Menlo Park City School District
New Grade 3-5 School Update (O’ Connor Site)

December 10, 2013 School Board Meeting
Meeting Agenda

1. Review of Design Approach and Schematic Options
2. Construction Cost
3. Proposed Project Budget
4. Prioritization and Timeline of Critical Decision Making Items
5. Traffic Design Update
6. Next Steps
7. Input and Q & A
Review of Design Options

- School Design Concepts
  - Design to maximize open and playground space
  - Design to create optimal student learning environment
  - Design spaces to promote collaboration and innovation
  - Flexible and adaptable learning spaces
  - Promotes school cohesion and unity
  - Design an environment that fosters independence and critical thinking
  - Established 3rd-5th Grade School adaptable to K-5
Review of Design Options

- **Design Options Considered – Not being pursued**
  - Buildings in current field location
  - Entrance or exits from Falk Dr.
    - **Major Drawbacks**
      - Extreme poor utilization of school space
      - Impacted field size
      - School access and safety issues (CDE approval questionable)
  - Modernization and expansion
  - Two story exterior concept

- **Design Options Under Consideration**
  - Two story indoor concepts on west side of property
  - Single Story concepts on west side of property
Teaching Classroom Configurations

- Design a 3-5 Grade School with potential to operate as K-5
  - 360 Student 3-5 Grade School
    - 6 classes for 3rd grade (20:1)
    - 5 classes for 4th grade (24:1)
    - 5 classes for 5th grade (24:1)
    - 16 teaching classrooms
  - 360 Students K-5 Grade School
    - 3 classes per grade (20:1)
    - 18 teaching classrooms
Review of Design Options

I. Design Decision Point
   a. 3-5 Grade School
      i. 16 Classrooms (standard 960 SF)
      ii. 1 Art, 1 Science, and 1 Music Classroom (larger rooms ~1200SF)
      iii. Administration, Library, Gym, Stage, and Support Spaces
   b. 3-5 Grade School that can be made ready to operate as future K-5
      i. 18 Classrooms (15 standard + 3 larger classrooms)
      ii. 1 Art, 1 Science, and 1 Music Classroom (larger rooms ~1200SF)
      iii. Administration, Library, Gym, Stage, and Support Spaces
   c. 3-5 Grade School that can be converted to K-5 by adding rooms in the future
      i. 16 classrooms (13 regular + 3 larger classrooms for potential kinder classrooms)
      ii. 1 Art, 1 Science, and 1 Music Classroom (larger rooms ~1200SF)
      iii. Administration, Library, Gym, Stage, and Support Spaces
Concept Plans
New Grade 3-5 School (O’Connor Site)

Menlo Park City School District

10 December 2013
Existing Site Plan
New Grade 3-5 School (O’Connor Site)
Site Comparison (approx. acreage)
New Grade 3-5 School (O’Connor Site)

O’ Connor ES: 5.90 acres

Oak Knoll ES: 8.00 acres

Encinal ES: 10.13 acres
Site Plan
New Grade 3-5 School (O'Connor Site)

Option B
Presented in 11/6/13
Site Plans: Options C2, C3, C4 and C5
New Grade 3-5 School (O’Connor Site)
Site Plan: Single Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2: 3-5

“Imagination Play Area”

68,300 SF

41,900 SF

PLAYFIELD

68,300 SF

RUNNING TRACK

MULTI-USE BLDG.

CLASSROOM BLDG.

OUTDOOR PLAY

VEHICLE BARRIER

BIKES

ENTRY

SERVICE ACCESS/ EVA

BIKES

VEHICLE BARRIER

OAK CT.

SIDEWALK

ELLiot DR

FALk CT.
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5
Exterior Glass
New Grade 3-5 School (O’Connor Site)

Option C2:3-5

Large glass areas allows for natural light and views

The transparent design of Carl Sandburg Elementary School allows a connection to the surrounding natural landscape.
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5

Multi-use opens to Gathering for maximum flexibility
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5

Daylighting at Library

Library expands into common area
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5
Glass partitions
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C2:3-5
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)
## Option C-2 Major Details

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Classroom Configuration</td>
<td>16 Standard Classrooms</td>
</tr>
<tr>
<td>Building Area</td>
<td>35,325 SF</td>
</tr>
<tr>
<td>Collaboration/Circulation Area</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>Entry/Gathering Area</td>
<td>5,000 SF</td>
</tr>
<tr>
<td>Estimated Building Cost</td>
<td>$15,590,000</td>
</tr>
<tr>
<td>Field Area</td>
<td>68,300 SF</td>
</tr>
<tr>
<td>Playground/Hard-court Area</td>
<td>41,900 SF</td>
</tr>
<tr>
<td>Imagination Playground Area</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>Estimated Site Development Cost</td>
<td>$3,100,000</td>
</tr>
<tr>
<td>Estimated Total Construction Cost</td>
<td>$18,690,000</td>
</tr>
</tbody>
</table>
Site Plan: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C3: 3-5
Potential K-5

Imagination Play Area
36,900 SF
68,300 SF
Additional Classrooms
Floor Plans: Two Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C3:3-5
Potential K-5

Larger Classrooms
Added Classrooms
## Option C-3 Major Details

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<thead>
<tr>
<th>Item</th>
<th>Details</th>
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<tbody>
<tr>
<td>Classroom Configuration</td>
<td>13 standard and 3 larger classrooms</td>
</tr>
<tr>
<td>Option to add 2 large classrooms</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Building Area</td>
<td>35,814 or 38,415 SF</td>
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<tr>
<td>Collaboration/Circulation Area</td>
<td>14,500 SF</td>
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<tr>
<td>Entry/Gathering Area</td>
<td>5,000 SF</td>
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<tr>
<td>Estimated Building Cost</td>
<td>$15,730,000 or $16,730,000</td>
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<tr>
<td>Field Area</td>
<td>68,300 SF</td>
</tr>
<tr>
<td>Playground/Hard-court Area</td>
<td>41,900 SF or 36,900 SF</td>
</tr>
<tr>
<td>Imagination Playground Area</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>Estimated Site Development Cost</td>
<td>$3,140,000</td>
</tr>
<tr>
<td>Estimated Total Construction Cost</td>
<td>$18,870,000 or 19,870,000</td>
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</tbody>
</table>
Site Plan: Single Story Scheme
New Grade 3-5 School (O'Connor Site)

Option C4: 3-5

29,900 SF
54,500 SF
Floor Plans: Single Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C4: 3-5
## Option C-4 Major Details

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<th>Item</th>
<th>Details</th>
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<tr>
<td>Classroom Configuration</td>
<td>16 Standard Classrooms</td>
</tr>
<tr>
<td>Building Area</td>
<td>35,375 SF</td>
</tr>
<tr>
<td>Covered Walkways and Lunch Shelter</td>
<td>14,550 SF</td>
</tr>
<tr>
<td>Entry/Gathering Area</td>
<td>-</td>
</tr>
<tr>
<td>Estimated Building Cost</td>
<td>$13,420,000</td>
</tr>
<tr>
<td>Field Area</td>
<td>54,500 SF</td>
</tr>
<tr>
<td>Playground/Hard-area</td>
<td>29,900 SF</td>
</tr>
<tr>
<td>Imagination Playground Area</td>
<td>14,500 SF</td>
</tr>
<tr>
<td>Estimated Site Development Cost</td>
<td>$3,220,000</td>
</tr>
<tr>
<td>Estimated Total Construction Cost</td>
<td>$17,690,000</td>
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Site Plan: Single Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C5: 3-5
Potential K-5
Floor Plans: Single Story Scheme
New Grade 3-5 School (O’Connor Site)

Option C5: 3-5
Potential K-5

Larger Classrooms
Additional Classrooms
## Option C-5 Major Details

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
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</thead>
<tbody>
<tr>
<td>Classroom Configuration</td>
<td>13 standard and 3 larger classrooms</td>
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<tr>
<td>Option to add 2 regular classrooms</td>
<td>$770,000</td>
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<tr>
<td>Building Area</td>
<td>36,545 or 38,465 SF</td>
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<tr>
<td>Covered Walkways and Lunch Shelter</td>
<td>14,550 SF</td>
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<tr>
<td>Entry/Gathering Area</td>
<td>-</td>
</tr>
<tr>
<td>Estimated Building Cost</td>
<td>$13,825,000 or $14,590,000</td>
</tr>
<tr>
<td>Field Area</td>
<td>54,500 SF</td>
</tr>
<tr>
<td>Playground/Hard-area</td>
<td>26,900 SF</td>
</tr>
<tr>
<td>Imagination Playground Area</td>
<td>14,500 SF</td>
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<tr>
<td>Estimated Site Development Cost</td>
<td>$3,300,000</td>
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<tr>
<td>Estimated Total Construction Cost</td>
<td>$18,170,000 or $18,940,000</td>
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</table>
Site Plan: Single Story Scheme
New Grade 3-5 School (O’Connor Site)

Playground Delta: 12,000 SF
Field Area Delta: 13,800 SF
Overlay C2 and C5
## Design Options Comparison

<table>
<thead>
<tr>
<th>Item</th>
<th>Spring 2013</th>
<th>Option C2</th>
<th>Option C3</th>
<th>Option C4</th>
<th>Option 5C</th>
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<tbody>
<tr>
<td>Classroom Configuration</td>
<td>15 SD + 1 LR</td>
<td>16 SD</td>
<td>13 SD + 3 LR</td>
<td>16 SD</td>
<td>13 SD + 3 LR</td>
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<tr>
<td>Option to add 2 classrooms to make K-5</td>
<td>$840,000</td>
<td>-</td>
<td>$1,000,000</td>
<td>-</td>
<td>$770,000</td>
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<tr>
<td>Building Area (SF)</td>
<td>29,500 – 30,000</td>
<td>35,325</td>
<td>35,815</td>
<td>35,375</td>
<td>36,545 SF</td>
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<tr>
<td>Collaboration/Circulation (SF)</td>
<td>-</td>
<td>14,500</td>
<td>14,500</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Covered Walkways and Lunch Shelter (SF)</td>
<td>7,670</td>
<td>-</td>
<td>-</td>
<td>14,550</td>
<td>14,550 SF</td>
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<tr>
<td>Entry/Gathering Area (SF)</td>
<td>-</td>
<td>5000</td>
<td>5000</td>
<td>-</td>
<td>-</td>
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<tr>
<td>Estimated Building Cost*</td>
<td>$12,170,000</td>
<td>$15,590,000</td>
<td>$15,730,000</td>
<td>$13,420,000</td>
<td>$13,825,000</td>
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<tr>
<td>Field Area (SF)</td>
<td>60,000-70,000</td>
<td>68,300</td>
<td>68,300</td>
<td>54,500</td>
<td>54,500</td>
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<tr>
<td>Playground/Hard-area (SF)</td>
<td>35,000 – 45,000</td>
<td>41,900</td>
<td>41,900/36,900</td>
<td>29,900</td>
<td>29,000/26,900</td>
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<tr>
<td>Imagination Playground Area (SF)</td>
<td>5,000 – 10,000</td>
<td>14,500</td>
<td>14,500</td>
<td>14,500</td>
<td>14,500</td>
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<tr>
<td>Est. Site Development Cost</td>
<td>$3,830,000</td>
<td>$3,100,000</td>
<td>$3,140,000</td>
<td>$3,220,000</td>
<td>$3,300,000</td>
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<tr>
<td>Est. Total Construction Cost*</td>
<td>$16,000,000</td>
<td>$18,690,000</td>
<td>$18,870,000</td>
<td>$17,690,000</td>
<td>$18,170,000</td>
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</table>

* Does not include added classroom area or cost. SD: Standard Classroom  LR: Larger Classrooms (Kinder or Science/Art)
## Proposed Project Budget

<table>
<thead>
<tr>
<th>Funding</th>
<th>Total ($)</th>
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<tbody>
<tr>
<td>Measure W Bond</td>
<td>23,150,000</td>
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<tr>
<td>Developer Fees</td>
<td>750,000</td>
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<tr>
<td>Capital Reserve</td>
<td>1,158,314</td>
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<tr>
<td>Transfer from Facilities Fund (Savings)</td>
<td>1,166,105</td>
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<tr>
<td><strong>TOTAL FUNDING</strong></td>
<td><strong>26,224,420</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Expenditure</th>
<th>Total ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Site Cost</td>
<td>115,000</td>
</tr>
<tr>
<td>B. Planning Cost</td>
<td>1,847,000</td>
</tr>
<tr>
<td>C. Construction Cost</td>
<td>21,080,000</td>
</tr>
<tr>
<td>- Main Construction: $19,000,000</td>
<td></td>
</tr>
<tr>
<td>- 5% Change Order Contingency</td>
<td></td>
</tr>
<tr>
<td>D. Construction Testing</td>
<td>190,000</td>
</tr>
<tr>
<td>E. Construction Inspection</td>
<td>340,000</td>
</tr>
<tr>
<td>F. Furniture/Equipment/Technology</td>
<td>464,000</td>
</tr>
<tr>
<td>G. Project Contingency</td>
<td>2,188,420</td>
</tr>
<tr>
<td>- 5% Design, 4% Escalation, and 2% General</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL EXPENDITURES</strong></td>
<td><strong>26,224,420</strong></td>
</tr>
</tbody>
</table>

**Notes:**
- Balance Current Projects
- Fund Seismic Projects
- Fund District Support Costs
- Retain balance of approximately $1,000,000 in Facilities Fund
- $1,900,000 in Deferred Maintenance Fund
- Potential State funding of approximately $1,000,000 in modernization monies for Site
Traffic Design Update

- District met with City of Menlo Park Public Works Director and Transportation Manager
- Collected Data and Analyzed 23 Local Intersections around School site
- Transportation consultant analyzed current conditions with GAIS versus proposed neighborhood School conditions
  - Significant reduction of daily automobile trips to the School
  - Result in zero increase or reduction of automobile delays at all studied intersections
  - Reduction of automobile trips to Laurel and Encinal Schools
- Follow up meeting planned with City of Menlo Park
- Study and analysis on school access and circulation patterns to develop recommendation on design
- Report and Update to the Board at January 7, 2014 Meeting
Traffic Design Update

- **Design Consideration for School Entry/Exit**
  - Regulations and Approving Entities
    - Title 5, California Code of Regulations
    - American Disability Act
    - CHP – School Busing
    - California Department of Education
    - Department of State Architects
    - City of Menlo Park (encroachments)
  - Best practices and road design standards
  - Bicycle access and parking
  - Pedestrian access and safety
  - Drop off and pick process and efficiency
  - Car parking (staff, visitors, and event)

- **Roadways to the School**
  - City of Menlo Park or San Mateo County
    - Safe Routes to School Planning and Process
Parking and Drop-off Concept Plan
New Grade 3-5 School (O’Connor Site)

1. approx. 42 spaces

2. approx. 49 spaces
Next Steps

- Selection of Community and Parent volunteers to the Site Design Advisory Committee

  **Tuesday, January 7, 2014**
  Special Board Meeting 7PM at Laurel School
  - Architect presents updated schematic plans / elevations
  - School Board provides direction to Architect
  - Report and recommendation by Traffic Consultant
  - Updated Construction Cost Information

  **Tuesday, February 11, 2014**
  Regular Board Meeting 6PM at District Office
  - Final Schematic Design approval by School Board
### Appendix A: School Area Comparisons

<table>
<thead>
<tr>
<th>Facility</th>
<th>Encinal School</th>
<th>Oak Knoll</th>
<th>Laurel School</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Site (acres)</td>
<td>8.86&lt;sup&gt;1&lt;/sup&gt;</td>
<td>8</td>
<td>6.1</td>
</tr>
<tr>
<td>Parking Capacity</td>
<td>70&lt;sup&gt;2&lt;/sup&gt;</td>
<td>82</td>
<td>75</td>
</tr>
<tr>
<td>Field Size&lt;sup&gt;3&lt;/sup&gt; (SF)</td>
<td>90,000</td>
<td>80,000</td>
<td>29,000</td>
</tr>
<tr>
<td>Hard-court /Play structure Area (SF)&lt;sup&gt;4&lt;/sup&gt;</td>
<td>42,000</td>
<td>40,000</td>
<td>25,000</td>
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<tr>
<td>Kindergarten Play Area (SF)</td>
<td>13,000</td>
<td>13,400</td>
<td>12,000</td>
</tr>
<tr>
<td>Building Facility Area&lt;sup&gt;5&lt;/sup&gt; (SF)</td>
<td>66500</td>
<td>62000</td>
<td>45000</td>
</tr>
</tbody>
</table>

1. Does not include the DO/TERC Area
2. Does not include DO/TERC Parking
3. Encinal and Oak Knoll can fit U-10 soccer field
4. Encinal and Oak Knoll use split recess/lunch to maximize play area space for students
5. Lunch structure or covered walkway areas not included. Laurel was designed for 460 students