

Schematic Design Board Presentation

Measure I Bond Projects

Encinal Junior and Senior High School

November 28, 2017



Schematic Design Board Presentation

Measure I Bond Project – Encinal Junior and Senior High School

Agenda:

- Review Board Approved Implementation Plan – Budget and Scope
- Review District & Design Committee Input
- Present Schematic Design for Encinal HS
- Discuss project cost estimate and schedule, and budget reconciliation
- Receive approval to proceed

MASTER PLAN REVIEW

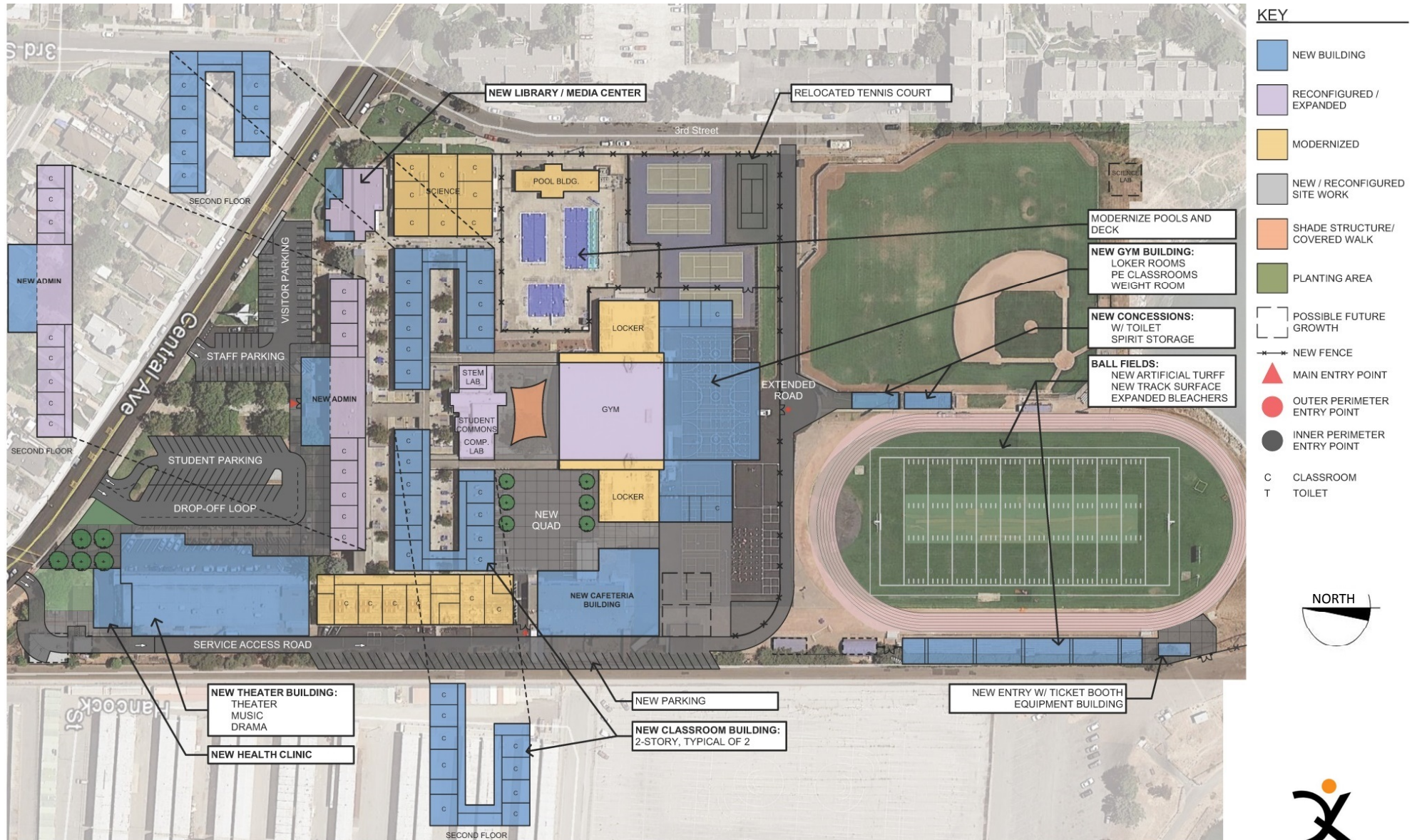
ENCINAL CAMPUS IMPLEMENTATION PLAN – Board approved June 10, 2014

Encinal High School \$39.5 M*

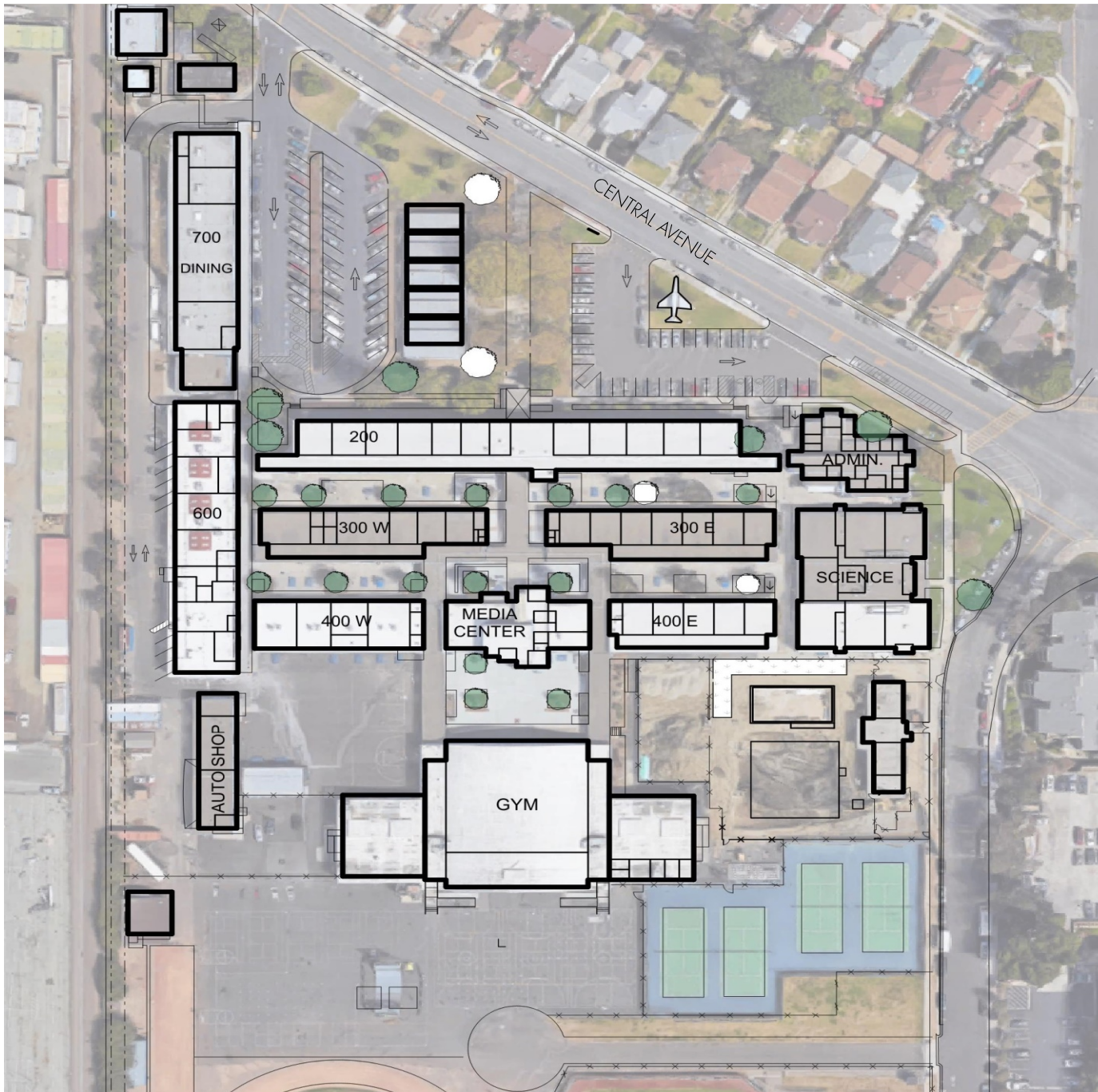
- Complete classroom reconfiguration of 100/200 wings
- Build two new 2 story 400 classroom wings for growth
- Complete science classrooms modernization/reconfiguration
- Modernize 600 wing and restrooms throughout campus
- Modernize existing Gym Locker Rooms
- Science and computer lab modernization at Library/Media Center
- Technology, communication & safety/security
- Critical mechanical, electrical, roofing and accessibility improvements

*Includes soft costs to cover non-construction expenses (Inspections, testing, fees, DSA, etc.)

ENCINAL HS MASTER PLAN 6/10/2014



ENCINAL MODERNIZATION



ENCINAL HIGH SCHOOL EXISTING SITE PLAN

LEGEND



Major Modernization

- Relocation of walls
- Mechanical
- Electrical and Lighting
- Data, Classroom Technology
- Casework – Repair /Replacement
- Repair/Replace Floor, Wall and Ceiling Finishes
- Fire Alarm
- Data, Classroom Technology
- Door Locks
- Window Repair and Shades



Minor Modernization

- Finish Improvements Including Acoustical
- Lighting
- Fire Alarm
- Data, Classroom Technology
- Door Locks
- Window Repair and Shades



Minimal Modernization

- Fire Alarm
- Data, Classroom Technology
- Door Locks
- Window Repair

Student Health

Student Justice in
Relocated Portable

Master Plan Future Performing Art
Center and Cafeteria w/ Band, Dance
and Drama Classrooms Above

New North Quad
in Place of Parking

Future optional Admin. Addition

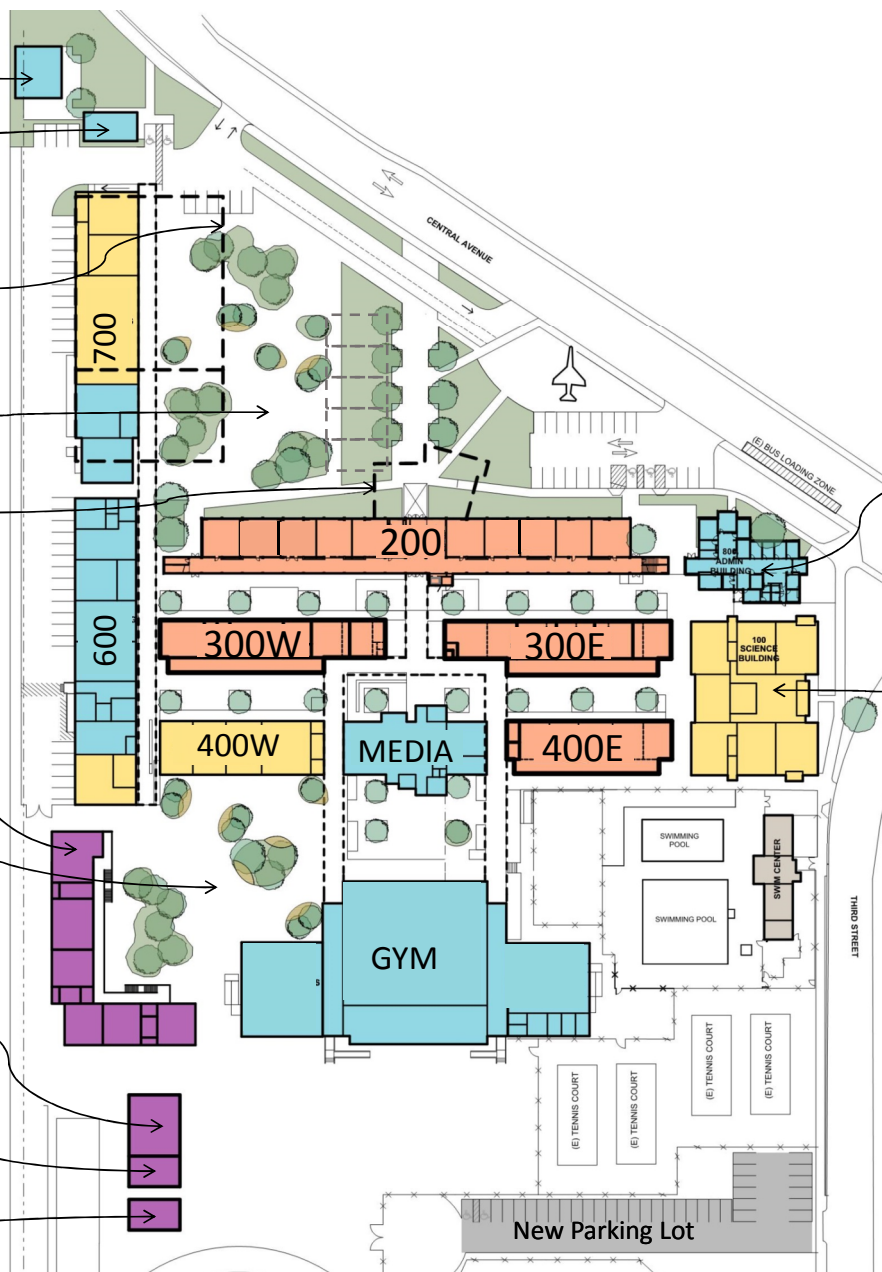
Pre-Engineered
2-Story Classroomroom Place
of Removed Shops Building

New South Quad

Modular CTE Shop 40'x48'

Optional Weight Room

Relocated Existing
Portable for PE
Classroom



LEGEND

	NEW BUILDING
	MAJOR MODERNIZATION
	MINOR MODERNIZATION
	FIRE ALARM, TECHNOLOGY & DOOR LOCKS

ADMIN

SCIENCE

PARKING COUNT

EXISTING PARKING 87
PROPOSED PARKING 115

CLASSROOM COUNT:

REMOVED	19 CLASSROOMS
ADDED	20 CLASSROOMS
INCREASE	1 CLASSROOMS



E N C I N A L M O D E R N I Z A T I O N

LANDSCAPE PLAN

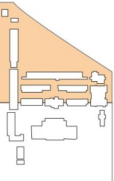
ENCINAL HIGH SCHOOL | LANDSCAPE

LEGEND

- 1 CENTRAL AVE BIKEWAY IMPROVEMENTS, NIC:
- 2 PARKING LOT FILTRATION PLANTING
- 3 THE EXISTING JET AREA
- 4 EXISTING CEREMONIAL ENTRY PAVING WITH CLASS MARKER BANDS
- 5 THE QUAD LAWN
- 6 DROP OFF AREA
- 7 EMERGENCY ACCESS
- 8 NEW NORTH QUAD (ENCINAL GROVES AND NATIVE GROVES WITH RELOCATED MEMORIAL PLAQUES)
- 9 SOUTH QUAD (ENCINAL GROVES AND NATIVE TREES)
- 10 FILTRATION PLANTING RAIN GARDEN
- 11 BIKE PARKING
- 12 STUDENT HEALTH CENTER PATIO
- 13 STUDENT HEALTH CENTER ACCESSIBLE PARKING
- 14 PROTECTED TREES
- 15 RENOVATED PARKING AREA
- 16 CONCRETE PAVING WITH BANDING IN QUADS
- 17 ADA PATH OF TRAVEL
- 18 HARD COURT RE-STRIPING
- 19 ENTRY IMPROVEMENTS WITH LOW PLANTING FLANKING NEW CANOPY WITH SCHOOL SIGNAGE ABOVE
- 20 NEW SECURITY (EVA) MAINTENANCE GATES



CARDUCCI ASSOCIATES



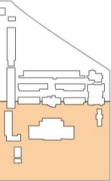
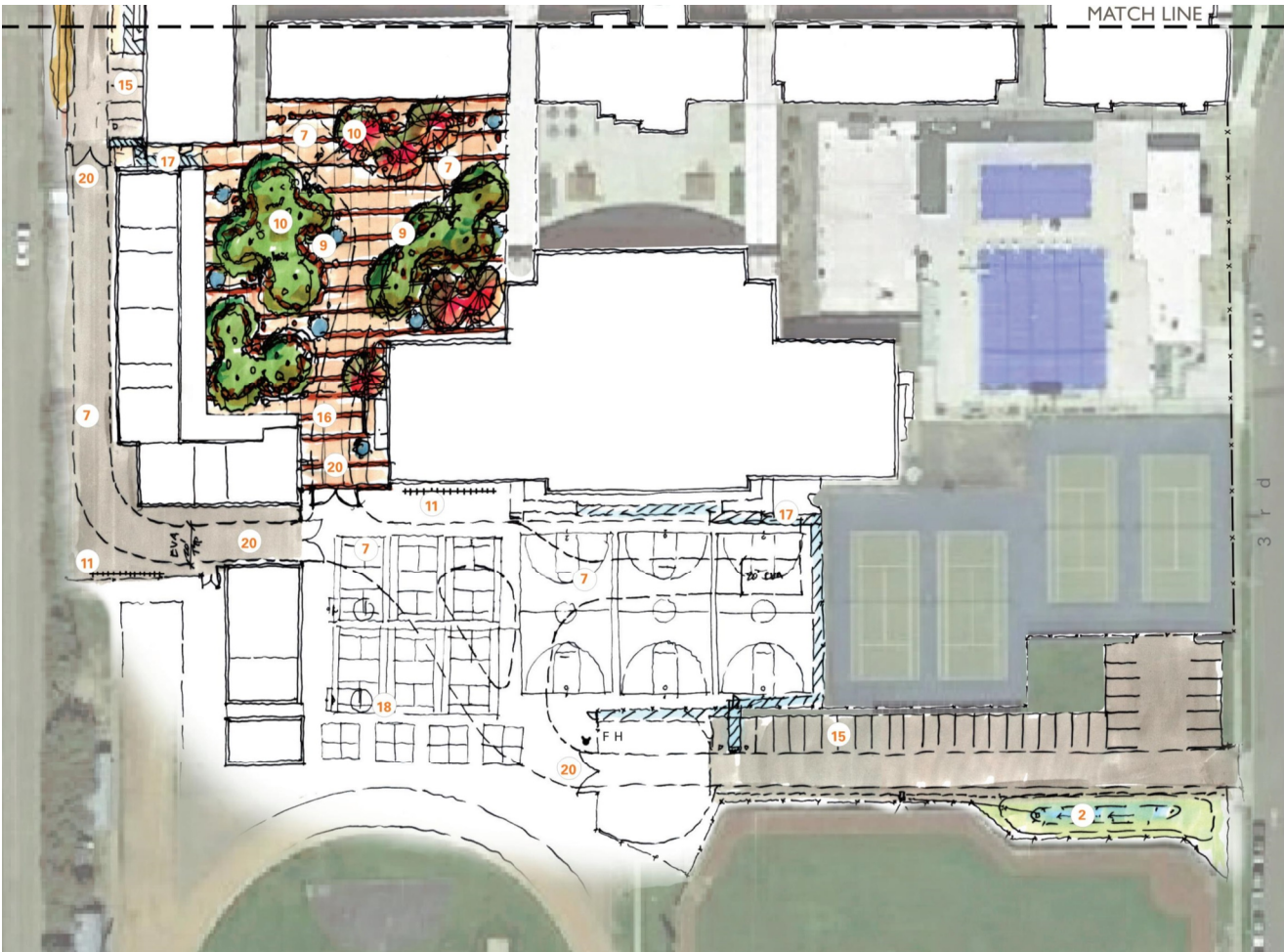
KEY MAP

LANDSCAPE PLAN

ENCINAL HIGH SCHOOL | LANDSCAPE

LEGEND

- 1 CENTRAL AVE BIKEWAY IMPROVEMENTS, NIC:
- 2 PARKING LOT FILTRATION PLANTING
- 3 THE EXISTING JET AREA
- 4 EXISTING CEREMONIAL ENTRY PAVING WITH CLASS MARKER BANDS
- 5 THE QUAD LAWN
- 6 DROP OFF AREA
- 7 EMERGENCY ACCESS
- 8 NEW NORTH QUAD (ENCINAL GROVES AND NATIVE GROVES WITH RELOCATED MEMORIAL PLAQUES)
- 9 SOUTH QUAD (ENCINAL GROVES AND NATIVE TREES)
- 10 FILTRATION PLANTING RAIN GARDEN
- 11 BIKE PARKING
- 12 STUDENT HEALTH CENTER PATIO
- 13 STUDENT HEALTH CENTER ACCESSIBLE PARKING
- 14 PROTECTED TREES
- 15 RENOVATED PARKING AREA
- 16 CONCRETE PAVING WITH BANDING IN QUADS
- 17 ADA PATH OF TRAVEL
- 18 HARD COURT RE-STRIPING
- 19 ENTRY IMPROVEMENTS WITH LOW PLANTING FLANKING NEW CANOPY WITH SCHOOL SIGNAGE ABOVE
- 20 NEW SECURITY (EVA) MAINTENANCE GATES



KEY MAP

CHARACTER IMAGERY

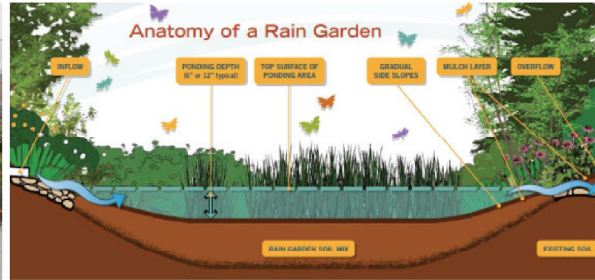
ENCINAL HIGH SCHOOL | LANDSCAPE



EDUCATIONAL RAIN GARDEN WITH SCIENCE OBSERVATION STATION



INTERPRETIVE SIGNAGE



PRESERVE AND CELEBRATE HISTORY



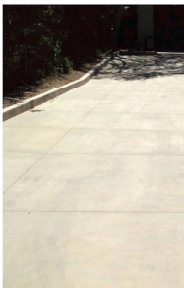
QUAD LAWN - GATHER AS A COMMUNITY



SEATING CLUSTERS - COLLABORATE AND LEARN



BIKE PARKING



CONCRETE PAVING



ENTRY TREES



SYCAMORES



ENCINAL OAK TREES



COURTYARD TREES



BIG LEAF MAPLE



LEGEND

	NEW BUILDING
	MAJOR MODERNIZATION
	MINOR MODERNIZATION
	FIRE ALARM, TECHNOLOGY & DOOR LOCKS

PARKING COUNT

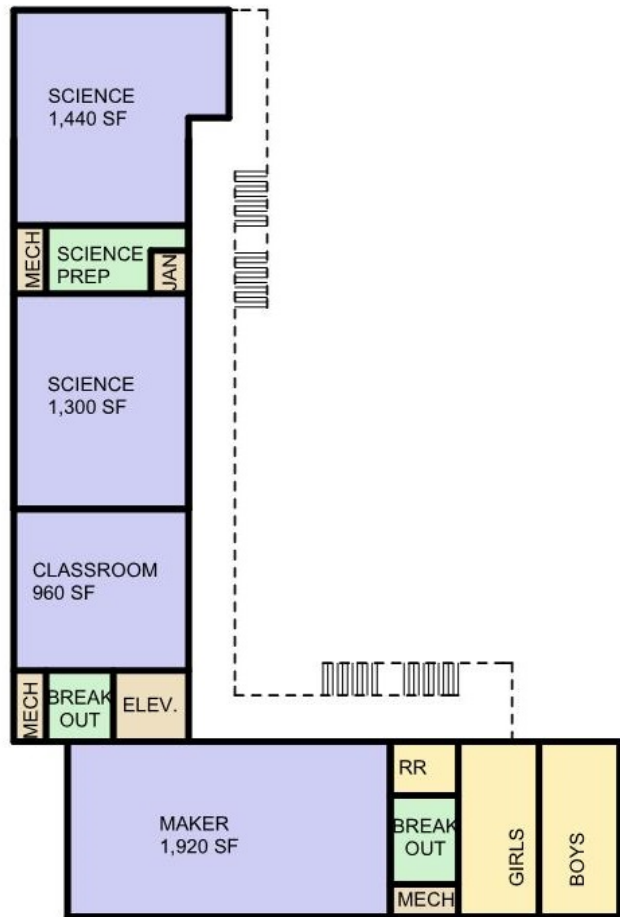
EXISTING PARKING 87
PROPOSED PARKING 115

CLASSROOM COUNT:

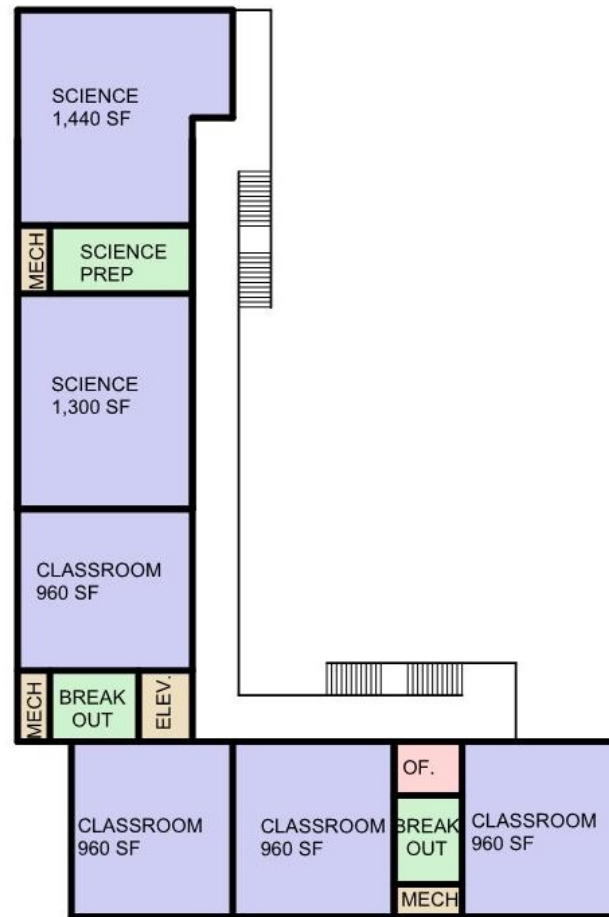
REMOVED	19 CLASSROOMS
ADDED	20 CLASSROOMS
INCREASE	1 CLASSROOMS



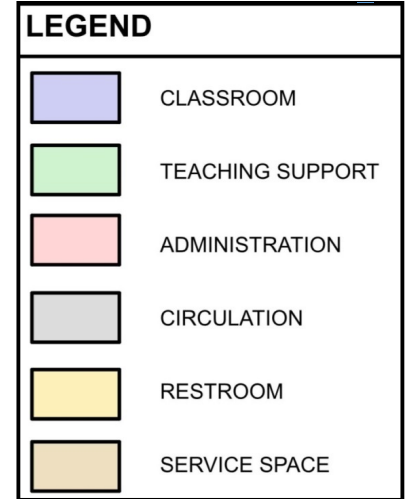
QUATTROCCHI KWOK
ARCHITECTS



FIRST FLOOR



SECOND FLOOR



PRE-ENGINEERED 2-STORY CLASSROOM FLOOR PLAN ENCINAL MODERNIZATION



This image is an example only. Appearance will vary depending on selected pre-engineered manufacturer.



This image is an example only. Appearance will vary depending on selected pre-engineered manufacturer.



This image is an example only. Appearance will vary depending on selected pre-engineered manufacturer.









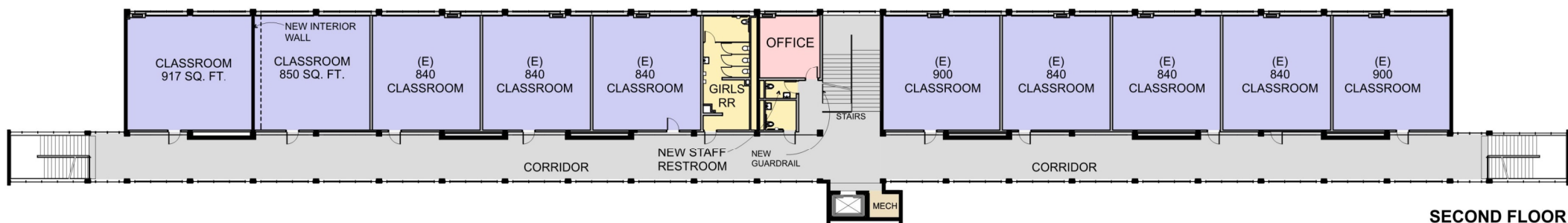
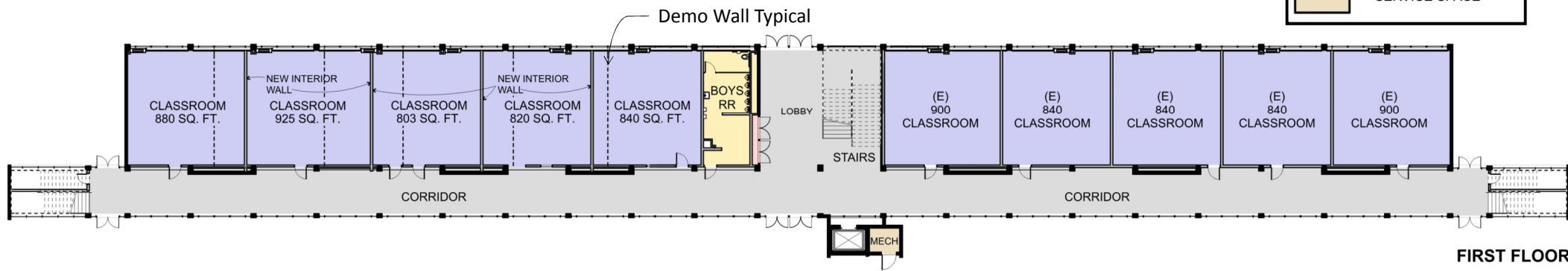
Project Frog

This image is an example only. Appearance will vary depending on selected pre-engineered manufacturer.



This image is an example only. Appearance will vary depending on selected pre-engineered manufacturer.

LEGEND	
	CLASSROOM
	TEACHING SUPPORT
	ADMINISTRATION
	CIRCULATION
	RESTROOM
	SERVICE SPACE



ENLARGED PLAN: BLDG 200 ENCINAL MODERNIZATION









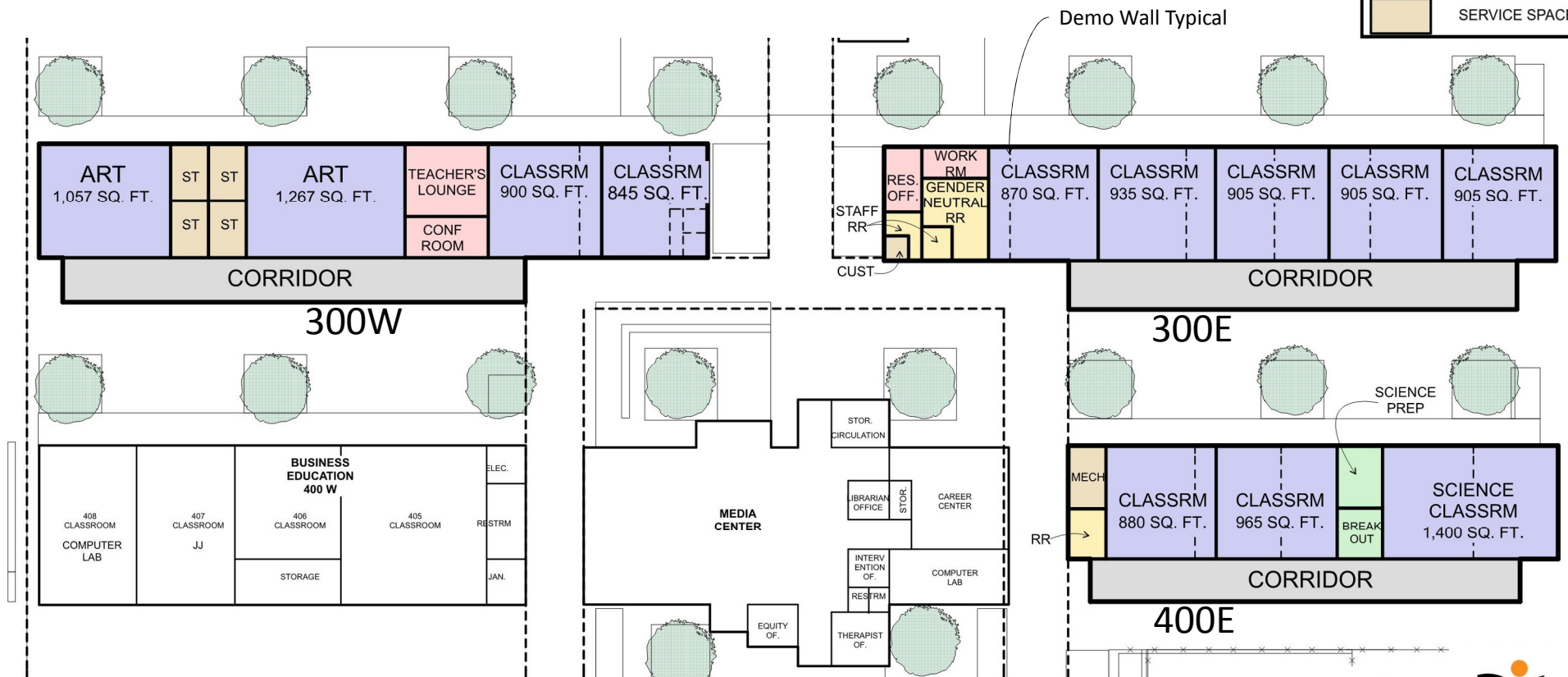


EXISTING CLASSROOM ENCINAL MODERNIZATION



TYPICAL MODERNIZED CLASSROOM
ENCINAL MODERNIZATION

LEGEND	
	CLASSROOM
	TEACHING SUPPORT
	ADMINISTRATION
	CIRCULATION
	RESTROOM
	SERVICE SPACE



MODERNIZATION ENLARGED PLAN: BLDGS 300 AND 400
ENCINAL MODERNIZATION





LEGEND	
	CLASSROOM
	TEACHING SUPPORT
	ADMINISTRATION
	CIRCULATION
	RESTROOM
	SERVICE SPACE



Improvements:

- Sunshade
- Refurbish casework
- Interior finishes and flooring
- Window shades
- Paint
- Technology, new locks, fire alarm
- Lab safety equipment

SCIENCE BUILDING FLOOR PLAN ENCINAL MODERNIZATION

CONSTRUCTION SCHEDULE

- New Classroom Building *Jan. 2019 – Dec. 2019
Including Demo and Site Work
- Major Modernization of 200, 300, & 400 Buildings *June 2019 – Dec. 2020
- Minor modernization *June 2019 – Aug. 2020
Science, 600, 700, Admin., Media Center, Gym
- Site work *June 2019 – July 2021
Parking & New Quads

*Dates are subject to DSA approval and bidding climate



DISTRICT BUDGET – ENCINAL HS

10-25-2017

Encinal HS Budget (2014 Implementation Plan B)	\$39,500,000
Escalation to 2016 dollars (5% annually)	<u>\$4,048,750</u>
Campus Project Budget	\$43,548,750
Minus Soft Costs (25% of Total Project Budget)	<u>(\$10,887,188)</u>
Encinal HS Construction Budget	\$32,661,563

Schematic Design Estimate Must Match This Construction Budget

Encinal High School Measure I Bond Project

ESTIMATE

Encinal High School	Project Budget	\$39,500,000
	Construction Budget	\$32,661,563
ESTIMATES		
➤ Complete classroom reconfiguration of 200 wings	\$	6,155,499
➤ Build new two-story classroom wing for growth	\$	8,468,413
➤ Complete science classrooms modernization/reconfiguration	\$	1,260,763
➤ Modernize 600 wing		completed
➤ Modernize existing Gym Locker Rooms		
➤ Technology, communication & safety/security	\$	4,255,613
➤ Critical mechanical, electrical, roofing and accessibility improvements	\$	3,891,623
Added during programming and design:		
➤ Classroom reconfiguration & modernization in 300E, 300W, & 400E	\$	3,166,950
➤ Modernize 700 wing including cafeteria	\$	334,274
➤ Minor modernization 600, 400W, Gym, Media Center, Admin.	\$	704,416
➤ North quad & drop-off lane	\$	720,673
➤ South quad at new classroom building	\$	704,421
➤ Repair & replace windows		included
➤ Increase parking & south site lighting	\$	891,988
	\$	30,554,633
➤ Cost impact of PLA (figured at 10%)	\$	3,055,463
➤ Hazardous materials abatement		\$157,680
	\$	33,767,776
Amount over construction budget	\$	1,106,213
Add desired scope:		
1. Modular CTE classroom	\$	617,058
2. Modular weight room	\$	308,529
3. Allowance for air-conditioning to Buildings 200, 300E, 300W, 400E & 900	\$	7,030,000
4. Allowance for air-conditioning to Buildings 600,700, Science, Gym, Media & Admin.	\$	10,700,000

updated 11/28/2017 25

Schematic Design Board Presentation

Measure I Bond Projects

Encinal Junior and Senior High School

November 28, 2017

Thank you!

AUSD
ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students