

Hillview Middle School



Oak Knoll School

Encinal School



Laurel School

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

December 10, 2013 School Board Meeting

# Meeting Agenda

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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

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- ▶ **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 3<sup>rd</sup>-5<sup>th</sup> Grade School adaptable to K-5



# Review of Design Options

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- ▶ 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

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- ▶ Design a 3-5 Grade School with potential to operate as K-5
  - ▶ 360 Student 3-5 Grade School
    - ▶ 6 classes for 3<sup>rd</sup> grade (20:1)
    - ▶ 5 classes for 4<sup>th</sup> grade (24:1)
    - ▶ 5 classes for 5<sup>th</sup> 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

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## 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



**DRAFT**

# **Concept Plans**

## **New Grade 3-5 School (O'Connor Site)**

Menlo Park City School District

10 December 2013



**DLM**  
DEEMS LEWIS MCKINLEY

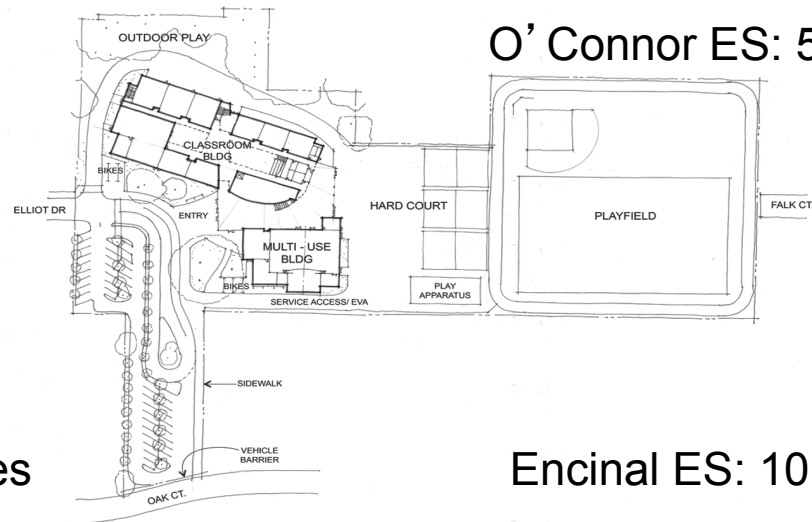


**Existing Site Plan**  
New Grade 3-5 School (O' Connor Site)

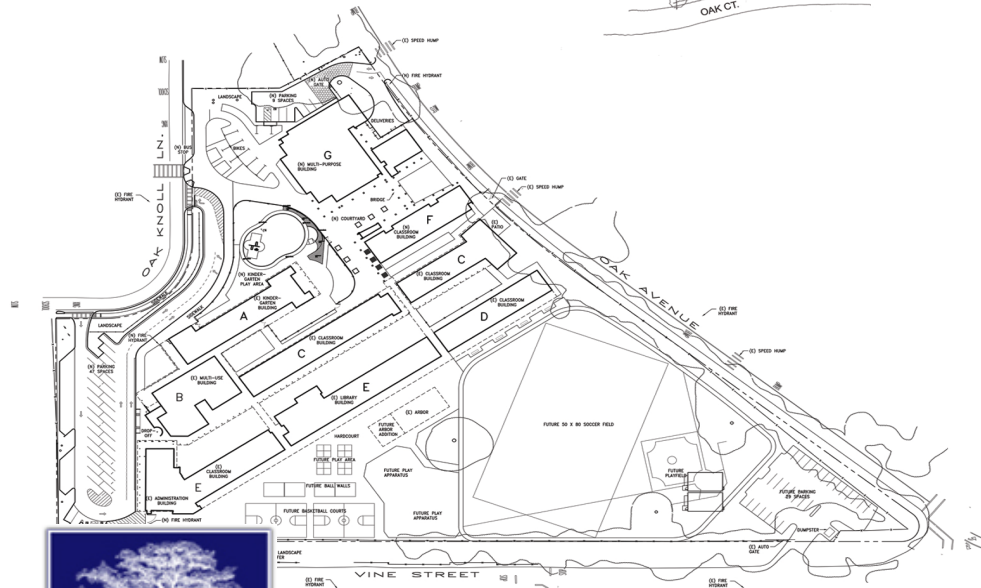




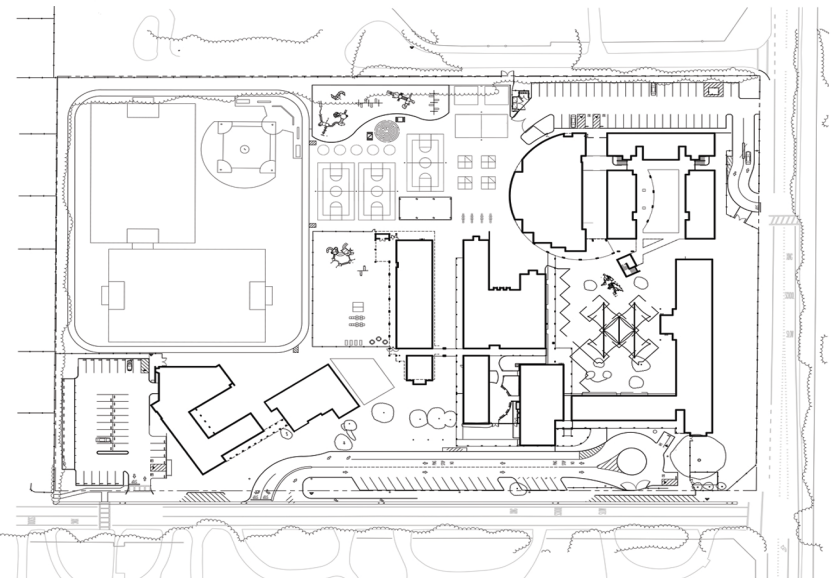
O' Connor ES: 5.90 acres



Oak Knoll ES: 8.00 acres



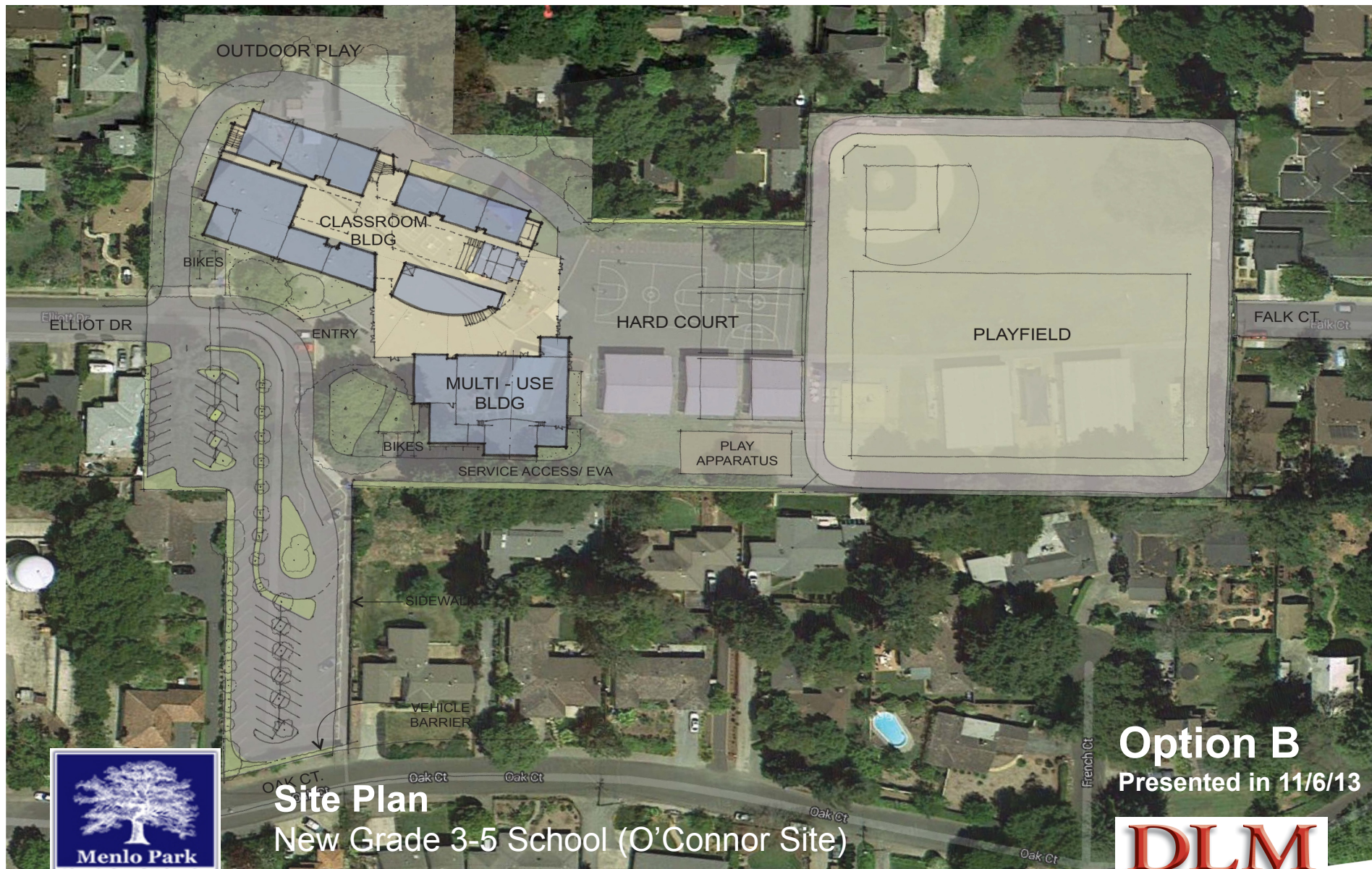
Encinal ES: 10.13 acres



**Site Comparison (approx. acreage)**  
New Grade 3-5 School (O'Connor Site)

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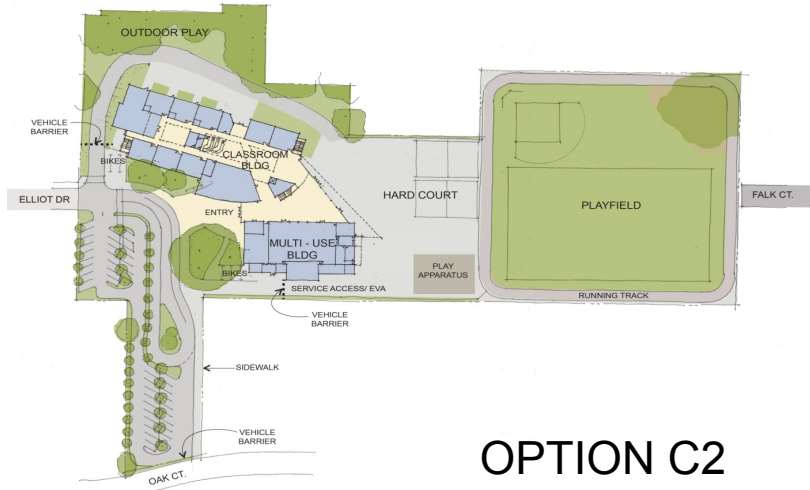


# Site Plan New Grade 3-5 School (O'Connor Site)

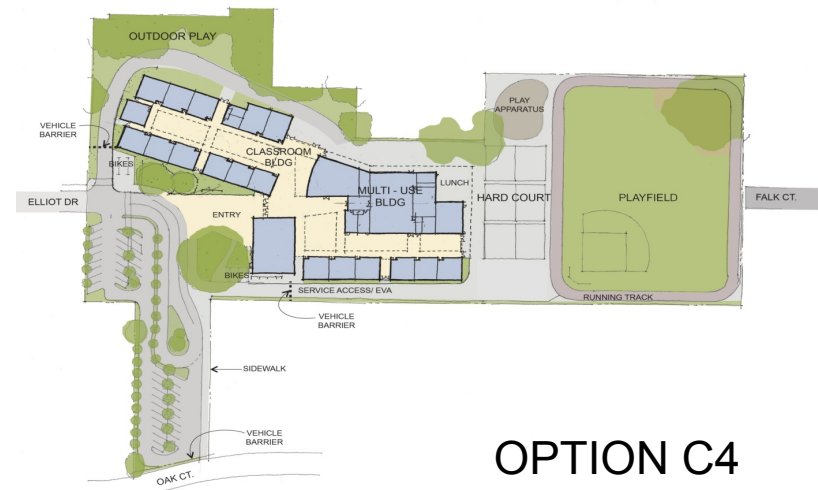
**Option B**  
Presented in 11/6/13







**OPTION C2**  
3-5



**OPTION C4**  
3-5



**OPTION C3**  
K-5



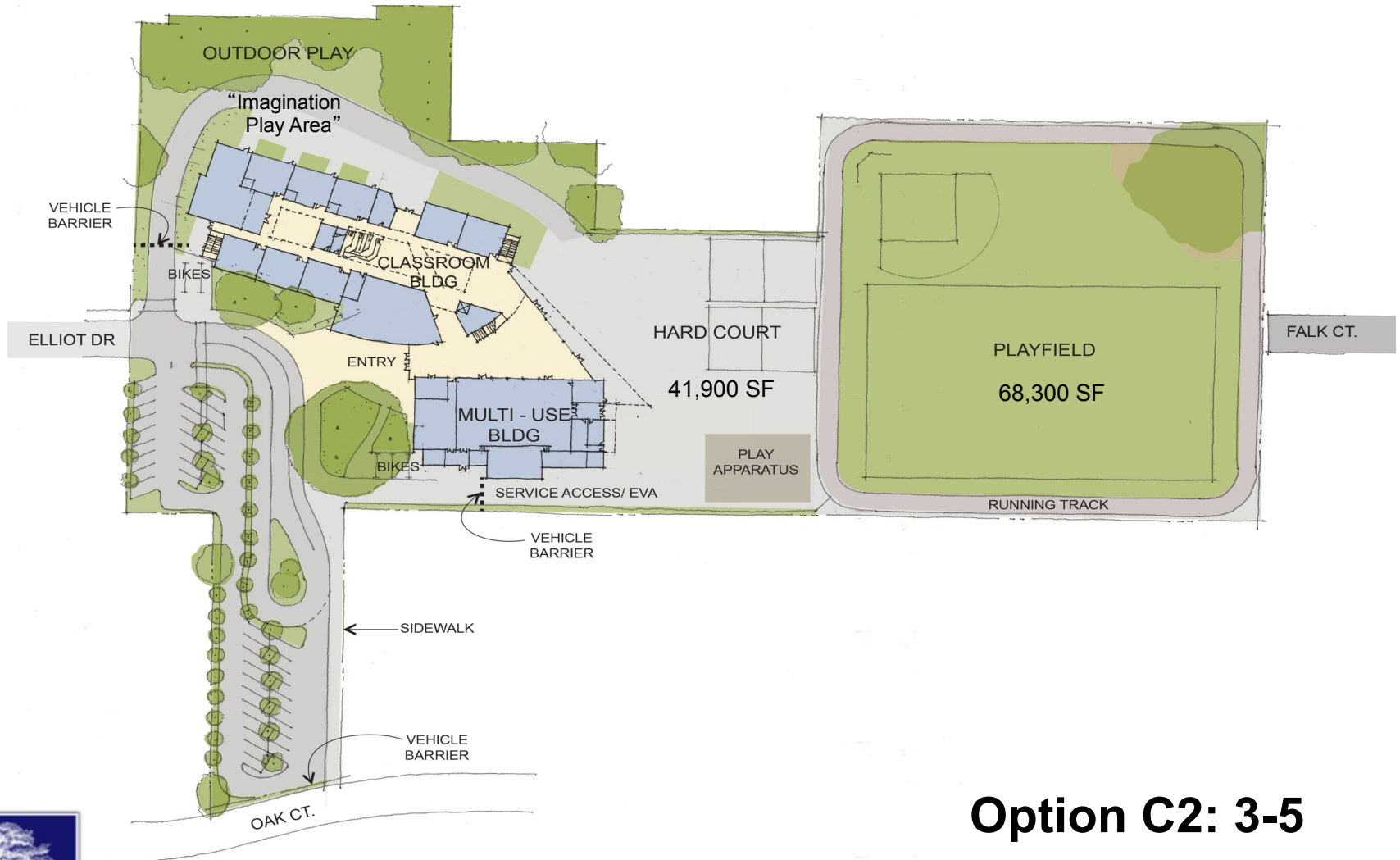
**OPTION C5**  
K-5



## Site Plans: Options C2, C3, C4 and C5

New Grade 3-5 School (O'Connor Site)





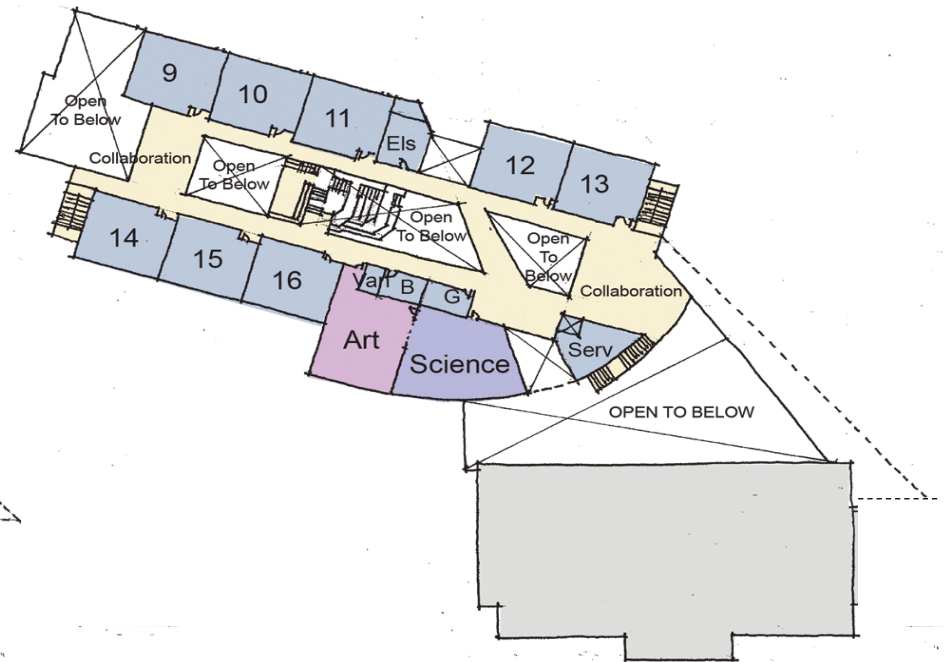
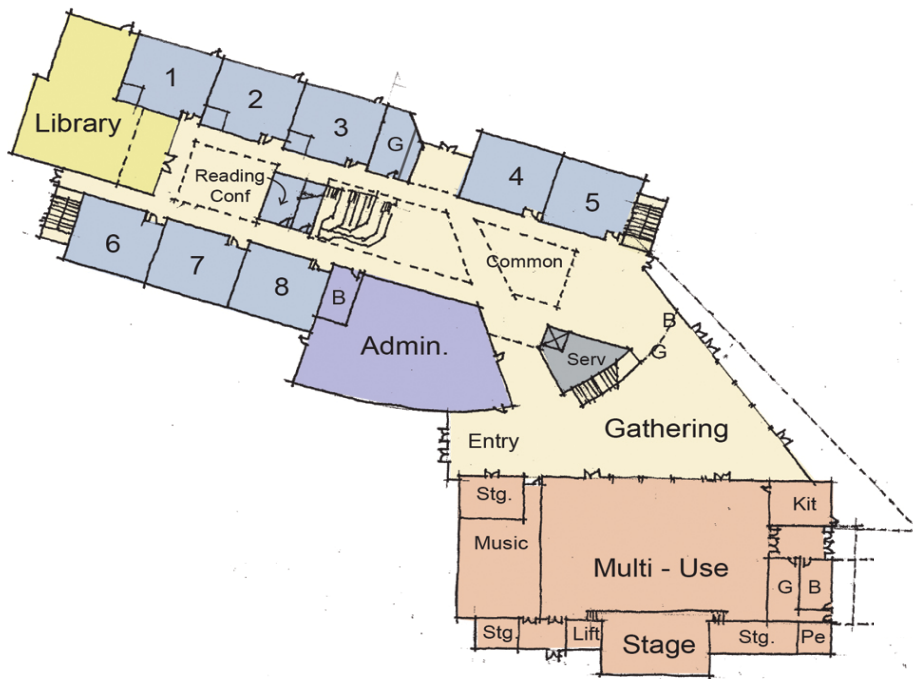
## Site Plan: Single Story Scheme

### New Grade 3-5 School (O'Connor Site)

**Option C2: 3-5**

**DLM**  
DEEMS LEWIS MCKINLEY





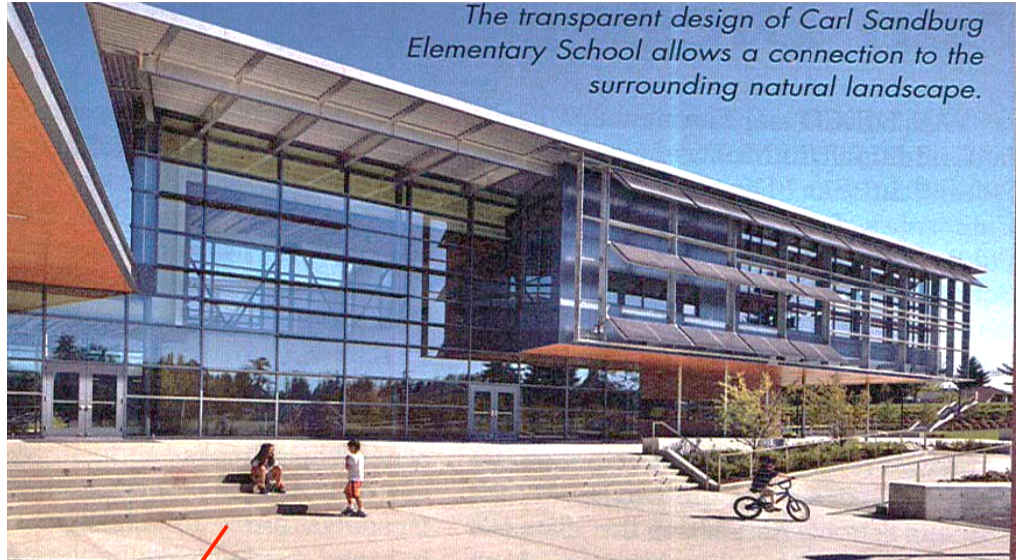
## Option C2:3-5



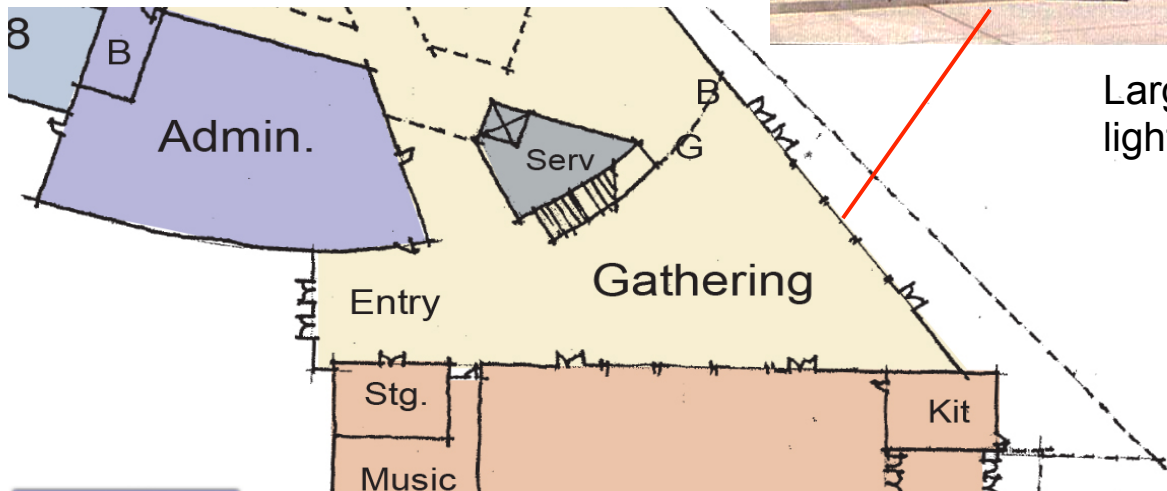
**Floor Plans: Two Story Scheme**  
New Grade 3-5 School (O'Connor Site)



*The transparent design of Carl Sandburg Elementary School allows a connection to the surrounding natural landscape.*



Large glass areas allows for natural light and views

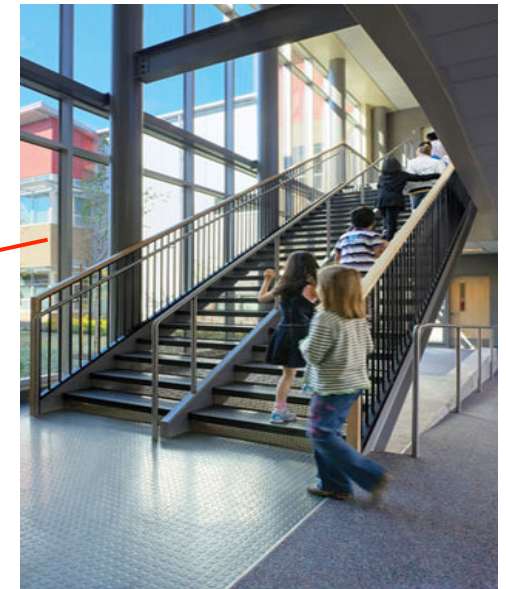
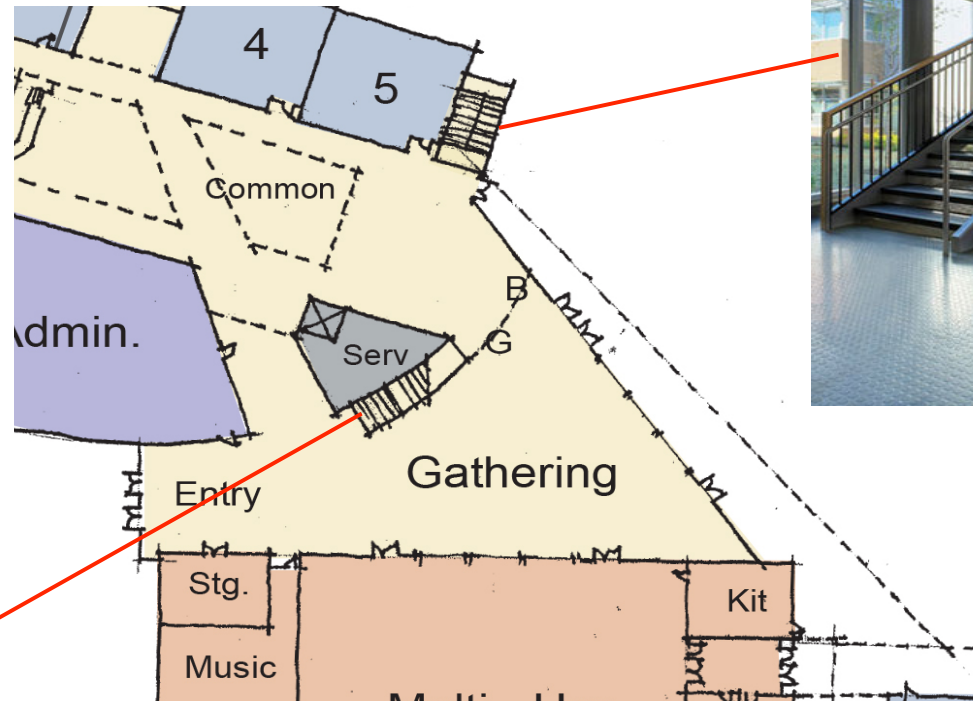
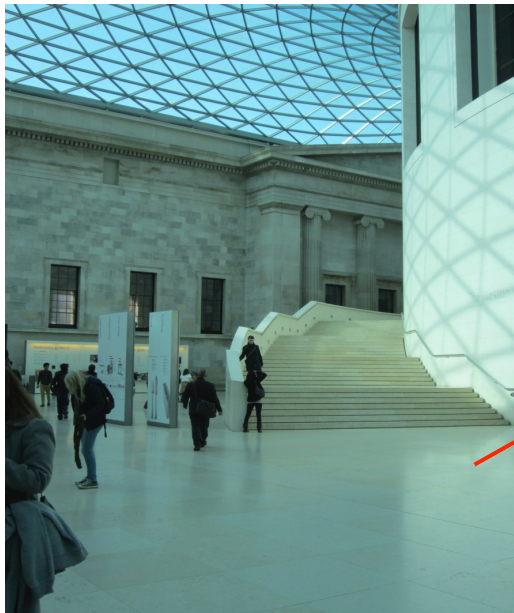


## Exterior Glass

New Grade 3-5 School (O'Connor Site)

**Option C2:3-5**





Stairs

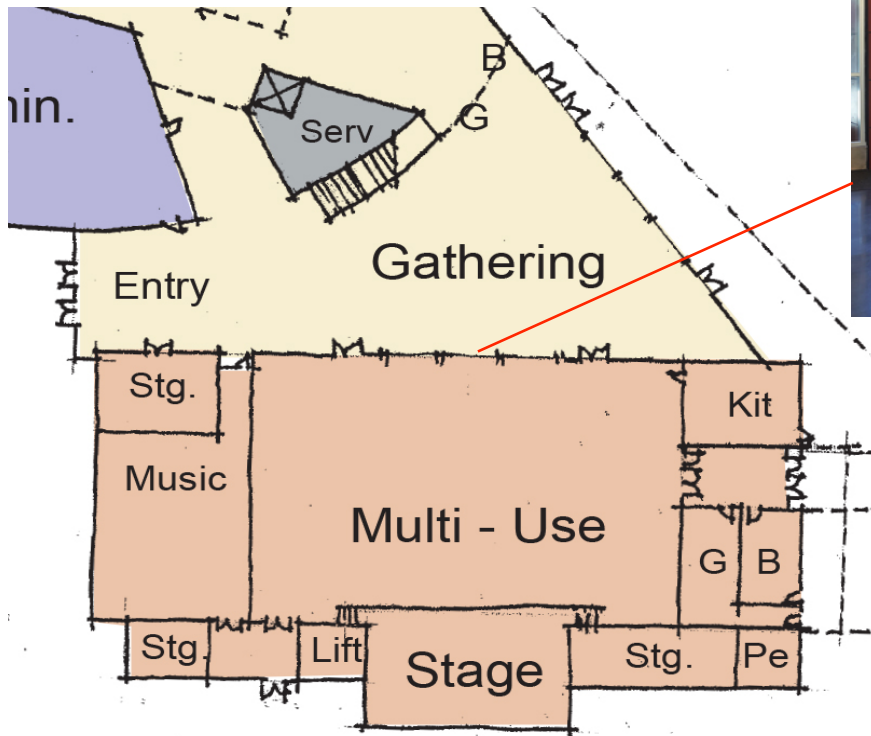
**Option C2:3-5**



**Floor Plans: Two Story Scheme**  
 New Grade 3-5 School (O'Connor Site)







Multi-use opens to Gathering for maximum flexibility

**Option C2:3-5**



**Floor Plans: Two Story Scheme**  
New Grade 3-5 School (O'Connor Site)

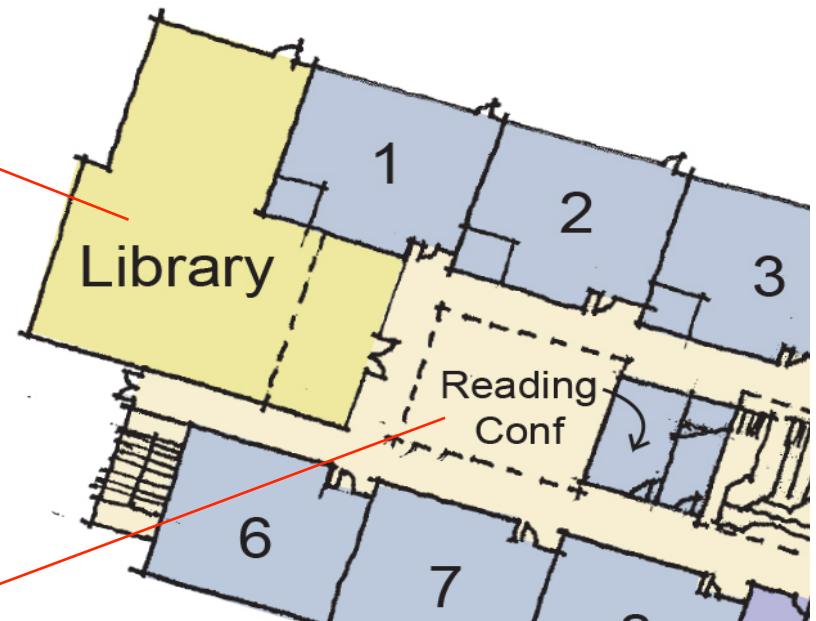




Daylighting at Library



Library expands into common area



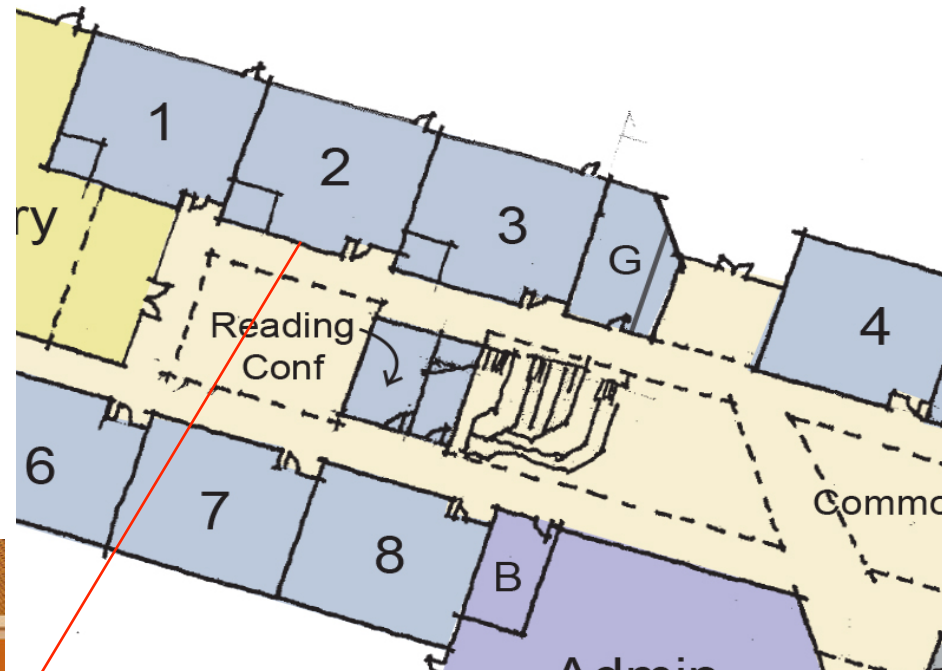
## Option C2:3-5



**Floor Plans: Two Story Scheme**  
New Grade 3-5 School (O'Connor Site)



Classroom entries



**Option C2:3-5**



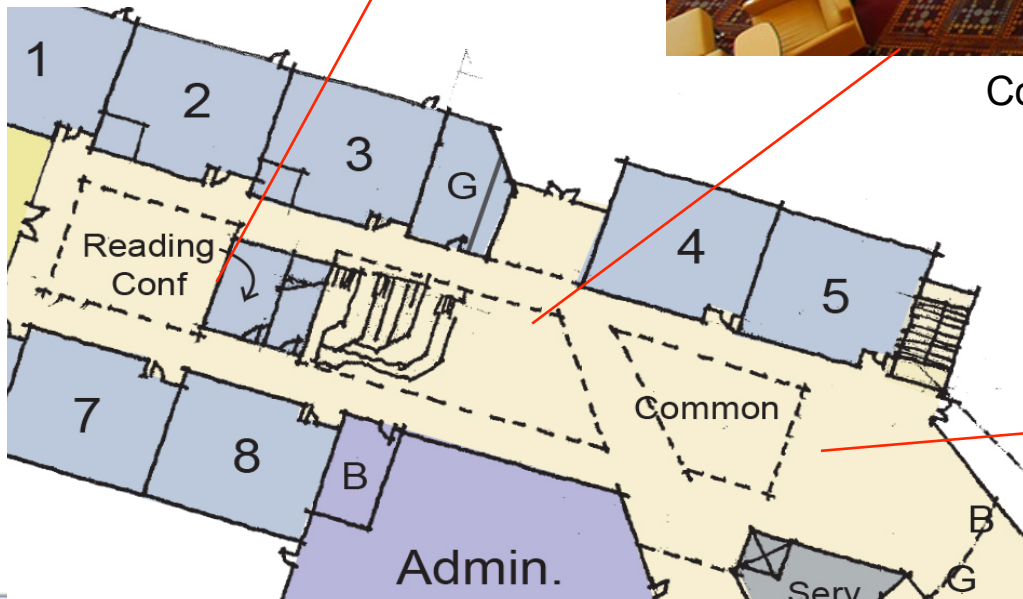
**Floor Plans: Two Story Scheme**  
New Grade 3-5 School (O'Connor Site)







Commons



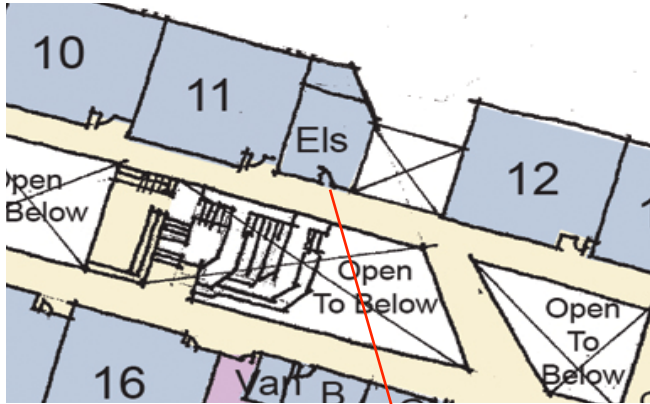
Option C2:3-5



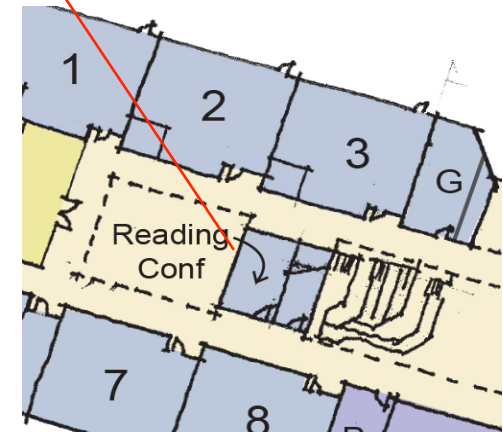
## Floor Plans: Two Story Scheme

New Grade 3-5 School (O'Connor Site)





Glass partitions



**Option C2:3-5**

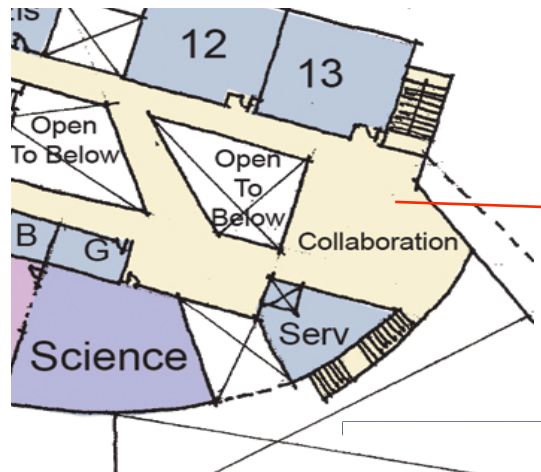
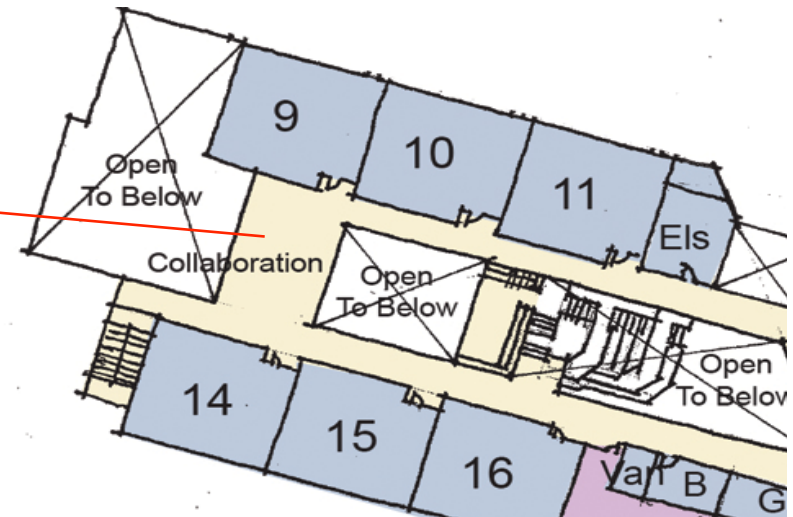


## Floor Plans: Two Story Scheme

New Grade 3-5 School (O'Connor Site)





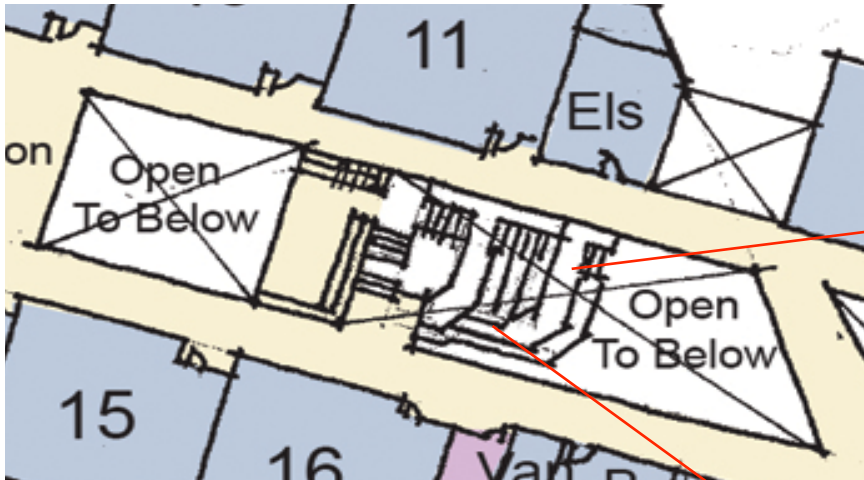


**Option C2:3-5**



**Floor Plans: Two Story Scheme**  
New Grade 3-5 School (O'Connor Site)





“The Mountain”



## Floor Plans: Two Story Scheme

### New Grade 3-5 School (O'Connor Site)



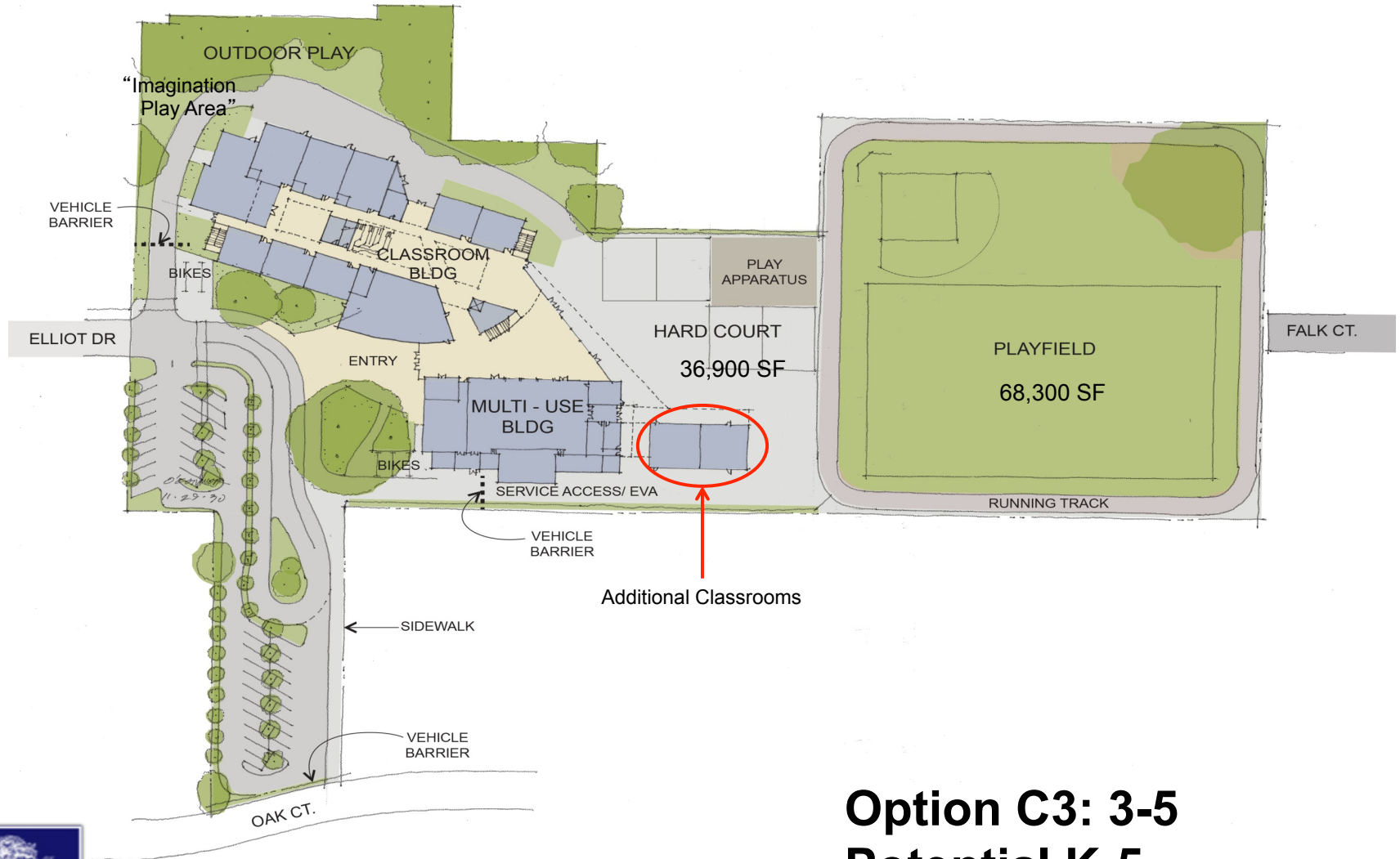
## Option C-2 Major Details

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Item	
Classroom Configuration	16 Standard Classrooms
Building Area	35,325 SF
Collaboration/Circulation Area	14,500 SF
Entry/Gathering Area	5,000 SF
Estimated Building Cost	\$15,590,000
Field Area	68,300 SF
Playground/Hard-court Area	41,900 SF
Imagination Playground Area	14,500 SF
Estimated Site Development Cost	\$3,100,000
Estimated Total Construction Cost	\$18,690,000





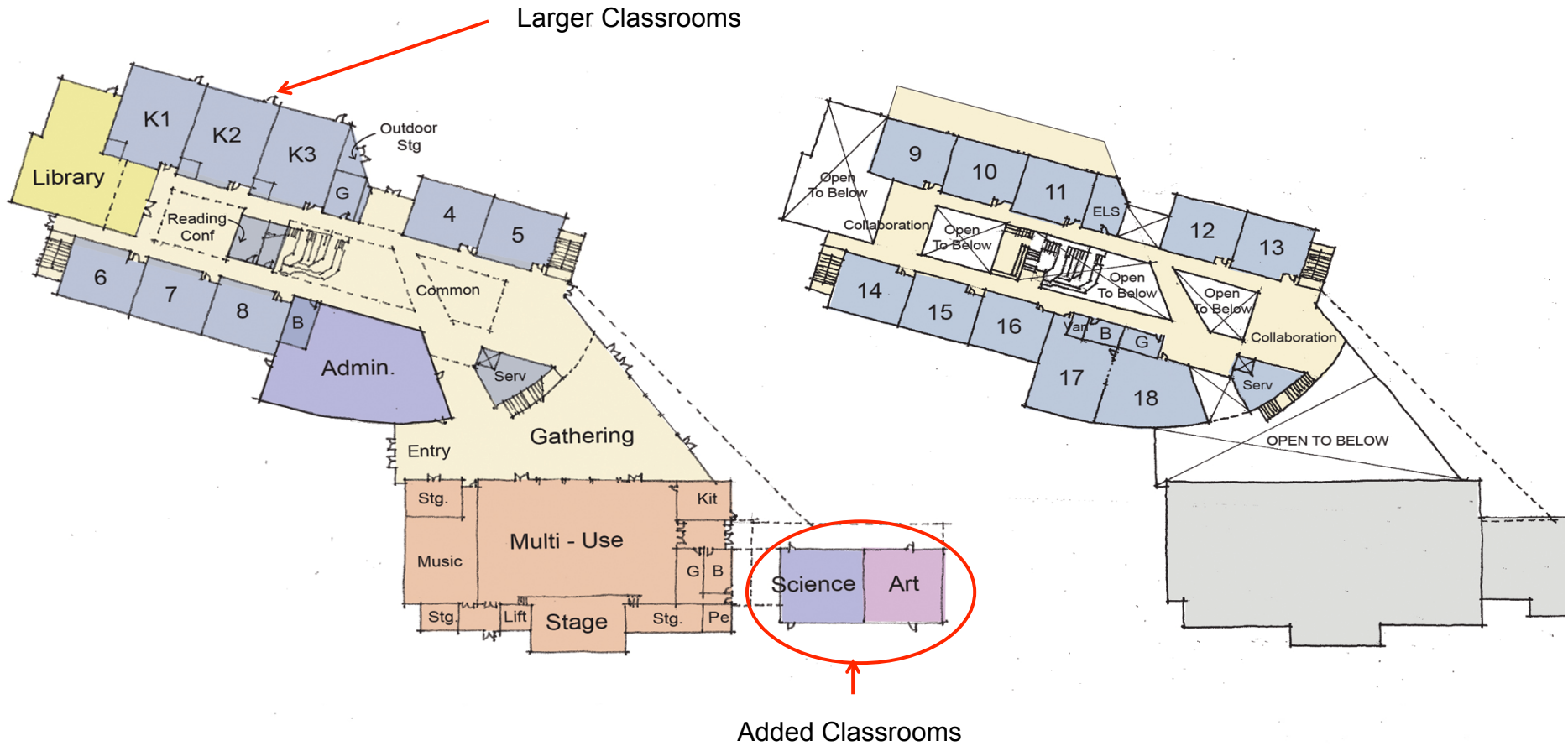


## Site Plan: Two Story Scheme

### New Grade 3-5 School (O'Connor Site)

**Option C3: 3-5**  
**Potential K-5**

**DLM**  
DEEMS LEWIS MCKINLEY



## Floor Plans: Two Story Scheme

New Grade 3-5 School (O'Connor Site)

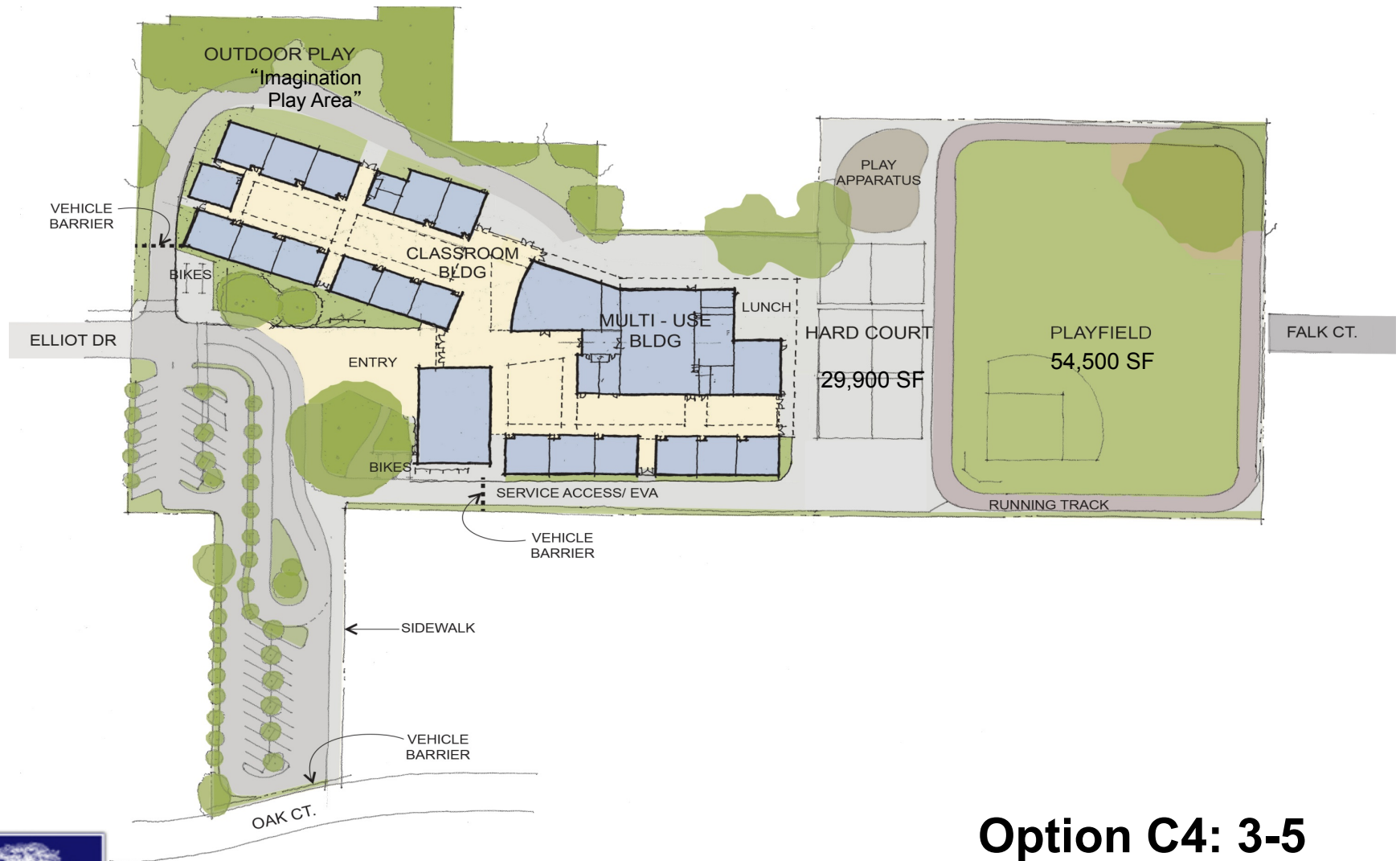
Option C3:3-5  
Potential K-5

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## Option C-3 Major Details

Item	
Classroom Configuration	13 standard and 3 larger classrooms
Option to add 2 large classrooms	\$1,000,000
Building Area	35,814 or 38,415 SF
Collaboration/Circulation Area	14,500 SF
Entry/Gathering Area	5,000 SF
Estimated Building Cost	\$15,730,000 or \$16,730,000
Field Area	68,300 SF
Playground/Hard-court Area	41,900 SF or 36,900 SF
Imagination Playground Area	14,500 SF
Estimated Site Development Cost	\$3,140,000
Estimated Total Construction Cost	\$18,870,000 or 19,870,000



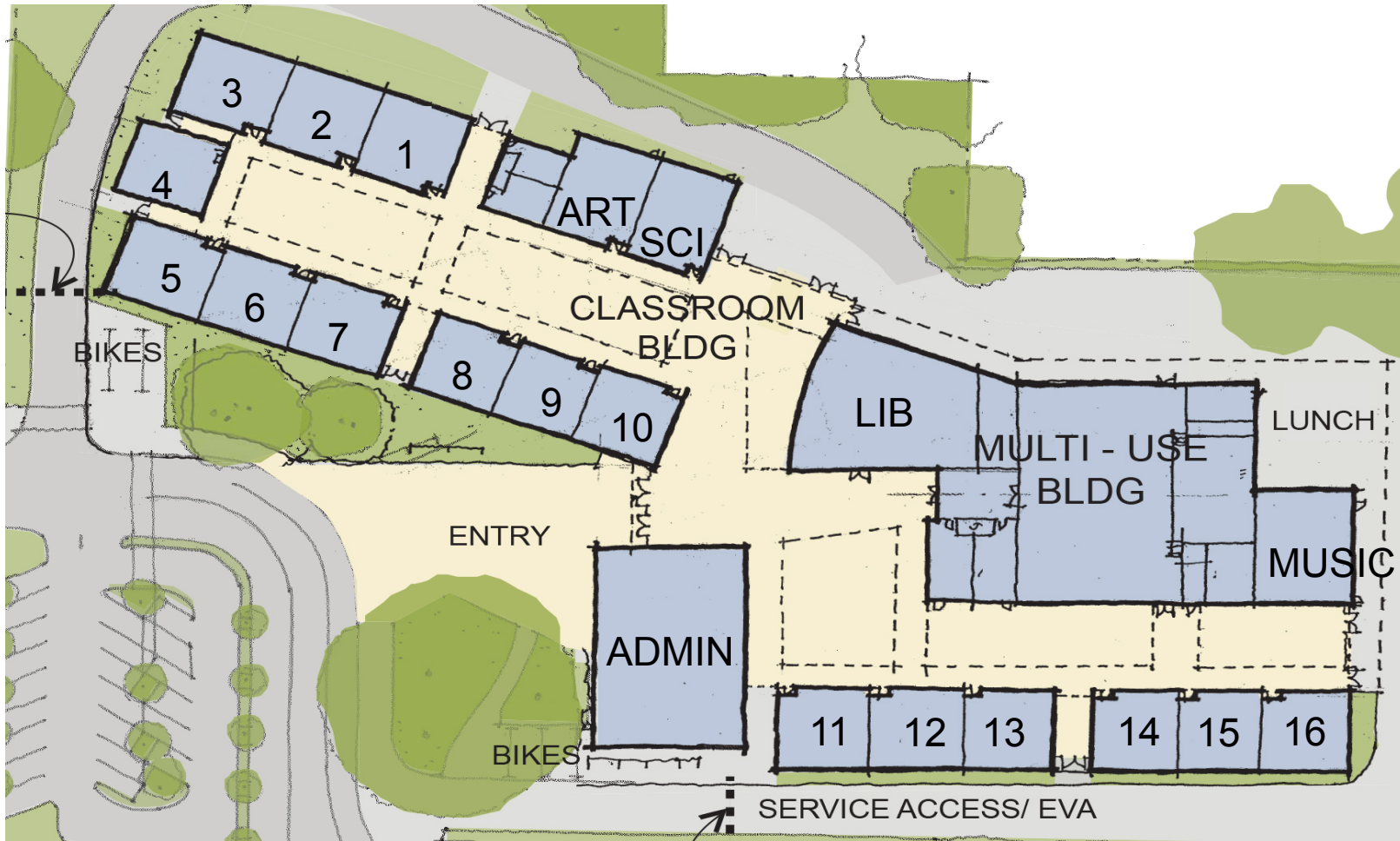


## Site Plan: Single Story Scheme

### New Grade 3-5 School (O'Connor Site)

**Option C4: 3-5**





**Option C4: 3-5**



**Floor Plans: Single Story Scheme**  
 New Grade 3-5 School (O'Connor Site)



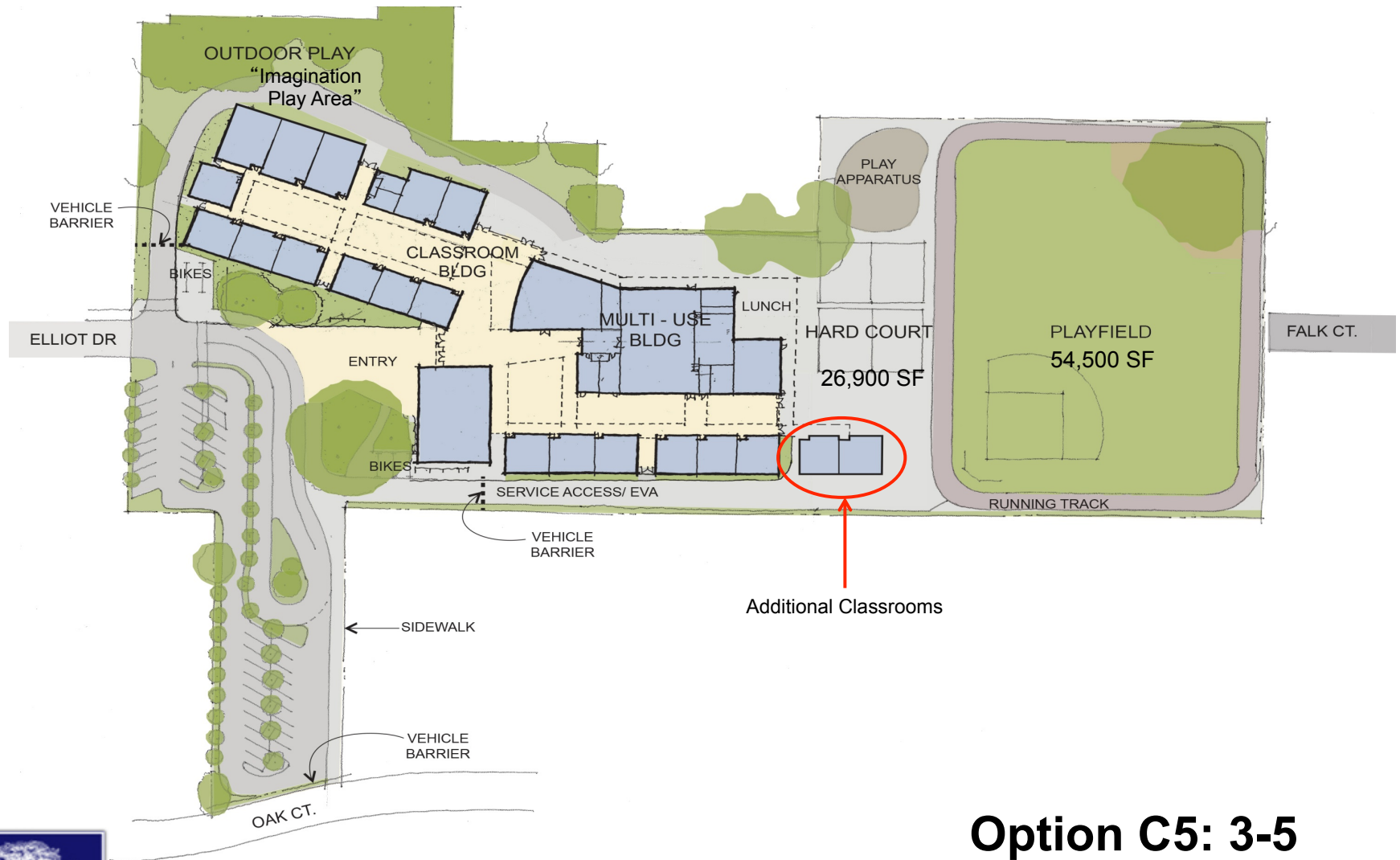


## Option C-4 Major Details

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Item	
Classroom Configuration	16 Standard Classrooms
Building Area	35,375 SF
Covered Walkways and Lunch Shelter	14,550 SF
Entry/Gathering Area	-
Estimated Building Cost	\$13,420,000
Field Area	54,500 SF
Playground/Hard-area	29,900 SF
Imagination Playground Area	14,500 SF
Estimated Site Development Cost	\$3,220,000
Estimated Total Construction Cost	\$17,690,000





Additional Classrooms

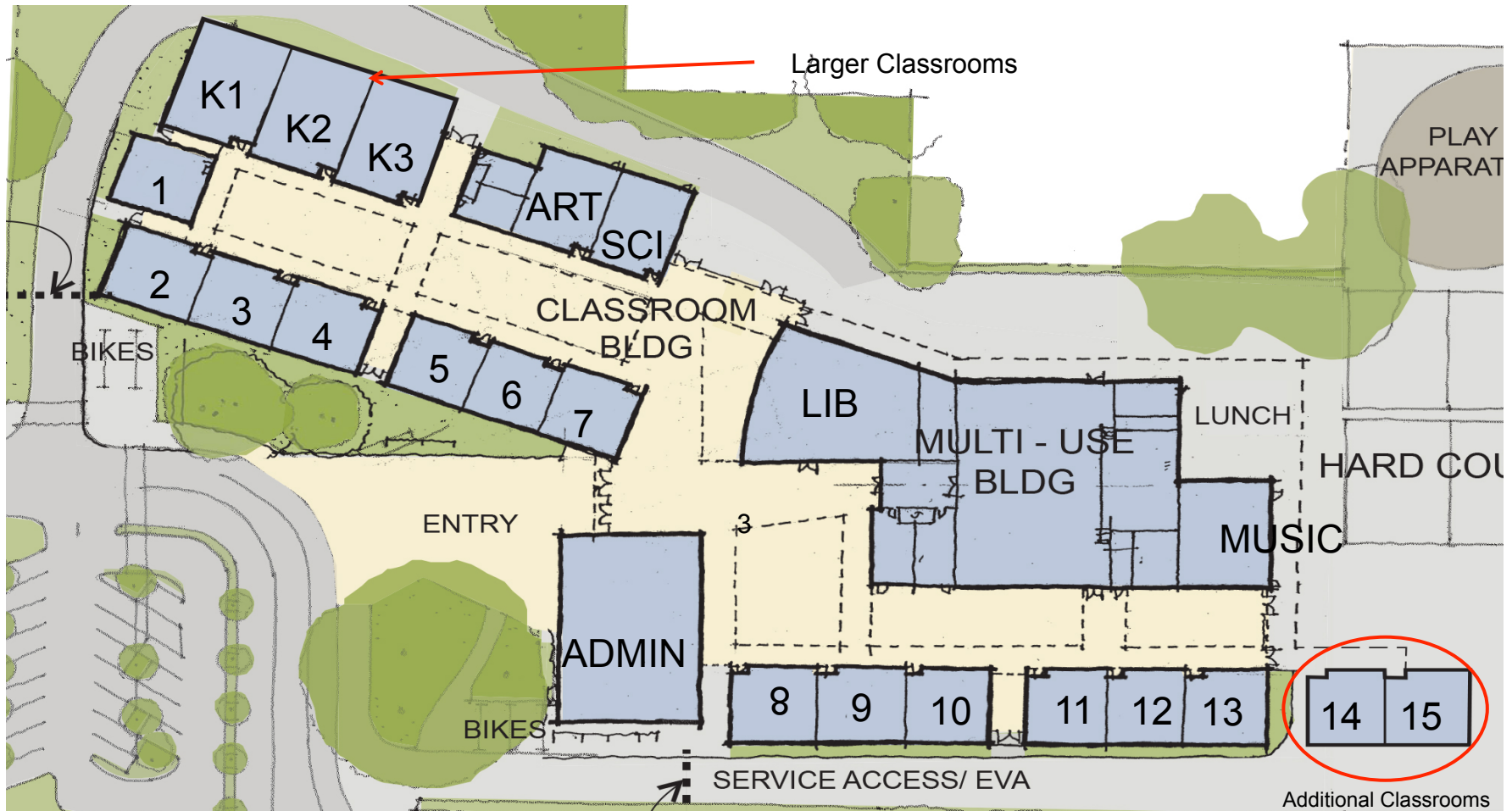


## Site Plan: Single Story Scheme

### New Grade 3-5 School (O'Connor Site)

**Option C5: 3-5**  
**Potential K-5**

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## Floor Plans: Single Story Scheme

New Grade 3-5 School (O'Connor Site)

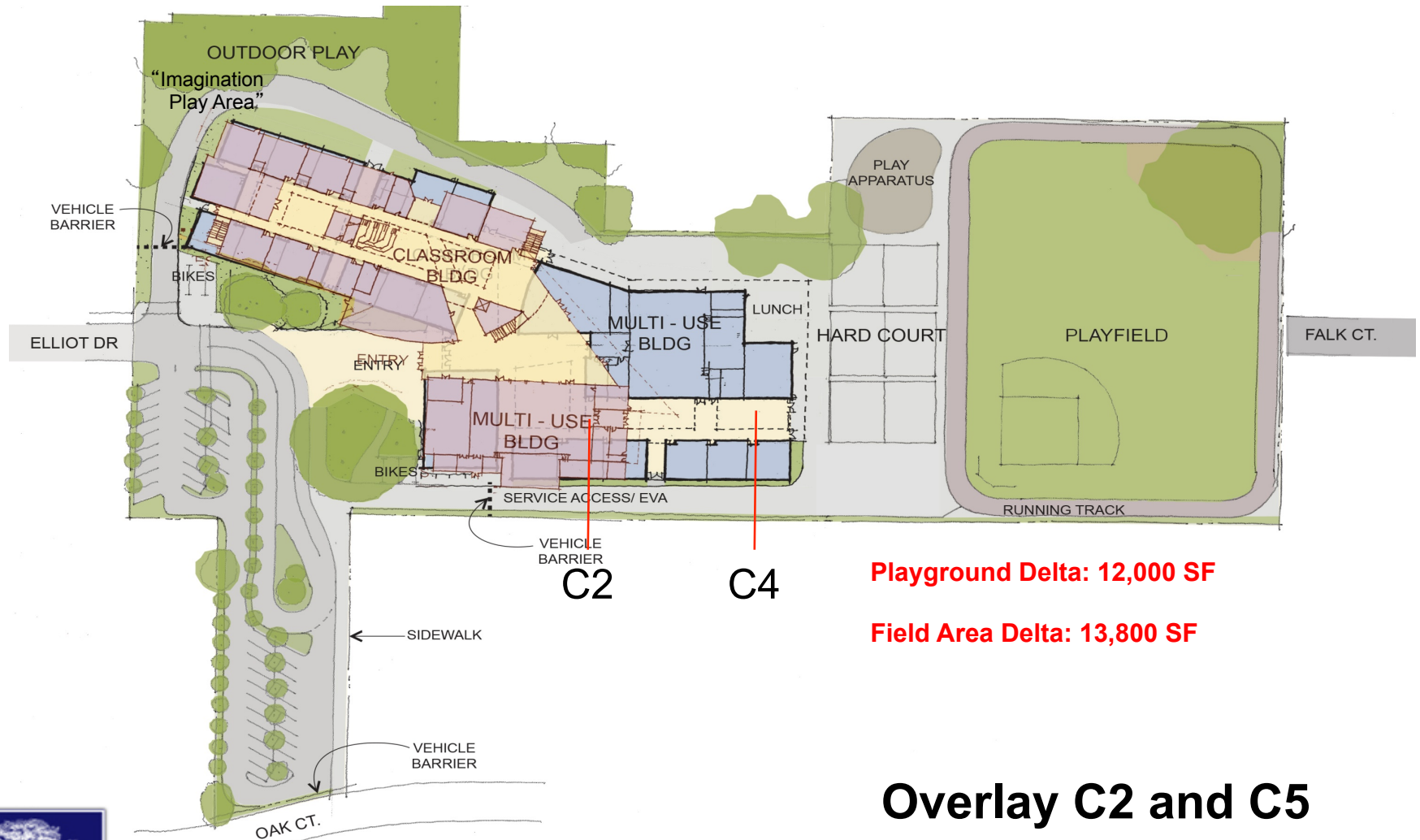
**Option C5: 3-5**  
**Potential K-5**

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## Option C-5 Major Details

Item	
Classroom Configuration	13 standard and 3 larger classrooms
Option to add 2 regular classrooms	\$770,000
Building Area	36,545 or 38,465 SF
Covered Walkways and Lunch Shelter	14,550 SF
Entry/Gathering Area	-
Estimated Building Cost	\$13,825,000 or \$14,590,000
Field Area	54,500 SF
Playground/Hard-area	26,900 SF
Imagination Playground Area	14,500 SF
Estimated Site Development Cost	\$3,300,000
Estimated Total Construction Cost	\$18,170,000 or \$18,940,000





**Overlay C2 and C5**



**Site Plan: Single Story Scheme**  
New Grade 3-5 School (O'Connor Site)



# Design Options Comparison

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

▶ \* Does not included added classroom area or cost. SD: Standard Classroom LR: Larger Classrooms (Kinder or Science/Art)



# Proposed Project Budget

Funding	Total (\$)
Measure W Bond	23,150,000
Developer Fees	750,000
Capital Reserve	1,158,314
Transfer from Facilities Fund (Savings)	1,166,105
<b>TOTAL FUNDING</b>	<b>26,224,420</b>
Expenditure	Total (\$)
A. Site Cost	115,000
B. Planning Cost	1,847,000
C. Construction Cost - Main Construction: \$19,000,000 - 5% Change Order Contingency	21,080,000
D. Construction Testing	190,000
E. Construction Inspection	340,000
F. Furniture/Equipment/Technology	464,000
G. Project Contingency - 5% Design, 4% Escalation, and 2% General	2,188,420
<b>TOTAL EXPENDITURES</b>	<b>26,224,420</b>

## 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

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- ▶ 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



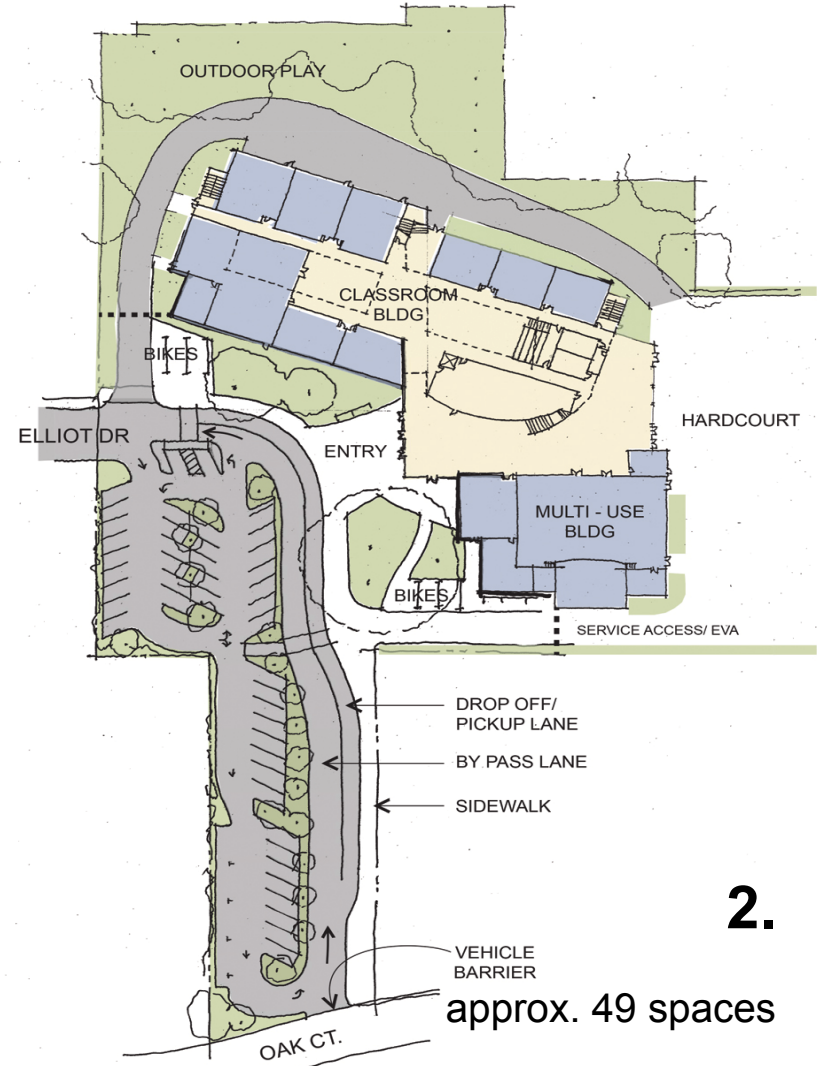
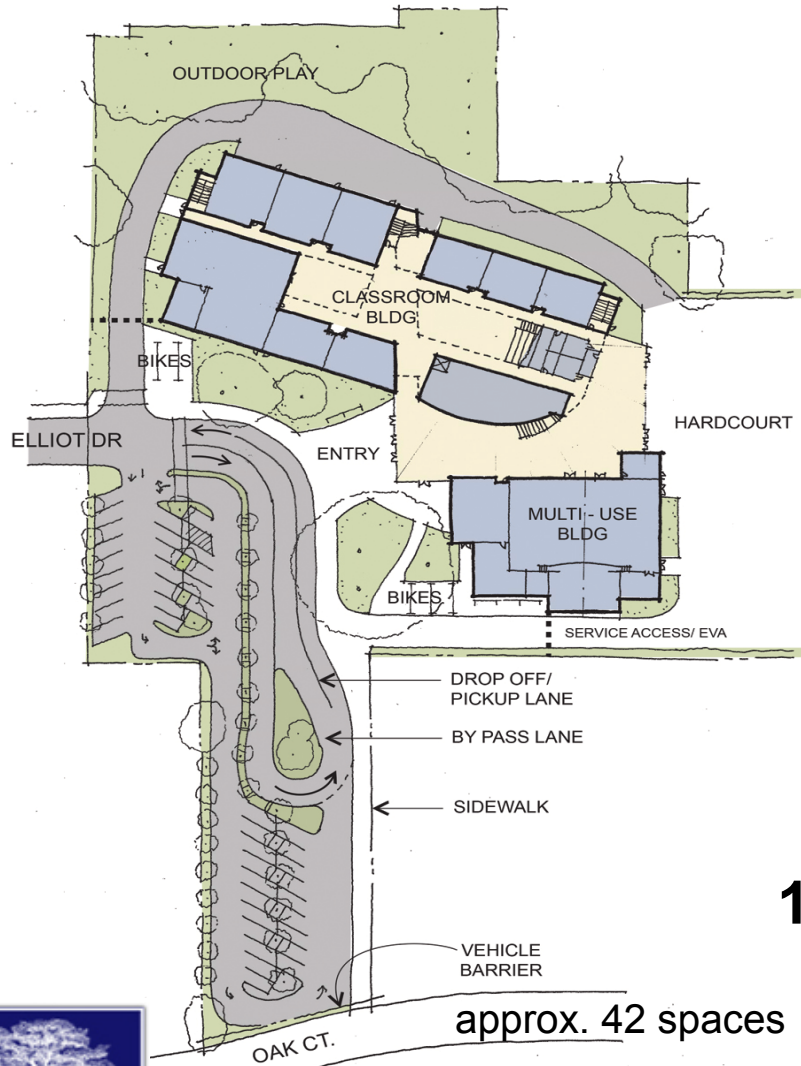


# Traffic Design Update

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- ▶ 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)

**DLM**  
DEEMS LEWIS MCKINLEY

## Next Steps

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- ▶ 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

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

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

