Measure S
PHASE II DESIGN CONTRACT
ACTION ITEMS
July 25, 2019

Scott Harvey, Senior Executive Director, Administrative Services
Rory Lorenzo, Bond Program Manager
Building 100/200 Structural Assessment

- Accessibility
  - Bldg 200 Second Floor
  - Restrooms
- Fire & Life Safety
  - Exiting
  - Fire Protection
  - Impacts to Adjacent Buildings
- $20 Million Construction Budget
PHASE 2 (OPTION 1) - MODERNIZATION

DISTRICT RECOMMENDED TEACHING STATIONS

TOTAL TEACHING STATIONS: 83
PHASE 2 (OPTION 2) - NEW CLASSROOM/STUDENT SERVICES BUILDING

- 91 COUNT BASED ON OPSC
- 05 DEMO PORTABLES
+ 15 COMPLETION SCIENCE CENTER

101 TOTAL TEACHING STATIONS ON MAY 2020
- 17 DEMO BLDG 100/200 & THEATER WING
- 14 DEMO PORTABLES
+ 05 NEW CONSTRUCTION

75 TOTAL TEACHING STATIONS

75 DISTRICT RECOMMENDED TEACHING STATIONS

TOTAL TEACHING STATIONS: 75
HYBRID - PHASE II (OPTION 3) - SMALLER BUILDING/RETAIN PART OF BUILDING 100

TOTAL TEACHING STATIONS: 75

91 COUNT BASED ON OPSC
-05 DEMO PORTABLES
+15 COMPLETION SCIENCE CENTER

101 TOTAL TEACHING STATIONS ON MAY 2020
-15 DEMO BLDG 100/200
-14 DEMO PORTABLES
+03 NEW CONSTRUCTION

75 TOTAL TEACHING STATIONS

75 DISTRICT RECOMMENDED TEACHING STATIONS
STAFF RECOMMENDED DESIGN OPTION: **OPTION 2**

**TENTATIVE CONSTRUCTION BUDGET: $20,000,000**

**ARCHITECT OF RECORD: LIONAKIS**

Schematic Design: $141,350

Design Development: $238,400

Contract Documents: $414,650

Agency Review/Bidding: $32,200

Construction Administration/Close Out: $317,150

Allowances (Alumni Corner/FF&E): $72,500

Reimbursable Expenses: $47,363

**Total Fee: $1,450,000**

**OPTION 2 SUMMARY-**

- Construction of a New, 2-Story 15-Classroom and Student Services Building
- Added Security Fencing and Single Point of Entry Created
- ZERO PORTABLE CLASSROOMS REMAIN ON SITE (Based on Enrollment Projections of under 2400 students)
PHASE II

Campus and Community
Goals and Priorities- MASTER PLAN

• Create New 21st Century Learning Environments for STEM Curriculum
• Replace Classrooms in Portables with new facilities
• Improve Safety and Security (campus access & supervision)
• Increase Parking Quantity
• Improve Drop-off and Site Circulation
Canyon High School
Existing Science Building

- Existing Science Labs and Storage
- Main Campus Boys and Girls Restrooms
- Staff Lounge and Non-Compliant Restrooms
- Existing classrooms
Canyon High School
Science Building Renovation Option 1

New classrooms including 2 additional teaching stations

Renovated Staff Lounge and Restrooms

Renovated Boys and Girls Restrooms

Modernized classrooms
Canyon High School
Science Building Renovation Option 2

New classrooms including 2 additional teaching stations

Renovated Boys and Girls Restrooms

Renovated Staff Lounge and Restrooms

Modernized classrooms
STAFF RECOMMENDED DESIGN OPTION: **OPTION 1**

**TENTATIVE CONSTRUCTION BUDGET:** $5,000,000

**ARCHITECT OF RECORD: CANNON DESIGN (Formerly gkk)**

- Schematic Design: $103,975
- Design Development: $126,500
- Contract Documents: $189,750
- Agency Review/Bidding: $37,950
- Construction Administration: $126,500
- Close Out: $6,325
- Reimbursable Expenses: $29,000

**Total Fee:** $620,000

**OPTION 1 SUMMARY—**
- Full Modernization of Old Science Classrooms in Building 200
- Renovation of Four Restrooms
- Added Security Fencing in Rear of Building
- ZERO PORTABLE CLASSROOMS REMAIN ON SITE
PHASE II

GOALS

- Renew all Classroom Buildings to support 21st century learning
- Eliminate all Portable Classrooms
- 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
PHASE 2 OPTION 1

$20 Million Budget – Permanent
2-Story Student Services and Classroom building
Phase 2, Option 1

Removal of all 17 Existing Portables
PHASE 2 OPTION 2

$20 Million Budget - 1 Story Modular Classroom Building

1ST Floor

2ND Floor

New Building

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
PHASE 2 OPTION 2

Removal of all 17 Existing Portables

Aerial View from Northeast
STAFF RECOMMENDED DESIGN OPTION: **OPTION 2**

**TENTATIVE CONSTRUCTION BUDGET: $22,000,000**

**ARCHITECT OF RECORD: HARLEY ELLIS DEVEREAUX**

Schematic Design/Design Development: $691,970
Contract Documents: $470,560
Agency Review/Bidding: $124,321
Construction Administration: $424,440
Close Out: $48,709
Reimbursable Expenses: $40,000

**Total Fee: $1,800,000**

**OPTION 2 SUMMARY—**
- Construction of a New 6700 Square Foot Modular Classroom Building
- Moderate Renovation to ALL 2-Story Buildings (200, 300, 400, 500)
- Renovation/Addition to Student Services Building (3000 Square Feet)
- Moderate Renovation of 800 Building and Library
- ZERO PORTABLE CLASSROOMS REMAIN
GOALS

- Smart & efficient use of resources
- Minimize number of portables
- Secure campus perimeter
phase 2 implementation – building 100/200 partial mod

scope:
- relocate north stairs to quad side
- add elevator
- upgrade restrooms
- ornamental fencing @ breezeways
opportunities
- potential dedicated outdoor learning spaces
- frames edge of quad
- portables after phase II: 5

Challenges
- 'hidden' by building 400
- solar orientation
- potential supervision of outdoor spaces
- visual disconnect from 'rain garden'

portable count
after phase I: 18
after phase II: 5
after phase III: 0
phase 2 implementation - Option 2

opportunities
- potential dedicated outdoor learning spaces
- exterior building circulation
- opens up to quad & rain garden
- solar orientation

challenges
- portable count after phase II = 10
- 'hides' bldg. 600

portable count
after phase I: 18
after phase II: **10**
after phase III: 0
phase 2 implementation - Option 3

opportunities
- potential dedicated outdoor learning spaces
- partial exterior building circulation
- opens up to quad & rain garden
- ideal solar orientation for both phases
- least visual impact on neighbors

challenges
- portable count after phase II = 10
- rework of vehicular turnaround
- 'hides' bldg. 600

portable count
after phase I: 18
after phase II: 10
after phase III: 0

Construction would demolish Measure S Phase 1 bus-turnaround work. Not recommended.
STAFF RECOMMENDED DESIGN OPTION: **OPTION 1**

TENTATIVE CONSTRUCTION BUDGET: **$21,000,000**

**ARCHITECT OF RECORD: LPA**

Schematic Design: $104,620
Design Development: $343,213
Contract Documents: $542,600
Agency Review/Bidding: $32,707
Construction Administration: $523,100
Close Out: $32,707
Reimbursable Expenses: $34,666

**Total Fee: $1,800,000**

**OPTION 1 SUMMARY**-
- Construction of a New, 2-Story 18-Classroom Building
- Required ADA and Restroom Renovations to 100/200 Building
- Added Security Fencing and Single Point of Entry Created
- 5 PORTABLE CLASSROOMS REMAIN ON SITE (Enrollment Projections Pending)
Questions?