

<b>ALBANY UNIFIED SCHOOL DISTRICT BOARD AGENDA BACKUP Regular Meeting of June 27, 2017</b>
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**ITEM:** **ALBANY MIDDLE SCHOOL (AMS) ANNEX PROJECT UPDATE**

**PREPARED BY:** **ALLAN GARDE, CHIEF BUSINESS OFFICIAL**

**TYPE OF ITEM:** **REVIEW & DISCUSSION**

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**PURPOSE:** To review and discuss the Albany Middle School (AMS) Annex Project and the progress since Board approval of the Design-Build Agreement with Rodan Builders/SVA Architects on February 28, 2017.

**BACKGROUND INFORMATION:** Key Board Meeting Dates are below:

At the [February 28, 2017 Regular Board Meeting](#), the Board approved the agreement for design-build services from Rodan Builders / SVA Architects for the Albany Middle School Project and authorized Phase I for Design and Preconstruction services. At the [September 27, 2016 Regular Board Meeting](#), the Board approved a Bridging Architectural Agreement (Design-Build Method) with HY Architects for the Albany Middle School Annex. At the [August 9, 2016 Regular Board Meeting](#), the Board approved Resolution 2016-17-01: Sustainability & the Design and Construction of High Performance Schools. At the [January 12, 2016 Regular Board Meeting](#), HY Architects provided an update of the San Gabriel Site Project based on multiple design meetings with the design team. At the [December 8, 2015 Regular Board Meeting](#), the Board created a Sustainability / Integrated Design Committee to assist with the design of the upcoming construction projects. At the [March 10, 2015 Regular Board Meeting](#), the Board approved an agreement with HY Architects authorizing the development of Schematic Design level detail for the project. At the [October 28, 2014 Regular Board Meeting](#), the Board approved an agreement with WLC Architects to develop a scope for the project. At the [March 25, 2014 Board Meeting](#), the Board reviewed a Facilities Master Plan developed by WLC Architects.

**DETAILS:** Since the Board approval of the Design-Build contract, the following eight design meetings were held to review, confirm, and revise the proposed design:

- Combined Project Design and Sustainability / Integrated Design Committee Meetings:
  1. March 8, 2017 – *Kick-Off Meeting (Reviewed Design / Schedule / Cost Reduction)*
  2. March 21, 2017 – *Cost Reduction / Classroom Design / Entrance*
  3. April 5, 2017 – *Layout / Restrooms / Site Admin Area / Drama Classroom*
  4. April 20, 2017 – *Design Confirmation / Minor Adjustments*
  5. May 3, 2017 – *Neighborhood Community Information Meeting*
  6. June 22, 2017 – *Building Exteriors*
- Sustainability / Integrated Design Committee Meetings:
  7. May 31, 2017 – *CHPS Scorecard Progress / Daylighting Study*
  8. June 14, 2017 – *Energy Model / Building Envelope / Mechanical Systems / Rooftop*

**KEY QUESTIONS/ANSWERS:**

1. Construction would take place during the school year, how will impact to students be mitigated?
  - a. As the project progresses and a more refined timeline is developed, we will work with AMS Staff and Rodan Builders on strategies to help reduce the impact on instruction.
2. How will parking be addressed during construction?
  - a. We will work with Rodan Builders to ensure the contractors do not park in the neighborhood.

**FINANCIAL INFORMATION:** N/A for the Design Update.

**STRATEGIC GOALS ADDRESSED:** This Board Item addresses:



**Objective #3:** Communicate and Lead Together.

*Goal: All stakeholders will collaborate and communicate about decisions that guide the sites and district.*

**RECOMMENDATION: Review and Discuss the Update on the Albany Middle School (AMS) Annex Project**



**ALBANY UNIFIED SCHOOL DISTRICT  
ALBANY MIDDLE SCHOOL ANNEX  
Basis of Design Narrative**

May 19, 2017

**I. Project Overview**

The proposed Albany Middle School project is a new site across the street from the main Albany Middle School campus. The original design was developed by HY Architects and included as the basis of an RFP for design/build teams. The Rodan Builders/SVA Architects team proposed an alternate design as part of our RFP proposal that has been subsequently revised over the course of (5) schematic design meetings, including the consolidation of some program, layout changes, and the elimination of the Culinary Arts program.

**II. Proposed Improvements**

The new Albany Middle School annex will include two buildings separated by a covered breezeway, the Classroom/Administration building (shown in Segments A & B of the floor plans), and the Drama building (shown in Segment B of the floor plans)

**A. Classroom & Administration Building**

The new Classroom and Administration building is a new two-story building including administration offices and workspaces, 12 general education classrooms, computer lab, and restroom and support spaces. Circulation is via a covered walkway running down the center of the building, with the western half of the building two-stories and two one-story classroom areas at the southeastern corner of the building. There are two covered collaboration areas off the second-floor covered walkway which will serve as breakout spaces for small group work.

**B. Drama Building**

The Drama building includes a multi-function black box theater, a support/workroom, dressing room, and performer restroom. The theater portion of the building is a double-height volume with a 4' x 6' pipe grid overhead and is to be provided with movable risers and seating (not included as part of the construction contract). The theater will have a direct access from outside of the perimeter fencing as well as an entrance from within campus, which will be provided with a vestibule.

**C. Site Improvements**

The existing site will be completely redeveloped as part of this project, including all new hardscape and landscape. Three entrances into the interior courtyard are planned, one at the northeast corner of the site along Brighton, and two along San Gabriel Ave (one near the northwest corner and another between the two halves of the classroom building).



The interior of the site will be a mixture of both hardscape and landscape. The hardscape courtyard has been designed to accommodate outer seating and group work, with a combination of built-in and portable seating options to be refined during the design process. The courtyard will primarily be concrete pavement with accent pavers to be used in limited areas. Landscaping will primarily be located along the eastern edge of the site, and will be used to screen the building and courtyard from the neighboring homes.

The landscape areas will feature native plantings, and follow the concepts of Bay Friendly landscaping to create a development that is supportive of the natural San Francisco Bay environment.

### III. Building Construction

The following is a basic description of the building materials and construction proposed –

#### A. Classroom & Administration Building

- a. This building is a two-story building of Type VB (non-rated) construction.
- b. The structural frame will be wood posts with Glu-lam beam framing (exact spacing to be determined). The second floor and roof decks will be exposed acoustical metal decking (Epicore 2" ER2RA) with concrete topping at the second floor.
- c. Exterior wall framing will be 2x6 wood stud framing with continuous exterior sheathing, and the wall cavity will include R-19 batt insulation. The finish of the wall is designed to be majority cement plaster (stucco) with accent areas of fiber cement siding. The design team is reviewing the cost/benefit of providing:
  - i. EIFS with integral exterior insulation in lieu of stucco.
  - ii. Nailbase or continuous rigid insulation below the stucco/siding finish.
- d. Roofing is proposed as single-ply TPO membrane roofing throughout.
- e. Windows – Large view windows are proposed on two walls of every classroom (primarily east and west windows for the majority of classroom spaces). Given the large overhang of the east windows along the covered walkway, those have significant shading, and the design team is proposing building-mounted exterior shading devices for all west-facing windows (a combination of vertical and horizontal elements given the building orientation).

#### B. Drama Building

- a. This building is a single-story, Type VB (non-rated) construction.
- b. The primary proposed structural system is a wood-framed system with isolated steel columns and Glu-lam beam framing.
- c. Exterior wall framing will be 2x6 wood stud framing with continuous exterior sheathing (or alternates listed above), and the wall cavity will include R-19 batt insulation. The finish of the wall is designed to be majority cement plaster (stucco)



with accent areas of fiber cement siding (*same alternates as listed under the Classroom building*).

- d. Roofing is proposed as single-ply TPO membrane roofing throughout.

### C. Interior Materials

- a. Floor Finishes
  - i. All classrooms and workrooms will utilize linoleum flooring.
  - ii. Individual offices will have carpet tile flooring.
  - iii. Restrooms will be provided with ceramic tile flooring and coved wall base.
- b. Interior wall finishes shall be per the following:
  - i. Classrooms – Combination of painted gypsum board, and fabric-wrapped tackable wall panels (refer to interior elevations provided with drawings for typical configuration).
  - ii. Offices and Workspaces – Painted gypsum board throughout.
  - iii. Restrooms – Provided with ceramic tile wall finish up to 7' AFF, with painted gypsum board above.
- c. Ceilings
  - i. Classrooms will not have suspended ceilings – the Glu-lam framing and acoustical decking shall be exposed throughout.
  - ii. Offices/Workspaces – Provided with suspended 2x2 ceilings throughout.
  - iii. Restrooms – Provided with framing gypsum board ceilings (painted).

D. **Mechanical Systems** – The mechanical engineer (Taylor Engineering) and the mechanical contractor (Western Allied Mechanical, Inc.) have worked to determine the proposed mechanical systems for the project based upon a combination of performance, budget, and the desire to minimize exposed rooftop equipment as much as possible:

- a. **Classroom Areas** – In-room heat pump units (one per classroom). The proposed units are the Airdale ClassMate with Study Package (for enhanced acoustical performance). The typical classrooms are anticipated to require a typical 4-ton unit. The unit will have a fresh air connection directly through the outside wall, and supply air will be via a lined duct along the back wall of the classroom. The typical EER value of this 4-ton unit is 11. The units are proposed with economizers at each unit.
  - i. In addition, all classrooms are provided with operable windows on two sides, so natural ventilation will be available, and effective for a large portion of the year given the local climate.
  - ii. The design team is studying the cost/benefit of the following items:
    - 1. Ceiling Fans – To aid in occupant comfort and allow for natural ventilation and/or more times with no mechanical HVAC.



- b. **Administration Areas** – The administration area will be served by a VRF system with the condensing unit to be located either on the roof, or in an enclosed mechanical room on the second floor.
- c. **Drama Building** – The drama building will be served by a packaged heat pump located on the roof of the Drama support building.
- d. **CHPS** – The project is to go through CHPS verification, and as such the design/build team is coordinating the mechanical system with CHPS requirements. The proposed system will meet all CHPS prerequisites with the energy performance rating to be determined.
- e. **Alternate Systems** – The design build team analyzed alternate systems including packaged rooftop heat pump units, VRF In-Room Fan Coil, Radiant Heating w/ Natural Ventilation, Gas Furnace with No Cooling, and VAV with Reheat. Given the client requirement that mechanical air conditioning be provided, the radiant heating and gas furnace options without cooling were eliminated from consideration. The team analyzed the other options based upon thermal comfort, energy efficiency, cost, acoustics, maintenance and architectural impact. See attached for comparative analysis of the different systems.

#### E. Electrical System

- a. **Service Utilities** – New electrical service will be established from the electrical provider (PG&E). New underground conduit infrastructure will be extended from the property line to new equipment locations. A new 800A transformer will be provided (120/208, 3-phase). New telephone and CATV service will also be provided with new infrastructure up to the property line.
- b. **Electrical Distribution** – The basis of the electrical service size is per the following:

Load Type	Wattage per Square Foot
Interior lighting system	1.5 w/sf
General purpose outlet devices	3.0 w/sf
Mechanical equipment	5.5 w/sf
Elevator equipment	1.0 w/sf
Miscellaneous equipment	.5 w/sf
Total building load	11.5 w/sf

- c. **Lighting** – The building will be provided with a complete normal and emergency lighting system with all LED fixtures, complying with the 2016 California Energy Code Standards (CEC). Typical interior fixtures for classrooms are indirect/direct LED linear pendant fixtures, with recessed LED fixtures proposed in both offices and restrooms. Lighting levels proposed are:



Area Served	Average Maintained Foot-Candles
Instructional Spaces	35 to 45
Offices	30 to 40
Conference Rooms	40 to 50
Circulation / Corridors	10 to 15
Lobbies	15 to 20
Restrooms	10 to 15
Stairways	10
Elec., Mech. & Elev. Equipment Rooms	30 to 40
Telecommunication Rooms	50
Storage Rooms	15 to 20

- i. **Controls** – Interior lights shall be provided with switching, dimming and daylight sensors per California Energy Code. Exterior fixtures will be controlled via a Lighting Control Panel with an automatic time clock.
- d. **Fire Alarm System** – An automatic, fully addressable fire alarm system will be provided for the entire new building as required by the California Building Code.
- e. **Telecommunications** – The building will be provided with new telecommunications throughout, including a new MDF (location to be finalized within Admin Area in Design Development) with distribution to all rooms. A single remote IDF cabinet will be required at the opposite end of the building. New structured cabling (Cat 6) will be provided in the following quantities –
  - i. Office: 2 outlets with 3 cable drops each workstation (1V/2D) and 1 outlet with 2 cable drops.
  - ii. Typical Instructors Desk: 1 outlet with 3 drops each workstation (1V/2D)
  - iii. Classroom: 4 outlets with 2 drops each, 2 outlets with 3 cables each, 1 ceiling WAP outlet with 2 cables each.
  - iv. Computer Lab: Floor box at each computer desk with One cable for each student chair. 5 outlets with 2 cables each at exterior wall. 2 cables for short throw projector, 1 ceiling WAP outlet with 2 cables each.
  - v. Staff Work Room: 1 outlet with 3 cable drops (1V/2D), 6 outlets with 2 cable drops each, and 1 ceiling WAP outlet with 2 cables each.
  - vi. Staff Lounge: 1 ceiling WAP outlet with 2 cables each.
  - vii. Office entry: 1 ceiling WAP outlet with 2 cables each.
  - viii. Conference Room: Three cables terminated at conference table top, 1 outlet on each wall with 3 cables each, 1 ceiling WAP outlet with 2 cables each, 1 outlet with 2 cables each behind flat panel display.



- ix. Drama: 2 outlets on each wall with 3 cables each, 2 ceiling WAP outlets with 2 cables each.
  - x. Signage: 1 outlet with 2 cables at each sign designated by the architect.
  - xi. Fire Alarm: 2 cables at fire control panel
  - xii. BMS: 1 outlet with 1 cable at building maintenance system controller.
  - xiii. Elevator control: 1 outlet with 1 cable at elevator control panel.
- f. Audiovisual –**
- i. Classrooms – Classroom AV system shall be Extron Wall Vault Digital System and shall incorporate a short-throw projector at the front wall, control panel, device input plate, and microphone/speaker system.
  - ii. Drama – Will be provided with infrastructure for A/V system including future speakers, control panel, etc.
  - iii. Conference Room – To be provided with a short-throw project, A/V wall cabinet, input plate and control plate.





# ALBANY UNIFIED SCHOOL DISTRICT

*Val Williams, Superintendent*  
*1051 Monroe Street, Albany CA 94706*

## **Albany Middle School (AMS) Annex Project Update**

**Budget Adoption: June 27, 2017**

**Allan Garde, Chief Business Official**



# Albany Middle School Annex Project Update

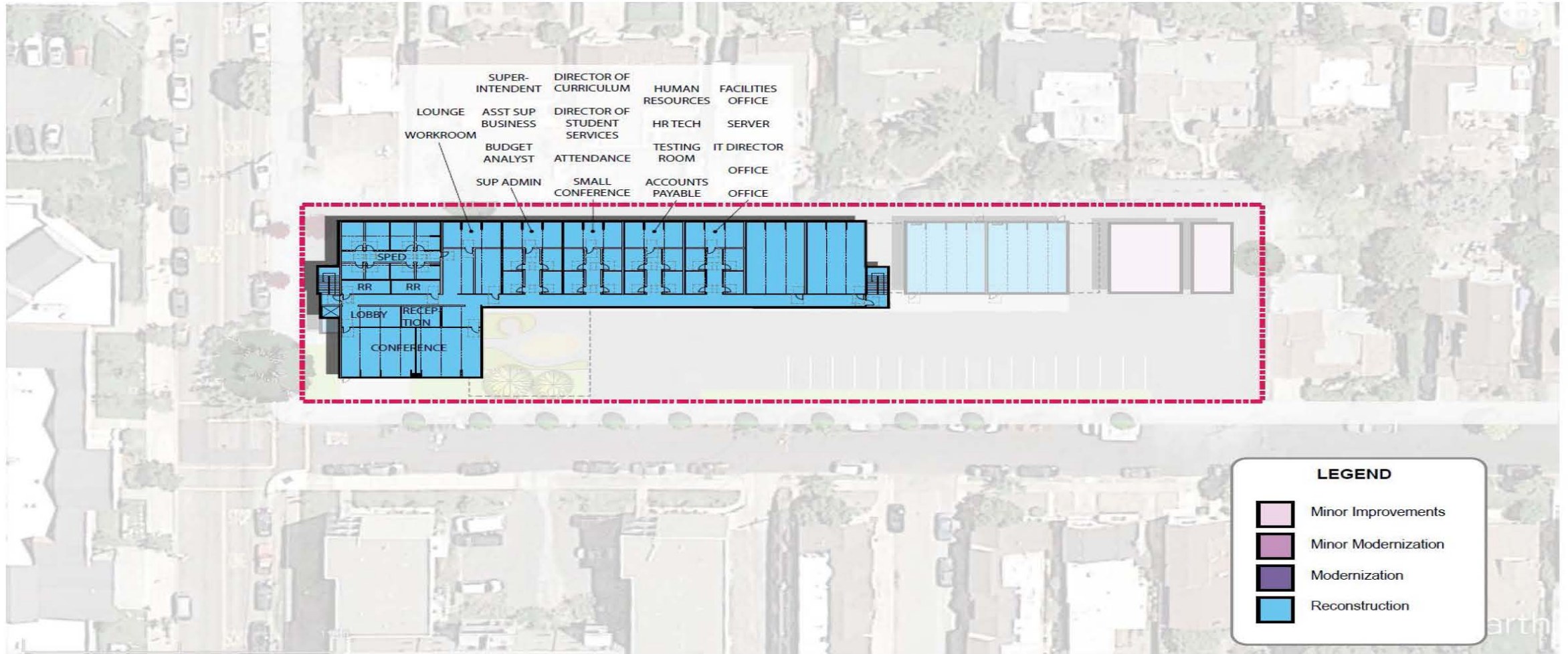
- History
  - 2014 Facilities Master Plan
  - Proposed Design (February 2017)
- Current Design
- Items Being Assessed
- Next Steps





FIRST FLOOR

**Facilities Master Plan – March 2014**

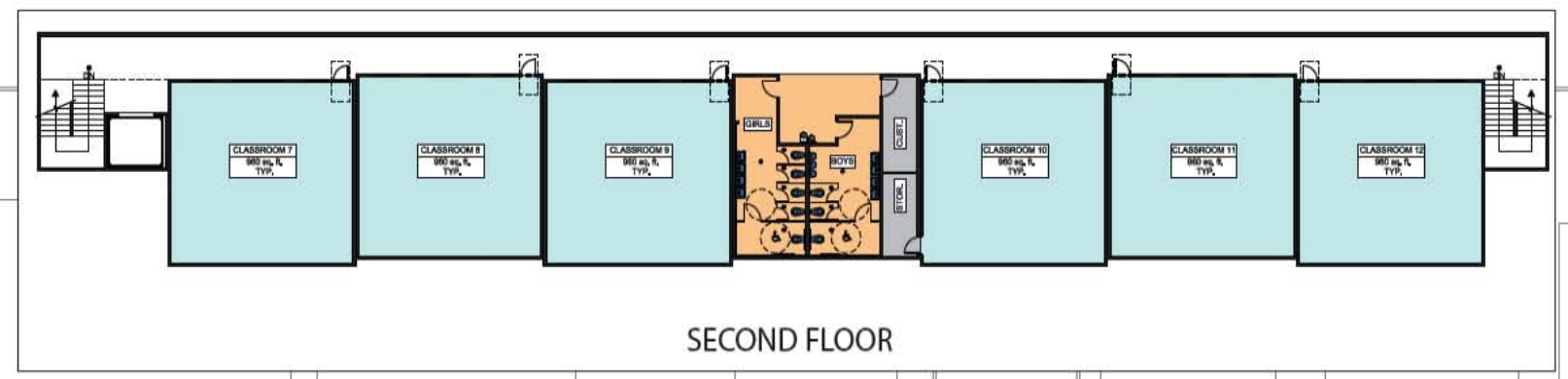


SECOND FLOOR

BRIGHTON AVENUE



SAN GABRIEL AVENUE

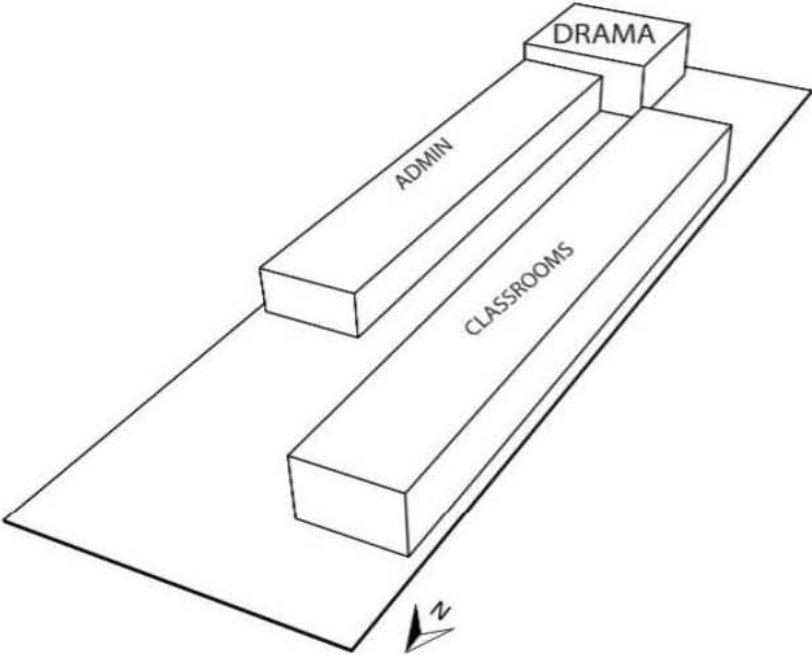


SECOND FLOOR

# San Gabriel Site Project – March 2015

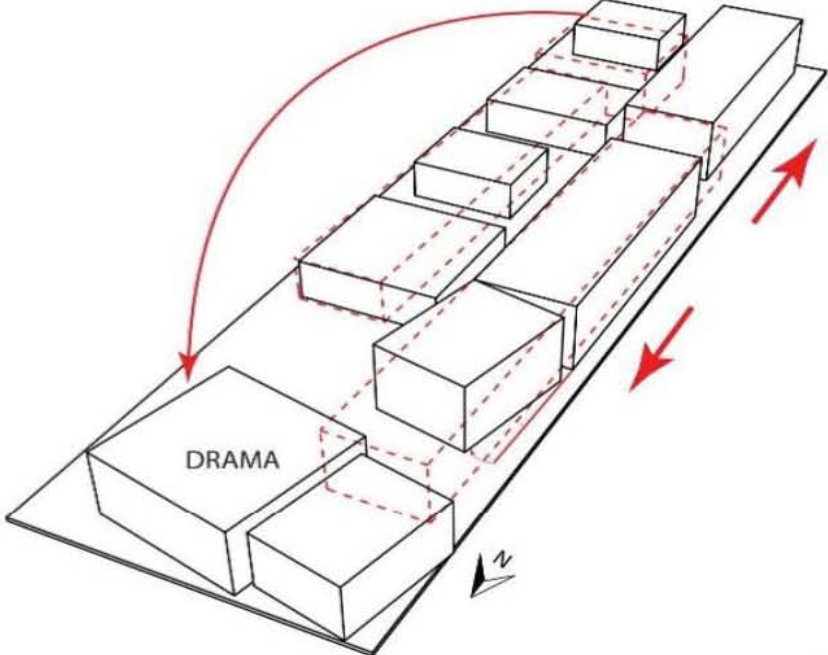
# Proposal from Rodan Builders and SVA Architects (02/28/2017)

BRIDGING DOCUMENT



BASE BID DESIGN

PROPOSED DESIGN



REORGANIZATION OF PROGRAM





Contextual Site Plan



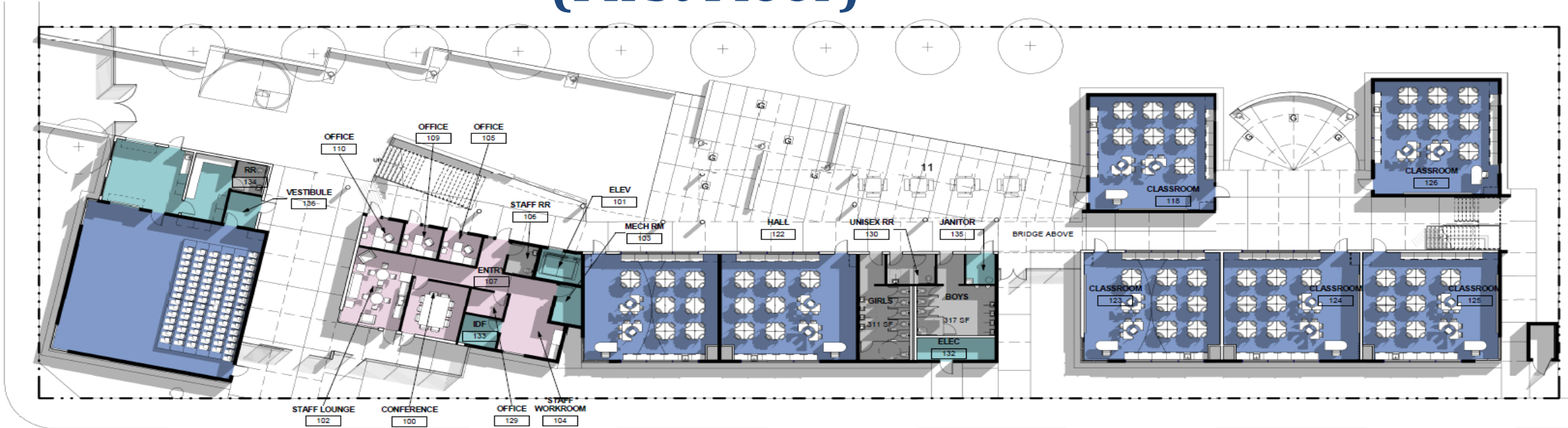
Campus Overview



# Current Design (Per 2014 Image)



# Current Design (First Floor)



## Major Changes:

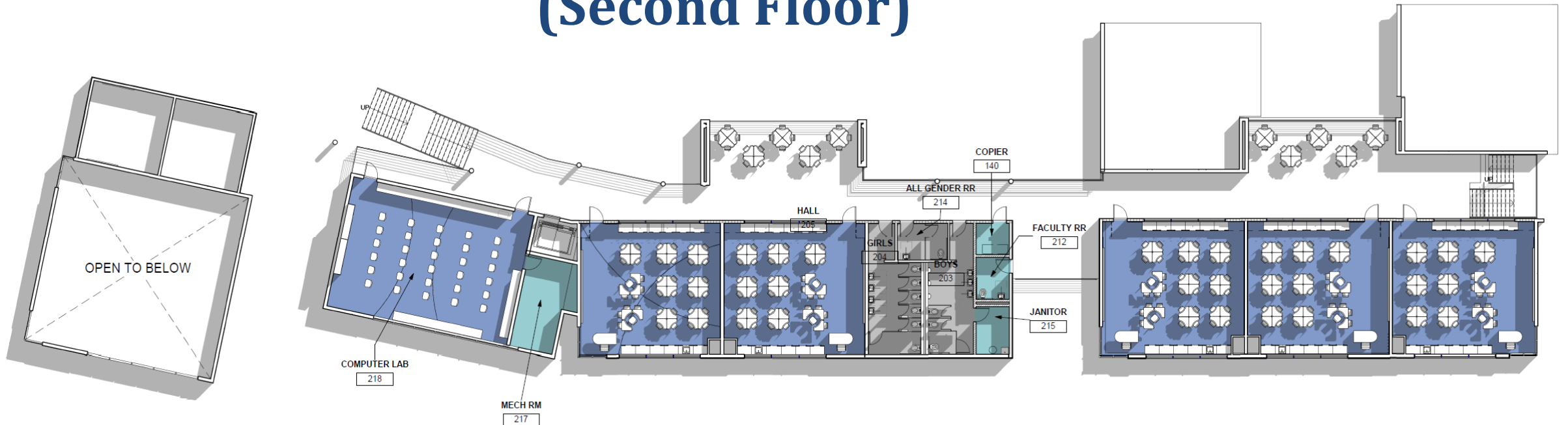
- Culinary Arts Removed
- Computer Lab Moved to 2<sup>nd</sup> Floor
- Shifted Building to Expand Entrance
- Reduced Height of Drama Room
- Reduced and Adjusted the Area of Drama Support Room

## Department Legend

<span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black;"></span>	ADMIN
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4169e1; border: 1px solid black;"></span>	CLASSROOM
<span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span>	CLASSROOM SUPPORT
<span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span>	HALLS
<span style="display: inline-block; width: 15px; height: 15px; background-color: #a9a9a9; border: 1px solid black;"></span>	RESTROOMS



# Current Design (Second Floor)



## Major Changes:

- Culinary Arts Removed
- Computer Lab Moved to 2<sup>nd</sup> Floor
- Shifted Building to Expand Entrance
- Reduced Height of Drama Room
- Reduced and Adjusted the Area of Drama Support Room





February 2017 Design with noted changes

# Comparison of Designs

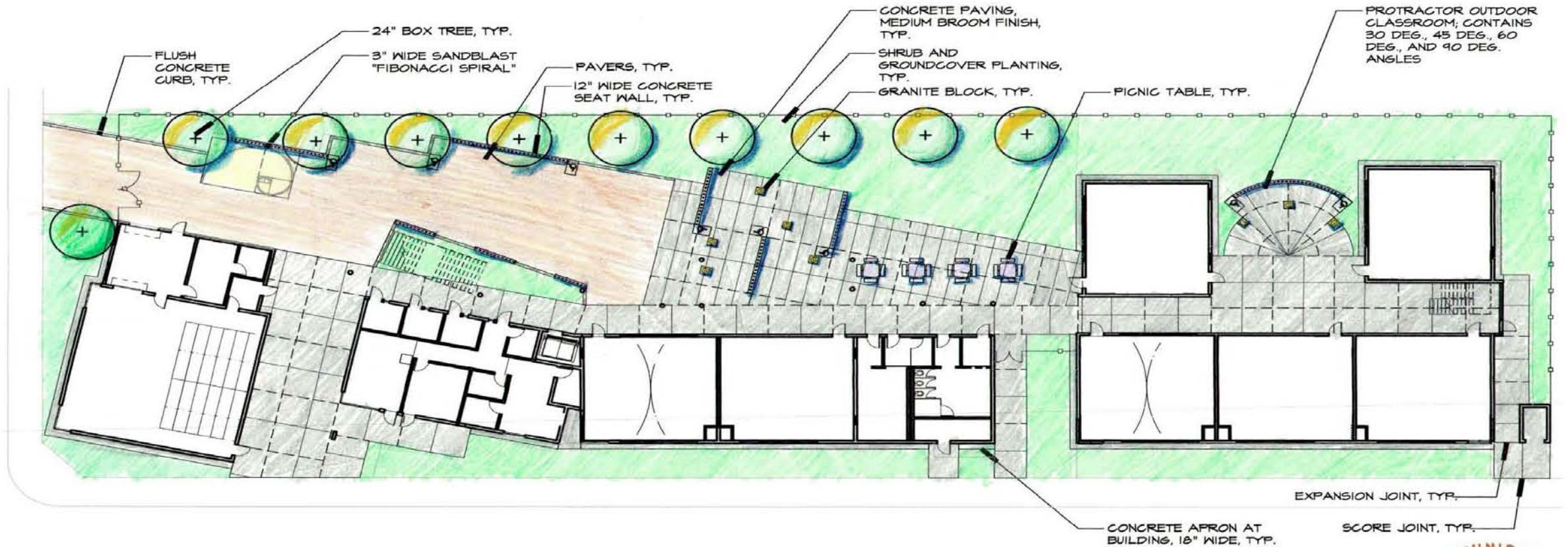


**Current  
Design**



**Previous  
Design**

# Current Design (Outside Layout)

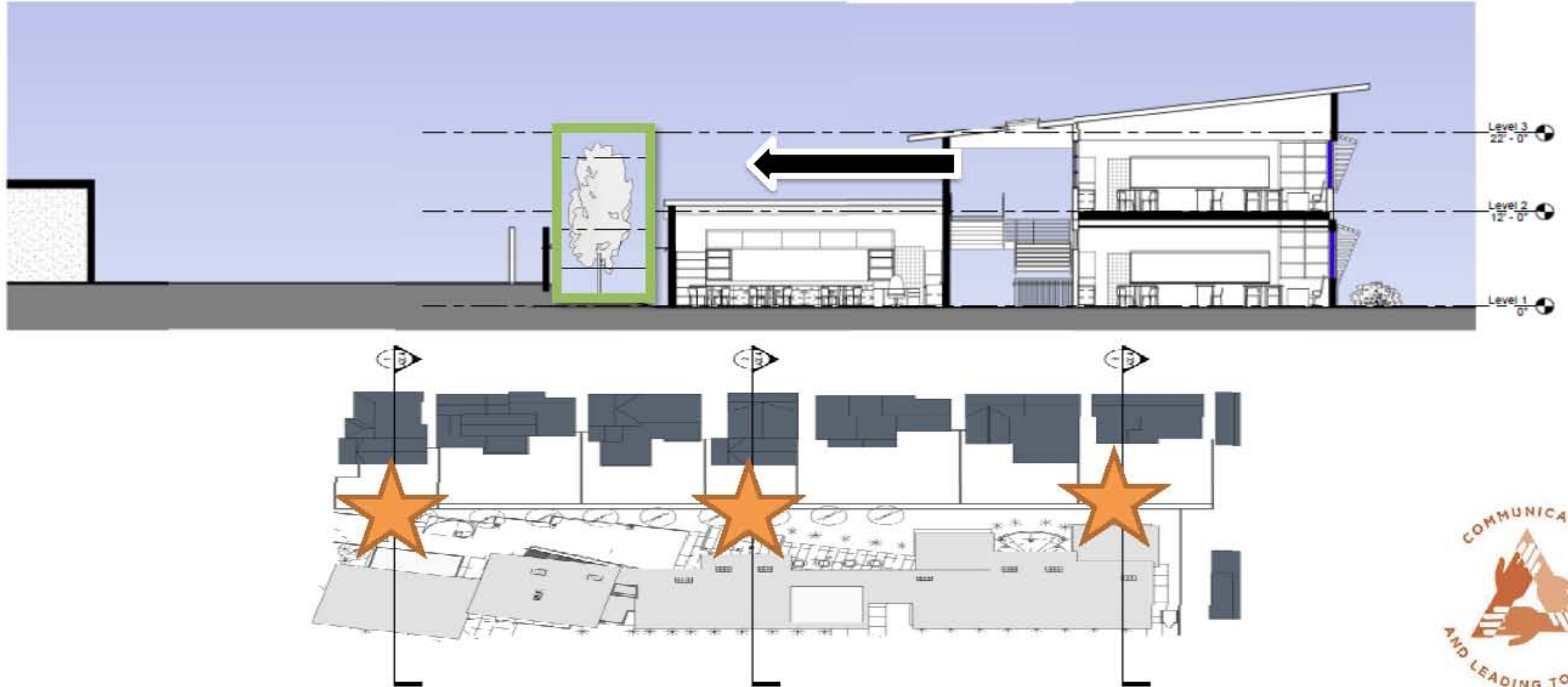


# Items Being Assessed

- Views with Neighbor
- Student / Pedestrian Crossings
- Rooftops and Solar
- Parking
  - During Construction
  - After Construction



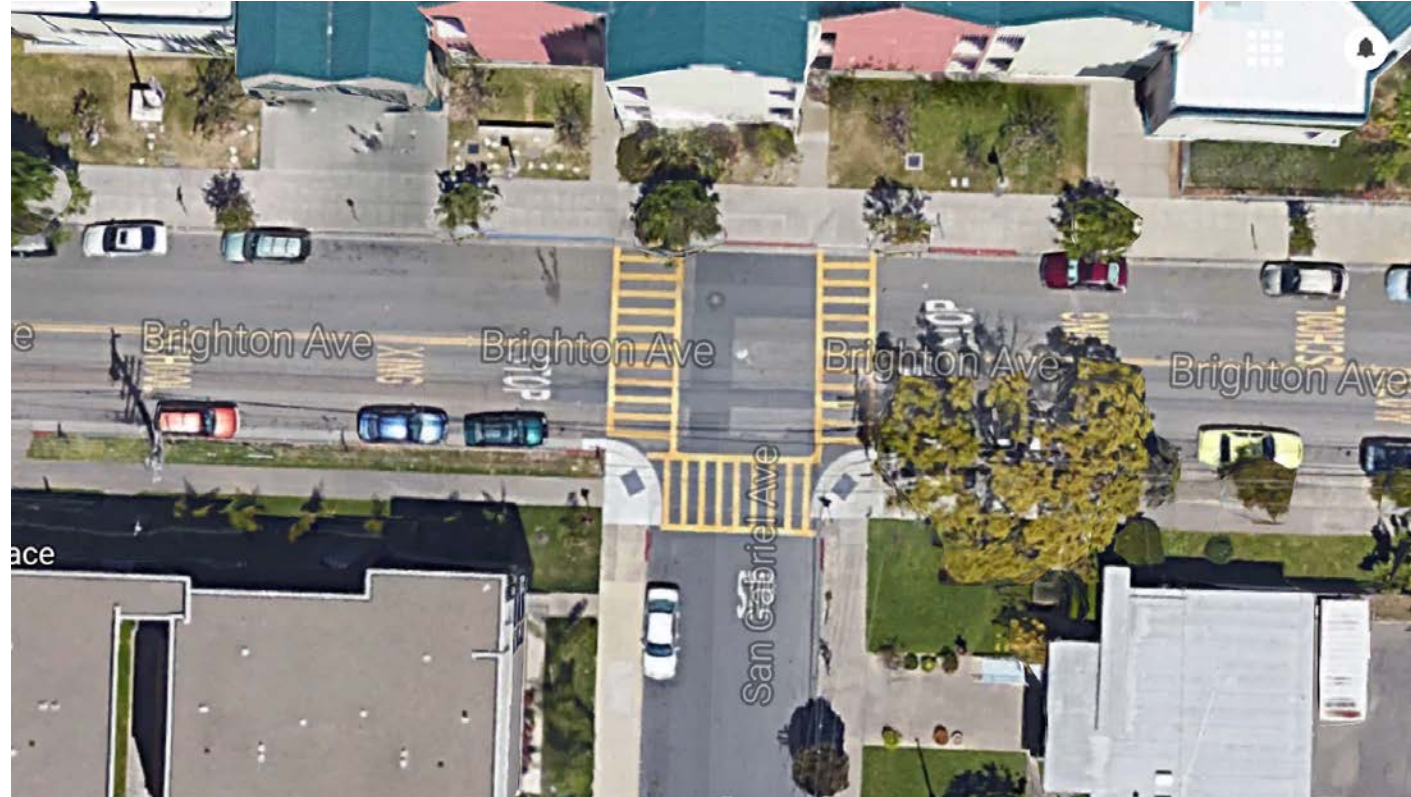
# Views with Neighbors





# Student / Pedestrian Crossing

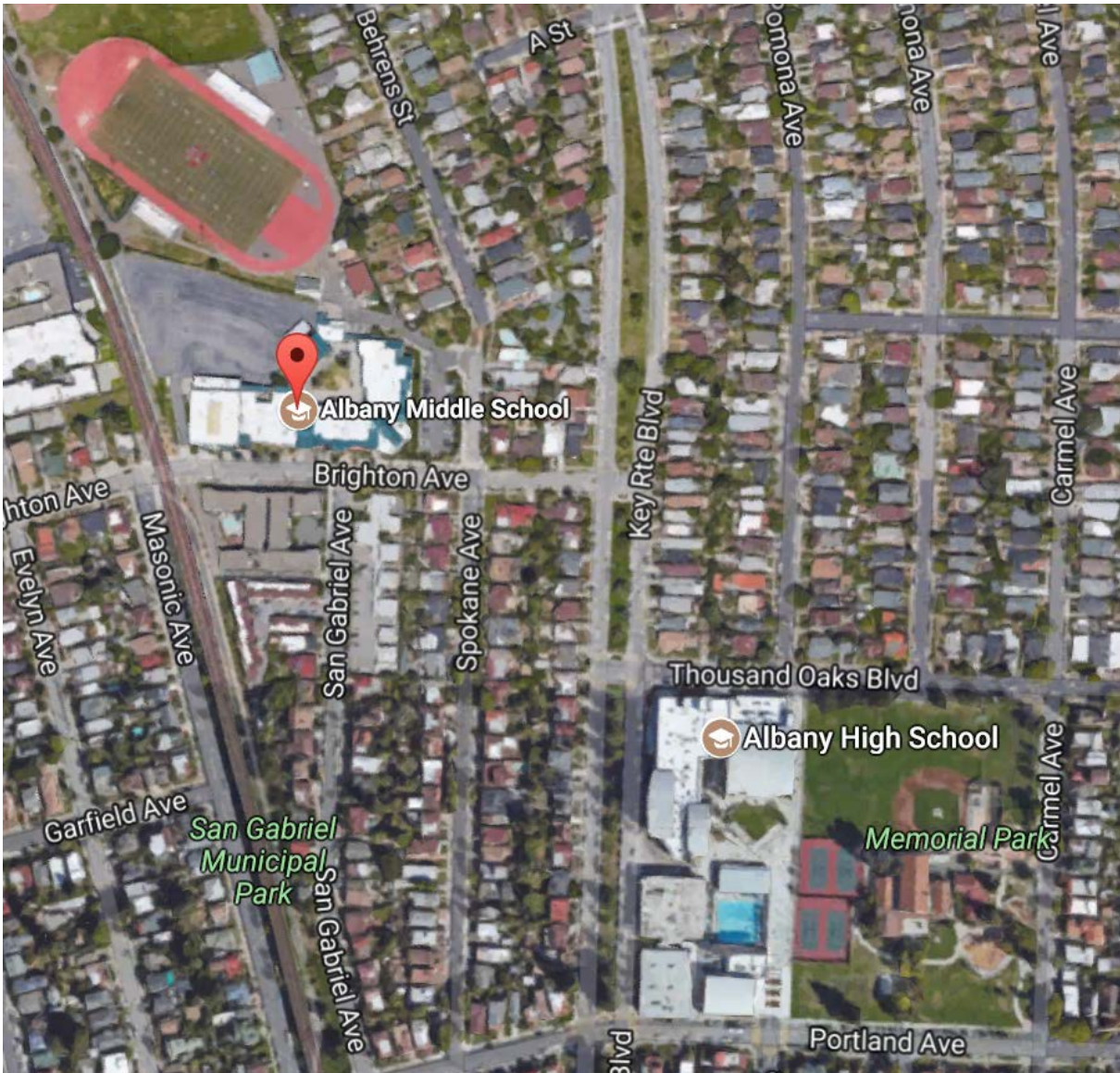
- **Study from Michael Baker International**
- **Reviewed Options with the City of Albany in May 2017**
- **Additional Meeting with the City of Albany in July 2017**



# Rooftop and Solar



# Parking



- **During Construction:**

- Contractors will not park in the neighborhood.
- Additional bike racks will be installed for staff.

- **After Construction:**

- Long-term plan to remove the four portables in the original staff parking lot.
- Current staff will be spread over two campuses.



# Next Steps



- **July 2017**

- SVA Architects submission of the Civil Package (Site Layout and Utilities) to the Division of the State Architect (DSA)

- **August 22, 2017 Board Meeting**

- SVA Architects Presentation of Final Design

- **September 2017**

- SVA Architects submission of the Building Package (Building Construction Plans) to the Division of the State Architect (DSA)

- **September 26, 2017 Board Meeting**

- Approval of the Final Guaranteed Maximum Price (GMP) with authorization to begin construction pending DSA approval of each submittal

<b>ALBANY UNIFIED SCHOOL DISTRICT BOARD AGENDA BACKUP Regular Meeting of June 27, 2017</b>
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**ITEM:** CREATION OF AN AD-HOC FACILITIES STEERING COMMITTEE

**PREPARED BY:** ALLAN GARDE, CHIEF BUSINESS OFFICIAL

**TYPE OF ITEM:** REVIEW AND ACTION

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**PURPOSE:** To review and approve the creation of an ad-hoc Facilities Steering Committee to review, analyze, and recommend to the Board an implementation plan for the outstanding facilities projects.

**BACKGROUND INFORMATION:** A Facilities Master Plan is a living document that provides a long-term blueprint for the school district regarding facilities.

- *Facilities Master Plan:*

At the [January 10, 2017 Board Meeting](#), the Board approved the creation of an ad-hoc Facilities Master Plan Committee to realign the 2014 Facilities Master Plan with current needs. At the [August 11, 2015 Board Meeting](#), the Board reviewed the population growth impacts of the City of Albany 2035 projections by the City of Albany. The Board also reviewed an analysis of the benefits and challenges of renovating or rebuilding. The report noted that rebuilding would be slightly more expensive upfront, but would generate a wide range of benefits that make it more cost effective long-term. At the [May 12, 2015 Board Meeting](#), the Board was provided an update on current needs when studying the feasibility of a putting a bond measure on a future ballot. At the [March 25, 2014 Board Meeting](#), the Board reviewed a Facilities Master Plan developed by WLC Architects.

- *District Office Temporary Location:*

At the [February 2, 2010 Board Meeting](#), the Board approved a five-year license agreement (terming June 30, 2015) with the Regents of the University of California to utilize property located on 1051 Monroe Street in the University Village. Our current agreement expires on June 30, 2017. Recently, UC Berkeley has expressed interest in extending the agreement through December, 31, 2017 with the possibility to extend through June 30, 2018 if clear plans for a relocation are in place.

- *Bond Measures B & E:*

At the [November 8, 2016 Board Meeting](#), the Board reviewed the results of the first series of issuances. At the [September 13, 2016 Board Meeting](#), the Board approved the first series of bond issuances. At the [June 28, 2016 Board Meeting](#), the Board certified the election results of Bond Measures B & E. At the [February 23, 2016 Regular Meeting](#), the Board approved placing two bond measures on the June 7, 2016 Statewide Primary Ballot. At the [October 27, 2015 Regular Meeting](#), the Board approved June 7, 2016 as the date for the potential bond election.

**DETAILS:** The Facilities Master Plan Committee was created on January 10, 2017. Once assembled the committee met on March 8, 2017. The committee was comprised of the following:

- Board Members (2)
  - Ross Stapleton-Gray

- Kim Trutane
- Community Members (2)
  - Howard McNenny
  - Francis Chapman
- District Office Staff (2)
  - Valerie Williams
  - Allan Garde

Progress for the committee was tabled in March 2017. Documentation will be developed in July 2017 and a Board Item on the realignment of the Facilities Master Plan is scheduled for the August 8, 2017 Board Meeting.

**KEY QUESTIONS/ANSWERS:**

1. When will we know when the projects for AHS, Marin, and Ocean View take place?
  - a. The timeline will be dependent on the work of the committee to review and recommend a timeline for the Board. This work is planned for the Fall of 2017.
2. When will the committee meet?
  - a. Once the committee is assembled, meetings will begin in August 2017 with a target date for a recommended timeline to the Board in November 2017.

**FINANCIAL INFORMATION:** N/A for the review of the process

**STRATEGIC GOALS ADDRESSED:** This Board Item addresses



**Objective #3:** Communicate and Lead Together.

**Goal:** All stakeholders will collaborate and communicate about decisions that guide the sites and district.

<p><b>RECOMMENDATION: Create an Ad-Hoc Facilities Steering Committee</b></p>
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