



DESIGN NARRATIVE

The Project will include the partial demolition, construction, reconstruction, alterations, and renovations to the former Happy Hollow Elementary School located at 1200 N Salisbury Street, West Lafayette, IN 47906 for the West Lafayette Community School Corporation. The Project will reduce building square footage while simultaneously providing space for community and extracurricular activities. Potential scopes of work will be evaluated and prioritized for alignment to the Owner's budget of \$2,000,000 which includes hard and soft costs.

Design schedule will be coordinated with the selected CMc and West Lafayette CSC. Preliminary design schedule as follows:

Schematic Design (SD)	September 9, 2025 – October 31, 2025
• SD Estimate by CMc	October 10, 2025 – October 23, 2025
• SD Review Meeting	October 27, 2025 – October 30, 2025
• SD Issuance	October 31, 2025
Design Development (DD)	November 1, 2025 – January 23, 2026
• DD Estimate by CMc	December 19, 2025 – January 15, 2026
• DD Review Meeting	January 19, 2026 – January 22, 2026
• DD Issuance	January 23, 2026
Construction Documents (CD)	January 24, 2026 – February 27, 2026
• CD Page Turn	February 16, 2026 – February 19, 2026
• CD Issuance	February 27, 2026

All applicable governing codes will be followed. Additional scopes of work and alternates will be considered throughout the design process.

ARCHITECTURE SCOPE

See First and Second Conceptual Floorplans

Demolition will consist of the removal of the west two-story portion of the existing building. Selective demolition will consist of the removal of the south second-story portion of the existing building with this portion of the first floor to remain. This portion of the building will receive new roof construction, including tapered rigid insulation and thermoplastic polyolefin (TPO) membrane over the existing second floor slab, tied into the remaining existing roof construction. New exterior wall construction, masonry cavity wall, will enclose the newly exposed remaining portion of the existing building. The new exterior wall will be built upon new or modified foundations and reuse existing load-bearing masonry, such as the gymnasium, where possible. See Structural Scope for more information. The existing south exterior wall will be modified from a two-story to one-story configuration, including the existing curtain wall system. A new canopy will identify the new entrance just south of the gymnasium while other existing openings will receive new doors.

Many of the existing interior spaces to remain will be utilized in their current configurations, only receiving renovations where necessary or where budget allows. See Mechanical, Electrical, and Plumbing Scopes for more information; Interior renovations will accommodate this work. A new vestibule located just south of the gymnasium will provide a new entrance, thermally broken aluminum storefront framed with insulated glazing, to the building connecting to a renovated office area and renovated gymnasium entrance. The new gymnasium entrance from



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the south corridor may extend into the adjacent lift/elevator location dependent on secure entrance needs. The two existing stairwells, within the remaining building footprint, will be renovated to become additional storage spaces. Where budget allows, the existing pair of restrooms along the south corridor will be fully renovated upgrading to ADA compliant restrooms.

SITE SCOPE

The site scope will include the recovery of the site at the location of the demolished west portion of the existing building. Existing utilities in this area will be removed and capped as necessary. The area will then be backfilled, leveled, and reseeded. This will prepare this portion of the site for the potential of future development. Alterations to the existing drives, parking lots, and sidewalks will be minimal, focused on reconnecting to the building based on reconstruction efforts and layout. Site work will be coordinated to ensure continual operation of the West Lafayette Municipal Pool located north of the existing building on the same site.

STRUCTURAL SCOPE

Foundations: The existing foundations are shallow spread footings, and they will be removed during the demolition process where associated with areas of building demolition. Slabs on grade, foundation walls, and strip footings will also be demolished where associated with areas of building demolition. At the interface between the demolished portion of the building and the existing building to remain, new strip footings and foundation walls will be provided below the new exterior walls. We will also provide slab tie in details at new to existing slab. If there are foundation drains around the existing building, we will tie into those and run the new foundation drain along the new foundation walls. At new doors through the new exterior walls, we will provide stoops on the exterior to prevent exterior slab heaving.

Steel Framed Structure: The existing steel structure is constructed with steel columns, open web joists, wide flange beams, and joist girders at some locations. There are several existing CMU bearing walls as well. The roof structure is typically an 8" hollow core slab with varying lengths and varying reinforcing. The cut line for the demolition will be located at column lines and/or bearing walls so that we don't need to add new steel structure to support what is to remain. This will be done to the extent possible, but the existing column lines do not align in straight lines so we may need to add one or two new columns, footings, and beams to support the structure which is to remain.

At locations where the roof structure is to be demolished but the ground floor structure is to remain, the existing second floor would become the roof of the space to remain. At these locations, the existing steel columns would be cut as close to the top of existing slab as possible, and then new roofing would be provided over the remaining column stubs with the new roof. This would allow for the existing roof structure to be removed, and the ground floor would remain enclosed. Since these areas previously had floor dead and live loads on them, snow drift would not be a concern, and we could possibly place some roof top units on these areas if the design requires. The existing roof structure in these areas consists of 8" hollow core concrete planks with varying spans and reinforcing.

Miscellaneous Steel: Miscellaneous steel will be provided as required to support the architecture on the exterior of the new walls for the building. This includes, but is not limited to, parapets, screen walls, ribbon windows, roof penetrations, transitions between low and high



roofs, pour stops, deck edges, overhead doors, and window frames. A new structure may be required over existing openings in the second floor where the existing roof structure above is demolished (i.e. stairs and shafts). It is anticipated that these areas would have new steel wide flange beams topped with metal roof deck.

Lateral Load Resistance: Lateral loads (wind and seismic) are currently resisted by CMU shear walls and possibly some moment frames. There are no expansion joints in the areas where building demolition is being considered. A new CMU wall may be required where we are putting up new exterior walls to improve the building stiffness at the interface between demolition and existing building to remain. The lateral system layout will be chosen based on what works best for the project as the design evolves.

MECHANICAL SCOPE

Existing: (A) Air Cooled Chiller with remote evaporator (non-functional); (B) Gas Fired Boilers; (C) Air Handling Unit A1: Serves 2010 Addition - Cafeteria/Kitchen/LGI; (D) Air Handling Unit B1: Dedicated Outdoor Air System (DOAS) - (non-functional); (E) Air Handling Unit B2: Serves Gymnasium; (F) Air Handling Unit C1: Serves Unit C LGI; (G) Classrooms: Floor Mounted Fan Coil Units; (H) Blower Coils: Misc. Interior Spaces; (I) Cabinet Unit Heaters: Misc. Interior Spaces/Vestibules; (J) Roof Mounted Exhaust Fans: Serves toilet rooms and locker rooms.

Demolition: Disconnect existing heating water supply/return piping and chilled water supply/return piping at mechanical room and in the crawl space in the south corridor and prepare for routing of new piping. Disconnect existing DOAS ductwork at mechanical room and in the crawl space in the south corridor. Remove all mechanical/HVAC components in west side of building along with building demolition. Disconnect ductwork from three roof mounted exhaust fans down to the first-floor ceiling space.

New Work: Replace existing air-cooled chiller/remote evaporator with new packaged 150-Ton air cooled chiller. Extend 6-inch chilled water supply/return piping from mechanical room to the new chiller located on the exterior of the building. New piping to be insulated with an aluminum jacket. Replace existing DOAS air handler B1 with new 3,600 CFM heating water and chilled water unit. Extend new 4-inch heating water supply/return piping and new 4-inch chilled water supply/return piping from mechanical room, through gymnasium and connect to existing piping located in the crawl space under the south corridor. Extend new 18-inch DOAS duct from mechanical room, through gymnasium and connect to existing outdoor air duct located in the crawl space under the south corridor. Install three new roof mounted exhaust fans, (1) 150 CFM, (1) 500 CFM, (1) 2,000 CFM. Reconnect to existing exhaust duct in first floor ceiling space. Re-balance air side systems and water side systems. Reconfigure existing Building Automation System (BAS) to accommodate new chiller, DOAS unit and piping modifications.

ELECTRICAL SCOPE

Demolition: First Floor: Disconnect and remove four (4) 208Y/120V-4W-3Ø panel boards (1BL1, 1BL1A, 2BL1, 2BL1A). Remove associated feeders back to MDP located in mechanical room. Disconnect power from existing exterior chiller condensing unit. Remove associated electrical equipment and feeder back to MDP. Disconnect power from existing air handling unit B1. Remove associated electrical equipment and feeder back to 1BL6.



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Disconnect power from existing electric duct heater. Remove associated electrical equipment and feeder back to MDP.

Second Floor: Disconnect and remove four (4) 208Y/120V-4W-3Ø panel boards (BC2, 2BL2, CC1, 2CL1). Remove associated feeders back to MDP located in mechanical room in Unit 'B'; Remove (1) lighting contactor. Maintain circuits for exterior lighting that is existing to remain.

New Work: Provide power connection from MDP to new packaged air-cooled chiller (exterior). Provide power connection from MDP to new air handling unit B1. Provide new disconnect switch. Provide new building lights and emergency egress (two new exits) lights as required. Provide new lighting contactor for new building lights. Reconnect building lighting and/or site lighting circuits that were maintained during demolition. Provide exit signs at two (2) new exits on southwest side of building. Provide new fire alarm manual pull station and horn/strobe at two (2) new exits.

PLUMBING SCOPE

Demolition: The domestic water service entrance enters the west side of the building into the crawl space. The Water service will need to be disconnected and reconnected after this portion of the building is demolished. Existing storm piping will need to be reconnected outside the building where building demolition occurs: Reconnect three (3) 6-inch storm laterals on the south side of the remain building.

Second Floor Demolition: Disconnect domestic hot water, cold water and sanitary feeding toilet rooms C2-10 and C2-13 in first floor ceiling space below. Disconnect domestic hot water, cold water and sanitary feeding second floor sinks, drinking fountains, etc., in first floor ceiling space below. Disconnect all sanitary vents through roof down to first floor ceiling space and prepare vent piping for new connection. Disconnect seven (7) roof drains and 4-inch roof leaders down to first floor ceiling space and prepare roof leaders for new connection.

Second Floor/Roof New Work: Install seven new 4-inch roof drains/overflow drains. Connect outlet to existing roof leaders in first floor ceiling space. Connect to extend existing sanitary vents through roof and terminate above roof.