

El Modena High School Phase 2



OUSD Board Workshop
May 9, 2019

HED





Master Plan Objectives El Modena High School - Phase 1

- Provide State-of-the-art Science Lab Facilities
- Provide dedicated Medically Fragile Facilities
- Address Campus and Site Infrastructure Issues
- Minimize construction impacts and interim housing costs



Master Plan Objectives El Modena High School - Phase 2

- Renew all Classroom Buildings to support 21st century learning
- Eliminate all Portable Classrooms
- Provide enhanced facilities for drama, art, other specialized programs
- Upgrade Building 800 to support Career Tech Education
- Upgrade the Library
- Expand Administration, Counselling and Career Center
- Enhance access – bridge and interconnect all two story buildings
- Enhance campus security
- Improve Vehicular Drop-Off
- Upgrade Central Courtyard

EXISTING CONDITIONS



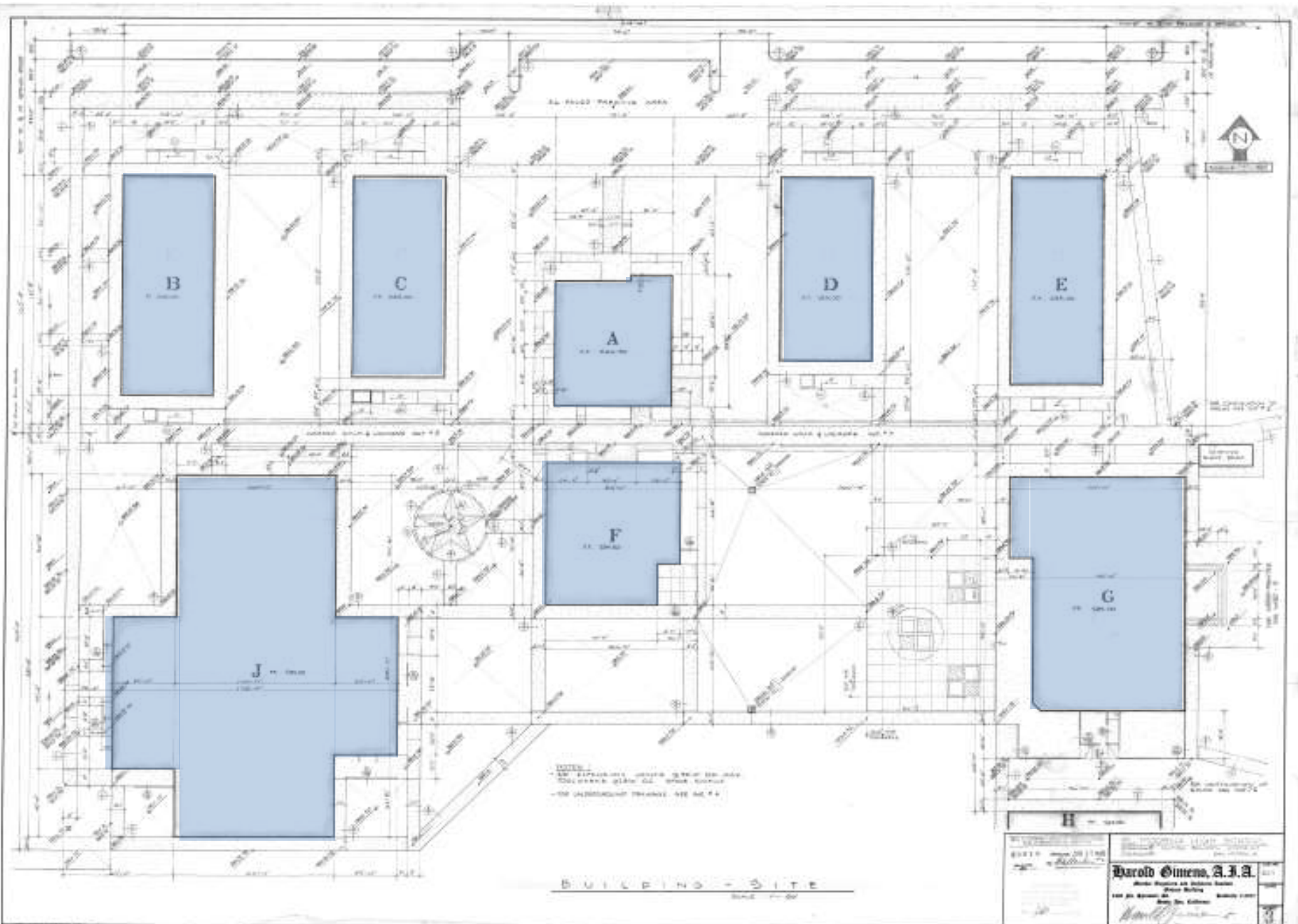
Learning at El Mo is still taking place in 20th century Learning Environments

LOOKING TO THE FUTURE

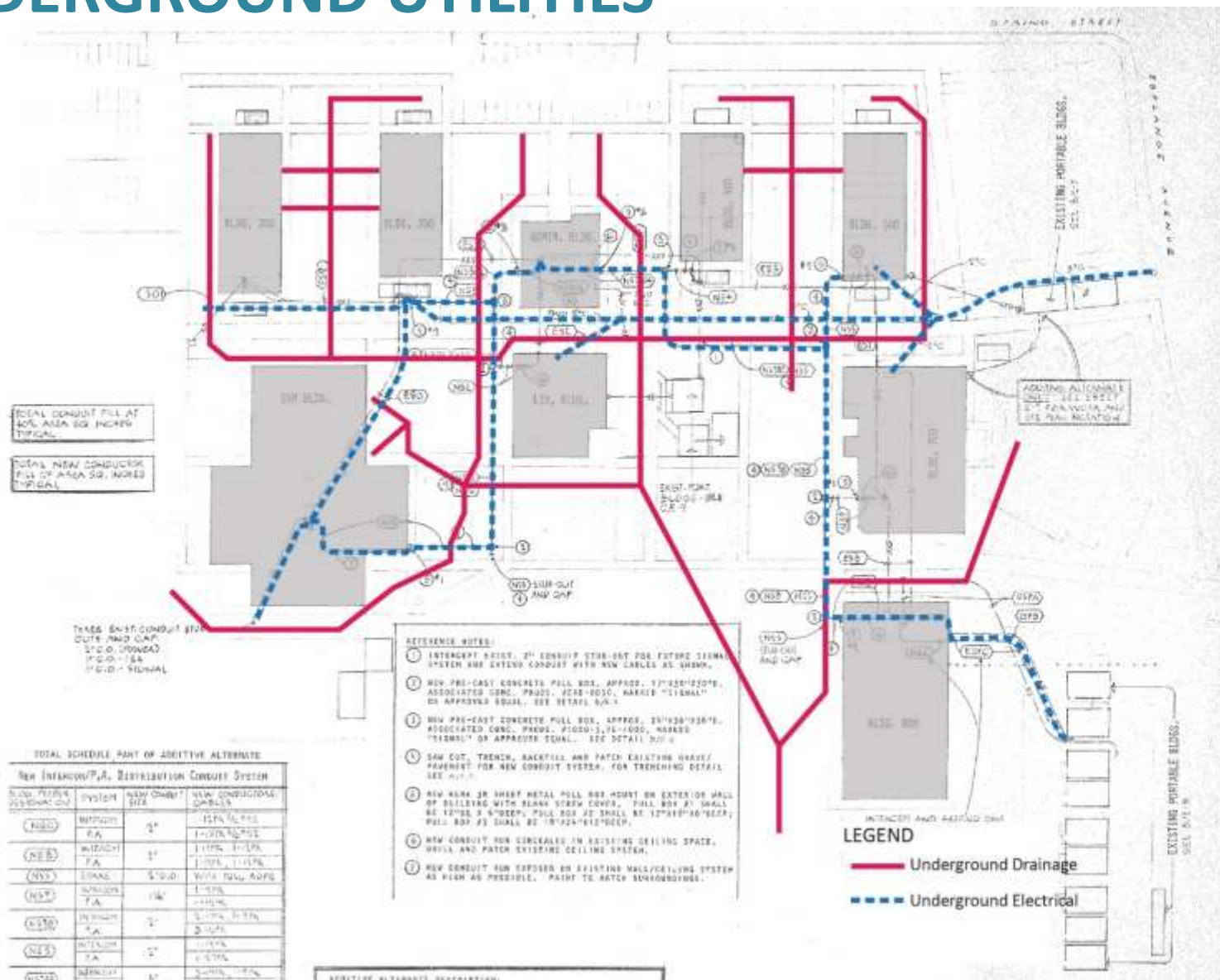


Creating Learning Spaces for the 21st Century

CORE BUILDINGS ON AB300 LIST



UNDERGROUND UTILITIES



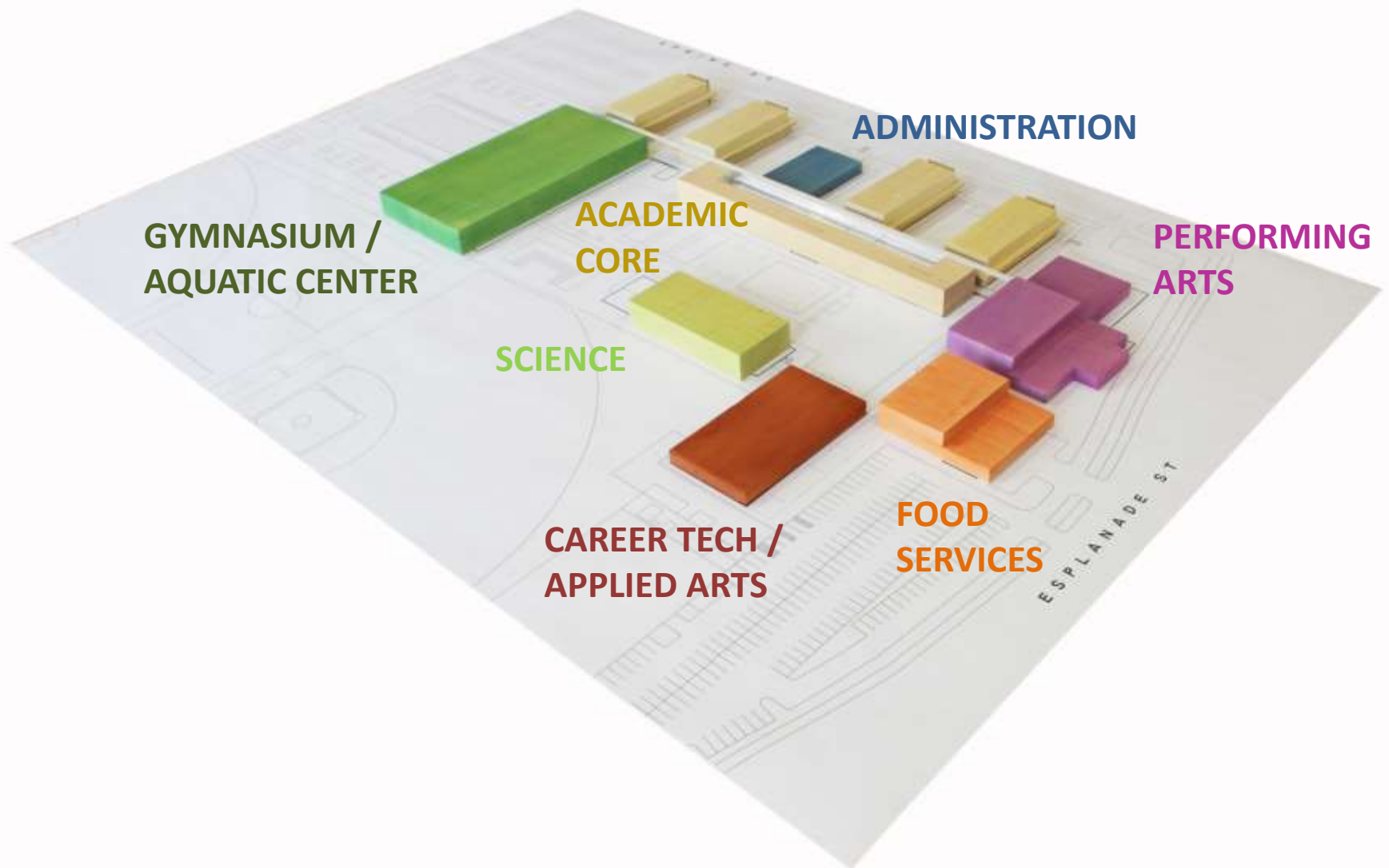


Community Workshop Process El Modena High School - Phase 1

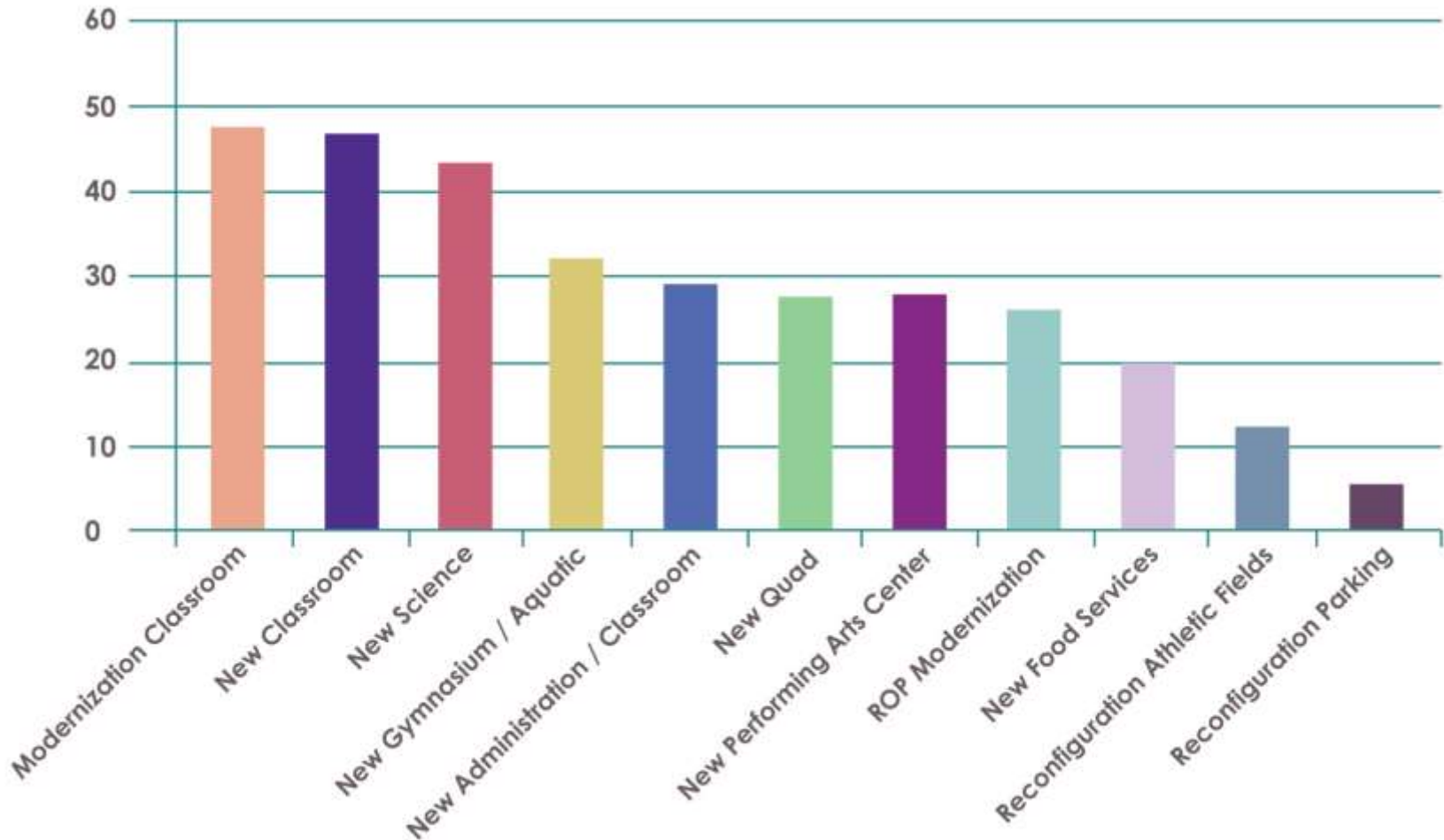
- Community-wide Workshops to Develop a Comprehensive Master Plan were conducted 2014-16
- Visioning Session to Identify Issues and Imagine new facilities for the 21st Century
- Survey was conducted to establish priorities for the future redevelopment of the campus
- Hands-on exercise to evaluate at basic Master Plan Options. A 'kit of parts' model was provided to as series of small groups to develop optional visions for the redevelopment of the campus

MASTER PLAN CONCEPT

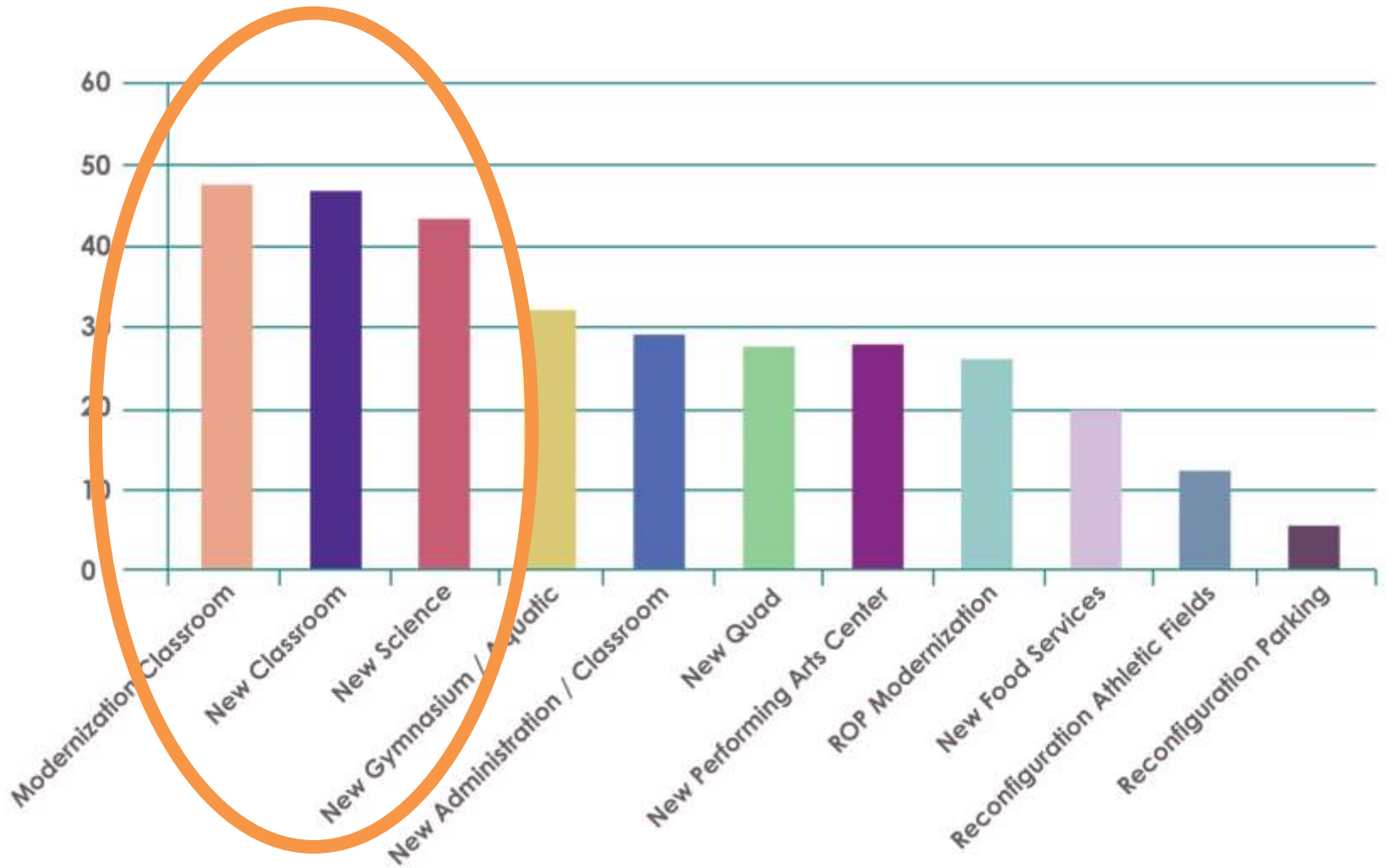
DESIGN PHASE ONE TO ALLOW
ULTIMATE COMPLETION OF MASTER PLAN



COMMUNITY WORKSHOP - PRIORITY SURVEY



COMMUNITY WORKSHOP – PRIORITY SURVEY



COMMUNITY WORKSHOP



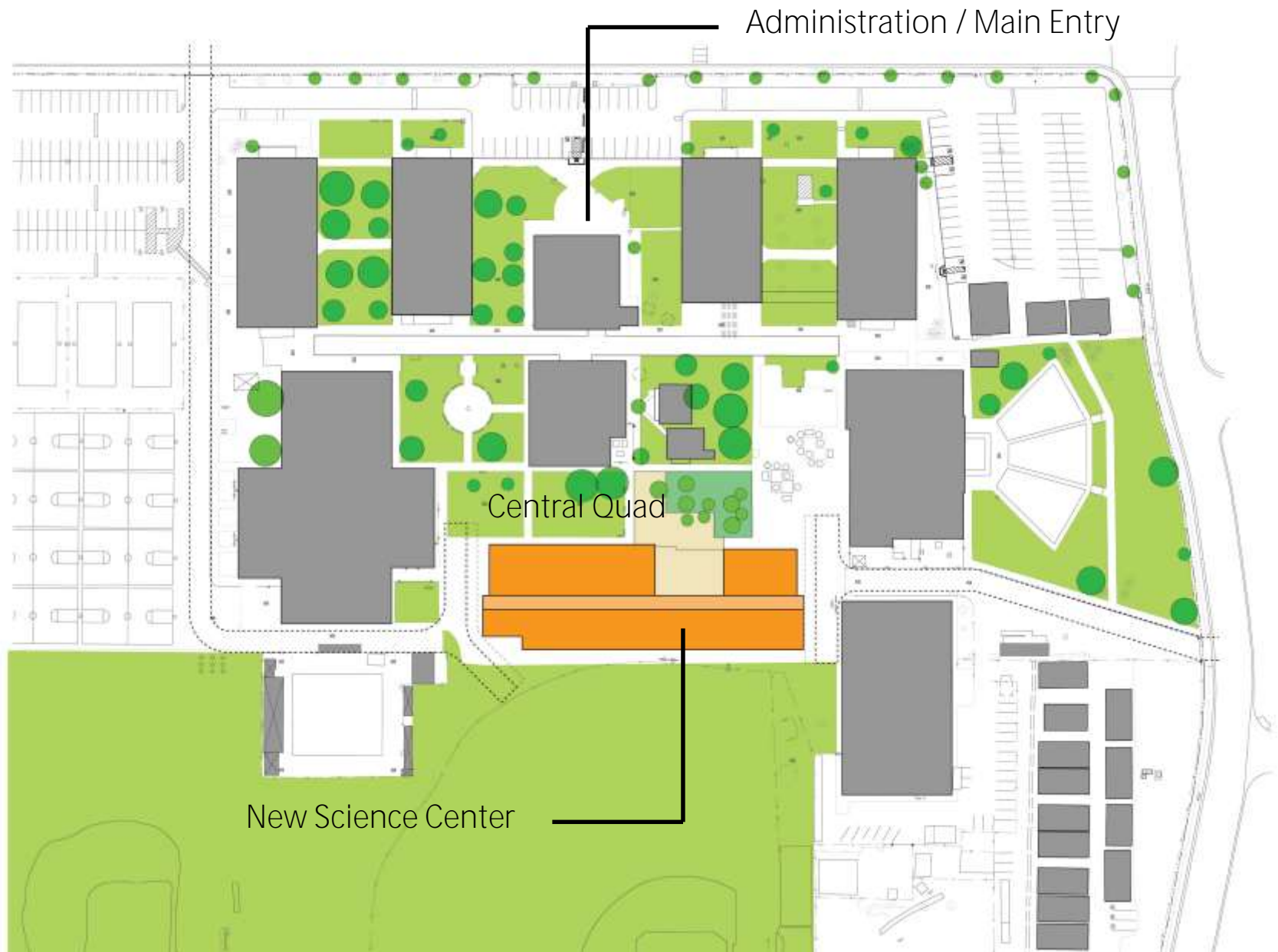
COMMUNITY WORKSHOP – MODEL MAKING



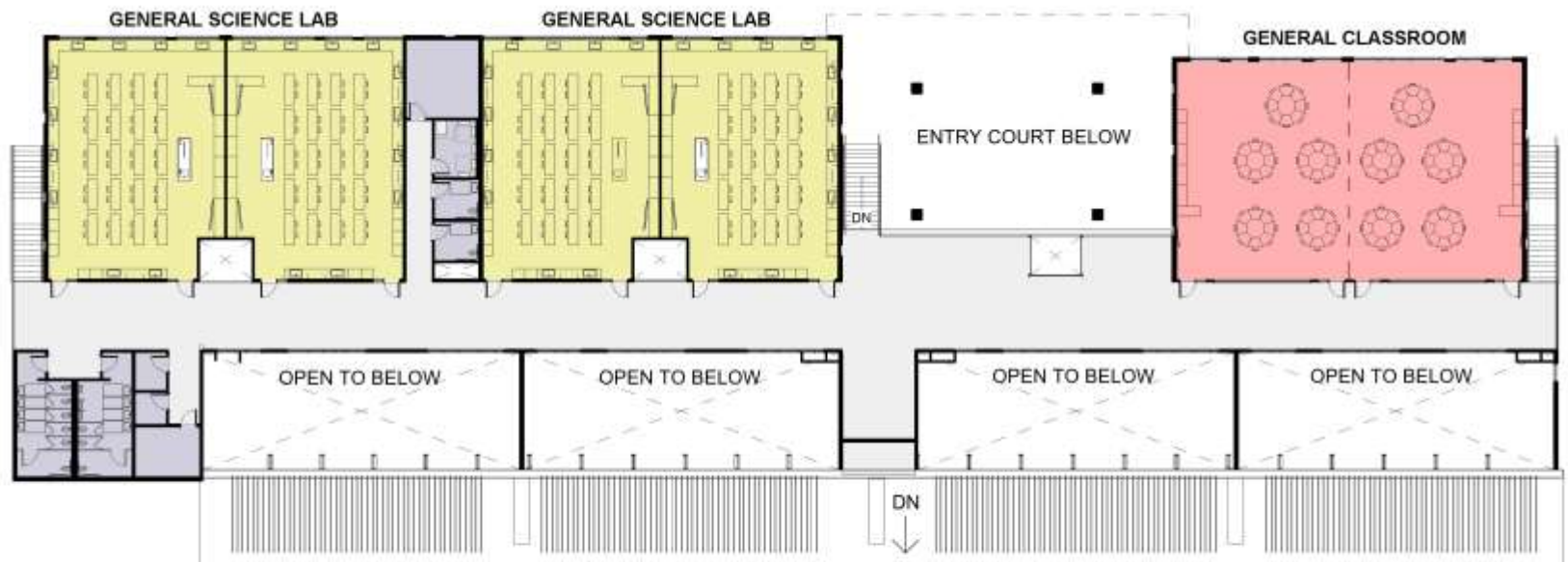
Alternate Master Plan Models Developed by Breakout Groups during Workshop

CURRENT PROJECTS UNDER WAY



















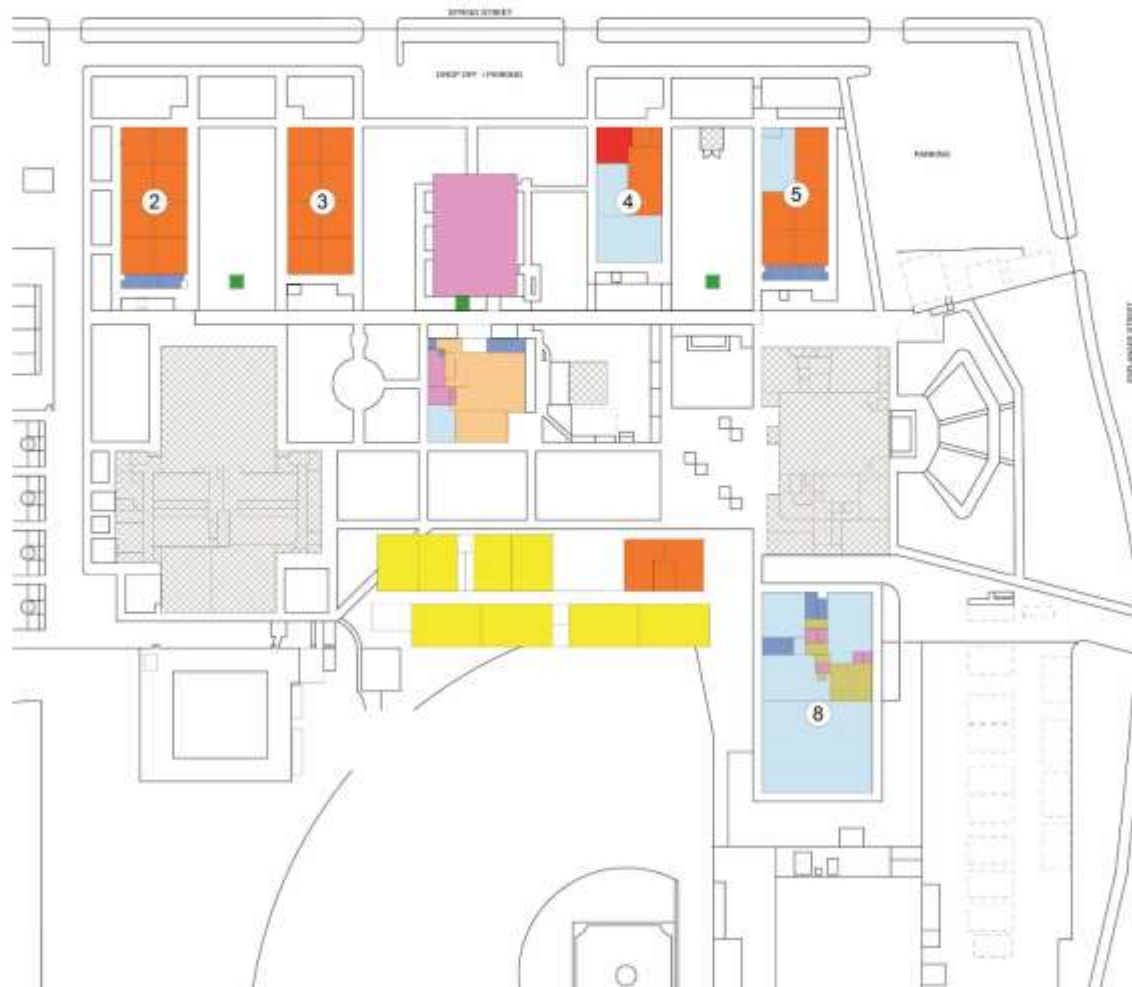
Community Workshop Process El Modena High School - Phase 2

- Building on Previous Master Planning Workshops from 2014-16
- New Outreach to Reassess / Confirm Master Plan as we proceed to Phase 2
- December, 2018: Kick-off Meeting with Principal and members of PTA (10 participants)
- January, 2019: Workshop with School Administration, Facilities Staff and select Faculty (20 participants)
- March, 2019: Workshop (Principal, Faculty, Community Members, District Staff and ASB Students (70 participants)

COMMUNITY WORKSHOP – ASB STUDENTS



PHASE 2 OPTION 1



Rooms Legend

- Administrative
- Basic Classroom
- Circulation
- Classroom Support
- Library and Media
- Operational Support
- Science Classroom
- Special Education
- Specialty Classroom
- Student Support

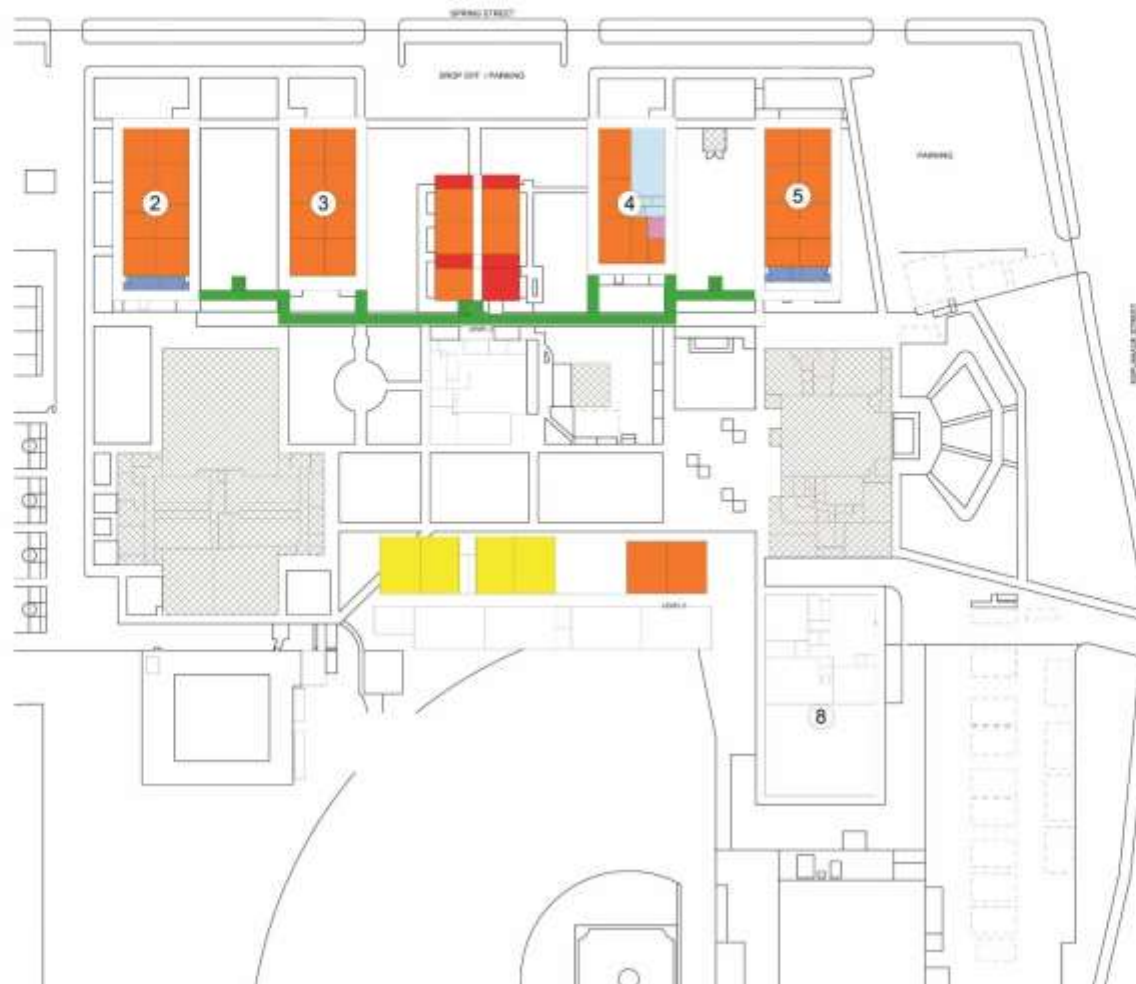
Scheme 1 Summary

- Existing Administrative building to be demolished
- New construction - 2 stories, 16,000 SF Administrative / Classroom building to replace existing administrative building
 - Administrative program increase from 6,100 (current) SF to 8,000 SF
 - Additional Programming: 1,600 SF of student support and teachers collaborations areas
- New construction - 3 elevators and elevated walkway
- All portable classroom buildings to be removed
- All classrooms to be located inside permanent buildings

OPTION 1 _ F-1 FLOOR PLAN

Lower Floor - \$20 Million Budget – permanent
2 story admin and classroom building

PHASE 2 OPTION 1



Rooms Legend

- Administrative
- Basic Classroom
- Circulation
- Classroom Support
- Library and Media
- Operational Support
- Science Classroom
- Special Education
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- Student Support

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- New construction - 3 elevators and elevated walkway
- All portable classroom buildings to be removed
- All classrooms to be located inside permanent buildings

OPTION 1 _ F-2 FLOOR PLAN

Upper Floor - \$20 Million Budget – permanent
2 story admin and classroom building

PHASE 2 OPTION 1



Phase 2, Option 1

PHASE 2 OPTION 1



New Administration and Classroom Building

PHASE 2 OPTION 1



New Administration and Classroom Building



New Administration and Classroom Building – Administration Center



New Administration and Classroom Building – Upper Level Classrooms



Typical New Classroom



Typical Renovated Classroom

PHASE 2 OPTION 1



Improved Central Quad

Student Workshop Comments

Option One

Like 2 story Admin. Building w/ disciplinary, counselling and all admin: no classrooms!!

2nd story classrooms above Admin. will be disruptive

Bridge should connect all buildings

No classes over Admin.

Bridge to all buildings

Need vehicular circulation [connecting all lots on campus]

Yearbook, Journalism, ASB should be centralized because they do tasks all over campus

Can parking lots be connected?

Tables in hallways might add congestion

Do not like single point of entry: ASB and others arrive early: how will they get in?

Need indoor space to hang out (maybe cover quad?)

Starbucks would be nice

51 meter pool would be cool

ASB, Frontline, Yearbook would work well over Admin: makes sense to call all those kids to same place

Classrooms over Admin not best option

PHASE 2 OPTION 2



Rooms Legend

- Administrative
- Athletic
- Basic Classroom
- Circulation
- Classroom Support
- Library and Media
- Operational Support
- Science Classroom
- Special Education
- Specialty Classroom
- Student Support

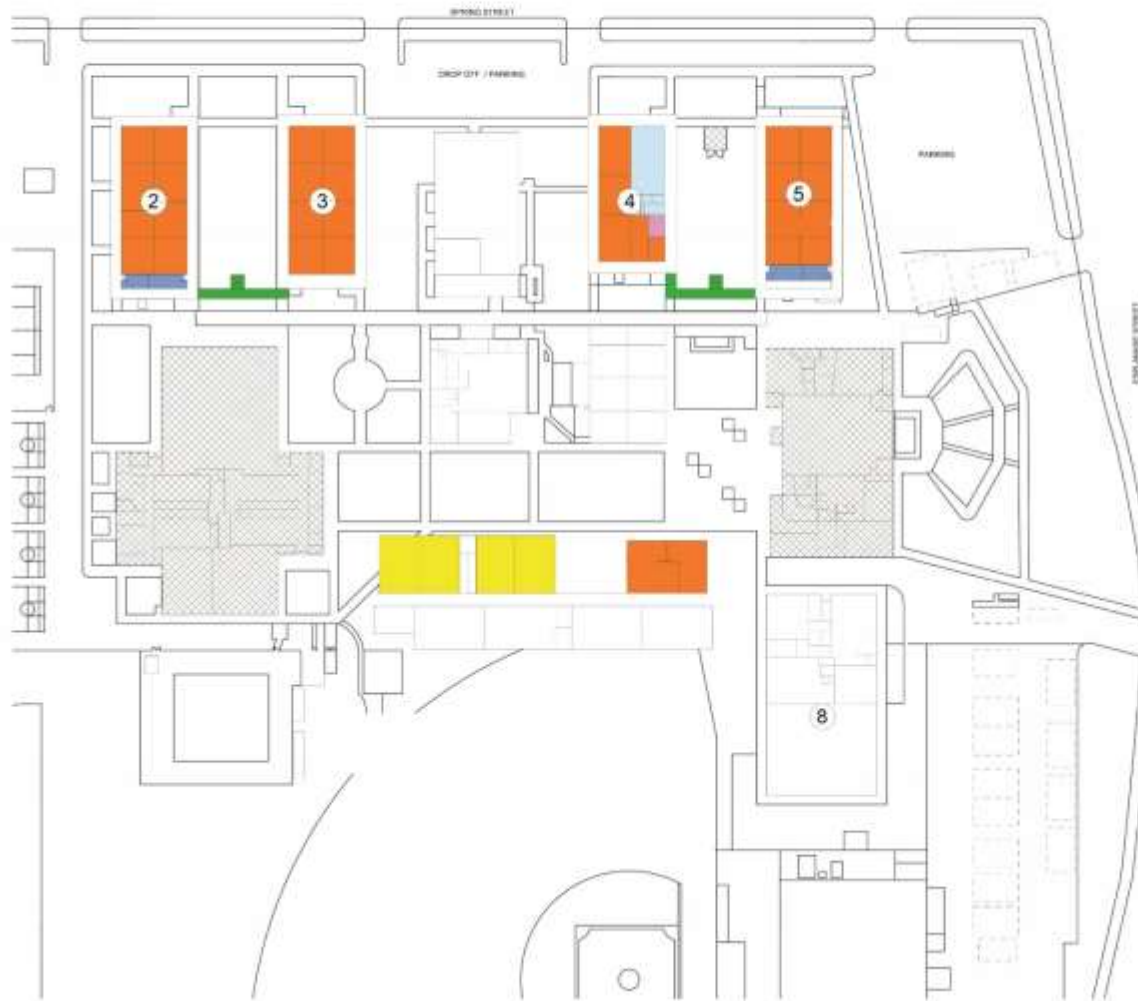
Scheme 2 Summary

- New construction - 6,700 SF, 1 story Classroom building
 - New building to be located at east side of the Library
 - Additional Programming: 1,000 SF of student support and teachers collaboration areas
- New construction - 3,300 SF administrative building expansion
 - Administrative program area increase from 6,100 (current) SF to 8,000 SF
- New construction - 2 elevators and elevated walkways
- All portable classroom buildings to be removed
- All classrooms to be located inside permanent buildings

OPTION 2 _ F-1 FLOOR PLAN

Lower Floor - \$20 Million Budget -1 story modular classroom building

PHASE 2 OPTION 2



Rooms Legend

- Administrative
- Athletic
- Basic Classroom
- Circulation
- Classroom Support
- Library and Media
- Operational Support
- Science Classroom
- Special Education
- Specialty Classroom
- Student Support

Scheme 2 Summary

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OPTION 2 _ F-2 FLOOR PLAN

Upper Floor - \$20 Million Budget -1 story modular classroom building

PHASE 2 OPTION 2



Aerial View from Northeast

Student Workshop Comments (continued)

Option Two

ASB room must be downstairs

2nd floor walkway should connect 200,300,400 & 500 regardless of no 2nd floor at Admin (more accessible and efficient)

Don't take away quad space: we like 2 story Admin.

Quad is cut-off for new building: we hold Spirit Week & Pep Rallies there)

We need more space for events

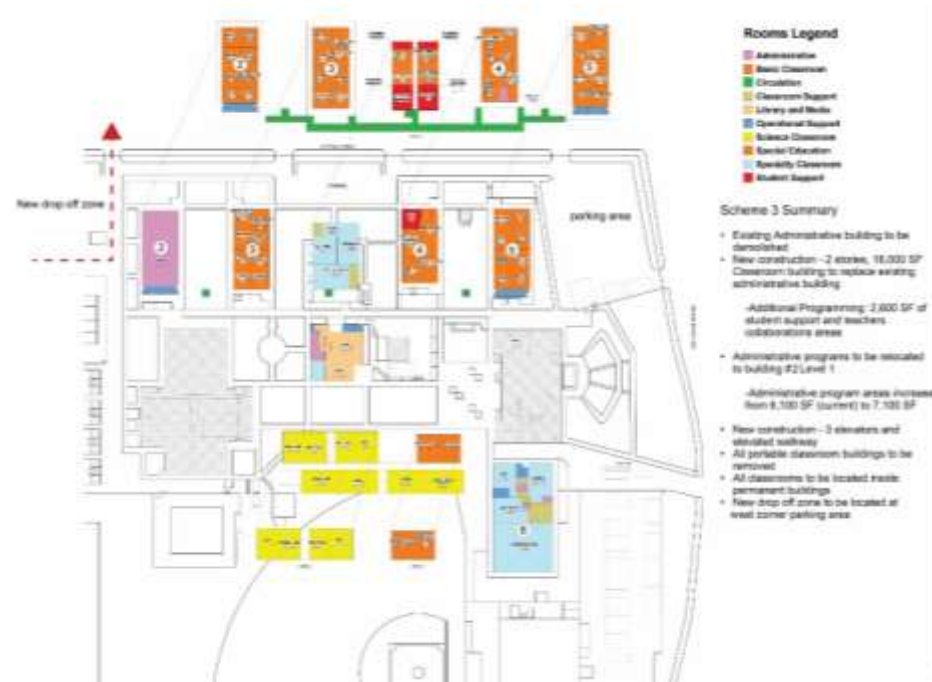
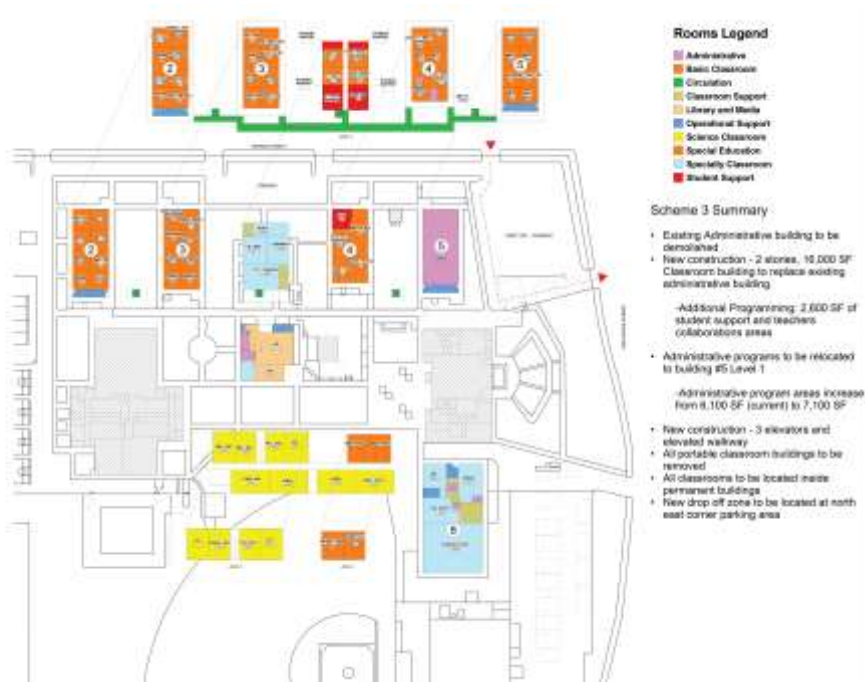
Extra building takes up too much space

We like the bridge connecting to everything

Secondary building instead of 2 story Admin may make things too cramped

For good circulation, 2 separate bridges seems disconnected

CTE next to library not the best option



Phase 2, Option 3A - \$20 M Budget



Phase 2, Option 3B - \$20 M Budget

Student Workshop Comments (continued)

Option Three

Don't move Admin

Administration Should be centralized

Keep Admin in middle

Visitor parking and student parking should be separated

Centralized Admin is better

A better drop-off zone is needed (cars are sprawled on Spring St.
trying to get in = major congestion)

Specialty rooms=biggest benefit (Kiln room would need to be
moved)

Need display cases at all walkway facing buildings

Like definitive entrance somewhat separate from rest of campus

Faculty Workshop Comments

Scheme 1 Comments (47 points)

Best possible solution for providing school front entrance image

Scheme 2 Comments (47 points)

Space adjacent to library should be reserved for future phase or 2 stories building.

Teachers agree that having classrooms on ground floor is more accessible

Scheme 3 Comments (47 points)

Admin and drop off area would create additional traffic on the busy corner. The drop off entrance is too close to the traffic light.

Admin building should not be located at the center of the campus

Evaluation Matrix

Option One:

Renovate Classroom Buildings 200-500
Replace Existing Admin with New 2 Storey Classroom + Admin Building
Potential Light Remodel of Library and Building 800

Comments on this Option:

Option Two:

Renovate Classroom Buildings 200-500
Expand and Renovate Existing Administration Building
Build new Modular Classroom Building to east of Library
Potential Light Remodel of Library and Building 800

Comments on this Option:

Option Three:

Renovate Classroom Buildings 200-500
Demolish Existing Administration Building
Renovate lower level of Building 500 for Administration
Build new 2 storey Classroom Building
Potential Light Remodel of Library and Building 800

Comments on this Option:

General Comments:

Score 1-10 for Each Category

Best solution for New Classrooms	Best solution for Administration	Best Pedestrian Circulation	Best Vehicular Circulation	Best Campus Image	Total Score
8, 8, 10, 6, 7, 10 Average: 7.8	9, 8, 10, 6, 5, 10 Average: 7.7	10, 10, 10, 7, 6, 10 Average: 8.8	5, 8, 8, 7, 1, 4 Average: 5.5	10, 10, 10, 7, 9, 10 Average: 9.3	42, 40, 48, 33, 28, 44 Average: 39.2

Best solution for New Classrooms	Best solution for Administration	Best Pedestrian Circulation	Best Vehicular Circulation	Best Campus Image	Total Score
6, 9, 5, 10, 8, 4 Average: 7	7, 10, 10, 10, 8, 8 Average: 8.8	7, 8, 10, 7, 9, 6 Average: 7.8	5, 8, 8, 7, 1, 4 Average: 5.5	10, 8, 8, 10, 9, 10 Average: 9.1	34, 43, 41, 44, 35, 32 Average: 38.2

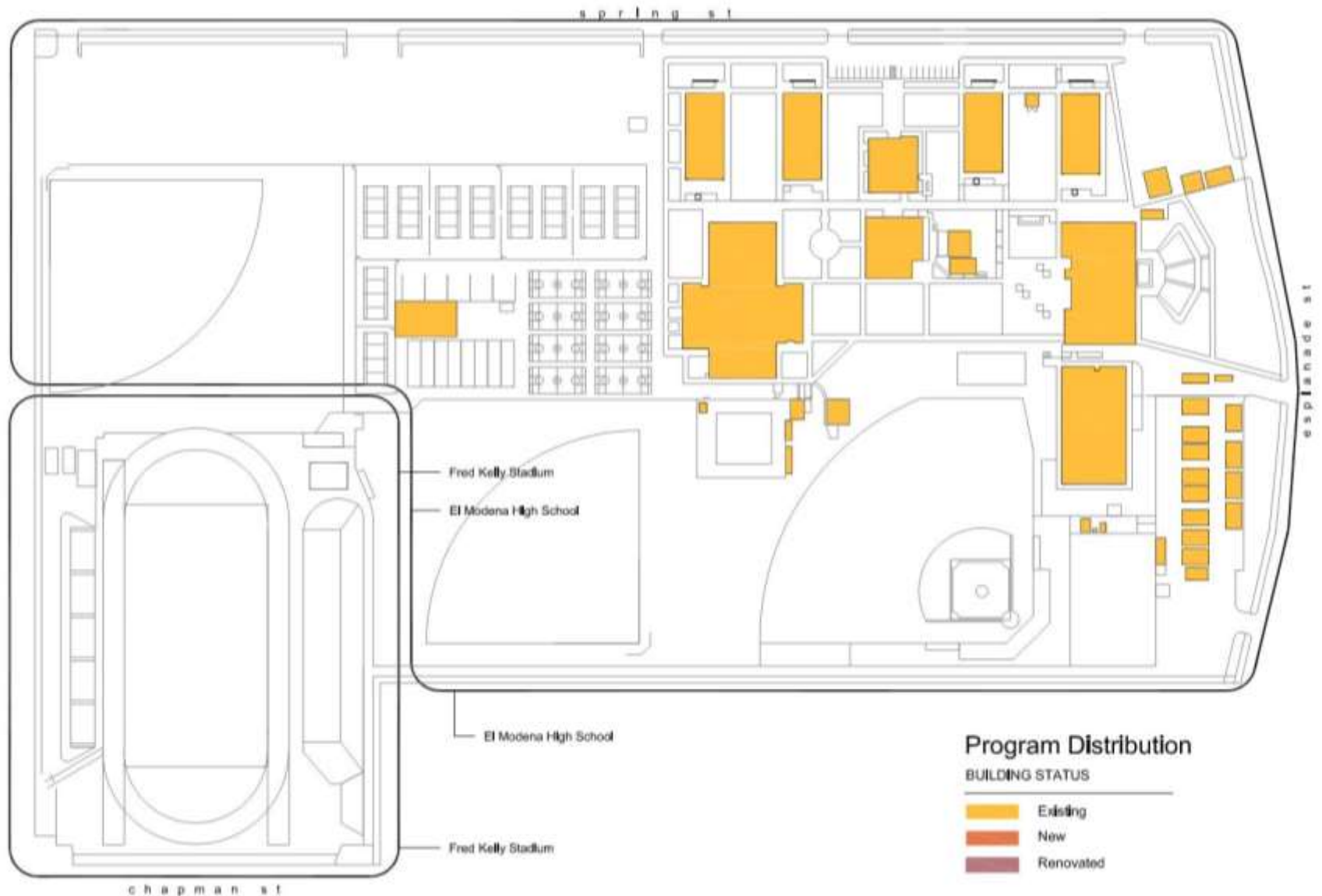
Best solution for New Classrooms	Best solution for Administration	Best Pedestrian Circulation	Best Vehicular Circulation	Best Campus Image	Total Score
6, 3, 10, 7, 1, 8 Average: 5.8	0, 2, 3, 3, 1, 6 Average: 2.5	6, 10, 10, 7, 6, 10 Average: 8.2	6, 4, 2, 7, 9, 8 Average: 6	10, 5, 6, 6, 4, 6 Average: 6.2	28, 24, 31, 30, 21, 38 Average: 28.7



HED

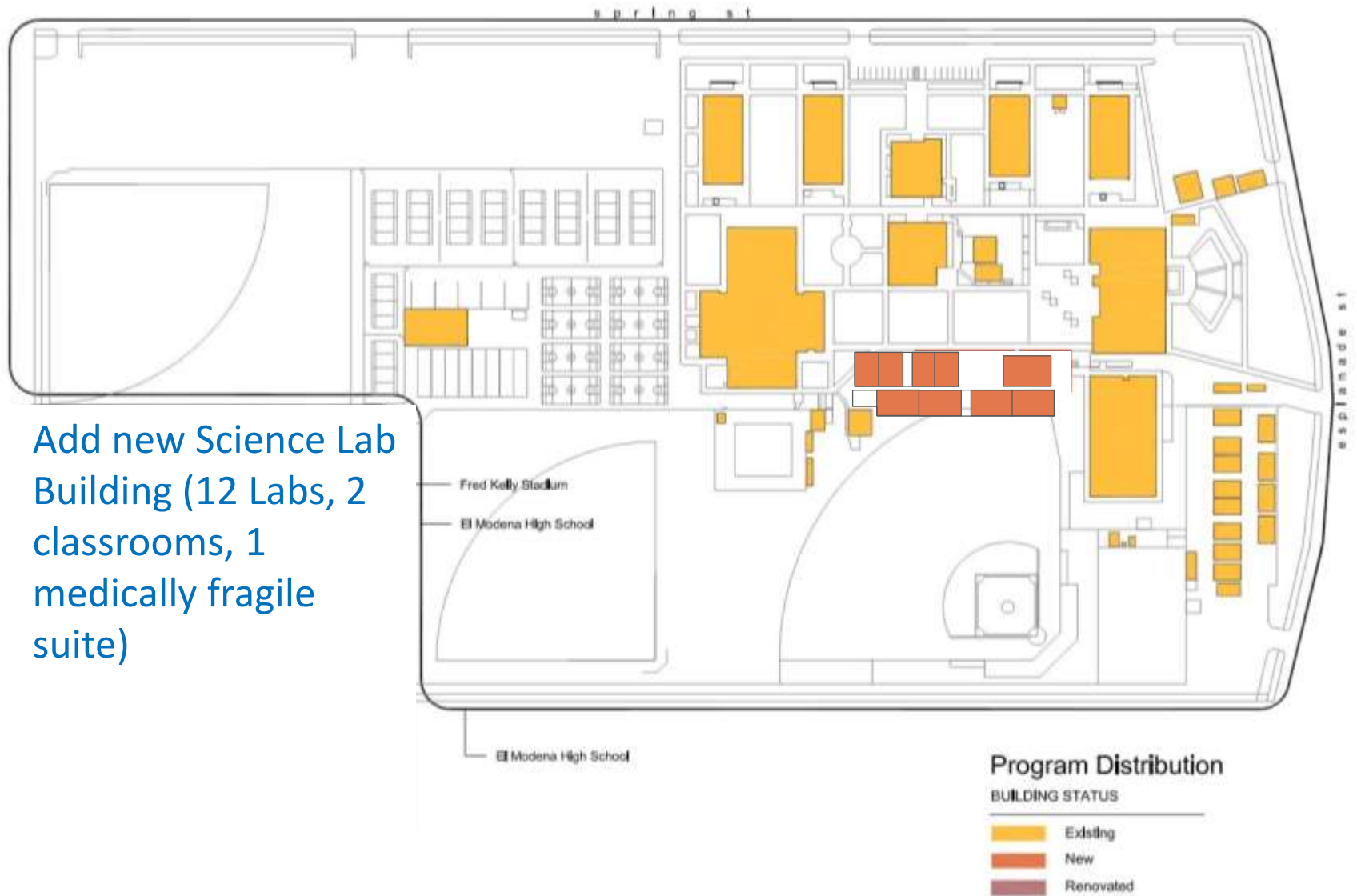
EXISTING CONDITIONS

El Modena High School Measure 'S'



START OF CONSTRUCTION El Modena High School Measure 'K'

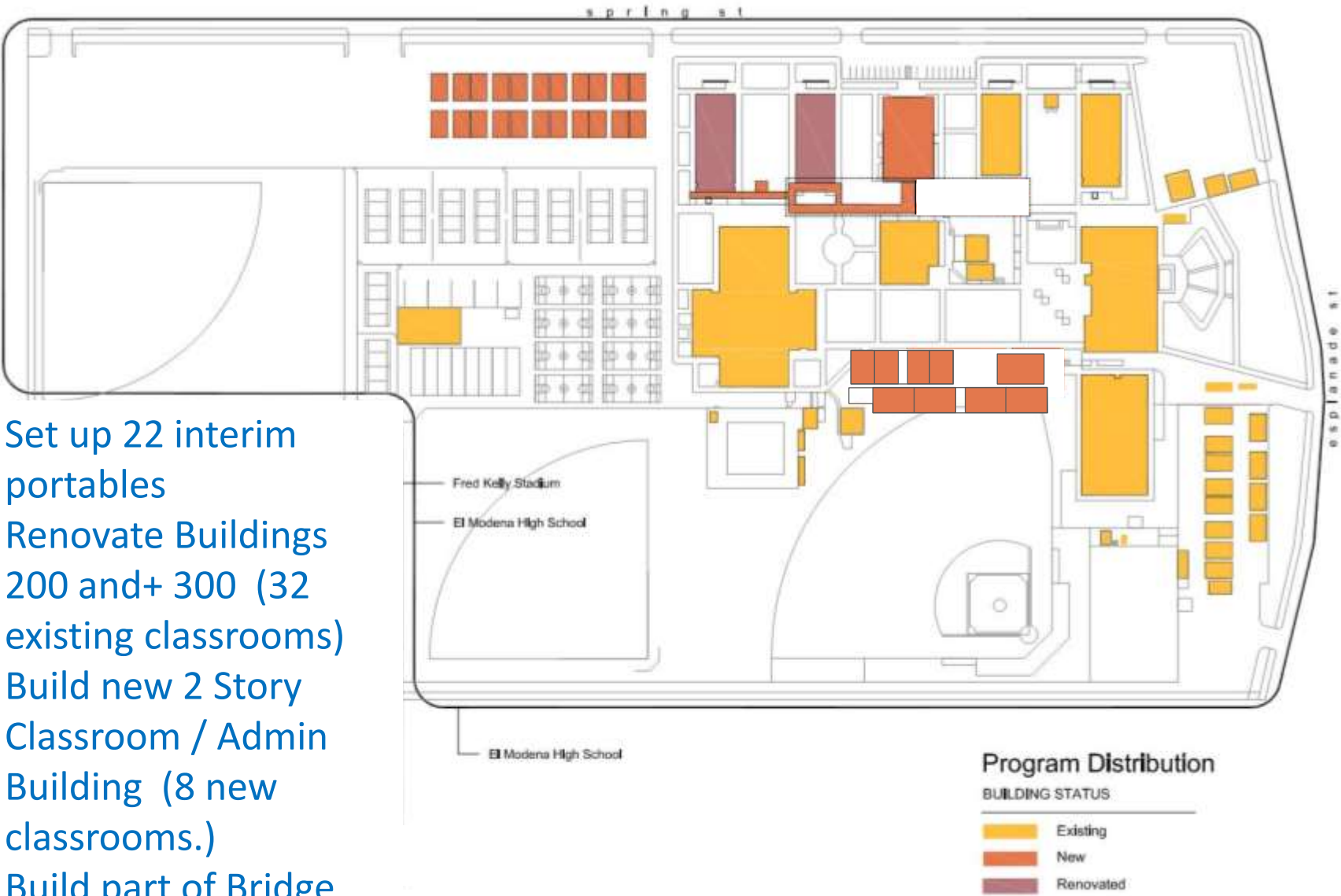
- Add new Science Lab Building (12 Labs, 2 classrooms, 1 medically fragile suite)



INTERIM CONSTRUCTION

El Modena High School Measure 'S'

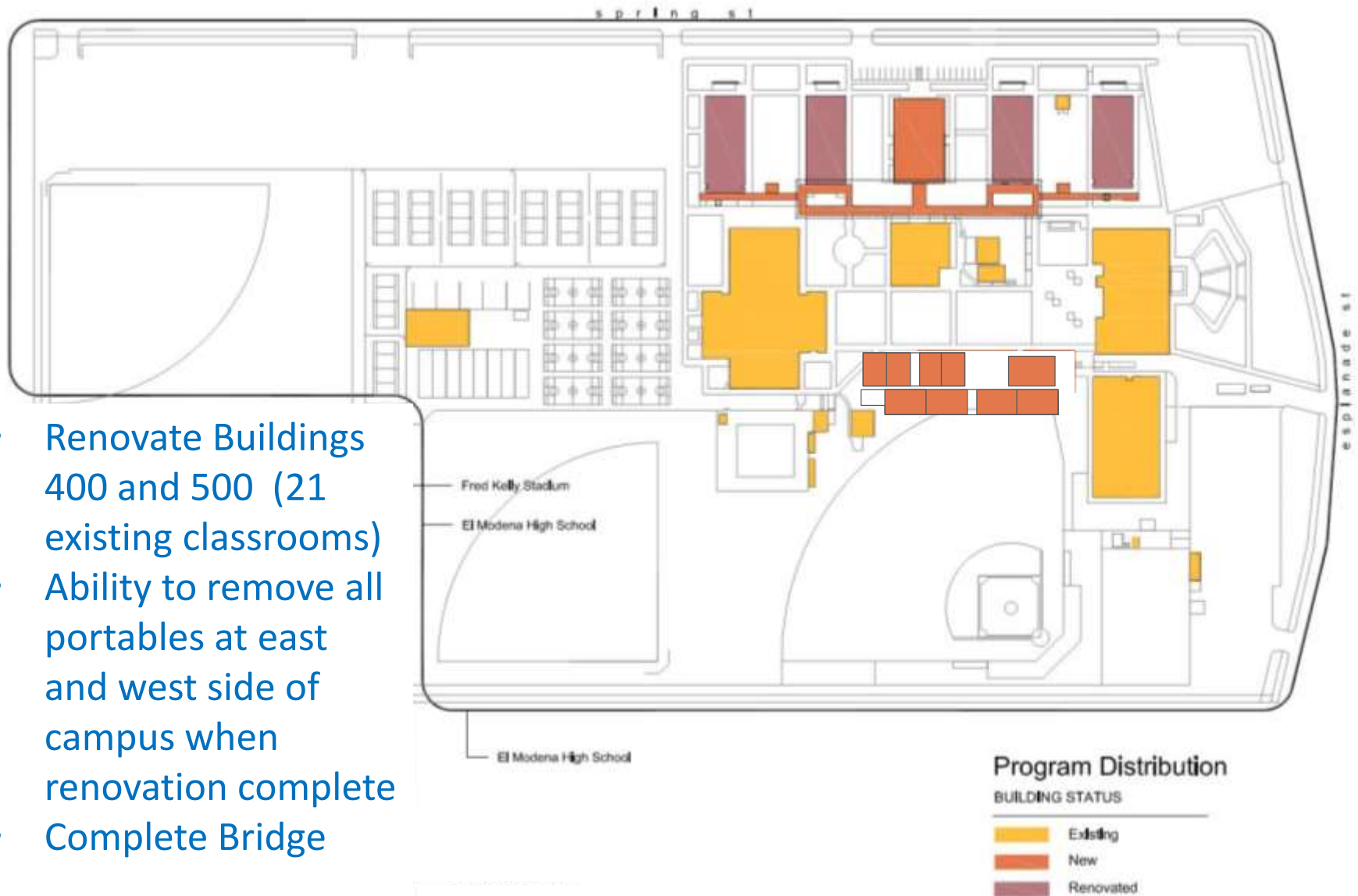
- Set up 22 interim portables
- Renovate Buildings
- 200 and+ 300 (32 existing classrooms)
- Build new 2 Story Classroom / Admin Building (8 new classrooms.)
- Build part of Bridge



FULL BUILD OUT

El Modena High School Measure 'S'

- Renovate Buildings 400 and 500 (21 existing classrooms)
- Ability to remove all portables at east and west side of campus when renovation complete
- Complete Bridge



CAMPUS OVERVIEW – EXISTING CONDITIONS



CAMPUS OVERVIEW – MEASURE ‘S’



El Modena High School Phase 2



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