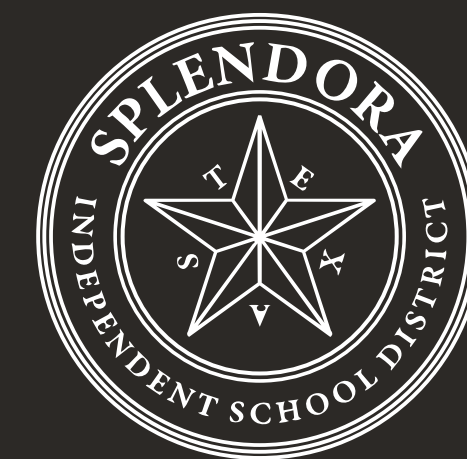




Design Development

Splendoria Independent School District
Services Facility

Alliance Architects



ALLIANCE
ARCHITECTS

June 4, 2026

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01

Acknowledgments

Acknowledgments

DISTRICT BOARD OF TRUSTEES

Allen Wells | President
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Kim Klepcyk | Assistant Secretary
Jason Sessum | Member
Jennifer Stewart | Secretary
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02

Design Narratives

PROJECT IDENTITY

On March 3, 2025, voters approved Splendora ISD’s Proposition A bond program, providing the District with the opportunity to move forward with the planning, design, and construction of the new District-Wide Support Services Facility (Phase One). Following the bond election, Splendora ISD selected Alliance Architects, LLC to serve as the Architect of Record for the design and construction of the project and Lockwood, Andrews & Newnam, Inc. (LAN) to serve as the Program Manager.

PROJECT VISION

As Splendora ISD’s student population continues to grow, the District’s support services departments must also expand to meet the needs of students, staff, and campuses. Through programming meetings and stakeholder input, a clear vision emerged for a facility that would serve as a centralized hub for District support services, improving operational efficiency, enhancing collaboration between departments, and providing a scalable solution to support the District’s continued growth. A key project goal was to consolidate critical operational functions into a single facility while maintaining flexibility for future expansion and evolving District needs. Planning efforts focused on creating efficient workflows, secure technology operations, effective warehouse and distribution functions, and long-term adaptability to support District operations for years to come.

EXTERIOR DESIGN

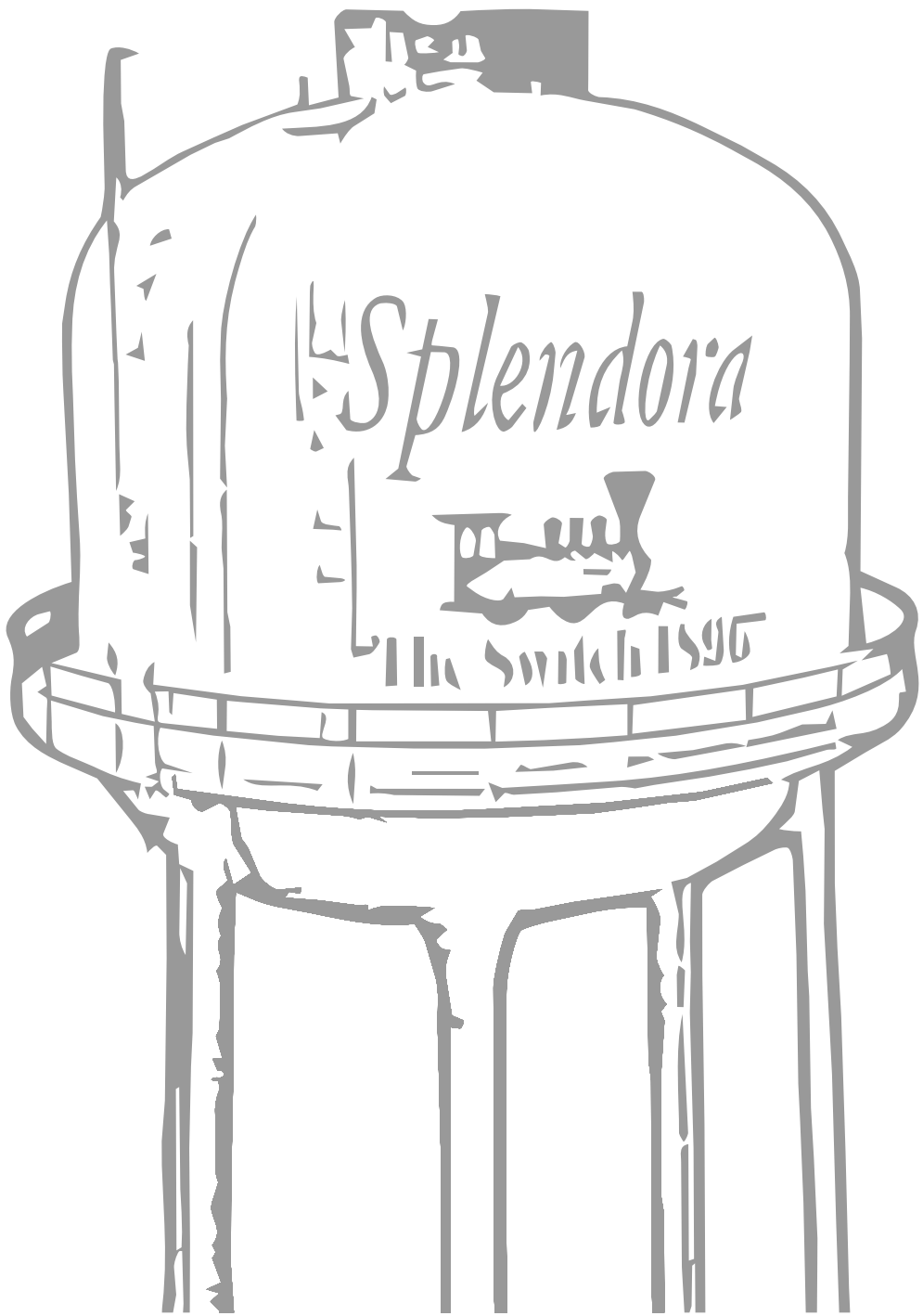
The exterior design was developed to support the operational needs of the District’s support service departments while providing a durable, low-maintenance, and cost-effective building solution. Given the high volume of deliveries, warehouse operations, and storage functions, the facility utilizes a tilt-wall concrete panel system with a structural steel frame, providing long-term durability and resilience. Low-E insulated glazing within aluminum storefront systems allows natural daylight into occupied spaces while supporting energy efficiency. The primary entrance is highlighted by a metal-framed accent feature that creates a recognizable and welcoming entry point for staff and visitors. The exterior color palette incorporates Splendora ISD’s school colors—red, gray, and white—to reinforce District identity and establish a cohesive architectural appearance.

PROJECT SCOPE

The new District-Wide Support Services Facility (Phase One) is a 30,000-square-foot, one-story industrial and administrative building designed to support the Purchasing Warehouse, Student Nutrition, and Technology departments. The facility includes administration offices, shared warehouse space, a Network Operations Center (NOC), technology repair and storage areas, a walk-in freezer, loading and receiving areas, training space, and associated support functions. The building is planned to accommodate current operational needs while supporting future District growth, with Technology and Student Nutrition serving as the long-term occupants and flexibility provided for the future relocation of Purchasing Warehouse operations as identified in the District’s long-range master plan.

INTERIOR DESIGN NARRATIVE

Interior finishes and materials were selected with durability, longevity, and ease of maintenance in mind. The interior color palette reflects Splendora ISD’s school colors, utilizing neutral tones throughout high-traffic areas with red accents to reinforce District identity. Administration areas feature carpet flooring, painted walls with accent colors, and rubber wall base to create a professional and welcoming environment. Restrooms incorporate decorative floor and wall tile with red accent features for visual interest and durability. The warehouse, shop, and support areas are designed for heavy use with exposed concrete flooring and low-maintenance finishes. Acoustic ceiling tile is utilized in conference and training rooms to support noise control, while linear wood accent ceilings introduce warmth and a natural design element into gathering spaces.



SUMMARY

The scope of this project includes the construction of an administration building, parking lot, storm water detention, public water line extension, private sanitary sewer service extension, and public street improvements. The development is located at the northeast corner of US-59 Business and Cox Street in Splendora, Texas. The total tract size is approximately 39 acres, however; this scope of work will only disturb approximately 3.46 acres. This property is bound by Union Pacific Railroad right of way on the west side, CLW lumber yard on the south side, and vacant property to the east side. Access to the site will come from Cox Street at the southwest corner of the tract.

PARKING AND ACCESS

The proposed building will have parking on three sides that have a total of 101 parking spaces for standard vehicular traffic. The back side of the building will have a loading dock for truck shipping and receiving. The loading dock will be served by a separate truck access drive aisle to restrict truck traffic in vehicular parking lot areas.

GRADING

Preliminary mass grading calculations have been performed for the site. With respect to the proposed detention pond, having a high bank elevation of 127.00, and a bottom toe elevation of 117.00, approximately 46,000 cubic yards of material will need to be excavated to construct the pond. This material excavated from the pond will then need to be spread and compacted on the site for positive storm water drainage that will be routed to the detention pond. At this time final grades

for the proposed building finish floor and parking lot elevations have not been determined; however, it shall be noted that minimum building finish floor elevation is 128.00 and minimum top of grate elevations for parking lot drainage inlets shall be 126.00. Parking lot and sidewalk pavement areas subject to the requirements of the Americans with Disabilities Act (ADA) shall have a maximum slope of 2% in all directions. It is important to note; the loading dock will be approximately four feet lower than building finish floor at the back of the building and stair access will be provided at the back of the building to the loading dock. There shall also be one ramp for forklift access in the loading dock area for building access.

FLOODPLAIN

Per FEMA map 48339C0600G with an effective date of 8/18/2014, this tract lies in UNSHADED ZONE-X, areas to be outside the 500-year flood plain.

WATER UTILITIES

Upon coordination with the City of Splendora's third-party engineering reviewing agency, Strand Associates, it has been determined the existing 8-inch water line on the west side of US-59 Business has capacity to serve the proposed building for domestic service and possibly fire service. A fire hydrant flow test is scheduled to be performed at a later date to determine if any additional private water line improvement items are necessary on-site (such as a ground storage tank) to assist with fire flow demand that may be needed for this building. If on-site improvement items are necessary for fire

flow, then those items shall be designed by a licensed fire suppression engineer. This water line connection to the existing 8-inch line in US-59 Business will require approximately 100 linear feet of public water line. The lighting design will provide 90-minute emergency back up as required by NFPA 101. A generator will be sized and selected to provide emergency power to light fixtures and Kitchen/Culinary Arts walk-in coolers and freezers, designated as emergency, which will be specified with a generator transfer device. extension east to the site through US-59 Business and Union Pacific right of way. A Union Pacific encroachment permit will be needed for the railroad right of way crossing of this portion water line extension. Inside the property, a fire/domestic combination water meter and back flow preventer are proposed to serve an 8-inch fire line loop to serve fire hydrants outside the building, fire riser room at the building and the domestic water connection at the building. Please note the proposed combination water meter will require an easement for city staff access to the meter.

SANITARY SEWER UTILITIES

Per coordination with Strand Associates, building wastewater will be piped via gravity from the building using an 8-inch sewer line to the existing public sanitary sewer on the west side of the site.

STORM SEWER AND STORMWATER DETENTION

Storm drainage will drain from the building via downspout onto the parking lot. The parking lot will be sloped at a minimum 1% grade to proposed drainage inlets. The drainage inlets will be connected by pipes to the proposed storm water detention system. The storm water detention system will be located on the southeast corner of the property. The detention system is designed to release storm water at predeveloped conditions for the 39-acre tract via pump, restrictor orifice and level spreader.

DESCRIPTIVE SPECIFICATIONS

CONCRETE

All Concrete to be normal weight Porland Cement. Refer to Specificatons for slump requirements. Minimum 28-day compressive strength: Floor Slab 4,000 psi

- Tilt Wall Panels | 4,000 psi
- Footings | 3,000 psi

REINFORCING STEEL

- Deformed bars ASTM A615 – Grade 60

STRUCTURAL STEEL

- Wide Flange Beams | ASTM A992 – Grade 50
- Steel Angles, Channels, Plates | ASTM A36
- Steel Tubes (HSS) | ASTM A500 – Grade B, 46 ksi
- Steel Pipe | ASTM A53 Grade B, or A500 Grade B
- Anchor Bolts | ASTM F1554 Grade 36

STEEL ROOF DECK

- 1.5", 22GA, Type B, Wide Rib G30 steel deck.

DESIGN ANALYSIS

CODE AND STANDARDS

The following codes and standards will be used for the design of the project:

- 2021 International Building Code
- ASCE 7, Minimum Design Loads for Buildings and other Structures
- ACI 318, Building Code Requirements for Structural Concrete
- AISC 360-22

DESIGN LOADS

- Dead Load 20 psf
- Roof (not reducible) 20 psf
- Wind Load (Ultimate, 3 sec gust) 115 mph, Exposure C
- Seismic per ASCE 7 Design Category A
- Site Class C
- Importance Factor 1.0

BUILDING SUPERSTRUCTURE

The superstructure of the building must be adequate to resist the applied design loading, satisfy the performance criteria for such items as deflection and vibration control, and accommodate the architectural design.

FOUNDATION

The foundation is designed in accordance with a preliminary report provided by Terracon Consultants, Inc., project No. 97265007, dated April 24, 2026. The foundation is designed as a 6" concrete slab on grade, reinforced with #3 bars @ 18" OCEW. A 15 mil vapor barrier will be provided below the slab. The subgrade shall be improved per the geotechnical report. The exterior walls are supported by a continuous footing, 3'-0" wide x 1'-6" deep. The interior columns are supported by 7'-0"x7'-0"x2'-0" spread footings.

TYPICAL WALL STRUCTURE

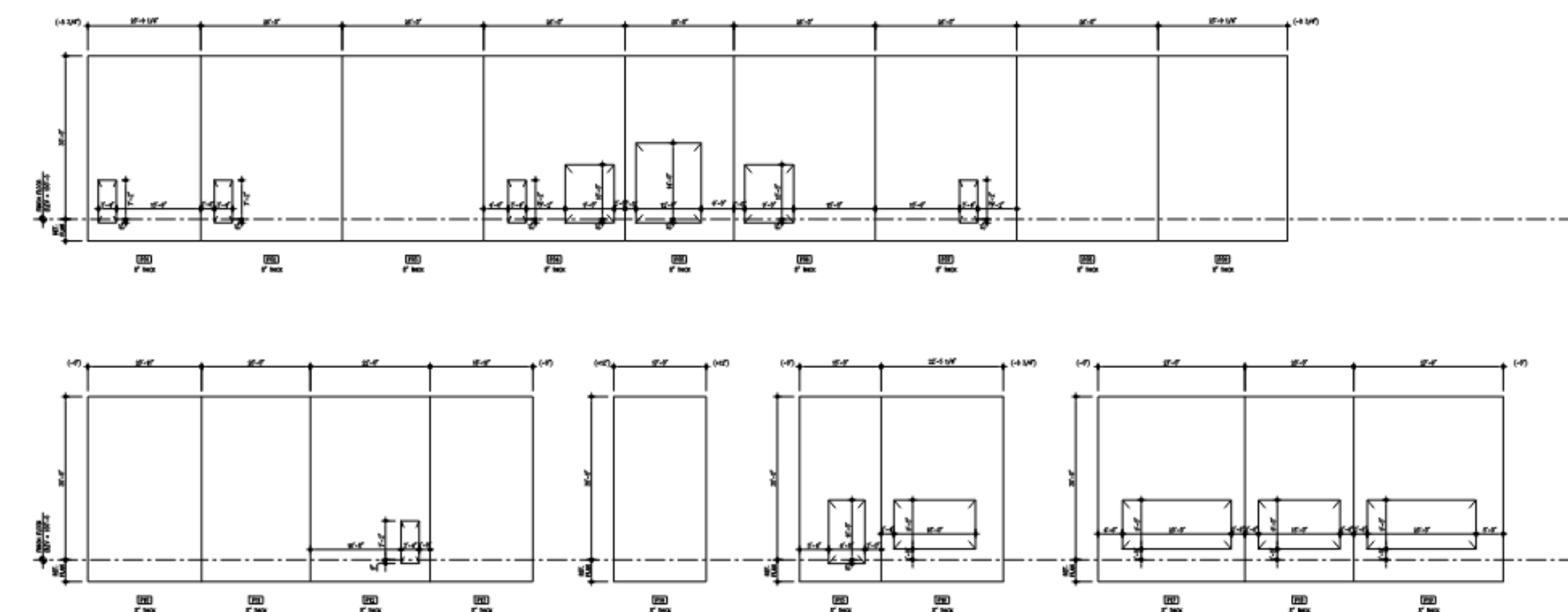
The exterior walls are reinforced concrete tilt wall panels. The panels are 8" thick and support the roof structure. The tilt wall panels are supported by a continuous footing as described above.

TYPICAL ROOF STRUCTURE

The roof framing consists of steel bar joists typically spaced between 5'-0" and 5'-8" on center. The 1.5" deep, 22 gage (minimum) steel roof deck is supported by the bar joists and serves as the roof diaphragm as part of the lateral support system.

LATERAL STABILITY

Wind and Seismic analysis are performed in accordance with the design codes listed above. The lateral force resisting design shall be based on the controlling load. Seismic resisting systems and special requirements as prescribed in IBC, ASCE 7, and AISC have been taken into account. Lateral loads are transferred from the roof diaphragm to the foundation by use of steel columns. Additionally, the load bearing tilt wall panels provide lateral stability of the building as shear walls.



MECHANICAL, ELECTRICAL, & PLUMBING

PLUMBING AND FIRE PROTECTION DOMESTIC WATER SYSTEM

Domestic water service shall be provided from the municipal water distribution system and routed into the building through a master water meter and backflow prevention assembly as required by the local authority having jurisdiction.

Due to building pressure and flow requirements, a duplex domestic water booster pump system consisting of two 3-horsepower pumps shall be provided. The booster pump package shall be configured in a lead-lag arrangement with automatic alternation to provide system redundancy and maintain required domestic water pressure throughout the facility.

The booster pump system shall include:

- Duplex 3 HP pumps
- Variable frequency drives (VFDs)
- Pressure sensors and controls
- Isolation valves
- Check valves
- Pressure gauges
- Control panel with lead-lag sequencing

The domestic water distribution system shall serve all plumbing fixtures, water heater equipment, janitorial facilities, and other domestic water-consuming devices throughout the building.

DOMESTIC HOT WATER SYSTEM

Domestic hot water for the office and warehouse restroom facilities shall be provided by a centrally located 50-gallon electric storage water heater.

The water heater shall supply tempered hot water to lavatories, break room sinks, and other plumbing fixtures requiring hot water service. A thermostatic mixing valve shall be provided where required to limit delivered water temperature in accordance with applicable plumbing and accessibility codes.

Hot water distribution piping shall be insulated in accordance with applicable energy code requirements.

SANITARY WASTE AND VENT SYSTEM

A complete sanitary waste and vent system shall be provided for all plumbing fixtures and equipment requiring drainage.

The sanitary drainage system shall collect waste from water closets, lavatories, sinks, floor drains, and other plumbing fixtures and convey wastewater to the municipal sanitary sewer system.

Vent piping shall be provided to maintain trap seals, prevent siphonage, and ensure proper system operation. Cleanouts shall be installed throughout the system in accordance with applicable plumbing code requirements to facilitate maintenance and inspection.

STORM DRAINAGE SYSTEM

Stormwater runoff from the building roof shall be collected by an exterior gutter and downspout system. Gutters shall be sized to accommodate the design rainfall intensity for the project location and shall convey roof runoff to strategically located downspouts around the building perimeter.

Downspouts shall discharge above grade and direct stormwater away from the building foundation. Stormwater shall sheet flow across adjacent paved and landscaped areas and be managed by the site grading and civil drainage systems. Site grading shall be designed to prevent ponding adjacent to the building and to convey runoff toward designated drainage collection areas in accordance with the civil engineering design.

Overflow provisions shall be provided as required by applicable building and plumbing codes to prevent structural damage due to blocked gutters or excessive rainfall events.

COMPRESSED AIR SYSTEM

Compressed air for warehouse operations shall be provided by a dedicated air compressor system.

The compressed air system shall consist of:

- Air compressor
- Air receiver/storage tank
- Air treatment equipment
- Distribution piping
- Isolation valves and accessories

Compressed air shall be distributed throughout the warehouse area to designated equipment connection points and operational work areas as indicated on the drawings.

Air treatment equipment, including filtration and moisture separation, shall be provided as required by the intended warehouse operations and equipment manufacturer requirements.

The compressed air system shall be designed to maintain adequate pressure and capacity for anticipated operational demands.

FIRE PROTECTION SYSTEM

The building shall be protected throughout by an automatic wet-pipe fire sprinkler system designed and installed in accordance with NFPA 13 and the requirements of the authority having jurisdiction.

The warehouse contains high-pile storage and therefore requires an enhanced fire protection system capable of supporting the required sprinkler demand.

FIRE WATER STORAGE TANK

A dedicated fire protection break tank shall be provided to ensure an adequate and reliable water supply for the fire pump system. The break tank shall be sized to provide the required fire protection water storage volume based on the sprinkler system demand and applicable fire code requirements.

The break tank shall include:

- Level controls
- Low-level alarms
- Overflow piping
- Access ladder and maintenance provisions
- Makeup water connection
- Tank monitoring devices

FIRE PUMP SYSTEM

Fire protection water pressure and flow shall be provided by a 2,000 GPM fire pump assembly supplied from the fire protection break tank.

The fire pump system shall consist of:

- 2,000 GPM fire pump
- Electric motor driver (or as scheduled)
- Fire pump controller
- Suction and discharge piping
- Test header
- Pressure maintenance (jockey) pump
- Associated valves and appurtenances

The fire pump shall automatically start upon detection of a system pressure drop and shall operate in accordance with NFPA 20 requirements.

The fire pump assembly shall be located within a dedicated fire pump room constructed in accordance with applicable building and fire code requirements.

SPRINKLER SYSTEM

The sprinkler system shall be hydraulically calculated and designed to provide the density and coverage re-

quired for the specific commodity classification, storage arrangement, storage height, and building configuration.

The final sprinkler design criteria shall be determined by the fire protection contractor based on:

- Commodity classification
- Storage configuration
- Rack arrangement
- Storage height
- Building construction type
- Applicable NFPA 13 criteria

Sprinkler protection shall be provided throughout warehouse, office, support, and ancillary spaces.

CONTROLS AND MONITORING

Fire protection system supervisory, tamper, flow, pump status, and alarm signals shall be monitored through the building fire alarm system where required by code.

Booster pump, water heater, and compressed air equipment shall be provided with local controls and monitoring devices necessary for proper operation and maintenance.

DESIGN CODES AND STANDARDS

The plumbing and fire protection systems shall be designed and installed in accordance with the latest adopted editions of the following, as applicable:

- International Plumbing Code (IPC)
- International Building Code (IBC)
- International Fire Code (IFC)
- NFPA 13 – Standard for the Installation of Sprinkler Systems

- NFPA 20 – Standard for the Installation of Stationary Fire Pumps
- NFPA 24 – Standard for Private Fire Service Mains
- Applicable local utility and authority having jurisdiction requirements

TESTING AND COMMISSIONING

All plumbing, compressed air, and fire protection systems shall be tested, inspected, and commissioned in accordance with applicable code requirements and manufacturer recommendations prior to occupancy. Testing shall include hydrostatic testing, flushing, pressure testing, fire pump acceptance testing, and system operational verification.

MECHANICAL

The building is served by a total of seven packaged rooftop air-conditioning units. Five single-zone direct expansion (DX) rooftop units serve the warehouse areas, and two multi-zone packaged rooftop units serve the office areas through a variable air volume distribution system utilizing fan-powered terminal boxes.

WAREHOUSE HVAC SYSTEMS

The warehouse spaces are conditioned by five packaged single-zone DX rooftop units (RTU-1 through RTU-5). Each rooftop unit serves an independent warehouse zone and is equipped with:

- Direct expansion cooling coils
- Gas-fired or electric heating section (as scheduled)
- Supply air fan
- Economizer section with outside air intake
- Factory-mounted controls

Supply air is distributed directly to the warehouse spaces through exposed or ducted distribution systems as indicated on the plans. Return air is ducted or relieved through the rooftop units in accordance with the unit configuration.

Each rooftop unit is controlled by an individual space thermostat located within its respective zone. The units operate to maintain occupied space temperature set-points during occupied periods and setback temperatures during unoccupied periods.

Minimum outside air ventilation is provided in accordance with the applicable mechanical code and ASHRAE Standard 62.1 requirements. Airside economizers are provided where required by the energy code to utilize outdoor air for free cooling during favorable ambient conditions.

OFFICE HVAC SYSTEMS

The office areas are served by two packaged multi-zone rooftop units. These units provide conditioned primary air to multiple office zones through a ducted air distribution system.

The office air distribution system consists of:

- Multi-zone packaged rooftop units with DX cooling and heating sections
- Variable air volume (VAV) fan-powered terminal units
- Supply air ductwork
- Return air ductwork and ceiling plenums
- Zone temperature controls

The rooftop units deliver conditioned primary air to the

fan-powered terminal boxes located throughout the office areas. The fan-powered boxes modulate primary airflow to satisfy individual zone cooling loads while maintaining ventilation requirements.

During heating operation, fan-powered terminal units provide zone temperature control through terminal re-heating devices as scheduled. The terminal unit fans operate to maintain proper air circulation and occupant comfort.

Office spaces are controlled by individual digital zone thermostats connected to the building automation system. Zone setpoints are adjustable within approved limits.

VENTILATION

Outside air ventilation is provided by the rooftop units in accordance with the requirements of the International Mechanical Code, ASHRAE Standard 62.1, and local jurisdictional requirements. Ventilation air quantities have been calculated based on occupancy classifications and space usage.

Outdoor air intake rates are maintained through economizer and ventilation control sequences. Relief air is exhausted through rooftop unit relief systems and building pressure is maintained slightly positive relative to the exterior.

CONTROLS

All rooftop units and terminal units are connected to a direct digital control (DDC) building automation system (BAS).

The BAS shall provide the following functions:

- Occupied and unoccupied scheduling
- Space temperature monitoring and control
- Supply air temperature control
- Economizer control
- Fan status monitoring
- Filter status and maintenance alarms
- Heating and cooling equipment status
- Trend logging and alarm reporting

Warehouse rooftop units shall operate as single-zone systems maintaining individual space temperature setpoints.

Office rooftop units shall operate to maintain discharge air temperature while individual fan-powered terminal units maintain zone temperature control.

ENERGY EFFICIENCY

HVAC equipment shall meet or exceed the minimum efficiency requirements of the applicable energy code and ASHRAE Standard 90.1. Economizers, programmable scheduling, setback controls, and demand-based ventilation strategies shall be incorporated where required by code.

TESTING AND BALANCING

Upon completion of construction, the HVAC systems shall be tested, adjusted, and balanced by an independent testing and balancing agency. Airflows, ventilation rates, and equipment performance shall be verified to ensure compliance with design requirements.

DESIGN CRITERIA

Indoor design conditions shall be maintained as follows unless otherwise noted:

Office Areas:

- Cooling: 72°F DB
- Heating: 68°F DB

Warehouse Areas:

- Cooling: 72°F DB
- Heating: 65°F DB

Outdoor design conditions shall be based on the project location and the latest ASHRAE climatic design data.

TELECOMMUNICATIONS INFRASTRUCTURE

The building shall be provided with a structured cabling system consisting of Category 6 copper cabling and single-mode armored fiber optic backbone cabling.

The telecommunications infrastructure shall utilize Panduit components throughout, including cable management systems, patch panels, racks, cabinets, fiber enclosures, termination hardware, and associated accessories.

Horizontal cabling shall be installed from Telecommunications Rooms (TRs) to work area outlets and system devices throughout the facility. Cable identification and color coding shall be provided as follows:

- Data Cabling – Blue
- Security Systems Cabling – Designated Security Color
- Video Surveillance Cabling – Green
- Wireless Access Point Cabling – Gray

All copper cabling shall be tested and certified to Category 6 performance standards.

FIBER OPTIC BACKBONE

A single-mode armored fiber optic backbone shall be provided between the Main Distribution Frame (MDF), Network Operations Center, Telecommunications Rooms, and other required communications spaces. Fiber counts shall be coordinated with district network requirements and future growth capacity.

Fiber pathways shall be protected and routed through dedicated telecommunications pathways in accordance with applicable standards.

NETWORK OPERATIONS CENTER (NOC)

The facility shall include a dedicated NOC designed to support district-wide network operations and critical communications infrastructure.

The NOC shall contain equipment racks and server cabinets sized to accommodate approximately thirteen (13) server racks along with associated network switches, patch panels, and supporting equipment.

Equipment rack layouts shall include:

- Flat-face patch panels (angled patch panels shall not be utilized)
- Horizontal cable managers between patch panels and active equipment
- Dedicated rack space allocation for future growth
- Structured cable management systems throughout
- Vertical cable management at rack ends

Each rack shall be equipped with vertical power distribution units (PDUs) mounted at the rear of the rack. PDUs shall provide branch circuit distribution and monitoring capabilities as required.

TELECOMMUNICATIONS ROOMS

Telecommunications Rooms shall be provided throughout the facility to support structured cabling distribution.

Each TR shall include:

- Lockable telecommunications cabinets and racks
- Access-controlled entry
- Environmental conditioning as required for active equipment
- Dedicated telecommunications grounding and bonding systems
- Minimum clearances in accordance with TIA standards

Ancillary systems such as access control panels, intrusion detection panels, and other security control equipment shall not be located within telecommunications rooms. These systems shall be installed within dedicated electrical rooms, security rooms, or other designated support spaces to preserve telecommunications room capacity and maintain compliance with telecommunications standards.

A protective curb shall be installed around the perimeter of telecommunications and NOC spaces where required to protect equipment from water intrusion and facility operations.

UNINTERRUPTIBLE POWER SUPPLY (UPS)

Critical communications equipment within the NOC and telecommunications spaces shall be protected by uninterruptible power systems.

The preferred UPS configuration shall utilize Tripp Lite 3kW UPS units equipped with L5-20 twist-lock receptacle configurations or approved equivalent.

UPS systems shall support:

- Core network equipment
- Servers
- Telecommunications electronics
- Security system network components
- Other mission-critical low voltage equipment

UPS runtime shall be coordinated with district operational requirements and standby generator transfer times.

ACCESS CONTROL SYSTEM

An electronic access control system shall be provided throughout the facility and integrated with district security standards.

Access-controlled openings shall include:

- All Telecommunications Rooms
- Network Operations Center
- Electrical and critical infrastructure rooms as directed by the Owner
- All doors providing access from warehouse areas into office, support, or secured spaces

Card readers shall be installed at each controlled opening with door position monitoring, request-to-exit devices, and electric locking hardware as required.

Access control panels and associated field hardware shall be located outside of telecommunications rooms.

VIDEO SURVEILLANCE SYSTEM

An IP-based video surveillance system shall be provided to monitor critical building areas and support district security operations.

Video surveillance coverage shall include:

- Building entrances and exits
- Warehouse operations areas
- Loading and receiving areas
- Parking and exterior circulation areas
- Telecommunications Rooms
- Network Operations Center
- Critical infrastructure spaces

Each Telecommunications Room shall be provided with a minimum of two cameras:

- One camera monitoring the entrance door.
- One camera monitoring the equipment rack/server area.

Cameras shall be connected via the structured cabling system and integrated with the district's centralized video management platform.

INTRUSION DETECTION AND MONITORING

Security system infrastructure shall support intrusion monitoring and alarm reporting as required by district standards. Detection devices, monitoring points, and alarm reporting functions shall be coordinated with the Owner's security requirements.

SYSTEM INTEGRATION

Communications and security systems shall be coordinated to provide seamless integration between:

- Network infrastructure
- Access control
- Video surveillance
- Intrusion detection
- Building management systems, where applicable
- District-wide monitoring and management platforms

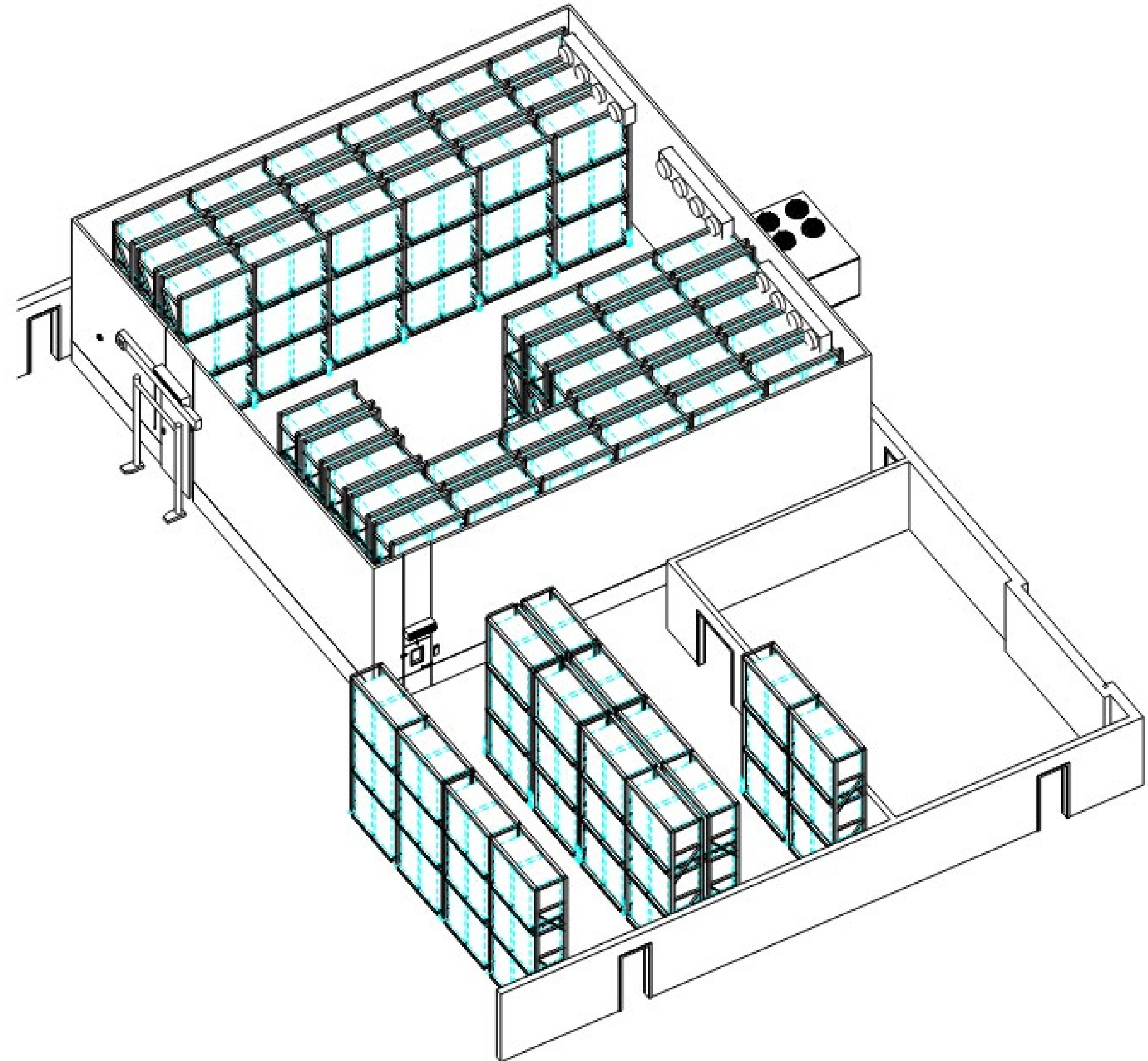
All systems shall be fully tested, commissioned, labeled, and documented prior to Owner acceptance. Record drawings, test reports, certifications, and training shall be provided as part of project closeout.

DRY STORAGE AREA

- To be sized to accommodate maximum (84) pallets.
- Racks to accommodate 48" wide x 56" deep, height 60" pallets maximum.
- Racks to be anchored to the floor.

BULK FREEZER STORAGE ASSEMBLY

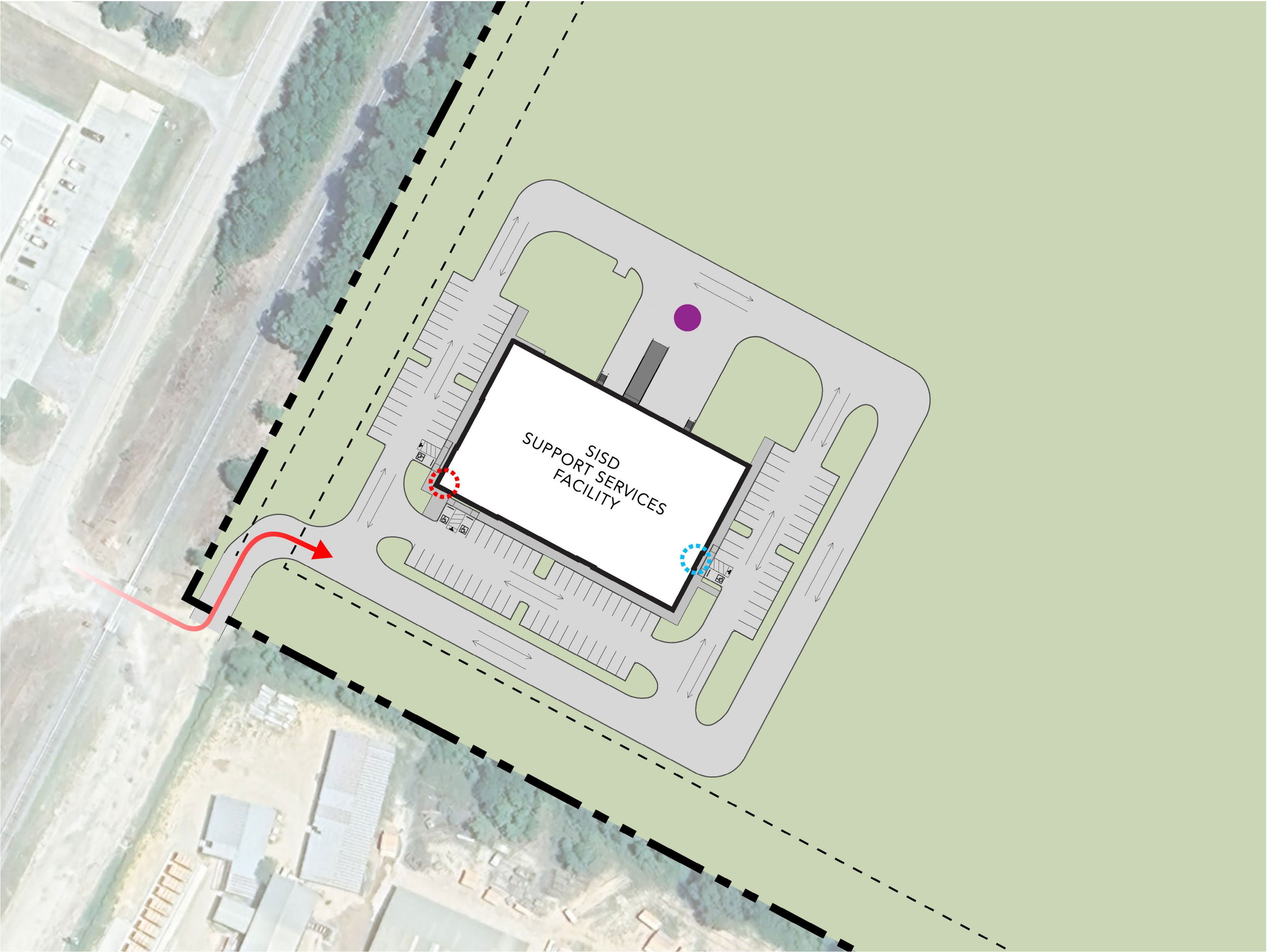
- To be 3,000 sq.ft.
- To be sized to accommodate maximum (252) pallets.
- Racks to accommodate 48" wide x 56" deep, height 60" pallets maximum.
- Racks to be anchored to the floor.
- To have Bi-parting Jamison doors.
- Provide 20' interior assembly height to accommodate 3 tier pallet rack height.
- The refrigeration system will be located on the Roof within 75' of the assembly.



03

Site & Floor Plans





LINE TYPE LEGEND

- Property Line
- Building Setbacks
- Public Circulation
- 2-Way Drive
- Main Entrance
- Secondary Entrance
- Service/Delivery Location

SITE PLAN LEGEND

- New Construction
- Drives/Parking
- Sidewalks/Paving
- Delivery Ramps/Stairs

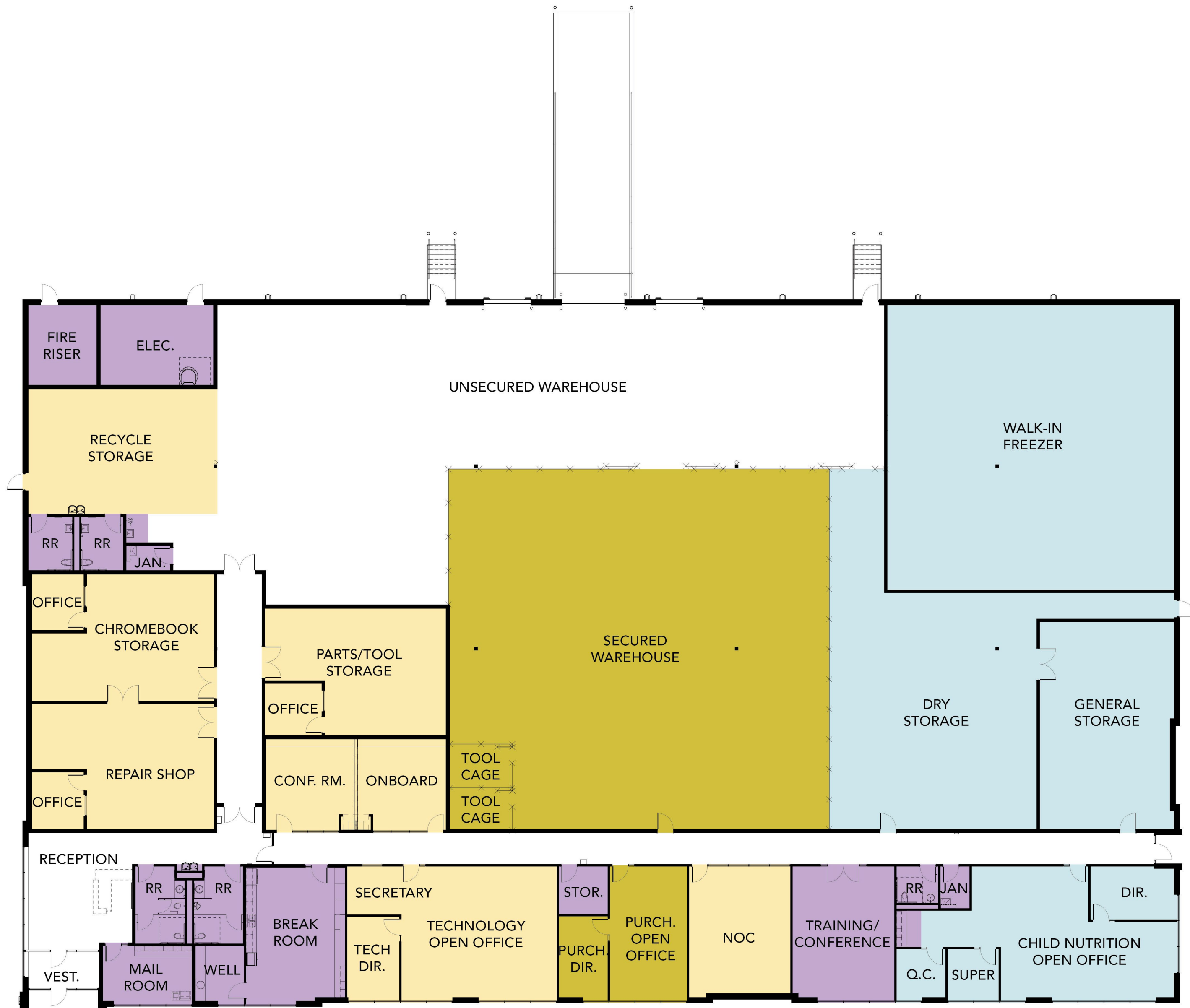
SITE INFORMATION

| | |
|---------------------|--------------------------|
| ACRES | 39.16 AC 1,705,656 SF |
| TOTAL BUILDING AREA | 29,957 SF |

PARKING INFORMATION

| | |
|------------|-----|
| ACCESSIBLE | 4 |
| STANDARD | 97 |
| TOTAL | 101 |





COLOR LEGEND

- Common Areas
- Technology
- Purchasing
- Child Nutrition



04

Exterior Renderings









05

Interior Renderings & Finishes

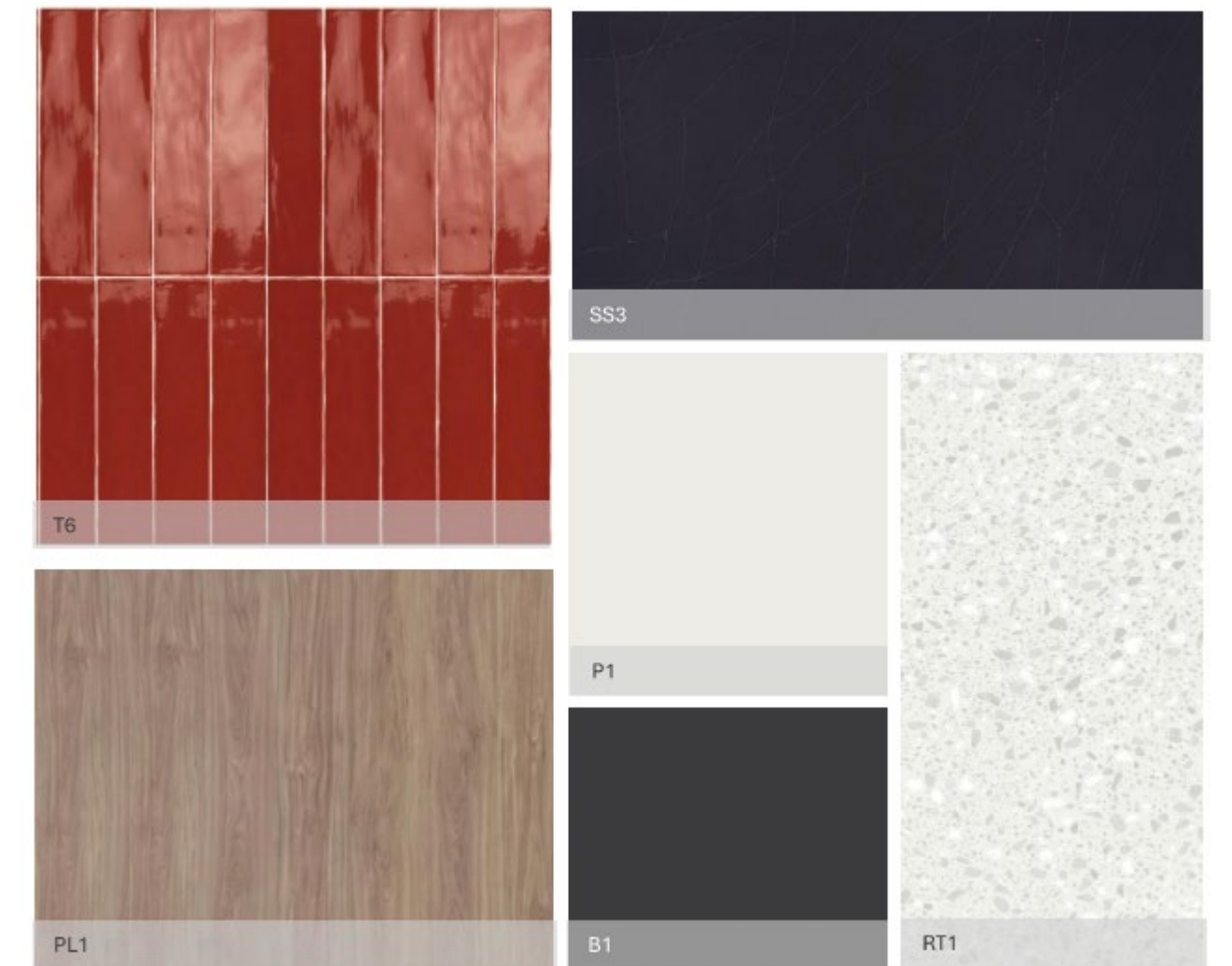


LOBBY



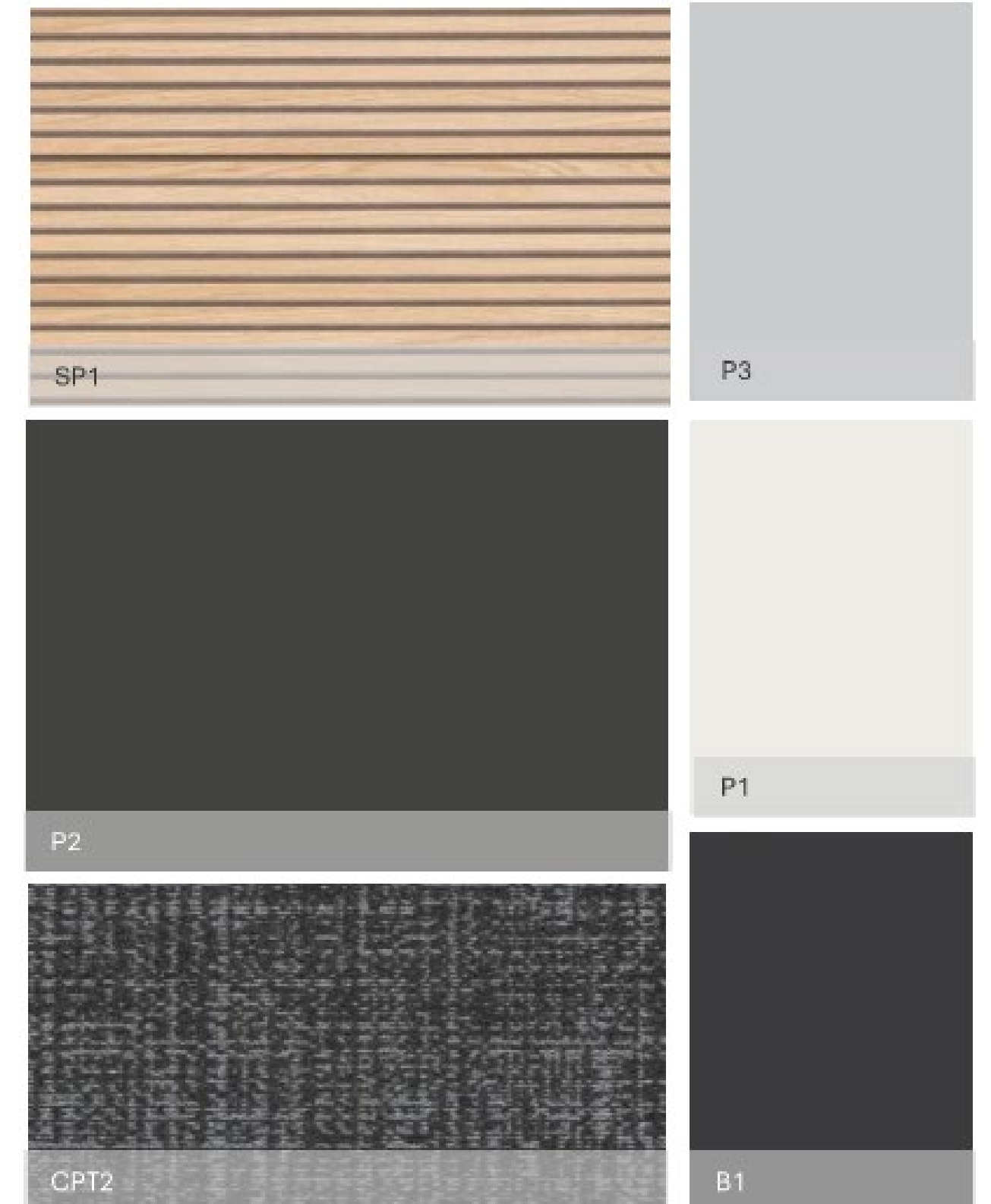


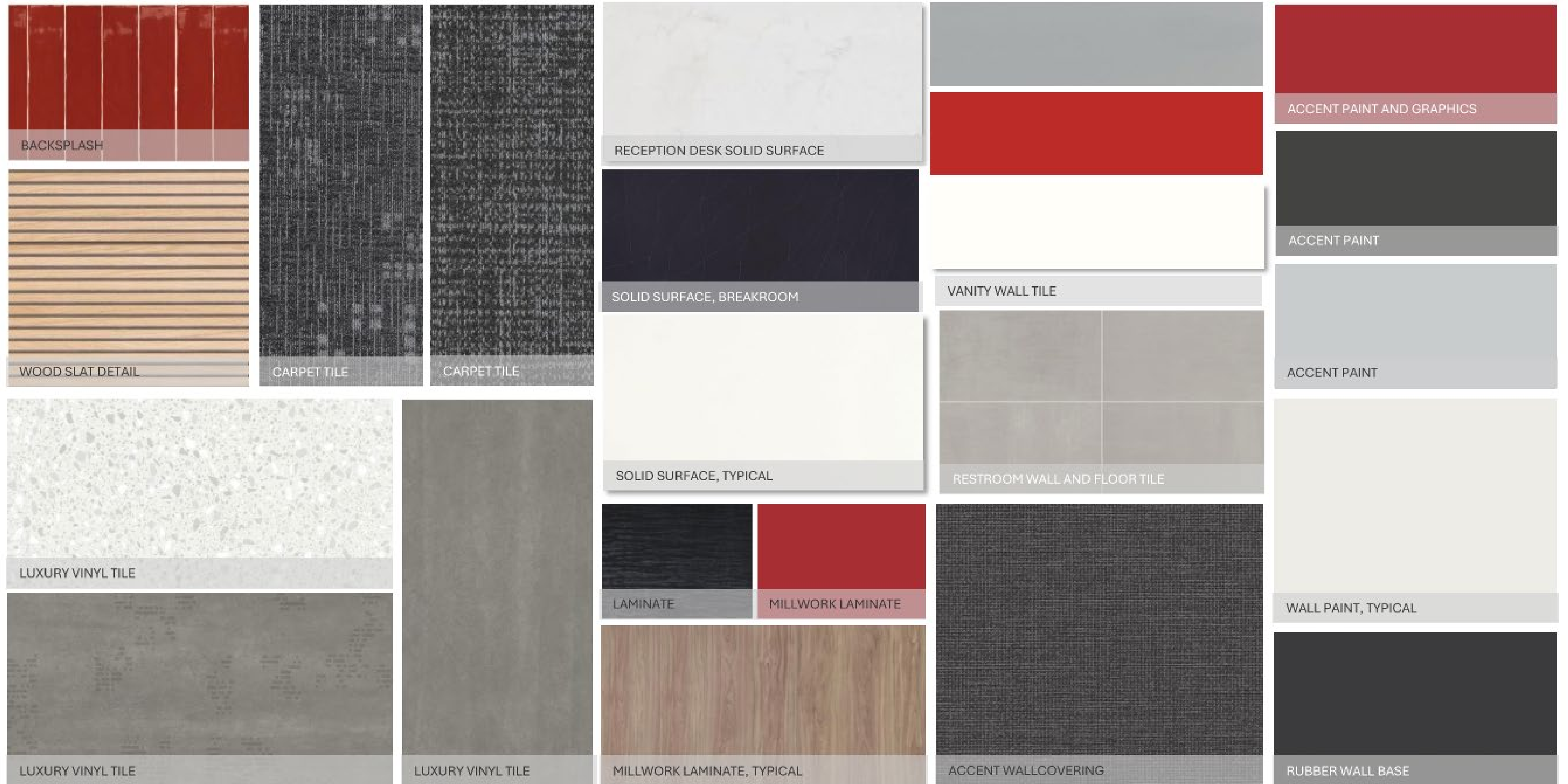
BREAKROOM





CONFERENCE & TRAINING





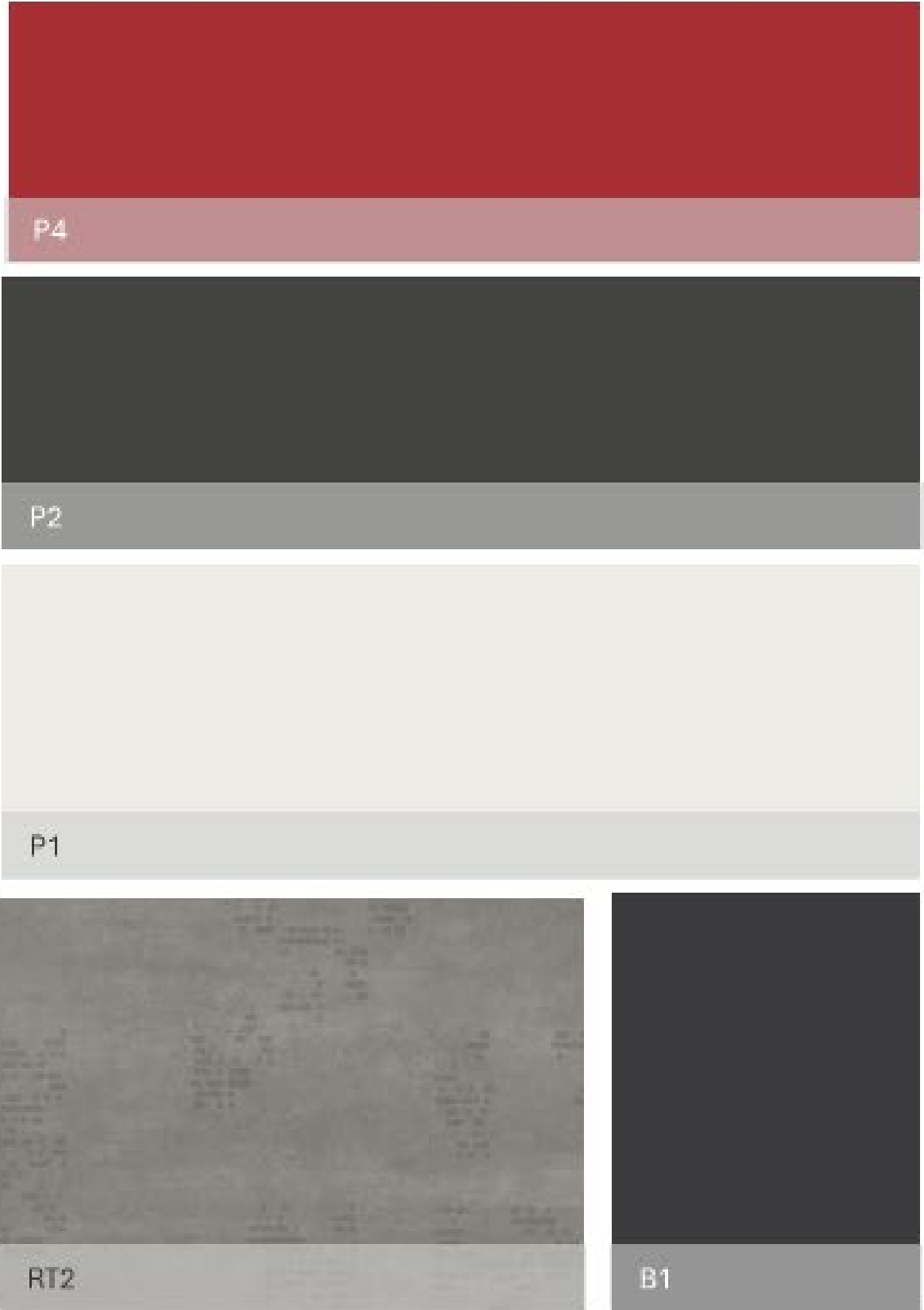
LOBBY



MAIL



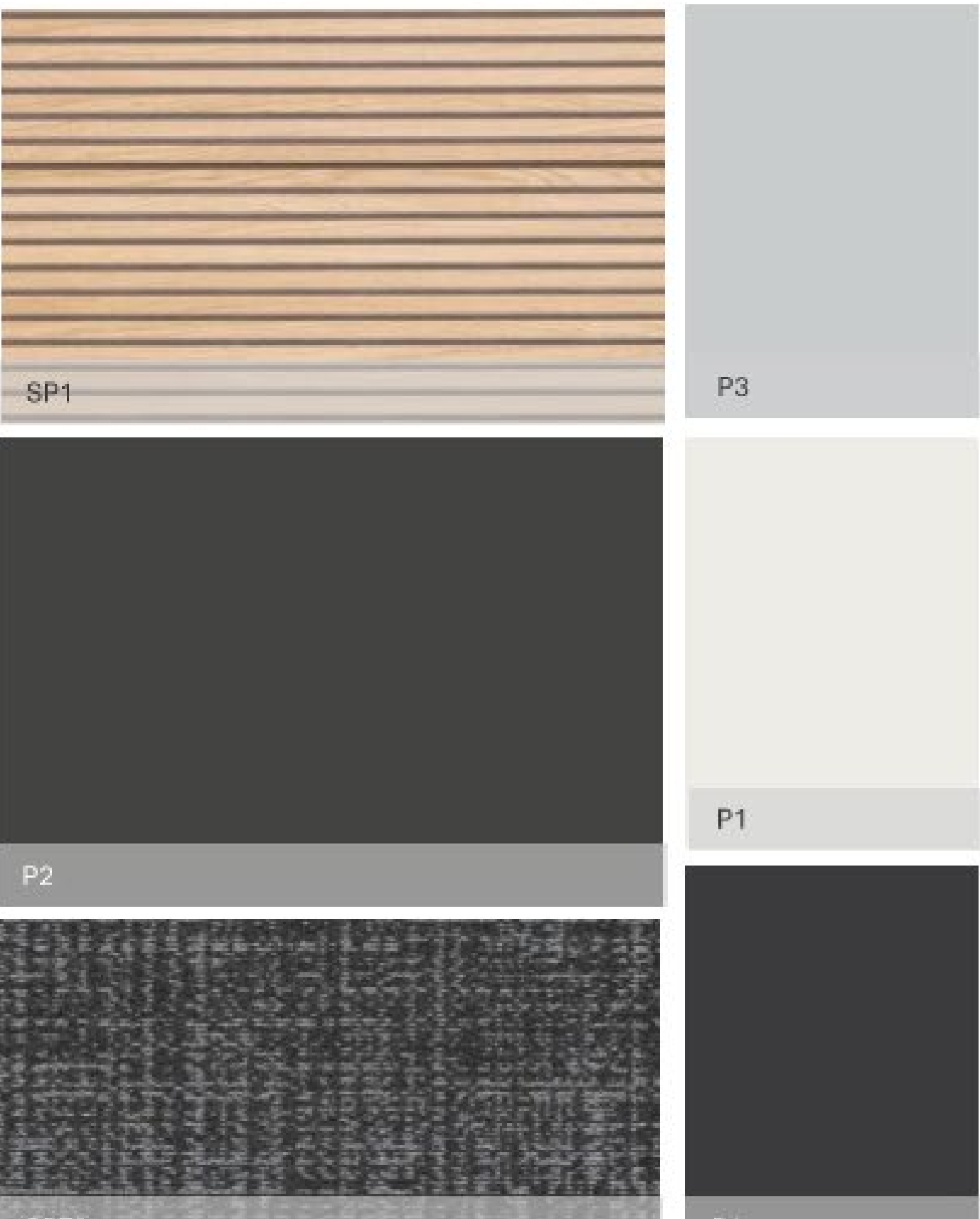
CORRIDOR



ADMIN OFFICES



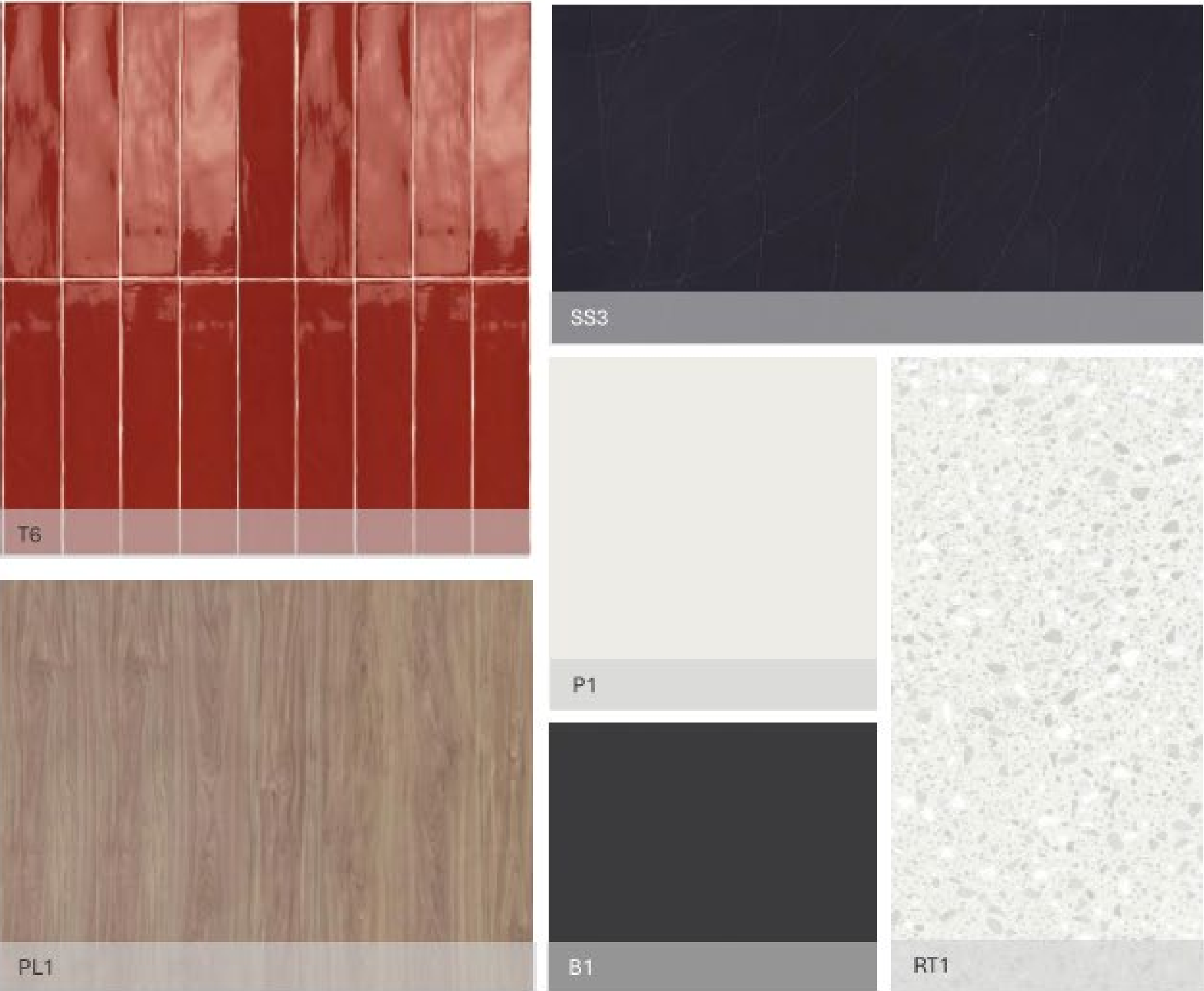
CONFERENCE & TRAINING



WAREHOUSE & OFFICES



BREAKROOM



WELLNESS ROOM



ADMIN OFFICE RESTROOMS



WAREHOUSE RESTROOMS



06

Program, Schedule, & Construction Cost Estimate

Program

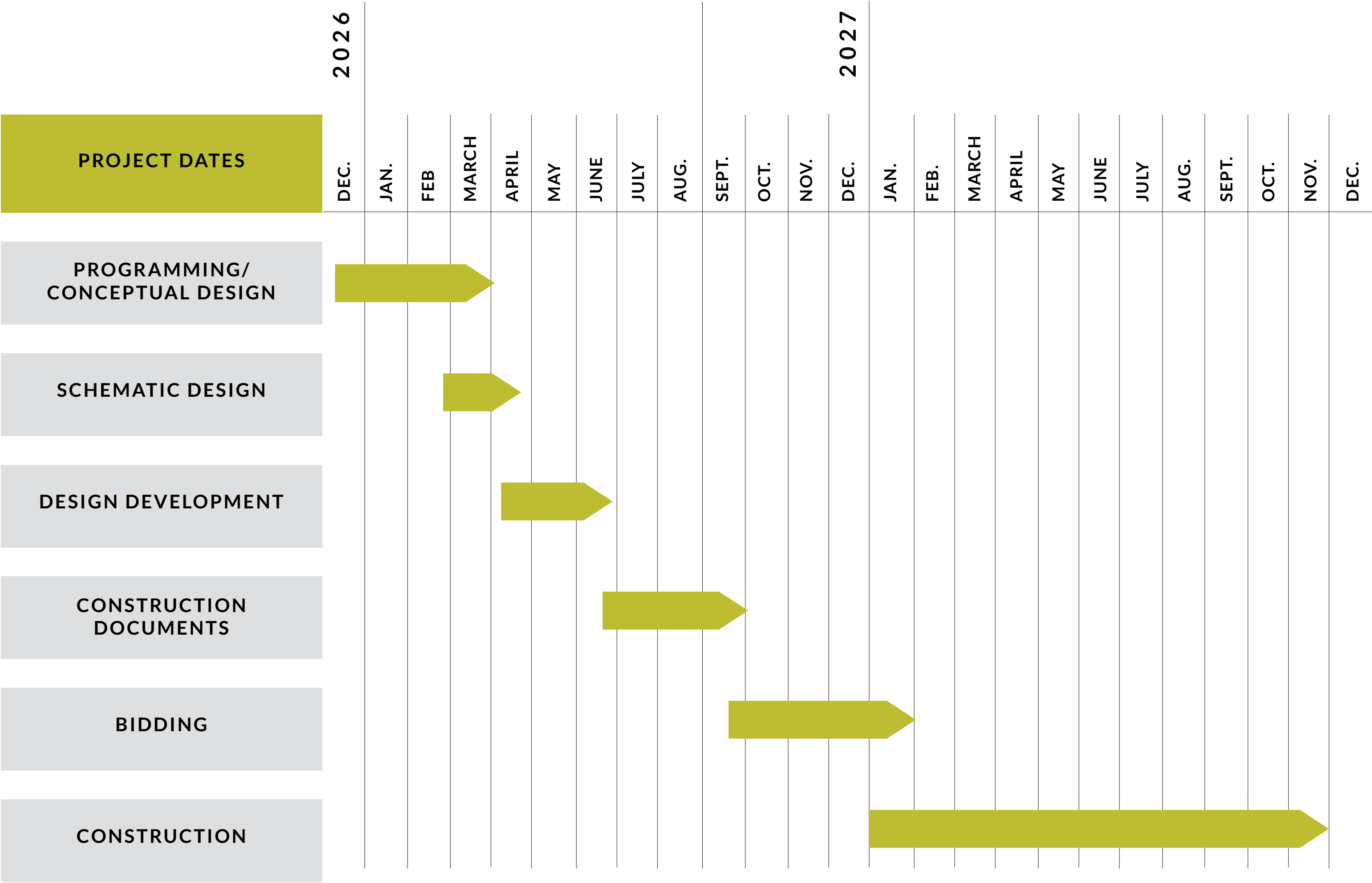
Project: Splendoria - Support Services Facilty
Project No.: 2025169
Date: 06/15/26



| Department | Initial Plan | | | | Notes |
|--------------------------------|--------------|--------|-------|----------|---------------------------------------|
| | Qty. | SF Per | | Subtotal | |
| Purchasing Warehouse | | | | | |
| Director Office | 1 | 170 | 170 | | |
| Purchasing Secretary | 1 | 70 | 70 | | |
| Purchasing Staff | 2 | 70 | 140 | | |
| Warehouse Staff | 2 | 70 | 140 | | |
| Compressor | 1 | 50 | 50 | | |
| Warehouse (secured) | 1 | 3,000 | 3,000 | | AC |
| Warehouse (unsecured) | 1 | 5,200 | 5,200 | | AC |
| Personnel Subtotal | 6 | | | | |
| Area Subtotal | | | 8,770 | | |
| Circulation @ 35% | | | 3,070 | | |
| Departmental Area | | | | 11,840 | |
| Student Nutrition | | | | | |
| Director Office | 1 | 150 | 150 | | |
| Student Nutrition Secretary | 1 | 70 | 70 | | |
| Field Operations Super | 1 | 120 | | | |
| Qulaity Control Training Coord | 1 | 120 | 120 | | |
| Student Nutrition Staff | 4 | 70 | 280 | | |
| Warehouse Staff | 1 | 70 | 70 | | |
| Freezer | 1 | 2,000 | 2,000 | | Large walk-in freezer with generator. |
| Dry Storage | 1 | 2,200 | 2,200 | | Include caged chemical storage, AC |
| General Storage | 1 | 1,000 | 1,000 | | AC |
| Cool Dock | 1 | 0 | | | In Circulation |
| Forklift Charging | 2 | 80 | 160 | | |
| Personnel Subtotal | 10 | | | | |
| Area Subtotal | | | 6,050 | | |
| Circulation @ 25% | | | 1,513 | | |
| Departmental Area | | | | 7,563 | |

| | | | | | |
|----------------------------|----|-----|-------|-------|-------------------------------------|
| Technology | | | | | |
| Director's Office | 1 | 200 | 200 | | |
| Technology Secretary | 1 | 70 | 70 | | |
| Technology Staff | 5 | 70 | 350 | | |
| On-boarding | 11 | 30 | 330 | | |
| Conference Room | 10 | 30 | 300 | | |
| Repair Shop | 1 | 900 | 900 | | |
| Repair Shop Staff | 1 | 115 | | | Located in Repair Shop |
| Parts/Tool Storage | 1 | 900 | 900 | | |
| Parts/Tool Storage Staff | 1 | 115 | | | Located in Parts/Tool Storage |
| Device Storage | 1 | 900 | 900 | | |
| Device Storage Staff | 1 | 115 | | | Located in Device Storage |
| Recycle Storage | 1 | 712 | 712 | | Located in Warehouse |
| NOC | 1 | 500 | 500 | | |
| Personnel Subtotal | 35 | | | | |
| Area Subtotal | | | 5,162 | | |
| Circulation @ 25% | | | 1,291 | | |
| Departmental Area | | | | 6,453 | |
| Common Area | | | | | |
| Reception Area | 1 | 745 | 745 | | Vestibule included |
| Training / Conference Room | 1 | 500 | 500 | | 12-Person |
| Break Room | 1 | 510 | 510 | | |
| Wellness | 1 | 100 | 100 | | |
| Restrooms | 1 | 300 | 300 | | |
| Single Restrooms | 3 | 108 | 324 | | |
| Janitor Closet | 2 | 50 | 100 | | |
| Copy / Print | 1 | 200 | 200 | | |
| Electrical Room | 1 | 330 | 330 | | |
| Fire Riser | 1 | 200 | 200 | | Possible relocation in a Pump House |
| Personnel Subtotal | 1 | | | | |
| Area Subtotal | | | 3,309 | | |
| Circulation @ 25% | | | 827 | | |
| Departmental Area | | | | 4,136 | |

| | | | | | |
|-------------------|----|--|--------|--|--|
| Program Summary | | | | | |
| Personnel Total | 52 | | | | |
| Program SFT Total | | | 29,991 | | |



CONSTRUCTION COST ESTIMATE

Alliance Architects Construction Cost Estimate | \$12.5 Million

Creativity
Done Right.