



Case Study

St. John's College High School

Mannington[®]
COMMERCIAL

INNOVATION HALL



"We're familiar with products that don't work. We want to ensure that products installed would withstand the daily wear and tear. Mannington Commercial delivers."

- Ralph Mitchell, Director of Engineering and Project Management at St. John's College High School

A New Landmark

The newly completed Center for Performance and Leadership and the renovated and expanded Gallagher Gymnasium at St. John's College High School are cornerstones of the Washington, D.C. independent school campus.

The building and expansion is part of the campus master plan and the school's comprehensive development. For the school's storied history as an academic institution and a sports powerhouse, it provides a vision of expression for the future of the school's student life.

"Performance and leadership are positive contributors to mental and emotional enrichment. This space enhances the student experience, and is designed to support the idea of community, culture and teamwork," said Jeff Mancabelli, president of St. John's College High School.

"Apart from its functional purposes, it is first and foremost a significant piece of our campus design. This building, which anchors the Gallagher Gymnasium, is engineered to provoke thought and imagination. The multi-functional facility fosters health and wellness. Moreover, the architectural elements, features, and finishes are foundations for valuable learning tools."

Form & Function

The design was created with the intent of bridging performance and leadership as the catalyst for growth. The renovated and expanded Gallagher Gymnasium houses athletic facilities including a sports medicine center, indoor training room, team locker rooms, student lounge, athletic offices, alumni lounge, and the Athletic Hall of Fame.

Anchored on the east side of the complex is the Cadet Corp Leadership Program, which bridges dedicated space for the Entrepreneurial Center, lecture hall, student conference room, and lounge. The built space for the combined project offers up to thirty thousand square feet.

Enhancing Space

Its form holds aspirations of a new landmark. In its simplicity and purity of architecture and design, the symmetrical façade becomes a timeless shape. It defines balance between the restructuring of the existing gymnasium and newly constructed center. The aluminum cladding, two-story glass panels, and original running bond brick offers a harmonized modern silhouette.

"The building is designed with an inviting approach, cathedral hall and unconstrained interior. The traditional box gives way to an architectural object with light and contrast. The two-story aluminum cladding is clean and muscular," said Mancabelli. "The glass panels provide for natural day-lighting deep into the interior of the building. It reflects the changing light throughout the day, and provides for students, faculty, and visitors clear sightlines."

The Solution

Heavily trafficked areas on campus can present significant challenges for facility leaders and custodial staff. "The flooring has to be durable, we have to be able to clean it efficiently, and it has to last. It's hard to find one flooring manufacturer that does all that," said Ralph Mitchell, director of engineering and project management at St. John's College High School.

Tackling the Challenge

"Floors take a lot of abuse on any campus. It's high traffic. Period," said Mitchell. "We have under roof more than two hundred thousand square feet on campus, and there are nearly twelve hundred students who everyday walk miles of corridors to classrooms and other destinations."

Mitchell and his team relied on an evidence-based approach while evaluating various flooring products. Over several years, floors were subjected to daily traffic and cleaning. All products tested claimed to offer high-performance and ease of maintenance as well as hard surface materials that do not require a waxed finish.

Evidence-Based Design

Mannington Commercial hard surface homogenous thermoset rubber and Amtico 40 mil LVT were tested along with Mannington Commercial broadloom carpet with Integra® HP backing and modular carpet tile. Form and function were important requirements for the entire package, particularly with flooring selections.

School leadership was actively engaged in evaluating products. The products specified and installed were those that passed years of real world testing — noted for performance, ease of maintenance, and long-term appearance retention.

Fit For Purpose

"We're familiar with products that don't work. We want to ensure that products installed withstand the daily wear and tear," said Mitchell. "In terms of flooring, Mannington Commercial has a rich legacy as a U.S. owned, operated, manufacturer of high-performance products, which are engineered for active learning environments."

Mannington Commercial homogenous thermoset rubber is installed throughout the first-floor corridors, locker rooms and restrooms. Terrazzo installed within the grand hall transitions to Mannington Commercial modular carpet tile, which is also installed throughout the second-floor corridors, conference rooms and offices.

"I can speak from experience. The Mannington Commercial product offerings perform exceptionally well," Mitchell said. "It's our standard on campus, and it's what we insisted on for this project and others like it."

THOUGHT LEADERSHIP: FLOORING FOR LEARNING ENVIRONMENTS

Mitchell's report on the SJCHS flooring selections has been submitted to the DMV Independent School Alliance as part of Best Practices initiative. www.dmvisa.com



Crafted with Purpose®

High Performance Construction

The link for high-performance products includes refined ingredients and construction characteristics crafted with purpose, all of which provide for long-term appearance retention. Warranties are insignificant when product ingredients are compromised by pedestrian construction. Equally important, effective preventative maintenance, appropriate equipment, chemistry, and frequency complement indoor air quality initiatives and the health, safety, and wellness of building occupants.

Long-term Appearance Retention

"These products have lived up to performance requirements," said Mitchell. With its endurance and ease of maintenance, Mannington Commercial products complement Mitchell's leading flooring requirement: to make it easy for the custodial staff and floor techs to clean efficiently. "There is on this campus a considerable amount of work that our custodial staff provides. Floor care is a necessity made easier with the correct product."

Institutional Knowledge

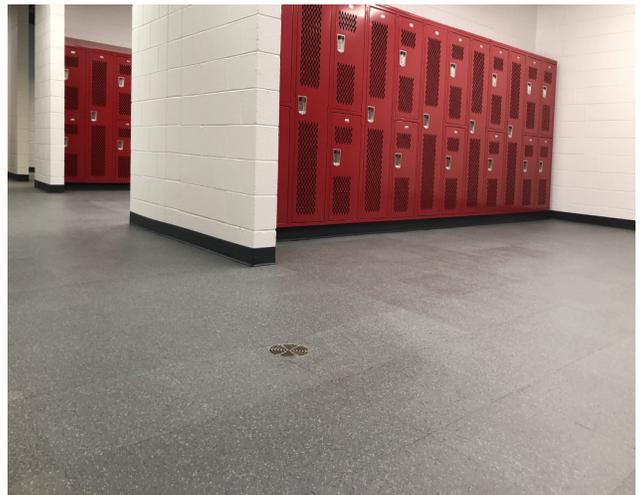
Mitchell's perspective is informed by years of construction experience. "I have worked within the built environment for years. So, in designing for education, my background and institutional knowledge provides for a level of credibility with people that occupy these spaces. They understand that my objective is to deliver the best." For Mitchell and SJCHS, Mannington Commercial product offerings are the "best," while meeting requirements for ease of maintenance, exceptional performance, and a rich aesthetic — a complete flooring solution. Mannington Commercial has a proven legacy: creating products that support the complex needs of learning environments. Mannington Commercial's products are crafted using insights from the education industry.

Engineered for Learning Environments

"Engaging with customers like Ralph Mitchell at SJC and other school facility leaders allows us to more fully understand design and performance intent," said Max Cavelli, Mannington Commercial Director of Education. "Education is a key focus at Mannington Commercial. We develop our flooring from a holistic point of view to meet the performance needs of these challenging environments. We evaluate our products not only in terms of the design, wear layer or structure, but with an understanding how link technology works to deliver customer solutions. We take a step further by designing products that integrate with our other flooring products, giving our customers a total performance system."

Solutions-Based Remedies

While working to provide SJC with thoughtfully designed flooring that answers a myriad of needs, Mitchell said, "I consider Mannington Commercial as a partner that remedies obstacles. You want to create inspirational spaces. Space helps define culture, and we're proud of our culture. In terms of flooring, I can assure you, performance matters," Mitchell said.



Achieving a Balance of Form and Function in Education Design

"We've been able to expand our design palette. In areas where we would want to use an LVT, we can use a coordinating rubber product or modular carpet tile, which carries similar pools of color — different pattern and texture." said Mitchell.

Mannington Commercial Collections are designed to coordinate with various product offerings. This enables Mitchell and his design team to build coherence across spaces with distinct flooring needs.





"Mannington Commercial's rubber products work beautifully, and live up to the performance requirements that we insist on."

- Ralph Mitchell, Director of Engineering and Project Management at St. John's College High School

Master Specifications Checklist

Rubber

- Color Anchor Homogenous Thermoset Rubber 3.175 mm thickness.
- Solid throughout entire depth of homogeneous tile with no pattern loss after .040" surface removal.

Wall Base

- BurkeBase® Thermoplastic Rubber, Type TP wall base.

LVT

- Amtico Signature 40 mil wear layer; 2.5 mm thickness.
- Quantum Guard Elite® wear-layer for superior scratch resistance, cleanability and dimensional stability using technologically advanced manufacturing method for exceptional performance.
- Passes ASTM F970 with 2,000 PSI.
- No post-installation finish or wax required.
- Moisture Remedy: QuickStix® pre-applied adhesive up to 99 percent RH, 12 pH and 18 lbs MVER.

Modular Carpet

- Antron® type 6,6 bulk continuous filament performance nylon with four-hollow filament fiber shape providing optimum soil release, resilience and limiting abrasion. Modification Ratio MR <1.5.
- Moisture Remedy: Infinity 2® MG Cushion fully warranted to install and perform with no testing required as long as there is no standing water or hydrostatic pressure.
- 3.5 TARR rating for severe traffic conditions.

Broadloom carpet

- Seam Integrity 10,000 PSI.
- Antron® type 6,6 bulk continuous filament performance nylon with four-hollow filament fiber shape providing optimum soil release, resilience and limiting abrasion. Modification Ratio MR <1.5.
- Moisture Remedy: Mannington Universal Primer eliminates need for concrete moisture testing when subfloor chemical pH is <.9. and backed with Integra® HP 12' resilient vinyl tufted textile chemically fused seams for complete moisture barrier.
- 3.5 TARR rating for severe traffic conditions.

Entryway System

- Abrasive walk-off matting system effectively captures up to ninety percent of dry particulate soil from migrating into interior space.
- 3.5 TARR rating for severe traffic conditions.



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