

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

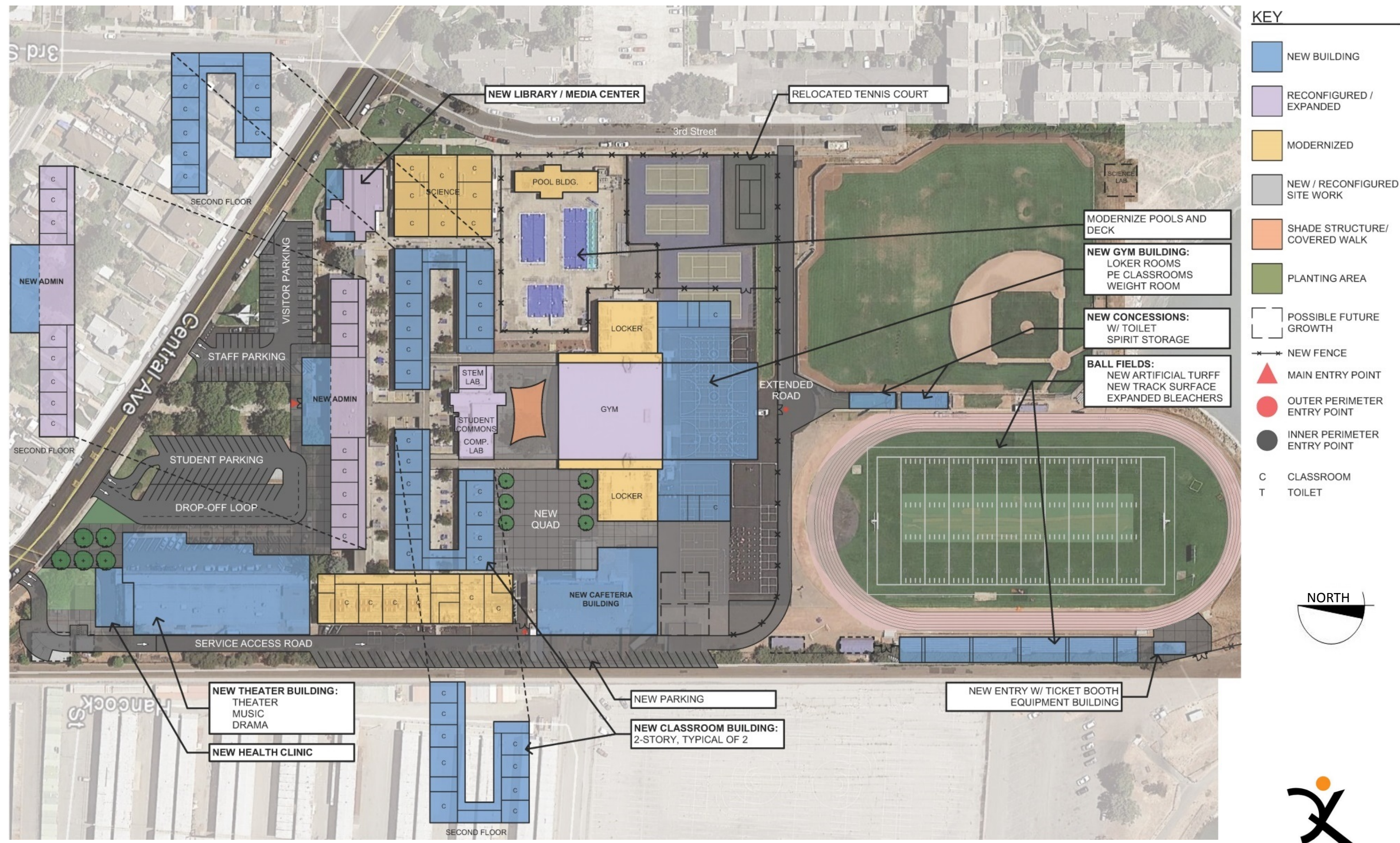
ENCINAL CAMPUS IMPLEMENTATION PLAN – Board approved June 10, 2014

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





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

Student Health

Student Justice in Relocated Portable

Master Plan Future Performing Art Center and Cafeteria w/ Band, Dance and Drama Classrooms Above

New North Quad in Place of Parking

Future optional Admin. Addition

Pre-Engineered 2-Story Classroom Place of Removed Shops Building

New South Quad

Modular CTE Shop 40'x48'

Optional Weight Room

Relocated Existing Portable for PE Classroom

LEGEND

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



ADMIN

SCIENCE

PARKING COUNT
EXISTING PARKING 87
PROPOSED PARKING 115

CLASSROOM COUNT:

REMOVED	19 CLASSROOMS
ADDED	20 CLASSROOMS
INCREASE	1 CLASSROOMS



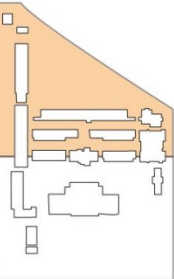
ENCINAL MODERNIZATION

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



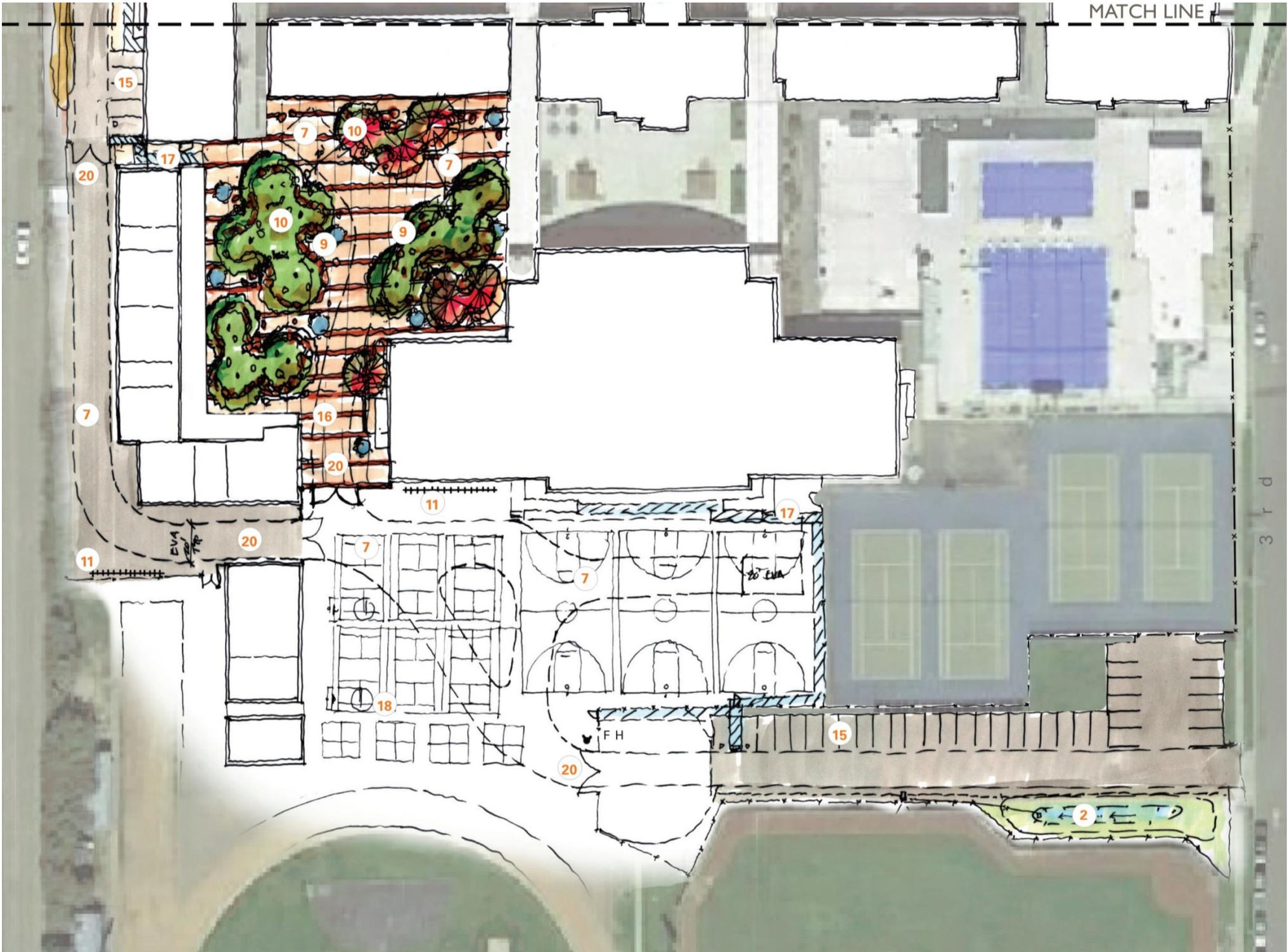
KEY MAP

LANDSCAPE PLAN

ENCINAL HIGH SCHOOL | LANDSCAPE

LEGEND

- 1 CENTRAL AVE BIKEWAY IMPROVEMENTS, NIC:
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CHARACTER IMAGERY

ENCINAL HIGH SCHOOL | LANDSCAPE



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

Student Health

Student Justice in
Relocated Portable

Master Plan Future Performing Art
Center and Cafeteria w/ Band, Dance
and Drama Classrooms Above

New North Quad
in Place of Parking

Future optional Admin. Addition

Pre-Engineered
2-Story Classroom Place
of Removed Shops Building

New South Quad

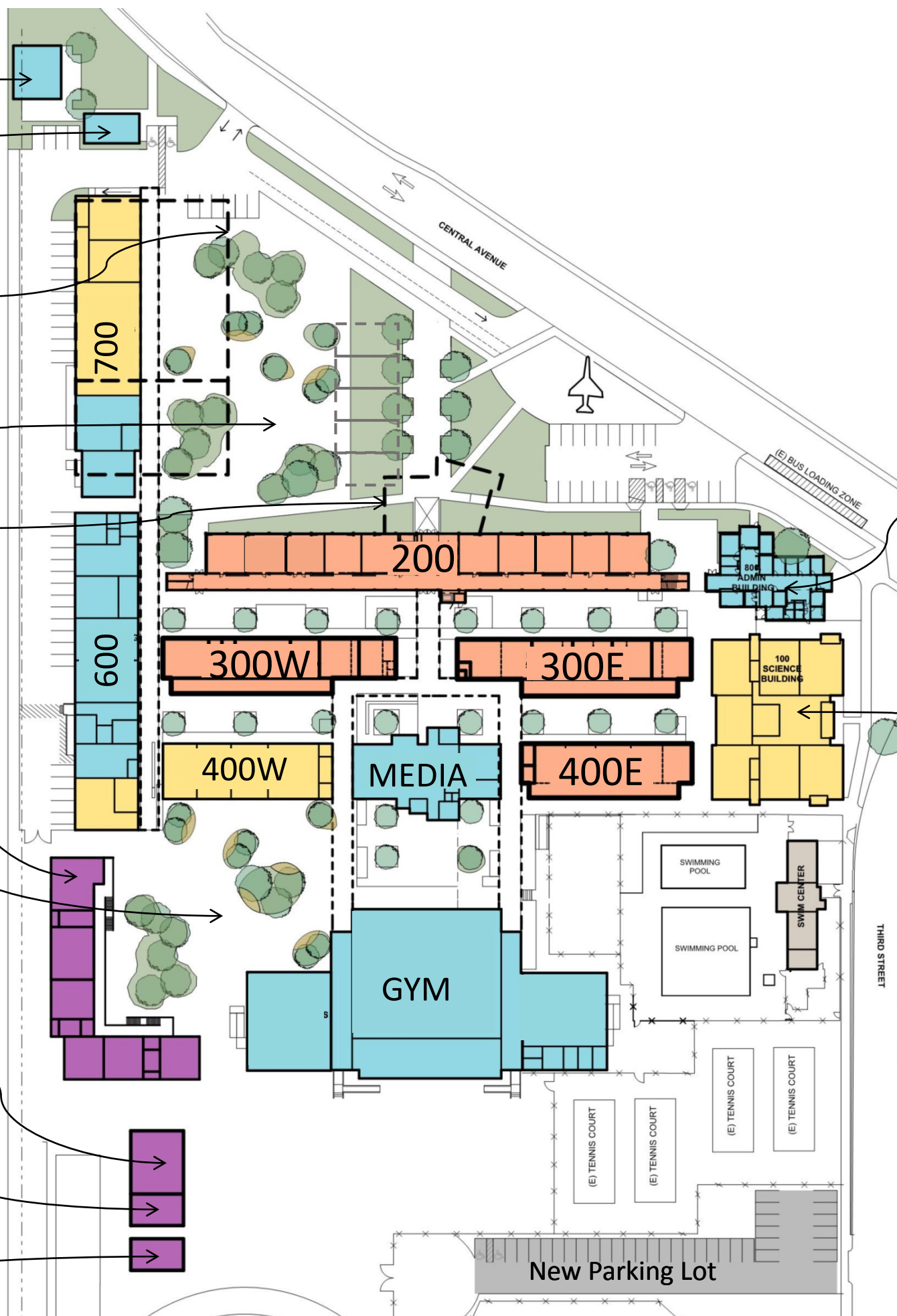
Modular CTE Shop 40'x48'

Optional Weight Room

Relocated Existing
Portable for PE
Classroom

LEGEND

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	MAJOR MODERNIZATION
	MINOR MODERNIZATION
	FIRE ALARM, TECHNOLOGY & DOOR LOCKS



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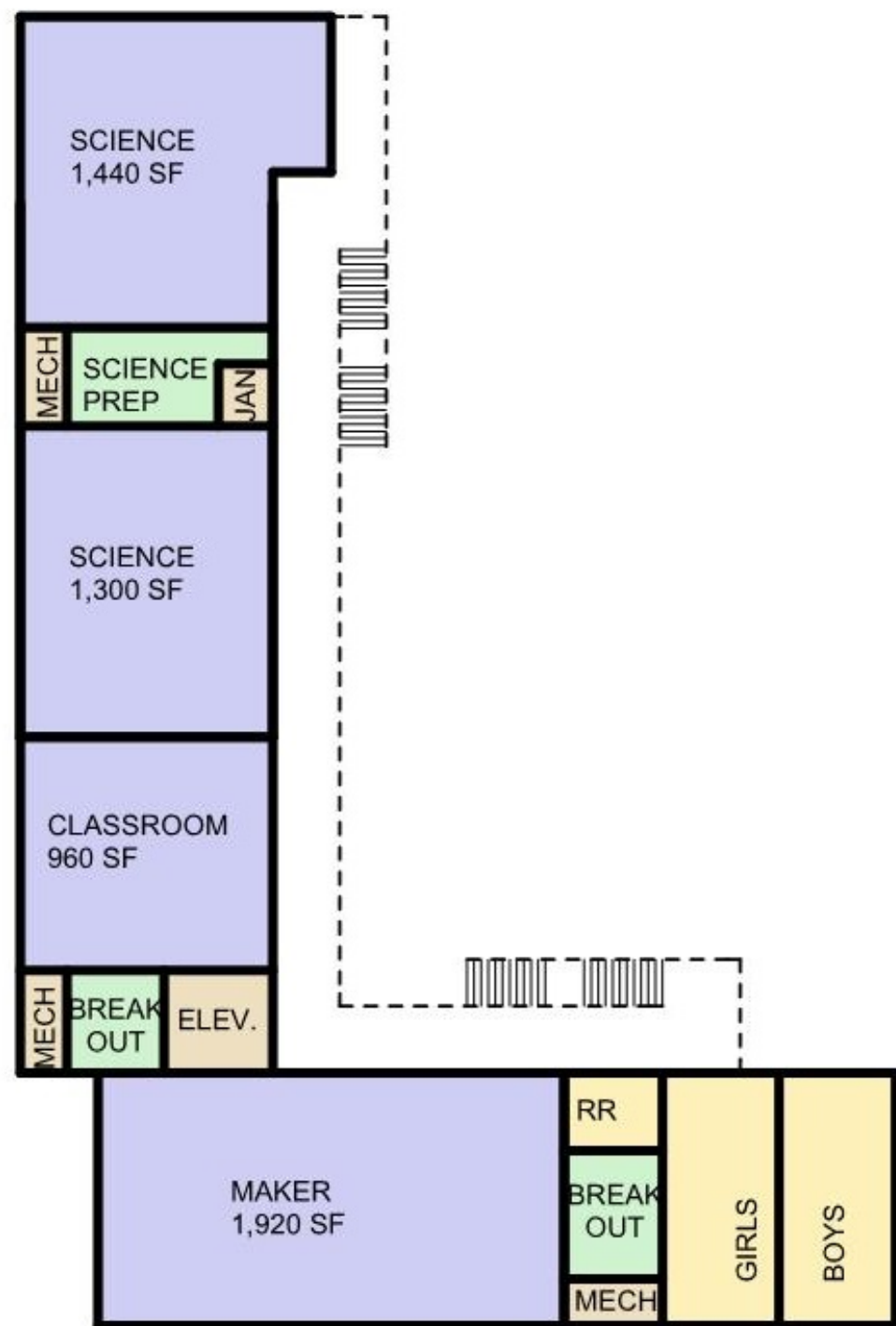
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INCREASE 1 CLASSROOMS

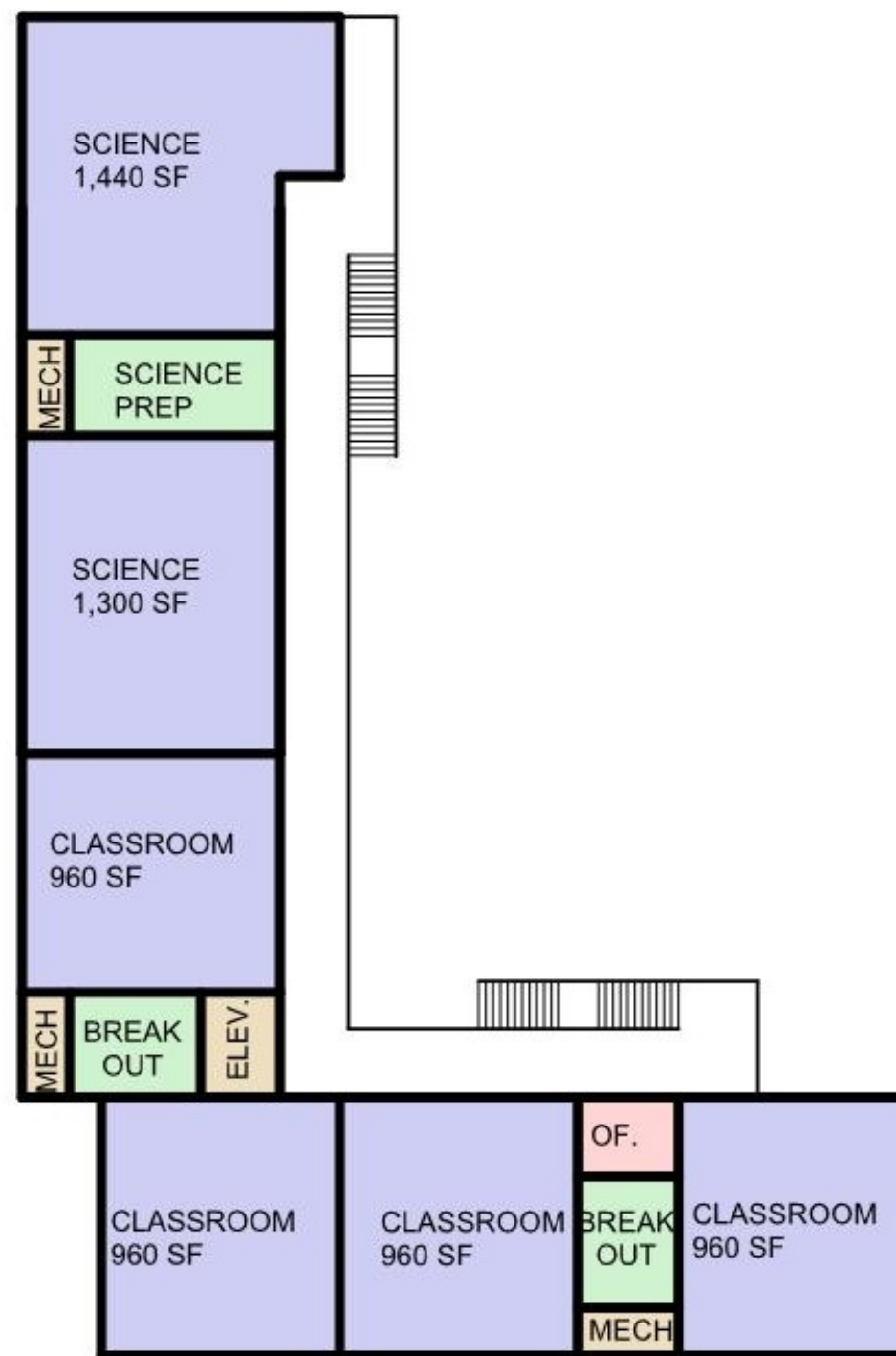
E N C I N A L M O D E R N I Z A T I O N



QUATTROCCHI KWOK
ARCHITECTS



FIRST FLOOR



SECOND FLOOR

LEGEND	
	CLASSROOM
	TEACHING SUPPORT
	ADMINISTRATION
	CIRCULATION
	RESTROOM
	SERVICE SPACE

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.



JL Modular

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



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Project Frog



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.



EXISTING CLASSROOM ENCINAL MODERNIZATION



TYPICAL MODERNIZED CLASSROOM
ENCINAL MODERNIZATION

LEGEND

CLASSROOM

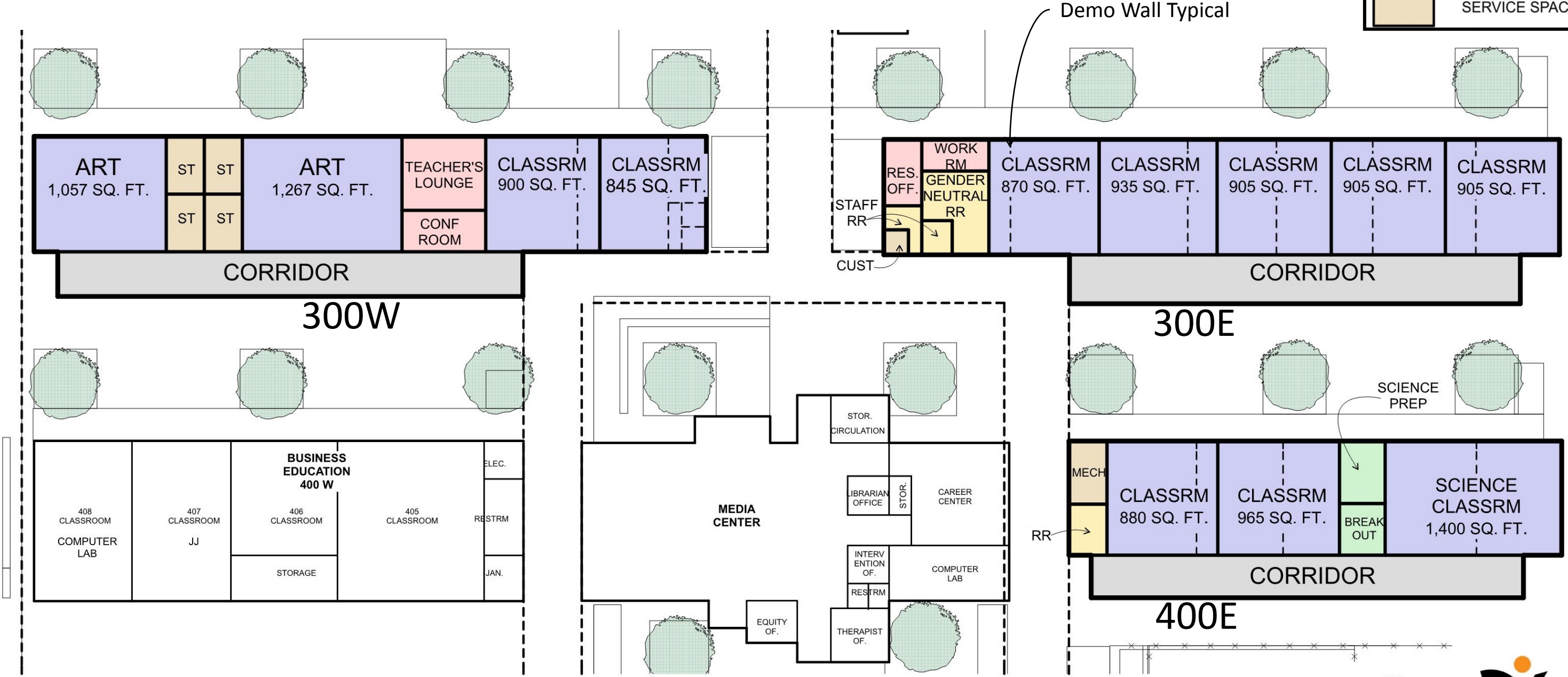
TEACHING SUPPORT

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	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
➤ <u>Critical</u> 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

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Thank you!

AUSD
ALAMEDA UNIFIED SCHOOL DISTRICT
Excellence & Equity For All Students