Information Sheet – 11/13/18 - Board of Trustees Meeting

TO: Board of Trustees Item: 7.3

FR: Jim Bridges

DATE: November 8, 2018

RE: Approval of Architectural Pool

On May 25, 2018 the Jefferson Elementary School District released a Request for Qualification for Architectural/Engineering Services seeking highly qualified firms to provide Architectural/Engineering Services for the various Districtwide new construction and enhancement projects.

It was the desire of the District to select a pool of highly qualified Architectural firms that could meet or exceed the District's requirement to provide the superior quality design service at reasonable costs. The District received 12 responses to the RFQ from the following firms. ATI Architects + Engineers, HED, Hibser Yamauchi Architects, HMR Architects, LCA Architects, LDA Partners, LPA, Perkins Eastman Dougherty (Dougherty + Dougherty), PJHM Architects, RGA, SVA Architects, and WLC.

A committee reviewed the RFQs and selected five architectural firms based upon their firm's capabilities/resources, qualifications of key individuals, finance/litigation, experience and references. The five finalists were invited for an hour interview in which each firm gave a twenty minute presentation about their firm and process, this was followed by a series of questions. The firms were then allowed an opportunity to ask questions of the District. The interview committee selected two firms to move forward for the District's architectural pool. HED and PJHM were the architect firms the panel selected.

Recommended Action: Approve HED Architects and PJHM Architects to the JESD Architectural Pool and provide direction on which firm to select for Ellis School Site #1.

JEFFERSON SCHOOL DISTRICT

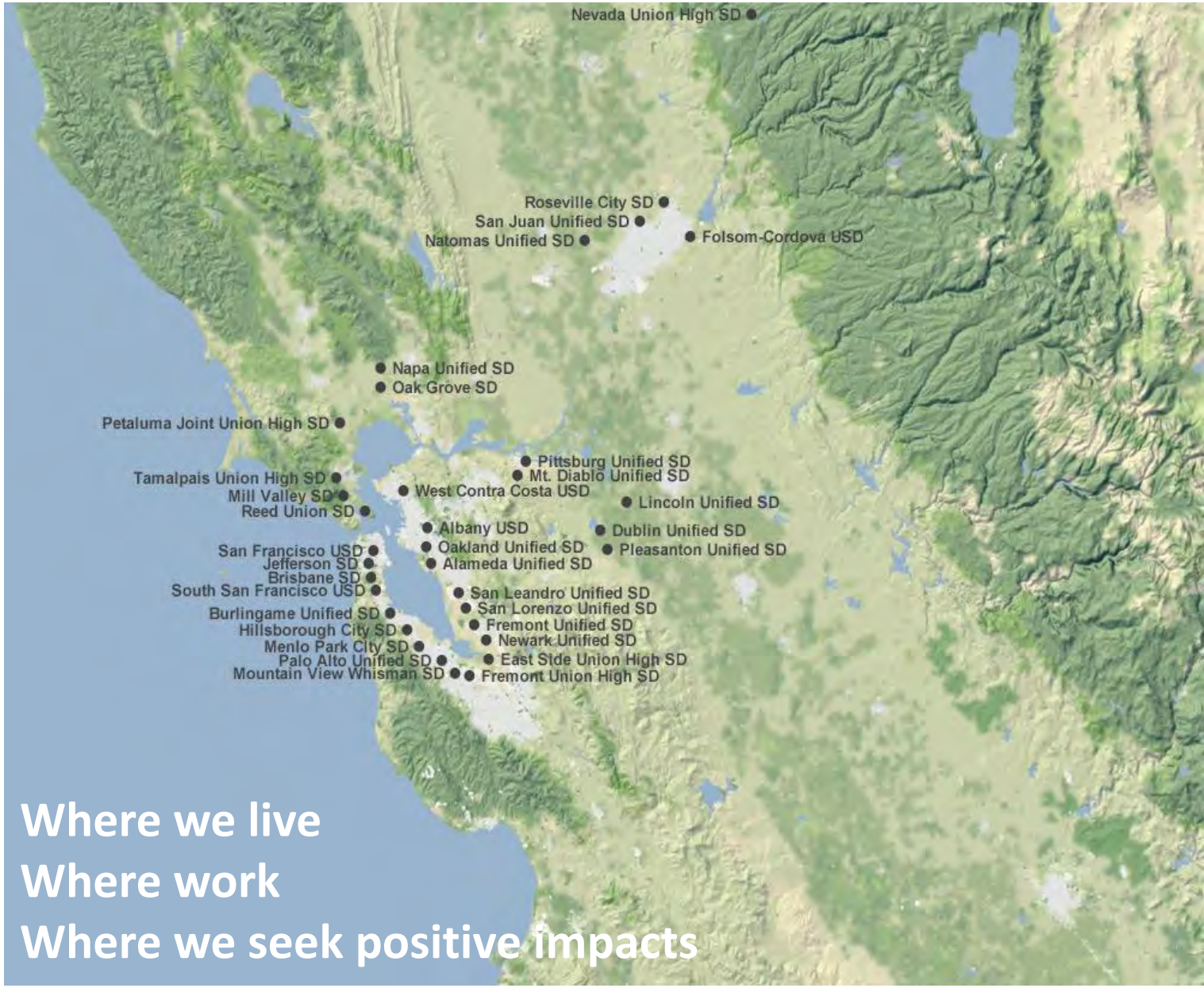
HED

10 October 2018

ADVANCING YOUR WORLD

We seek creative solution to have a **positive impact** for our clients, the community and the world.

HED



Where we live
Where work
Where we seek positive impacts

HED

HED Process

HED

K8 Program Informs the Design

K8 is not a one size fits all

GROWTH / HOUSING

- Demographics
- Geographic
- Financial / Economic

CURRICULUM ENHANCEMENT

- Symbiotic Opportunities
- Specialized Programs
- “Buddy” System

COMBINATION

HED

Planning Challenges

- How do you build K8 schools as fast as developers can build housing?
- How do you maintain quality in schools when the planning process is accelerated?
- How do you get out of the practice of housing students rather than serving students?

HED

Flexibility, Adaptability, and Shortening Timelines

- Review existing plan concepts and/or using comparison sets
- Implementing/adapting portions of existing master plans that have been designed and tested while incorporating the unique identity of district and community that it serves
- Using “loose” architecture concepts
- Incremental submittals to DSA in order to start plan review before the entire project has completed design
- Rely on prior experience with K8 planning and design

HED

Dublin USD

K8 Cottonwood CREEK School

HED

K8 Planning and Visioning
Cottonwood Creek Example

The Design Charette

The Challenge

Over the course of the day…
Collaboratively, collectively, and creatively, develop planning ideas and concepts that will guide the design of the new K8 school.

What we did

Morning Session

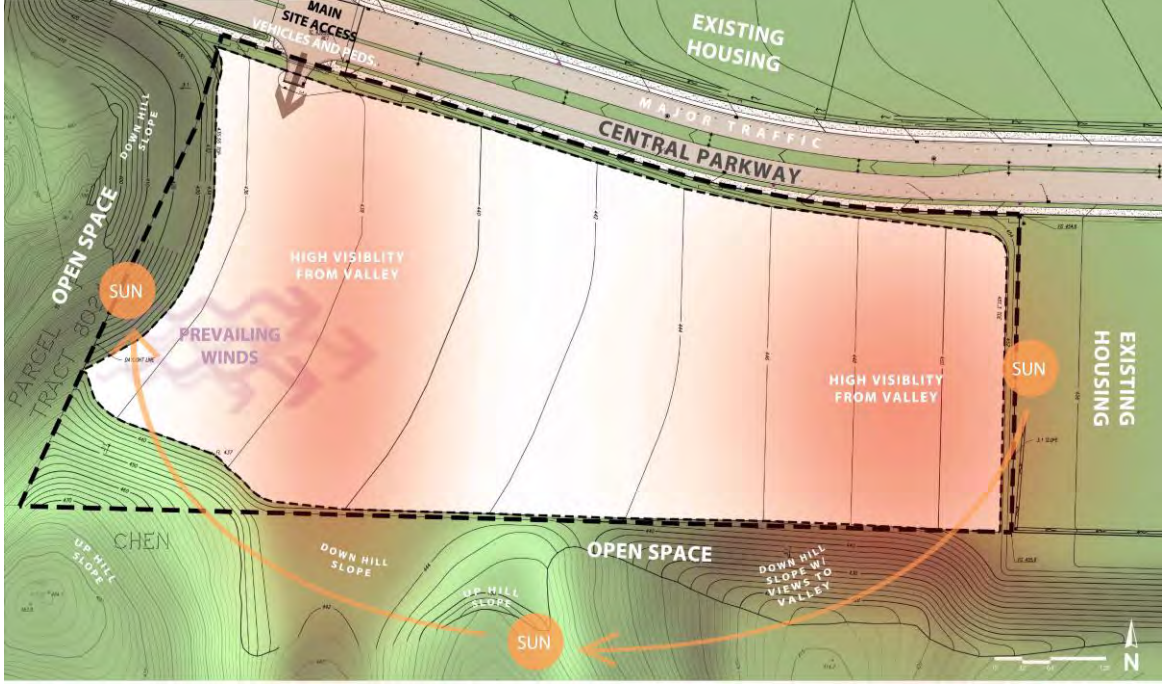
- Group input session facilitated by the design team.
- Opportunity for all to express ideas and thoughts about what a new school should be.
- Collectively prioritize and consolidate list.

Afternoon Session

- Small group design activities.
- Opportunity to test the ideas and thoughts as teams developed site plans.
- Small group presentations.

HED

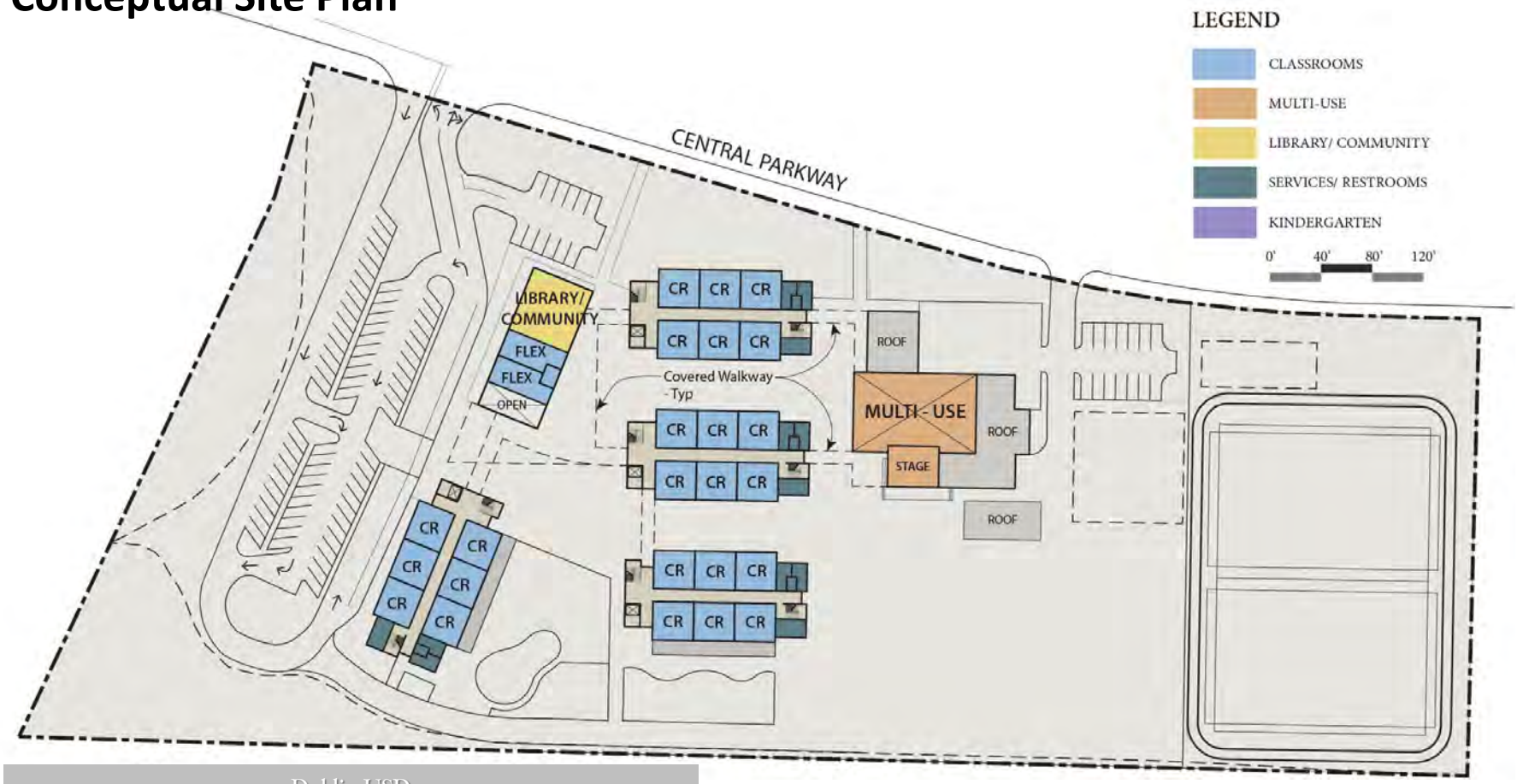
K8 Planning


MAIN SITE ACCESS
VEHICLES AND PEDS.
EXISTING HOUSING
MAJOR TRAFFIC
CENTRAL PARKWAY
OPEN SPACE
DOWN HILL SLOPE
SUN
HIGH VISIBLITY FROM VALLEY
PREVAILING WINDS
HIGH VISIBLITY FROM VALLEY
SUN
EXISTING HOUSING
CHEN
UP HILL SLOPE
DOWN HILL SLOPE
OPEN SPACE
DOWN HILL SLOPE W/ VIEWS TO VALLEY
UP HILL SLOPE
SUN
N

FIRST LEVEL
MAIN SITE ACCESS
VEHICLES AND PEDS.
INTER-ACTIVE COURT.
EXISTING HOUSING
MAJOR TRAFFIC
CENTRAL PARKWAY
OPEN SPACE
DOWN HILL SLOPE
SUN
PARCEL TRACT 802
PARKING OPTION 1
LIBRARY
ADMIN
IPA
KDC
SECONDARY PARKING
SECONDARY ACCESS
STAGE
MULTI-USE
DAY CARE
FACIL.
LOWER CLASSROOMS
LOWER CLASSROOMS
KINDERGARTEN
KINDERGARTEN PLAY
D/N
KINDERGARTEN
HARD COURT PLAY
TURF PLAY
ACCESS
SUN
EXISTING HOUSING
CHEN
UP HILL SLOPE
DOWN HILL SLOPE
OPEN SPACE
DOWN HILL SLOPE W/ VIEWS TO VALLEY
UP HILL SLOPE
SUN
RELATIONSHIP CLRMS TO KG PLAY
N

HED

Conceptual Site Plan



Dublin USD

K-8 Cottonwood Creek School

HED

The site plan is a translation of the concepts and ideas from the design charette.

Construction Concepts

Site adapt buildings or campuses for new locations.

Don't reinvent the wheel -- make it better.

Dublin USD

K8 Cottonwood CREEK School

HED

Concepts

Create places between buildings

View towards admin and library building

Dublin USD

K8 Cottonwood CREEK School

HED

Configuration

Specialty Classrooms at ground level

Admin, Library, and Flex Classrooms

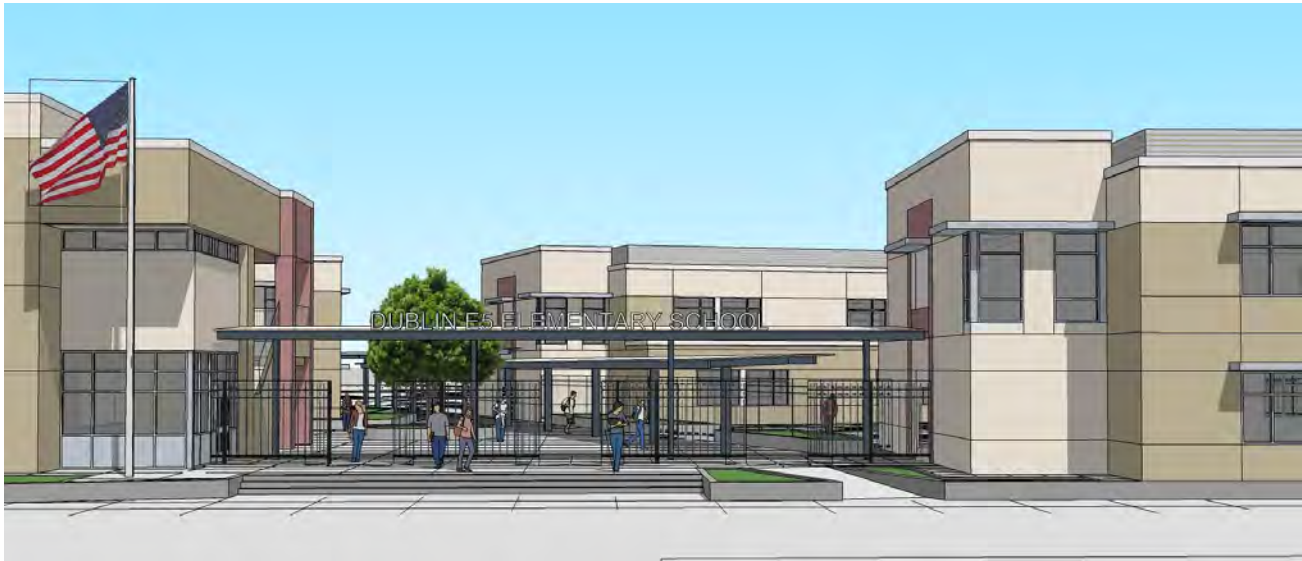
MP and Lunch Shelter

Kindergarten Wing, 1-3 on ground level

12 classrooms each bldg.

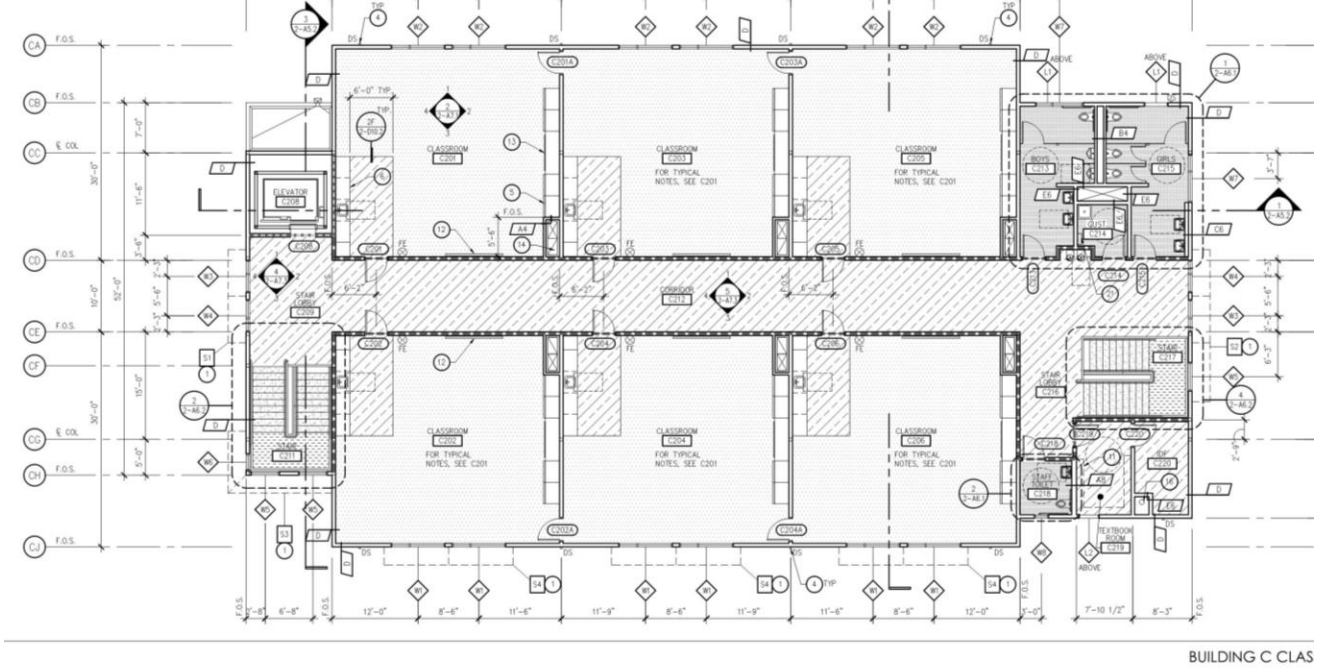
Dublin USD

K8 cottonwood CREEK School

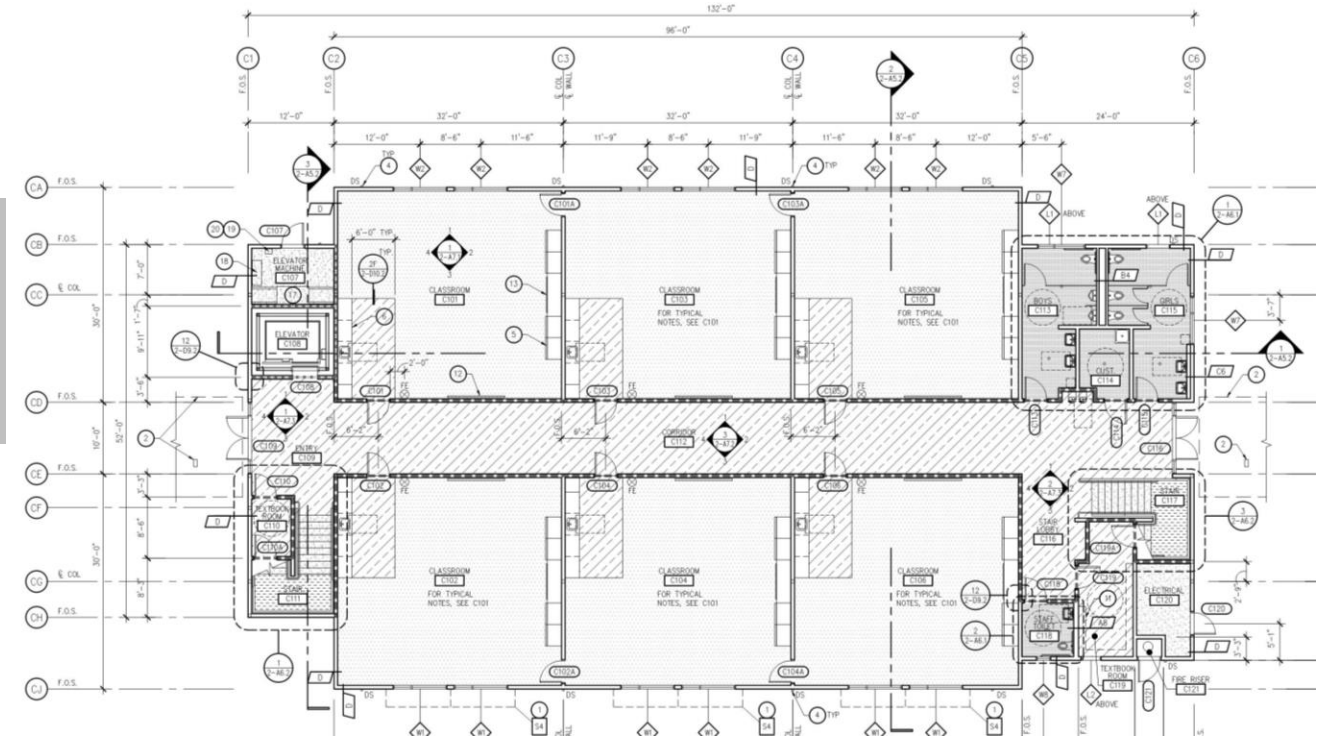


HED

Typical Floor Plan



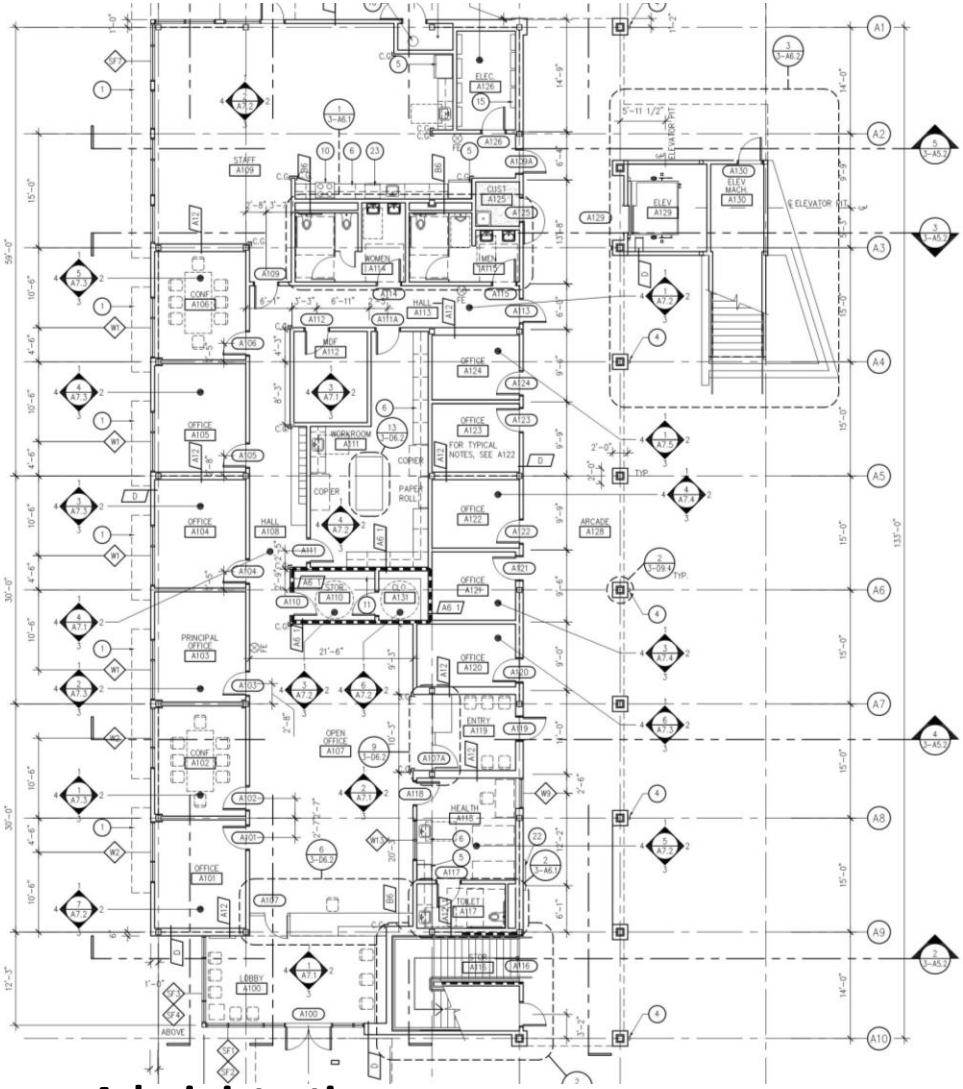
BUILDING C CLAS



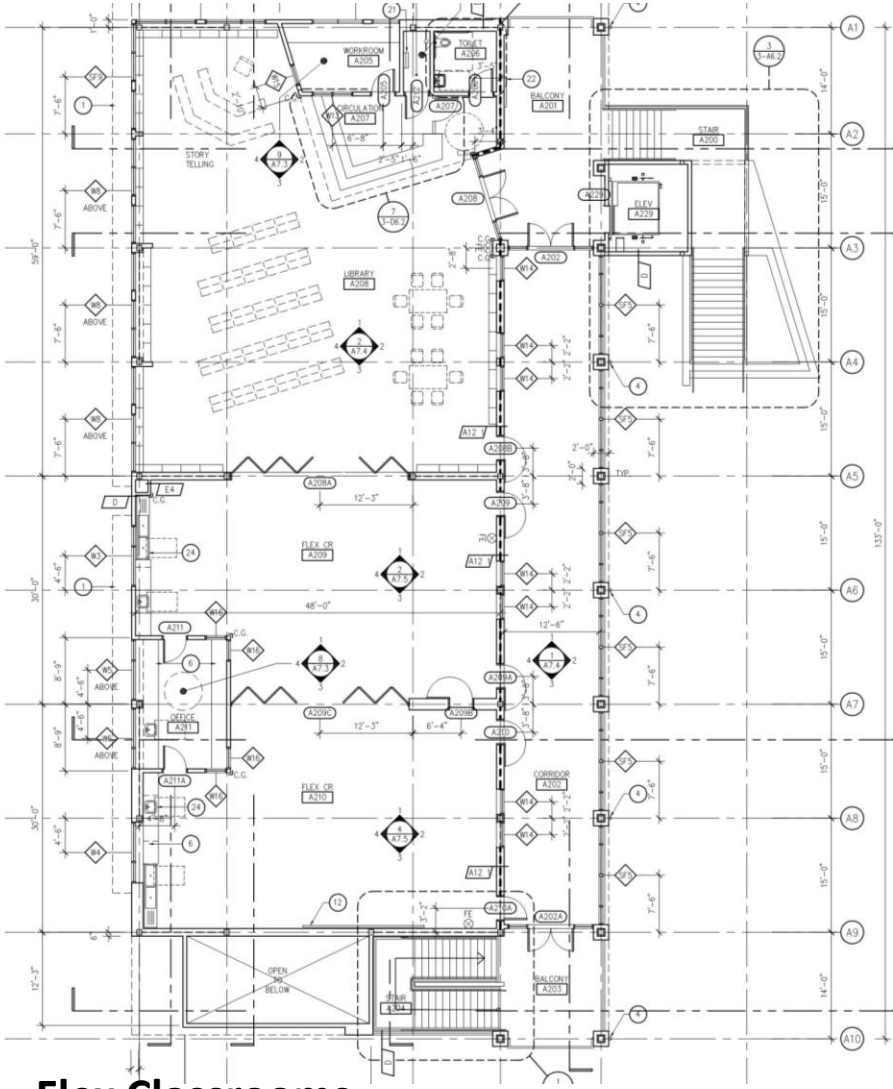
Dublin USD

K8 Cottonwood CREEK School

HED



Administration



Flex Classrooms

HED

Dublin USD

K8 Cottonwood CREEK School

REDWOOD CITY SCHOOL DISTRICT

K8 Garfield School

HED

K8 Planning and Visioning
Garfield School Example

The Challenge

Collaboratively, collectively, and creatively, develop planning ideas and concepts that enhance an existing K8 School

What we did

Over several months, meet with teachers, staff, and district representatives to understand the program and needs that would influence the design.
Prepare plans and diagrams to convey their thoughts and refine through subsequent discussions.

HED

Existing Campus Plan

REDWOOD CITY SD

GARFIELD SCHOOL

HED

Master Plan

The library becomes the organizer of the site and resolves the geometry between the existing buildings.

REDWOOD CITY SD

GARFIELD SCHOOL

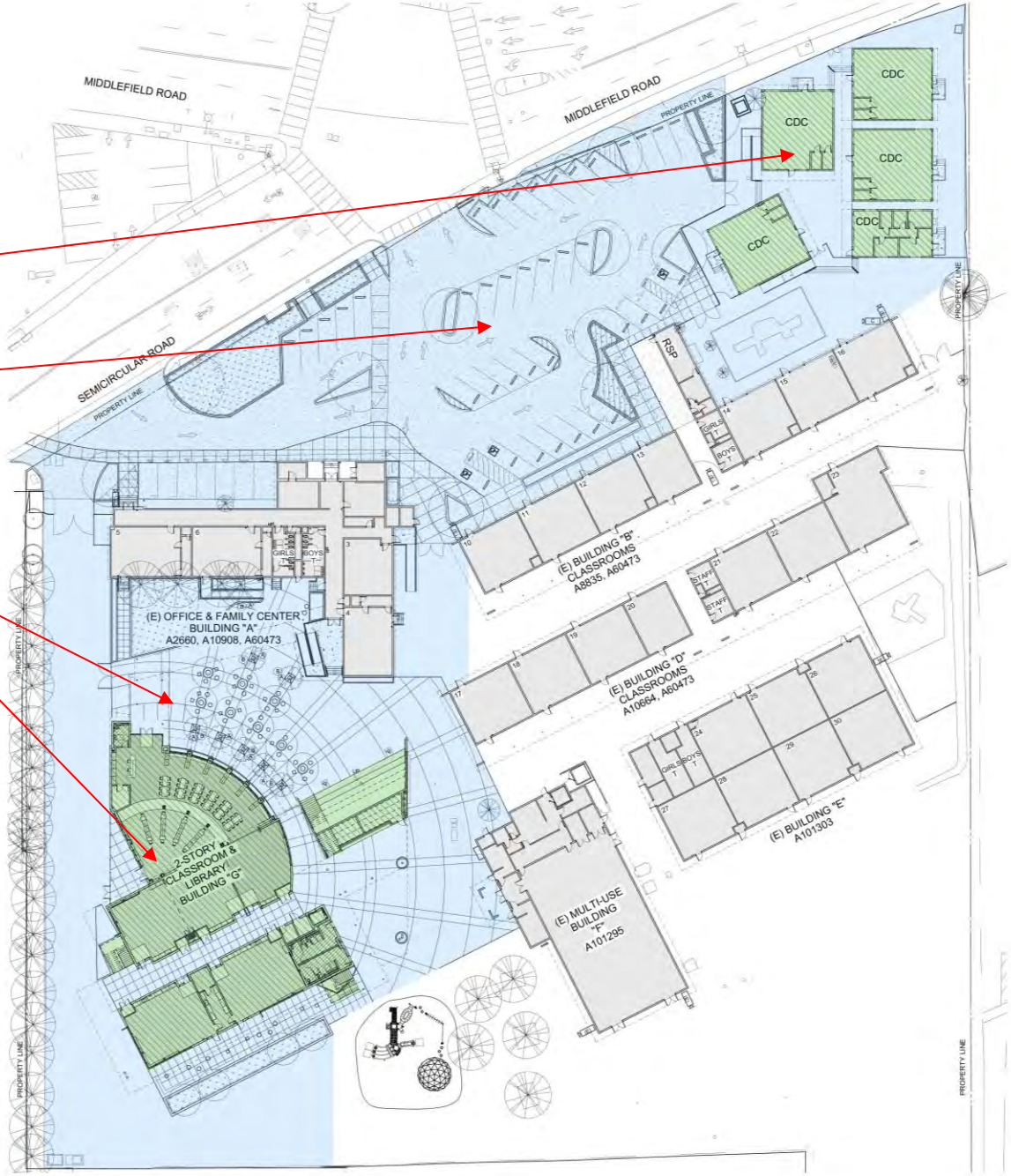
HED

Site Plan

Relocate CDC facility

Reconfigure and expand parking

New two-story building and courtyard

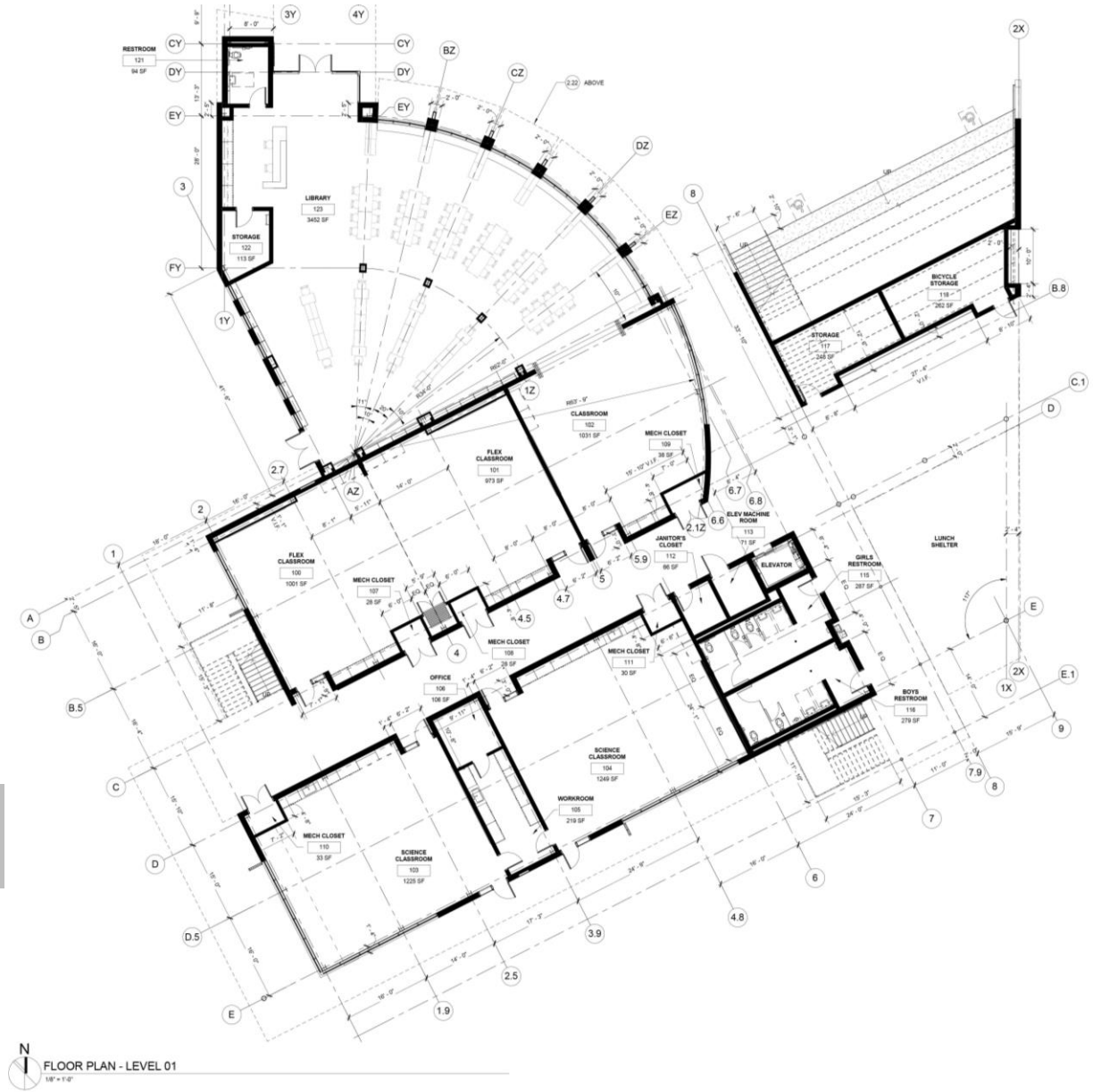


REDWOOD CITY SD

GARFIELD SCHOOL

HED

First Floor Plan



REDWOOD CITY SD

GARFIELD SCHOOL

HED

Concepts

1 AXONOMETRIC VIEW: LEVEL 01

2 AXONOMETRIC VIEW: LEVEL 02

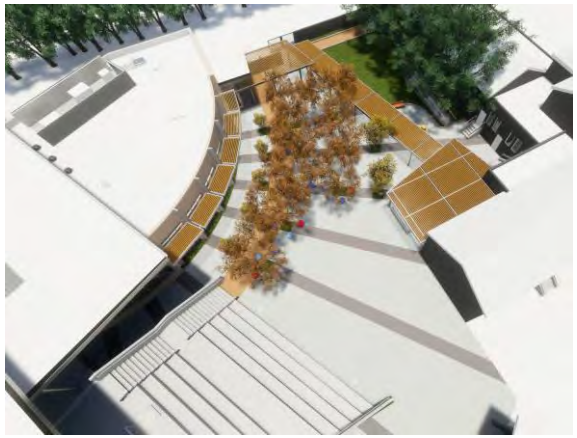
3 AXONOMETRIC VIEW: ROOF LEVEL

REDWOOD CITY SD

GARFIELD SCHOOL

HED

Concepts



Courtyard

Amphitheater

REDWOOD CITY SD

GARFIELD SCHOOL

HED

Concepts

Connection between new and existing

Library interior

REDWOOD CITY SD

GARFIELD SCHOOL

HED

Private K8

Santa Barbara

CRANE COUNTRY DAY SCHOOL

HED

Private K8

Santa Barbara

CRANE COUNTRY DAY SCHOOL

HED

HED

The architecture depends on the program and community that it serves

HED

2018

We bring our experience and expertise to the process, but never forget that the project belongs to the community and that it must ultimately reflect those concerns.

HED

JEFFERSON SCHOOL DISTRICT

Interview for Architectural Services
October 10, 2018

pjhm·architects

PJHM HISTORY

PJHM Architects has been providing architectural services for school districts throughout California since 1963. **PJHM** has developed the essential skills and techniques necessary for providing environmentally and fiscally responsible architecture for our clients. From our insights and relationships with State Agencies like CDE, OPSC, and DSA to our progressive approach to educational design and cost control, **PJHM** Architects has been masterfully shaped by the industry that we serve. For us, K-12 educational planning and design is not just one of the markets we serve, it is the only market we serve.

pjhm·architects

K-8 PROJECT EXPERIENCE

pjhm·architects

The Following Are Completed K8 Projects:

CAPISTRANO UNIFIED SCHOOL DISTRICT
- Arroyo Vista K8 Conversion – Completed 2007
- Carl Hankey K8 Conversion – Completed 2007
- Don Juan Avila K8 – Completed 2000
- Ladera Ranch K8 – Completed 2003
- Las Flores K8 – Completed 1998
- Vista Del Mar K8 – Completed 2003

CHINO VALLEY UNIFIED SCHOOL DISTRICT
- Cal Aero Preserve Academy – Completed 2008

FULLERTON SCHOOL DISTRICT
- Beechwood K8 Conversion – Completed 1999
- Robert C. Fisler K8 – Completed 2004

IRVINE UNIFIED SCHOOL DISTRICT
- Vista Verde K8 – Completed 2006
- Beacon Park School (Heritage Fields K8#1)–Completed 2016
- Cadence Park School (Heritage Fields K8#3)–Completed 2018

JEFFERSON SCHOOL DISTRICT
- Anthony Traina K8 – Completed 2006

SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT
- Paakuma' K8 – Completed 2015

The Following Are K8 Projects In Planning:

IRVINE UNIFIED SCHOOL DISTRICT
- Heritage Fields K8 #3

JEFFERSON SCHOOL DISTRICT
- Tracy Hills School

Square Feet: 77,000
Site Acres: 13
Number of Classrooms: 34
Number of Students: 1,000
Construction Cost: $25,343,191
Year Completed: 2016

BEACON PARK SCHOOL
IRVINE UNIFIED SCHOOL DISTRICT

Planned in collaboration
with Five Point Communities

GYM
DAYCARE
GRADES 1-3
GRADES 4-5
GRADES 6-8
LIB
MPR/MUSIC
FS
ADMIN
K

BEACON PARK SCHOOL – FLOOR PLAN
IRVINE UNIFIED SCHOOL DISTRICT

TYPICAL KINDERGARTEN

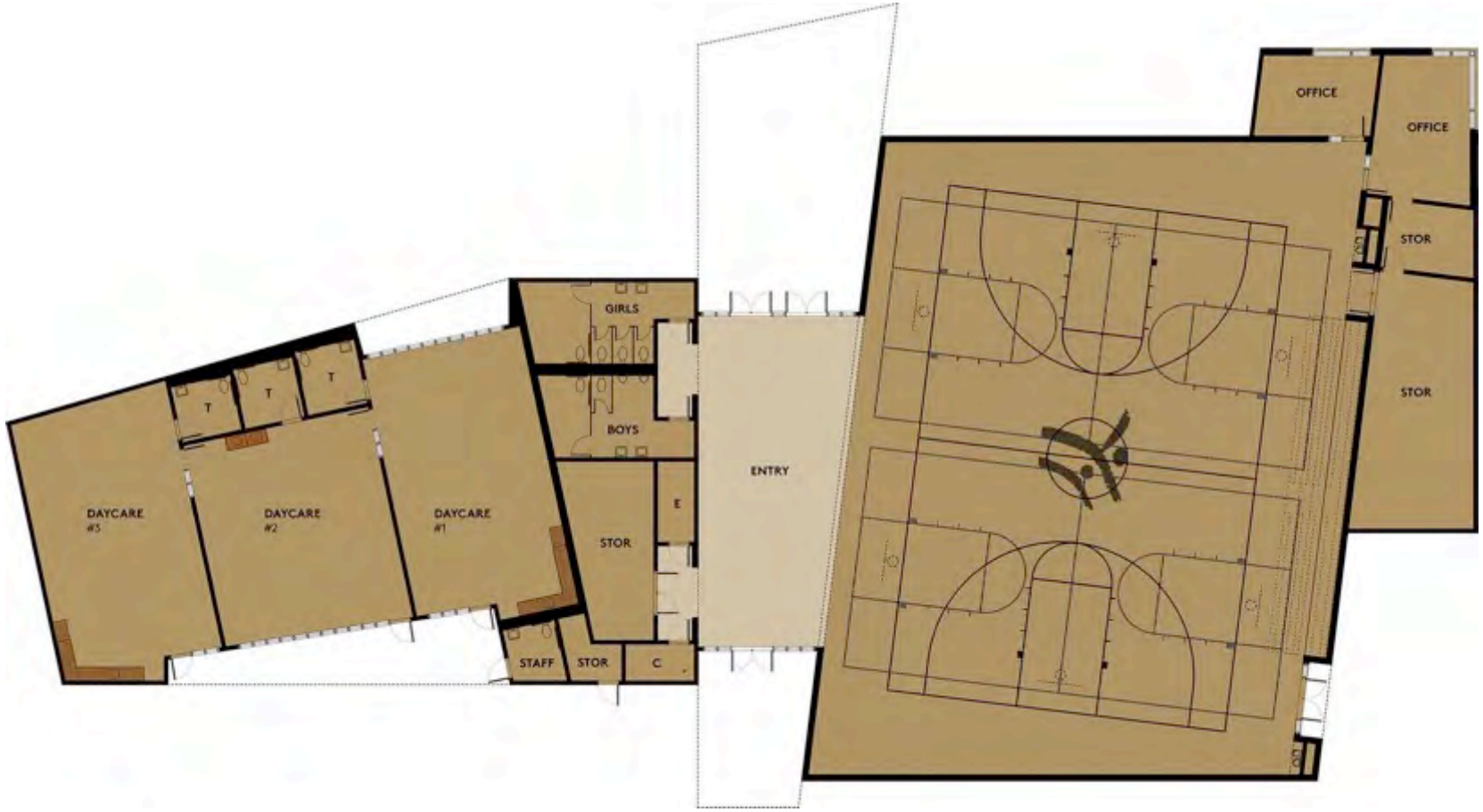
SHARED CLASSROOM COMMON

SCIENCE LAB

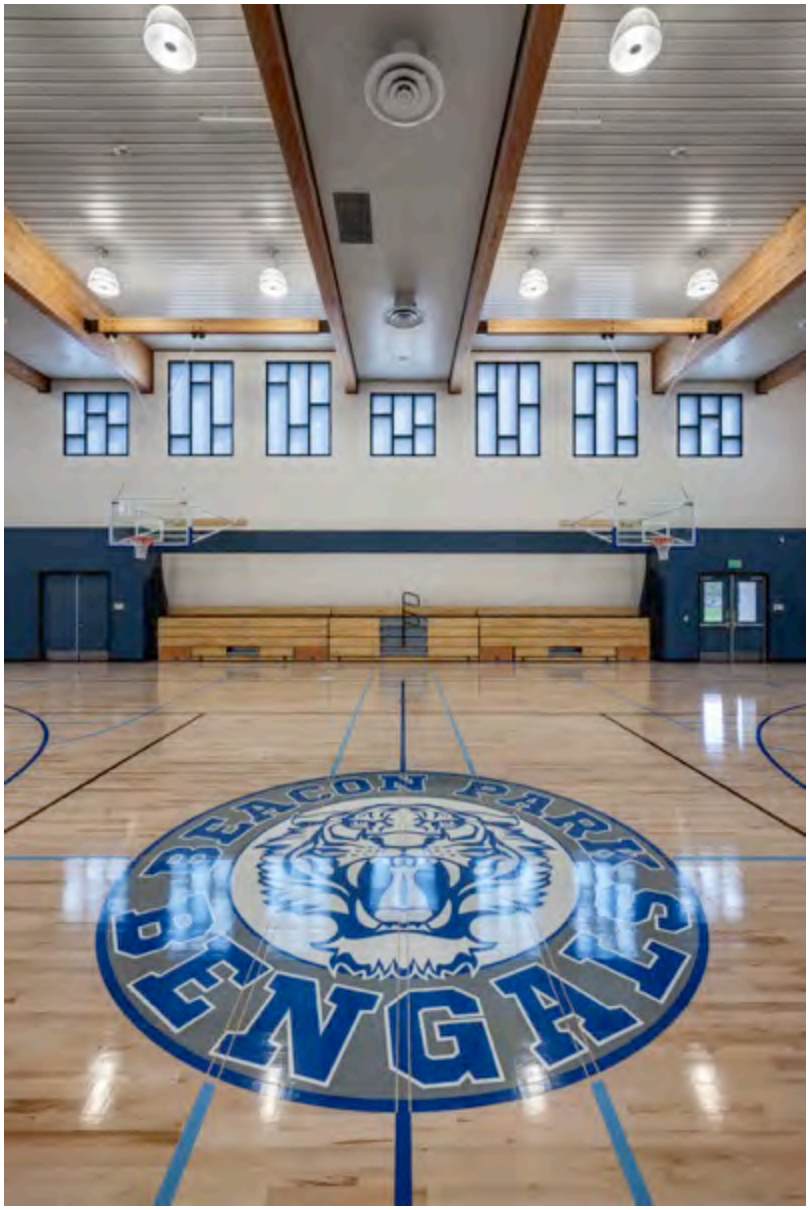
DESIGN LAB

Square Feet: 14,400
Construction Cost: $4,968,985

BEACON PARK SCHOOL - GYMNASIUM
IRVINE UNIFIED SCHOOL DISTRICT



BEACON PARK SCHOOL GYMNASIUM – FLOOR PLAN
IRVINE UNIFIED SCHOOL DISTRICT


BEACON PARK
BENGALS

Square Feet: 95,000 Sq. Ft.
Site: 13-acres
Number of Classrooms: 34 (+ 3 Day Care)
Number of Students: 1,000
Construction Cost: $43,856,064
Project Status: Complete 2018

CADENCE PARK SCHOOL
IRVINE UNIFIED SCHOOL DISTRICT

Planned in collaboration
with Five Point Communities

BENCHAMARK
THEME
CADENCE
DAYCARE
FOOD SERVICE
COVERED LUNCH
COVERED K LUNCH
K
K FLEX
DRAINS
LIBRARY
CR
SDC
DESIGN LAB
INNO LAB
RSP
SC
MPR
MUSIC
AG
AMPHITHEATER
FITNESS CR
GYM
LOWER (1-3) GRADE WING
LOWER (4-5) GRADE WING
MIDDLE (6-8) GRADE WING

MEDIA CENTER

CLASSROOM COMMONS

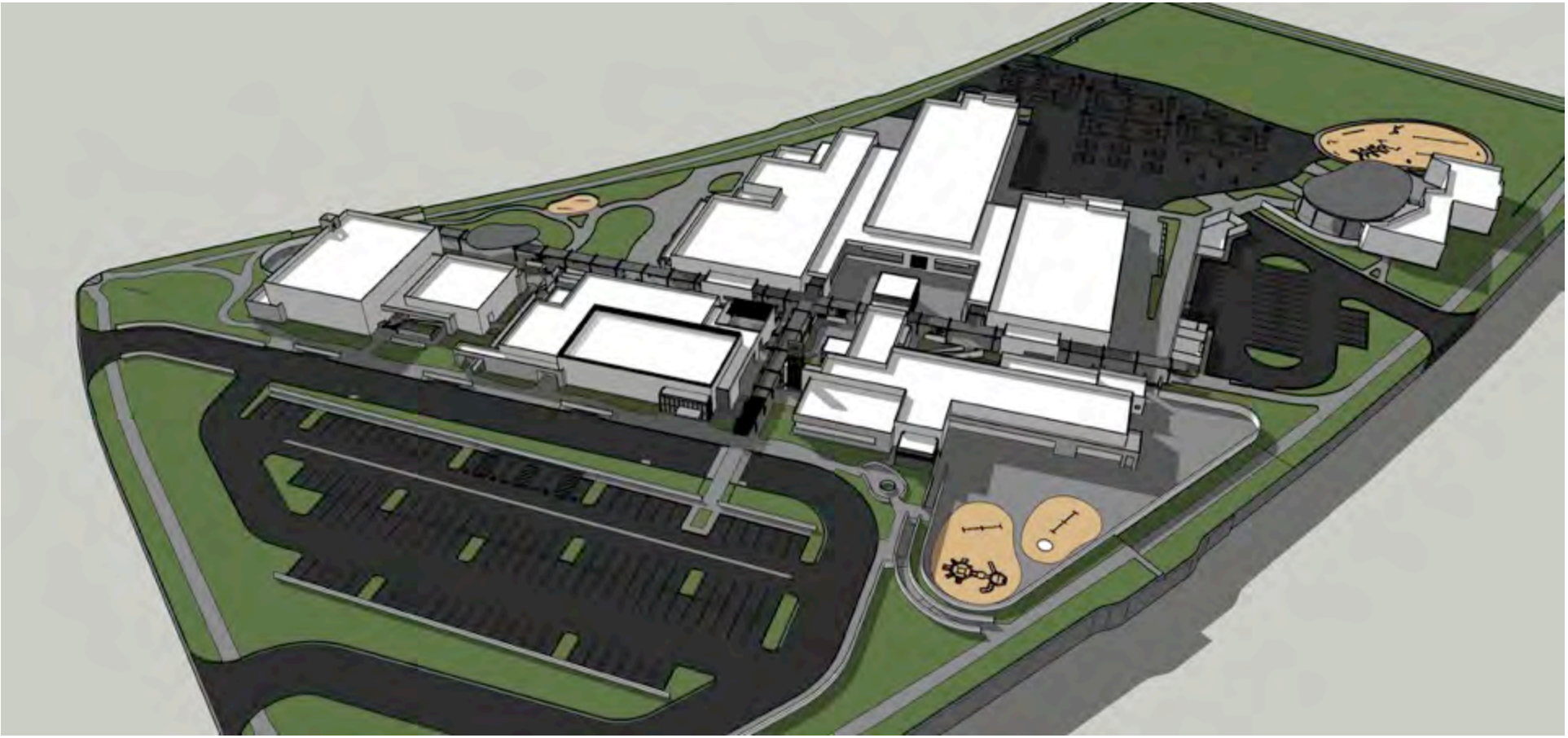
STANDARD CLASSROOM

FLEX KINDERGARTEN

TYPICAL KINDERGARTEN

DESIGN LAB

ADMINISTRATION



Square Feet: 100,000 Sq. Ft.
Site: 13-acres
Number of Classrooms: 40 (+ 3 Day Care)
Number of Students: 1,000
Construction Cost Est: $45,000,000
Project Status: Design Development

HERITAGE FIELDS K8 #3
IRVINE UNIFIED SCHOOL DISTRICT

Planned in collaboration
with Five Points Communities

CULTURE
SENTOSA
ABACUS
BALUSTER
DAYCARE
FOOD SERVICE
COVERED LUNCH
K
K FLEX
ADMIN
LIBRARY
CR
DESIGN LAB
INNO LAB
SDC
RSP
ISC
MPR
MUSIC
FITNESS CR
GYM
AG
AMPHITHEATER

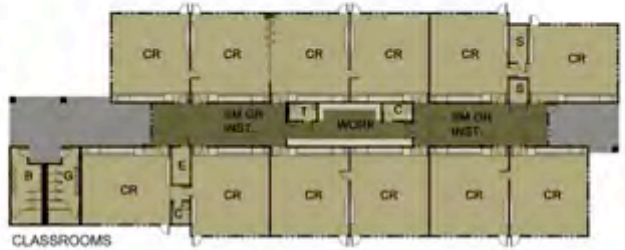
Square Feet: 85,800
Site Acres: 12.86
Number of Students: 973
Number of Classrooms: 32
Construction Cost: $27,079,789
Year Completed: 2008

THE PRESERVE K8 SCHOOL
CHINO VALLEY UNIFIED SCHOOL DISTRICT

Planned in collaboration
with Lewis Operating Corp

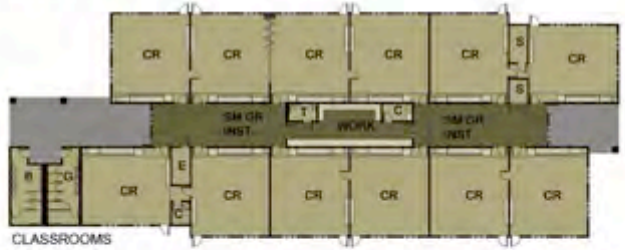
WEST PRESERVE LOOP
TOWN CENTER AVENUE
PARKING
PLAY EQUIP
PLAY EQUIP
CITY PARK BASEBALL
BASEBALL/ SOFTBALL
JOINT-USE CITY PARK
UTILITY
DROP-OFF
PARKING
FOOD
COMMUNITY CENTER
JOINT-USE GYMNASIUM
LUNCH
G/L
JOINT-USE LIBRARY
BIKE
CLASSROOMS
OPEN-AIR LEARNING
PAVED PLAY
SCIENCE/ TECH
CLASSROOMS
ADMIN
STAGE
AMPHITHEATER
SCHOOL TURF PLAYFIELDS
KINDER
PLAY EQUIP
CLASSROOMS
KINDER PLAY
DROP-OFF
DROP-OFF
PARKING
PARKING
GARDEN PARK STREET

GYMNASIUM / PERFORMANCE / COMMUNITY CENTER / CENTRAL KITCHEN / LIBRARY



CLASSROOMS

CLASSROOMS



CLASSROOMS

ADMINISTRATION / ELECTIVES
KINDERGARTEN

THE PRESERVE K8 SCHOOL
CHINO VALLEY UNIFIED SCHOOL DISTRICT
FLOOR PLAN

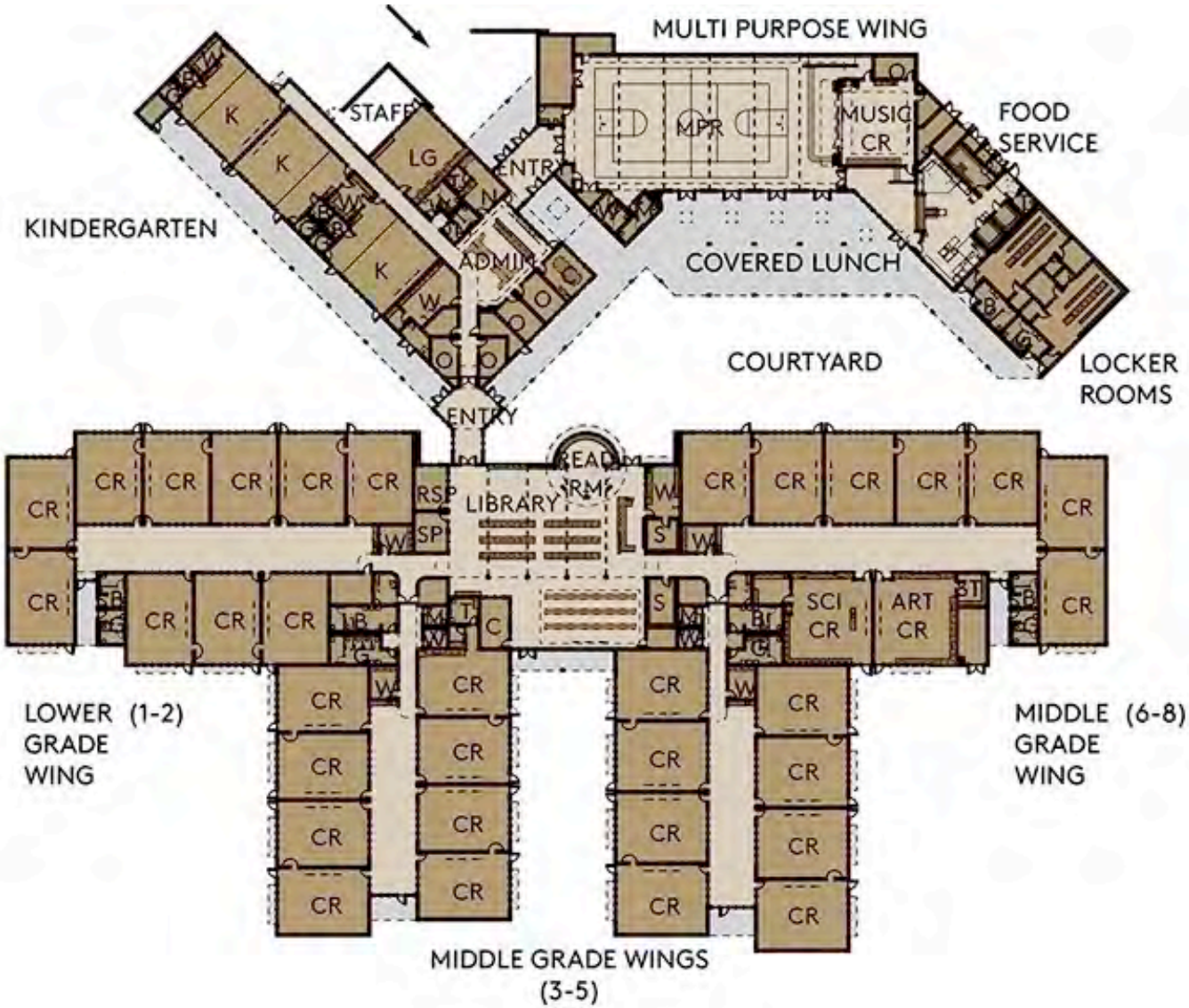
The Preserve K8 School

SQUARE FEET: 71,502
SITE ACRES: 9 + 9 ACRE PARK
NUMBER OF CLASSROOMS: 39
NUMBER OF STUDENTS: 1,000
CONSTRUCTION COST: $20,429,130
YEAR COMPLETED: 2015

PAAKUMA K8 SCHOOL
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

SITE PLAN

PAAKUMA K8 SCHOOL
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT



FLOOR PLAN

PAAKUMA K8 SCHOOL
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

Library Reading Nook

MPR/Gym

Reading Nook Exterior

Reading Nook Interior

PAAKUMA K8 SCHOOL
SAN BERNARDINO CITY UNIFIED SCHOOL DISTRICT

Science Lab

Computer Lab

Library

Kindergarten Courtyard

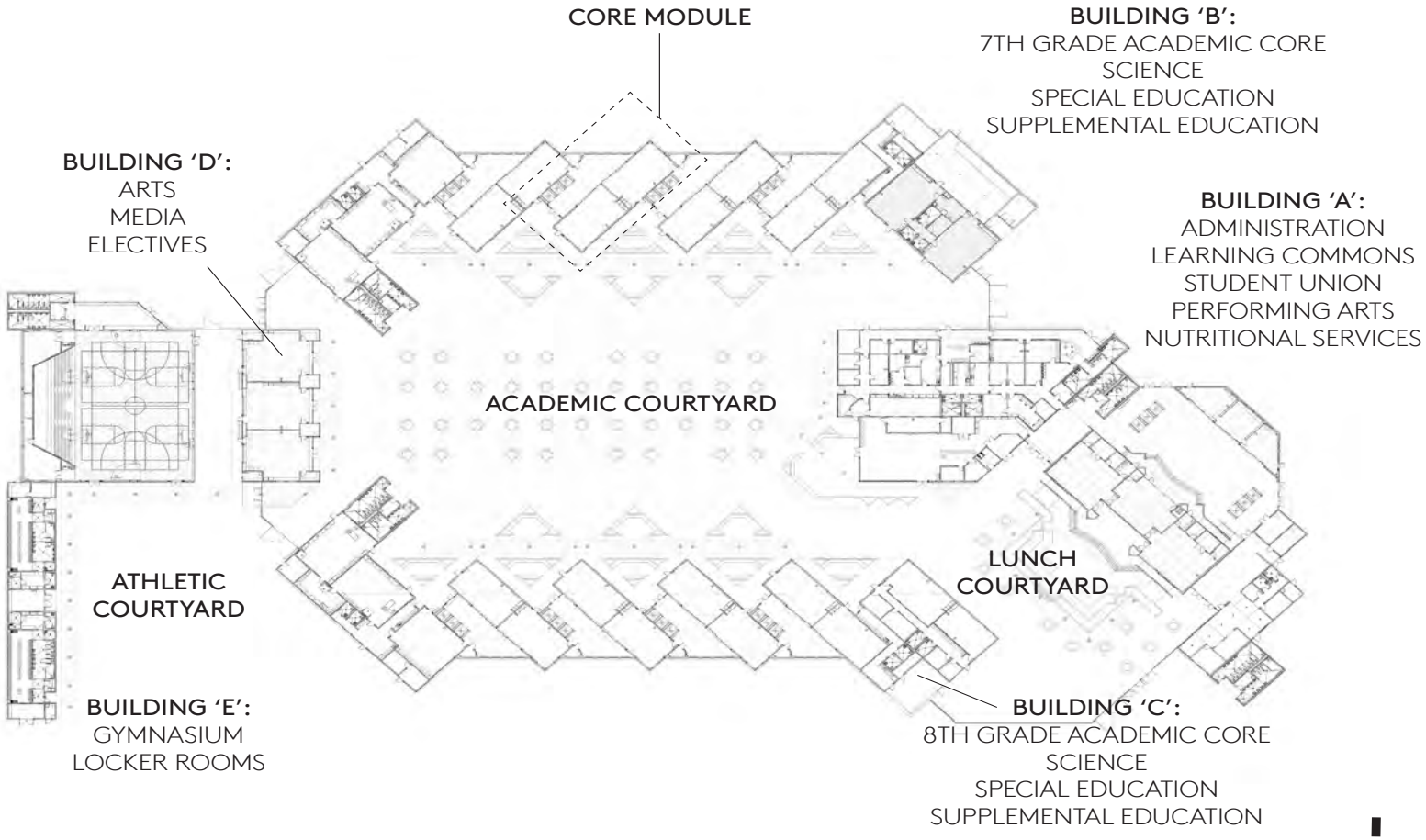
SQUARE FEET: 94,000
SITE ACRES: 24
NUMBER OF CLASSROOMS: 31
NUMBER OF STUDENTS: 900
CONSTRUCTION COST: $33,000,000 (ESTIMATE)
YEAR COMPLETED: IN DSA BACKCHECK

PERRIS NEW MIDDLE SCHOOL
PERRIS UNION HIGH SCHOOL DISTRICT

SITE PLAN

PERRIS NEW MIDDLE SCHOOL
PERRIS UNION HIGH SCHOOL DISTRICT

C16-010-PID-04



COMPOSITE FLOOR PLAN

FLOOR PLAN

PERRIS NEW MIDDLE SCHOOL
PERRIS UNION HIGH SCHOOL DISTRICT

Student Courtyard

Student Union

Student Union

Outdoor Learning Courtyards

Gymnasium Exterior

Gymnasium Interior

thank you
pjhm·architects