

Schematic Design for the Encinal Jr & Sr High School New Gymnasium – Measure B Project

April 15, 2025

Encinal High School New Gym – Agenda

- **Measure B Master Plan**
 - Elements of Master Plan Incorporated
- **Programming and Schematic Design**
 - Meetings - Design Committee, Principal, and District Staff
 - Program Confirmation
 - Schematic Design
- **Milestone Schedule**
- **Budget Analysis**
- **Board Discussion & Questions**
- **Schematic Design Approval**



Measure B Master Plan

Encinal High School

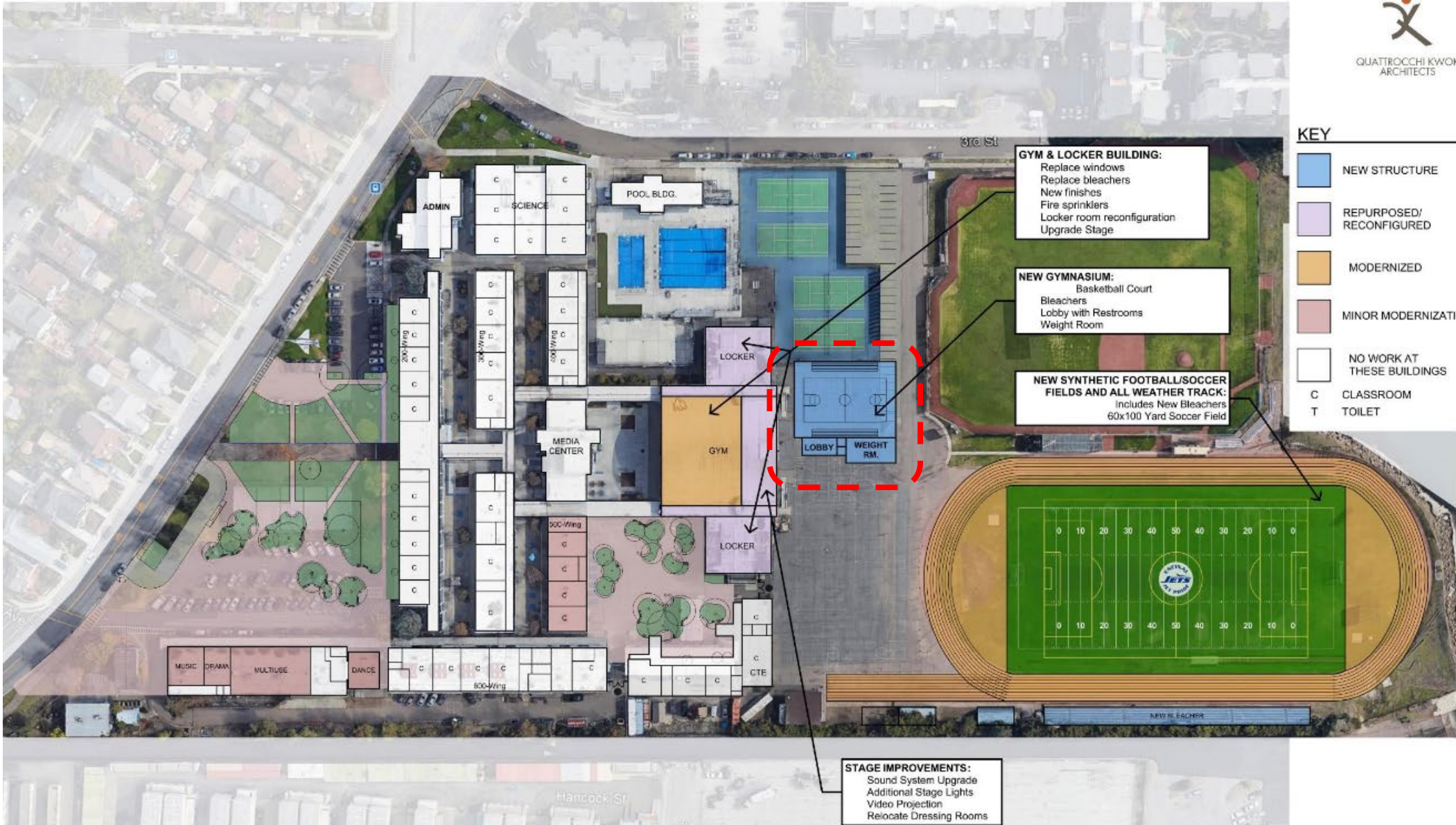
New Gymnasium

Encinal High School New Gym – Master Plan Diagram: New Construction

Board Approved 2022



KEY	
	NEW STRUCTURE
	REPURPOSED/ RECONFIGURED
	MODERNIZED
	MINOR MODERNIZATION
	NO WORK AT THESE BUILDINGS
C	CLASSROOM
T	TOILET



Encinal High School New Gym – Program Confirmation & Design Meetings

Design/ Programming Meetings
with HS Principal, Site Staff &
District Facilities Staff

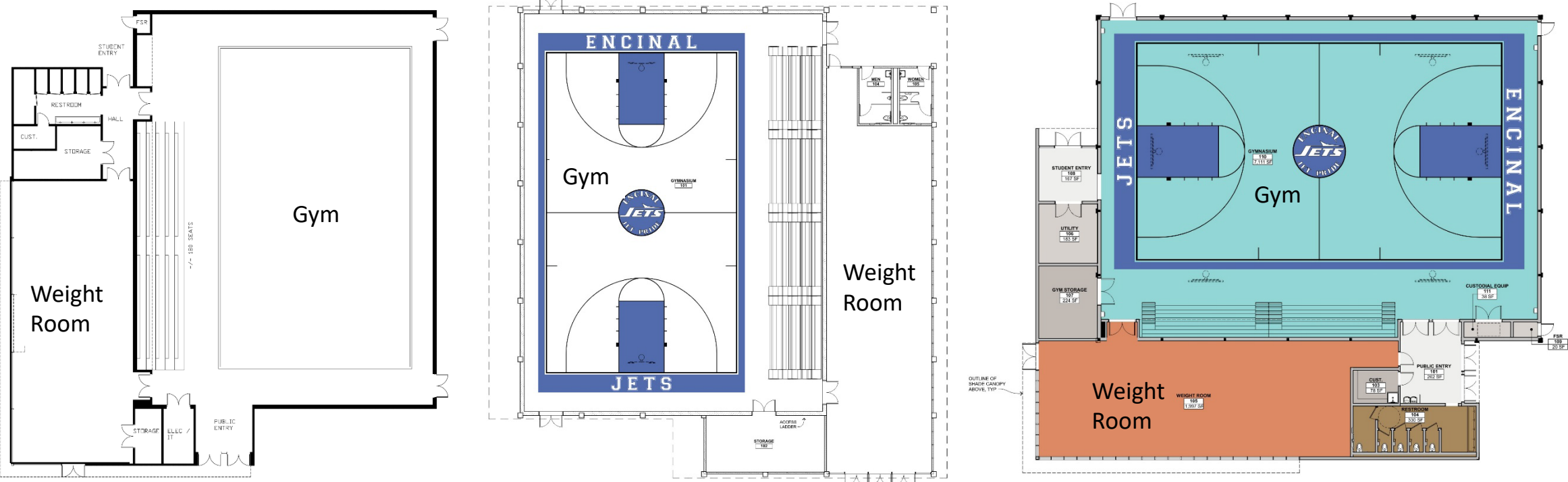
Final Gym Program:

- 84'x54' Basketball Court
 - Striping for Volleyball & Other Court Sports
- Bleachers
- Lobby with Restrooms
- Weight Room
- Support Spaces
- Courtyard



Encinal High School New Gym – Building Design Process

QKA Studied Various Options with Design Committee Including Gym & Weight Room Locations



↓ View To Fields & Bay ↓



Schematic Design

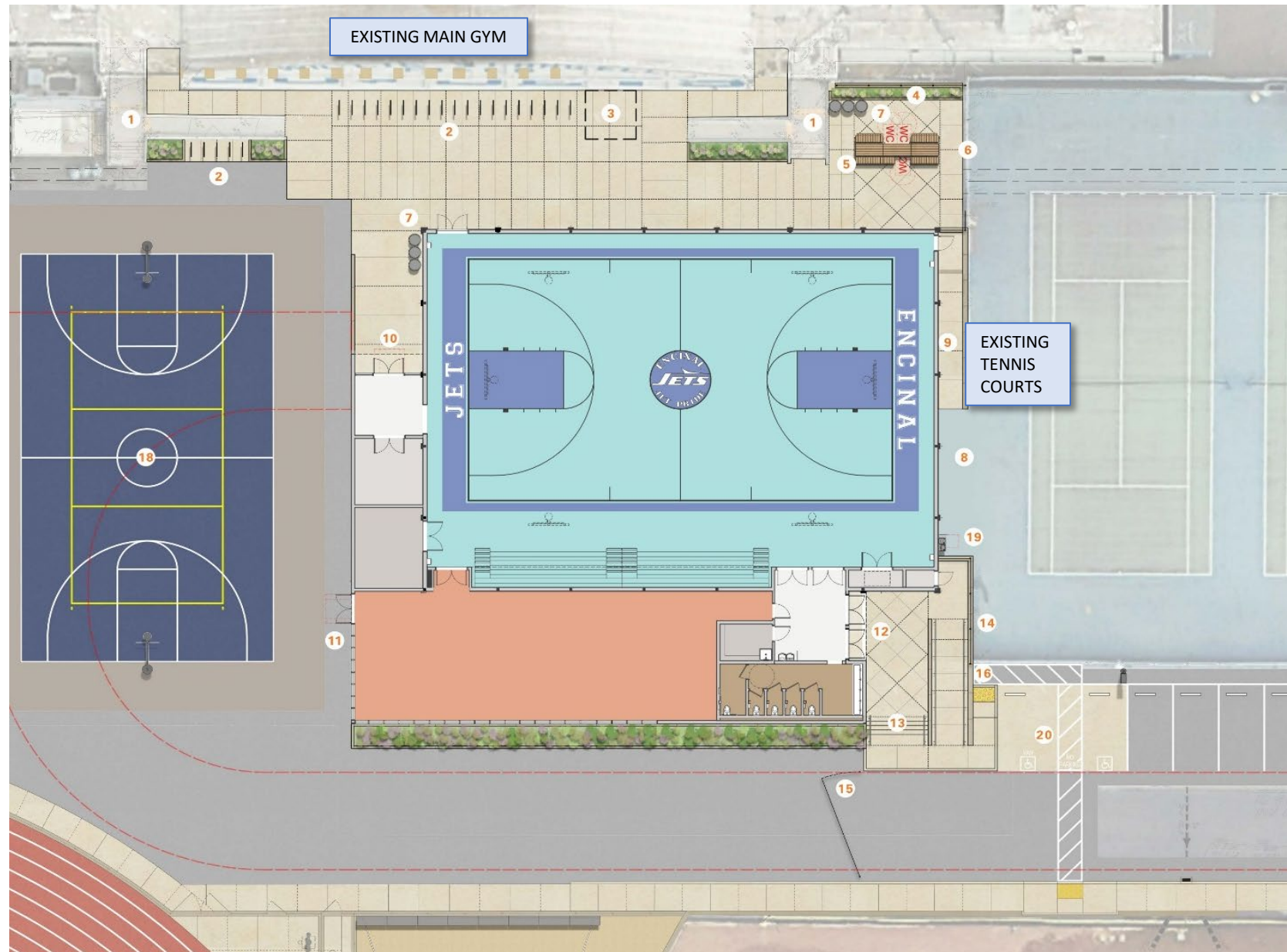
Encinal High School New Gym – Campus Satellite View



Encinal High School New Gym – Campus Satellite View



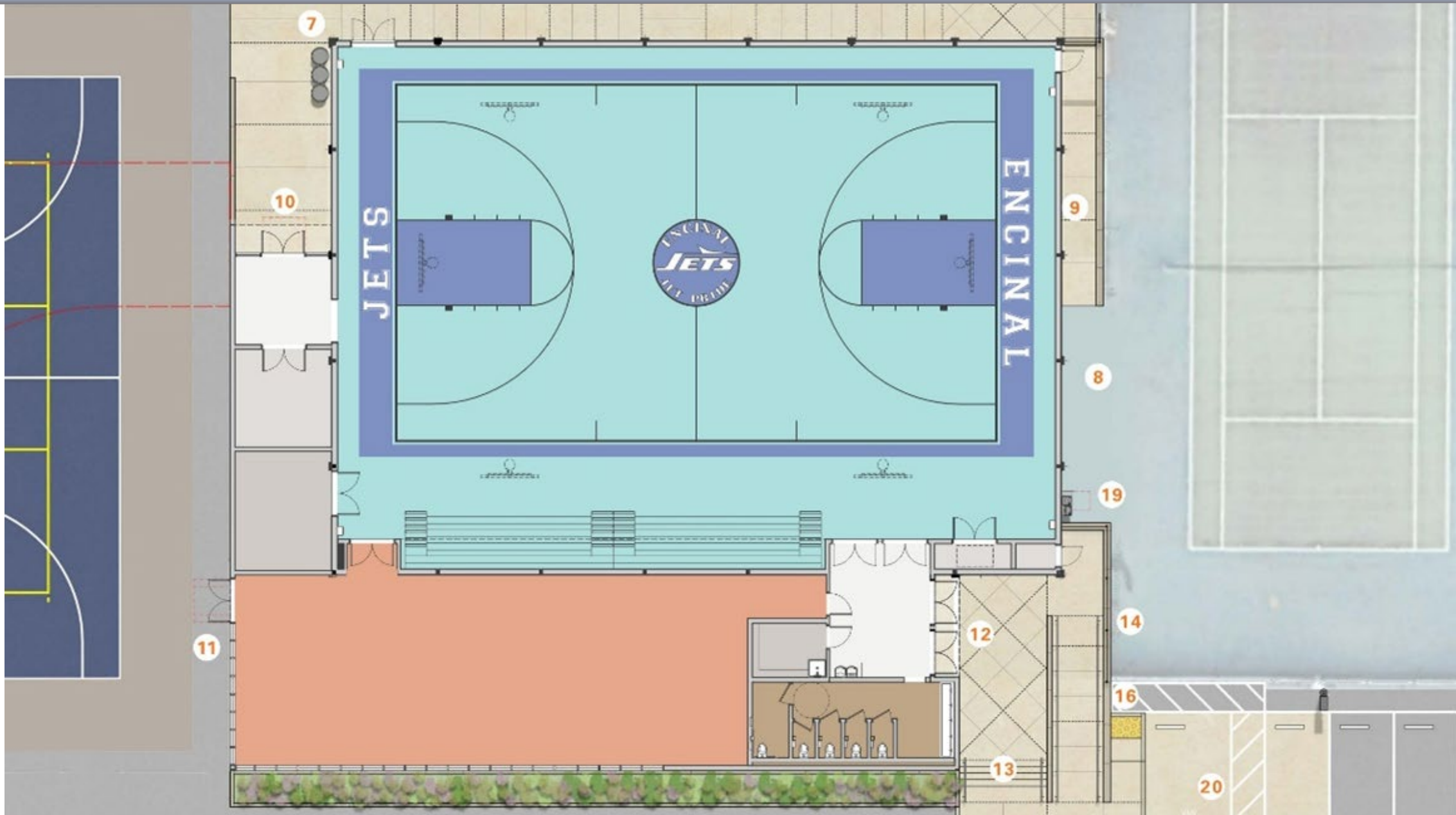
Encinal High School New Gym – Schematic Site Plan



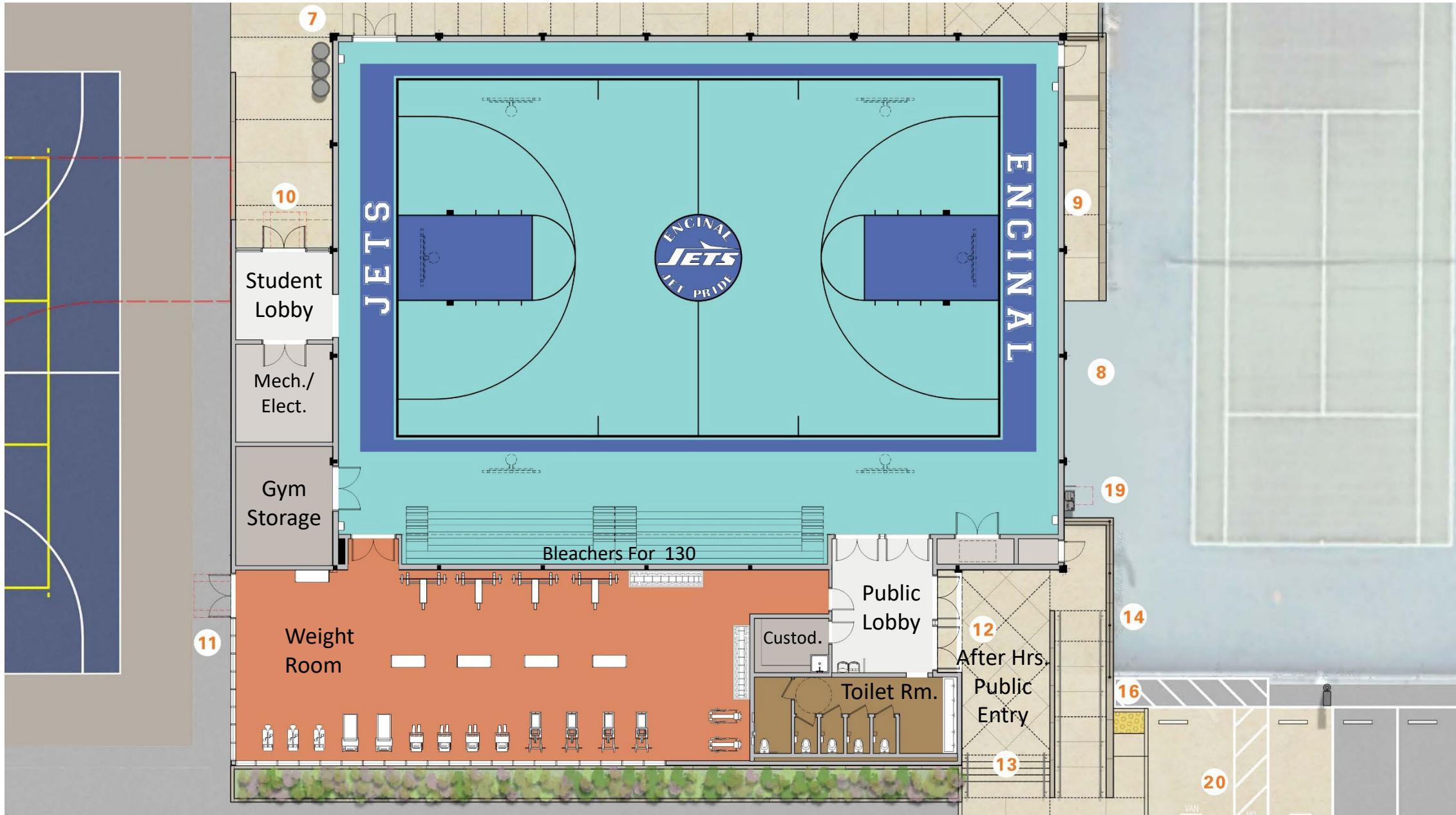
LEGEND

- 1 EXISTING STAIRS AND RAMP TO REMAIN WITH NEW PLANTING
- 2 RELOCATED EXISTING BIKE PARKING (24 RACKS TOTAL)
- 3 FORKLIFT CLEARANCE TO EXISTING ELEVATED STAGE DELIVERY DOOR
- 4 FENCE AND PLANTER SCREENING AT EXISTING MECHANICAL EQUIPMENT
- 5 ADA COMPLIANT PICNIC TABLES AND BENCHES (MODEL TBD)
- 6 SECTION OF FENCE REPLACEMENT AT THE BEGINNING OF EGRESS DOOR LANDING. EXISTING TENNIS COURT FENCING AND GATES TO REMAIN
- 7 WASTE RECEPTACLES (DISTRICT STANDARD)
- 8 REMOVAL OF WEST TENNIS COURT FENCING, EXTENSION OF TENNIS COURT PAVING AND ACRYLIC RECREATIONAL SURFACING TO THE FACE OF GYM
- 9 EGRESS DOOR WITH CONCRETE LANDING AND SLOPED WALKWAY WITH RETAINING WALLS LEADING TO TENNIS COURTS
- 10 WALKWAY TO GYM ENTRY
- 11 WEIGHT ROOM ENTRANCE
- 12 PUBLIC ENTRY TO GYMNASIUM
- 13 ENTRY RAMP AND STAIRWAY
- 14 REPLACEMENT TENNIS COURT FENCE ON RETAINING WALL. REMOVE EXISTING GATE. (16'LF)
- 15 RELOCATED EMERGENCY VEHICLE ACCESS PIPE GATE
- 16 CURB RAMP WITH TRUNCATED DOMES
- 17 EXPANDED ACCESS FOR TENNIS - DOUBLE CHAIN LINK GATE WITH 4' WIDE ADA-COMPLIANT PEDESTRIAN GATE AND 6' MAINTENANCE LEAF FOR MAXIMUM 10' WIDE OPENING FOR MAINTENANCE VEHICLE ACCESS
- 18 ONE BASKETBALL COURT WITH TWO RELOCATED BASKETBALL HOOPS, ONE VOLLEYBALL COURT WITH TWO REMOVABLE NET POSTS AND ACRYLIC RECREATIONAL COURT SURFACING
- 19 DISTRICT STANDARD DRINKING FOUNTAIN
- 20 ACCESIBLE PARKING STALLS (CONSTRUCTED AS PART OF THE ENCINAL STADIUM RENOVATIONS)
- 21 PUBLIC ACCESS TO THIRD STREET (CONSTRUCTED AS PART OF THE ENCINAL STADIUM RENOVATIONS)

Encinal High School New Gym – Schematic Site Plan



Encinal High School New Gym – Schematic Floor Plan



Encinal High School New Gym – Conceptual Rendering: View from the Stadium



Encinal High School New Gym – Rendering: Campus Entry Fr. 3rd Street



Encinal High School New Gym – Conceptual Rendering: Gym Interior



Encinal High School New Gym – Rendering: Weight Room w/ View to Stadium



Schedule & Costs

Project Schedule

- To Division of State Architect: September 2025
- Bidding: March 2026
- Board Award of Contract (GMP): June 2026
- Construction: June 2026 – July 2027
- Occupancy: Fall 2027

Encinal High School New Gym – Costs & Budget

Project Estimate

Total Gym Building & Site Costs (Includes Contingencies & “Soft Costs”)	\$21.3 Million
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District Budget

Encinal Jr/Sr High School Measure B Allocation	\$69.2 Million
Board Approved Stadium Budget (Under Construction)	-\$22.8 Million
Estimate for Gymnasium Project	<u>-\$21.3 Million</u>

Balance for Encinal Modernization (Includes Main Gym Modernization)	\$25.1 Million
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Questions & Comments

