



# City of Piney Point Village

7676 WOODWAY DR., SUITE 300  
HOUSTON, TX 77063-1523

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## THE CITY OF PINEY POINT VILLAGE SPECIAL COUNCIL MEETING AGENDA MONDAY, MAY 2, 2022 6:30 PM

**NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE WILL HOLD A PUBLIC HEARING ON MONDAY, MAY 2, 2022, AT 6:30 P.M. AT CITY HALL, 7676 WOODWAY, SUITE 300, HOUSTON, TEXAS, TO DISCUSS THE AGENDA ITEMS LISTED BELOW.**

### **DECLARATION OF QUORUM AND CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

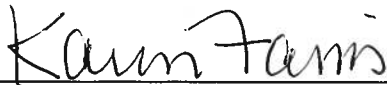
**CITIZENS WISHING TO ADDRESS COUNCIL** - *At this time, any person with city-related business may speak to the Council. In compliance with the Texas Open Meetings Act, if a member of the public comments or inquiries about a subject that is not specifically identified on the agenda, a member of Council or a Staff Member may only respond by giving a statement of specific factual information or by reciting existing policy. The City Council may not deliberate or vote on the non-agenda matter.*

1. Discuss and take possible action on the St. Francis Specific Use Permit.
2. Public Hearing to discuss the Specific Use Permit for the Kinkaid School's proposed new Upper School and Lower School, Administration Building, and other related improvements.
3. Discuss and take possible action on approving the Specific Use Permit for the Kinkaid School's proposed new Upper School and Lower School, Administration Building, and other related improvements.
4. Discuss and take possible action on any future agenda items, meeting dates, etc.
5. **EXECUTIVE SESSION:** The City Council will adjourn into closed executive session pursuant to Section 551.071 of the Texas Government Code (Consultation with Attorney).
6. Discuss and take possible action on items discussed in Executive Session.

7. Adjourn

**CERTIFICATION**

I certify that a copy of the May 2, 2022, agenda of items to be considered by the Piney Point Village City Council was posted in a place convenient to the general public in compliance with Chapter 551 of the Texas Government Code on April 29, 2022.



Karen Farris  
City Secretary



In compliance with the Americans with Disabilities Act, the City of Piney Point Village will provide for reasonable accommodations for persons attending City Council meetings. This facility is wheelchair accessible and accessible parking spaces are available. To better serve you, your requests should be received 48 hours prior to the meeting. Please contact Karen Farris, City Secretary, at 713-230-8702. The City Council reserves the right to adjourn into a Closed Executive Session at any time under the Texas Government Code, Section 551.071 to consult with an attorney.

TO: The Honorable Mayor and Members of the City Council

FROM: Karen Farris, City Secretary

MEETING DATE: May 2, 2022

SUBJECT: Discuss and take possible action on the St. Francis Specific Use Permit

Agenda Item: 1

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR THE DEMOLITION OF CERTAIN IMPROVEMENTS, CONSTRUCTION OF A NEW PARISH HALL FACILITY AND RELATED IMPROVEMENTS, AS WELL AS CERTAIN DRAINAGE IMPROVEMENTS, TREE REPLACEMENT AND PLANTING, FLATWORK, DRIVEWAY REPLACEMENT, PLAYGROUND EQUIPMENT RELOCATION, AND A NEW MONUMENT SIGN, ALL ON THE ST. FRANCIS EPISCOPAL CHURCH TRACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the St. Francis Episcopal Church Tract subject to certain conditions; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:

**Section 1.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

**Section 2.** The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit the demolition of certain improvements, construction of a new Parish Hall facility and related improvements, as well as certain drainage improvements, tree replacement and planting, flatwork, driveway replacement, playground equipment relocation, and a new monument sign (collectively called the "Improvements") on the St. Francis Episcopal Church Tract ("Tract"). Such Improvements are

further described under the Project (Parish Hall, Related Improvements, and other Improvements) description below, as well as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and made a part of this Ordinance hereof. City Council approval of the proposed Improvements provided for in this Ordinance is subject to adherence to the specifications provided for in this Ordinance, obtaining applicable building permits, and other conditions provided for below:

The Project (Parish Hall, Related Improvements and other Improvements)

1. Demolition of the Project will include the removal of approximately 33,000 square feet of impervious site flatwork, trees, buildings and associated mechanical, electrical and plumbing work. The demolition plan is attached as part of the Detailed Scope of Work and Plans under Exhibit A and incorporated as part of this Ordinance. St. Francis will demolish all buildings and decking south of the fence line (old fence) before constructing the new fence. The area will be cleaned of debris and the land graded to allow water to flow south from Cheska to St. Francis. Notice of all phases of the demolition will be provided to all property owners adjacent to the St. Francis Tract at least five (5) days prior to any demolition work proceeding on the Tract. St. Francis shall provide fencing around the demolition area to provide security, dust and debris remediation, and visual screening of such area. The demolition area must be sprinkled at all times to mitigate dust and debris from the demolition process. St. Francis shall clean up any dust, debris or other materials on any property, which was directly or indirectly caused by the demolition work.
  
2. Construction of a new Parish Hall facility will be a two-story, approximately 24,000 square foot building, and will be 34.5 feet in height. The first floor will be approximately 15,000 square feet and will consist of a Parish Hall, kitchen, nursery, Guild, vestibule, reception area, offices for the Rector and church staff, restrooms, one elevator, dedicated storage, electrical spaces, and a 600 square foot renovation of existing space where tying into the new construction. The second floor will be approximately 9,000 total square feet, consisting of meeting rooms, restrooms, and dedicated storage and electrical spaces. The new building will be ADA compliant, use the latest building codes, fire sprinkled, constructed with new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating. The distance between the new Parish Hall facility and South Cheska property lines will be 84.1 feet. In order to meet new security and safety requirements, the new Parish Hall will have defined separation between the school and church facilities,

visitors to the church will not use the school entrances, and the new church meeting rooms in the Parish Hall will not be used by the school.

3. HVAC equipment for the new Parish Hall will include 4 HVAC Units and 1 Exhaust Fan Unit on the roof of said building that will all be screened with a 6-foot parapet wall. The noise level created by all HVAC equipment and ambient noise on the Tract, as measured from any point along the property line, shall not to exceed ~~50-55 dBA~~ during daytime hours (7am – 9pm) and ~~44-50 dBA~~ during nighttime hours (9pm – 7am). Once all HVAC equipment has been installed and is fully operational, St. Francis will hire an acoustical engineer to take base line readings of ambient noise and noises created by ambient noise plus the operation of all HVAC equipment. Such readings will be taken at different times of the day and night to determine maximum ambient noise levels plus noises created by the HVAC equipment for both time periods established above. If these readings determine that maximum ambient noise levels plus noises created by the HVAC equipment exceed the “not to exceed” dBA levels provided for above, St. Francis will install sound barriers or take other measures to mitigate the excess noise and lower such levels to be within the “not to exceed” dBA levels. If the City notifies St. Francis of persistent noise levels the City has reason to believe exceeds the foregoing standards, St. Francis and the City will determine if circumstances have changed on the St. Francis campus and/or with the HVAC equipment that might be responsible for any additional noise created by the HVAC equipment. If it is determined that a change in circumstance may have led to an increase in the dBA levels created by the HVAC equipment, St. Francis agrees to have additional noise level readings completed in the same manner as the original base line readings provided for above. After taking such additional noise level readings, if it is determined that the HVAC equipment is creating noise levels in excess of the permitted “not to exceed” noise levels, St. Francis agrees to take the following steps to come within the herein established noise level standards within a reasonable period of time, including but not limited to, taking acoustical measurements, installing additional sound barriers, and replacing older equipment with more sound efficient equipment. Acoustical measurements shall be taken at the property line ~~and shall exclude ambient noise and all other base line noises created by things other than the HVAC equipment.~~
4. Lighting shall not be allowed on the second story of the new Parish Hall from 10pm-6am daily. All second story, north-facing windows of new Parish Hall will be improved with both window treatments and film. Window treatments (shades) shall cover the entire length of the window, shall prevent light from escaping beyond the windows when in use, and shall be programmed to automatically close from 8pm-7am daily. Window film shall be installed at least six feet in height from the bottom

of the window, and have nontransparent properties that prevent people inside the building from seeing outside. All outdoor lighting on the Tract shall comply with Section 74-245(d), *Outdoor Lighting*, of the City's Code of Ordinances. All lighting associated with the outdoor gym, playground and other outdoor activity space must be equipped with an automatic timer to shut such lighting off no later than 9 pm daily.

5. Additional drainage calculations have been added for lots along South Cheska when creating the City-approved drainage plan for the Property. St. Francis will allow for the natural drainage of adjacent property into the drainage swale, which is south of the fence between St. Francis and Cheska, and/or allow for tie-in into the storm drain and/or swale on the Tract. St. Francis will maintain on-site drainage to prevent blockage or backup from debris or other materials and allow water from the Cheska residents' yards to flow south onto the Tract.
6. St. Francis shall comply with Chapter 66, *Vegetation*, of the City's Code of Ordinances. A tree disposition plan was submitted and approved by the City. The tree work on site will consist of tree preservation and the removal of trees. 31 trees are scheduled to be removed and 204 qualified new trees will be planted on the property. Trees must be planted in a manner to provide screening and prevent a direct line of sight from the adjacent property owners to the new Parish Hall and the playground equipment. The new trees will be watered by a drip irrigation system. St. Francis will warrant the health of all new trees for a one (1) year period from the date the last new tree is planted. If a tree that was intended to provide screening dies after the one-year warranty period, St. Francis will coordinate with the City's Urban Forester to ensure that proper screening remains between the adjacent property owners and the Parish Hall and playground equipment.
7. There will be ~~F~~the addition of 25,941 square feet of impervious flatwork, including the construction of a new concrete parking and driveway at the north end of the campus (21,564 square feet) to replace the existing asphalt drive and new sidewalks (4,377 square feet) adjacent to the new Parish Hall addition.
8. The existing playground equipment will be relocated south to be outside of the 30-foot setback and greenbelt. The playground equipment will have bark mulch as its filler, which will sit directly on the ground. This material is considered impervious for purposes of lot coverage.
9. Overall lot coverage shall not exceed 50 percent of the total lot.
10. There will be a new St. Francis Episcopal monument sign to replace the existing wooden sign. The new sign will be 4 feet tall by 14 feet in width

(56 square feet), and constructed with a masonry to match existing and cast stone.

11. The new Parish Hall construction has been scheduled to start after the end of the school year in May 2022. The traffic plan for when school is in session has been designed by the school with help from off duty traffic safety officers. As needed, Ecclesia Church will provide additional carpool queuing areas. Project deliveries will be scheduled not to interfere with school drop off and pick up schedules. Flaggers will be present during all deliveries.
12. If the City notifies St. Francis of any persistent traffic issues, St. Francis shall adjust its school traffic plan to alleviate traffic on Piney Point Road, including but not limited to modifying on-campus carpool lanes, adjusting school carpool hours and/or dropoff/pickup locations, adding additional traffic safety officers, and additional directives to school parents. St. Francis shall further ensure that it maintains adequate on-site parking and designated off-site parking for parishioners, employees, school parents, visitors, and contractors. Parking on any City street or right-of-way, or adjacent private street by any aforementioned persons, without the express consent of the City and affected property owners, will not be allowed.
13. St. Francis will coordinate with residents to construct and maintain a new eight (8) foot fence, constructed of treated pine posts and horizontal pine boards with vertical cedar planks, along the north property line of the Tract in accordance with the City-approved fence plan attached as part of the Detailed Scope of Work and Plans under Exhibit A and incorporated as part of this Ordinance. At each resident's discretion, St. Francis will take down the resident's fence that runs parallel to the new St. Francis fence and provide connections from the new fence to existing side yard fences. Additional side yard fence work performed will be constructed at the same time as the new St. Francis fence. The new fence will not interfere with any drainage on the Tract, or otherwise impede the natural flow from adjacent property. All fence work provided for in this section will be paid for in its entirety by St. Francis.
14. St. Francis will reestablish the 30-foot setback and greenbelt area, and shall maintain such greenbelt area and ensure that it is free of improvements, other than fencing, drainage, landscaping and irrigation, as permitted by this Ordinance. During the demolition and construction of the new Parish Hall and other related improvements, no trailers or parking of vehicles or portable restrooms will be allowed in the setback and greenbelt area. St. Francis will limit the amount of demolition and construction staging located in the setback and greenbelt area to such events that are unavoidable.



15. St. Francis Episcopal School (“SFES”) shall not exceed an enrollment of 800 students on its Piney Point campus. Additionally, SFES may request approval for additional students on a temporary basis due to events such as but not limited to hurricanes, tornadoes, floods, fires and construction at its other campus locations. The Mayor is authorized to permit these additional students for a period not to exceed seven days. Any extension of this seven-day period must be authorized by City Council.
16. City staff will conduct an annual inspection of the Tract to ensure compliance with this Ordinance. City staff will coordinate with St. Francis’ staff to schedule such annual inspection. The annual inspection shall include discussions with adjacent property owners to ensure compliance with this Ordinance.
17. St. Francis is not permitted to improve or use the Property for any other purpose than those authorized by this Ordinance or other prior authorization.

**Section 3.** Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00 per offense. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

**Section 4.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 5.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mark Kobelan  
Mayor

**ATTEST:**

\_\_\_\_\_  
Karen Farris  
City Secretary

## **Exhibit A**

### Detailed Scope of Work and Plans

TO: The Honorable Mayor and Members of the City Council

FROM: Karen Farris, City Secretary

MEETING DATE: May 2, 2022

SUBJECT: Public Hearing to discuss the Specific Use Permit for the Kinkaid School's proposed new Upper School and Lower School, Administration Building, and other related improvements.

Agenda Item: 2

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR THE DEMOLITION OF CERTAIN IMPROVEMENTS, CONSTRUCTION OF A NEW UPPER SCHOOL BUILDING AND LOWER SCHOOL/ADMINISTRATION BUILDING, RENOVATION OF CERTAIN EXISTING IMPROVEMENTS, AND INSTALLATION OF CERTAIN RELATED ACCESSORY STRUCTURES, AS WELL AS CERTAIN DRAINAGE IMPROVEMENTS, AND TREE REPLACEMENT AND PLANTING, ALL ON THE KINKAID SCHOOL TRACT, AND INSTALLATION AND USE OF TEMPORARY BUILDINGS DURING THE CONSTRUCTION OF THE FOREGOING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the Kinkaid School Tract subject to certain conditions; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:**

**Section 1.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

**Section 2.** The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit the demolition of certain improvements, construction of a new Upper School Building and Lower School/Administration Building, renovation of certain existing improvements, and installation of certain related accessory structures, as well as certain drainage improvements, and tree replacement and planting, all on the Kinkaid school tract (collectively called the "Improvements") and the installation and use of temporary buildings during the construction of the Improvements. Such Improvements are further described under the Project (new Upper School Building and a new Lower School/Administration Building, and other Improvements) description below, as well as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and described in the Narrative & Scope of Work attached hereto as **Exhibit B**, each made a part of this Ordinance hereof. City Council approval of the proposed Improvements provided for in this Ordinance is subject to adherence to the specifications provided for in this Ordinance, obtaining applicable building permits, and other conditions provided for below:

In addition to the Improvements identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A**, the Project (new Upper School Building and a new Lower School/Administration Building, and other Improvements) shall include:

1. The demolition portion of the Project will include the removal of approximately 192,541 square feet of impervious site flatwork, trees, buildings and associated mechanical, electrical and plumbing work.
2. Construction of a new Upper School Building facility that will be a two-story, approximately 240,150 square foot building (including an existing basement of approximately 2,850 square feet), and will be a maximum 35 feet in height. The first floor will be approximately 137,600 square feet. The second floor will be approximately 99,700 square feet. The new Upper School Building facility replaces the existing upper school, library, science labs and central plant buildings. The Upper School Building facility will provide updated academic teaching spaces, science labs, maker spaces, and auxiliary labs, as well as five student assembly spaces, a Library Resource Center, faculty and staff areas, two new gyms, and associated locker and training rooms. The ring shape of the Upper School Building facility creates a courtyard providing a large central green space and natural light into all classrooms. The new Upper School Building facility shall be connected by covered walkways/bridges to the existing Center for Student Life and Dining and Learning Center. The new Upper School Building facility will be classified as Group E occupancy, be ADA compliant, use the currently adopted building codes, fire sprinkled, constructed with new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating.
3. Construction of a new Lower School/Administration Building that will be a two-story, approximately 47,300 square foot building, and will be a maximum 35 feet in height. The first floor will be approximately 25,000 square feet. The second floor will be approximately 22,300 square feet. The new Lower School/Administration Building shall replace the existing Harrison House. —The academic portion of the new Lower School/Administration Building (first floor) provides specialized spaces for art, STEM, science, languages and music classrooms, as well as two gymnasiums and faculty work areas. The administrative areas of the new Lower School/Administration Building (second floor) will create a central location for staff currently in offices spread across the campus, and will include an entry lobby on the first floor separated from the academic spaces . The new Lower School/Administration Building will be equipped with outdoor spaces to further students' learning, an outdoor art arbor, outdoor science classroom and greenhouse, along with a new playground and canopy.

The new Lower School/Administration Building will be ADA compliant, use the currently adopted building codes, fire sprinkled, constructed with

new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating.

4. The following interior renovation of existing buildings:
  - a. The existing Lower School building art room (relocating to the new Lower School/Administration Building) will be divided into two additional homeroom classes, and the current specialized classes will be turned into additional homeroom classes to accommodate the Lower School's projected growth in enrollment.
  - b. The Center for Student Life building will convert existing spaces to accommodate additional office, storage and hallway spaces, as well as the following academic areas: dance rehearsal, dressing room, a large classroom, a visual arts studio, and a practice room.
  - c. Office and administrative space on the second floor of the Dining and Learning Center building (relocating adjacent to the new Central Plant in the new Upper School Building facility), will be converted into classroom space.
5. Accessory structures to be installed and used includes replacing three existing playgrounds and corresponding shade structures, as well as three bench shade structures at the existing Lower School building, provide additional amenities for the golf curriculum (putting green, chipping tee and short game area), and adding a concrete pad under the existing bleachers (for safety and stability)
6. A tree disposition plan was submitted and approved by the City. The tree work on site will consist of tree preservation and the removal of trees. 131 trees are scheduled to be removed and 38 new trees will be planted on the property. As the new trees reach maturity, they will count as RMD trees.
7. The following special permissions:
  - a. Reconfigured drive lanes and parking: Adjustment in existing parking and queue lanes for new building location and more efficient traffic flow.
  - b. Covered walkway: Lower School connector for safety and protection from rain.
  - ~~e. Colonnade~~
  - c. Colonnade connection to outdoor learning spaces: Outdoor circulation for covered access to outdoor classrooms.

- d. Fence in 50-foot front yard setback (perpendicular to the fence along San Felipe frontage): For safety and containment of new Lower School/Administration Building yard.
- e. Play structure with canopy: For student education curriculum but considered as a special use element.
- ~~f. Greenhouse~~
- f. Greenhouse: For student education curriculum but considered as a special use element.
- g. Outdoor Art Arbor: For student education curriculum but considered as a special use element.
- h. Outdoor Science Classroom: For student education curriculum but considered as a special use element.
- i. Athletic Field Social Stair: For use an outdoor Athletic/Health classroom for Middle School and Upper School students considered as a special use element.
- ~~j. Terrace over service fire lane~~
- j. Terrace over service fire lane: Elevated outdoor patio/viewing terrace over existing fire lane, designed in compliance with COPPV building codes and with preliminary Fire Marshal approval, considered as a special use element.
- k. Colonnade extension: Covered access for student drop-off/pick-up and circulation.
- ~~l. Fire truck turnaround~~
- m. Transformer yard
- l. Fire truck turnaround: Modification/expansion for better fire truck maneuverability on "grandfathered" fire lane, with preliminary Fire Marshal approval.
- m. Transformer yard: Rework of existing electrical service pad and addition of new transformer for Upper School service.
- n. For new Upper School Building



- i. Building Signage: Directional, orientational and naming of buildings and site features within the campus.
  - ~~ii. Rooftop HVAC equipment~~
  - ii. Rooftop HVAC equipment: Special request for placement of equipment on building roofs as more appropriate in commercial projects, holding tops of equipment within 35-ft. height limit.
  - iii. Rooftop equipment screens: Special request for placement of screens for rooftop equipment on building roofs, holding tops of screens within 35-ft. height limit.
  - iv. Roof access ladders (that will exceed 35 feet in height): Special request to allow roof ladders, that enable access to rooftop equipment for maintenance, to exceed the 35-ft. height limit at handrails, required for safety and provided at code-required height.
  - v. Fume hoods and chimney vent pipes (that will exceed 35 feet in height): Special request to allow fume hood and chimney vent pipe to exceed the 35-ft. height limit, provided at code-required heights.
- o. For new Lower School/Administrative Building
  - i. Building Signage: Directional, orientational and naming of buildings and site features within the campus.
  - ~~ii. Rooftop HVAC equipment~~
  - ii. Rooftop HVAC equipment: Special request for placement of equipment on building roofs as more appropriate in commercial projects, holding tops of equipment within 35-ft. height limit.
  - iii. North detention pond expansion: Special request for expansion and reconfiguration of existing pond to provide added detention capacity associated with new building and paving lot coverage.
- p. Exterior building lighting site lighting, and ~~site~~ site furniture as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and made a part of this

Ordinance hereof. Special request for commercial level lighting and site furniture that is outside of typical residential needs and requirements.

- q. Temporary buildings for temporary classrooms, to be located on the Milby tract in areas designated on signed and sealed engineering drawings incorporated herein by reference. Special request for short-term use of non-permanent, prefabricated movable buildings to house students and faculty during specified phases of construction when demolition work is done and before new facilities have been constructed.
- r. Temporary buildings for temporary classrooms, administrative offices, and athletic facilities to be located on the main Kinkaid campus, existing tennis courts and new gym facilities in areas designated on signed and sealed engineering drawings incorporated herein by reference. Special request for short-term use of non-permanent, prefabricated movable buildings to house students and teachers during specified phases of construction when demolition work is done and before new facilities have been constructed.

**Section 3.** — The following mitigation provisions are hereby incorporated by reference into the special use permit:

- 1. — ~~Kinkaid will pay any payment in lieu of real estate taxes payments not made by Kinkaid in recent prior years, which such payment shall be calculated based on the last year of payment by Kinkaid less any payments made by Kinkaid. Kinkaid will make such payments in 2 equal installments; the first installment to be paid no later than March 31, 2023, and the second installment to be paid no later than March 31, 2024.~~
- 2. — ~~Kinkaid will reestablish a new payment in lieu of real estate tax payment at \$70,000 per year.~~
- 3. — ~~The new payment in lieu of real estate tax payments will fluctuate annually with the cost of services provided to Kinkaid by the City based on a formula to be defined and agreed upon by Kinkaid and the City in their reasonable discretion.~~

**Section 4Section 3.** Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00 per offense. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

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**Section 54.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 65.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mark Kobelan  
Mayor

**ATTEST:**

\_\_\_\_\_  
Karen Farris  
City Secretary

**Exhibit A**

Detailed Scope of Work and Plans

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Kinkaid has enjoyed being part of this community and calling this campus home for over 50 years. We are excited for this new project to provide some updated spaces, appropriate for 21<sup>st</sup> century learning. Upgrades will also make the campus more efficient, including more green space with cohesive program layouts, new mechanical, electrical and plumbing systems using less resources, and building connections for better circulation during inclement weather.

The new Lower School / Administration building replaces the Harrison House. The academic portion of the building (Level 1) provides specialty learning spaces such as Art, STEM lab, Science, Languages and Music. It is equipped with outdoor spaces to further students' learning, an outdoor art arbor, outdoor science classroom and greenhouse, along with a new playground and canopy. The administrative areas (Level 2) create a central location for staff currently in office spread across the campus.

The new Upper School building replaces the existing upper school, library, science labs and central plant buildings. It provides updated academic teaching spaces, science labs and maker spaces, gyms and student centers. Its ring shape creates a courtyard, providing a large central green space and natural light into all classrooms. The Upper School is connected by covered walkways / bridges to the Center for Student Life and Dining & Learning Center.

With the new building programs, there are small renovations to some existing buildings. The existing Lower School art room (relocating to the new Lower School / Admin) is divided into two additional homeroom classrooms. Center for Student Life replaces faculty offices with a dance rehearsal hall, changes Debate Classroom (relocating to new Upper School) to a Visual & Performing Arts Studio and creates two new larger classrooms. Dining & Learning Center faculty offices on the second floor (relocating adjacent to the new Central Plant in Upper School), create another academic classroom space.

Additional work (Accessory Structures) includes replacing existing playgrounds and shade structures at the existing Lower School, providing additional amenities for golf curriculum (putting green, chipping tee and short game area) and adding a concrete pad under the existing bleachers (for safety and stability).



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Houston, Texas 77004  
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EXHIBIT A

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EXISTING CONDITIONS



PROPOSED DESIGN

EXHIBIT A



**PROJECT ORIENTATION**  
Kinkaid New Upper and Lower Schools

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PHASE 2 DESIGN LOWER SCHOOL ADMIN - LEVEL 2



PROPOSED DESIGN LOWER SCHOOL ADMIN - LEVEL 2

SPACE PROGRAM	
CLASSIFICATION	OFFICE
ATHLETIC	STORAGE/STAFF USE
CLASSROOM	STUDENT CENTER
CAFETERIA/MEET	SUPPORT
PROLATA	



PHASE 2 DESIGN LOWER SCHOOL ADMIN - LEVEL 1



PROPOSED DESIGN LOWER SCHOOL ADMIN - LEVEL 1

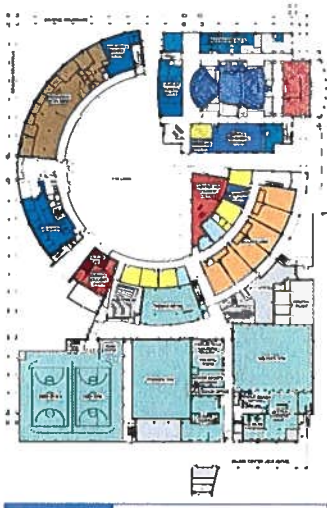
EXHIBIT A



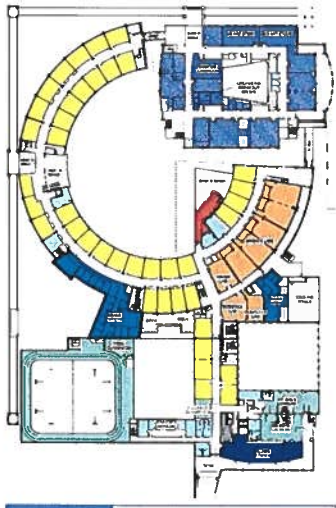
**SPATIAL PROGRAMMING**  
Kinkaid New Upper and Lower Schools

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REUSE/REPROGRAM	
NEW TESTING ON	FILED CASE
PLANNING CENTER	ART
CLASS. RM	RESEARCH LAB
CLASSROOM	WORK-SHOP/STUDIO
CULTURAL ARTS	STUDENT CENTER
LABS	CAFETERIA
RECREATION	



PROPOSED DESIGN UPPER SCHOOL - LEVEL 1

PROPOSED DESIGN UPPER SCHOOL - LEVEL 2



**SPATIAL PROGRAMMING**  
Kinkaid New Upper and Lower Schools



EXHIBIT A

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**Exhibit B**

Narrative & Scope of Work

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## NARRATIVE & SCOPE OF WORK

The proposed new Lower School / Administration Building will be built on the site of the existing Harrison House, across the east driveway from the existing Lower School Building. The first floor will provide specialty learning spaces for Lower School students: Science, Art, Language and Music. The administrative offices on the second floor of the Lower School / Admin Building will bring together offices that are spread across the existing campus and replace the Harrison House that is used primarily for school administrative operations.

### Building Specifics:

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- total of 47,300 SF
  - 25,000 SF on the first floor for the Lower School
  - 22,300 SF on the second floor for Administration
- Finish Floor Elevation (FFE) is 1'-0" min. above the nearest sanitary sewer manhole rim elevation

### Circulation:

- two egress stairs
- one passenger elevator

### Program Information:

- nine (9) specialized classrooms (art, science, languages, music, STEM)
- one large assembly space (Big Room)
- one small assembly space (Small Gym)
- teachers' offices and workspaces
- outdoor educational spaces
  - Greenhouse
  - Science Classroom
  - Art Arbor
- play structure with canopy
- administrative spaces on the second floor of the new building (offices and work spaces)
  - entry lobby on the first floor for administrative spaces, separated from the Lower School.

### Site Improvements:

- covered walkway across the east driveway, connects to the existing Lower School
  - does not encroach on the minimum required dimensions for the fire lane / fire truck access
- existing driveways and parking area modifications on the campus
  - improve traffic circulation related to student drop-off and pick-up for the Lower School
- added fire lanes on north and west side
  - extend access points for emergency response
- decorative fencing around North yard
- colonnade for access to outdoor educational spaces
- trees planted around new building



**Site Improvements Cont.:**

- total impervious square footage is within the allowable lot coverage area for the campus
- the drainage and detention required for the new building and impervious areas is accommodated in North detention pond

**Exterior Materials:**

*(matching existing Lower School)*

- brick veneer
- cast stone trim
- aluminum-framed storefront windows and entrances
- mansard roof

\*NOTE: building height is less than 35', measured from Average Natural Grade

**Engineered Systems:**

- eight (8) packaged air conditioning units
  - located in a roof well in the center of the building
  - screened from view by the mansard roof that surrounds the well on all sides
  - accessed through a roof hatch by ladder through a locked support space within the building
  - ductwork to distribute air from the rooftop equipment to the building spaces runs in vertical shafts and above ceilings to all interior spaces
- plumbing system connects to existing water and sanitary sewer lines on the campus
  - uses existing taps where possible
  - provides new taps when necessary to accommodate demand
  - plumbing fixtures meet or exceed current codes for water consumption and efficiency
- electrical and lighting systems are served from a new electrical service and panels
  - meets or exceeds current building, electrical and energy codes.

**Special Permisslons:**

1. Building signage
2. Rooftop Air Conditioning Units (4 DOAS & 4 ACCU)
3. Reconfigured drive lanes and parking
4. Covered Walkway across driveway to existing Lower School building
5. Colonnade connection to outdoor learning spaces
6. Fence in 50' front yard setback
7. Play structure with canopy in 50' front yard setback
8. Greenhouse
9. Outdoor Science classroom
10. Outdoor Art arbor
11. North Detention Pond reconfiguration (retaining wall up to 3 ft)

## NARRATIVE & SCOPE OF WORK

The proposed new Upper School Building with Athletic and Facilities spaces will replace aging buildings, some of which date from 1960s, with buildings that will be appropriate for 21st century education. The new building will be located in central campus where the existing Upper School buildings, gymnasiums and central plant are today. Three buildings housing Upper School classrooms, labs, student center and office spaces as well as the Doggett Gym, locker rooms and the Central Plant will be demolished to accommodate the new construction.

### Building Specifics:

- two stories in height
- Group E occupancy
- Type II-A construction
- full fire sprinkler protection
- 240,150 total SF
  - 143,850 total SF at Upper School
    - 2,850 SF basement (existing to remain)
    - 74,600 SF first floor
    - 66,500 SF second floor
  - 96,200 total SF at Athletic Facilities
    - 63,000 SF first floor
      - 10,990 existing SF (Melcher Gym)
      - 9,460 existing SF (Fondren Gym)
      - 42,550 new construction SF
    - 33,200 SF second floor
- fire wall separations
  - three (3) locations:
    - east to west through the building (between the educational and athletic areas)
    - bridge between the new building and existing Center for Student Life
    - bridge between the new building and existing bridge (between SLC & DLC)
  - comply with building code area limitations
  - connected at hallways by fire-rated doors on hold-open devices tied to the fire alarm system
  - connected by bridges to existing Center for Student Life and Dining & Learning Center
- Finish Floor Elevation (FFE) at the first floor will match the existing Melcher and Fondren Gyms
  - 1'-0" min. above the nearest sanitary sewer manhole rim elevation

### Circulation:

- Elevators (total of 3)
  - one (1) new passenger
  - one (1) existing passenger to remain (in Athletics area)
  - one (1) new service/freight
- Stairs (total of 11) - provides approximately 50% more capacity than required by Building Code
  - one (1) existing stair to remain (in Athletics area)
  - seven (7) new interior stairs
  - three (3) new exterior stairs

H - 2

EXHIBIT B

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**Program Information:**

- 62 instructional spaces (classrooms and labs)
  - 45 academic classrooms
  - 11 science labs
  - 2 maker spaces
  - 4 auxiliary labs (computer, robotics, video, debate)
- five (5) assembly spaces
  - one (1) auditorium
  - two (2) Student Centers
  - Alumni Center
  - Board Room
- Library Resource Center / Learning Center
- four (4) gyms
  - two (2) new gyms
  - two (2) existing gyms (Mechler & Fondren)
  - indoor running track, cardio equipment and yoga studio on second floor
- locker rooms
- weight and training rooms
- faculty and staff offices, work rooms and break rooms
  - facility operations
  - technology department

**Special features:**

- three decorative fireplaces (gas appliances)
  - Board Room
  - Library Resource Center
  - Entry Lobby
- food-to-go kitchen (Falcon Cafe)
- commercial kitchen with grease interceptor (Alumni Center)
- Social stairs
  - Interior (Entry Lobby)
  - Exterior (Athletic Fields)

**Updates on other buildings:**

- Center for Student Life
  - Level 1 infill at southwest corner at demolished Upper School building connection
  - Level 2 opening at northwest corner for new bridge connection
- Bridge between Dining & Learning Center and Center for Student Life
  - Opening on south side for new bridge connection



**Site Improvements:**

- landscape:
  - central courtyard with preserved existing trees
  - some existing trees in the footprint of the new building will be removed and relocated
  - new plantings will include trees, shrubs, ground cover and ornamental planting
- lighting
  - tree uplights and downlights to highlight trees within the courtyard
  - pole-mounted pedestrian lights provide code-required / safe lighting levels along exit and circulation paths.
- outdoor furniture:
  - three (3) open, shaded arbors (gathering areas)
  - 40 benches
  - seven (7) swinging seats
  - seating platform
- colonnade extension along the existing west driveway
  - match existing colonnade along the north driveway and drop-off/pick-up lanes
- social stair at the edge of the Alumni Center terrace
  - also functions as stepped seating area facing the football field
- Alumni Center terrace extends over the existing service drive / fire lane on the south side
  - does not encroach on minimum required dimensions for the fire lane / fire truck access
- existing east service drive modifications
  - improve fire truck access and truck traffic circulation around the Athletic Facilities
  - paved drive lane added off the existing service yard for fire truck turn-around
  - turn-around sized such that it may also be used by delivery trucks

**Exterior Materials:**

*(match existing materials on campus)*

- brick veneer
  - cast stone trim
  - aluminum-framed curtain wall, storefront windows and entrances
- \*NOTE: building heights is less than 35'-0" measured from Average Natural Grade

**Engineered Systems:**

- new campus central plant (upgraded & more energy-efficient)
  - serves new Upper School and existing Middle School, Lower School, Dining & Learning Center
  - replace the aging cooling towers, boilers, pumps and other equipment
  - new cooling towers enclosed in CMU on the second floor / roof well
    - acoustical plaster finish on interior of well (to provide sound-deadening)
    - louvers (to provide air circulation for the equipment)
  - new boilers, pumps and other equipment on first floor, below the cooling towers
- existing emergency generator relocated near new central plant
  - located on ground level, in a walled enclosure (no roof)

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**Engineered Systems (cont.):**

- Upper School mechanical system
  - 16 rooftop air conditioning units
    - served by chilled water piping running across roofs
  - 12 condensing units
  - rooftop equipment will be screened from view by parapets at the outer ring exterior walls and screens at the interior ring exterior walls
  - accessed through roof hatches by ladders through locked support spaces within the building
  - roof circulation path will be provided from the hatches to the equipment
    - eight (8) roof ladders along the circulation path to accommodate transitions between adjacent buildings with different parapet and roof heights
  - other equipment on the roof will include exhaust fans, chimney vents (for the decorative fireplaces), and vent flues (for science lab equipment).
  - ductwork to distribute air from the rooftop equipment to the building spaces runs horizontally across the roof to shafts (screened from view), vertically down through the shafts and above ceilings to all interior spaces
- plumbing system connects to existing water and sanitary sewer lines on the campus
  - uses existing taps where possible
  - provides new taps where necessary to accommodate demand
  - plumbing fixtures meet or exceed current codes for water consumption and efficiency
- electrical and lighting system are served from new switches and pad-mounted transformer
  - switches installed at the east property line
  - electrical transformer added in the existing fenced equipment yard behind the Dining & Learning Center building
  - building service lines extend from the transformer to the Main Electrical Room at new Central Plant
  - electrical service on-site and in the building, panels, receptacles and devices, and lighting for the new buildings meets or exceeds current building, electrical and energy codes

**Special Permissions:**

1. Rooftop Air Conditioning Units (16 AHUs & 12 CUs + 4 Cooling Towers on 1st floor roof)
2. (16) Rooftop mechanical screens / enclosures
3. (8) Roof Access Ladders (guardrails to safely cross parapets) above 35'
4. (6) Fume Hood Vent above 35' (to meet building code)
5. (2) Chimney Vent pipes above 35'
6. Athletic field outdoor Social Stair
7. Terrace over Service Fire lane
8. Colonnade extension
9. Fire truck turnaround
10. Transformer Yard
11. Temporary Buildings

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## NARRATIVE & SCOPE OF WORK

The new Lower School / Admin building will provide specialized learning spaces for Lower School students. These will include nine specialized classrooms (art, science, languages, music, STEM), which frees up spaces in the existing Lower School to serve as homeroom classrooms. The new homeroom classrooms will accommodate the Lower School's projected growth in enrollment.

### Existing Building Specifics:

- two stories in height
- Type II - 1 hour construction
- full fire sprinkler protection
- 57,930 SF Total
  - 32,330 SF on the first floor
  - 25,600 SF on the second floor

Total renovation area is 1,920 SF on the first floor.

### Renovation work on first floor:

- convert existing art classroom to two homeroom classrooms
- demolish millwork
- demolish plumbing

### Engineered Systems:

- mechanical
  - existing mechanical air grilles will be adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done will remain
- plumbing
  - demolish sink and cap lines
- fire protection
  - existing fire sprinkler heads and fire alarm system devices remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.

## NARRATIVE & SCOPE OF WORK

The existing Center for Student Life (SLC) building sits in the northeast corner of the central block of buildings on The Kinkaid School campus and is the school's main entry. The new Upper School and Lower School / Admin buildings will provide both instructional and administration spaces. Existing spaces in the SLC that are being relocated, will be renovated and re-purposed for other program needs.

### Existing Building Specifics:

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- 62,800 SF Total
  - 33,700 SF on the first floor
  - 29,100 SF on the second floor

Total renovation area is 35,475 SF

- 30,600 SF on the first floor
- 4,875 SF on the second floor

### Renovation work on the first floor:

- convert existing office and administrative areas to a dance rehearsal classroom
- convert an existing conference room/classroom to dressing rooms
- convert a meeting room to offices
- expand receiving / storage

### Renovation work on the second floor:

- combine pairs of existing smaller classrooms to single large classrooms
- convert debate classroom to a visual arts classroom
- convert existing film classroom to practice rooms
- reconfigure circulation space with a connection to the new Upper School





**Systems work within the renovated spaces:**

- mechanical
  - existing mechanical air grilles adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - existing electrical and data outlets removed from demolished partitions
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done remain in place
- plumbing
  - no plumbing work in renovation scope
- fire protection
  - existing fire sprinkler heads and fire alarm system devices remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.

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## NARRATIVE & SCOPE OF WORK

The existing Dining & Learning Center (DLC) building sits off the southeast corner of the SLC building; it is connected to the SLC by a covered walkway on the first floor and by a bridge on the second floor. The existing Middle School and DLC are considered one building. The new facility offices and technology department in the Upper School will allow for existing offices and server room to be converted into academic space.

### Existing Building Specifics:

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- total of 68,029 SF
  - 33,595 SF on the first floor
  - 34,434 SF on the second floor

Total renovation area is 715 SF on the second floor.

### Renovation work on the second floor:

- convert existing facility offices and administrative areas to a classroom

### Engineered Systems:

- mechanical
  - existing mechanical air grilles adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - existing electrical and data outlets removed from demolished partitions
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done remain in place
- plumbing
  - no plumbing work in the renovation scope
- fire protection
  - existing fire sprinkler heads and fire alarm system devices to remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.

## NARRATIVE & SCOPE OF WORK

Existing Lower School play structures and canopies will be replaced. The footprint of the new structures will match the existing. The new Lower School / Admin building will have a new play structure and canopy installed in the South yard.

**Program Information:**

- replace pre-k play structure & canopy
- replace kindergarten play structure & canopy
- replace 1st & 2nd grade play structure & canopy
  - similar structure for new play structure at Lower School / Admin
- replace shade structures

\*NOTE: There is no change to location, size, impervious cover for the replacement structures. The new play structure is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.

K - 6

EXHIBIT B

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# NARRATIVE & SCOPE OF WORK

The greenhouse will be located in the North yard of the new Lower School / Administration building. It will be detached from the new building, accessed through the colonnade. It will provide an extension of student learning, with the ability to study plants and weather conditions.

**Greenhouse Specifics:**

- pre-manufactured engineered Greenhouse sitting on top of a CMU / brick veneer pedestal
  - motorized shutters
  - heater
  - fans
  - black-out shade

\*NOTE: The greenhouse is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.

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## NARRATIVE & SCOPE OF WORK

The Art Arbor will be located in the North yard of the new Lower School / Administration building. It is a shade structure that will connect to the colonnade. It will be used as an outdoor space for art related activities, such as painting.

**Art Arbor Specifics:**

- aluminum framed pergola structure
- translucent fabric awning

\*NOTE: The art arbor is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.

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EXHIBIT B

B-14

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TO: The Honorable Mayor and Members of the City Council

FROM: Karen Farris, City Secretary

MEETING DATE: May 2, 2022

SUBJECT: Discuss and take possible action on approving the Specific Use Permit for the Kinkaid School's proposed new Upper School and Lower School, Administration Building, and other related improvements.

Agenda Item: 3

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PINEY POINT VILLAGE, TEXAS, IN ACCORDANCE WITH DIVISION 4 OF ARTICLE II OF CHAPTER 74 OF THE CITY'S CODE OF ORDINANCES, ESTABLISHING AND APPROVING ISSUANCE OF A SPECIFIC USE PERMIT FOR THE DEMOLITION OF CERTAIN IMPROVEMENTS, CONSTRUCTION OF A NEW UPPER SCHOOL BUILDING AND LOWER SCHOOL/ADMINISTRATION BUILDING, RENOVATION OF CERTAIN EXISTING IMPROVEMENTS, AND INSTALLATION OF CERTAIN RELATED ACCESSORY STRUCTURES, AS WELL AS CERTAIN DRAINAGE IMPROVEMENTS, AND TREE REPLACEMENT AND PLANTING, ALL ON THE KINKAID SCHOOL TRACT, AND INSTALLATION AND USE OF TEMPORARY BUILDINGS DURING THE CONSTRUCTION OF THE FOREGOING; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

\* \* \* \* \*

WHEREAS, the City of Piney Point Village (the "City") finds it to be in the best interest of the health, safety, and welfare of its citizens to approve the following improvements on the Kinkaid School Tract subject to certain conditions; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINEY POINT VILLAGE, TEXAS:**

**Section 1.** The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct and are hereby adopted.

**Section 2.** The City hereby establishes and approves issuance of a specific use permit, as outlined by the terms of this Ordinance, to permit the demolition of certain improvements, construction of a new Upper School Building and Lower School/Administration Building, renovation of certain existing improvements, and installation of certain related accessory structures, as well as certain drainage improvements, and tree replacement and planting, all on the Kinkaid school tract (collectively called the "Improvements") and the installation and use of temporary buildings during the construction of the Improvements. Such Improvements are further described under the Project (new Upper School Building and a new Lower School/Administration Building, and other Improvements) description below, as well as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and described in the Narrative & Scope of Work attached hereto as **Exhibit B**, each made a part of this Ordinance hereof. City Council approval of the proposed Improvements provided for in this Ordinance is subject to adherence to the specifications provided for in this Ordinance, obtaining applicable building permits, and other conditions provided for below:

In addition to the Improvements identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A**, the Project (new Upper School Building and a new Lower School/Administration Building, and other Improvements) shall include:

1. The demolition portion of the Project will include the removal of approximately 192,541 square feet of impervious site flatwork, trees, buildings and associated mechanical, electrical and plumbing work.
2. Construction of a new Upper School Building facility that will be a two-story, approximately 240,150 square foot building (including an existing basement of approximately 2,850 square feet), and will be a maximum 35 feet in height. The first floor will be approximately 137,600 square feet. The second floor will be approximately 99,700 square feet. The new Upper School Building facility replaces the existing upper school, library, science labs and central plant buildings. The Upper School Building facility will provide updated academic teaching spaces, science labs, maker spaces, and auxiliary labs, as well as five student assembly spaces, a Library Resource Center, faculty and staff areas, two new gyms, and associated locker and training rooms. The ring shape of the Upper School Building facility creates a courtyard providing a large central green space and natural light into all classrooms. The new Upper School Building facility shall be connected by covered walkways/bridges to the existing Center for Student Life and Dining and Learning Center. The new Upper School Building facility will be classified as Group E occupancy, be ADA compliant, use the currently adopted building codes, fire sprinkled, constructed with new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating.
3. Construction of a new Lower School/Administration Building that will be a two-story, approximately 47,300 square foot building, and will be a maximum 35 feet in height. The first floor will be approximately 25,000 square feet. The second floor will be approximately 22,300 square feet. The new Lower School/Administration Building shall replace the existing Harrison House. The academic portion of the new Lower School/Administration Building (first floor) provides specialized spaces for art, STEM, science, languages and music classrooms, as well as two gymnasiums and faculty work areas. The administrative areas of the new Lower School/Administration Building (second floor) will create a central location for staff currently in offices spread across the campus, and will include an entry lobby on the first floor separated from the academic spaces. The new Lower School/Administration Building will be equipped with outdoor spaces to further students' learning, an outdoor art arbor, outdoor science classroom and greenhouse, along with a new playground and canopy.

The new Lower School/Administration Building will be ADA compliant, use the currently adopted building codes, fire sprinkled, constructed with



new Type II fire resistive materials, and be energy efficient for electrical, plumbing, air conditioning and heating.

4. The following interior renovation of existing buildings:
  - a. The existing Lower School building art room (relocating to the new Lower School/Administration Building) will be divided into two additional homeroom classes, and the current specialized classes will be turned into additional homeroom classes to accommodate the Lower School's projected growth in enrollment.
  - b. The Center for Student Life building will convert existing spaces to accommodate additional office, storage and hallway spaces, as well as the following academic areas: dance rehearsal, dressing room, a large classroom, a visual arts studio, and a practice room.
  - c. Office and administrative space on the second floor of the Dining and Learning Center building (relocating adjacent to the new Central Plant in the new Upper School Building facility), will be converted into classroom space.
5. Accessory structures to be installed and used includes replacing three existing playgrounds and corresponding shade structures, as well as three bench shade structures at the existing Lower School building, provide additional amenities for the golf curriculum (putting green, chipping tee and short game area), and adding a concrete pad under the existing bleachers (for safety and stability)
6. A tree disposition plan was submitted and approved by the City. The tree work on site will consist of tree preservation and the removal of trees. 131 trees are scheduled to be removed and 38 new trees will be planted on the property. As the new trees reach maturity, they will count as RMD trees.
7. The following special permissions:
  - a. Reconfigured drive lanes and parking: Adjustment in existing parking and queue lanes for new building location and more efficient traffic flow.
  - b. Covered walkway: Lower School connector for safety and protection from rain.
  - c. Colonnade connection to outdoor learning spaces: Outdoor circulation for covered access to outdoor classrooms.

- d. Fence in 50-foot front yard setback (perpendicular to the fence along San Felipe frontage): For safety and containment of new Lower School/Administration Building yard.
- e. Play structure with canopy: For student education curriculum but considered as a special use element.
- f. Greenhouse: For student education curriculum but considered as a special use element.
- g. Outdoor Art Arbor: For student education curriculum but considered as a special use element.
- h. Outdoor Science Classroom: For student education curriculum but considered as a special use element.
- i. Athletic Field Social Stair: For use an outdoor Athletic/Health classroom for Middle School and Upper School students considered as a special use element.
- j. Terrace over service fire lane: Elevated outdoor patio/viewing terrace over existing fire lane, designed in compliance with COPPV building codes and with preliminary Fire Marshal approval, considered as a special use element.
- k. Colonnade extension: Covered access for student drop-off/pick-up and circulation.
- l. Fire truck turnaround: Modification/expansion for better fire truck maneuverability on “grandfathered” fire lane, with preliminary Fire Marshal approval.
- m. Transformer yard: Rework of existing electrical service pad and addition of new transformer for Upper School service.
- n. For new Upper School Building
  - i. Building Signage: Directional, orientational and naming of buildings and site features within the campus.
  - ii. Rooftop HVAC equipment: Special request for placement of equipment on building roofs as more appropriate in commercial projects, holding tops of equipment within 35-ft. height limit.

- iii. Rooftop equipment screens: Special request for placement of screens for rooftop equipment on building roofs, holding tops of screens within 35-ft. height limit.
  - iv. Roof access ladders (that will exceed 35 feet in height): Special request to allow roof ladders, that enable access to rooftop equipment for maintenance, to exceed the 35-ft. height limit at handrails, required for safety and provided at code-required height.
  - v. Fume hoods and chimney vent pipes (that will exceed 35 feet in height): Special request to allow fume hood and chimney vent pipe to exceed the 35-ft. height limit, provided at code-required heights.
- o. For new Lower School/Administrative Building
- i. Building Signage: Directional, orientational and naming of buildings and site features within the campus.
  - ii. Rooftop HVAC equipment: Special request for placement of equipment on building roofs as more appropriate in commercial projects, holding tops of equipment within 35-ft. height limit.
  - iii. North detention pond expansion: Special request for expansion and reconfiguration of existing pond to provide added detention capacity associated with new building and paving lot coverage.
- p. Exterior building lighting site lighting, and site furniture as identified in the Detailed Scope of Work and Plans attached hereto as **Exhibit A** and made a part of this Ordinance hereof. Special request for commercial level lighting and site furniture that is outside of typical residential needs and requirements.
- q. Temporary buildings for temporary classrooms, to be located on the Milby tract in areas designated on signed and sealed engineering drawings incorporated herein by reference. Special request for short-term use of non-permanent, prefabricated movable buildings to house students and faculty during specified phases of construction when demolition work is done and before new facilities have been constructed.

- r. Temporary buildings for temporary classrooms, administrative offices, and athletic facilities to be located on the main Kinkaid campus, existing tennis courts and new gym facilities in areas designated on signed and sealed engineering drawings incorporated herein by reference. Special request for short-term use of non-permanent, prefabricated movable buildings to house students and teachers during specified phases of construction when demolition work is done and before new facilities have been constructed.

**Section 3.** Any person who intentionally, knowingly, recklessly, or with criminal negligence violates any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00 per offense. No penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State of Texas. Each day of any violation shall constitute a separate offense.

**Section 4.** In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Piney Point Village, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

**Section 5.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

**PASSED, APPROVED, AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Mark Kobelan  
Mayor

**ATTEST:**

\_\_\_\_\_  
Karen Farris  
City Secretary

## Exhibit A

### Detailed Scope of Work and Plans

Kinkaid has enjoyed being part of this community and calling this campus home for over 50 years. We are excited for this new project to provide some updated spaces, appropriate for 21<sup>st</sup> century learning. Upgrades will also make the campus more efficient, including more green space with cohesive program layouts, new mechanical, electrical and plumbing systems using less resources, and building connections for better circulation during inclement weather.

The new Lower School / Administration building replaces the Harrison House. The academic portion of the building (Level 1) provides specialty learning spaces such as Art, STEM lab, Science, Languages and Music. It is equipped with outdoor spaces to further students' learning, an outdoor art arbor, outdoor science classroom and greenhouse, along with a new playground and canopy. The administrative areas (Level 2) create a central location for staff currently in office spread across the campus.

The new Upper School building replaces the existing upper school, library, science labs and central plant buildings. It provides updated academic teaching spaces, science labs and maker spaces, gyms and student centers. Its ring shape creates a courtyard, providing a large central green space and natural light into all classrooms. The Upper School is connected by covered walkways / bridges to the Center for Student Life and Dining & Learning Center.

With the new building programs, there are small renovations to some existing buildings. The existing Lower School art room (relocating to the new Lower School / Admin) is divided into two additional homeroom classrooms. Center for Student Life replaces faculty offices with a dance rehearsal hall, changes Debate Classroom (relocating to new Upper School) to a Visual & Performing Arts Studio and creates two new larger classrooms. Dining & Learning Center faculty offices on the second floor (relocating adjacent to the new Central Plant in Upper School), create another academic classroom space.

Additional work (Accessory Structures) includes replacing existing playgrounds and shade structures at the existing Lower School, providing additional amenities for golf curriculum (putting green, chipping tee and short game area) and adding a concrete pad under the existing bleachers (for safety and stability).



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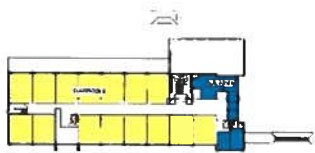


EXHIBIT A

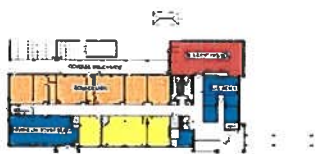


**PROJECT ORIENTATION**  
Kinkaid New Upper and Lower Schools

FOR REFERENCE ONLY - NOT FOR REGULATORY APPROVAL  
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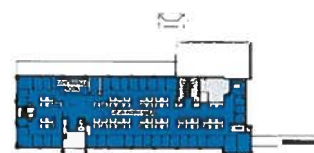


PHASE 2 DESIGN LOWER SCHOOL / ADMIN - LEVEL 2



PHASE 2 DESIGN LOWER SCHOOL / ADMIN - LEVEL 1

DEPARTMENT & ROOM	
Administration	MEP
Athletics	School Cafeteria
Classroom	Student Center
Cultural Arts	Support
Faculty	



PROPOSED DESIGN LOWER SCHOOL / ADMIN - LEVEL 2

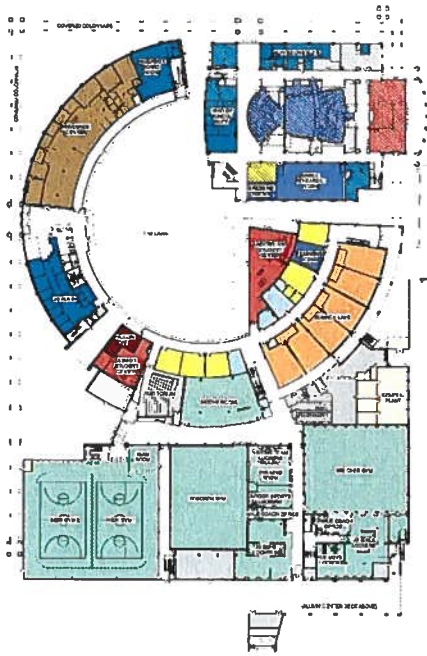


PROPOSED DESIGN LOWER SCHOOL / ADMIN - LEVEL 1



**SPATIAL PROGRAMMING**  
Kinkaid New Upper and Lower Schools

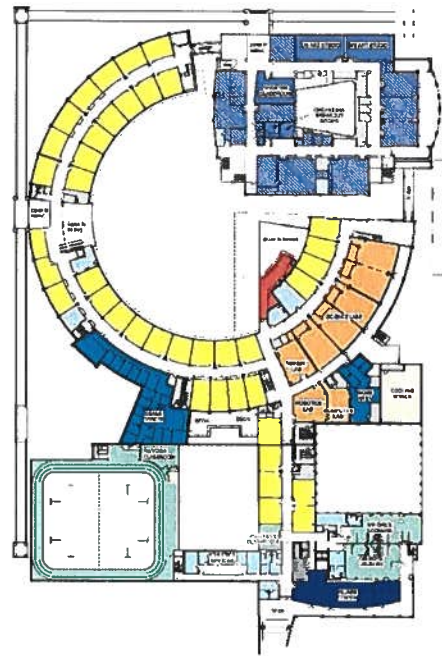
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PROPOSED DESIGN UPPER SCHOOL - LEVEL 1

DEPARTMENTAL LEGEND

ADM. HSTG/STATION	FLOOR CAFE
ALUMNI CENTER	MEP
ATHLETICS	PERFORMANCE SPACE
CLASSROOM	SCIENCE/COMPUTERS
CULTURAL ARTS	STUDENT CENTER
FACULTY	SUPPORT
EXISTING SPACE	



PROPOSED DESIGN UPPER SCHOOL - LEVEL 2



**SPATIAL PROGRAMMING**  
Kinkaid New Upper and Lower Schools

FOR REFERENCE ONLY - NOT FOR CONSTRUCTION OR SPECIFIC  
REPRESENTATION OF QUALITY OR QUANTITY



EXHIBIT A

## Exhibit B

### Narrative & Scope of Work

# NARRATIVE & SCOPE OF WORK

The proposed new Lower School / Administration Building will be built on the site of the existing Harrison House, across the east driveway from the existing Lower School Building. The first floor will provide specialty learning spaces for Lower School students: Science, Art, Language and Music. The administrative offices on the second floor of the Lower School / Admin Building will bring together offices that are spread across the existing campus and replace the Harrison House that is used primarily for school administrative operations.

#### **Building Specifics:**

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- total of 47,300 SF
  - 25,000 SF on the first floor for the Lower School
  - 22,300 SF on the second floor for Administration
- Finish Floor Elevation (FFE) is 1'-0" min. above the nearest sanitary sewer manhole rim elevation

#### **Circulation:**

- two egress stairs
- one passenger elevator

#### **Program Information:**

- nine (9) specialized classrooms (art, science, languages, music, STEM)
- one large assembly space (Big Room)
- one small assembly space (Small Gym)
- teachers' offices and workspaces
- outdoor educational spaces
  - Greenhouse
  - Science Classroom
  - Art Arbor
- play structure with canopy
- administrative spaces on the second floor of the new building (offices and work spaces)
  - entry lobby on the first floor for administrative spaces, separated from the Lower School.

#### **Site Improvements:**

- covered walkway across the east driveway, connects to the existing Lower School
  - does not encroach on the minimum required dimensions for the fire lane / fire truck access
- existing driveways and parking area modifications on the campus
  - improve traffic circulation related to student drop-off and pick-up for the Lower School
- added fire lanes on north and west side
  - extend access points for emergency response
- decorative fencing around North yard
- colonnade for access to outdoor educational spaces
- trees planted around new building





**Site Improvements Cont.:**

- total impervious square footage is within the allowable lot coverage area for the campus
- the drainage and detention required for the new building and impervious areas is accommodated in North detention pond

**Exterior Materials:**

*(matching existing Lower School)*

- brick veneer
- cast stone trim
- aluminum-framed storefront windows and entrances
- mansard roof

\*NOTE: building height is less than 35', measured from Average Natural Grade

**Engineered Systems:**

- eight (8) packaged air conditioning units
  - located in a roof well in the center of the building
  - screened from view by the mansard roof that surrounds the well on all sides
  - accessed through a roof hatch by ladder through a locked support space within the building
  - ductwork to distribute air from the rooftop equipment to the building spaces runs in vertical shafts and above ceilings to all interior spaces
- plumbing system connects to existing water and sanitary sewer lines on the campus
  - uses existing taps where possible
  - provides new taps when necessary to accommodate demand
  - plumbing fixtures meet or exceed current codes for water consumption and efficiency
- electrical and lighting systems are served from a new electrical service and panels
  - meets or exceeds current building, electrical and energy codes.

**Special Permissions:**

1. Building signage
2. Rooftop Air Conditioning Units (4 DOAS & 4 ACCU)
3. Reconfigured drive lanes and parking
4. Covered Walkway across driveway to existing Lower School building
5. Colonnade connection to outdoor learning spaces
6. Fence in 50' front yard setback
7. Play structure with canopy in 50' front yard setback
8. Greenhouse
9. Outdoor Science classroom
10. Outdoor Art arbor
11. North Detention Pond reconfiguration (retaining wall up to 3 ft)

# NARRATIVE & SCOPE OF WORK

The proposed new Upper School Building with Athletic and Facilities spaces will replace ageing buildings, some of which date from 1960s, with buildings that will be appropriate for 21st century education. The new building will be located in central campus where the existing Upper School buildings, gymnasiums and central plant are today. Three buildings housing Upper School classrooms, labs, student center and office spaces as well as the Doggett Gym, locker rooms and the Central Plant will be demolished to accommodate the new construction.

## **Building Specifics:**

- two stories in height
- Group E occupancy
- Type II-A construction
- full fire sprinkler protection
- 240,150 total SF
  - 143,850 total SF at Upper School
    - 2,850 SF basement (existing to remain)
    - 74,600 SF first floor
    - 66,500 SF second floor
  - 96,200 total SF at Athletic Facilities
    - 63,000 SF first floor
      - 10,990 existing SF (Melcher Gym)
      - 9,460 existing SF (Fondren Gym)
      - 42,550 new construction SF
    - 33,200 SF second floor
- fire wall separations
  - three (3) locations:
    - east to west through the building (between the educational and athletic areas)
    - bridge between the new building and existing Center for Student Life
    - bridge between the new building and existing bridge (between SLC & DLC)
  - comply with building code area limitations
  - connected at hallways by fire-rated doors on hold-open devices tied to the fire alarm system
- connected by bridges to existing Center for Student Life and Dining & Learning Center
- Finish Floor Elevation (FFE) at the first floor will match the existing Melcher and Fondren Gyms
  - 1'-0" min. above the nearest sanitary sewer manhole rim elevation

## **Circulation:**

- Elevators (total of 3)
  - one (1) new passenger
  - one (1) existing passenger to remain (in Athletics area)
  - one (1) new service/freight
- Stairs (total of 11) - provides approximately 50% more capacity than required by Building Code
  - one (1) existing stair to remain (in Athletics area)
  - seven (7) new interior stairs
  - three (3) new exterior stairs

  
**Program Information:**

- 62 instructional spaces (classrooms and labs)
  - 45 academic classrooms
  - 11 science labs
  - 2 maker spaces
  - 4 auxiliary labs (computer, robotics, video, debate)
- five (5) assembly spaces
  - one (1) auditorium
  - two (2) Student Centers
  - Alumni Center
  - Board Room
- Library Resource Center / Learning Center
- four (4) gyms
  - two (2) new gyms
  - two (2) existing gyms (Mechler & Fondren)
  - indoor running track, cardio equipment and yoga studio on second floor
- locker rooms
- weight and training rooms
- faculty and staff offices, work rooms and break rooms
  - facility operations
  - technology department

**Special features:**

- three decorative fireplaces (gas appliances)
  - Board Room
  - Library Resource Center
  - Entry Lobby
- food-to-go kitchen (Falcon Cafe)
- commercial kitchen with grease interceptor (Alumni Center)
- Social stairs
  - Interior (Entry Lobby)
  - Exterior (Athletic Fields)

**Updates on other buildings:**

- Center for Student Life
  - Level 1 infill at southwest corner at demolished Upper School building connection
  - Level 2 opening at northwest corner for new bridge connection
- Bridge between Dining & Learning Center and Center for Student Life
  - Opening on south side for new bridge connection

  
**Site Improvements:**

- landscape:
  - central courtyard with preserved existing trees
  - some existing trees in the footprint of the new building will be removed and relocated
  - new plantings will include trees, shrubs, ground cover and ornamental planting
- lighting
  - tree uplights and downlights to highlight trees within the courtyard
  - pole-mounted pedestrian lights provide code-required / safe lighting levels along exit and circulation paths.
- outdoor furniture:
  - three (3) open, shaded arbors (gathering areas)
  - 40 benches
  - seven (7) swinging seats
  - seating platform
- colonnade extension along the existing west driveway
  - match existing colonnade along the north driveway and drop-off/pick-up lanes
- social stair at the edge of the Alumni Center terrace
  - also functions as stepped seating area facing the football field
- Alumni Center terrace extends over the existing service drive / fire lane on the south side
  - does not encroach on minimum required dimensions for the fire lane / fire truck access
- existing east service drive modifications
  - improve fire truck access and truck traffic circulation around the Athletic Facilities
  - paved drive lane added off the existing service yard for fire truck turn-around
  - turn-around sized such that it may also be used by delivery trucks

**Exterior Materials:**

*(match existing materials on campus)*

- brick veneer
- cast stone trim
- aluminum-framed curtain wall, storefront windows and entrances

\*NOTE: building heights is less than 35'-0" measured from Average Natural Grade

**Engineered Systems:**

- new campus central plant (upgraded & more energy-efficient)
  - serves new Upper School and existing Middle School, Lower School, Dining & Learning Center
  - replace the aging cooling towers, boilers, pumps and other equipment
  - new cooling towers enclosed in CMU on the second floor / roof well
    - acoustical plaster finish on interior of well (to provide sound-deadening)
    - louvers (to provide air circulation for the equipment)
  - new boilers, pumps and other equipment on first floor, below the cooling towers
- existing emergency generator relocated near new central plant
  - located on ground level, in a walled enclosure (no roof)



**Engineered Systems (cont.):**

- Upper School mechanical system
  - 16 rooftop air conditioning units
    - served by chilled water piping running across roofs
  - 12 condensing units
  - rooftop equipment will be screened from view by parapets at the outer ring exterior walls and screens at the interior ring exterior walls
  - accessed through roof hatches by ladders through locked support spaces within the building
  - roof circulation path will be provided from the hatches to the equipment
    - eight (8) roof ladders along the circulation path to accommodate transitions between adjacent buildings with different parapet and roof heights
  - other equipment on the roof will include exhaust fans, chimney vents (for the decorative fireplaces), and vent flues (for science lab equipment).
  - ductwork to distribute air from the rooftop equipment to the building spaces runs horizontally across the roof to shafts (screened from view), vertically down through the shafts and above ceilings to all interior spaces
- plumbing system connects to existing water and sanitary sewer lines on the campus
  - uses existing taps where possible
  - provides new taps where necessary to accommodate demand
  - plumbing fixtures meet or exceed current codes for water consumption and efficiency
- electrical and lighting system are served from new switches and pad-mounted transformer
  - switches installed at the east property line
  - electrical transformer added in the existing fenced equipment yard behind the Dining & Learning Center building
  - building service lines extend from the transformer to the Main Electrical Room at new Central Plant
  - electrical service on-site and in the building, panels, receptacles and devices, and lighting for the new buildings meets or exceeds current building, electrical and energy codes

**Special Permissions:**

1. Rooftop Air Conditioning Units (16 AHUs & 12 CUs + 4 Cooling Towers on 1st floor roof)
2. (16) Rooftop mechanical screens / enclosures
3. (8) Roof Access Ladders (guardrails to safely cross parapets) above 35'
4. (6) Fume Hood Vent above 35' (to meet building code)
5. (2) Chimney Vent pipes above 35'
6. Athletic field outdoor Social Stair
7. Terrace over Service Fire lane
8. Colonnade extension
9. Fire truck turnaround
10. Transformer Yard
11. Temporary Buildings

# NARRATIVE & SCOPE OF WORK

The new Lower School / Admin building will provide specialized learning spaces for Lower School students. These will include nine specialized classrooms (art, science, languages, music, STEM), which frees up spaces in the existing Lower School to serve as homeroom classrooms. The new homeroom classrooms will accommodate the Lower School's projected growth in enrollment.

## **Existing Building Specifics:**

- two stories in height
- Type II - 1 hour construction
- full fire sprinkler protection
- 57,930 SF Total
  - 32,330 SF on the first floor
  - 25,600 SF on the second floor

Total renovation area is 1,920 SF on the first floor.

## **Renovation work on first floor:**

- convert existing art classroom to two homeroom classrooms
- demolish millwork
- demolish plumbing

## **Engineered Systems:**

- mechanical
  - existing mechanical air grilles will be adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done will remain
- plumbing
  - demolish sink and cap lines
- fire protection
  - existing fire sprinkler heads and fire alarm system devices remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.

# NARRATIVE & SCOPE OF WORK

The existing Center for Student Life (SLC) building sits in the northeast corner of the central block of buildings on The Kinkaid School campus and is the school's main entry. The new Upper School and Lower School / Admin buildings will provide both instructional and administration spaces. Existing spaces in the SLC that are being relocated, will be renovated and re-purposed for other program needs.

## **Existing Building Specifics:**

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- 62,800 SF Total
  - 33,700 SF on the first floor
  - 29,100 SF on the second floor

Total renovation area is 35,475 SF

- 30,600 SF on the first floor
- 4,875 SF on the second floor

## **Renovation work on the first floor:**

- convert existing office and administrative areas to a dance rehearsal classroom
- convert an existing conference room/classroom to dressing rooms
- convert a meeting room to offices
- expand receiving / storage

## **Renovation work on the second floor:**

- combine pairs of existing smaller classrooms to single large classrooms
- convert debate classroom to a visual arts classroom
- convert existing film classroom to practice rooms
- reconfigure circulation space with a connection to the new Upper School



**Systems work within the renovated spaces:**

- mechanical
  - existing mechanical air grilles adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - existing electrical and data outlets removed from demolished partitions
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done remain in place
- plumbing
  - no plumbing work in renovation scope
- fire protection
  - existing fire sprinkler heads and fire alarm system devices remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.



# NARRATIVE & SCOPE OF WORK

The existing Dining & Learning Center (DLC) building sits off the southeast corner of the SLC building; it is connected to the SLC by a covered walkway on the first floor and by a bridge on the second floor. The existing Middle School and DLC are considered one building. The new facility offices and technology department in the Upper School will allow for existing offices and server room to be converted into academic space.

## **Existing Building Specifics:**

- two stories in height
- Type II-A construction
- full fire sprinkler protection
- total of 68,029 SF
  - 33,595 SF on the first floor
  - 34,434 SF on the second floor

Total renovation area is 715 SF on the second floor.

## **Renovation work on the second floor:**

- convert existing facility offices and administrative areas to a classroom

## **Engineered Systems:**

- mechanical
  - existing mechanical air grilles adjusted for the reconfigured spaces
  - no changes to supply ducts or mechanical equipment on the roof
- electrical
  - existing electrical and data outlets removed from demolished partitions
  - new electrical and data outlets in new partitions as required
  - existing outlets in existing walls and partitions where no work is being done remain in place
- plumbing
  - no plumbing work in the renovation scope
- fire protection
  - existing fire sprinkler heads and fire alarm system devices to remain in place where feasible
  - existing devices supplemented with new devices where necessary for reconfigured spaces
  - new fire sprinkler heads and fire alarm system devices where new partitions are provided

There is no change to the existing Building Specifics (use, square footage, fire protection, construction type or occupancy), Circulation, Site or Exterior Materials.

## NARRATIVE & SCOPE OF WORK

Existing Lower School play structures and canopies will be replaced. The footprint of the new structures will match the existing. The new Lower School / Admin building will have a new play structure and canopy installed in the South yard.

**Program Information:**

- replace pre-k play structure & canopy
- replace kindergarten play structure & canopy
- replace 1st & 2nd grade play structure & canopy
  - similar structure for new play structure at Lower School / Admin
- replace shade structures

**\*NOTE:** There is no change to location, size, impervious cover for the replacement structures. The new play structure is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.

# NARRATIVE & SCOPE OF WORK

The greenhouse will be located in the North yard of the new Lower School / Administration building. It will be detached from the new building, accessed through the colonnade. It will provide an extension of student learning, with the ability to study plants and weather conditions.

**Greenhouse Specifics:**

- pre-manufactured engineered Greenhouse sitting on top of a CMU / brick veneer pedestal
  - motorized shutters
  - heater
  - fans
  - black-out shade

\*NOTE: The greenhouse is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.

## NARRATIVE & SCOPE OF WORK

The Art Arbor will be located in the North yard of the new Lower School / Administration building. It is a shade structure that will connect to the colonnade. It will be used as an outdoor space for art related activities, such as painting.

**Art Arbor Specifics:**

- aluminum framed pergola structure
- translucent fabric awning

\*NOTE: The art arbor is accounted for in the Lower School / Admin package for impervious cover, tree disposition, and detention and drainage calculations.