

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

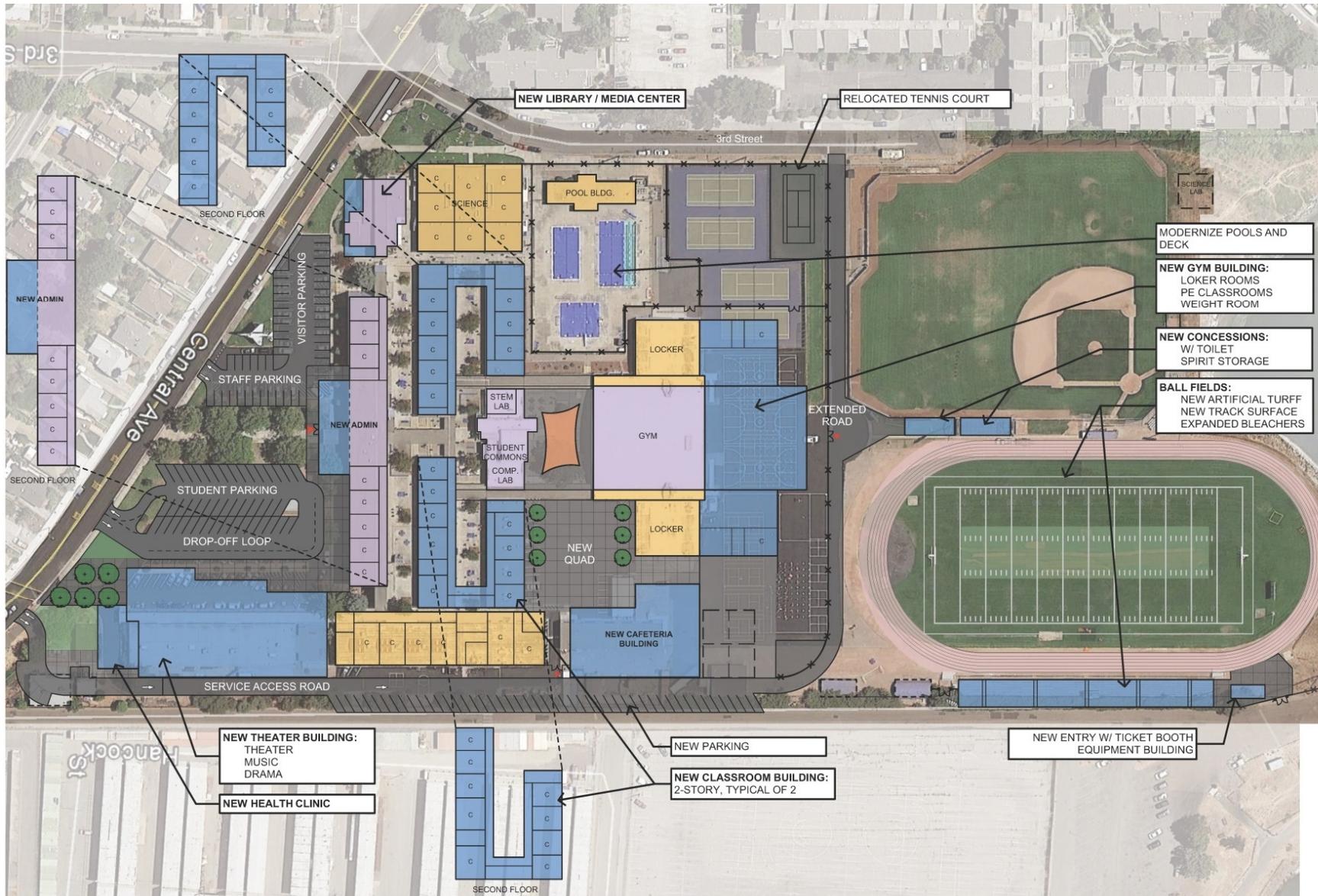
ENCINAL CAMPUS IMPLEMENTATION PLAN – Board approved June 10, 2014

Encinal High School \$39.5 M*

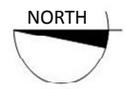
- Complete classroom reconfiguration of 100/200 wings
- Build two new 2 story 400 classroom wings for growth
- Complete science classrooms modernization/reconfiguration
- Modernize 600 wing and restrooms throughout campus
- Modernize existing Gym Locker Rooms
- Science and computer lab modernization 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



- KEY**
- NEW BUILDING
 - RECONFIGURED / EXPANDED
 - MODERNIZED
 - NEW / RECONFIGURED SITE WORK
 - SHADE STRUCTURE/ COVERED WALK
 - PLANTING AREA
 - POSSIBLE FUTURE GROWTH
 - NEW FENCE
 - ▲ MAIN ENTRY POINT
 - OUTER PERIMETER ENTRY POINT
 - INNER PERIMETER ENTRY POINT
 - C CLASSROOM
 - T TOILET





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

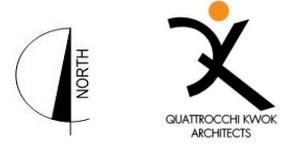


LEGEND

- 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



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



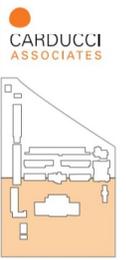
KEY MAP

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



QUATTROCCHI KWOK ARCHITECTS



CARDUCCI ASSOCIATES



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

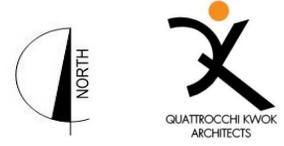


LEGEND

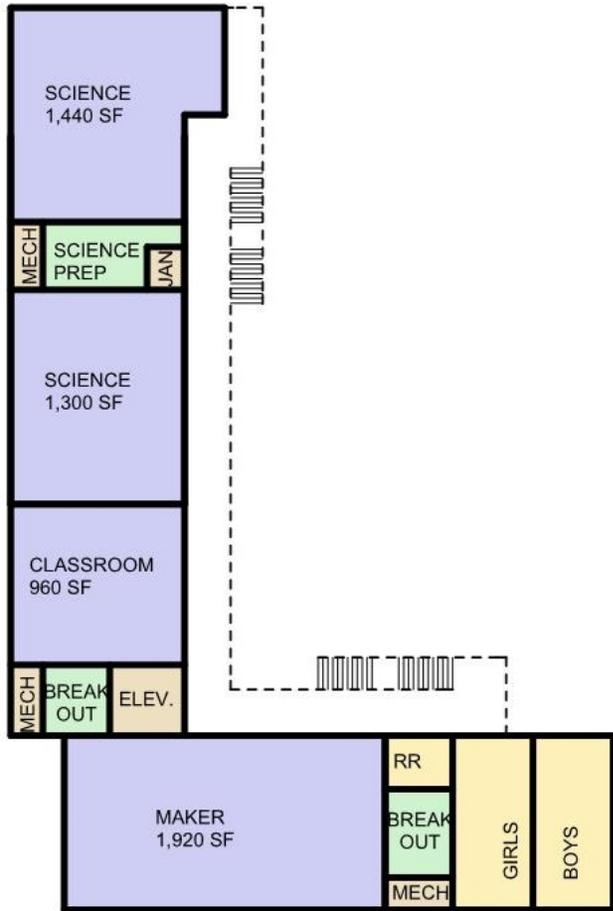
- NEW BUILDING
- MAJOR MODERNIZATION
- MINOR MODERNIZATION
- FIRE ALARM, TECHNOLOGY & DOOR LOCKS

PARKING COUNT
 EXISTING PARKING 87
 PROPOSED PARKING 115

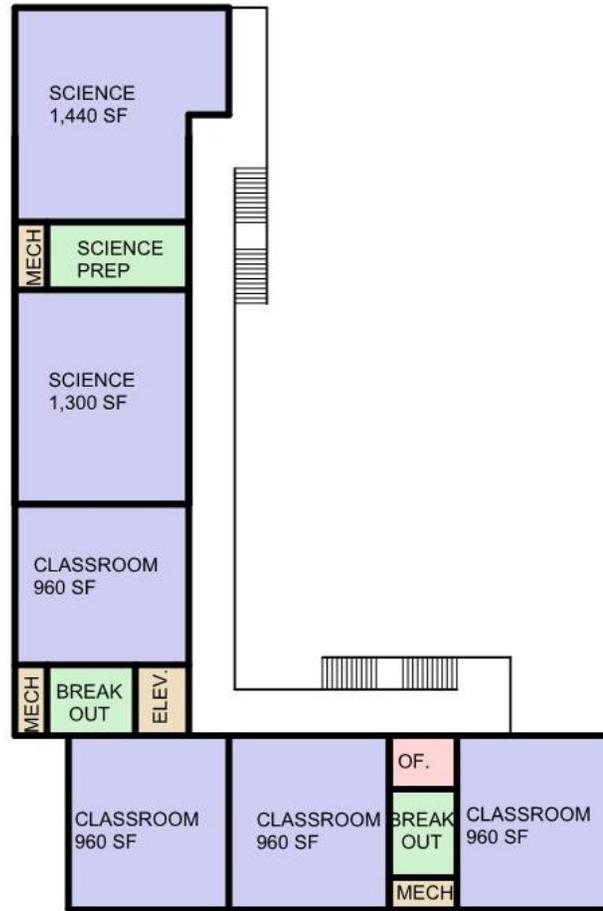
CLASSROOM COUNT:
 REMOVED 19 CLASSROOMS
 ADDED 20 CLASSROOMS
 INCREASE 1 CLASSROOMS



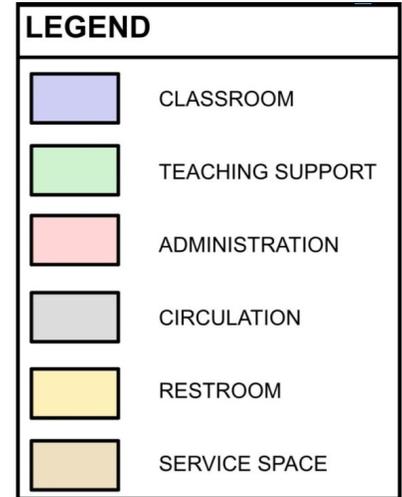
E N C I N A L M O D E R N I Z A T I O N



FIRST FLOOR



SECOND FLOOR



PRE-ENGINEERED 2-STORY CLASSROOM FLOOR PLAN
ENCINAL MODERNIZATION





Folia

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.



Project Frog

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



High Performance LED Lighting

Clear Span Structure

Collaboration Wall

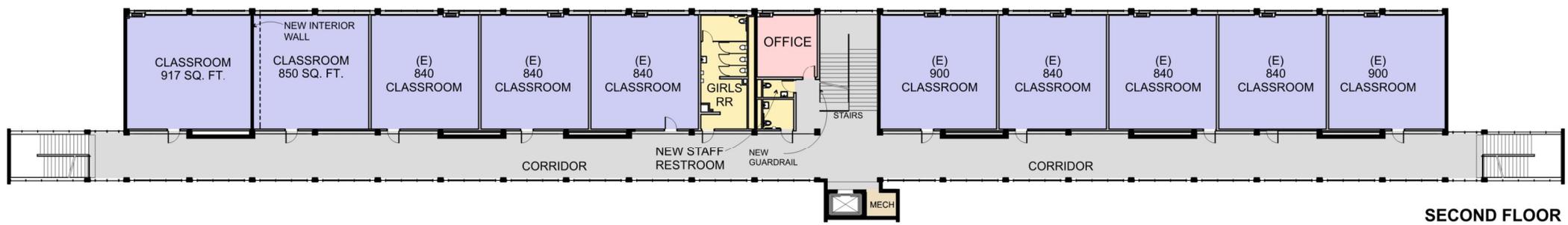
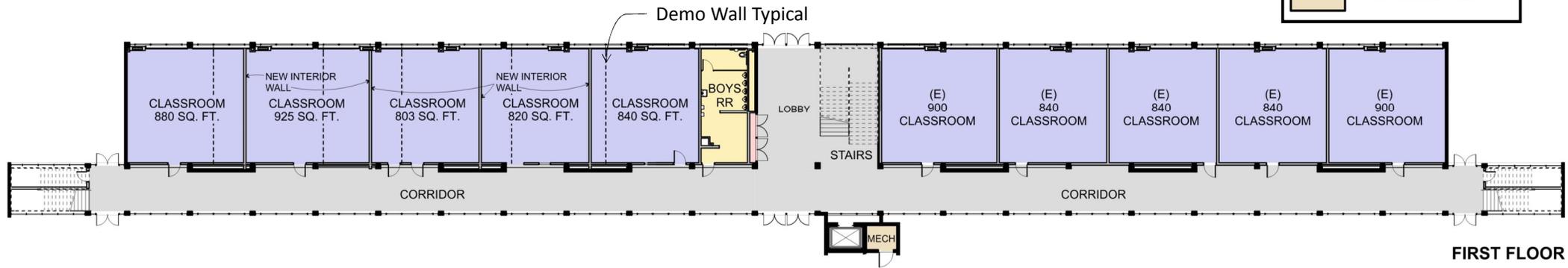
Views and Daylight

CLASSROOM SUITE

Folia

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



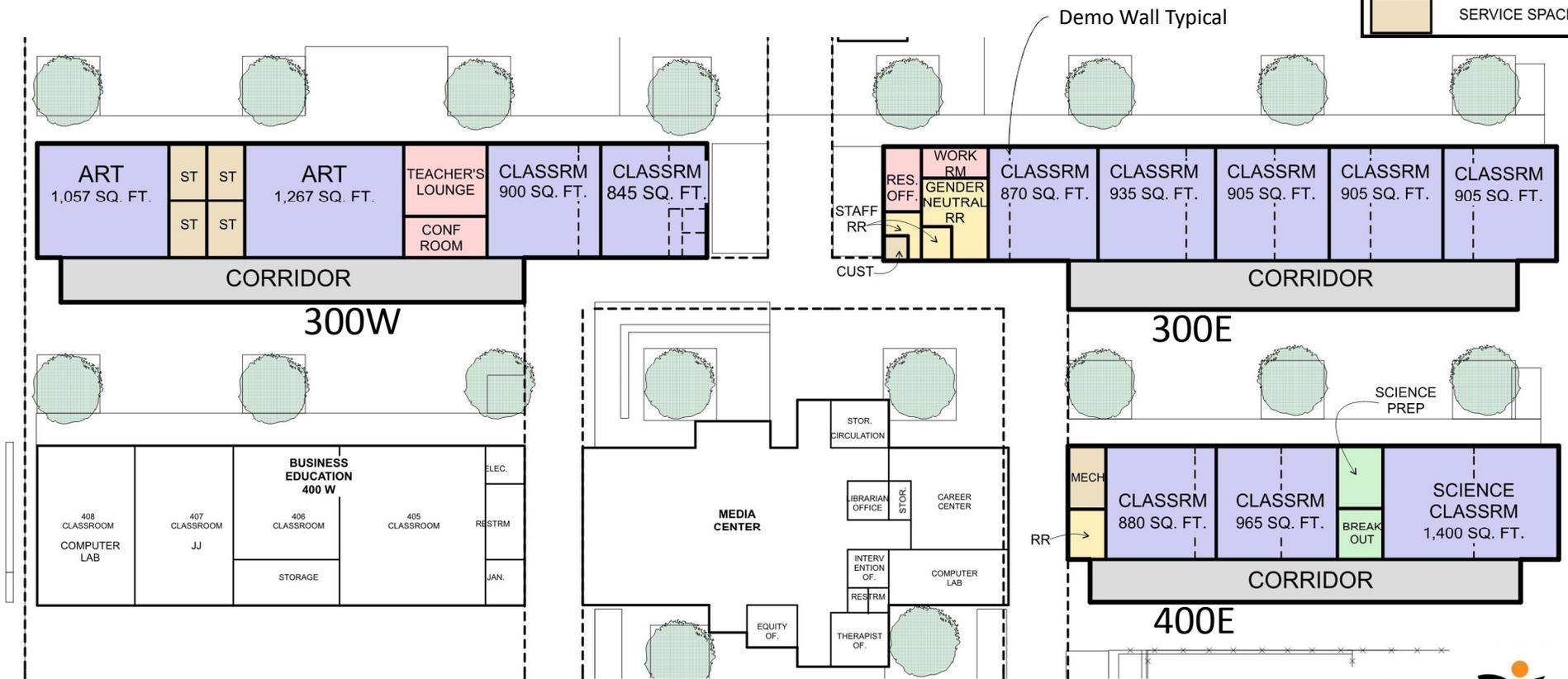


EXISTING CLASSROOM
ENCINAL MODERNIZATION



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 *June 2019 – Dec. 2020
200, 300, & 400 Buildings
- 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
<u>Added during programming and design:</u>		
➤ 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
<u>Add desired scope:</u>		
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