



**TAMALPAIS UNION HIGH  
SCHOOL DISTRICT**

# **Redwood HS Fine Arts, Student Commons & Dining Building Replacement**

(formerly known as Signature Project)

## **Schematic Design (SD)**

September 19, 2023

# AGENDA:

- **Project Review & Background**
- **Redwood HS Fine Arts, Student Commons & Dining Project - SD**
  - **Programming & Design Process**
  - **Site Analysis/Site Concept**
  - **Schematic Design Views & Building Layouts (3 Buildings)**
  - **Project Cost Estimate**
  - **Project Schedule**
- **Next Steps**
- **Questions?**



# **Project Review & Background**

## **from April 2022 Facilities Master Plan (FMP)**



## Existing Conditions



**KEY PLAN**

- NO IMPROVEMENT
- MINOR MODERNIZATION
- MODERATE MODERNIZATION
- MAJOR MODERNIZATION
- TO BE DEMOED

CLASSROOM BUILDING  
2ND FLOOR

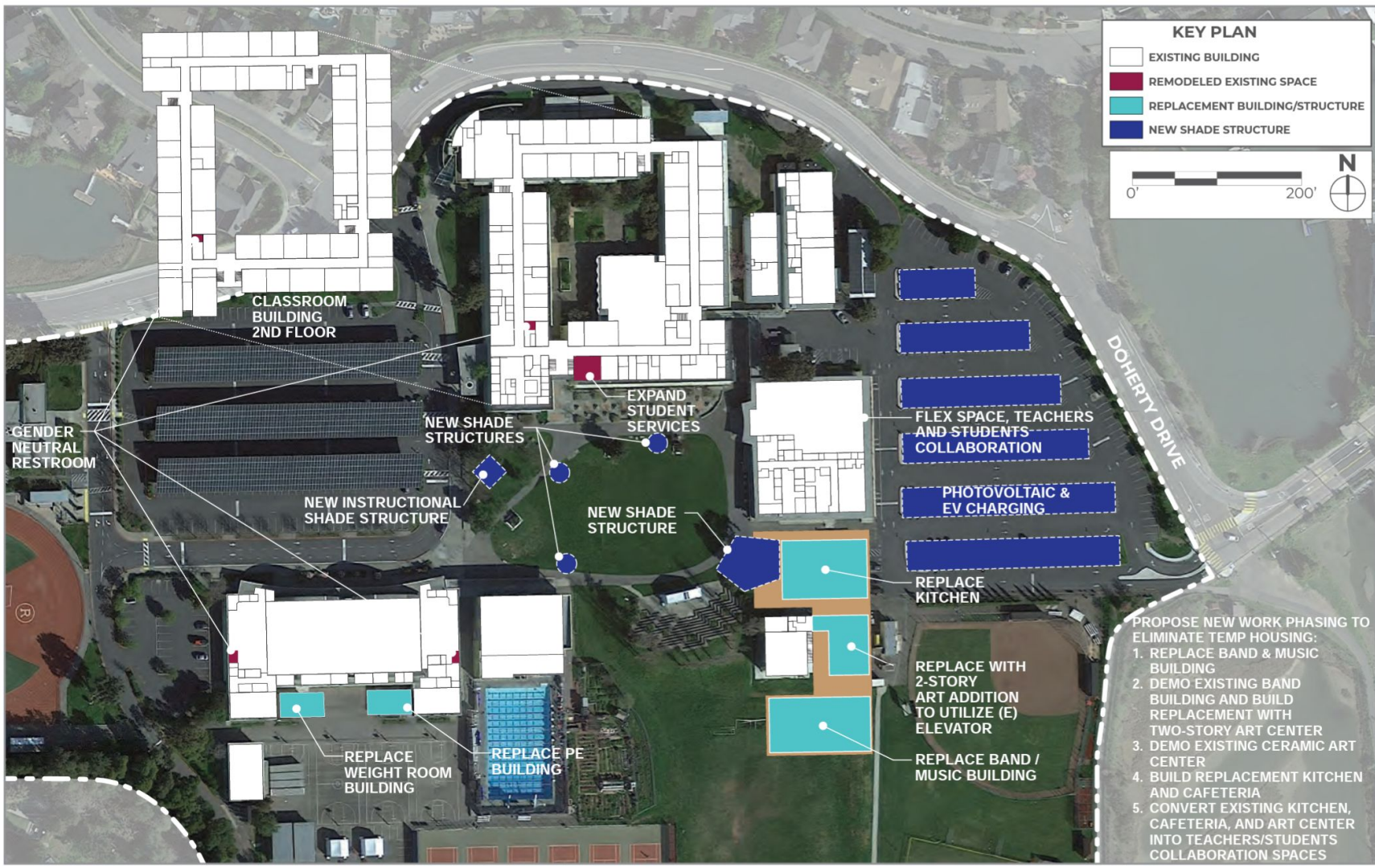
GENDER  
NEUTRAL  
RESTROOM

REMODEL OR  
RELOCATE KITCHEN,  
CAFETERIA & ART  
CLASSROOM

REPLACE EXISTING  
CERAMICS, BAND  
AND MUSIC  
BUILDINGS

DOHERTY DRIVE







**Redwood HS Fine Arts, Student Commons &  
Dining (FASCD) Building Replacement**

**Schematic Design**



# **Redwood HS** Fine Arts, Student Commons & Dining Building Replacement

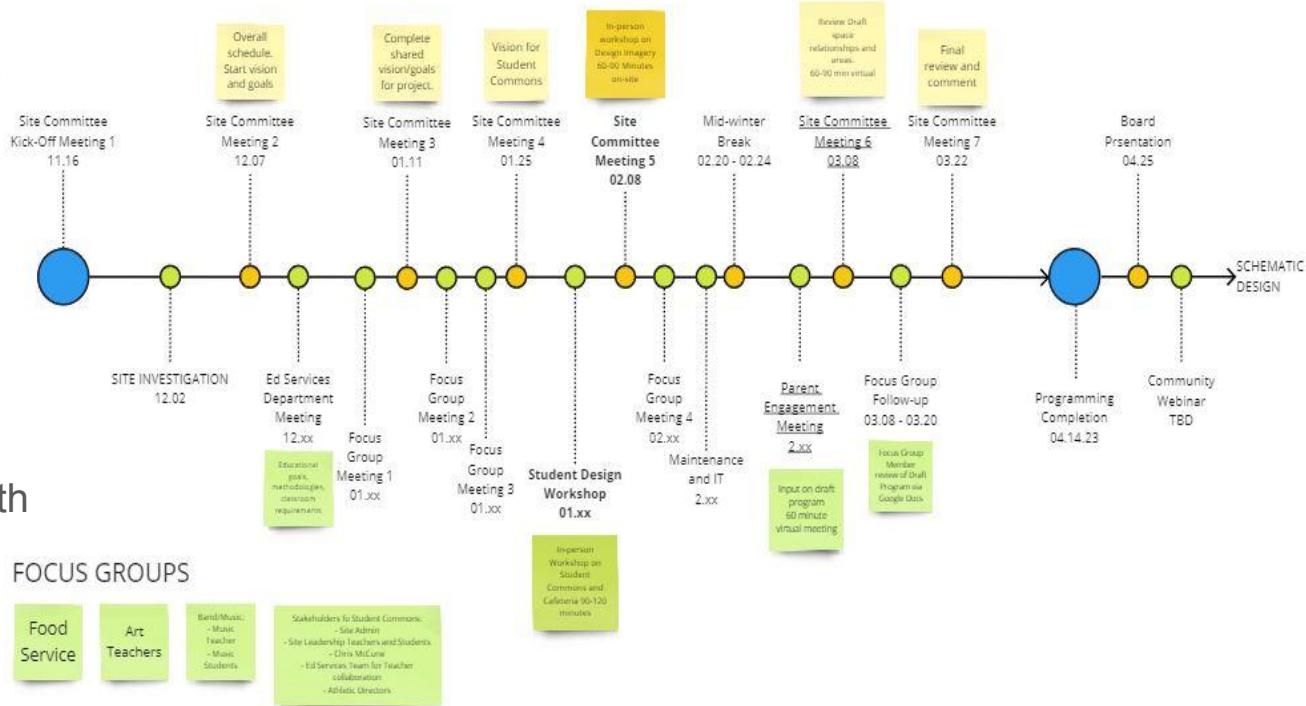
Schematic Design Presentation

# Programming and Design Process

- Meetings with Site Design Committee:

- Teachers
- Administrators
- Students
- Parents

- Focus Group Meetings with other Stakeholders



# Project Design Principles

- **Visual & Performing Arts Identity:** Expressing the school's commitment to the arts, the new music and art facilities project a compelling identity that, through succinct architectural expression and shared outdoor spaces, creates a sense of community for its users and encourages others at Redwood High School to explore. Shared facilities such as meeting spaces and the adjoining cafeteria furthers a connection of the arts to the campus fabric. Arts spaces such as ceramics, should blur the lines between indoor and outdoor spaces to foster outdoor learning.
- **Student Centric:** The new Student Commons, reimagined food court, and compelling links to outdoor student gathering spaces promotes a collegiate feel to the campus, fostering student independence and a connection to their educational future. The Commons' sense of student ownership is furthered by providing a home for student groups and clubs.
- **Collaboration & Shared Use:** Buildings and outdoor spaces support and enhance collaboration and interdisciplinary use with easily accessible shared indoor spaces and outdoor gathering areas. The new cafeteria and Student Commons provide opportunities and amenities for staff use and gatherings.
- **Sense of Campus Entry:** The new and modernized buildings including outdoor spaces between buildings, creates a welcoming eastside campus entry for students and staff, while also creating a perceptual threshold to deter community entry of the campus core during school hours.

# Site Analysis

- Existing Fine Arts area isolated from most classrooms
- No clear "entrance" to the campus
- Student gathering spots exist, but indoor / outdoor relationships not emphasized
- Music lacks a regular performance space

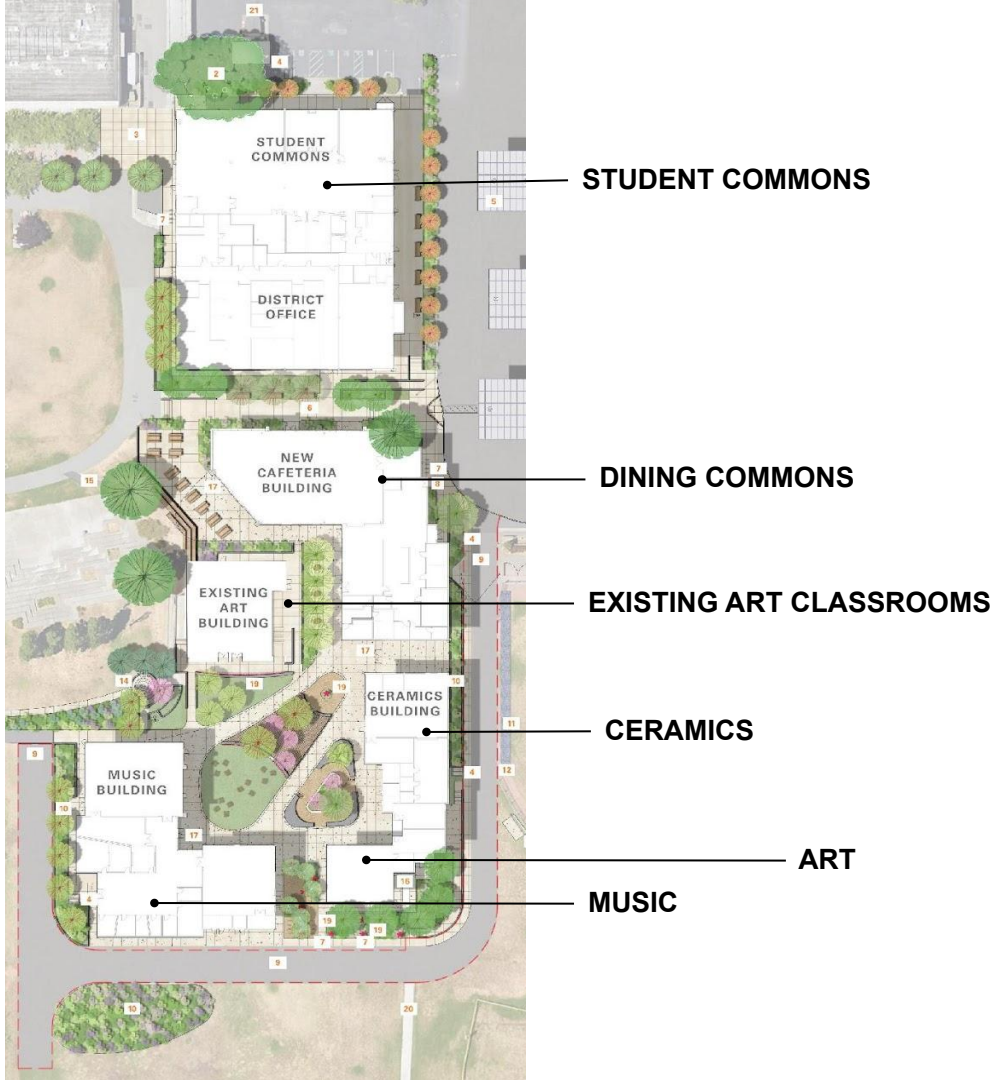


# Site Concept

- Create a sense of entry into the campus
- A student commons that fosters student independence
- Create a shared courtyard for the Fine Arts area for learning, display, performance, and hanging out with friends
- Dining Commons placed so that attracts student to Fine Arts area



# Site & Landscape Plan



# Courtyard Plan



# Sustainability

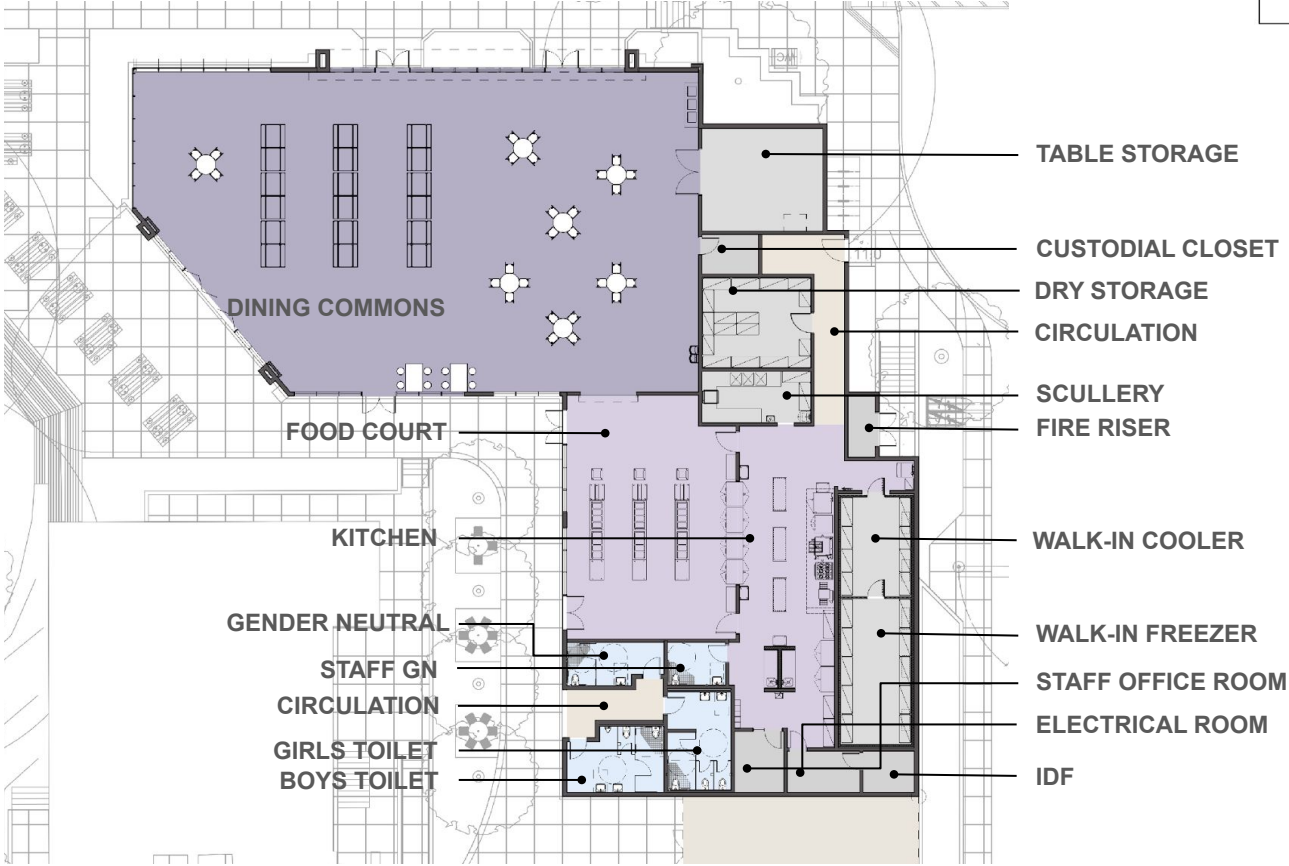
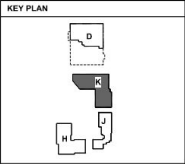
In addition to many ecological choices for a decreased impact on our natural resources, we are focusing on the health of the students and staff with these improvements:

- **CLEAN AIR:** Improved overall quality of learning spaces by providing clean, fresh air through a robust HVAC system with demand - controlled ventilation.
- **ELECTRIC SYSTEMS:** Decreased fire risk, fewer toxins further promote student wellbeing.
- **QUALITY MATERIALS:** Low VOC (Volatile Organic Compound) products that stand the test of time.
- **WELL-LIT SPACES:** LED lighting with Automatic Daylight Dimming (when ambient daylight is available) ensures that the students will always have access to a well-lit environment and reduce eyestrain, while saving energy and teaching them about energy conservation
- **GREEN SPACES:** By planting low-water, native and Mediterranean plants and increasing the tree canopy, there will be more natural shade and sun protection.
- **RECYCLE/ RE-USE:** Recycled art elements from the existing art garden will foster a sense of pride and continuity for the students.

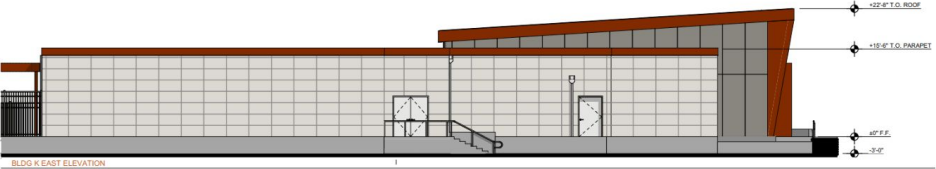
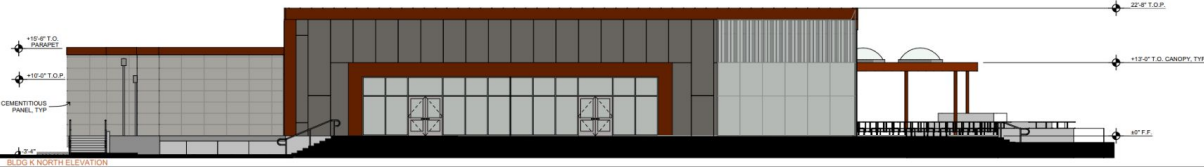
# Layout of Proposed New Buildings



# Dining Commons (Building K)



# Dining Commons (Building K)



# Dining Commons (Building K)



NORTH SECTION RENDERING

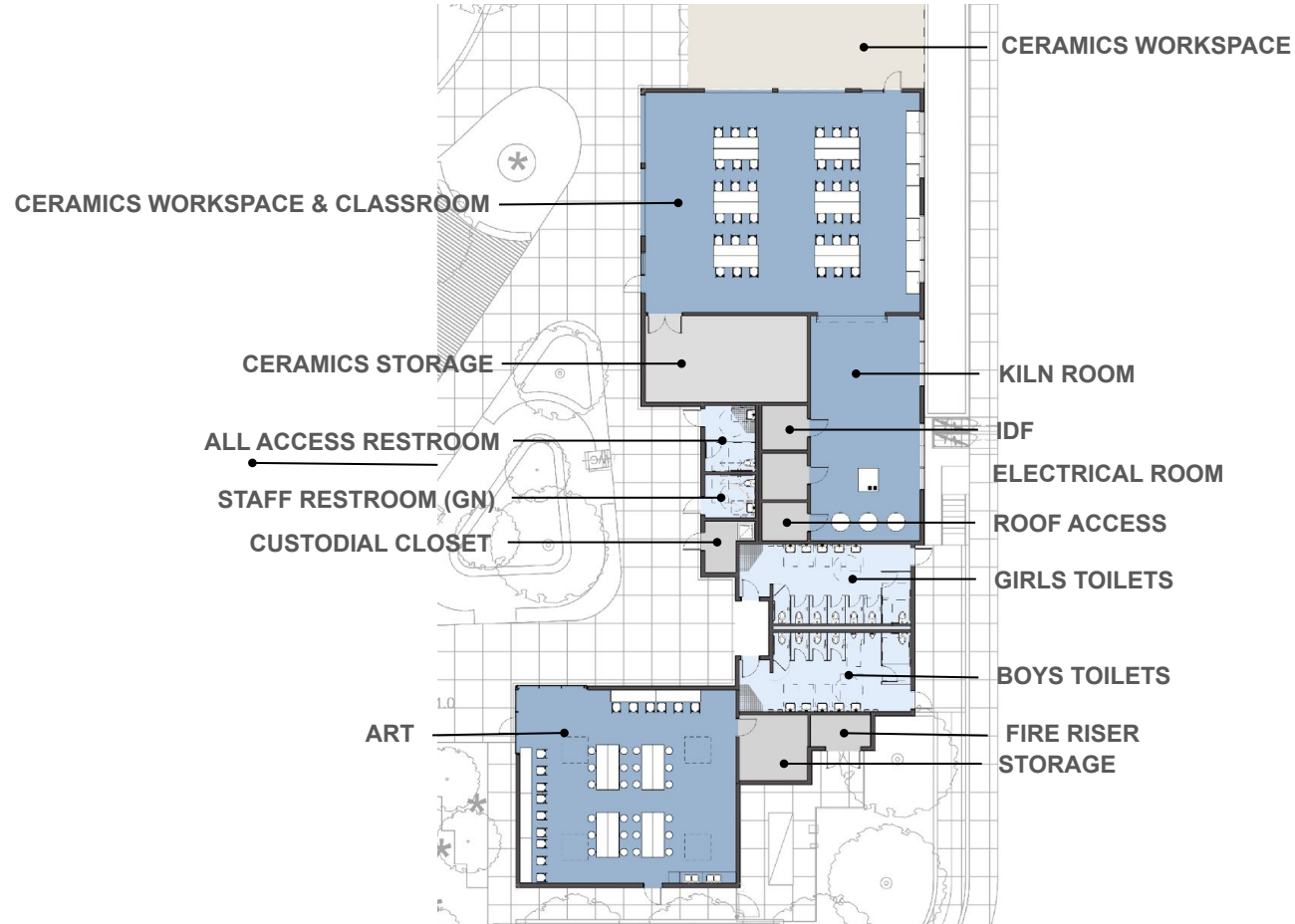
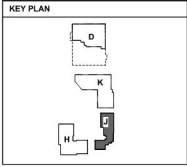


WEST SECTION RENDERING

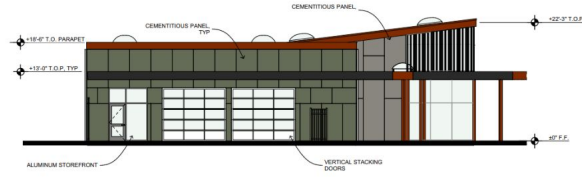
# Dining Commons (Building K)



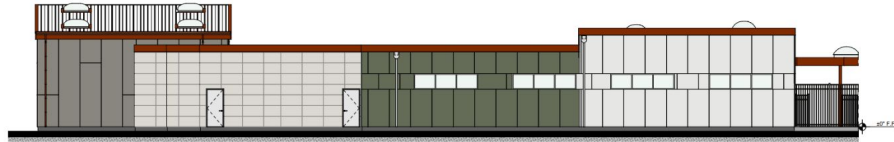
# Arts & Ceramics (Building J)



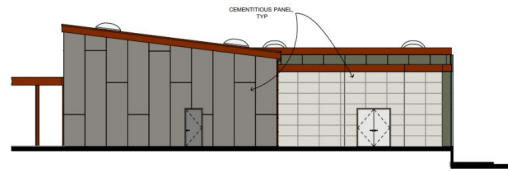
# Arts & Ceramics (Building J)



BLDG J NORTH ELEVATION



BLDG J EAST ELEVATION



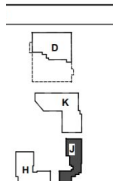
BLDG J SOUTH ELEVATION



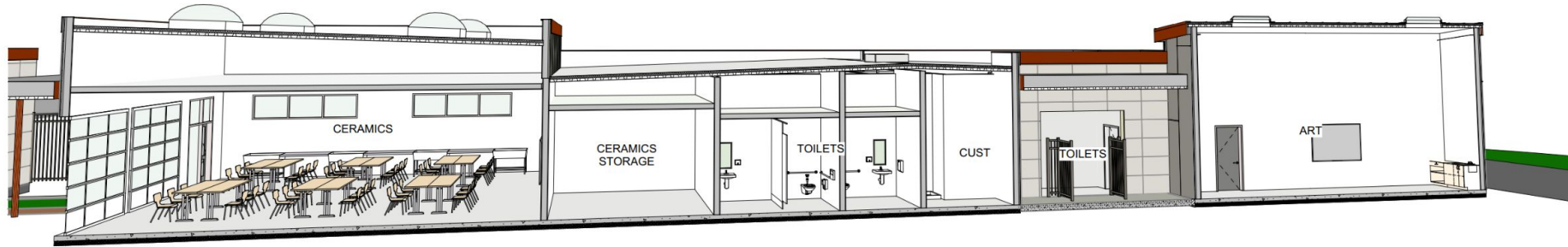
BLDG J WEST ELEVATION



WEST ELEVATION PERSPECTIVE



# Arts & Ceramics (Building J)

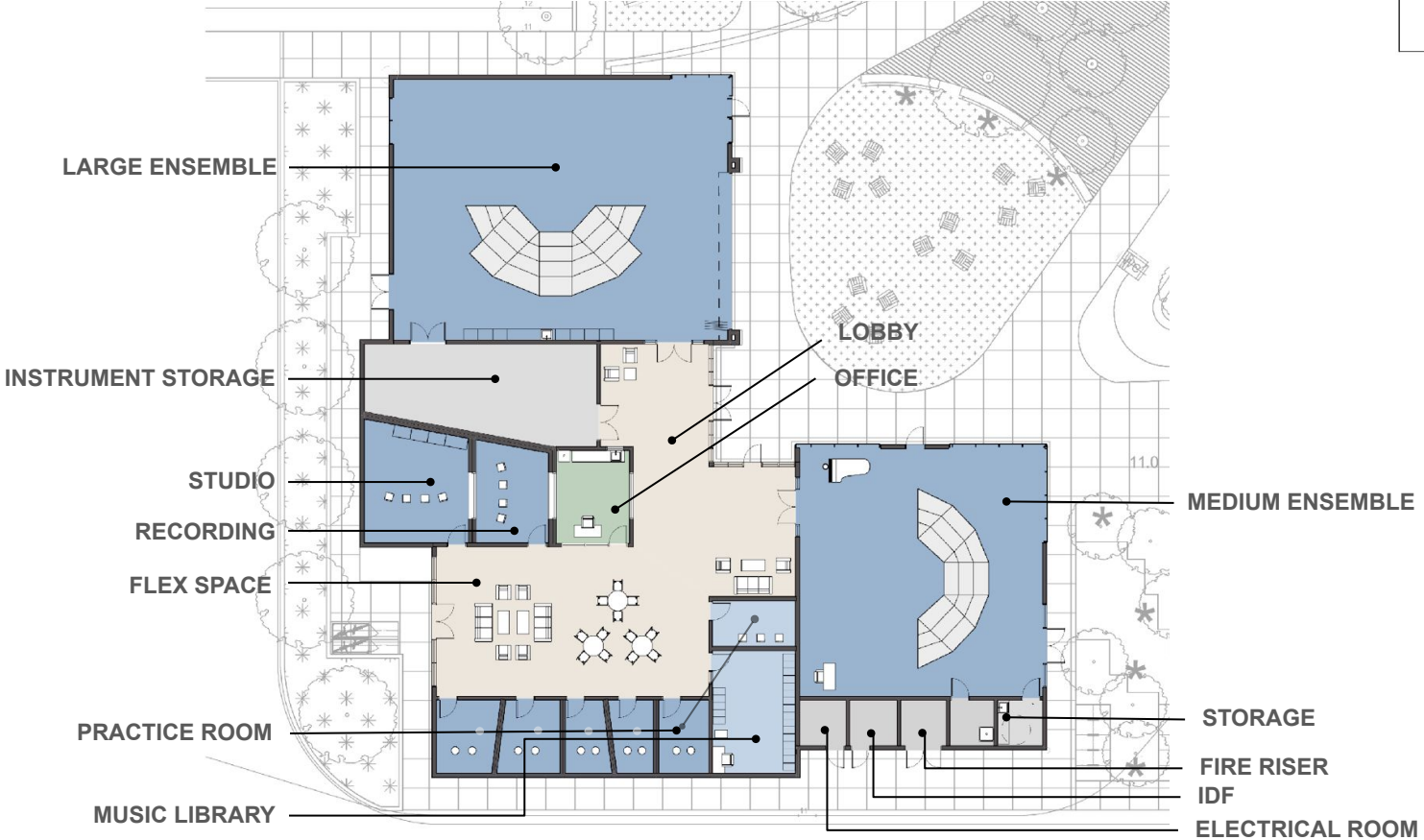
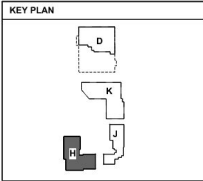


EAST SECTION RENDERING

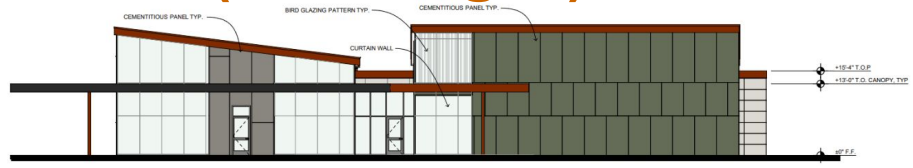
# Arts & Ceramics (Building J)



# Music Center (Building H)



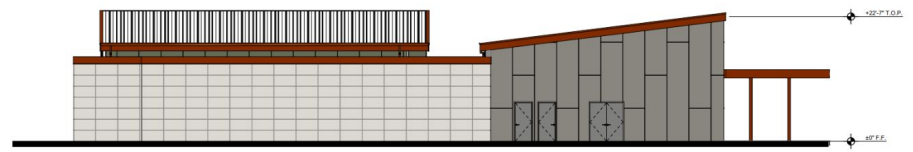
# Music Center (Building H)



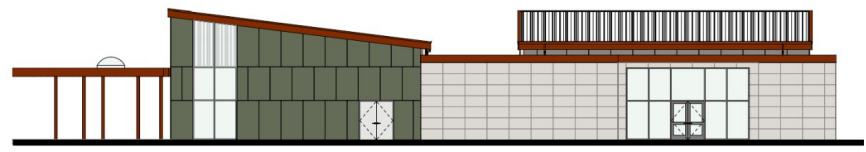
BLDG H NORTH ELEVATION



BLDG H EAST ELEVATION



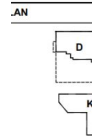
BLDG H SOUTH ELEVATION



BLDG H WEST ELEVATION



NORTH EAST ELEVATION PERSPECTIVE



# Music Center (Building H)



EAST SECTION RENDERING

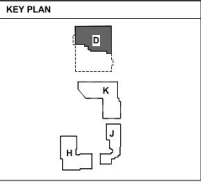


WEST SECTION RENDERING

# Music Center (Building H)

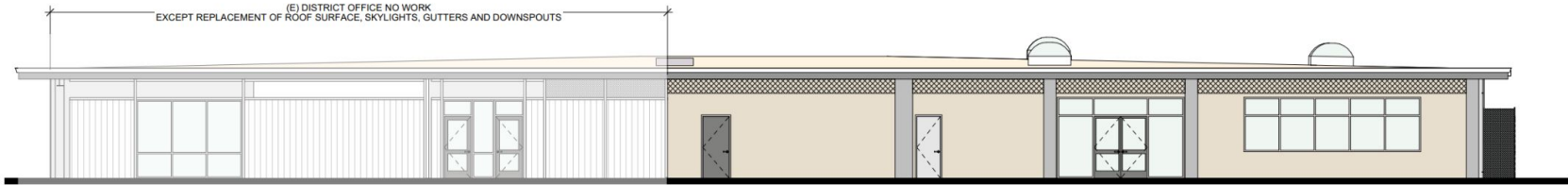


# Student Commons (Building D)

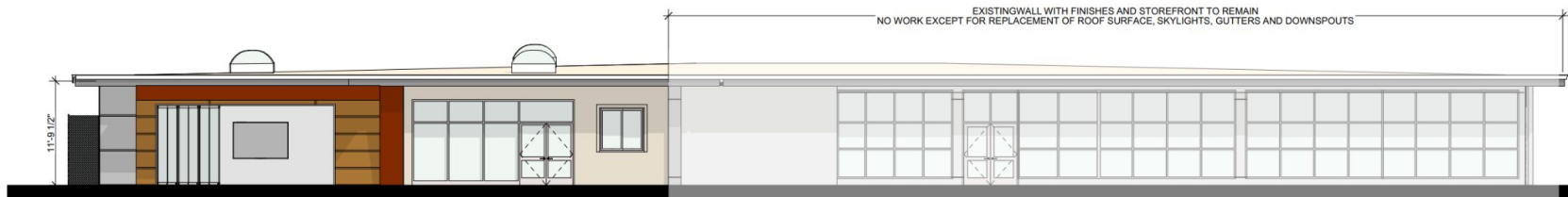


# Student Commons (Building D)

BLDG D NORTH ELEVATION



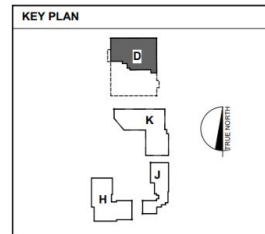
BLDG D EAST ELEVATION WITHOUT DISTRICT OFFICE EXTERIOR IMPROVEMENT



BLDG D WEST ELEVATION WITHOUT DISTRICT OFFICE EXTERIOR IMPROVEMENT

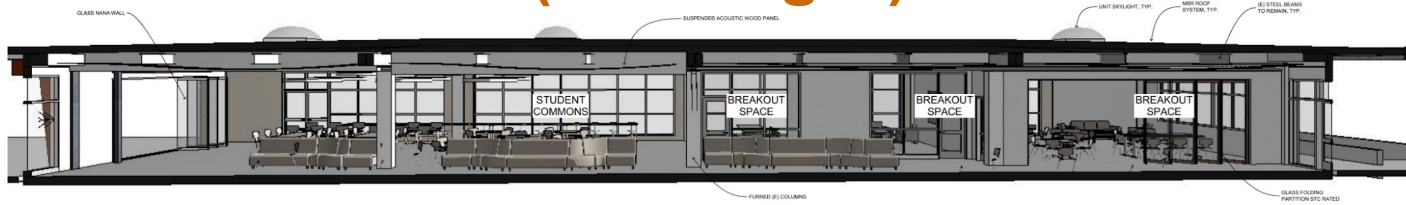


NORTH WEST ENTRY

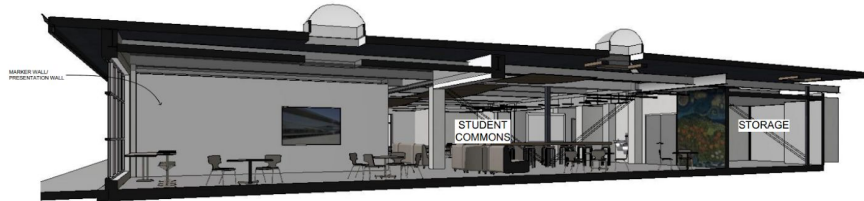


# Student Commons (Building D)

GIATTROCCHI KWOK ARCHITECTS



NORTH SECTION RENDERING



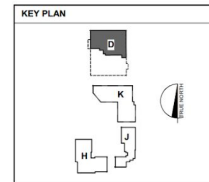
EAST SECTION RENDERING



SOUTH SECTION RENDERING



WEST SECTION RENDERING



# Redwood HS FASCD Replacement Building SD Project Budget

Description	Schematic Design (SD) Estimate	Facilities Master Plan (FMP) Estimate
Construction Cost	\$ 58,951,377	\$ 47,898,480
Contingencies	\$ 11,790,277	\$ 10,537,666
Soft Costs	\$ 10,966,106	\$ 13,603,168
ADA Improvements	\$ 11,790,275	\$ 9,579,696
Escalation @ 5.5%*	\$ 10,567,615	\$ 25,053,772
<b>Estimated Project Cost</b>	<b>\$ 104,065,650</b>	<b>\$ 106,672,782</b>

*\* FMP Includes 5 Years of Escalation, Current Project Estimate Includes Only 2 Years*  
**Special Note : Temporary Housing is a Separate Budget**

# Redwood HS FASCD Replacement Building Project Schedule

2023 2024 2025 2026 2027

Today

Aug 22 - Aug 12 ← Phase 1 Temp Housing

Aug 22 - Oct 25 Design

Oct 26 - Apr 10 DSA Review & Approval

Jun 3 - Aug 9 Installation

Aug 12 Occupancy

Sep 19 - Oct 18 ← Phase 2 Demo & Site Work

Sep 19 Schematic Design Approval

Sep 20 - Jan 12 Design

Jan 15 - Jun 28 DSA Review & Approval

Jul 1 - Oct 18 Construction

Sep 19 - Aug 7 ← Phase 3 Arts, Music, Dining

Sep 19 - Mar 4 Design

Mar 5 - Aug 19 DSA Review & Approval

Aug 20 - Mar 30 Construction

Jun 1 - Jun 26 Occupy Arts & Music

Jun 8 - Aug 7 Remove Temp Housing

Mar 23 - Jan 1 ← Phase 4 Student Commons

Mar 23 - Apr 3 Occupy New Dining Hall

Apr 6 - Dec 11 Construction

Dec 21 - Jan 1 Occupy Student Commons

# Next Steps

# NEXT STEPS

- **Begin Design Development Phase of Project**
  - Schematic Design (SD) phase = 15% to 20% design
  - Design Development (DD) phase = 100% design for DSA Submittal
- **Complete Temporary Housing (Portable Classrooms) Layout/Design**
  - Use Geotech Report Findings to finalize layout/design
- **Community Engagement Meetings**
  - Redwood HS Site Design Committee Design Meeting – **Held August 29, 2023**
  - Redwood HS Back to School Night Info Booth – **Held September 7, 2023**
  - RHS Foundation – **Held September 11, 2023**
  - RHS PTSA – **Scheduled September 19, 2023**
  - RHS Site Council – **Scheduled September 29, 2023**

# QUESTIONS?

