

# Measure X: Phase 1 Gym and Gym/Classroom Projects

Update for the Community

San Mateo – Foster City School District

January 2018



# Purposes of the Update

- Information about the Bayside Gym, Abbott Gym and Classroom, and Borel Gym and Classroom Projects including the following:
  - Summary of process used for all 3 projects
  - Key features of the new additional gyms
  - Needed classrooms at Abbott and Borel for increased/increasing enrollments
  - Community Meetings held for each school's project
  - Summary of the specifics for each individual project including site location, design rendering and timeline



# Overview of Process Used for All Three Projects

- ▶ Educational Specifications Committees: Established committees comprised of the Principal, staff representatives and parents at each school
- ▶ Educational Specifications Committees: Interviewed and selected architect, made visits to other gyms, and provided input on location, design, features to include, and priorities (Note: there is a different architectural firm for each school)
- ▶ District Educational Specifications: Developed to ensure equity among gyms in size and amenities but with different designs to be contextual for each site
- ▶ Individual Community Meetings: Provided information and received input on location, initial design planning and community members' likes and concerns



# Key Features for All Gyms

- ▶ Basketball courts are high school sized with wood floors
- ▶ Cross basketball/volleyball/badminton courts with separation curtain which can be lowered when needed
- ▶ Bleacher capacity sized to seat 1/3 of each school's projected enrollment
- ▶ Lobby designed to be used as a lobby after school hours and as a flexible PE teaching space during school
- ▶ Girls and Boys locker rooms with one locker per student for projected school enrollment
- ▶ Restrooms for girls and boys and unisex-non gender specific adjacent to the locker rooms, and for staff, family, and public unisex use in the lobby area
- ▶ PE staff offices located so that men and women staff can supervise respective locker rooms



# Addressing the Need for Classrooms for Current and Projected Enrollments at Abbott and Borel

- ▶ Needed classrooms achieved through repurposing existing space that could be used for classrooms and new classroom facilities
- ▶ Described in more detail in the section on each school's project



# The New Additional Bayside Gym Overview



# SITE PLAN

BAYSIDE ACADEMY - PRELIMINARY LANDSCAPE PLAN



QUATTROCCHI KWOK  
ARCHITECTS



CARDUCCI  
ASSOCIATES



## LEGEND

- 1 EXISTING TURN-AROUND & FIRE LANE
- 2 EXISTING BLACKTOP
- 3 EXISTING REPAIRED IRRIGATED ATHLETIC FIELD
- 4 EXISTING TREES
- 5 EXISTING FENCE
- 6 DROP OFF AT EXISTING TURN-AROUND
- 7 BIKE PARKING
- 8 NOT USED
- 9 ASPHALT PAVING FOR FUTURE STORAGE UNITS
- 10 SHADE TREES AND MULCH SURFACING
- 11 STORMWATER TREATMENT AREA
- 12 NOT USED
- 13 NOT USED
- 14 CONCRETE PAVING, NON-SLIP SAND WASH FINISH, NATURAL COLOR
- 15 ASPHALT PAVING
- 16 CONCRETE BANDS, FLUSH (TYP)
- 17 NOT USED
- 18 ORNAMENTAL PLANTING, DROUGHT TOLERANT
- 19 NOT USED
- 20 NOT USED
- 21 NATIVE TREES, DROUGHT TOLERANT SPECIES
- 22 GATE, CONNECT TO EXISTING FENCE (DISTRICT STANDARD FENCING)
- 23 SLOPED WALK (<5%)
- 24 CAMPUS FENCING (BLACK 1" POLYOLEFIN, MATCH EXISTING HEIGHT) DISTRICT STANDARD FENCING AND GATES
- 25 CMU BLOCK TRASH ENCLOSURE WITH DOUBLE GATES FOR RECYCLING AND TRASH ACCESS; VEHICULAR CONCRETE PAD; SANITARY SEWER CONNECTION AND ROOF, HOSE BIB FOR WASH DOWN.







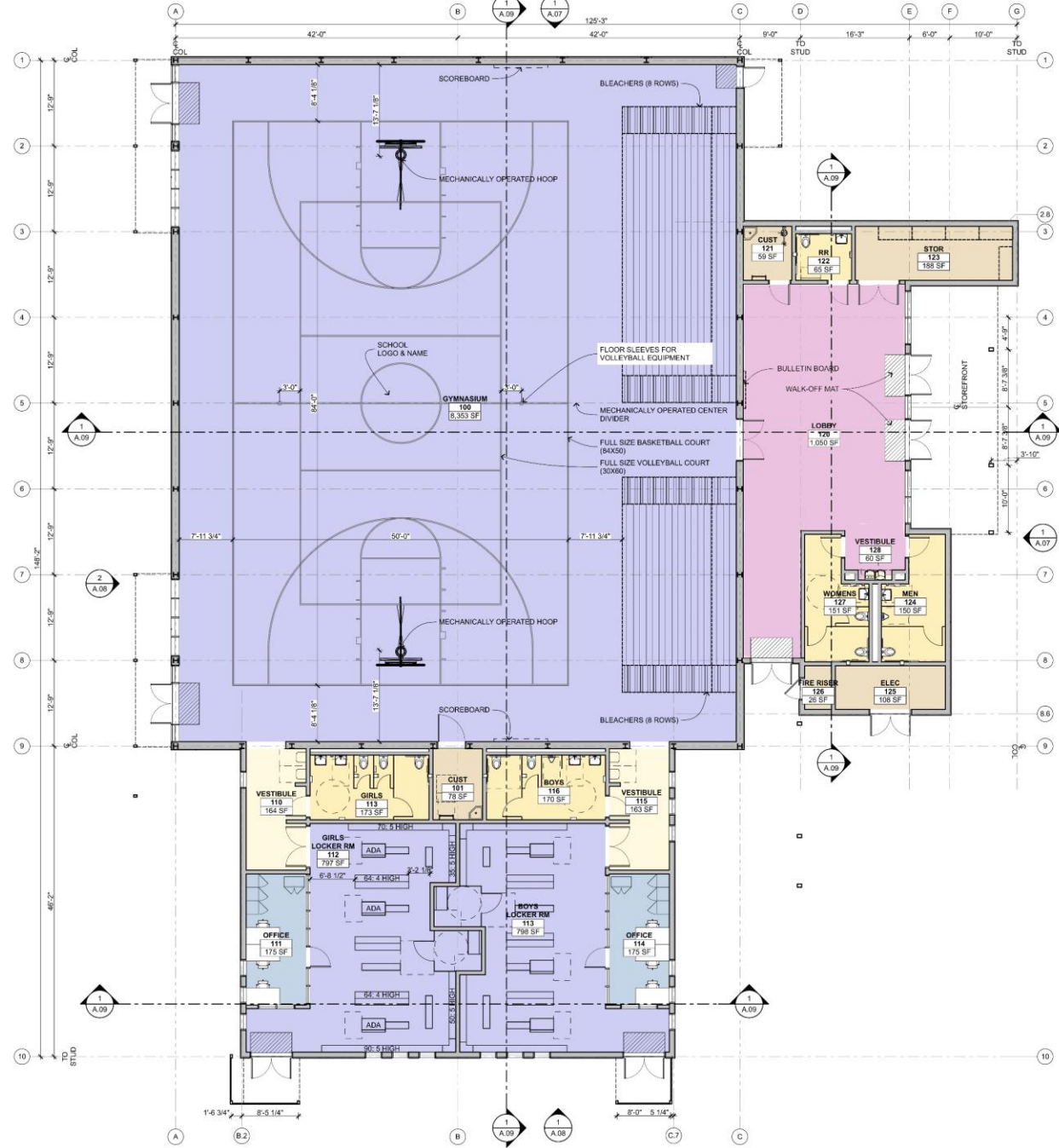
Exterior View – Public Entry - Looking Northwest  
from Baseball Field



BAYSIDE ACADEMY GYMNASIUM

# FLOOR PLAN

BAYSIDE ACADEMY | NEW GYMNASIUM



CODE ANALYSIS Based on 2016 California Building Code (CBC)

Item	Code Reference	Proposed	Minimum
CONSTRUCTION TYPE - Sec 802		III-B	III-B
AUTOMATIC FIRE SUPPRESSION SYSTEM		Yes	Yes
OCCUPANCY GROUP - Sec 803 and 804 in A.09		A-3	I
ALLOWABLE BUILDING HT. - Table 504.2		40'	37'-0"
ACTUAL BUILDING HT.		37'-0"	
ALLOWABLE NUMBER OF STORES - Table 504.4		1	1
ACTUAL STORES		1	
ALLOWABLE AREA FACTOR (AF) A - Table 506.2		24,000	38,000
ALLOWABLE AREA W/ FRONTAGE INCREASE - Sec 506.3.1		NOT TAKEN	
ACTUAL AREA (Bldg + Roof Deck)		8,853 SF	13,962 SF
ACTUAL AREA (Bldg + ROOF DECK)		14,515 TOTAL	
MIXED OCCUPANCY ANALYSIS		835(2400) + 592(3800) = 8,897.88 + 2,218.16 = 11,116.04	651 < 11,116.04

BUILDING TOTAL AREA: 13,842 SF

FLOOR PLAN  
1/8" = 1'-0"



A.02



Interior view – Looking Northeast toward Slough

# Projected Bayside Timeline

- ▶ Design and Construction Documents completed end of March 2018
- ▶ Review/approval process by the California Division of State Architect April-November 2018
- ▶ Request for Construction Bids\* December 2018
- ▶ Beginning of Construction\* January 2019
- ▶ Anticipated Occupancy\* January-February 2020

*\*timeline dependent on State approval*

A dark blue arrow points right from the left edge of the slide. Several thin, curved lines in shades of blue and grey originate from the left side and sweep across the slide towards the right.

# The Abbott Project Overview

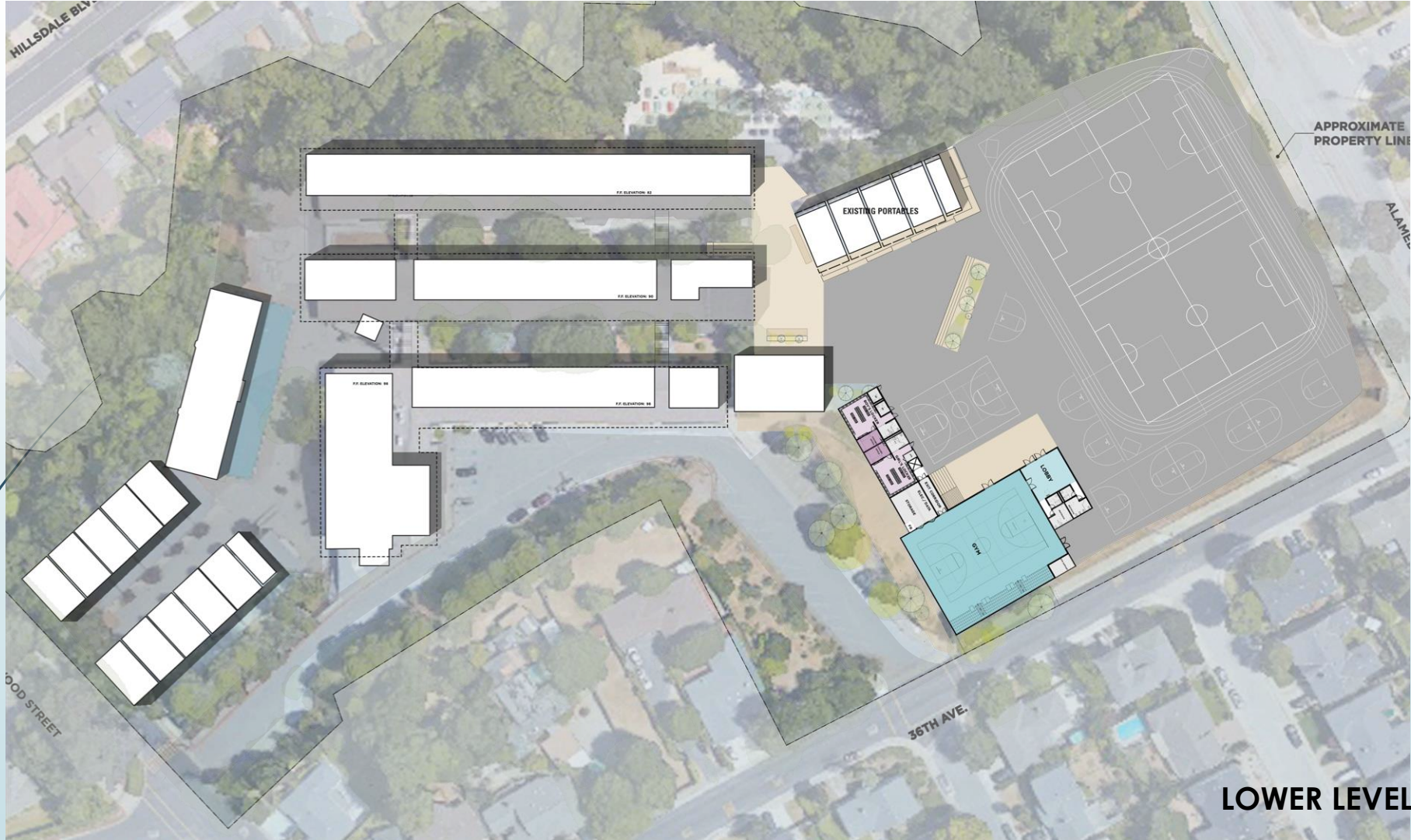
New Gym (additional)

Six classrooms—2 new, 4 repurposed

# Abbott Site Plan—Upper level



# Abbott Site Plan—lower level







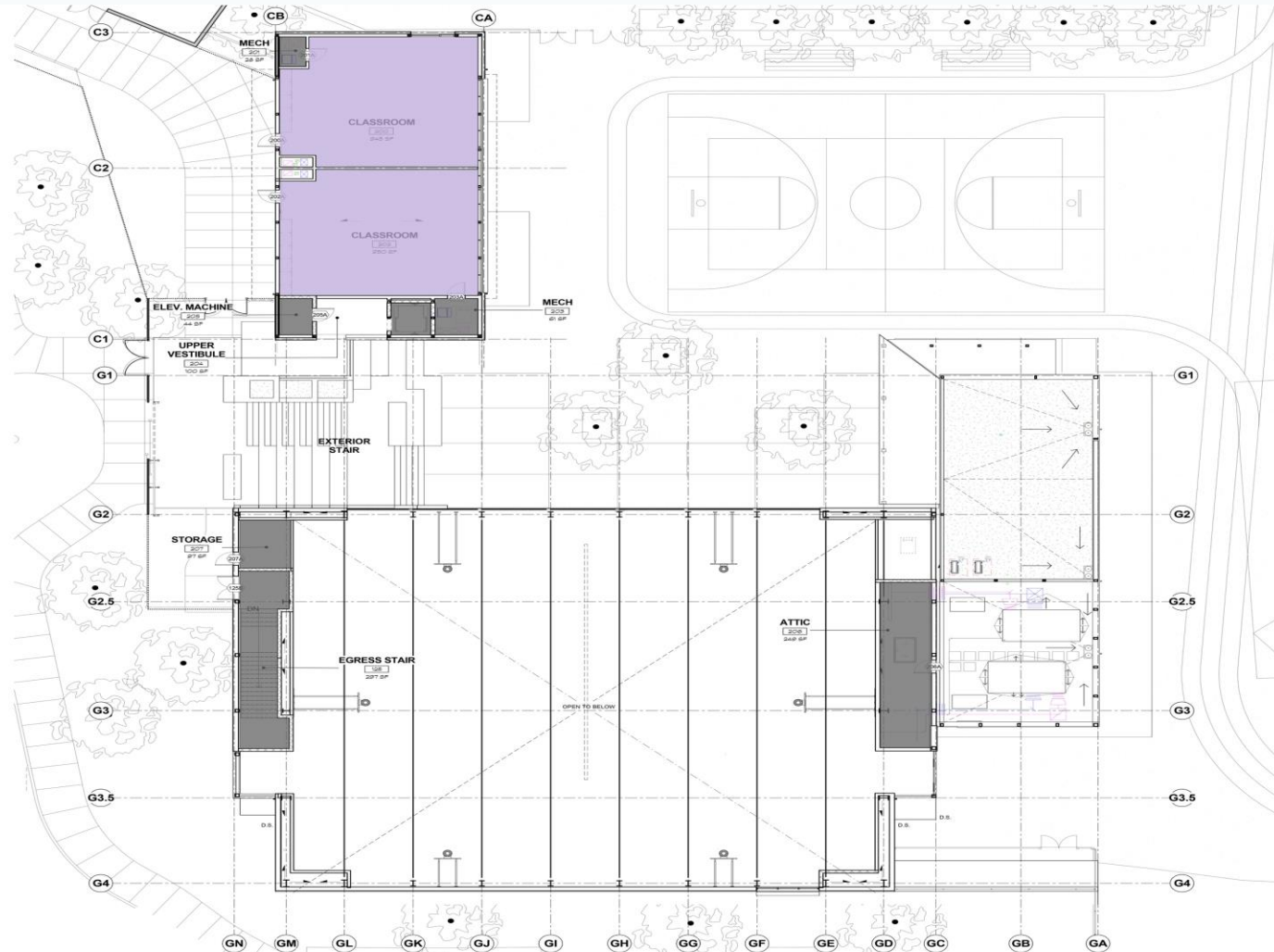
# Classrooms and Gym view from upper level of Abbott



# Aerial View from Abbott Playground of Classrooms on top and Locker Rooms below

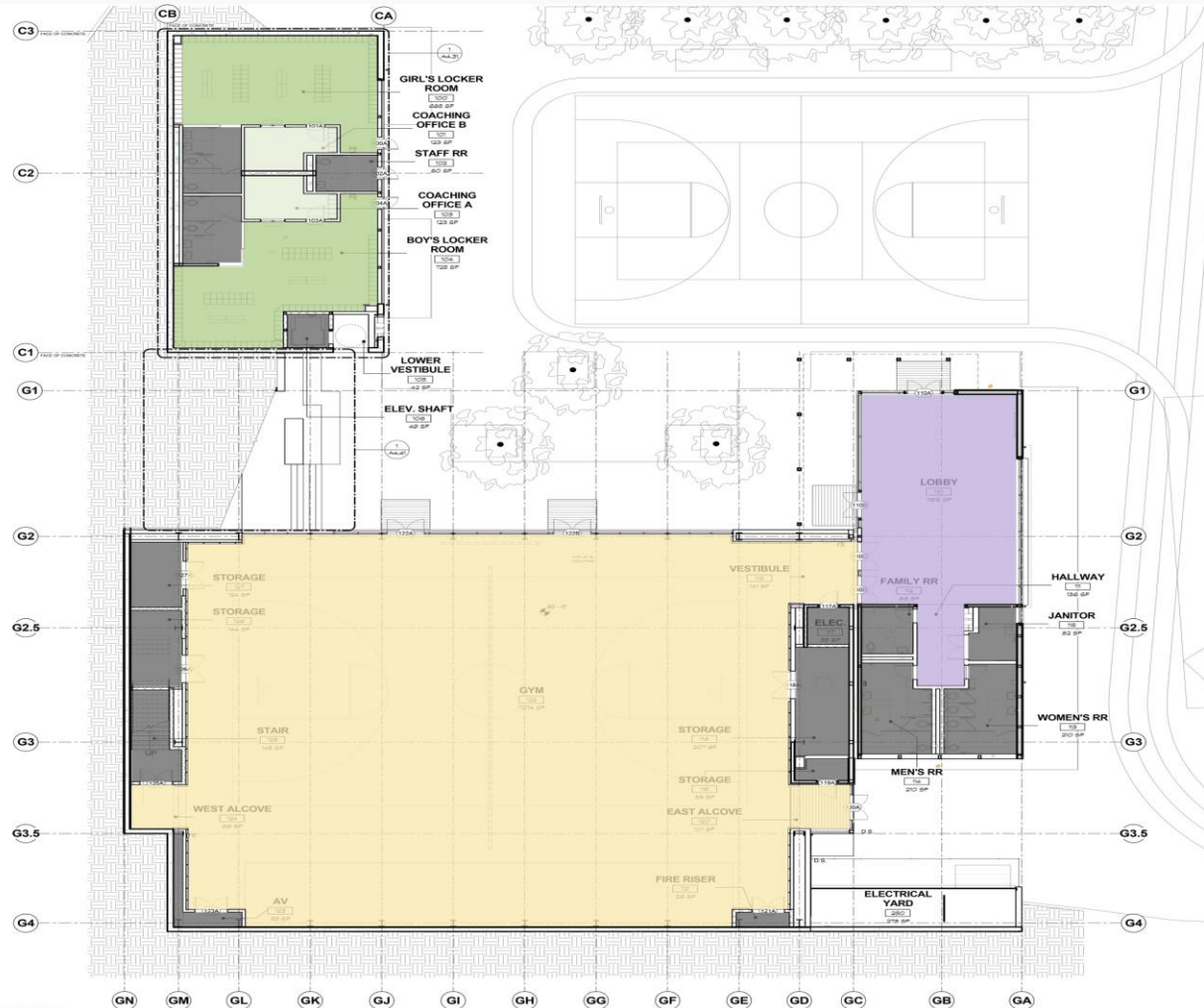


# Abbott—Floor Plan for new upper level Classrooms



Classroom  
Support

# Floor plan for lower level gym locker rooms, gym and lobby



- Gym
- Locker Rooms
- Lobby
- Support



# Projected Abbott Timeline

- ▶ Construction Documents completed- end of February 2018
- ▶ Review/approval process by the California Division of State Architect –March-September 2018
- ▶ Request for Construction Bids\* October 2018
- ▶ Beginning of Construction\* November 2018
- ▶ Anticipated Occupancy\* February 2020

*\*timeline dependent on State approval*



# The Borel Project Overview

- New Gym (additional)
- Eight classrooms—6 new, 1 new in part of the Library (completed), and 1 repurposed



- 1 RE-PAVED & STRIPED ASPHALT YARD WITH SOCCER, TRACK, AND BACKSTOPS
- 2 EXISTING OAK (PROTECT & PRESERVE)
- 3 ACCESSIBLE ROUTE AND STAIRS
- 4 AMPHITHEATER STYLE ATHLETIC SEATING & SHADE TREES
- 5 DRINKING FOUNTAIN WITH DOG BOWL
- 6 PEDESTRIAN BOULEVARD & FIRE LANE ACCESS WITH 4' FENCE(S)
- 7 ATHLETIC PLAZA FOR P.E. AND COMMUNITY / CAMPUS EVENTS
- 8 SEAT WALL ALCOVES AND SHADE TREES
- 9 STAFF PARKING
- 10 REHABILITATED MULCHED PLANTING AREA AND DRAINAGE IMPROVEMENTS

- 11 OUTDOOR CLASSROOM COURTYARD, WITH CAFE SEATING/BENCHES
- 12 SCIENCE CONCEPTS RAIN GARDEN
- 13 SCIENCE CONCEPTS POLLINATOR GARDEN
- 14 PAVED, OPEN PLAZA FOR FLEXIBLE USE
- 15 CAMPUS CONNECTION STAIRS & RAMP WITH VIEW TERMINUS BAMBOO GROVE
- 16 EXISTING PAVING
- 17 EXISTING ELECTRICAL MAINTENANCE YARD
- 18 CONCRETE PAVING
- 19 CAMPUS FENCING, DISTRICT STANDARD BLACK 1" VINYL COATED FABRIC
- 20 GATES

## LANDSCAPE - SITE PLAN

**CSDA** | DESIGN  
GROUP

LISTEN COLLABORATE CREATE



SAN MATEO-  
FOSTER CITY  
SCHOOL DISTRICT

SCALE: NTS  
11/29/17

SK-D100





EXTERIOR RENDERING

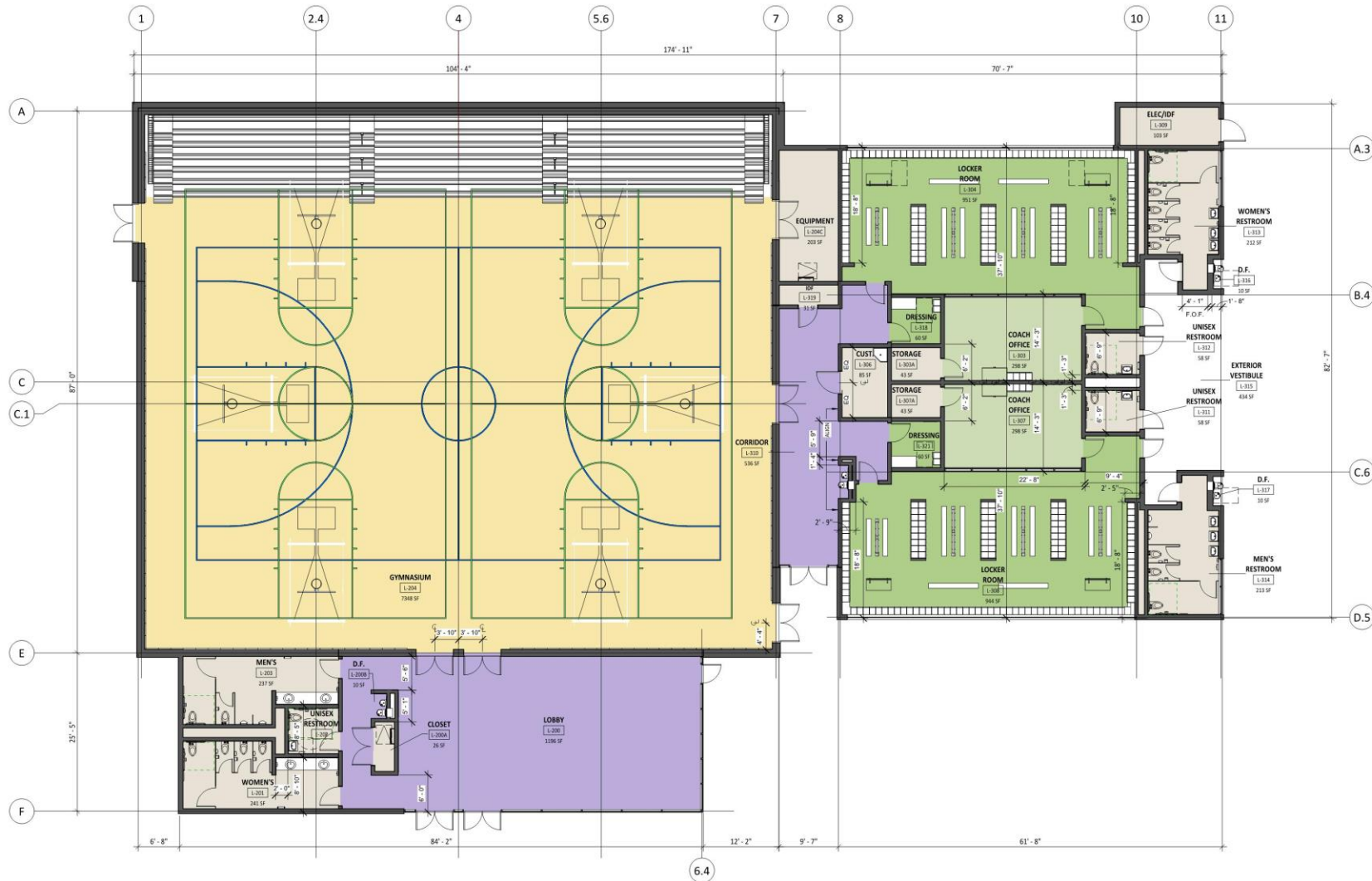
CSDA | DESIGN GROUP

LISTEN COLLABORATE CREATE

 SAN MATEO-FOSTER CITY SCHOOL DISTRICT  
LIVE · LEAD · LEARN

SCALE: NOT TO SCALE  
11/29/17

SK-D103



- Legend**
- CLASSROOM
  - GYMNASIUM
  - LOBBY
  - LOCKER ROOM
  - OFFICE
  - SUPPORT
  - VESTIBULE

**BUILDING L - FLOOR PLAN**



**Legend**

- CLASSROOM
- GYMNASIUM
- LOBBY
- LOCKER ROOM
- OFFICE
- SUPPORT
- VESTIBULE



**MODULAR CLASSROOMS- FLOOR PLAN**



ALL IMAGES REPRODUCED WITH THE PERMISSION FROM AMERICAN MODULAR SYSTEMS. COPYRIGHT AMERICAN MODULAR SYSTEMS. ALL RIGHTS RESERVED.

# Current Timeline

## ► Phase I: Complete all site work

- DSA review and approval by May 2018\*
- Begin excavation and site work construction\* June 2018
- Finish site work/foundation for new classrooms\* by September 2018

## ► Phase II: Complete the new classroom wings (6 classrooms)

- Select builder pre-built classrooms January 2018
- DSA Review and Approval\* March-May 2018
- In plant construction of classroom components\* by September 2018
- On site construction\* by November 2018
- Occupancy during Winter break 2018

\* Note: DSA review and approval timeline is not within the District's control but the architect believes that adequate time has been built into the schedule

# Current Borel Timeline-continued

## ► Phase III: Design and Construction of the Gym

- Design phase and construction documents completed Spring 2018
- DSA review and approval completed\* August 2018
- Bidding for Gym Construction\* September 2018
- Construction\* Oct 2018-December 2019
- Occupancy\* January 2020

## ► Phase IV: Repurposing of Current Weight Room for Classroom