

Edison Elementary School Modernization

Schematic Design Board Presentation

December 13, 2016

ALAMEDA UNIFIED SCHOOL DISTRICT



QUATTROCCHI KWOK
ARCHITECTS

Goals for Today's Presentation

- Present Scope Provided within Budget
- Present Final Schematic Design Drawings
- Budget Review
- Review Schedule

Scope Provided within Budget

Scope Provided within Budget

Top Tier - Necessary/Code Requirements:

- Fire Alarm
- Site Accessibility
- Power distribution/Technology

Second Tier - Must haves:

- Classroom Thermal Comfort
 - a. New Dual Glazed, Low- E Classroom Windows
 - b. Exterior Sunshades
 - c. Canopy in courtyard
 - d. Mechanical Upgrades:
 - Administration Building (new VRV system and HVAC distribution)
 - Media Center Building (new campus Boiler and HVAC distribution)
 - Classroom Buildings (new exhaust and ventilation)
- Power to classrooms (capacity and outlets)
- Safety and Security
 - a. Perimeter fence
 - b. Administration/Media Center Reorientation
 - c. Security Cameras/Alarms Infrastructure
 - d. Classroom Door Hardware
- Improve Classroom Acoustics (new acoustical ceiling tiles where gypsum board ceilings exist) (could be a construction alternate if budget requires)

Third Tier - Others:

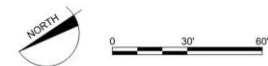
- Improve or replace clock/bell/speakers/phones (VOIP)
- Increase staff toilets (new Media Center and Administration Building layouts provide for new ADA accessible Restrooms)

Final Schematic Design Drawings

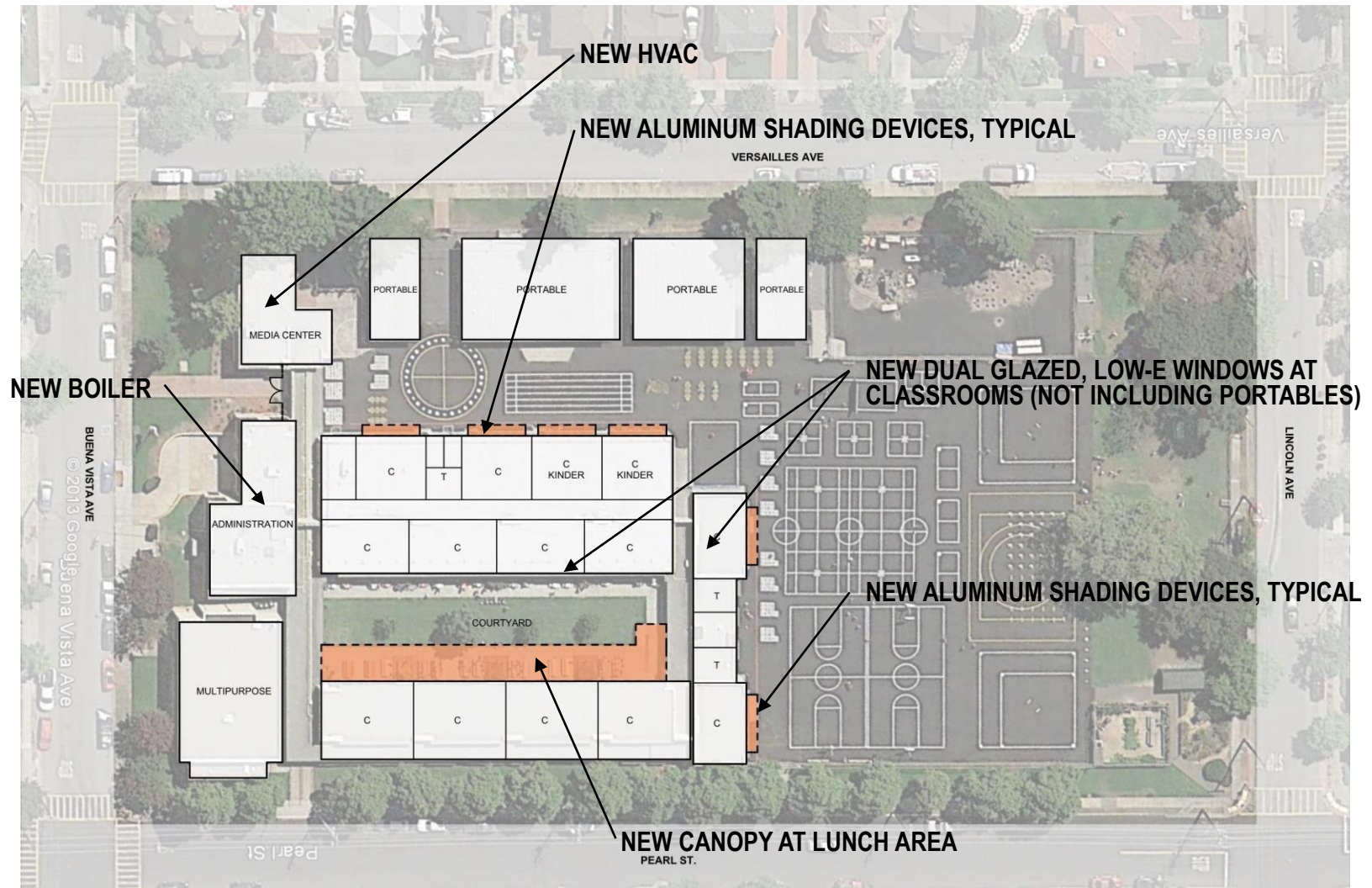
Final Schematic Design Drawings



Campus Plan | Existing Conditions



Final Schematic Design Drawings



Campus Plan | Thermal Comfort



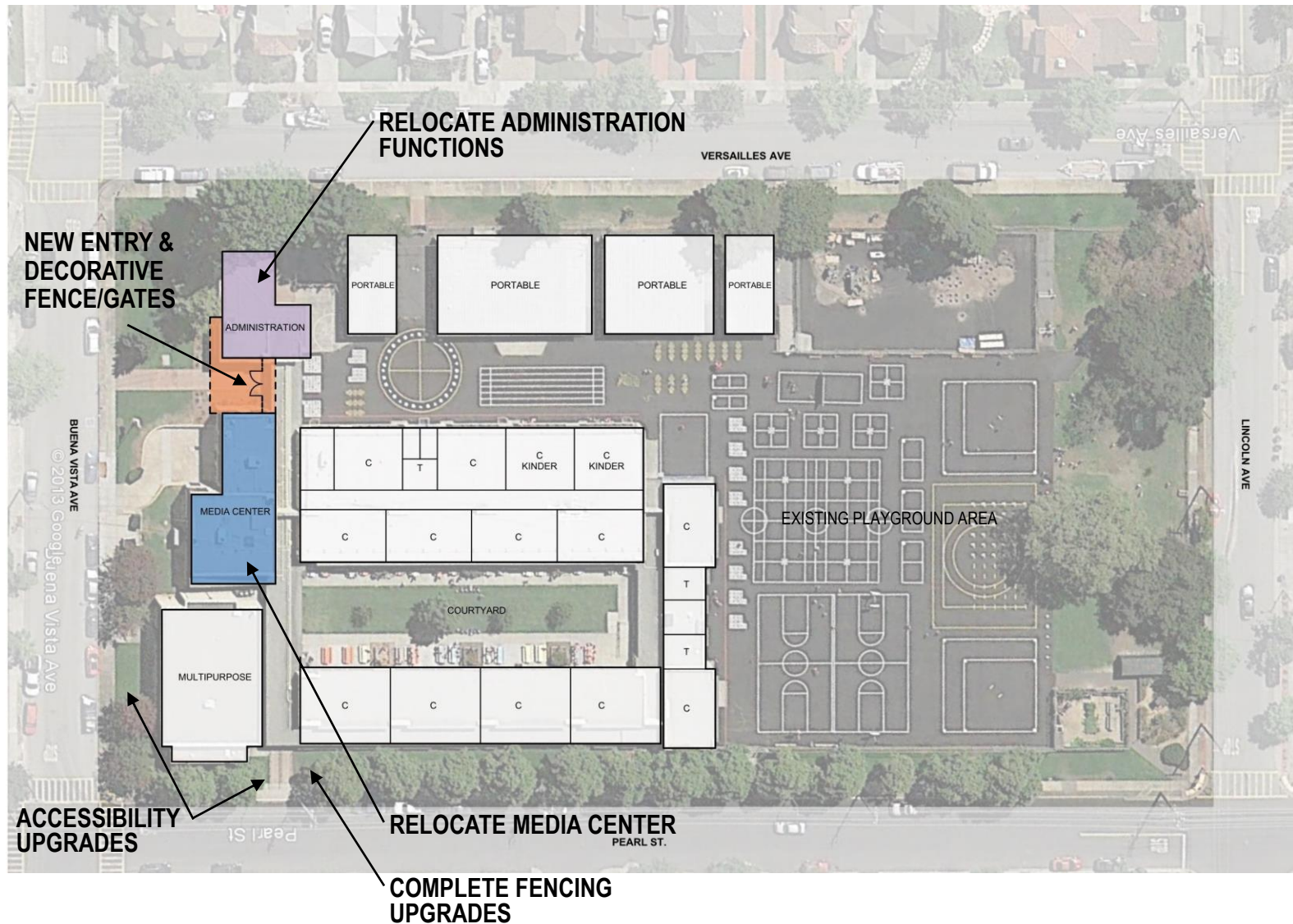
Final Schematic Design Drawings



Campus Plan | Existing Conditions



Final Schematic Design Drawings

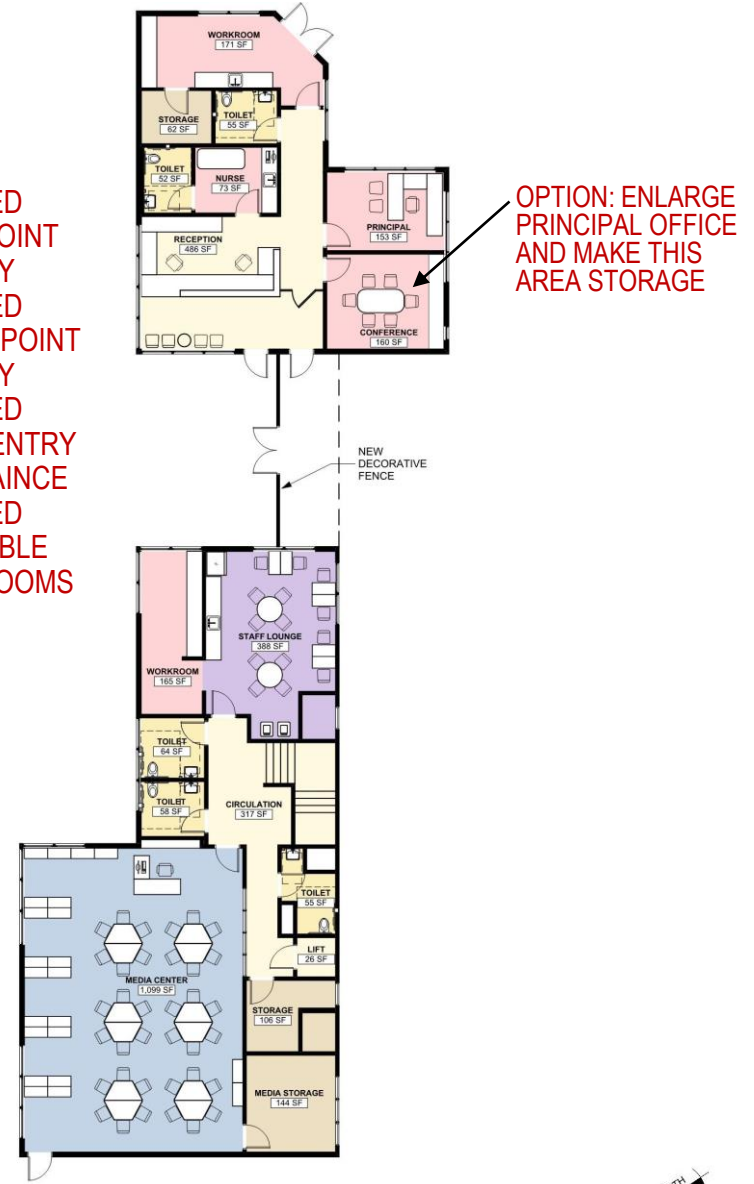


- LACKS CLEAR POINT OF ENTRY
- LACKS SECURE POINT OF ENTRY
- LACKS DIRECT ENTRY SURVEILLANCE
- LACKS ACCESSIBLE TOILETROOMS



EXISTING UPPER / MAIN LEVEL

- IMPROVED CLEAR POINT OF ENTRY
- IMPROVED SECURE POINT OF ENTRY
- IMPROVED DIRECT ENTRY SURVEILLANCE
- IMPROVED ACCESSIBLE TOILETROOMS

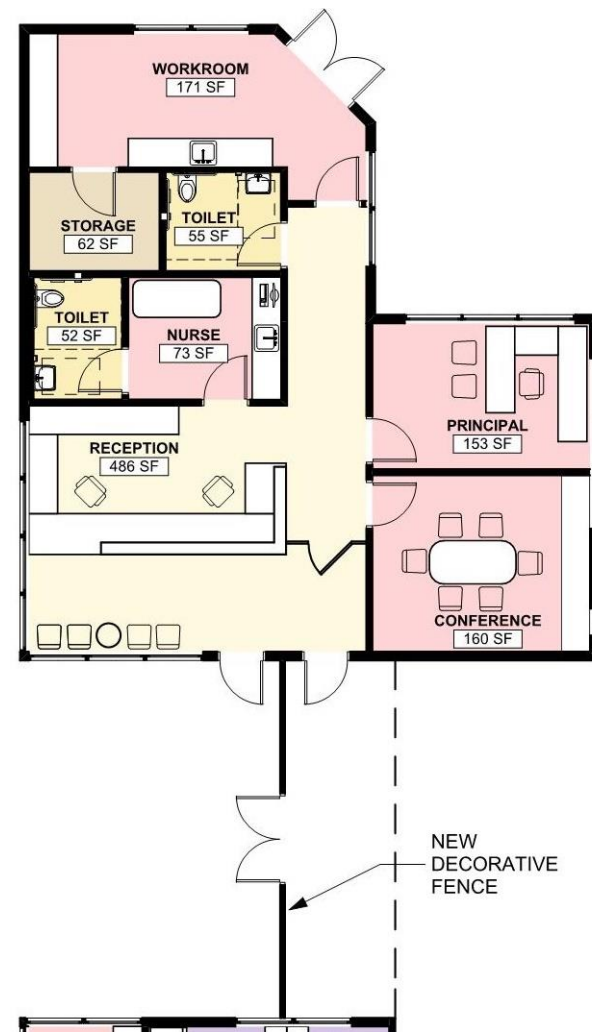


PROPOSED UPPER / MAIN LEVEL





EXISTING MEDIA CENTER



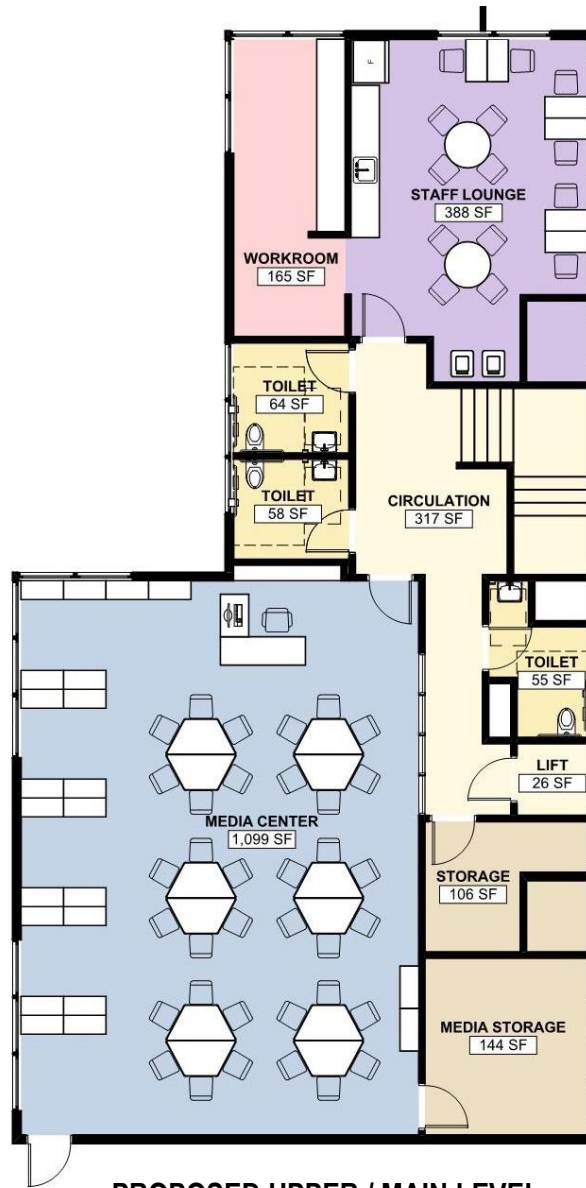
PROPOSED RECEPTION AREA

ENLARGED PLANS



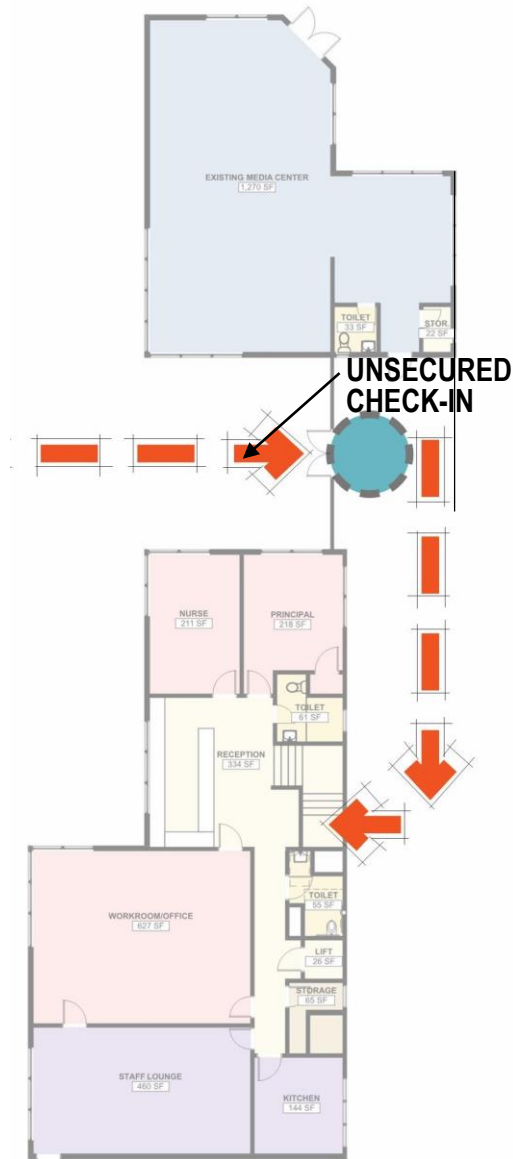


EXISTING UPPER / MAIN LEVEL

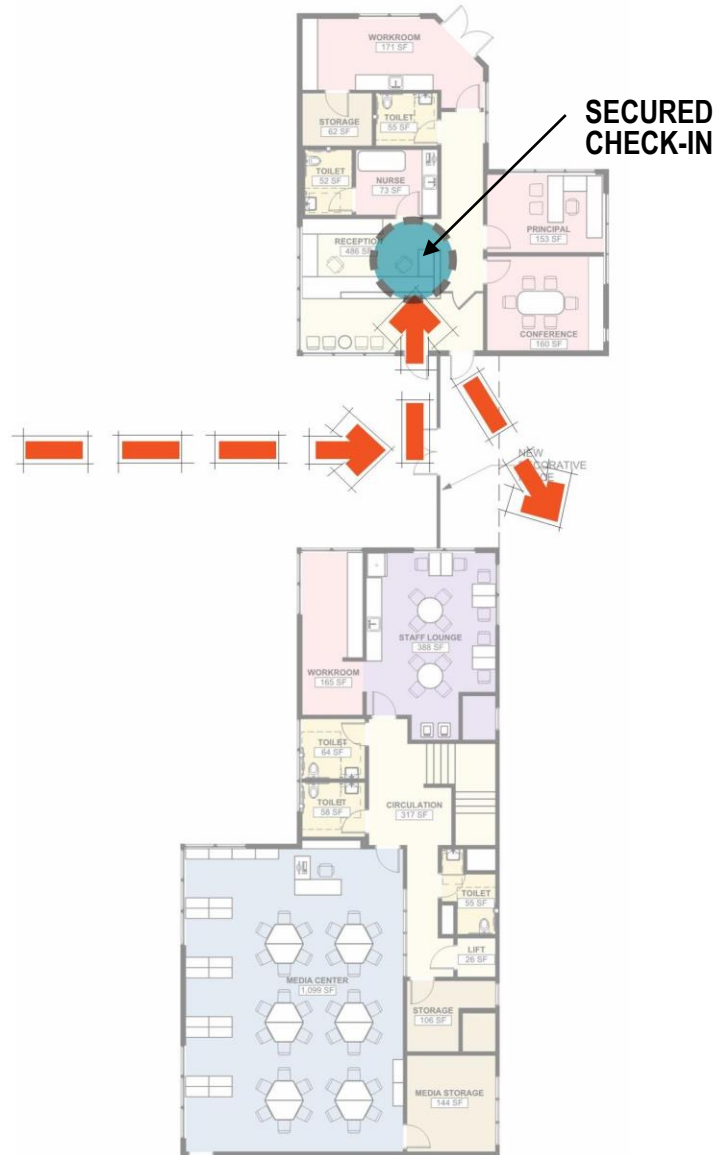


PROPOSED UPPER / MAIN LEVEL

ENLARGED PLANS

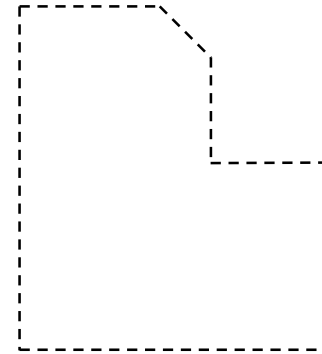
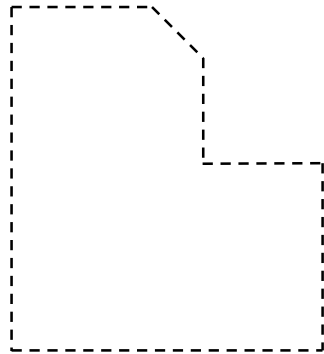


EXISTING ENTRY SEQUENCE

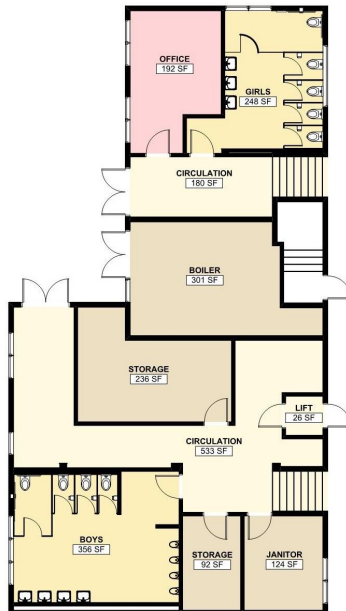


PROPOSED ENTRY SEQUENCE



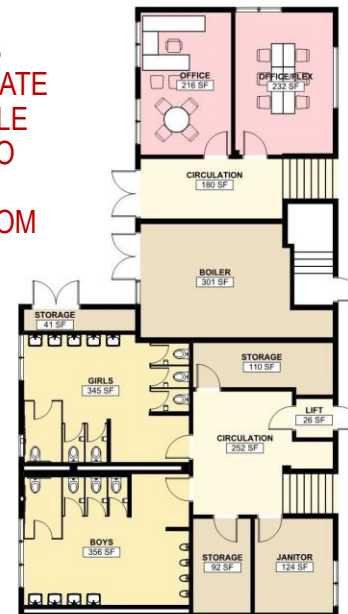


- LACKS APPROPRIATE ACCESSIBLE ACCESS TO GIRLS TOILETROOM



EXISTING LOWER LEVEL

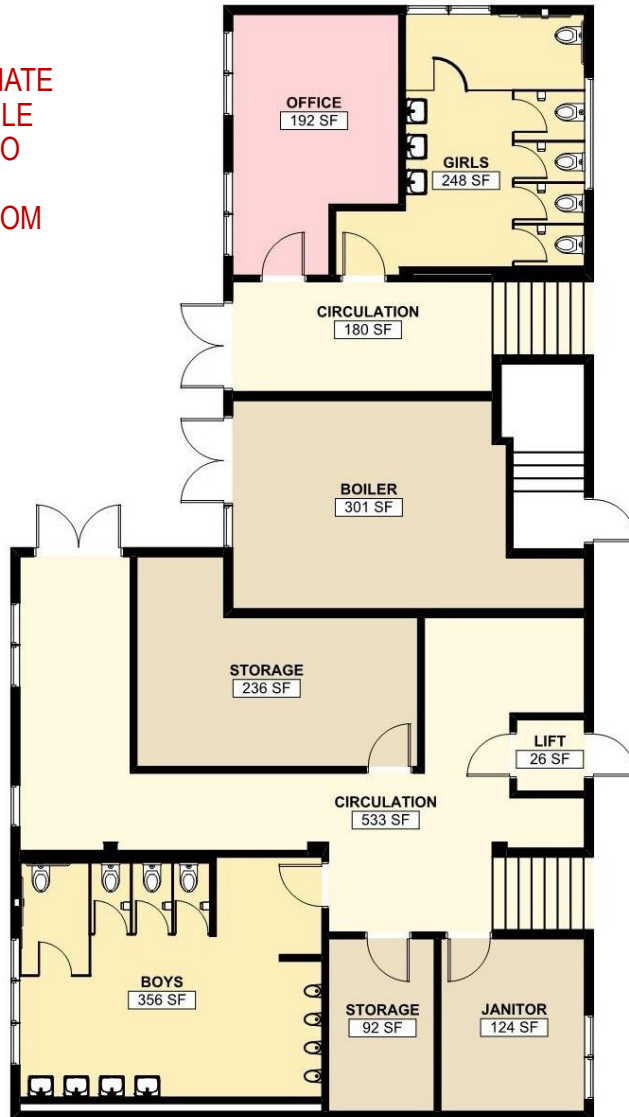
- IMPROVES APPROPRIATE ACCESSIBLE ACCESS TO GIRLS TOILETROOM



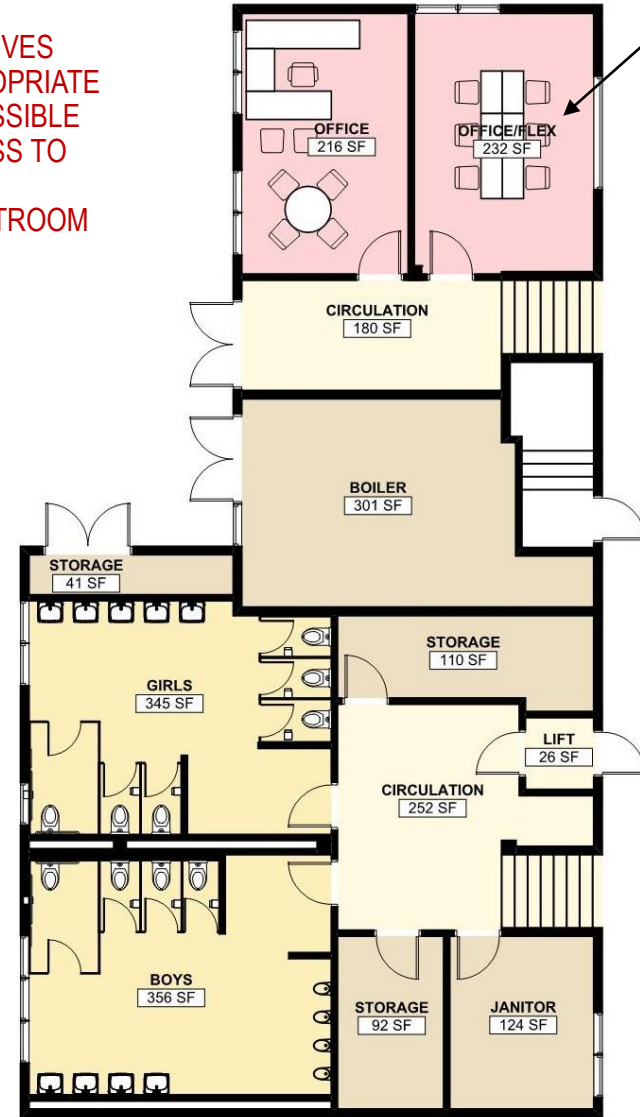
PROPOSED LOWER LEVEL



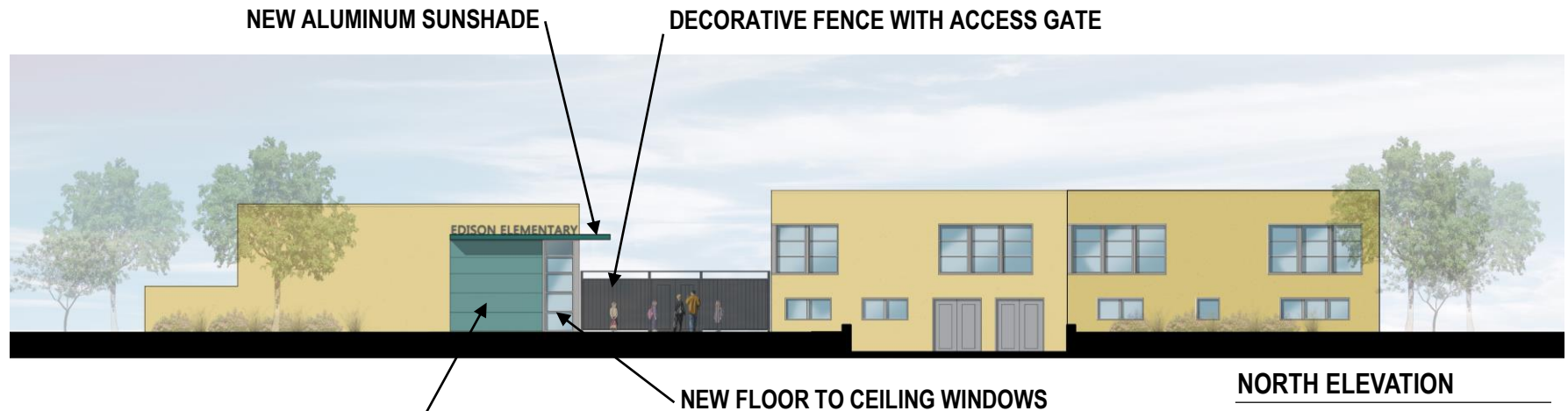
- LACKS APPROPRIATE ACCESSIBLE ACCESS TO GIRLS TOILETROOM



- IMPROVES APPROPRIATE ACCESSIBLE ACCESS TO GIRLS TOILETROOM



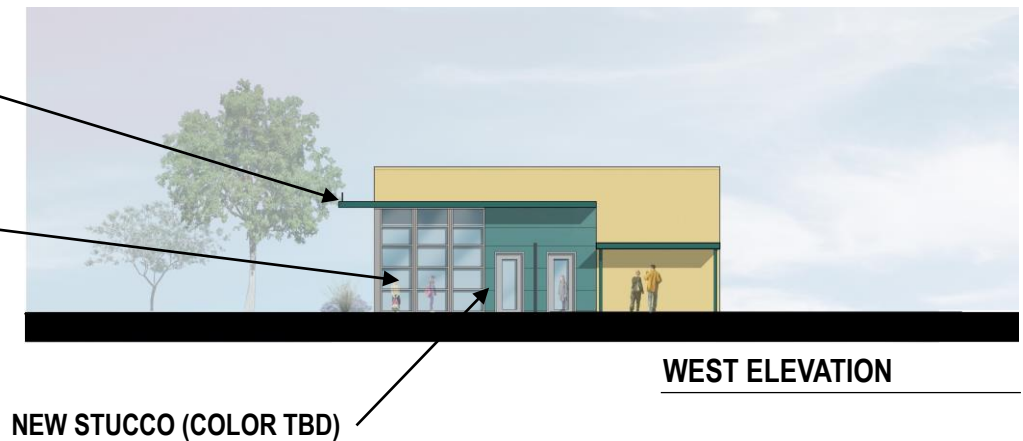
OPTION: MAKE THIS AREA STORAGE

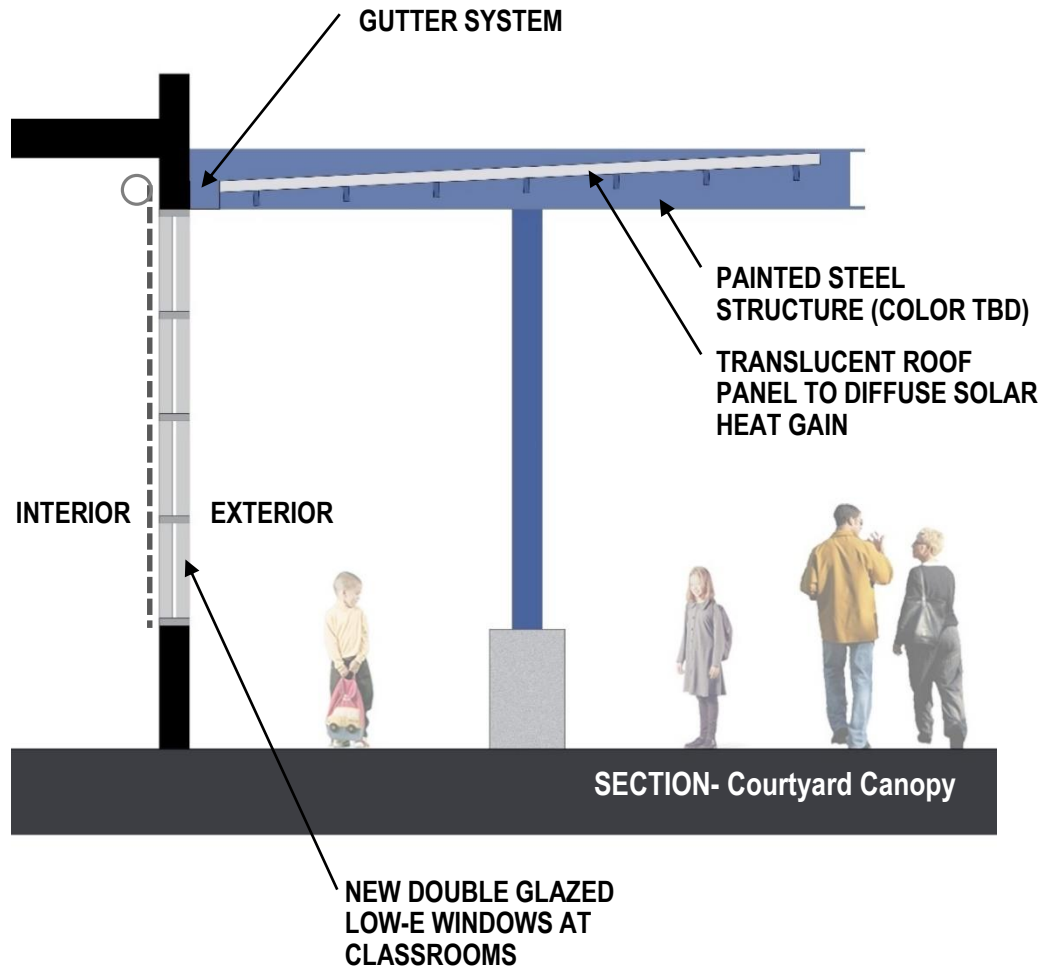


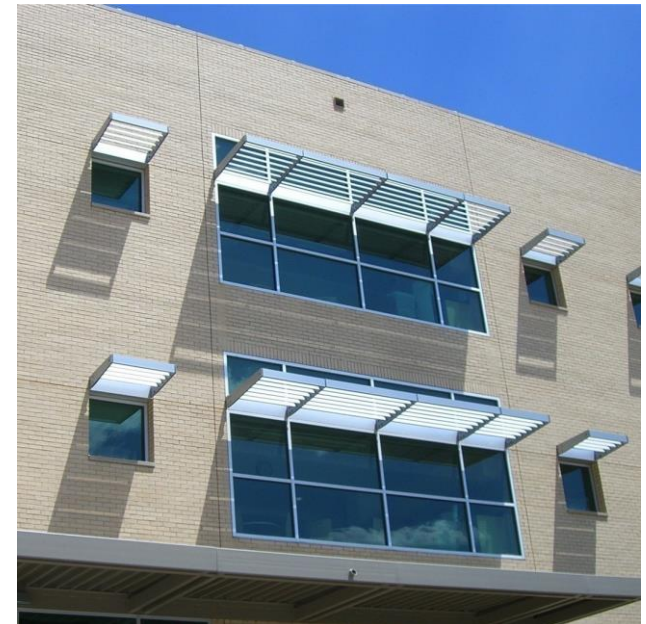
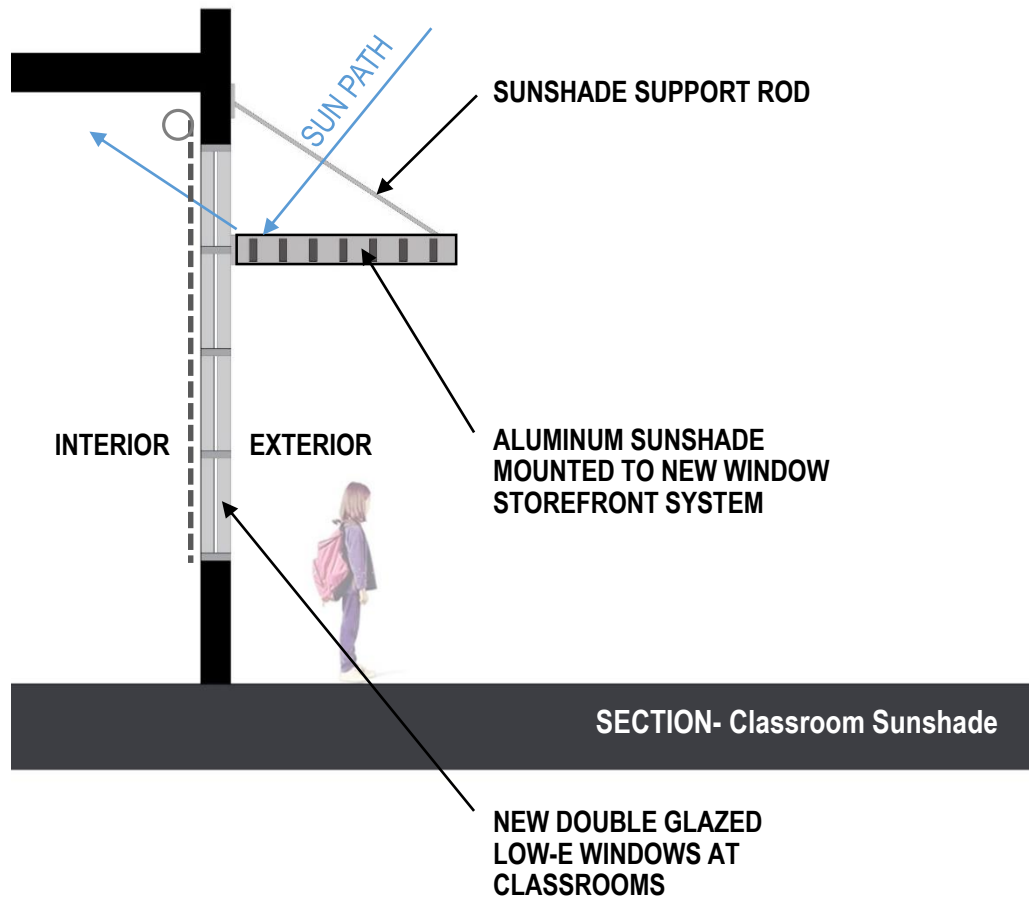
NEW STUCCO
(COLOR TBD)

NEW ALUMINUM SUNSHADE
(COLOR TBD)

NEW WINDOWS AND DOORS







Budget

Budget

Edison Elementary School

Project Cost Summary Update

PROJECT BUDGET

Campus Budget (2014 Implementation Plan B)	\$6,400,000
Escalation through 2016 only (5% annually) per approved bond budget	\$656,000
Total Project Budget	\$7,056,000
Minus Soft Costs (30% of Total Project Budget)	\$2,116,800
Current Construction Budget	\$4,939,200

PROJECT COSTS

Construction Projects	Construction Timeline	Cost/Allowance escalated to year of construction	Notes
Modernization (classrooms, admin., Media Center)	2018	\$2,874,971.13	Per current SD estimate
Safety / Security Upgrades	2018	\$305,405.67	Per current SD estimate, include current fencing project
Technology / Communication Upgrades	2018	\$648,432.72	Per current SD estimate
Critical MEP and Accessibility Upgrades	2018	\$625,235.02	Per current SD estimate
Construction Projects Estimate Subtotal		\$4,454,045	
Cost Impact of PLA (figured at 10%)		\$445,404	
Construction Projects Estimate Total		\$4,899,449	

Notes:

1. Construction project SD estimates include 15% design contingency
2. Construction project estimates do not include cost for construction contingency, FF&E, or
3. "Soft Costs" include Change Order contingency and fees for Architect and Consultants,

Schedule

Schedule

Board Approval:

- December 13, 2016

Design Development:

- December 2016 – February 2017

Construction Documents:

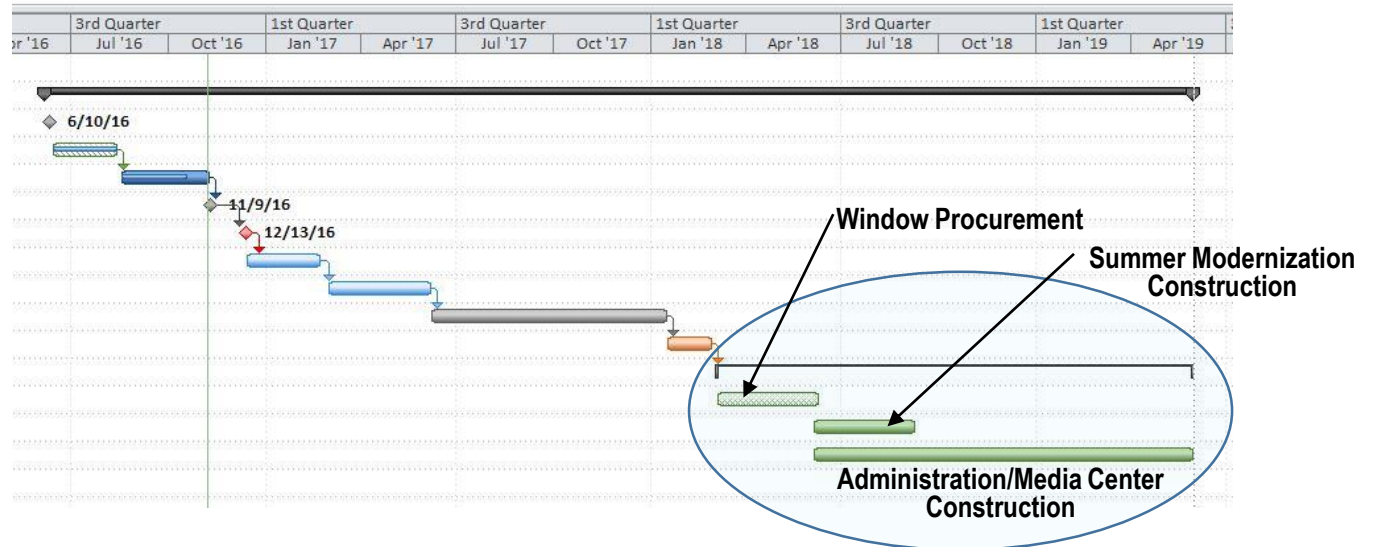
- March 2017–June 2017

Agency Approval and Bidding:

- June 2017 – January 2018

Construction to begin:

- Summer 2018



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QUESTIONS?

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