



GYM AND FIELD HOUSE RENOVATION

Mount Vernon High School

Washington Sustainable Schools 2006 (WSSP)

Project Overview

The core of the building, the Main Gym and Physical Education lockers, was opened to the students in 1951. Subsequent renovations and additions in 1961 and 1984 enlarged the overall building to over 50,000 sq. ft. The building is one of the most active facilities on the high school campus and was in dire need of both fundamental infrastructure upgrades and aesthetic improvements.

As Phase III of the High School modernization, the renovation included the original 1950's Gym building along with the 1961 and 1984 additions. Visible improvements include a new classroom addition, installation of an insulated brick veneer over the 1961 block walls, an expanded weight room, a new aerobic/wrestling room, replacement of the main gym floor, renovation of all locker rooms, an overhaul of the historic Main Gymnasium and expansion of the "Hall of

Fame" lobby.

Other enhancements to the building include, upgrading the mechanical, electrical and communications systems, new hydronic loop piping serving new HVAC equipment, bleacher refurbishment and new roofing. As the largest indoor public gathering space in the County, installation of fire sprinklers throughout the entire building was a welcome addition.

The Gym and Field House building is the only physical education building on the campus. As such, the building was required to remain at least partially occupied during the overlap between the school year and the construction schedule. Phasing of the project construction areas and re-occupation of completed areas was coordinated with the School District and local building authorities.

PROJECT FACTS

Square Feet:
57,091, Ground Floor
6,323, Bleacher Level

Site:
Within landlocked
20 acre campus

Location:
Mount Vernon, WA

Construction Cost:
\$120/sq. ft.

Total Cost:
\$7.63 million

Completed:
2013

Preconstruction Photos



Existing roof "canyon" removed for new Hall of Fame Lobby



Crowded Weight Room



South Hall of Fame Lobby



Main Gym with aged glass blocks



Stepped concrete Band Room floor



after



before



before

Challenges

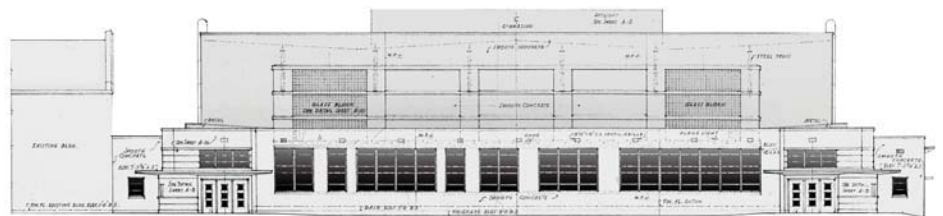
The main challenge presented by this project was the pressure to maintain the historic look and feel of the public spaces while also updating the entire building to meet current educational and safety standards. It is a 60 year old building, sacred to the local community. The main gym had been labeled as "...the Sistine Chapel of Washington gyms" by the Seattle Times.

The Mount Vernon School District, the Design Team and many community groups participated in a process of identifying aspects of the building which were to be maintained and to what degree. The shifting of spaces, uses and offices throughout the building during

construction was coordinated with the building faculty. These guidelines were worked into the construction documents, providing guidance for the scheduling of occupation, vacation and re-occupation of spaces.

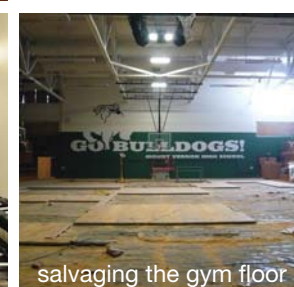
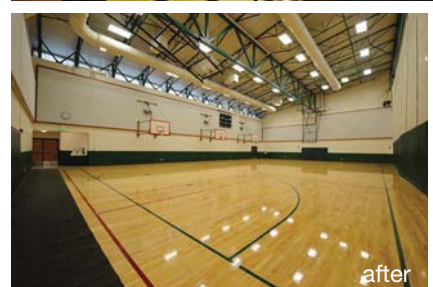
The District faced their own challenges in funding this work as the needs continued to mount after two failed bond elections. They looked beyond traditional community bond-financed construction to secure other financial means to successfully fund the project.

Ultimately, the local share of funding was secured with a "Qualified Zone Academy Bond". Grants and State Matching Funds allowed the project to proceed with construction.



Original South Elevation (1951)

MOUNT VERNON HIGH SCHOOL



- 1 SOUTHWEST ENTRY
- 2 EXPANDED SOUTHEAST ENTRY
- 3 ATHLETIC DIRECTOR OFFICE
- 4 EXPANDED WEIGHT ROOM
- 5 SOUTH "HALL OF FAME" LOBBY
- 6 FIELD HOUSE
- 7 MAIN GYM
- 8 SPORTS MEDICINE CLASSROOM
- 9 NEW CLASSROOM ADDITION
- 10 MAT/AEROBICS ROOM
- 11 EXPANDED NORTHWEST ENTRY
- 12 NORTHEAST ENTRY
- G GIRLS LOCKER ROOM
- B BOYS LOCKER ROOM
- W NEW WOMENS RESTROOM
- M NEW MENS RESTROOM
- F NEW FIRE VALVE ROOM
- A EXISTING FINE ARTS BUILDING

Modernization & Addition

Going back to the building's genesis, this project added a new classroom on the northwest corner of the building, originally included as a bid alternate in the 1951 drawings. This classroom helps tie the building to the new campus commons, created with the 2005 New Main Classroom Building.

The south 1961 addition (Room 4 in above plan) was shared between the weight room and mat room. The north 1961 addition (Room 10 in above plan) had housed the band and choir rooms. Those uses moved to New Main. The stepped concrete floor was infilled to match the Main Gym floor level and now houses the Mat and Aerobics room.

With the mat room moving to the north end of the building, the weight room was able to triple in size.

All of the existing "Hall of Fame" photos were removed, digitally

scanned, cataloged and reprinted to uniform sizes. Thus, the past was preserved while providing more space for notable future student athletes.

Energy & Conservation

As a largely internal renovation of an existing building with little site work, many of the Washington Sustainable Schools Protocol (WSSP) categories were difficult to address. However, they were achieved through extensive building re-use and a commitment to mitigating long-term costs through energy consumption and maintenance. The following strategies were implemented:

- Use of an existing site reduces impacts on sensitive areas.
- The facility is shared with off-campus community-based entities.
- Adding building insulation at the new roofing areas and at the new brick veneer.

- No permanent irrigation system and the use of water efficient fixtures save on water usage.
- Reuse of nearly the entire building structural shell.
- Exceeding the Non-Residential Energy code by over 15%.
- New high-reflectivity roof surfaces applied to over 95% of the building.
- Careful selection of construction materials to stay below stated Volatile Organic Compound (VOC) levels.
- 88% of the waste stream was diverted from landfills.
- School District participation in a "Green Cleaning Purchasing" program.
- The existing gym floor was salvaged for reuse in the south "Hall of Fame" lobby as decorative panels and the back of the trophy cases.

Previous Mount Vernon High School Construction Phases



Phase I
Athletic Fields, Parking
Drainage and Site Utilities
(2003)



Phase II
New Main Classroom
Building and Campus
Commons (2005)



Phase II
Original Gym Building
converted to Fine Arts
(2005)



Campus Aerial Photo (2014)

Team:

- OWNER
Mount Vernon School District
- ARCHITECT
HKP Architects
- MECHANICAL ENGINEER
Rice Group
- CIVIL ENGINEER
Leonard, Boudinot & Skodje
- STRUCTURAL ENGINEER
AHBL
- ELECTRICAL ENGINEER
K Engineers
- SIGNAGE
BrandQuery
- COST ESTIMATING
The Robinson Company
- GENERAL CONTRACTOR
Colacurcio Brothers Construction Company

Sustainable design principles have always been at the heart of our design decisions, particularly when it comes to natural ventilation, passive solar strategies, light, views and material expression in the Pacific Northwest. HKP architects actively incorporates sustainable design principles in all of our work and we help clients understand the long-term benefits to our environment and to their operation and maintenance costs.

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Washington Sustainable Schools Protocol (2006)

