Emeryville Center of Community Life

EUSD Board of Trustees
Schematic Design

November 26, 2012
Agenda:

Project Development from Conceptual Design
Staff & Community Engagement

Schematic Design Review:

- Look and Feel, Key Features
- Plan & Landscape Review
- Program, Site Density & Traffic Analysis

Comments & Questions
NOW: Schematic Design
Nov. 30, 2012

NEXT: Design Development
April 15, 2013

- Tonight: Board action on authorization of disposal of surplus/obsolete ESS property
- January - February 2013: ESS Abatement by Turner Construction.
- March - April 2013: ESS Demolition by Turner Construction.

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Project Development & Critical Engagement

• Community Workshops
• Teacher, EUSD Staff & Community Service Staff Workshops
Where we’ve been – Process Summary
Community Workshops: Site Planning

Conceptual Design Process

Aug 2011

May 2012

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ECCL
Schematic Design

November 26, 2012
Synthesized Option

In Response to Community Input from Workshop 1

Responding to Community Input

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Schematic Design
Synthesized Option
In Response to Community Input from CDWs

1. Faux creek needs to be on outside of fence
2. Plaza at 47th & San Pablo needs more development
3. Turnaround on 53rd needs further thought
4. Create more room for drop-off on 53rd
5. K-6 play area needs to be closer to library
6. Provide spaces for sufficient bike parking
7. Relationship between play area, library, and dining room is critical
8. Eliminate open corner at 53rd & San Pablo
9. Provide outdoor space where High School students can hang out
10. Provide hard court play areas
Final Conceptual Design
Gallery Walks – Aesthetic Preferences
What we heard:

“inspirational”

“elegant”

“serenity”

“environment”

“contrast”

“open space”
What we heard:

“spacious”
“modern”
“futuristic”
“interactive”
“collegiate”
“artistic”
What we heard:

“welcoming”

“pretty”

“homey”

“bright colors”

“intimate”

“charming”
Staff Workshops – Real-time Direction

- Detailed Schematic Discussions
- Annotated Plans
- Space Configurations
Level 1 Floor Plan Update

- Open workspace for 2, need secure room for storage of active student files & safe, printer, supplies, office supports. Same needed for HS
- Access from hallway
- Flip r’s with parent resource
- Mezzanine for storage? add practice rooms (2)
- Practice / ensemble
- No need for toilet
- Career, guidance office - move staff toilets out
- Guidance counselor office (1) - needs to be adjacent to career center (half classroom size, alternative ed, small meeting
- Student Records, Storage, Book room etc.

Engagement: Teacher & Staff Workshops

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Level 1 Floor Plan
School & Community Library

Periodicals, video collection, lounge style seating, current paperbacks, plug-in for power,
ok if these are tall shelves
round tables

ECCL - SD
Teacher Workshop
October 24, 2012

Engagement: Teacher & Staff Workshops
Schematic Design

- Site Layout
- Look & Feel
- Community Canvas
Renovated Gym & Community Recreation Bldg

K-8 Fields & Track

K-8 Classrooms

Community Commons

Community Learning Gardens

9-12 Classrooms

Library/Café

Library Court

Level 1: EUSD & CS Admin

Level 2: School-based Health Clinic & Family Resources

"Community Canvas"

Community Plaza

Community Multi-use

Learning Gardens

Athletic Fields & Track

K-8 Phys-ed

School Multi-use

"Community Canvas"

Schematic Building Massing – Phase 1

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Animated Tour
Key Streetscape Ideas:
• Large storefront windows at Café and Community Services Welcome Center announce public amenities from San Pablo.
• Windows open up facades, but are strategically placed so that offices retain privacy.
Key High School Entry Ideas
• South end of Community Canvas is expressed dramatically, connecting High School to entire ECCL campus
• View through exterior covered entry to Commons beyond
• Direct visual control of entry from Safety office & Reception
Key Streetscape Ideas:
• Planters create soft edge at street and filter stormwater
• Prominent solar shading overhangs bring building heights to human scale.
• View into library activates corner
Key Portal Ideas:

- Frames entry to Commons & Community / School Library
- Provides Public Plaza by Café & Library during school day when Commons is reserved for school use.
- Provides for security control point with visibility of both street and Commons

Bridge from High School to Health Services
Student Multi-Use beyond

High School
Café (Public)
San Pablo Av.

Library & Café Plaza with outdoor seating (Public)
Gates to Community Commons

Community Services & EUSD Administration

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Key Plaza Ideas:
• “Front Door” for the Community
• Dedicated Public Outdoor Space during the school day
• Outdoor extension of Multi-Use space
• Game Room, Welcome Center, & Senior Lounge activate Plaza.
Key Streetscape Ideas:
- Upper windows of Multi-Use Building open up the building to the street while preserving privacy for events within
- North End of Community Canvas is expressed as a glowing lantern to highlight the ECCL campus
- Landscaping at building edges create buffer to discourage vandalism
Key K-8 Entry Ideas

- North end of Community Canvas acts as a lantern and signpost for ECCL
- Controlled gates at street allow safe K-8 play space inside Entry Courtyard
- KinderBuddies daycare space accessible from K-8 Entry and Comm. Multi-Use
K-8 School
- Learning Gardens are adjacent to Entry drop off and play area
- Science Center prominently located at entry, with direct access to Learning Garden, Commons, and Lobby
- Lobby has view of Entry and Sports Fields
Key Student Terrace Ideas
- High School Social Space overlooking Commons
- Can be opened up to Community for Special Events
- Primary crossroads of High School circulation

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Key Community Commons Ideas

- Commons supports a wide variety of users, uses and events
- Controlled, safe & comfortably scaled space
- Commons used by K-8 students during school day
Community Commons – Evenings

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ECCL Community Canvas – Ongoing Engagement

A “Sounding Board” for Emeryville

- ESS 3D Design Class
- ECCL Youth Club
- Public Art RFP

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Community Canvas: A Nexus of Information
Schematic Design

• New, Bigger, Better, More

• Key Success Criteria

  Objective #1: Increase the quality of education through facility design

  Objective #2: Increase safety for our students

  Objective #3: Reduce overall facility operating expenses per student

  Objective #4: Authentic community engagement in the process
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

**NEW - (additional spaces and amenities that currently do not exist):**

**School Based Health Center**
- Medical and dental care provided on site
- Discrete student only entry
- School nurses office has new medical amenities

**Family Resource Center**
- On site, collocated facilities
- Meeting/counseling rooms
- Large group meeting rooms

**Three Learning Center clusters**
- Two flexible classrooms per cluster
- Small meeting rooms
- Dedicated office/touchdown space for consulting specialists

**Multiple Teacher Collaboration Spaces**
- Dedicated meeting rooms
- Collaborative workshop space
- Centralized break room to increase teacher interaction

**Two Science Ready Classrooms (for grades 6-8)**
- Designed per faculty directed standards
- Dedicated Science Prep Room provided to serve these rooms
- Special Science teaching benches and increased mechanical ventilation

**Public Library**
- Naturally lit, well ventilated, flexible space for the new library book collection
- Laptop checkout area and dedicated library research stations
- Areas for quiet reading as well as areas for group study or small meetings
- Casual seating areas both inside and out
- Large group meeting room that can be reserved

**Classroom/Meeting Room within the Library**
- Able to be closed off from or opened up to the library
- Projection equipment provided for presentations
- Flexible furniture system for a variety of uses

**Shared Use Café**
- Community gathering area
- Student educational opportunities
- Healthy food opportunity for after school functions
- Well ventilated

**Dedicated restrooms for each K-1 Classroom**
- Kindergarten students will not have to leave there class to use a restroom
- Increased teacher instruction time in the classroom
- Kindergarteners will not need to mix with upper grades during class time

**Welcome Center**
- Welcome desk and kiosks for distribution of information
- Display area for student art and achievements
- Seating area for casual meetings/conversation

**On-site parking**
- Staff/teacher parking area on site
- Dedicated accessible spots located very close to the center of campus

**Scheduled Access to Community Use Areas: Game Room; Community Multi-Use Space; Civic Courtyard spaces**
- After school and weekend activities for students
- Community investment in school environment
- School activities will cooperate with civic in these spaces
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

**BIGGER - (spaces which currently exist, but will be larger in the new ECCL):**

**Educational Multi-Use Space**
- Large flexible space with moveable furniture for lunches, performances, and gatherings
- Easily divided into two halves with a movable partition
- Opens up to the Music Room for performances
- Newly equipped kitchen and servery
- Opens to both the Community Commons and the play/athletic fields

**School Library**
- New/larger book collection
- Laptop checkout capabilities
- More natural light and better ventilation
- Discrete areas for both quiet study and group classes
- Designed with flexible space for long term viability

**K-8 Play Areas**
- Large, dedicated areas for the separate school age groups to play
- Easily monitored by teachers and staff
- Located at the center of campus

**Locker Rooms**
- Larger dedicated school locker rooms
- Easily accessible to gym spaces and sports fields
- New lighting and ventilation systems

**Gardens and Courtyards**
- Large identifiable student centric spaces at each school entry
- New Learning Garden
- Commons play area open to children during the school day

**K-5 Science Classroom**
- Designed per current faculty directed standards
- New contemporary equipment provided
- Built in flexibility for long term viability

**9-12 Science Labs**
- Designed per current faculty directed standards
- New contemporary equipment provided
- Built in flexibility for long term viability

**Cardio Fitness/Weight Room**
- Dedicated space to be reserved by sports teams and community groups
- Naturally lit
- Well ventilated

**Exercise/Aerobics/Dance Room**
- Sprung dance floor
- Mirrored walls

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Project Attributes: “Bigger” Spaces and Amenities

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When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

**BETTER - (spaces which currently exist, but will be substantially upgraded):**

**All General Classrooms (K-12)**
- New contemporary teaching amenities: smart boards, wireless network, flexible seating, etc.
- New high quality lighting, ventilation, and power/data systems
- New safe, robust and healthy interior finish materials

**Computer Lab**
- Robust IT infrastructure
- Lighting and mechanical systems specifically designed for computer room uses
- Flexible teaching and learning furniture system for individual or group learning

**Music Classroom**
- Adjacent and able to be opened up to the Educational Multi-Use Space for performances
- Sound isolated practice rooms
- Storage racks for musical instruments and equipment

**Gymnasium**
- Structural system upgraded to safe and seismically sound
- New entry space
- New mechanical ventilation and heating system
- New sprung floor and finishes
- New larger storage areas for equipment

**track and field facilities**
- Resurfacing and improved drainage and infrastructure throughout.
- Artificial turf surface replaces existing grass on the sports fields.
- Concessions and site amenities added to serve events.

**site infrastructure**
- New fire suppression system throughout
- Power and data system designed to contemporary standards
- Campus security system integrated into every space on the campus

**technology systems**
- New robust campus data backbone
- Secure wireless data network provided throughout the campus
- I-pad checkout and storage areas

**mechanical and electrical infrastructure**
- Natural and mechanical ventilation systems are improved to meet current design standards
- Electrical infrastructure is designed to be more robust and flexible
- Lighting designed to be more automated in order to supply better light more efficiently

**seismic safety**
- All buildings designed to current more stringent seismic codes

**acoustical separation from neighbors**
- New sound attenuation wall at the West property line
- Student spaces oriented toward the center of the site to minimize sound impact
- Classroom spaces oriented away from San Pablo Avenue to decrease traffic noise on study

**Accessibility**
- All spaces will be accessible per current ADA Standards
- 4 elevators added to the site
- On site accessible parking added
When comparing the new ECCL with existing EUSD facilities, you will find that the following improvements have been made:

**BETTER - (Continued):**

**lighting, mechanical and sound systems**
- New light fixtures create the best light quality for learning and teaching
- New Mechanical systems are designed to the best comfort standards for a better learning environment
- New digital sound and communication system will connect the entire campus to create a more connected and safe campus

**security systems**
- Digital video security monitoring of all major spaces
- Fence and gate separations designed into the landscape and building forms
- Physical separation of public and student populations

**Environmental Color**
- Bright contemporary color used to invigorate campus life, give hierarchy to important spaces and create pride in the community

**Signage**
- Information signage provided for community communication about ECCL events and activity schedules

**MORE - (spaces and amenities that will be added to what currently exists):**

**Restrooms**
- Restroom numbers increase dramatically with new plumbing codes requirements

**Bike Racks**
- Secure bike storage provided on site

**Lockers**
- Lockers provided for 6th – 12th grades

**Cubbies**
- Student storage provided at all elementary classrooms

**Trees**
- Site trees added for a healthier campus

*** In addition to these very concrete examples of how the project will make improvements to what currently exists, we will also highlight project areas and amenities that increase Quality of Education, Safety for Students and Increased Operational Efficiency.
Site Attributes: School Safety

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ECCL CIRCULATION ELEMENTS

1. San Pablo Entry Portal
2. Future Transit Stop
3. K-8 Drop-off *
4. 9-12 Drop-off *
5. Covered Walkway **
6. ECCL Visitor and Staff Parking
7. Reception
8. Loading/receiving dock
9. High School Entry
10. Public access to Health/Dental Clinic
11. Access to 9th-12th grade terrace
12. Access to 9th-12th grade classrooms
13. Access to Wellness Center
14. Access to 2nd-5th grade classrooms
15. Accessible Elevator
* Parking restricted during drop-off and pick-up hours
** Public access restricted during school hours

CIRCULATION PATHS

PUBLIC

SCHOOL
**New (additional) Spaces & Amenities**
1. Public Library*
2. Library Classroom***
3. Shared Use Cafe***
4. Dedicated K-1 Restrooms***
5. Welcome Center**
6. On Site Parking**
7. Shared Access to Community Spaces*

**More (additional) Spaces & Amenities**
10. Restrooms***
11. Bike Racks**
12. Lockers (Grades 6-12)***
13. Cubbies (Grades K-5)***
14. Trees***

**Key Measures of Success**
- Reduce Operating Costs *
- Improve Safety & Security **
- Increase Quality of Education ***

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Project Attributes: “New & More” Spaces and Amenities - Level 1

ECCL
Schematic Design

November 26, 2012
**Bigger** (than existing) Spaces & Amenities
21. Educational Multi-Use Space*
22. School Library***
23. K-8 Play areas***
24. Locker Rooms***
25. Gardens & Courtyards**
37. Cardio Fitness/Weight Room***
38. Exercise/Aerobics/Dance Room***
39. K-5 Science Classroom***

**Better** (than existing) Spaces & Amenities
26. All General Classrooms***
27. Computer Lab***
28. Music Classroom***
29. Gymnasium***
30. Track & Field Facilities***
31. Acoustic Separation from Neighbors**
32. Accessibility***
33. Security Systems**
34. Signage**

**Key Measures of Success**
Reduce Operating Costs  *
Improve Safety & Security  **
Increase Quality of Education  ***
**New (additional) Spaces & Amenities**
15. School Based Health Center***
16. Family Resource Center***
17. Learning Center Clusters***
18. Teacher Collaboration Spaces***

**More (additional) Spaces & Amenities**
10. Restrooms***
13. Cubbies (Grades K-5)***

**Key Measures of Success**
Reduce Operating Costs *
Improve Safety & Security **
Increase Quality of Education ***

Project Attributes: “New & More” Spaces and Amenities - **Level 2**

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Bigger (than existing) Spaces & Amenities
21. Educational Multi-Use Space*
25. Gardens and Courts**
36. 9-12 Science Labs***

Better (than existing) Spaces & Amenities
26. All General Classrooms***
29. Music Classroom***
30. Gymnasium***
31. Acoustic Separation from Neighbors**

Key Measures of Success
Reduce Operating Costs *
Improve Safety & Security **
Increase Quality of Education ***
New (additional) Spaces & Amenities
17. Learning Center Clusters***

More (additional) Spaces & Amenities
10. Restrooms***
12. Lockers (Grades 6-12)***

Key Measures of Success
Reduce Operating Costs *
Improve Safety & Security **
Increase Quality of Education ***

Project Attributes: “New & More” Spaces and Amenities - Level 3
**Bigger (than existing) Spaces & Amenities**

20. Science Ready Classrooms (6-8)***

**Better (than existing) Spaces & Amenities**

26. All General Classrooms***

**Key Measures of Success**

- Reduce Operating Costs *
- Improve Safety & Security **
- Increase Quality of Education ***

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Project Attributes: “Bigger & Better” Spaces and Amenities - Level 3

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ECCL
Schematic Design
Schematic Design

- Site & Landscape Plans
- Landscape Elements
- Site Diagrams
1. Learning Gardens
2. Hard Court Play Area
3. Kinder Buddies Play Area
4. Landscape Play Area (4-8 Phys Ed.)
5. Temescal “Creek” greenway feature (on North side of fence)
6. Pool
7. Athletic Fields
8. Fitness Track
9. Stage
10. Lawn / Amphitheater Seating
11. K-8 Entry Plaza
12. High School Social Space
13. Mobile Bleacher Seating
14. Landscape Buffer
15. Community Entry Portal
16. Community Plaza
17. Outdoor Café Seating
18. ECCL Welcome Center Lobby Entry
19. Dugouts
20. Landscape Berm/wind buffer
21. Sculptural play structure
22. Library Courtyard
23. Bioretention Planters
Vehicle Turnaround

10’ Landscaped Edge at Fence (per General Plan fig 5.30)

Note: proposed fence height 8’ – 6”

Sidewalk

Street Trees

53rd St.

20’ from fence to curb

Fence line

Planting

Buffer

Netting for stray balls

Play Fields

K-8 Drop-off lane

Directional Field Lighting

K-8 Entry

K-8 Drop-off and Turnaround on 53rd St.

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Landscape Element Concepts – Learning Garden

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Landscape Element Concepts – flexible activity areas
Landscape Element Concepts – High School social space
Landscape Element Concepts – flexible play areas

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Landscape Element Concepts – Commons sculptural play area
Landscape Element Concepts – Community Commons
Schematic Design Analysis

• Area calculations
• Site Density Analysis / Comparisons
• Active Outdoor Space Analysis
• Parking, Drop-off, & Traffic
Pool Deck and Accessory Structures
to Remain and be Renovated

Existing High Bay Structure of
Gymnasium to Remain and to be
Renovated

All other Existing Site Structures to
be Removed

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**AREA TABULATIONS**

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Existing Building Area:</td>
<td>85,000 sf</td>
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<tr>
<td>Existing to Remain:</td>
<td>26,700 sf</td>
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<tr>
<td>Existing to be Removed:</td>
<td>58,300 sf</td>
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**PHASE 1**

| Proposed New Building Area: | 100,334 sf |
| Proposed Renovated Area:    | 25,100 sf |
| Proposed Total Building Area: | 125,434 sf |

**PHASE 2**

| Proposed Building Area:     | 28,966 sf (does not include covered parking) |

**PHASE 1 + PHASE 2**

| Proposed Total Building Area: | 154,400 sf |

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**FLOOR AREA RATIO TABULATIONS**

Site Area: 327,000 sf

Existing F.A.R.: .26

Permitted F.A.R.: 1.2 / 1.6

Permitted Area: 392,400sf / 523,200sf w/ bonus

**PHASE 1**

| Proposed Floor Area: | 125,434 sf |
| F.A.R.:             | 0.38     |

**PHASE 1 + PHASE 2**

| Proposed Floor Area: | 154,400 sf |
| F.A.R.:             | 0.47*   |

* Does not include Phase 2 covered parking
Existing ESS Building Coverage

Site Coverage – Existing ESS
ECCL REDUCES Building Footprint and INCREASES active outdoor area.

Site Coverage – Proposed ECCL

148% more building area
19.3% less site coverage
As Compared to Existing ESS
New (additional) Spaces & Amenities
1. Dedicated K-5 Recess w/ access to Library and Multi-purpose Room ***
2. Rubberized Hard Court Surface ***
3. Dedicated 4-8 Phys. Ed. Space ***
4. Artificial Turf Sports Field ***
5. Rubberized Track ***
6. High School Outdoor Classroom ***

More (additional) Spaces & Amenities
7. Learning Gardens ***
8. High School Social Space ***
9. K-8 Entry Courtyard **
10. K-5 Outdoor Classrooms ***

Key Measures of Success
Reduce Operating Costs *
Improve Safety & Security **
Increase Quality of Education ***
**K-8 PLAY SPACE**
K-5 - 55 sq. ft/student*
6-8 – 109 sq. ft/student*

**HIGH SCHOOL SOCIAL SPACE**
66 dedicated sq. ft/student*

**PUBLIC OUTDOOR SPACE**

* Dedicated space only. Does not include K-8 Entry, Garden, or Sportsfield.

** Athletic Fields Provide Additional K-8 Play Space when not in use by High School**

ECCL 1st Floor

ECCL 2nd Floor Terrace

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November 26, 2012
# Comparison

## Overall Site Density and Active Outdoor Play Area Density per student

<table>
<thead>
<tr>
<th></th>
<th>ECCL</th>
<th>Anna Yates</th>
<th>Lighthouse</th>
<th>Oakland Tech</th>
<th>Head-Royce</th>
<th>Albany HS</th>
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<tbody>
<tr>
<td><strong>Acreage</strong></td>
<td>7.60 acres</td>
<td>2.06 acres</td>
<td>3.40 acres</td>
<td>13.60 acres</td>
<td>10.30 acres</td>
<td>7.50 acres</td>
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<tr>
<td><strong>Population</strong></td>
<td>780 students*</td>
<td>360 students</td>
<td>673 students</td>
<td>1,694 students</td>
<td>880 students</td>
<td>1,282 students</td>
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<tr>
<td><strong>Site Density</strong> (students/acre)</td>
<td>103</td>
<td>175</td>
<td>198</td>
<td>125</td>
<td>85</td>
<td>171</td>
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<tr>
<td><strong>Active Outdoor Acreage</strong></td>
<td>3.95</td>
<td>0.90</td>
<td>0.91</td>
<td>5.31</td>
<td>3.24</td>
<td>4.69</td>
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<tr>
<td><strong>Active Outdoor Density</strong> (students/acre)</td>
<td>197</td>
<td>400</td>
<td>740</td>
<td>319</td>
<td>272</td>
<td>273</td>
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</tbody>
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* ECCL (Phase 2)
  Population: 1,130 students
  Site Density: 1.49
  Active Outdoor Acreage: 3.80
  Active Outdoor Density: 297
Existing Emery Secondary School (2010)

Emeryville, CA  Grades 9-12

**Tabulations**

- Acreage: 7.60
- Site Population: 240 (students)
- Site Density: 32 (students / acre)
- Active Outdoor Area: 3.85 (acres)
- Active Outdoor Density: 62 (students / acre)

**Site Scale Comparison**

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Proposed ECCL

Emeryville, CA  Grades K-12

Photos

Tabulations

Acreage  7.60
Site Population  780
(students)
Site Density  103
(students / acre)
Active Outdoor Area  3.95
( acres)
Active Outdoor Density  197
(students / acre)

Site Scale Comparison

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Anna Yates Elementary School
Emeryville, CA  Grades K-5

Photos

Tabulations

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<th>Description</th>
<th>Value</th>
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<tr>
<td>Acreage</td>
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<tr>
<td>Site Population (students)</td>
<td>360</td>
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<td>Site Density (students / acre)</td>
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<tr>
<td>Active Outdoor Area (acres)</td>
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<tr>
<td>Active Outdoor Density (students / acre)</td>
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Site Scale Comparison

nexus partners  11-26-2012
Lighthouse Community Charter School
Oakland, CA  Grades K-12

Tabulations

Acreage  3.40
Site Population (students)  673
Site Density (students / acre)  198
Active Outdoor Area (acres)  .91
Active Outdoor Density (students / acre)  740

Site Scale Comparison

nexus partners  11-26-2012
Oakland Tech High School

Oakland, CA  Grades 9-12

Photos

Tabulations

- Acreage: 13.60
- Site Population: 1694 (students)
- Site Density: 125 (students / acre)
- Active Outdoor Area: 5.31 (acres)
- Active Outdoor Density: 319 (students / acre)

Site Scale Comparison
Head-Royce School
Oakland, CA  Grades K-12

Photos

Tabulations

Acreage 10.30
Site Population 880 (students)
Site Density 85 (students / acre)
Active Outdoor Area 3.24 (acres)
Active Outdoor Density 272 (students / acre)

Site Scale Comparison

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Albany High School
Albany, CA  Grades 9-12

Photos

Tabulations

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<td>Site Population</td>
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<td>(students)</td>
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<tr>
<td>Site Density</td>
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Site Scale Comparison

nexus partners  11-26-2012
Walking Distances & Travel Times Study
ECCL WALKING TIMES

1. K-8 Drop-off to K-5 Pre-Bell K Play / Learning Gardens (<30 sec.)
2. K-8 Drop-off to K-5 Pre-Bell Play (approx. 1 min. 15 sec.)
3. K-8 Drop-off to 6-8 Pre-Bell Play (approx. 1 min. 15 sec.)
4. K-8 Drop-off to Library (approx. 1 min. 40 sec.)
5. K-8 Drop-off to K-8 Multi (approx. 1 min. 20 sec.)

Assumptions:
- 256 ft/min walking speed
- 20 seconds / flight of stairs

Concentric circles = 256’ or 30 seconds walking time

Travel Distance: K-8 Drop-Off Ground Level
ECCL WALKING TIMES

1. Teacher Collaboration to most distant Level 2 HS Classroom (< 1 min.)
2. Teacher Collaboration to Computer Lab (< 1 min.)
3. Teacher Collaboration to most distant Level 1 K-8 Classroom (approx. 1 min. 30 sec.)
4. Teacher Collaboration to most distant Level 3 K-8 Classroom (approx. 1 min. 20 sec.)
5. Teacher Collaboration to Copy Center (<10 sec.)
6. Teacher Collaboration to Staff Toilets (< 1 min.)

Assumptions:
- 256 ft/min walking speed
- 20 seconds / flight of stairs

Walking Path
Diff. Level
Vertical Circulation

Concentric circles = 256’ or 30 seconds walking time

Travel Distance: Teacher Collaboration Level 2
ECCL WALKING TIMES

1. HS Classroom to HS Lockers < 1 min.
2. HS Classroom to Library < 1 min.
3. HS Classroom to Gym < 2 min.
4. HS Classroom to Health Services <1 min.
5. HS Classroom to HS Multi-Purpose < 1.5 min.
6. HS Classroom to Music < 2 min.
7. HS Classroom to Athletic Field: 2 min.

Assumptions:
- 256 ft/min walking speed
- 20 seconds / flight of stairs
Title 5 Compliance
(requirements)

• All general purpose classrooms are 960 sf or larger (grades 1-12)
• All K Classrooms shall be 1,350 sf or larger
• All Science Classrooms are 1,300 sf or larger
ECCL Increased Drop Off Length:
120’ of additional curb length

Site Attributes: Drop-off Comparison to AYES

November 26, 2012
Project Budget (phase 1)

SD Contract
- $80.0M = Project Budget
- $58.0M = Construction Budget (with FFE)

Due to Square Footage added to accommodate User Generated Program Adjustments
SD Documents
- $85.0M = Project Budget
- $62.0M = Construction Budget (with FFE)
- $62.6M = Construction Estimate (11/16/2012)

Anticipating Additional Schematic Design Program Adjustments
- $87.0M = Project Budget
- $63.5M = Construction Budget (with FFE)
Questions?
Schematic Design Plans – Phase 2 summary
Proposed Site Plan – Phase 2

nexus partners
ECCL
Schematic Design

November 26, 2012

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ECCL CIRCULATION ELEMENTS

1. San Pablo Entry Portal
2. Future Transit Stop
3. K-8 Drop-off *
4. 9-12 Drop-off *
5. Covered Walkway **
6. ECCL Visitor and Staff Parking
7. Reception
8. Loading/receiving dock
9. High School Entry
10. Public access to Health/Dental Clinic
11. Access to 9th-12th grade terrace
12. Access to 6th-8th grade classrooms
13. Access to Wellness Center
14. Access to 2nd-3rd grade classrooms
15. Accessible Elevator
16. Access to Teaching Theater, 9th-12th grade classrooms

* Parking restricted during drop-off and pick-up hours
** Public access restricted during school hours

CIRCULATION PATHS
ENTRY POINTS

PUBLIC
SCHOOL

Conceptual Circulation Plan: Ground Level – Phase 2

November 26, 2012
Third Level – Phase 2

November 26, 2012