

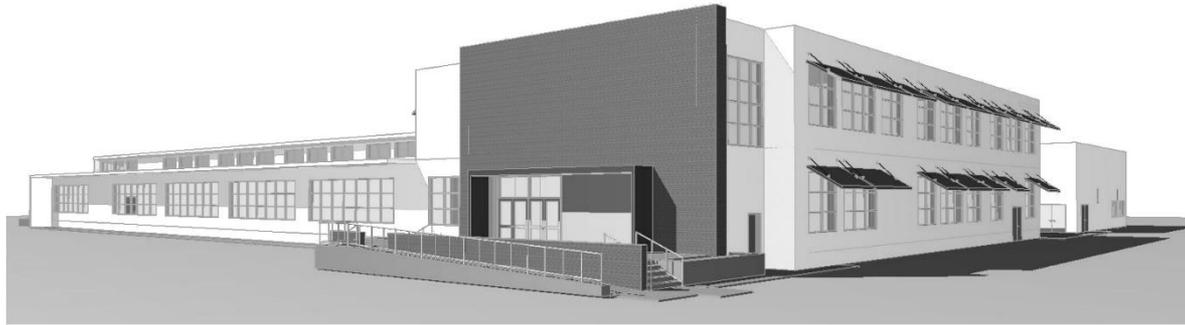
# Paden Elementary School

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## Measure I Bond Project

**Schematic Design Board Presentation for Phase 1**

November 15, 2016



QUATTROCCHI KWOK  
ARCHITECTS



## Goals for Today's Presentation

1. Present Final Schematic Design Plans
2. Review Budget and construction timeline



# Paden Elementary School

## Review of Scopes of Work included in Phase 1 per Site Committee

Facilities Priorities  
Spend your dots however you like. (To your merit)

• Window treatments to reduce glare	●●●●●●●●●●
• Temperature regulation for hot days	●●●●●●●●
• Windows that open for fresh air	●●●
• K/TK bathrooms- clean, ventilated	●●●●●
• New rugs	●●●●
• Ceiling mounted projects	●●●●●●
• New counters	●
• Extra computer cart / turn comp. lab into Maker's Space	●
• Outdoor clock : thermometer	
• Smart Boards	●●●
• Awnings outside Rm A/B/S/7	

  
QUATTROCCHI KWOK ARCHITECTS

January 11 2016 3:00 PM Paden Elementary School Media Center  
Paden Elementary School - Site Committee Meeting #1  
Sign-In Sheet

Name	Title	Email Address
✓ Mark Quattrocchi	Principal, QKA	mquatt@qka.com
✓ Nick Stephenson	Associate, QKA	nsteph@qka.com
✓ Jeffrey Justice	Project Architect, QKA	jeffrey@qka.com
✓ Robbie Lyng	Director ACF, AUSD	rlyng@alameda.k12.ca.us
✓ Brenda Parella	Project Manager, AUSD	bparell@alameda.k12.ca.us
✓ Lisa Hunt	ASPD Rep. Rep.	lhunt@alameda.k12.ca.us
Erin Heenan	Media Center Specialist, Paden	ehenan@alameda.k12.ca.us
Nicole Hill	Office Director, Paden	nhill@alameda.k12.ca.us
Schaefer, Corey	Site Rep - S-17	schaefer@alameda.k12.ca.us
JOANNA KATE	TITLE I Teacher, Paden	jkate@alameda.k12.ca.us
NISHONA WATSON	TEACHER	nishona@alameda.k12.ca.us
KATHERINE	PRINCIPAL	katherine@alameda.k12.ca.us
LISA D'INCAPOLI	TEACHER	ldincapoli@alameda.k12.ca.us
LEONA ANDREWS-GRAY	TEACHER	leona@alameda.k12.ca.us
Sereni, Kelly	Teacher	sereni@alameda.k12.ca.us
Doreen Pearson	ESD Coach, Paden	dpearson@alameda.k12.ca.us
KITRINA JENSEN	Teacher, former parent	kitrinas@alameda.k12.ca.us
Christina Sanchez	Teacher - parent	csanchez@alameda.k12.ca.us
Brian Byrle	Teacher	bbyrle@alameda.k12.ca.us
Oliver, Chelsea	Teacher	oliver@alameda.k12.ca.us
Stacy Zippin	Teacher	stacyz@alameda.k12.ca.us
MARIBEL GILL	Teacher	mgill@alameda.k12.ca.us
Dorothé Hodgson	Teacher	dhodgson@alameda.k12.ca.us
KATHERINE BAUER	Principal	kbaue@alameda.k12.ca.us



## Scope of work included in Phase 1 Schematic Design as presented today:

### Classroom Modernization:

- New operable windows at classrooms for temperature regulation and ventilation\*
- New Window awnings outside of classrooms to control solar heat gain
- Remove carpet from classrooms and repair or replace existing resilient flooring as required\*
- Ventilation improvements to Kindergarten and TK toilet rooms\*
- Window blinds to reduce glare. Possibly translucent glazing at clerestories in lieu of blinds\*
- Rain canopies over the kindergarten exterior doors\*
- New accessible concrete path of travel to lower play area\*
- Refurbish one Portable Building

### Safety and Security:

- New Classroom Door hardware
- New Fencing as required
- Exterior and interior emergency lighting
- New fire extinguishers
- Select Structural improvements

### Technology and Communication:

- Provide Infrastructure for wall mounted AV Technology
- Improve distribution for power and data
- Improve Clock/Bell/Speaker/Phone (VoIP) systems

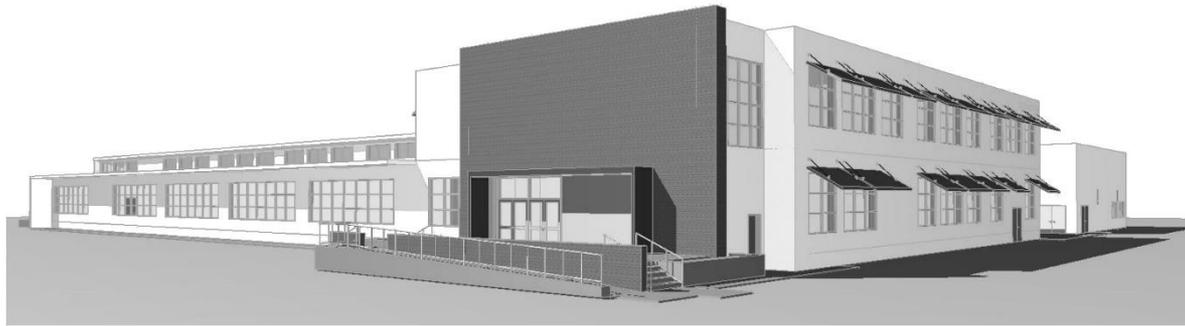
### Additional Items in current scope:

- DSA/Code required Exterior path of travel upgrades
- DSA/Code required Minor Toilet Room upgrades

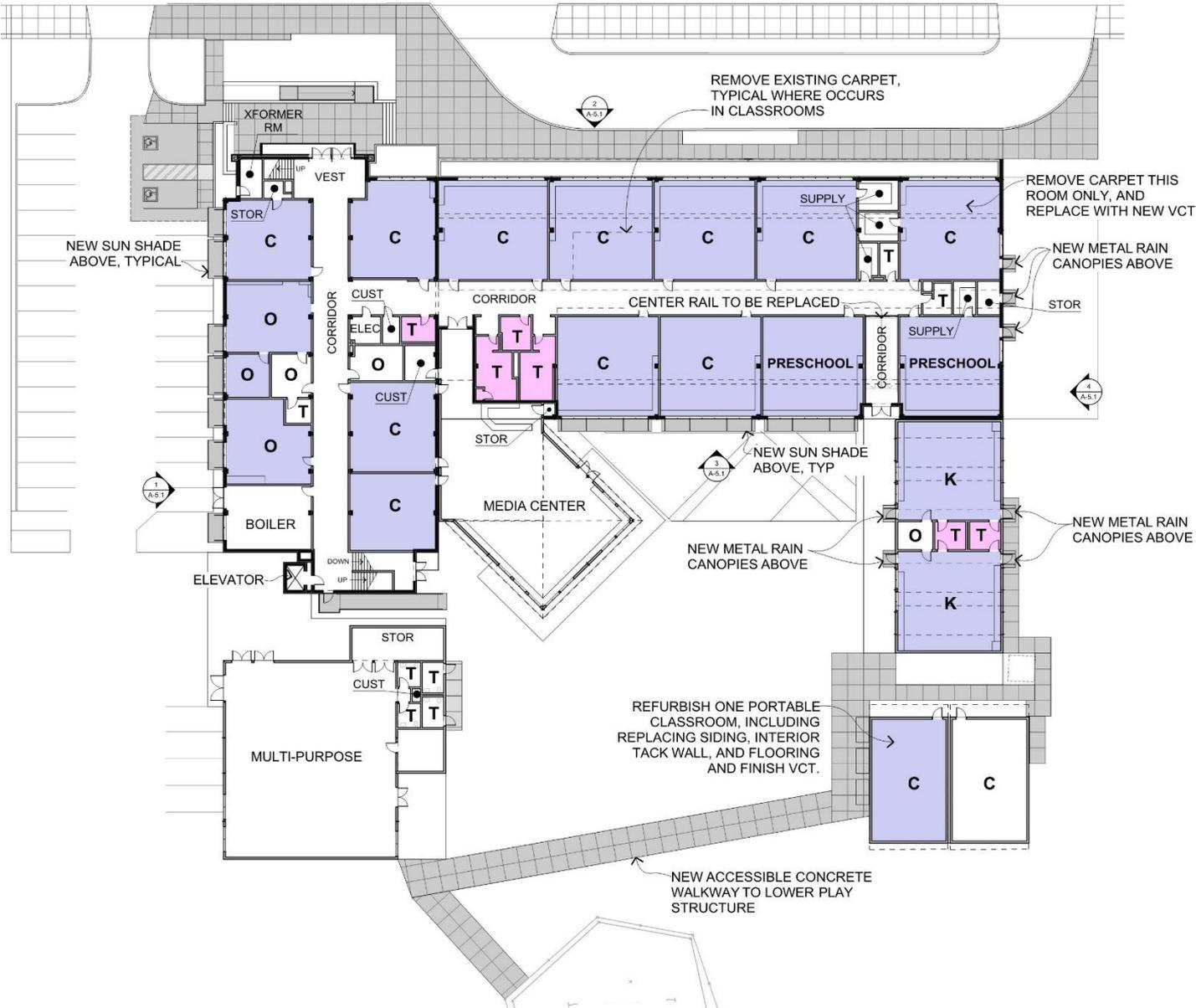
# Paden Elementary School

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## Measure I Bond Project Final Schematic Design Plans for Phase 1



# Building Improvements – First Floor



## ARCHITECTURAL GENERAL NOTES:

1. INSTALL NEW WINDOWS AND WINDOW SHADES AT ALL CLASSROOM WINDOWS.
2. REMOVE CARPETS FROM CLASSROOMS.
3. INSTALL NEW DOOR HARDWARE AT CLASSROOMS.
4. INSTALL NEW RAIN CANOPIES OVER EXTERIOR DOORS AS SHOWN ON PLAN.

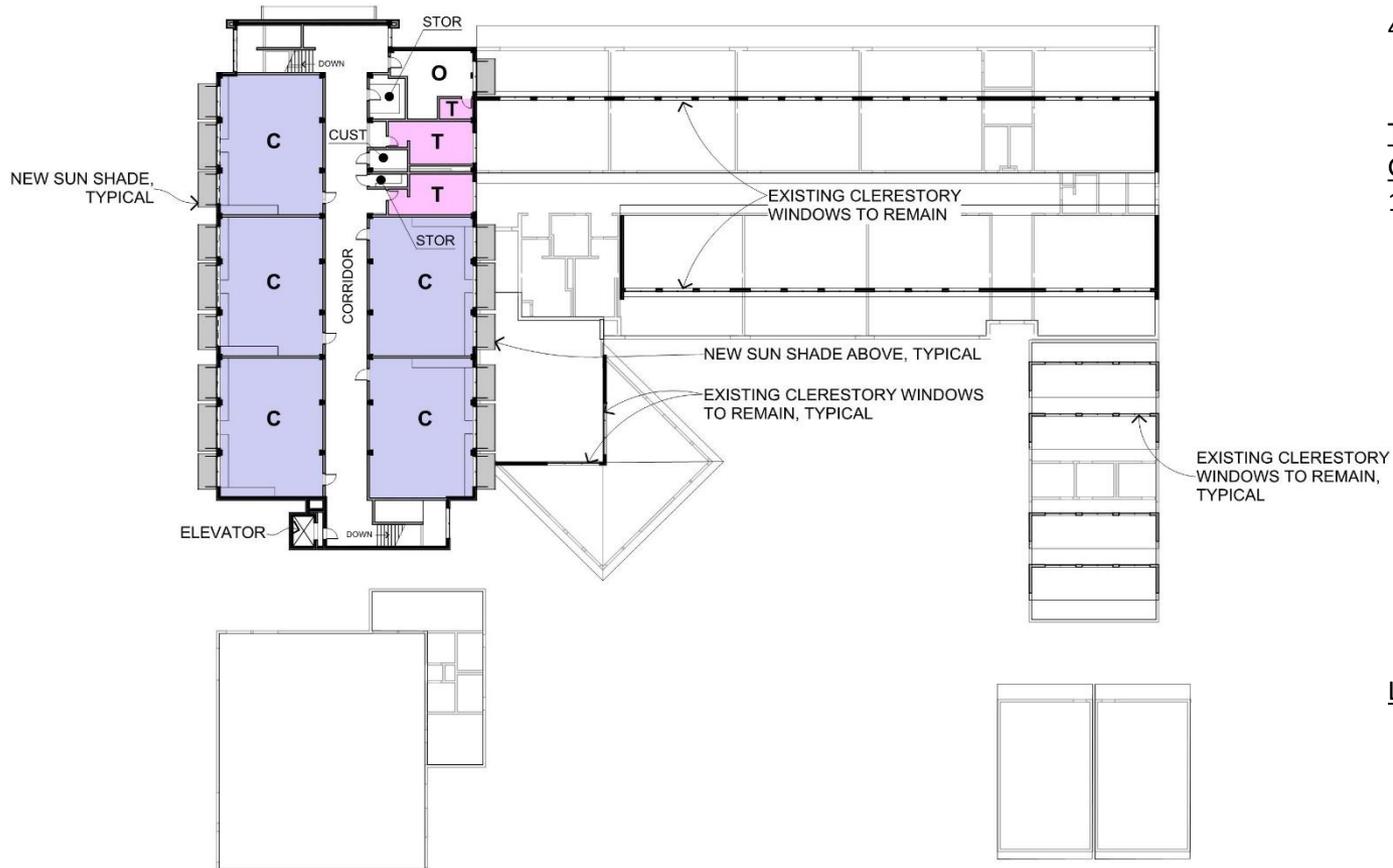
## TECHNOLOGY & COMMUNICATION GENERAL NOTES:

1. INSTALL NEW **INFRASTRUCTURE** IN EACH CLASSROOM FOR:
  - SHORT THROW PROJECTORS @ TEACHING WALLS (1 PER CLASSROOM)
  - 2 CEILING MOUNTED SPEAKERS FOR SOUND AMPLIFICATION
  - 2 A/V CONTROL PANELS
  - 4 DATA DROPS
  - 1 WI-FI HUB
  - 8 DUPLEX OUTLETS, 2 PER WALL
  - (N) CLOCK / BELL / SPEAKER

## LEGEND:

- CLASSROOM OR OFFICE WITH NEW WINDOWS
- TOILET ROOM TO RECEIVE ACCESSIBILITY UPGRADES
- REFURBISHED PORTABLE CLASSROOM BUILDING
- NEW SITE WORK TO PROVIDE ACCESSIBILITY UPGRADES AND WINDOW SHADING

# Building Improvements – Second Floor



## ARCHITECTURAL GENERAL NOTES:

1. INSTALL NEW WINDOWS AND WINDOW SHADES AT ALL CLASSROOM WINDOWS.
2. REMOVE CARPETS FROM CLASSROOMS.
3. INSTALL NEW DOOR HARDWARE AT CLASSROOMS.
4. INSTALL NEW RAIN CANOPIES OVER EXTERIOR DOORS AS SHOWN ON PLAN.

## TECHNOLOGY & COMMUNICATION GENERAL NOTES:

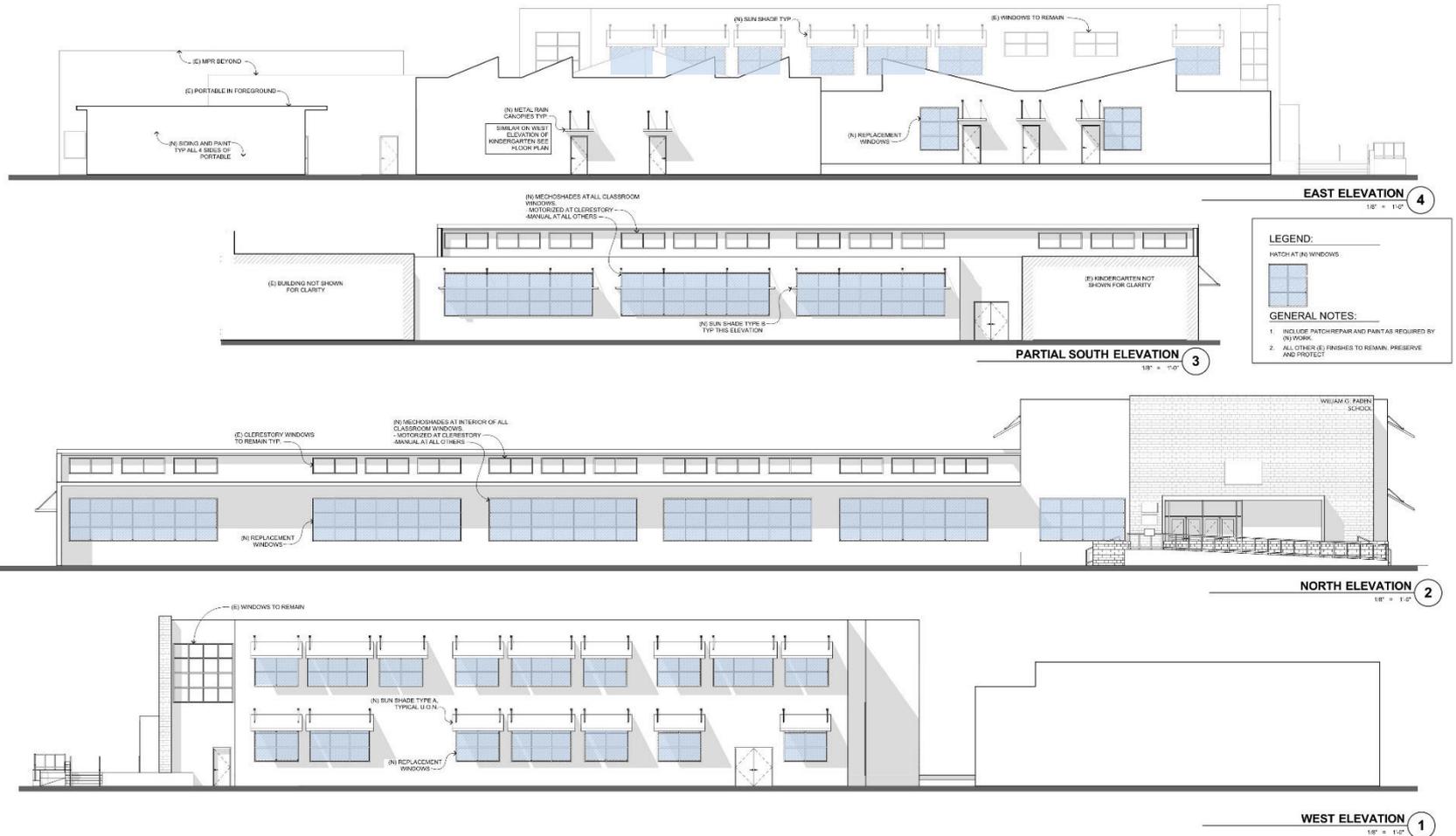
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-  NEW SITE WORK TO PROVIDE ACCESSIBILITY UPGRADES AND WINDOW SHADING

# Window and Shade Control Improvements

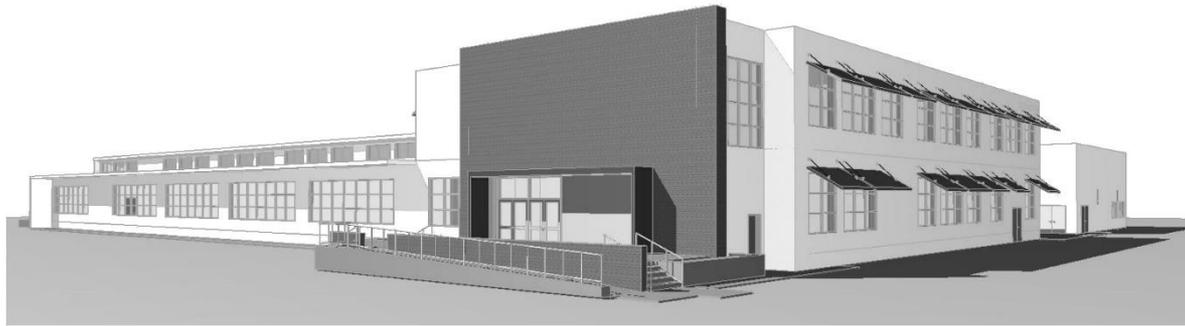
 = New Windows with operable upper panes



# Paden Elementary School

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## Measure I Bond Project Final Schematic Design - Budget Review



# Project Budget, Estimate and Schedule

## Paden Elementary School

### Project Cost Summary Update

Updated: August 2016

Campus Budget (all 2014 Implementation Plan B Projects)	\$3,700,000
<i>Escalation through 2016 only (5% annually) per approved bond budget</i>	<i>\$379,250</i>
<b>Total Project Budget</b>	<b>\$4,079,250</b>

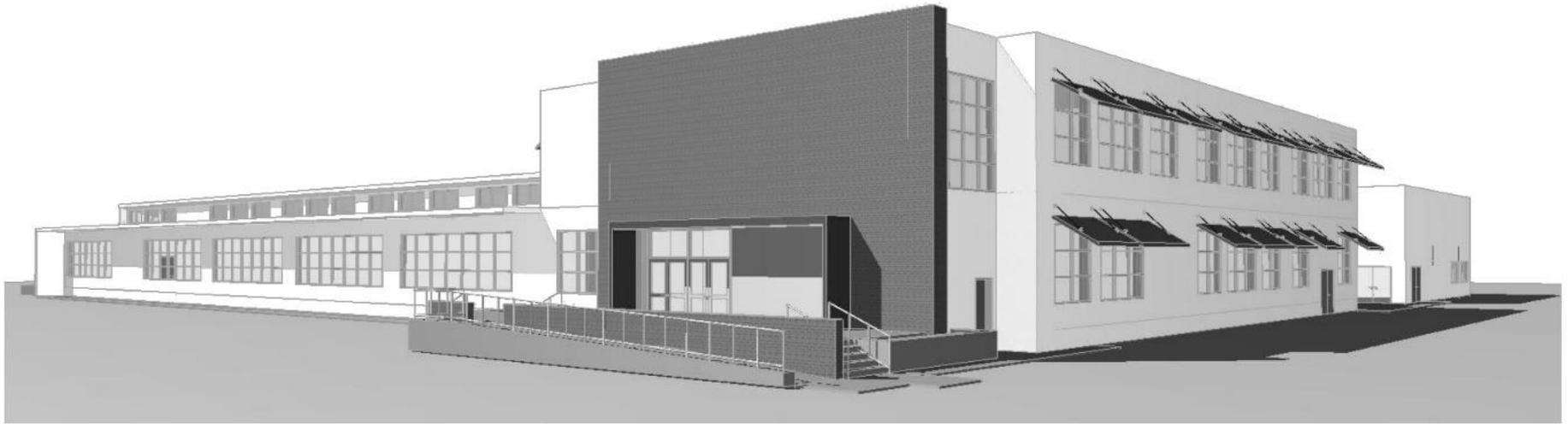
Soft Costs (30% of Total Project Budget) \$1,223,775

**Current Construction Budget \$2,855,475**

<b>Construction Projects</b>	<b>Construction Timeline</b>	<b>Phase 1 Cost/Allowance escalated to year of construction</b>	<b>Phase 2 Cost/Allowance escalated to year of construction</b>
Classroom Modernization	2018	\$1,561,743	
Safety / Security Upgrades	2018	\$163,362	
Technology / Communication Upgrades	2018	\$207,240	
Refurbish One Existing Portable Building	2018	\$46,678	
New Science Classroom Building	TBD		\$503,999
<b>Construction Projects Estimate Subtotal</b>		<b>\$1,979,022</b>	<b>\$503,999</b>
<b>Cost Impact of PLA (figured at 15%)</b>		<b>\$296,853</b>	<b>\$75,600</b>
<i>subtotal</i>		<i>\$2,275,875</i>	<i>\$579,599</i>
<b>Construction Projects Estimate Total</b>		<b>\$2,855,475</b>	

#### Notes:

1. Construction project estimates include 20% design contingency
2. Construction project estimates do not include cost for construction contingency, FF&E, or hazardous materials
3. "Soft Costs" include Change Order contingency and fees for Architect and Consultants, Construction Management, DSA, and Inspection and Testing.



**Thank You**

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