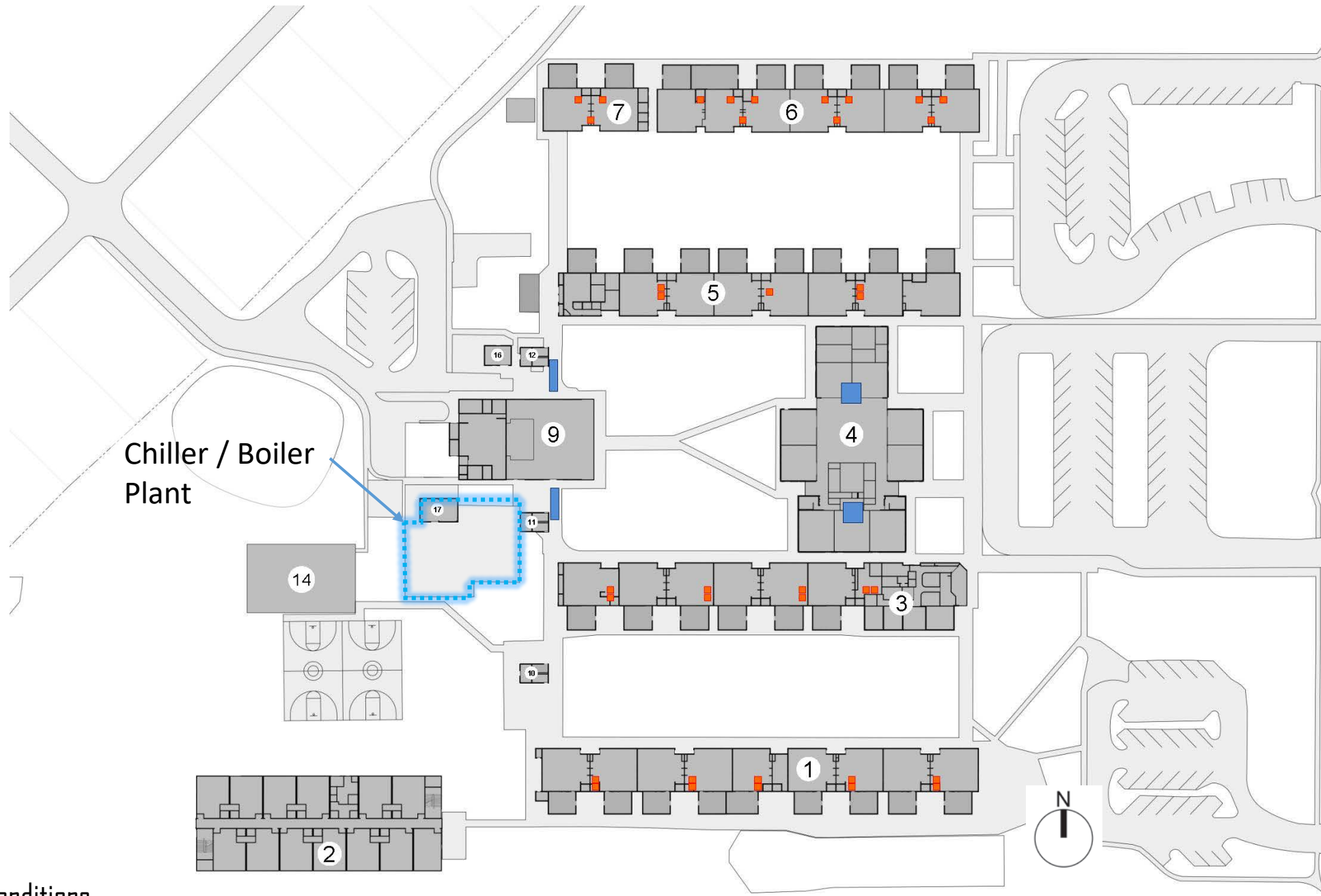
- Classroom Building 5
- Main Entry Exterior Enhancements
- Completion & Close-out



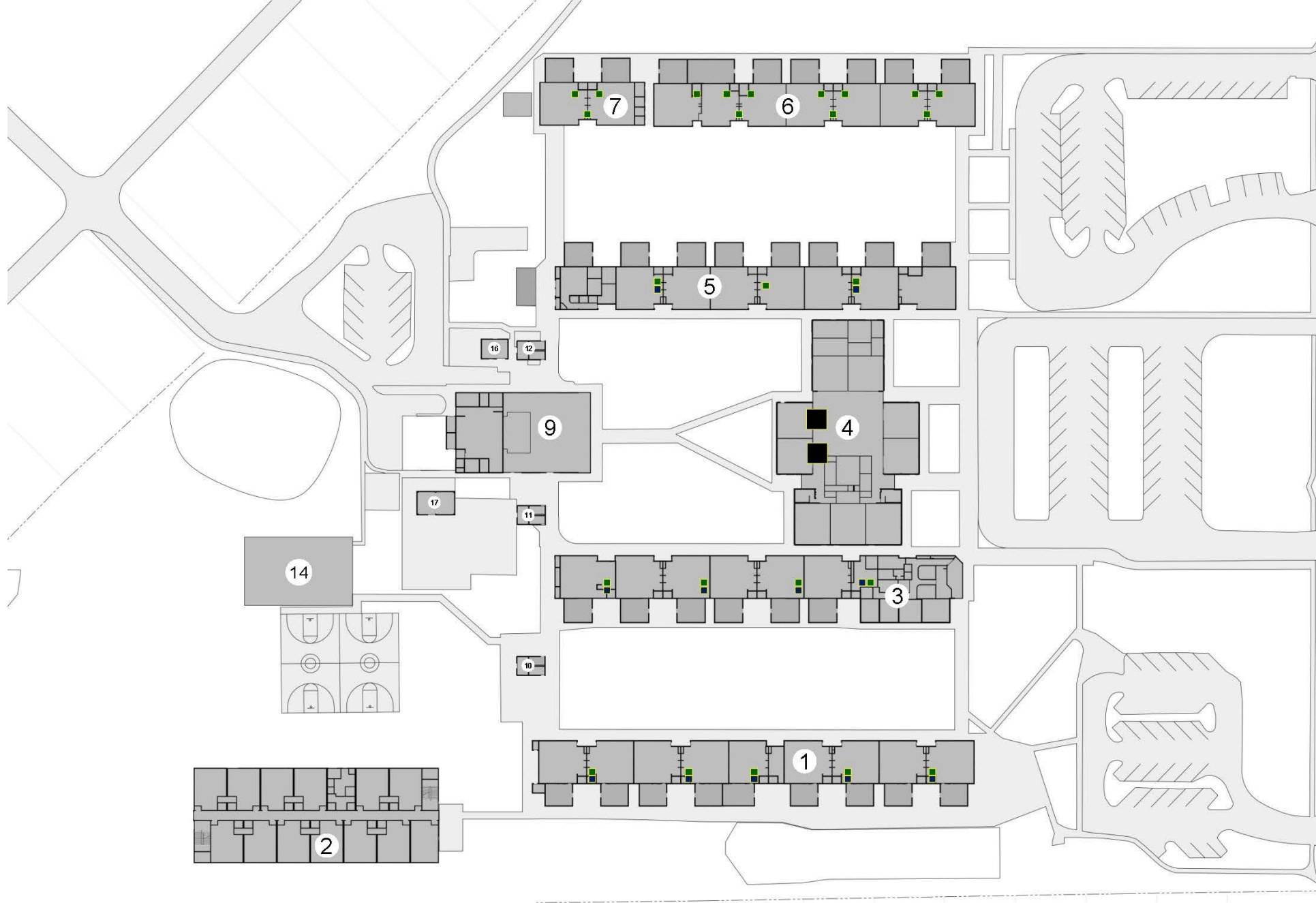
PHASE 1					PHASE 2										PHASE 3			PHASE 4										
OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
2017					2018										2019				2020									



# 3. HVAC Replacement

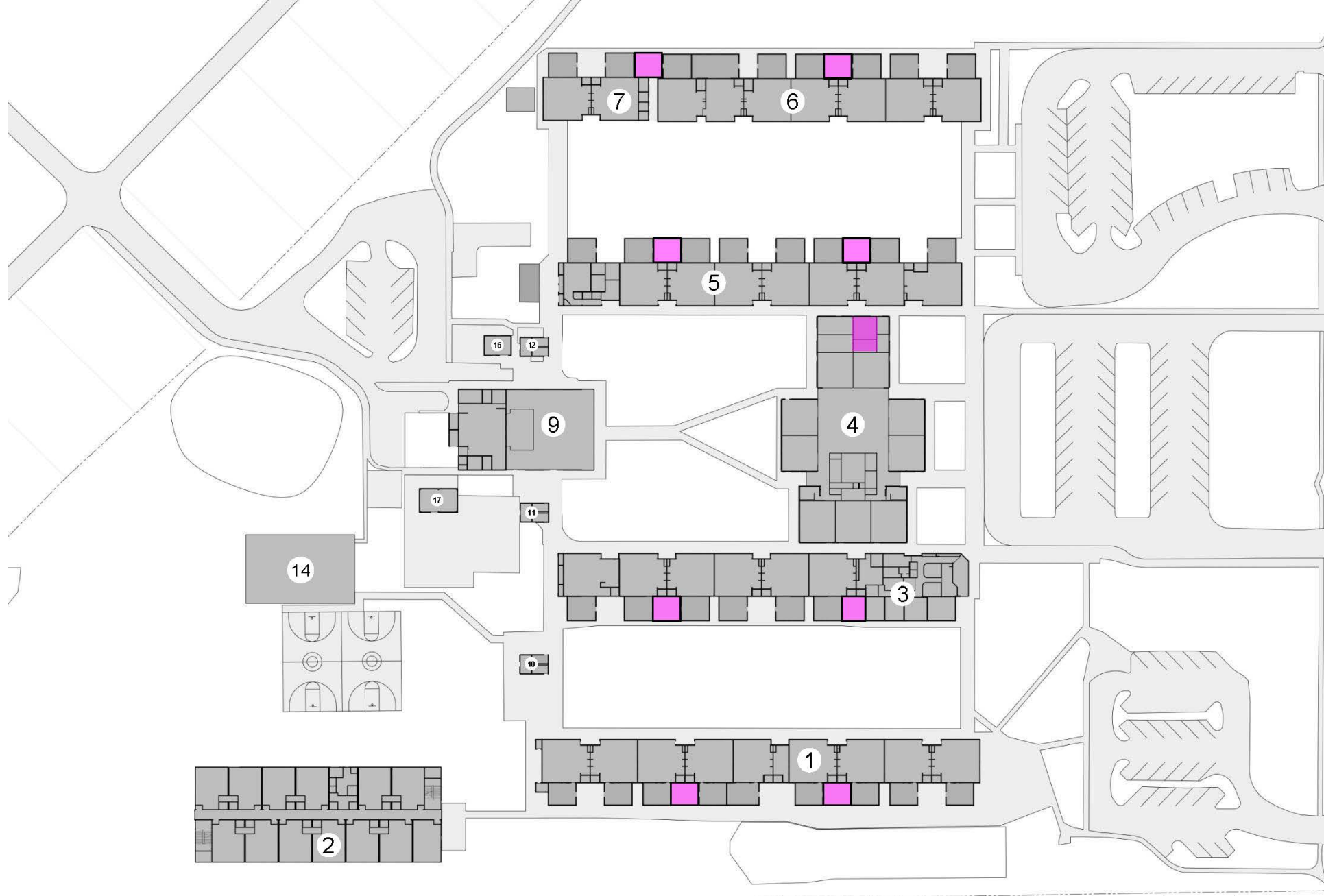


AHU - Existing Conditions

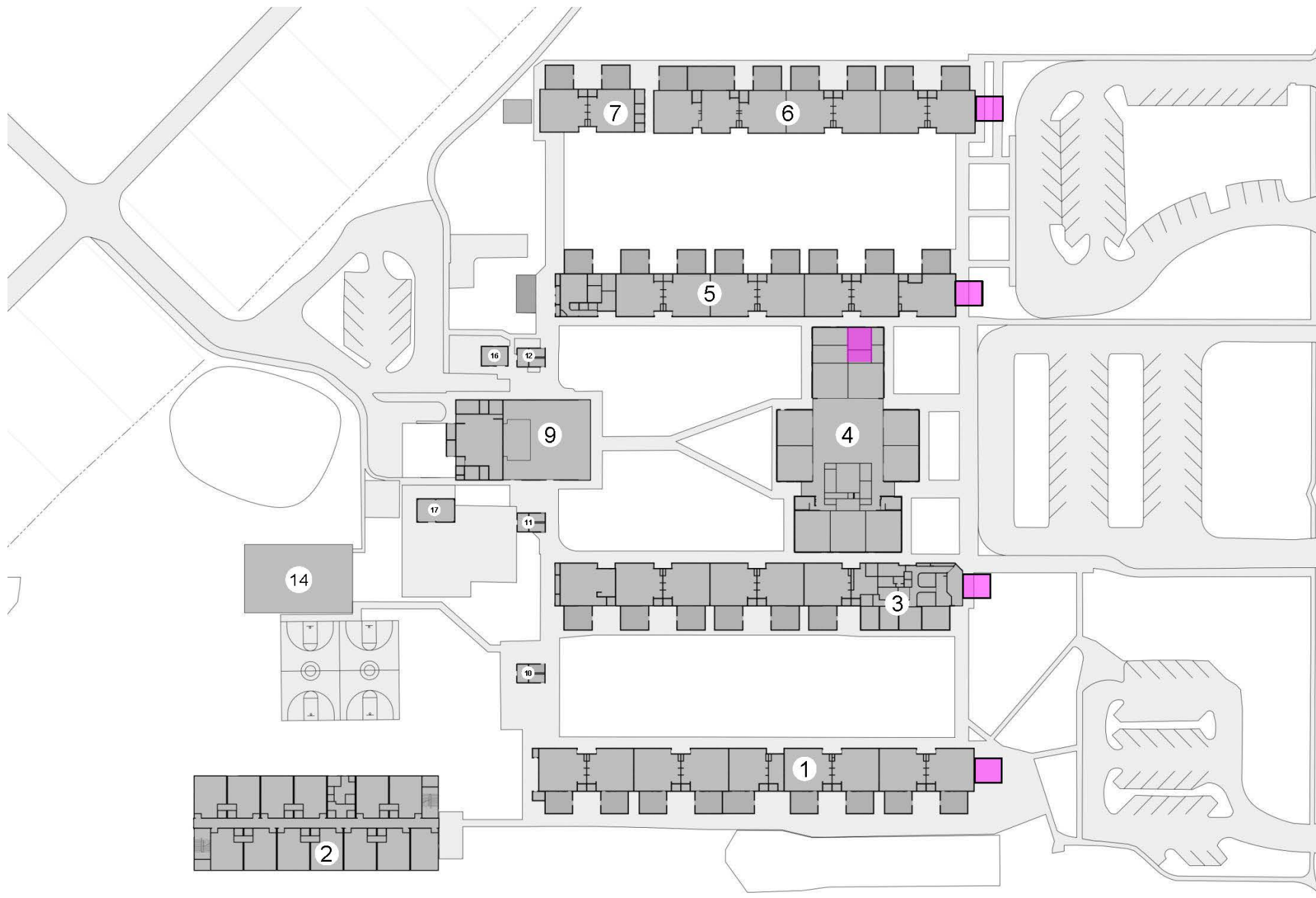


AHU – Option 1: Replace existing AHU's in place

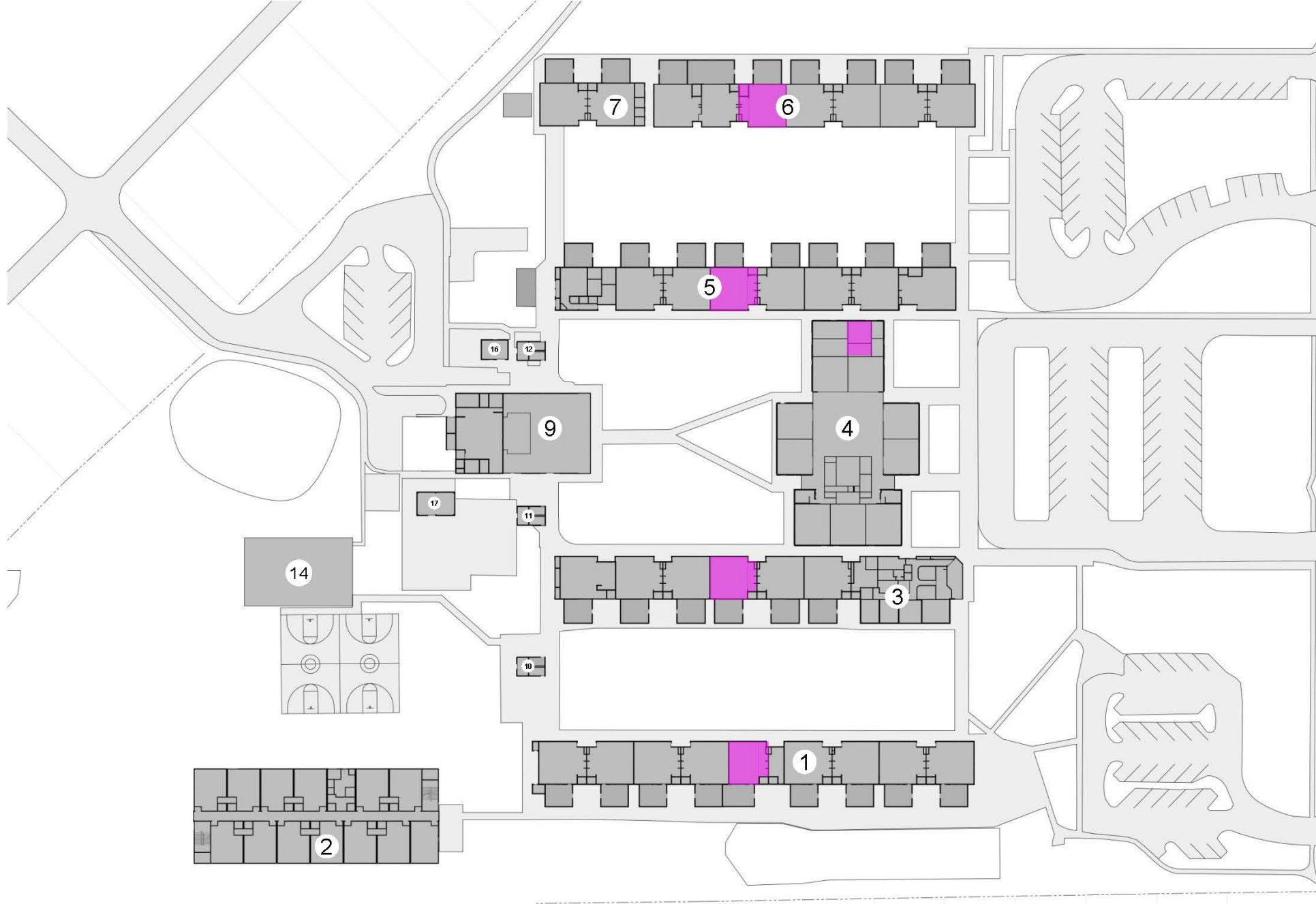




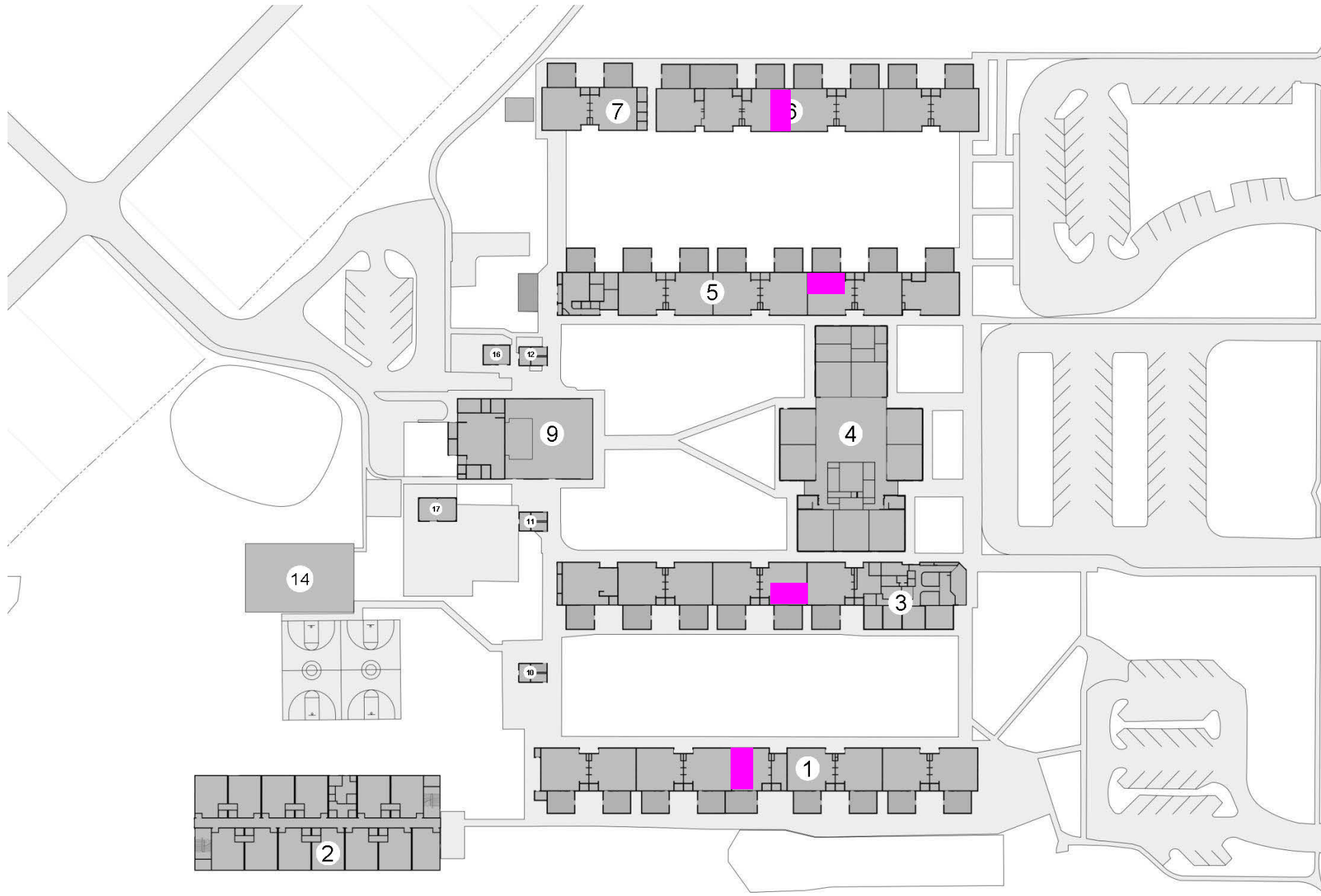
AHU - Option 2: New Mechanical Rooms "Bump-Outs" at sides



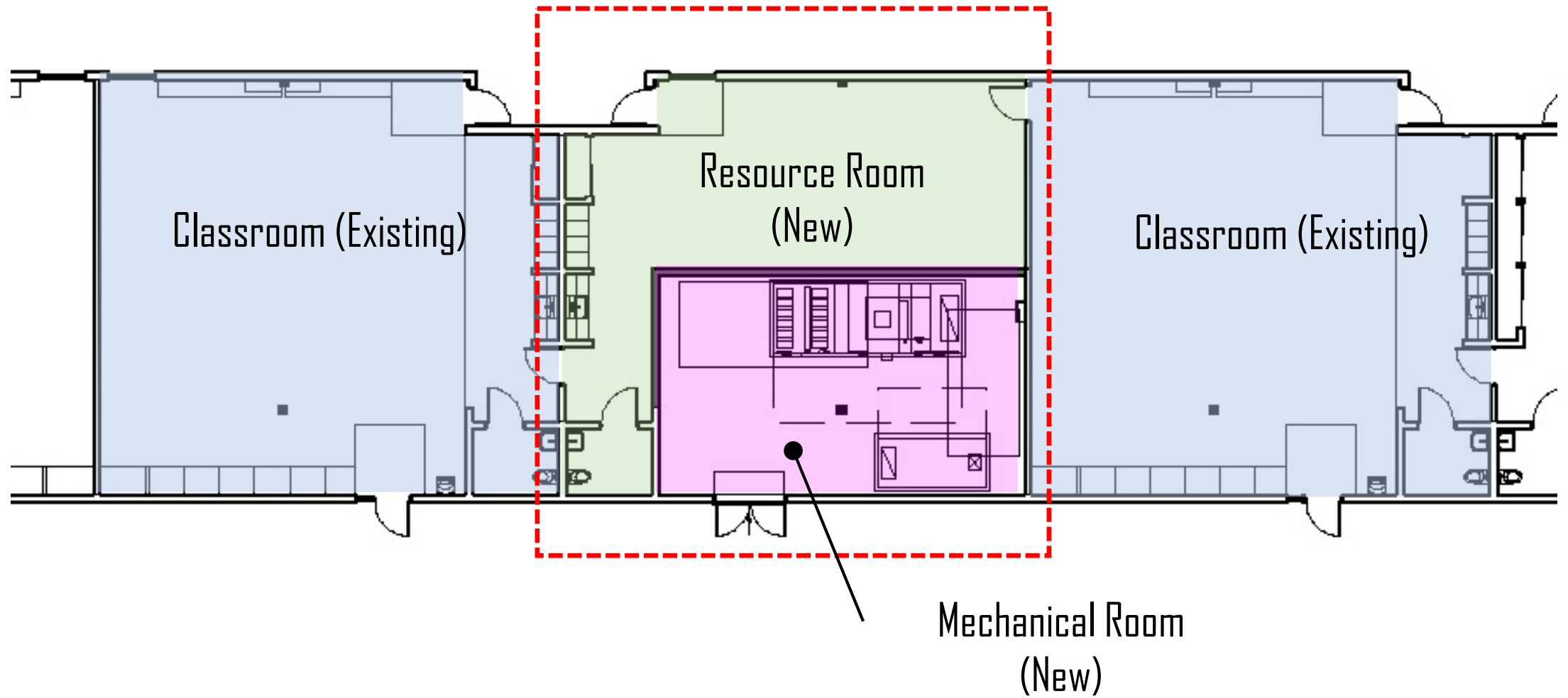
AHU - Option 3: New Mechanical Rooms "Bump-Outs" at ends



AHU - Option 4: New Mechanical Rooms Within Each Building



SOLUTION: New Mechanical Rooms with Resource Room to replace Classroom



SOLUTION: New Mechanical Rooms with Resource Rooms

# HVAC System Summary

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## TAKEAWAY:

explore options to find a balance between upfront costs, maintenance considerations and educational programming when evaluating HVAC system replacements.



## 4. Media Center Renovation





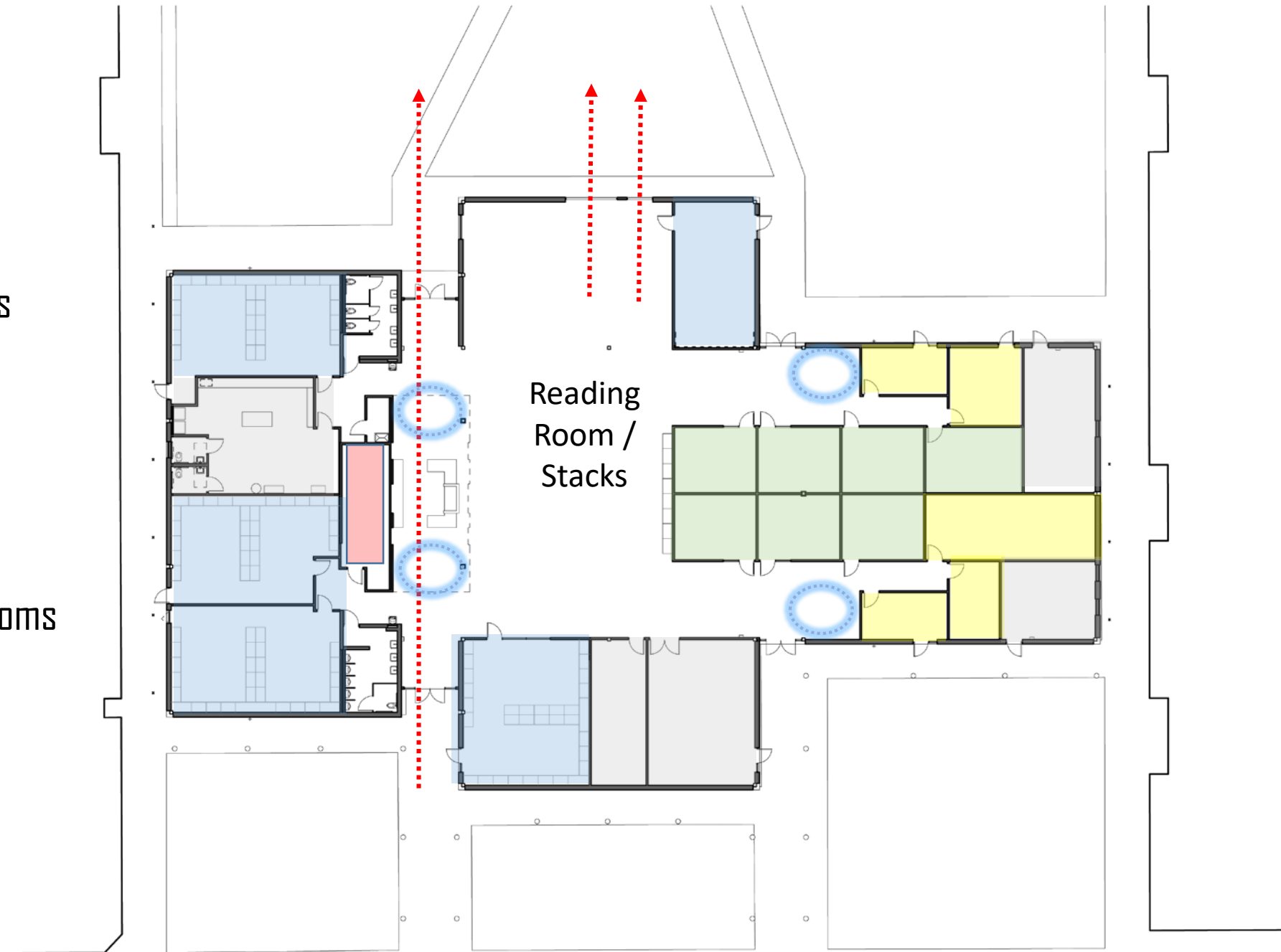
# Media Center Existing Plan

- No connection to courtyard
- Lack of natural light
- Doors along corridor are security/ADA issue
- Some rooms larger than needed – preference for more, smaller rooms



# Media Center New Plan

- Highlight new visual connections
- Resource rooms
- Breakout learning spaces
- Maintained existing MDF
- Maintain/repair existing restrooms





# Media Center Construction

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- Existing utility replacement
- Structural challenges
- Security Upgrades
- Rooftop mechanicals















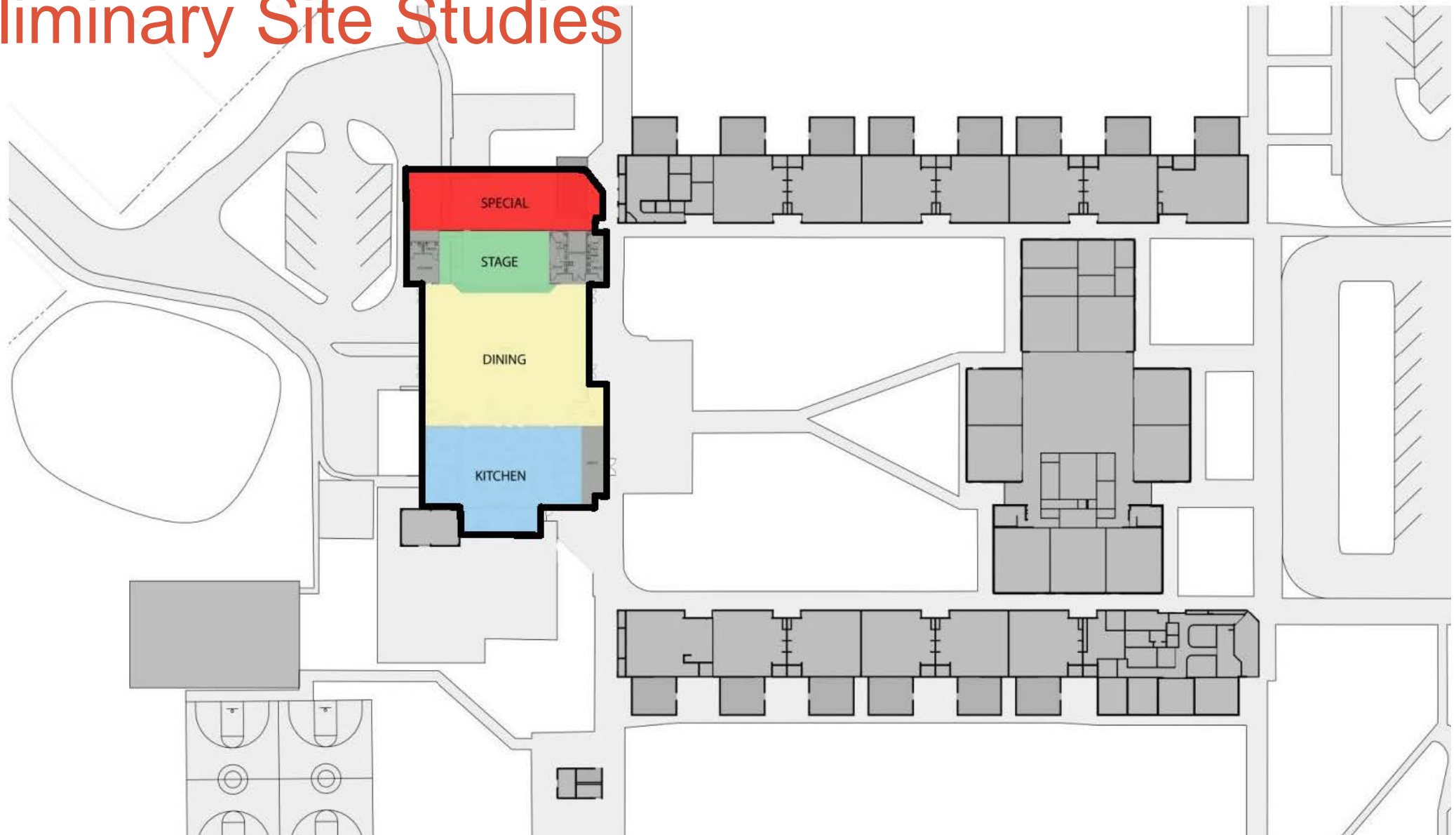


# 5. Cafeteria Replacement and Campus Beautification

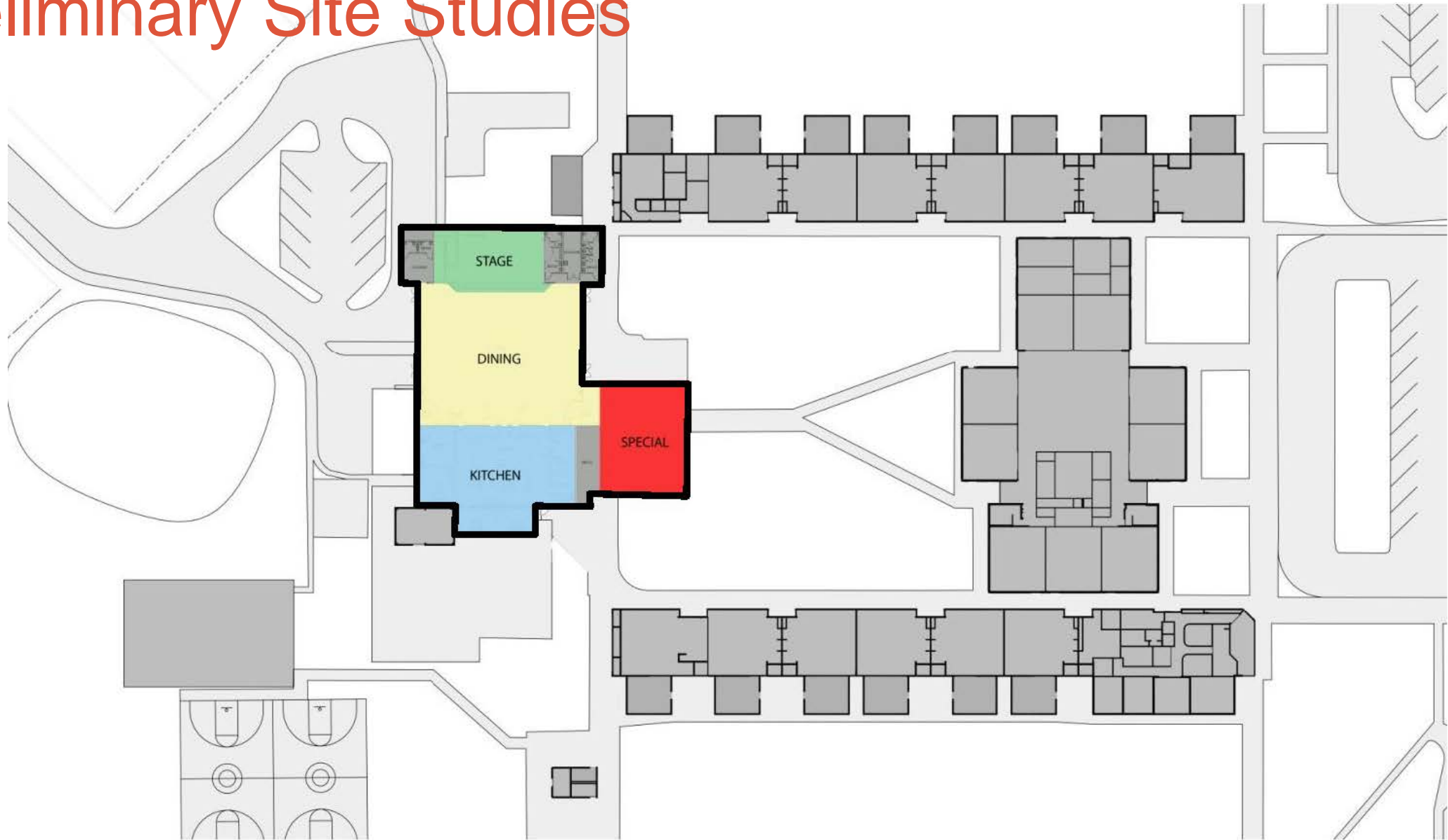




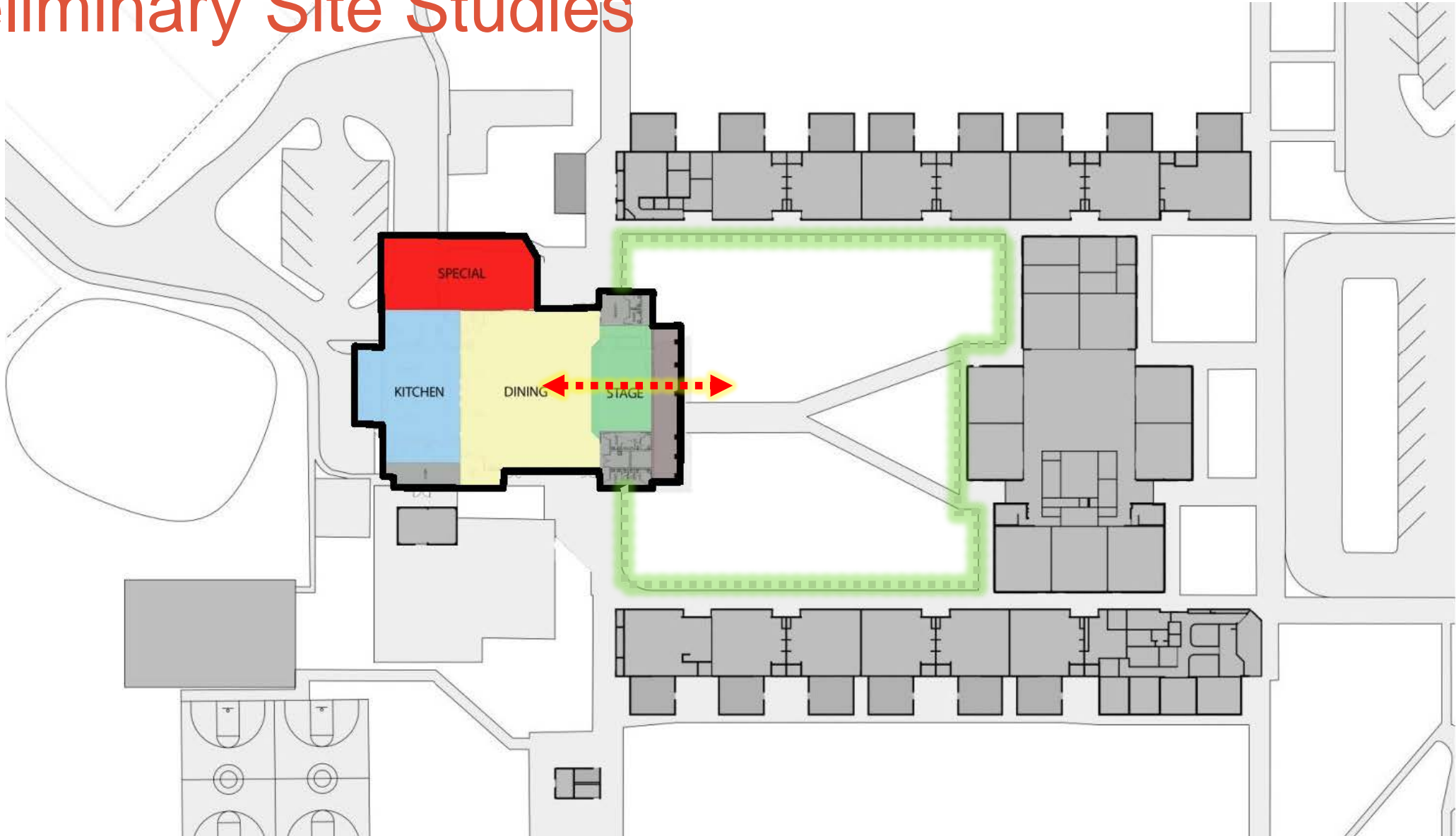
# Preliminary Site Studies

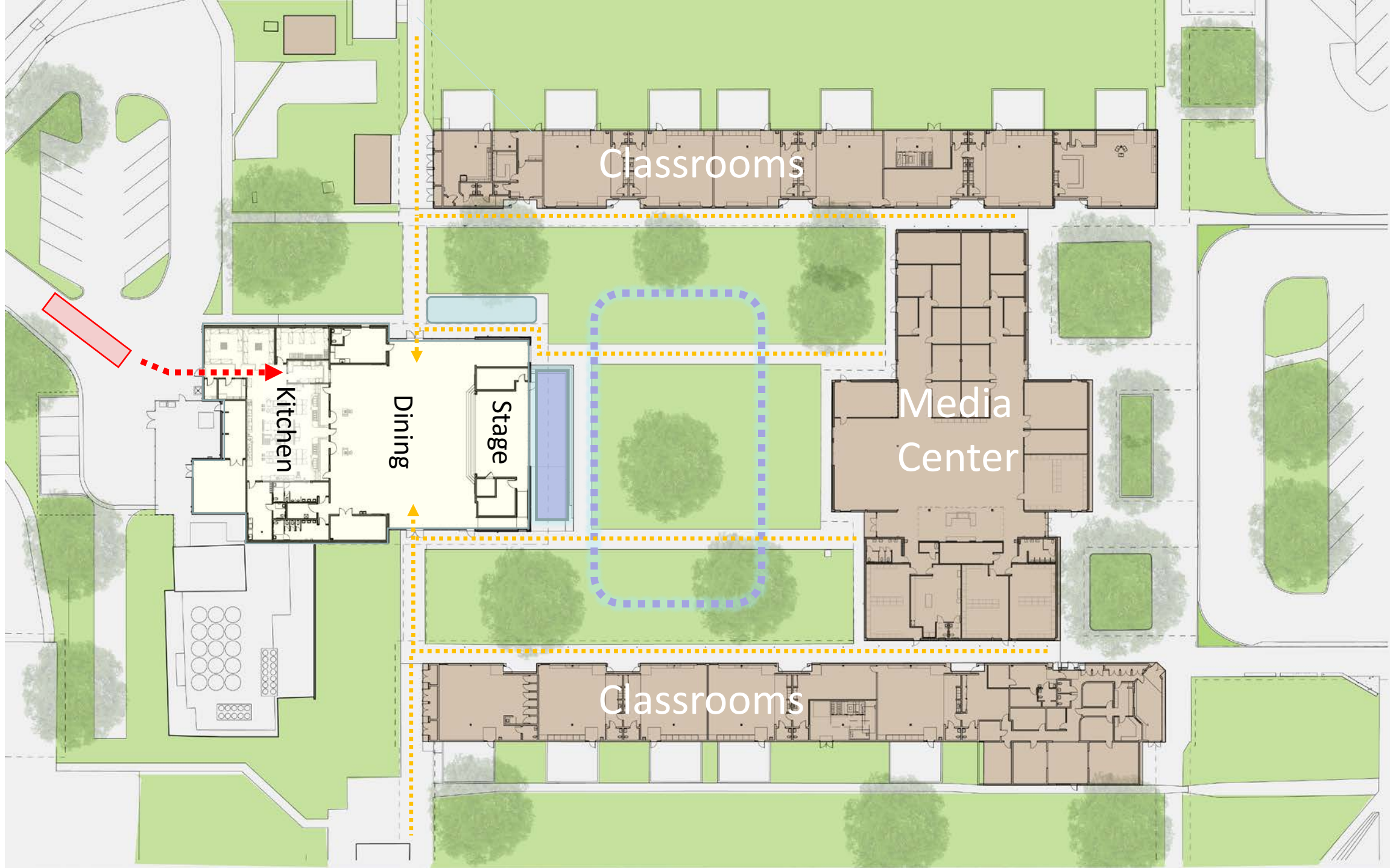


# Preliminary Site Studies



# Preliminary Site Studies





Classrooms

Media Center

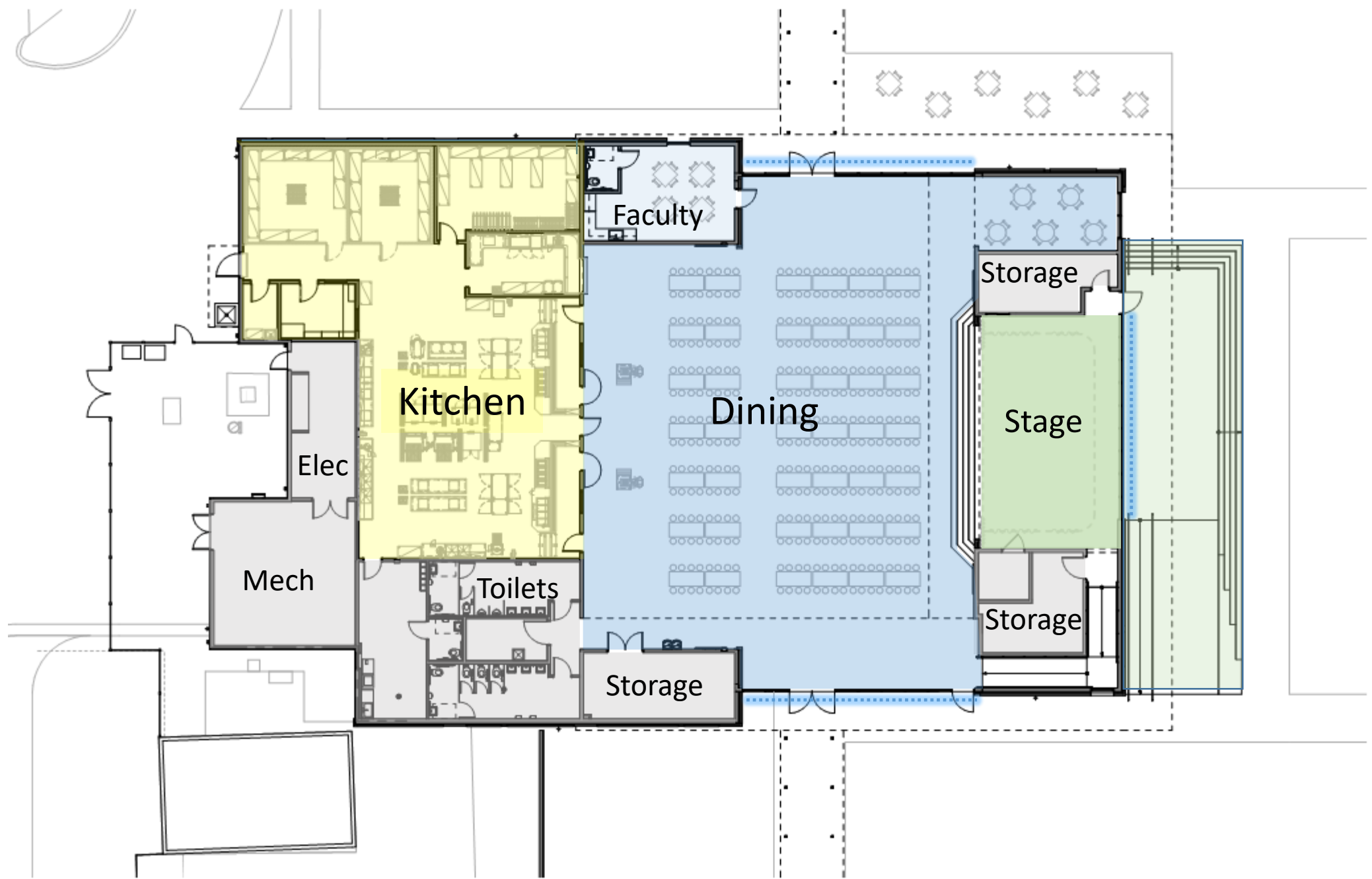
Kitchen

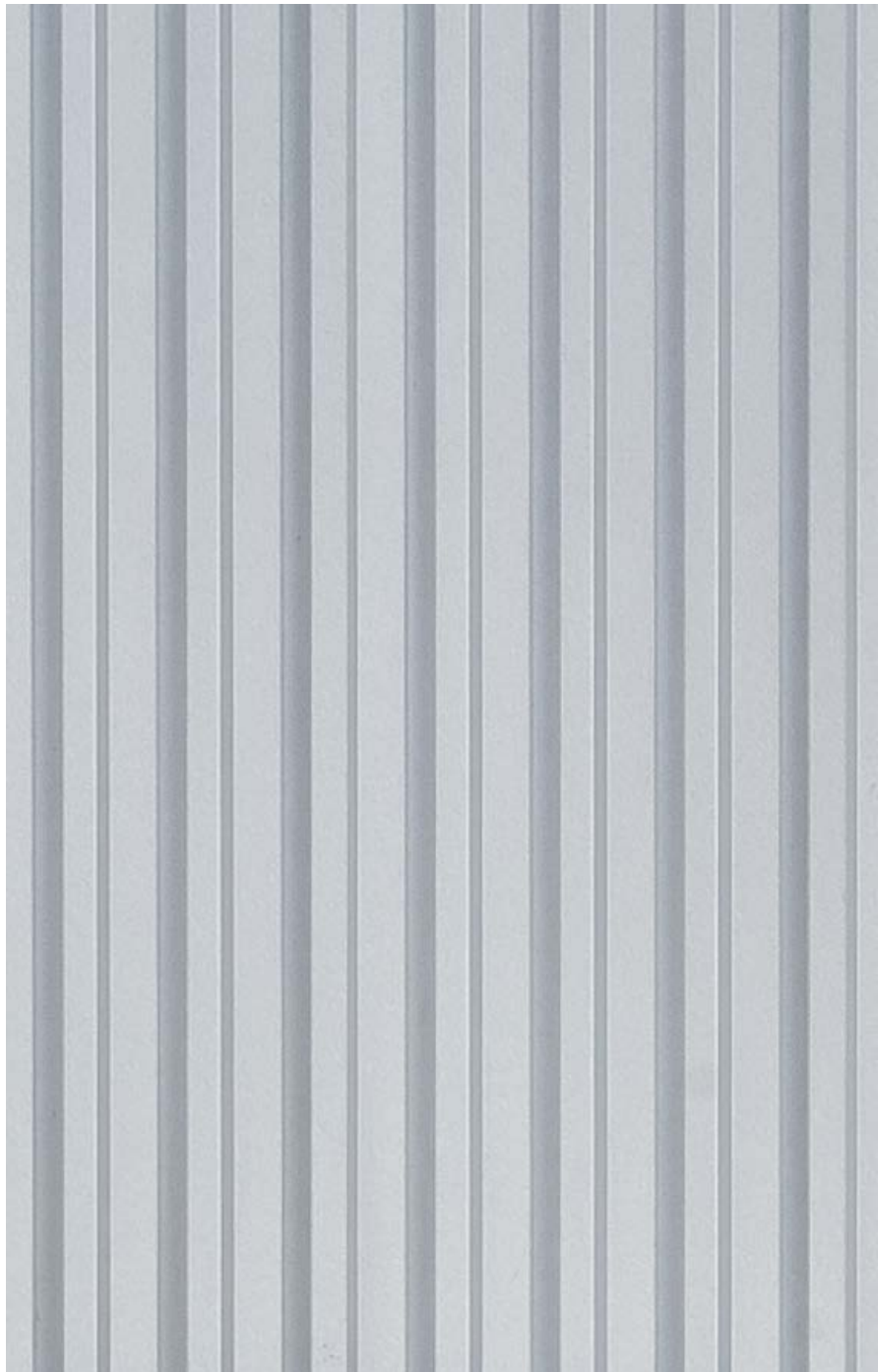
Dining

Stage

Classrooms







SW 6920  
**Center Stage**  
Interior / Exterior  
Locator Number: 146-C2

146

SW 6890  
**Osage Orange**  
Interior / Exterior  
Locator Number: 116-C7

116

SW 6909  
**Lemon Twist**  
Interior  
Locator Number: 131-C5

131

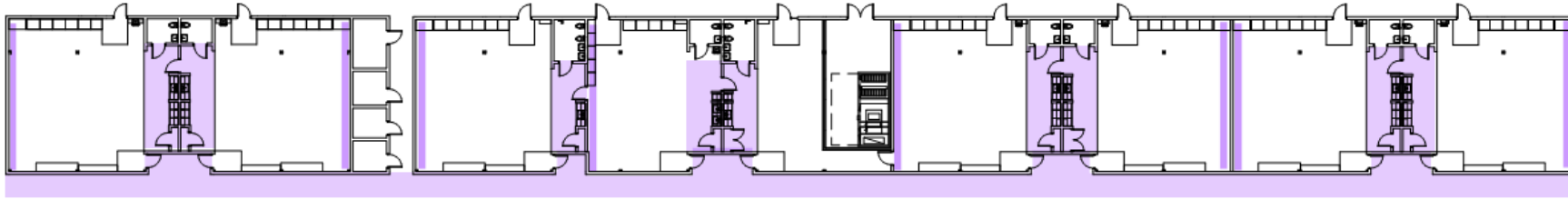
SW 6787  
**Fountain**  
Interior / Exterior  
Locator Number: 167-C4

167

SW 6557  
**Wood Violet**  
Interior / Exterior  
Locator Number: 189-C5

189

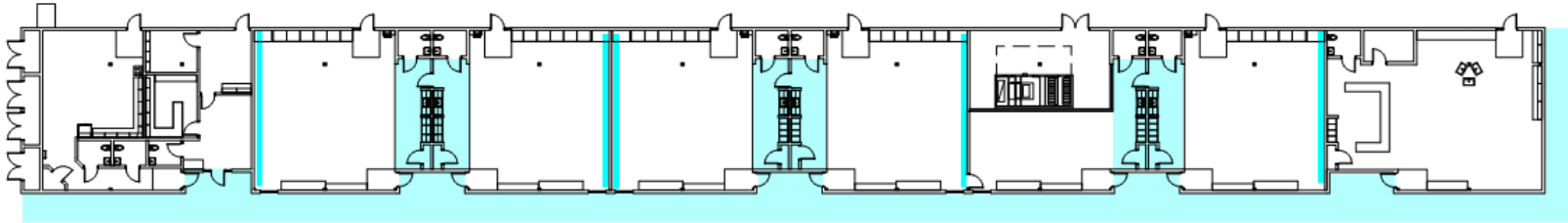
6/7



SW 6557  
**Wood Violet**  
 Interior / Exterior  
 Locator Number: 189-C5

189

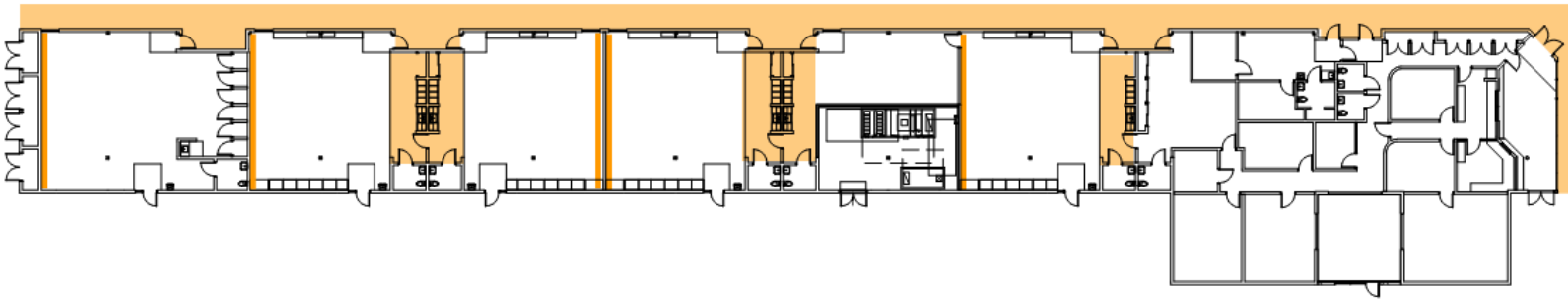
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SW 6878  
**Fountain**  
 Interior / Exterior  
 Locator Number: 167-C4

167

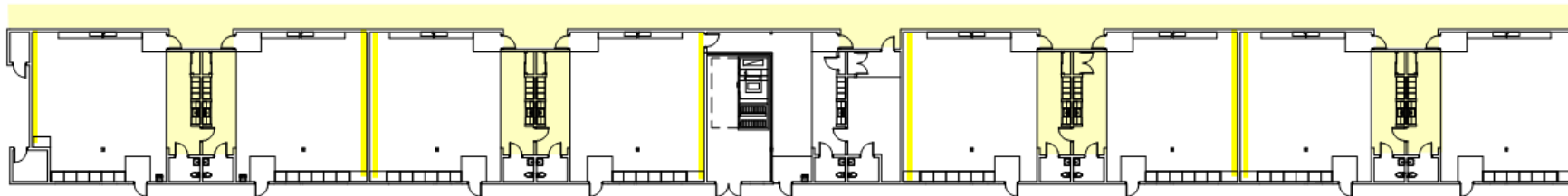
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SW 6890  
**Osage Orange**  
 Interior / Exterior  
 Locator Number: 116-C7

116

1



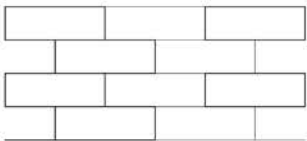
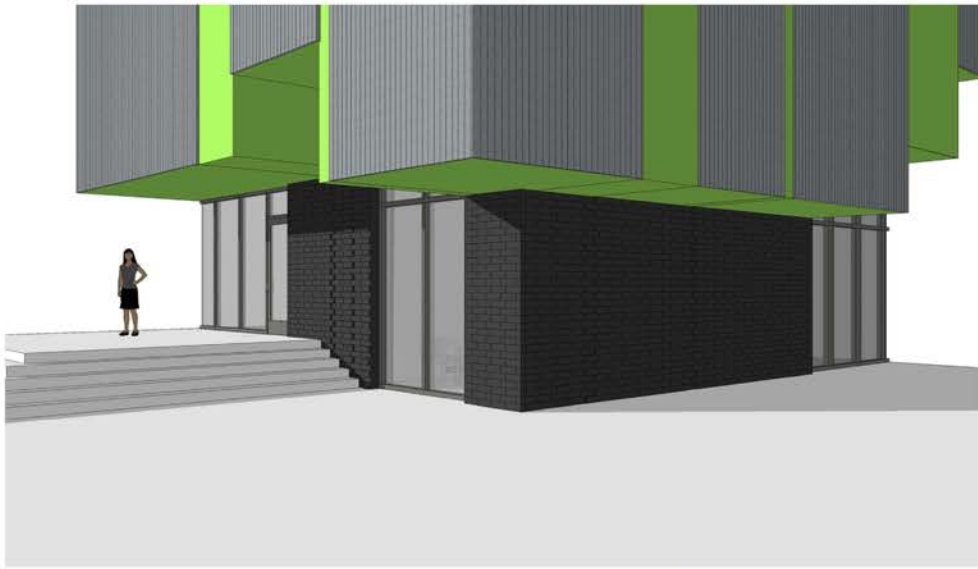
SW 6909  
**Lemon Twist**  
 Interior  
 Locator Number: 131-C5

131

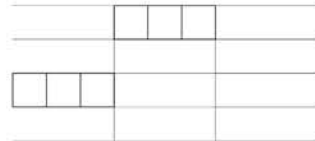
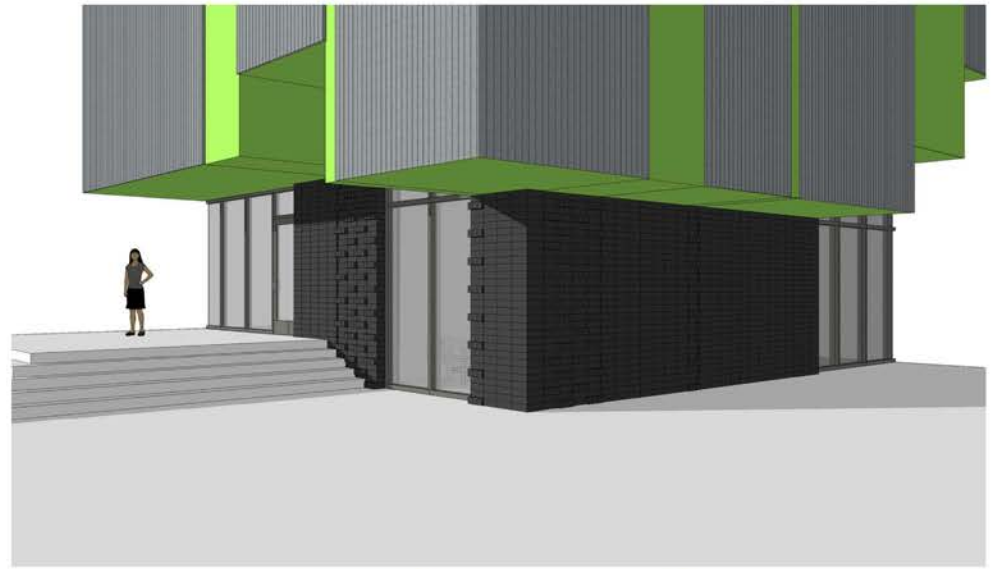








**OPTION C**



**OPTION D**





NEW MASONRY SITE WALL





BRENTWOOD  
ELEMENTARY  
SCHOOL



# Cafeteria Construction

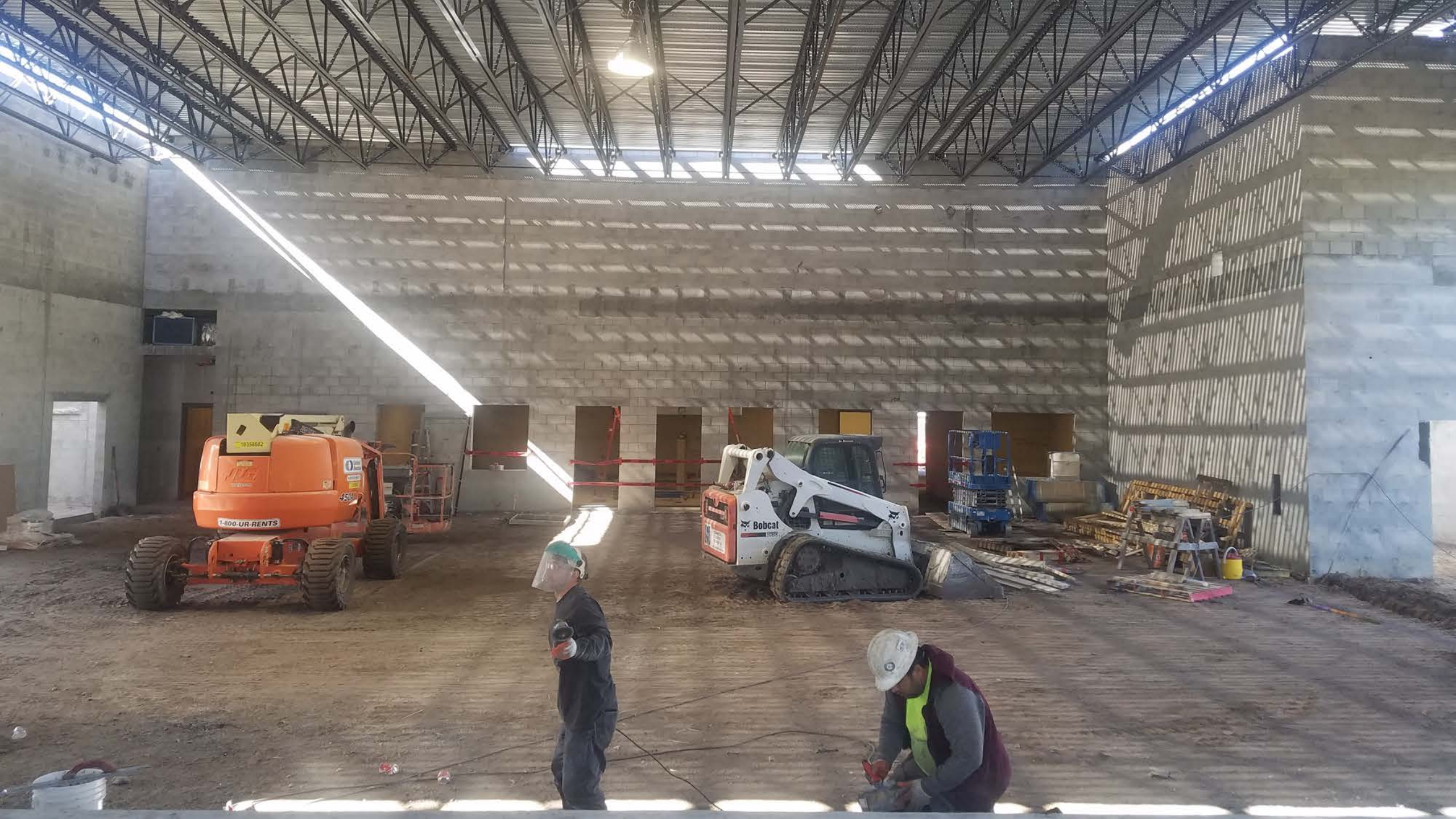
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- Preserving existing electrical room
- Building on top of existing utility infrastructure
- Building adjacent to classrooms
- Coordinating daily food deliveries within tight construction site























BRENTWOOD  
ELEMENTARY  
SCHOOL



















# 6. Conclusion

# Final Budget

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<b>PROJECT</b>	<b>AREA</b>
New Flammables Storage Building	400 sf
Temporary Cafeteria	6,000 sf
HVAC Replacement, Classroom Upgrades & Reroofs	90,000 sf
Media Center Renovation	20,000 sf
New Cafetorium	16,000 sf
<b>TOTAL Building Area</b>	<b>132,400 sf</b>
<b>PROJECT BUDGET</b>	<b>\$13,200,000</b>
<b>AVERAGE \$/SF</b>	<b>\$99 / SF</b>

**PLUS** – over 1 acre of site area modifications (service drives, playgrounds, landscaping)

# Keys to Success

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- Project within budget and schedule
- Coordination of District departments
- Start project with close coordination of Owner, Architect and Construction Manager
- Close PM and Super coordination and communication with school principal during construction
- Active Construction Administration, particularly for renovation components and additional scope

# Conclusion

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- Enrollment increases
  - 2016 = 695
  - 2017 = 680
  - 2018 = 655
  - 2019 = 697
  - 2020 = 710 (current projection)
- 2018-2019 goes from "C" rating to "A" rating



*Families are proud when they walk in the new cafeteria. They feel it is not only new, but bold, modern, a standout in the district. It makes them proud to call it theirs.*

*- John Weida, Principal*