

FEBRUARY 10, 2016



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ARCHITECTS

FACILITIES MASTER PLAN

PIEDMONT UNIFIED SCHOOL DISTRICT

INTRODUCTION

The master planning process for the Piedmont Unified High School District has been developed to ensure that:

- Facilities provide spaces that support the educational programs and goals of the District.
- The school site has the appropriate features to support community use.
- The school provides a healthy, comfortable learning environment.
- The school provides a safe and secure school environment.
- The school meets current codes and regulations, including requirements for accessibility, fire-life-safety and structural safety.
- Future improvements address sustainability issues, such as energy use, day lighting and better building envelopes.

EDUCATION SPECIFICATIONS

GOALS

- Identify needs and standardize facilities to meet the District's intended educational program at each level

PIEDMONT UNIFIED SCHOOL DISTRICT

- Supporting the educational goals of the PUSD for academic excellence for

Common Core

Experiential and Differentiated Learning

STEAM - Science Technology Engineering Arts and Math

EDUCATIONAL SPECIFICATION PRIORITIES

ENTRY AND IDENTITY

- Drop off and Parking

ACCESSIBILITY AND WAYFINDING

CAMPUS SECURITY

- Administrative Oversight
- Secure Perimeters
- Controlled Access

SUPPORT PROGRAM NEEDS

- Full Day Kindergarten



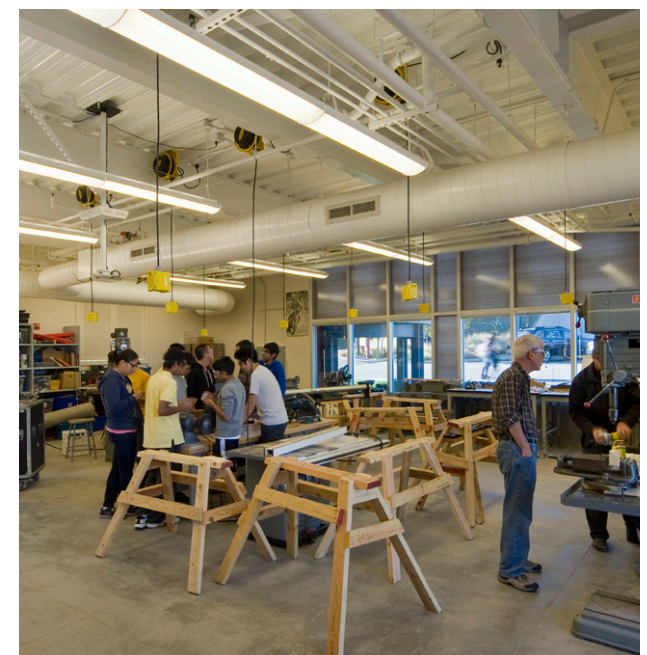
BASIC CLASSROOM STANDARDS

- Appropriate size
- Comfortable temperature
- Controlled daylight
- Appropriate acoustics

PROJECT BASED LEARNING

FURNITURE AND FITTINGS

- Flexible and varied furniture on casters
- Support multi-functional spaces



EDUCATIONAL SPECIFICATION PRIORITIES

LIBRARY MEDIA CENTER

- Strong technology backbone
- Flexible and adaptable to a wide variety of work and study spaces

SPECIAL EDUCATION

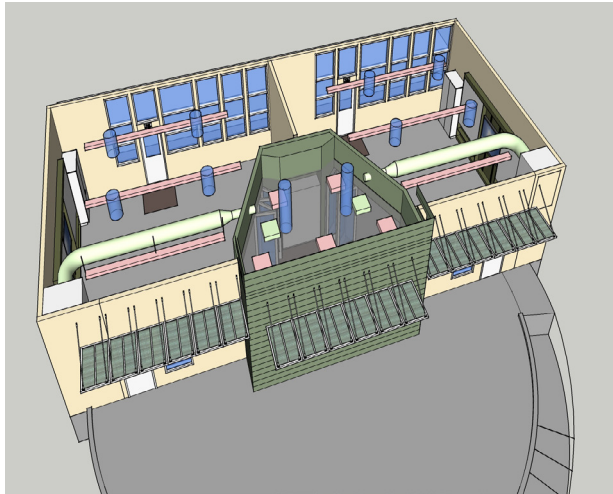
- Home Base provides support for classroom integration
- Resource Specialist and conference rooms
- Access to specialized restrooms and storage

SUPPORT SPACES

- Restrooms
- Storage
- Small group / conference

OUTDOOR LEARNING

- A variety of student spaces appropriately located
- Shade and water
- PE
- Gardens



FACILITY ASSESSMENTS

GOALS

- Evaluate the physical condition of the District's facilities; Identify physical, health, fire, life, safety, and accessibility issues requiring remediation

PIEDMONT UNIFIED SCHOOL DISTRICT

- Provide educationally appropriate and comfortable learning environments

SCHOOL DATA

Address: 740 Magnolia Avenue, Piedmont

Classrooms: 33

Building Area: 84,721 sq. ft.

Students: 670

CHALLENGES

- Piedmont Middle School faces the same challenges as Piedmont High School

OPPORTUNITIES

- Co-location with High school offers potential for shared facilities



PIEDMONT MIDDLE SCHOOL

PMS CLASSROOM BUILDINGS

FINDINGS

- No administrative oversight of entry
- Multiple accessibility issues including restrooms, doors, and path of travel
- Undersized classrooms
- Operable walls don't work, limit electrical outlets
- Poor acoustic isolation from adjacent classrooms
- No operable windows or easy ability to ventilate
- Some classrooms have heat gain

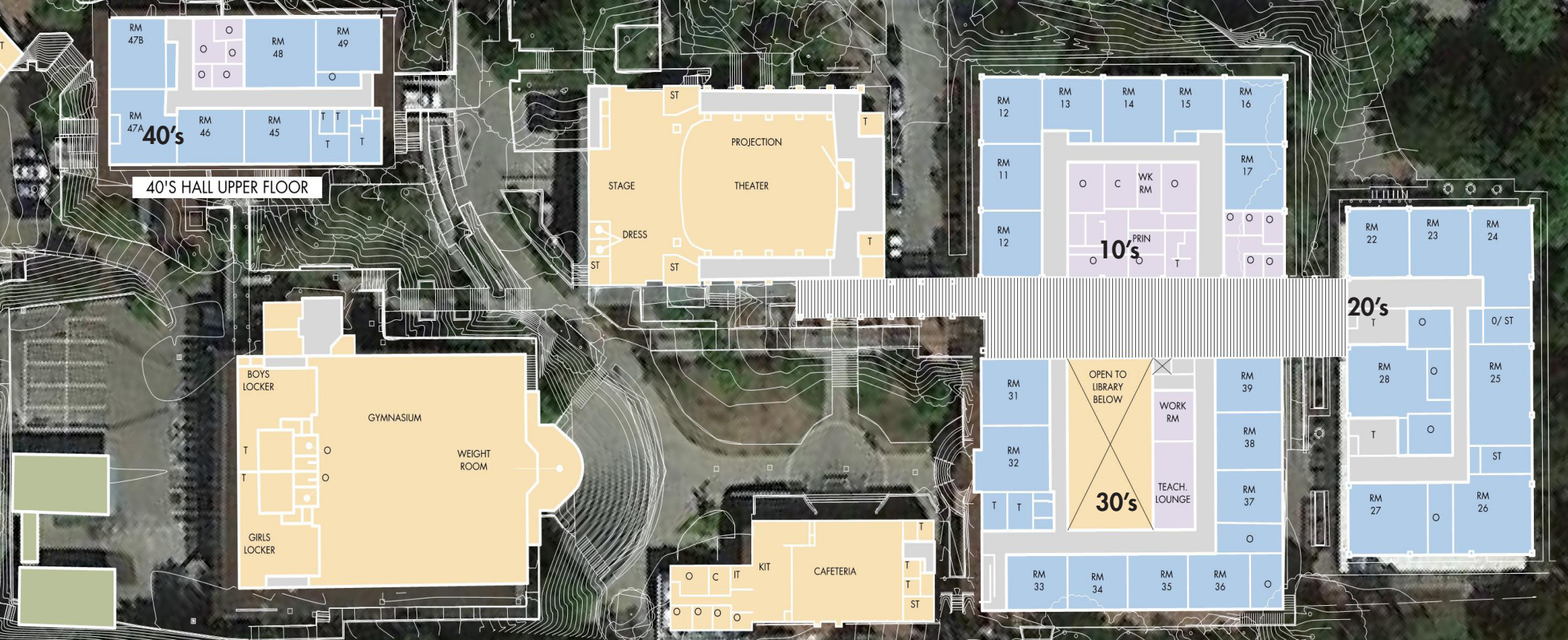


Classroom

MORRISON GYM (500)

FINDINGS

- Few issues of concern other than storage
- Minor upgrades at locker rooms required
- Accessible pathway circuitous
- Acoustic issues at gym



SCHOOL DATA

Address: 800 Magnolia Avenue, Piedmont

Classrooms: 39

Building Area: 109,543 sq. ft.

Students (2015): 871

CHALLENGES

- Steep site with accessible path of travel issues
- Urban location with single street access and traffic congestion
- Drop-off & Pick-up, parking
- Aged buildings and infrastructure

PIEDMONT HIGH SCHOOL

10'S, 20'S BUILDINGS

FINDINGS

- Administration has no oversight of school entry
- Administration crowded
- Under-sized classrooms
- Non-accessible restrooms and support spaces
- Outdated and inefficient mechanical systems
- Lighting and glare in classrooms



Administration Entry

30'S BUILDING

FINDINGS

- Some under-sized classrooms
- Outdated and inefficient mechanical systems at older classrooms

40'S BUILDING

FINDINGS

- Multiple levels and entry points
- Multiple Accessibility issues
- Noise transfer between rooms

MILLENNIUM HS

FINDINGS

- Inadequate classrooms
- Undersized Administration
- No place to call their own

ALAN HARVEY THEATER

FINDINGS

- Does not support instruction in set design, sound, lighting or stage management
- Use as a drama classroom complicates scheduling and increases wear and tear
- Undersized lobby, restrooms, back stage
- Many issues of non-compliant accessibility POT including in-house



Building Entry

"BINKS" GYM

FINDINGS

- Accessibility and maintenance issues at locker rooms
- Bleachers are not accessible
- Lighting needs to be upgraded
- Gym acoustics
- Circuitous accessible path of travel

WITTER FIELD

FINDINGS AT FIELD HOUSE

- Worn finishes at the public restrooms
- Accessible path of travel issues

FINDINGS AT FIELD

- No accessible parking or path of travel to bleachers
- Circuitous accessible route to field
- Sub-surface drainage requires investigation for solution
- Worn artificial turf field
- Bleachers do not meet current requirement for disbursed seating
- Existing "tennis" lights inadequate

SCHOOL DATA

Address: 100 Lake Avenue, Piedmont

Classrooms: 18

Building Area: 34,966 sq. ft.

Students: 334



CHALLENGES

- Half day Kindergarten
- Classrooms overheat
- Front of school not fully fenced
- Administrative oversight of entry with camera only
- Failing retaining wall
- No MPR

OPPORTUNITIES

- Improve site security with fencing and electronic gate access
- Create comfortable classrooms
- Enhanced gardens
- Room for K classroom



BEACH ELEMENTARY SCHOOL

SCHOOL DATA

Address: 323 Highland Avenue, Piedmont

Classrooms: 23

Building Area: 50,930 sq. ft.

Students: 498

CHALLENGES

- Half day Kindergarten
- Classrooms overheat
- Limited shade

OPPORTUNITIES

- Provide 2 K classrooms
- Create comfortable classrooms
- Enhanced gardens



HAVENS ELEMENTARY SCHOOL

SCHOOL DATA

Address: 301 Wildwood Avenue, Piedmont

Classrooms: xx

Building Area: 20,208 sq. ft.

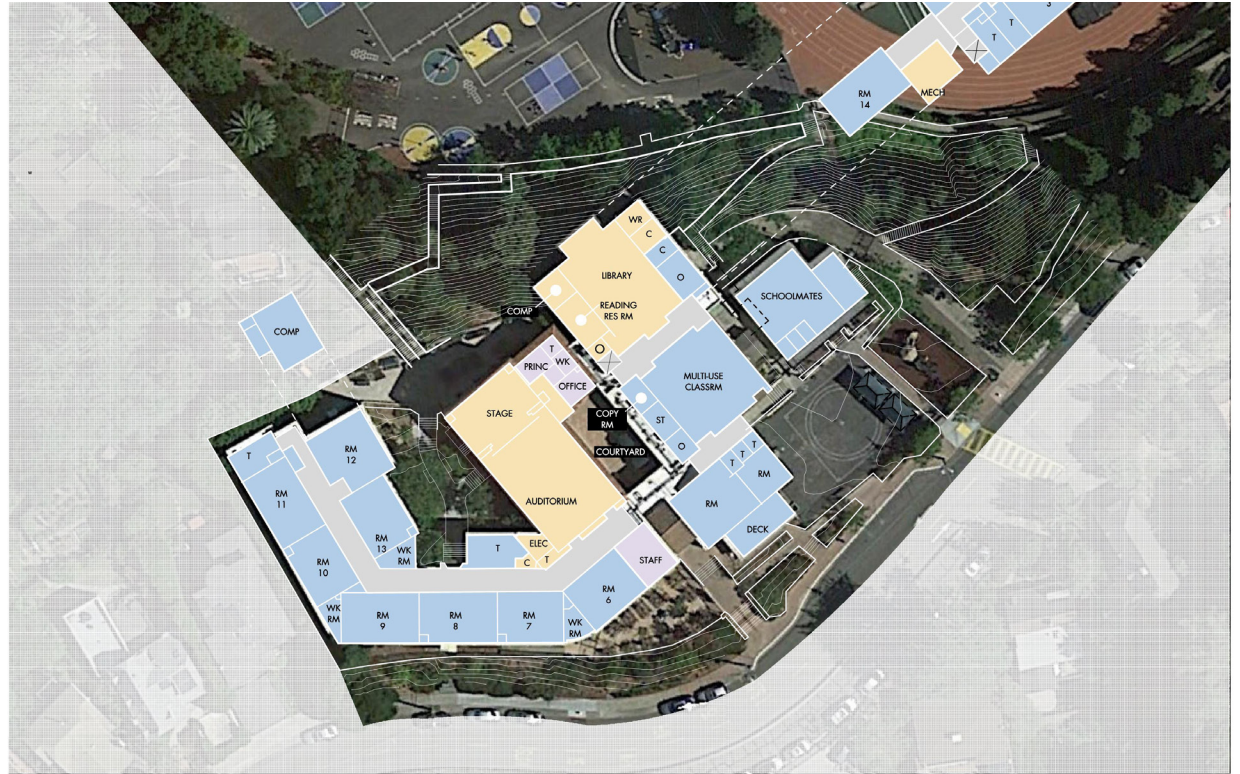
Students: 311

CHALLENGES

- Half day Kindergarten
- Classroom mechanical
- Drop-off
- Circuitous accessible route to playground
- Storm drainage issues

OPPORTUNITIES

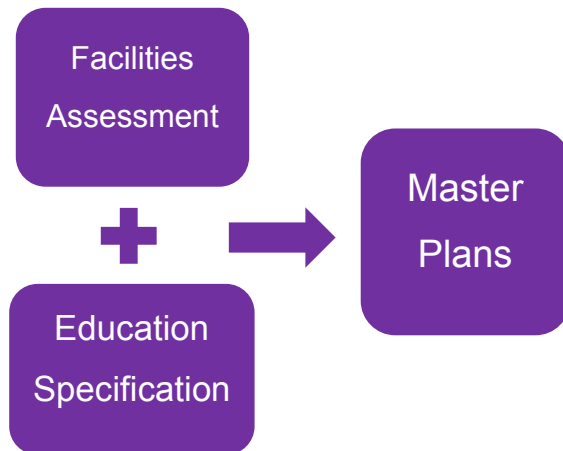
- Add 1 K Classroom
- Create comfortable classrooms
- Provide shade
- Improve storm drainage
- Enhanced gardens



WILDWOOD ELEMENTARY SCHOOL

MASTER PLAN THEMES

FRAMING THE DISCUSSION



EDUCATIONAL PROGRAM

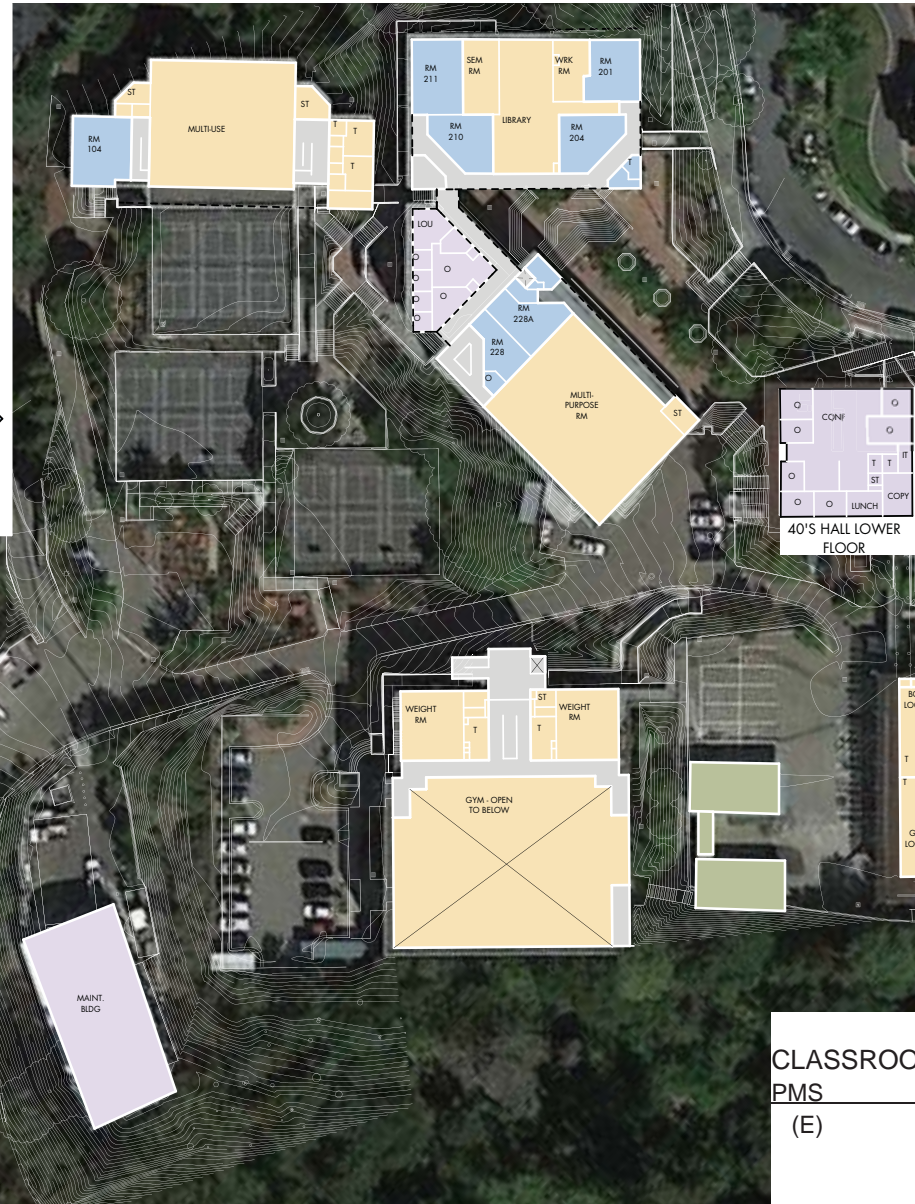
- Provide sufficient classrooms:
 - HS Add 2 CRs & 1 Science Lab
 - MS Add 3 CRs
 - ES Full Day Kindergarten
- Replace, enlarge, or compensate for existing undersized classrooms
- Support project based learning
- Provide a variety of student presentation spaces
- Alan Harvey Theater replaced to meet both educational and performance needs
- Enhance and continue to support school gardens











FACILITIES

- Enhance the entry and identity of each school
- Improve all teaching spaces to meet education specification and facility assessment needs
- Improved classroom comfort
- Improve outdoor student gathering areas
- No interim housing

SECURITY

- Provide administrative oversight of entry
- Secure campus perimeter to control access

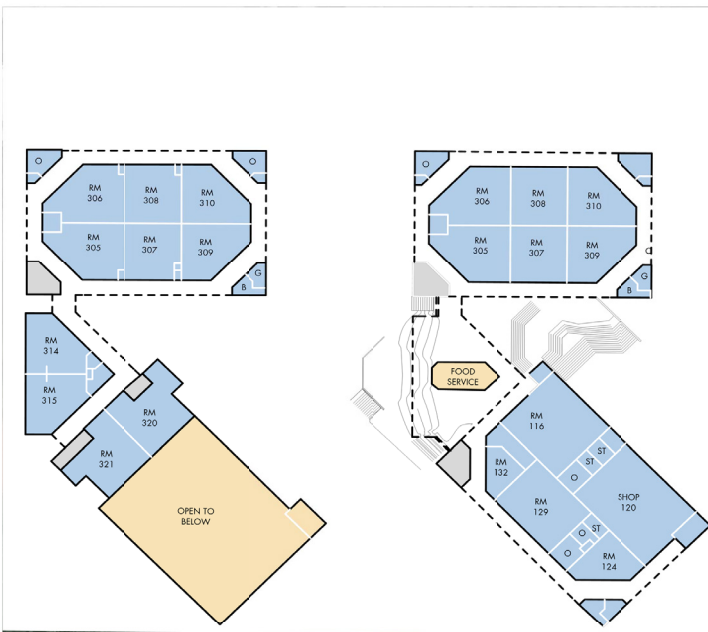


- COLORS DENOTE BUILDINGS OR AREAS WITHIN BUILDINGS**
-  NEW / MODERNIZATION
 -  **CLASSROOMS**
 -  ADMINISTRATION
 -  **MULTI-PURPOSE / CAFETERIA / LIBRARY**
 -  **MODULAR CLASSROOMS**
 -  **PORTABLE CLASSROOMS**
 -  COVERED WALKWAYS
 -  SHADE STRUCTURE
 -  NEW FLATWORK
 -  CIRCULATION
 - 12** CLASSROOM NUMBER 12
 - MU** MULTI-USE
 - TH** THEATER
 - LIB** LIBRARY
 - FS** FOOD SERVICE
 - O** OFFICE
 - T** RESTROOM
 - ST** STORAGE

CLASSROOM COUNT:

| PMS | CR | SCI | TS | TOTAL |
|-----|----|-----|----|-------|
| (E) | 27 | 4 | 6 | 37 |

PIEDMONT MIDDLE SCHOOL EXISTING













PMS UPPER FLOOR

PMS LOWER FLOOR

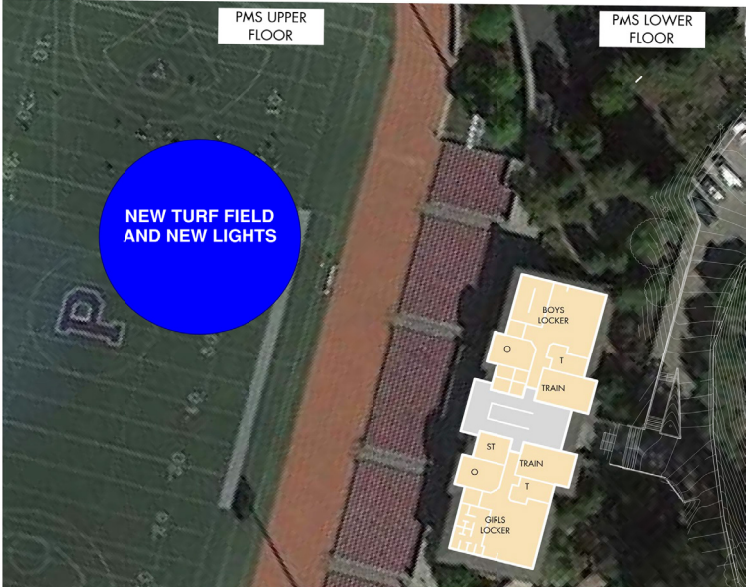


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- 1** NEW 2 STORY 8 CLASSROOM BUILDING WITH RRs, IT AND CURRICULUM

PMS PHASE 1 NEW CONSTRUCTION



CLASSROOM COUNT:

| PMS | CR | SCI | TS | TOTAL |
|----------|----|-----|----|-------|
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| OPTION 1 | 32 | 4 | 6 | 42 |

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EXISTING / LIGHT MODERNIZATION

ADMINISTRATION

MULTI-PURPOSE / CAFETERIA / LIBRARY

MODULAR CLASSROOMS

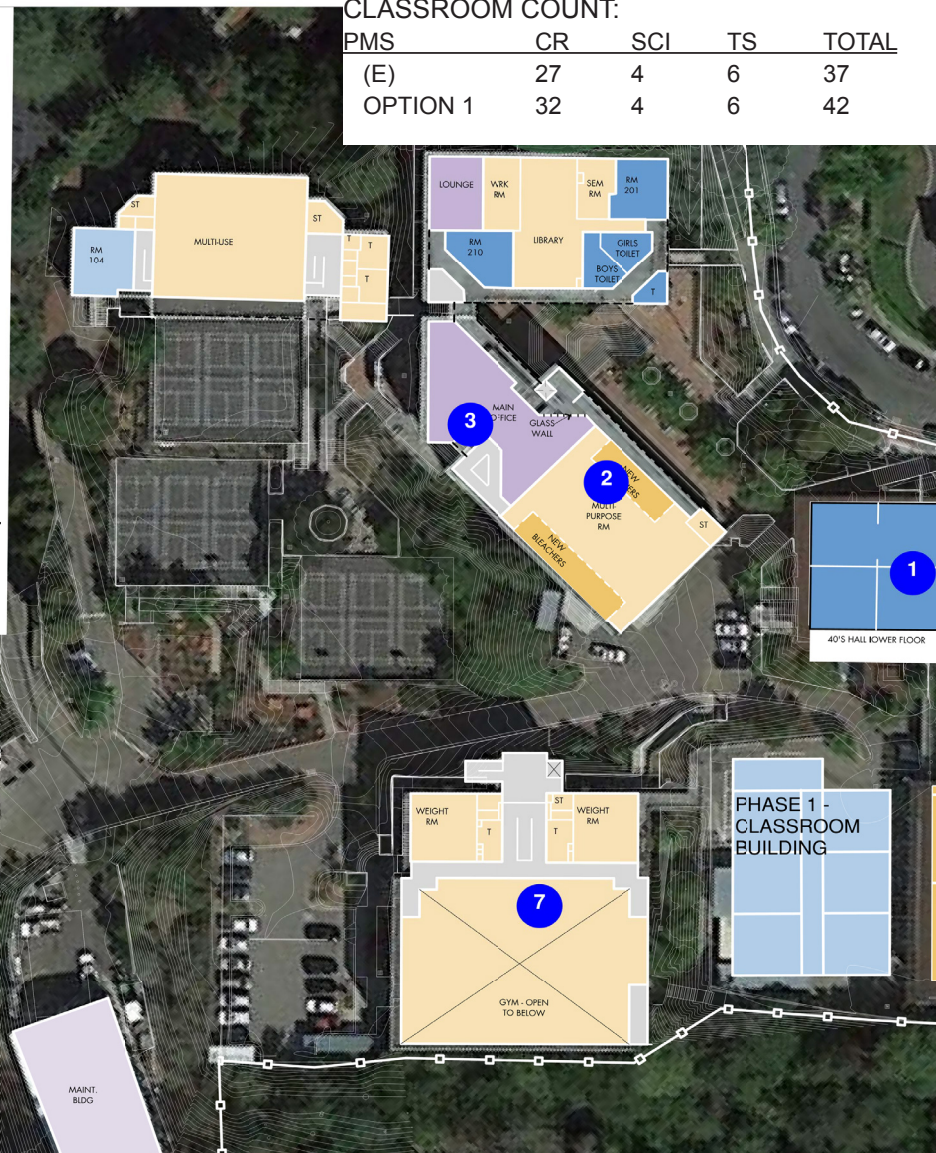
PORTABLE CLASSROOMS

COVERED WALKWAYS

SHADE STRUCTURE

NEW FLATWORK

CIRCULATION

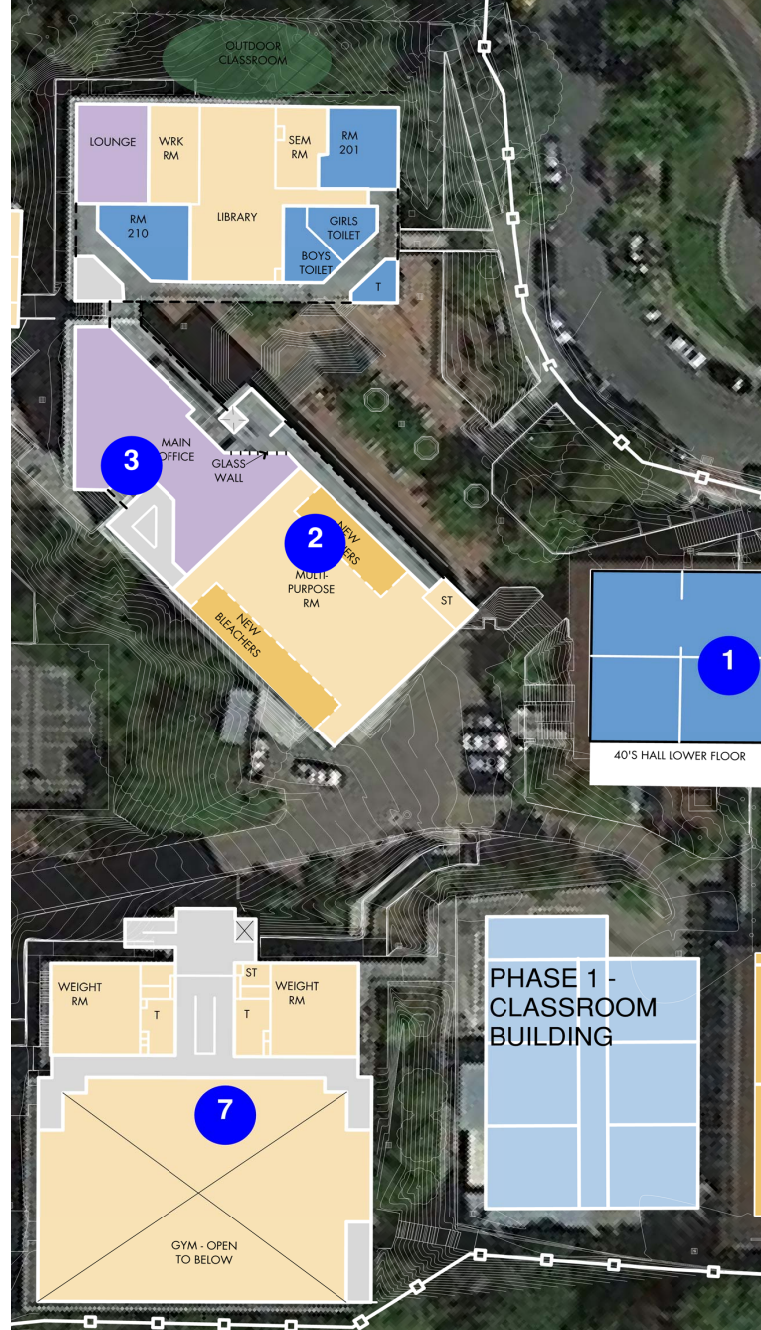


- 1 40s BUILDING: CONVERT LOWER FLOOR TO 4 MS CLASSROOMS
- 2 NEW BLEACHERS AT GYM.
- 3 EXPAND ADMINISTRATION OFFICES, IMPROVE OVERSIGHT
- 4 CONVERT UNDERSIZED CLASSROOMS TO STANDARD CLASSROOMS, ADD RESTROOMS AND SMALL GROUP WORK ROOMS
- 5 MINOR INTERIOR MODERNIZATION ACOUSTIC IMPROVEMENTS
- 6 EXPAND SEATING AREA
- 7 MINOR MODERNIZATION AT LOCKER ROOMS

PMS PHASE 2 MODERNIZATION

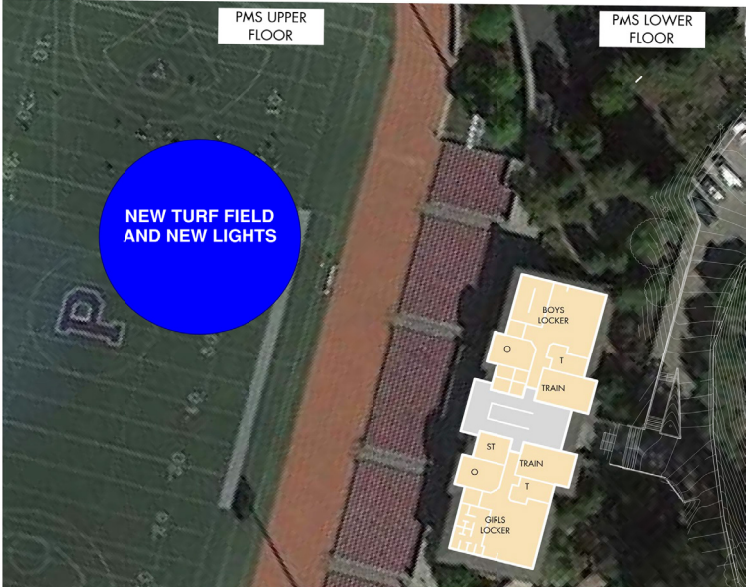


PMS LOWER FLOOR



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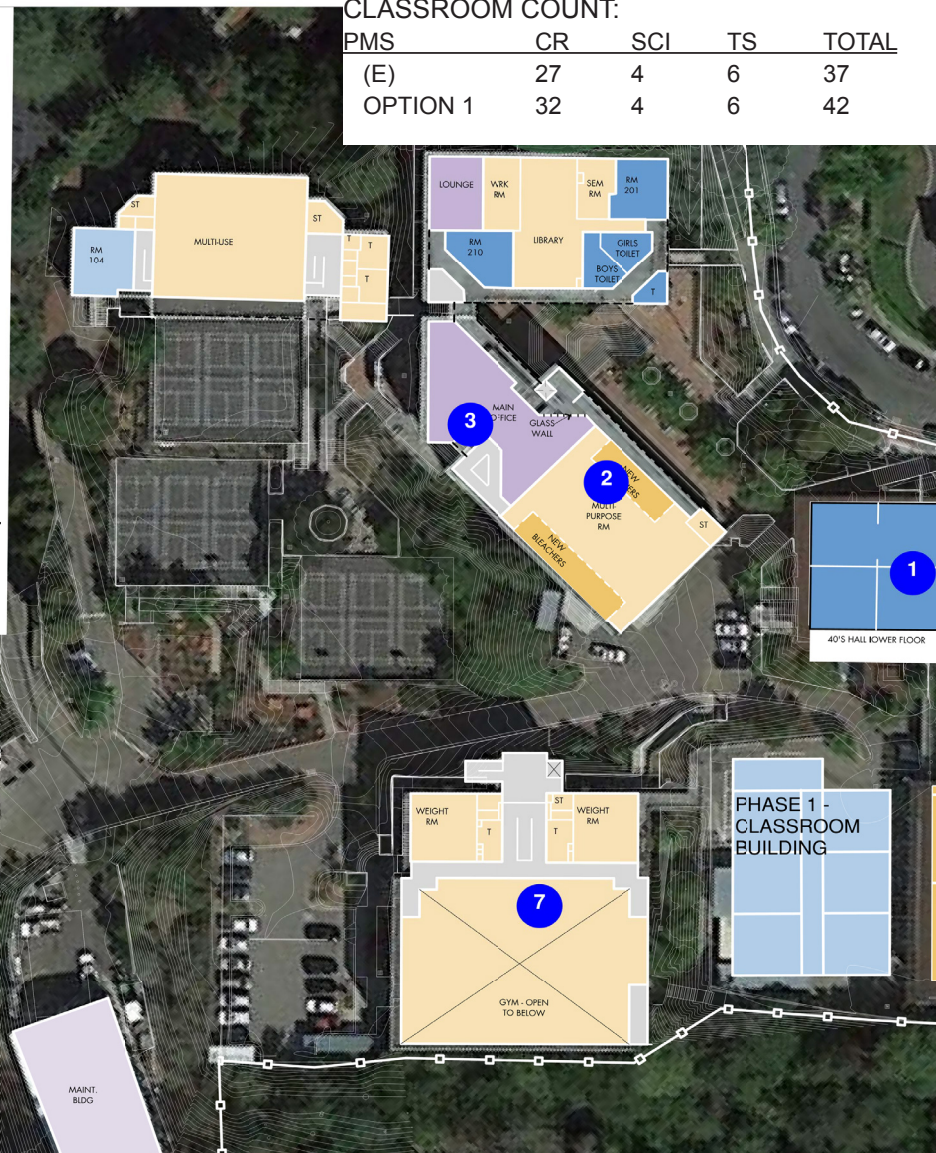
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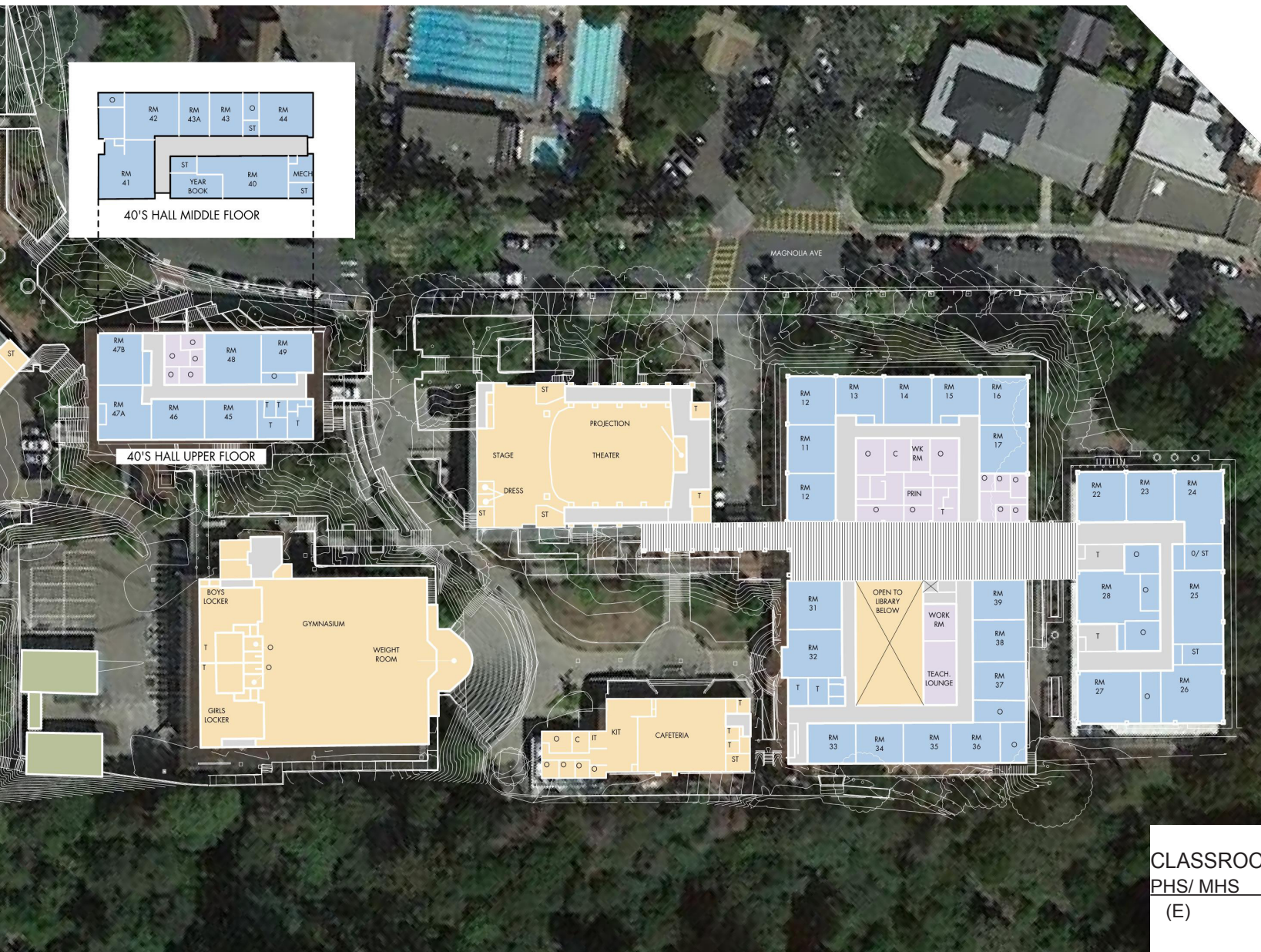
NEW FLATWORK

CIRCULATION














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- EXPAND SEATING AREA
- MINOR MODERNIZATION AT LOCKER ROOMS

PMS PHASE 2 MODERNIZATION



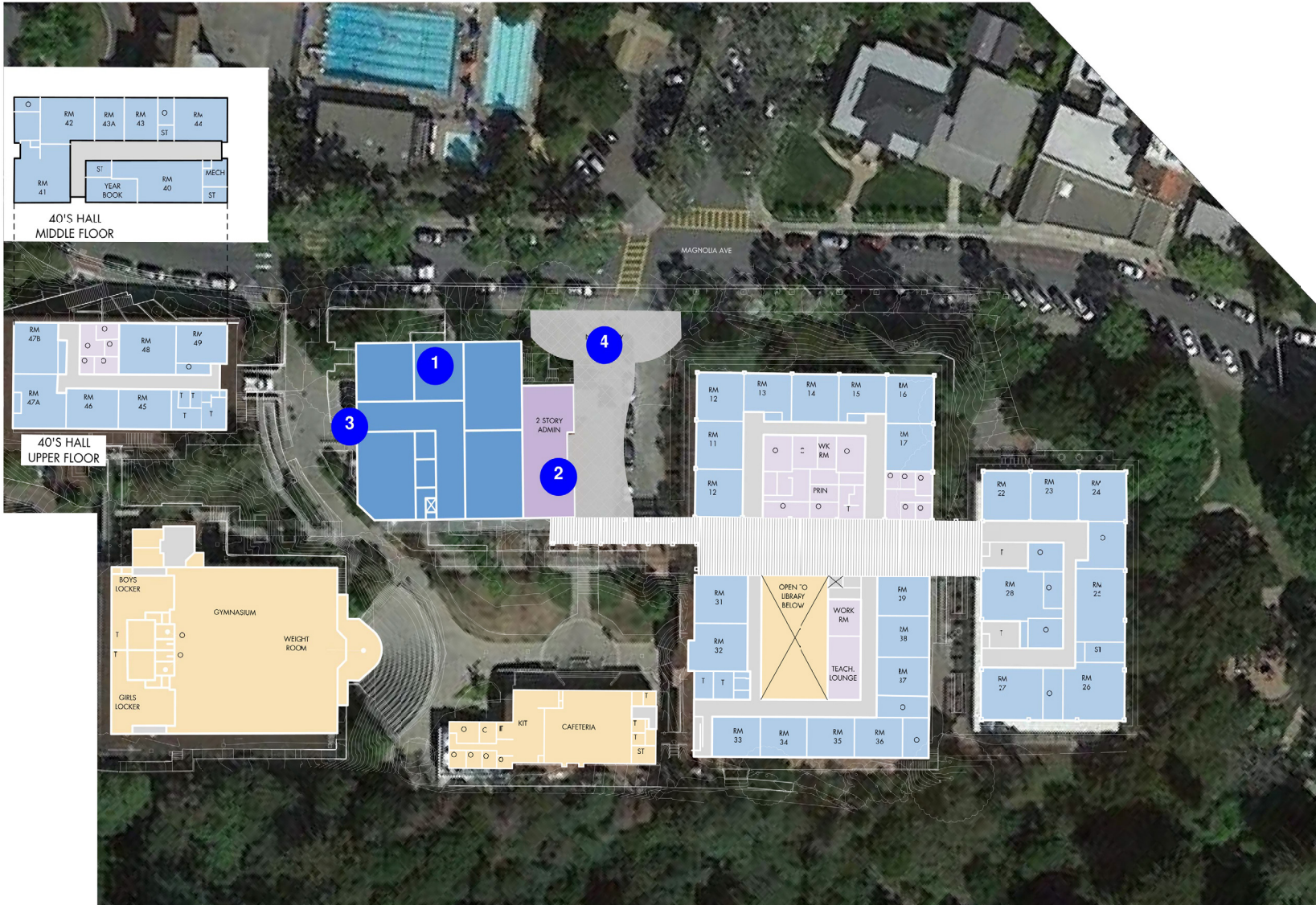
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
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| (E) | 36 | 5 | 3 | 44 |

PIEDMONT /MILLENNIUM HS EXISTING



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 ADMINISTRATION

 MULTI-PURPOSE / CAFETERIA / LIBRARY

 MODULAR CLASSROOMS

 PORTABLE CLASSROOMS

 COVERED WALKWAYS

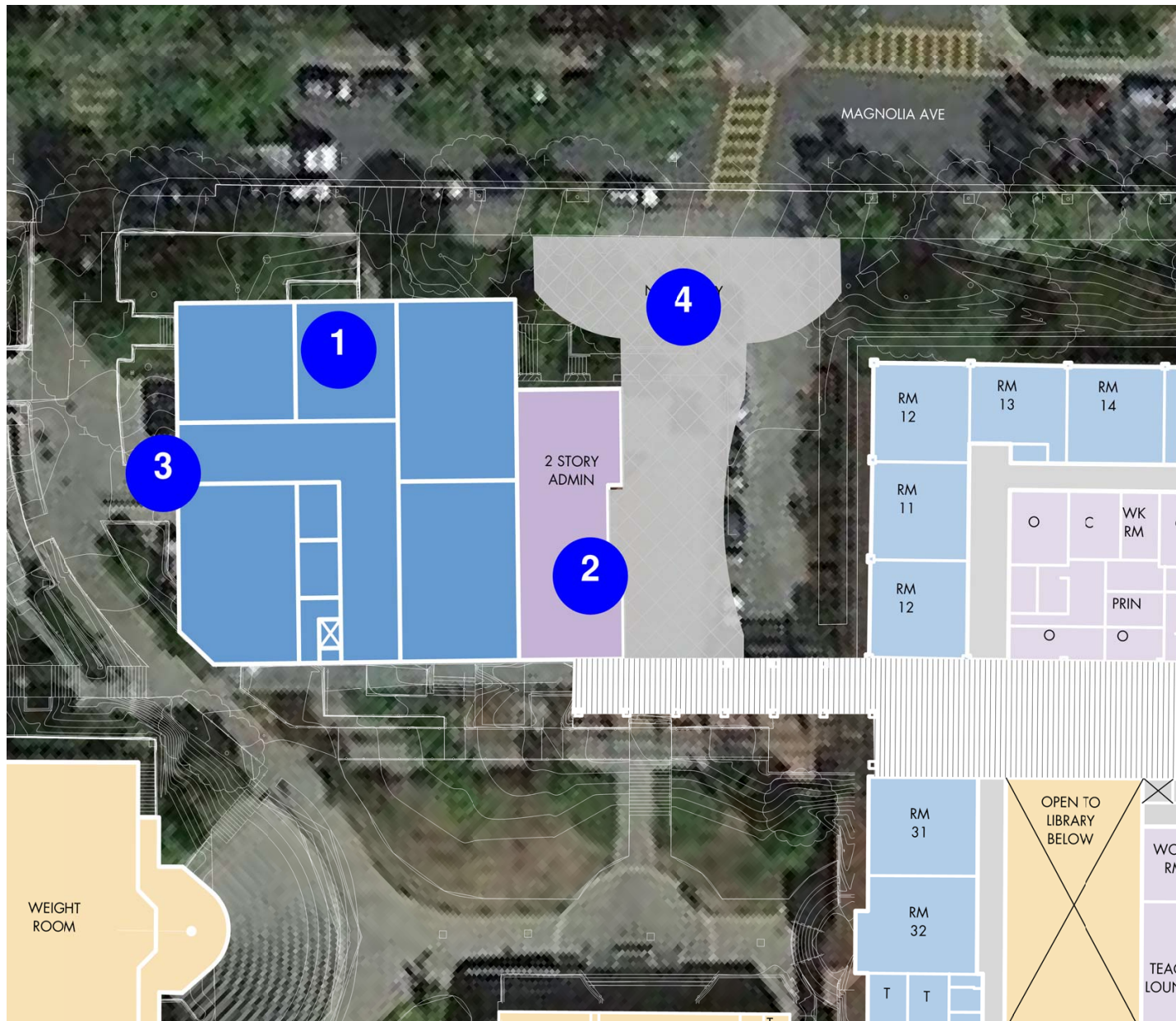
 SHADE STRUCTURE

 NEW FLATWORK

 CIRCULATION

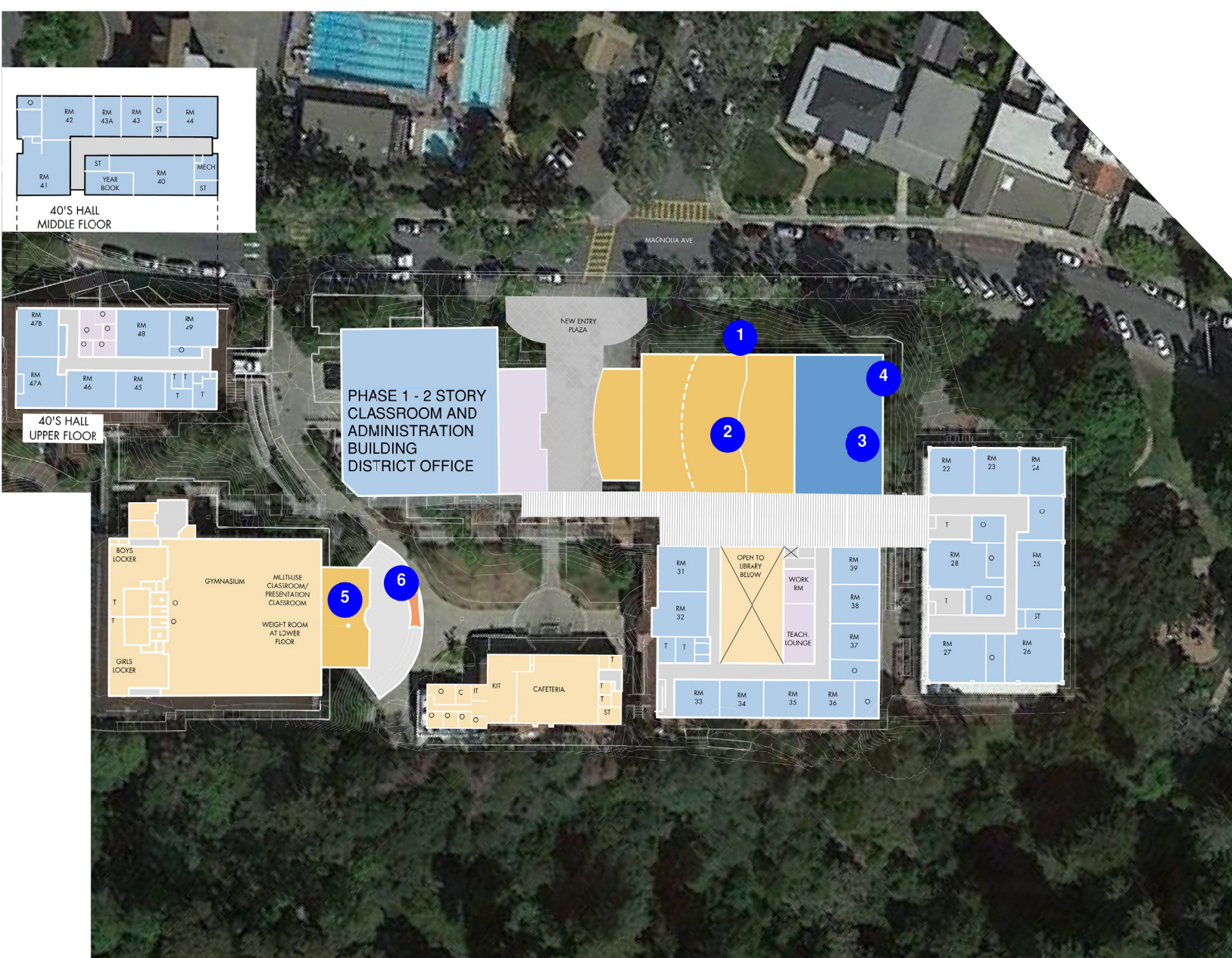
- 1 DEMOLISH ALAN HARVEY THEATER
CONSTRUCT NEW 2 STORY
CLASSROOM BUILDING
6 SCIENCE CRs & 6 STANDARD CRs**
- 2 TWO STORY ADMINISTRATION**
- 3 DISTRICT OFFICE BELOW IN DAYLIT
BASEMENT**
- 4 NEW ENTRY PLAZA**

PHS/MHS PHASE 1 NEW CONSTRUCTION














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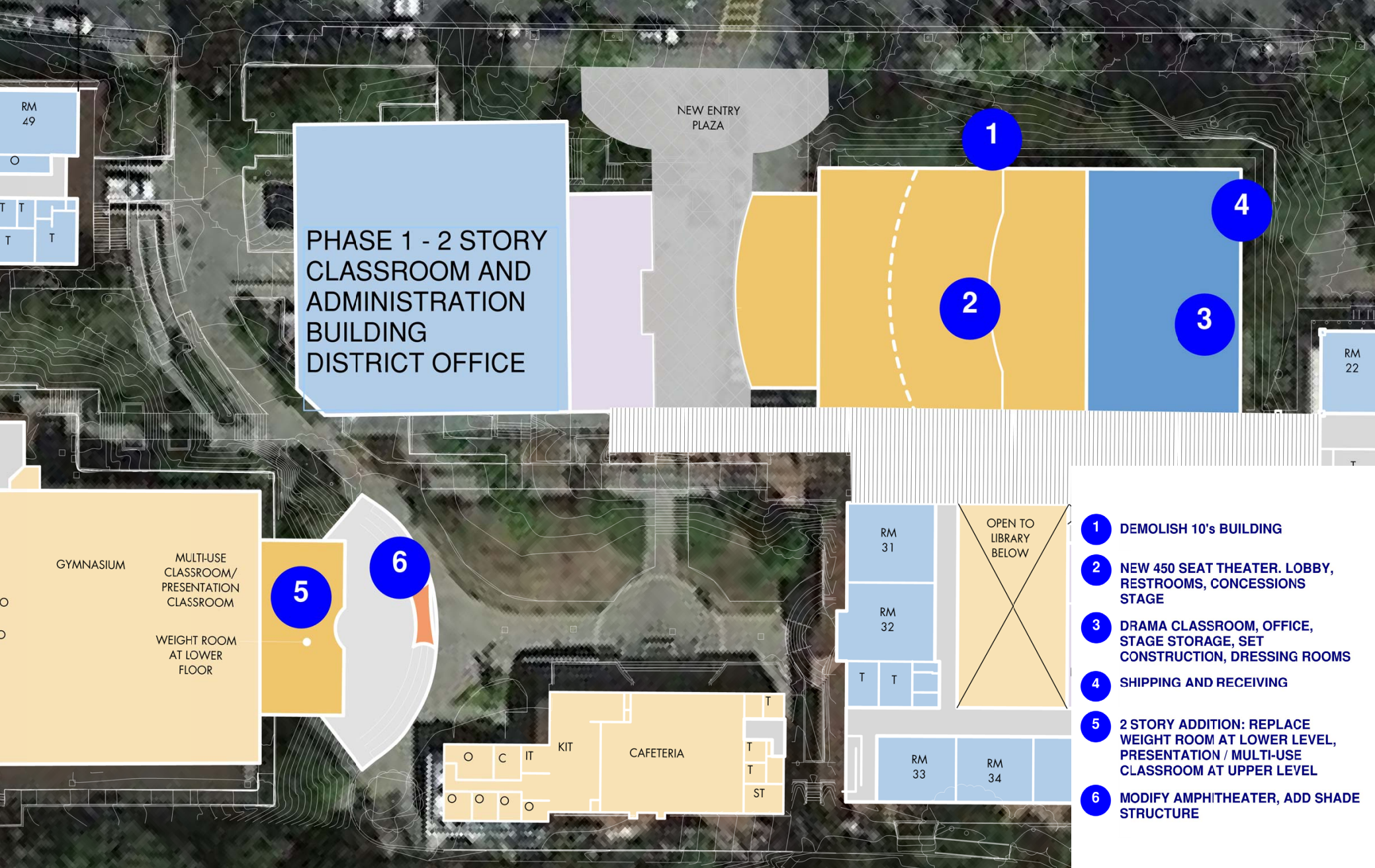


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-  CIRCULATION

- 1 DEMOLISH 10's BUILDING**
- 2 NEW 450 SEAT THEATER. LOBBY, RESTROOMS, CONCESSIONS STAGE**
- 3 DRAMA CLASSROOM, OFFICE, STAGE STORAGE, SET CONSTRUCTION, DRESSING ROOMS**
- 4 SHIPPING AND RECEIVING**
- 5 2 STORY ADDITION: REPLACE WEIGHT ROOM AT LOWER LEVEL, PRESENTATION / MULTI-USE CLASSROOM AT UPPER LEVEL**
- 6 MODIFY AMPHITHEATER, ADD SHADE STRUCTURE**

PHS/MHS PHASE 2 NEW CONSTRUCTION




PHS/MHS PHASE 2 NEW CONSTRUCTION

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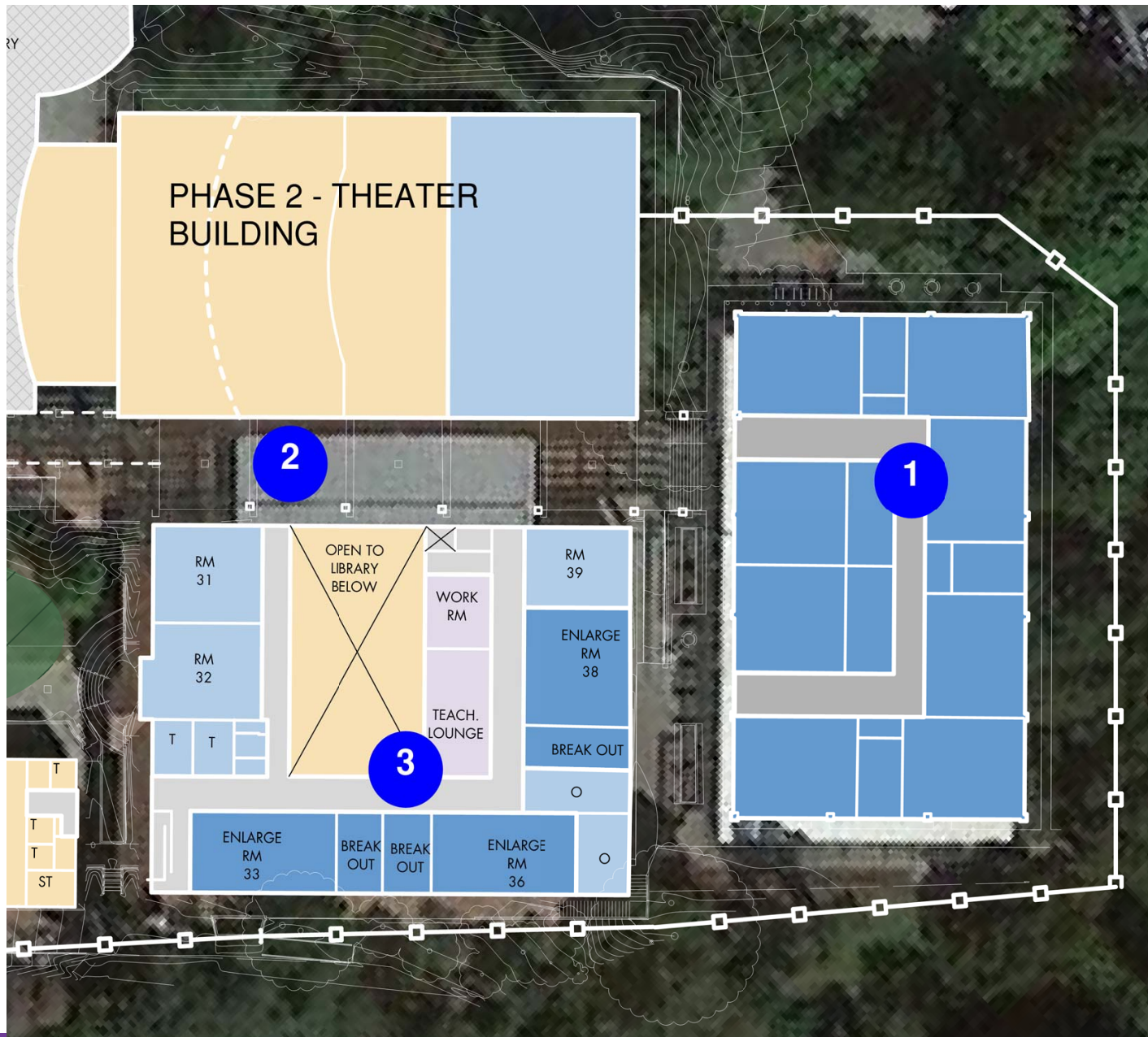
 NEW FLATWORK

 CIRCULATION

- 20's BUILDING: MODERNIZE AND RECONFIGURE. STANDARD CLASSROOMS, RRs, OFFICE & WORK ROOMS. NEW MECHANICAL AND LIGHTING SYSTEMS**
- REPLACE EXISTING WOOD TRELLIS WITH TRANSLUCENT PANELS**
- 30's BUILDING: RECONFIGURE FOR LARGER CLASSROOMS. ENHANCE LIBRARY AS LEARNING COMMONS.**
- CULINARY / MULTI-USE CLASSROOM**
- GYM LOCKER ROOM MODERNIZATION. NEW BLEACHERS**
- 40's BUILDING: UPPER FLOOR MODERNIZATION AND RECONFIGURATION FOR MILLENNIUM HS AND ADULT EDUCATION OFFICE, NEW MECHANICAL AND LIGHTING SYSTEMS**
- 40's BUILDING: MIDDLE FLOOR 4 HS ART CLASSROOMS AND 1 STEM CR. NEW MECHANICAL AND LIGHTING SYSTEMS**

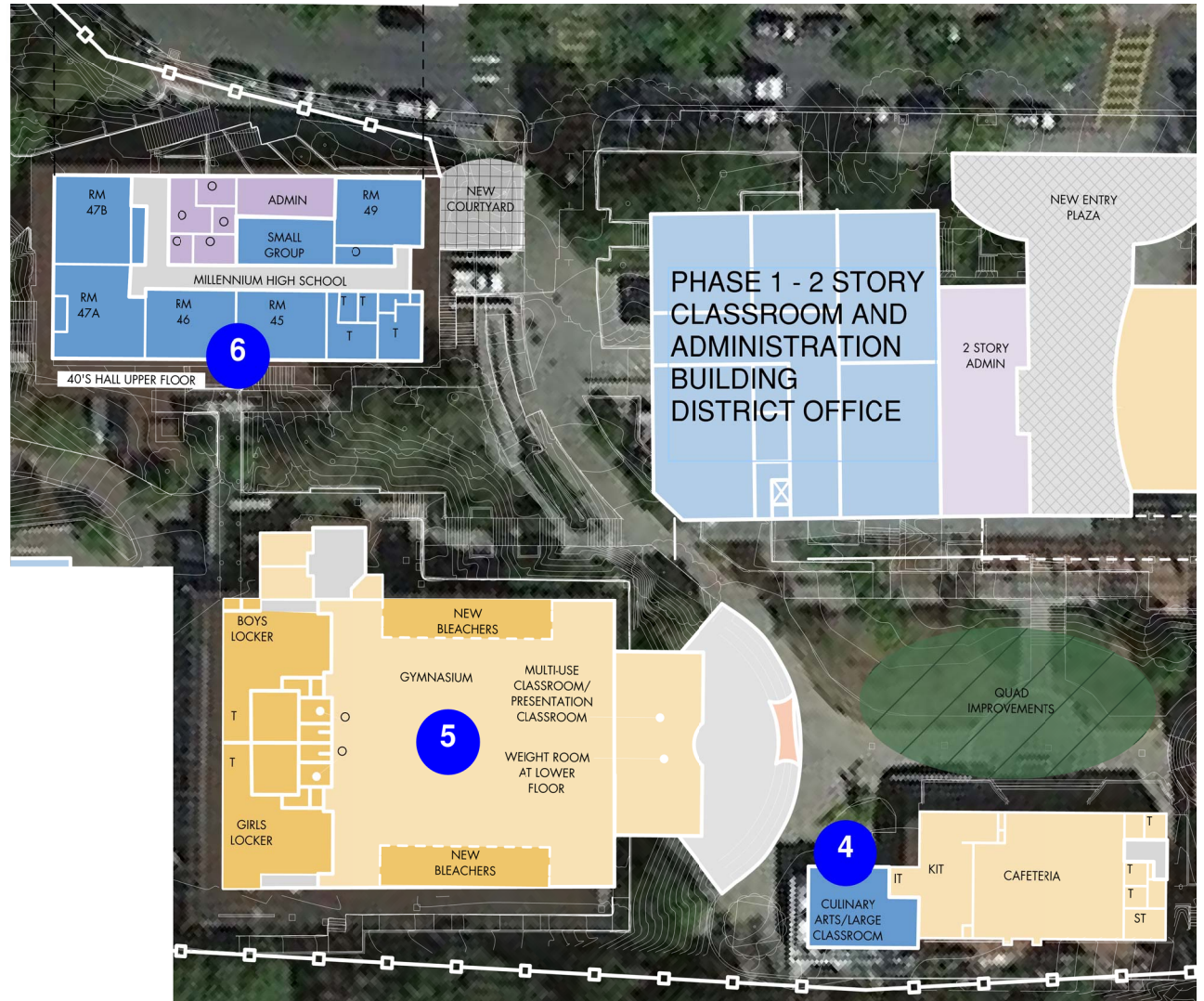
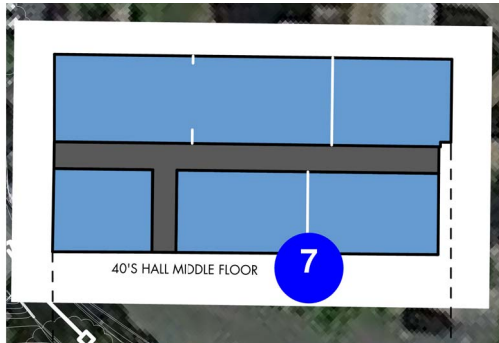


PHS/MHS PHASE 2 MODERNIZATION



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
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- 4 CULINARY / MULTI-USE CLASSROOM
- 5 GYM LOCKER ROOM MODERNIZATION. NEW BLEACHERS
- 6 40's BUILDING: UPPER FLOOR MODERNIZATION AND RECONFIGURATION FOR MILLENNIUM HS AND ADULT EDUCATION OFFICE, NEW MECHANICAL AND LIGHTING SYSTEMS
- 7 40's BUILDING: MIDDLE FLOOR 4 HS ART CLASSROOMS AND 1 STEM CR. NEW MECHANICAL AND LIGHTING SYSTEMS

PHS/MHS PHASE 2 MODERNIZATION

CLASSROOM COUNT:

| PHS/ MHS | CR | SCI | TS | TOTAL |
|----------|----|-----|----|-------|
| (E) | 36 | 5 | 3 | 44 |
| OPTION 1 | 38 | 6 | 3 | 47 |

COLORS DENOTE BUILDINGS OR AREAS WITHIN BUILDINGS

 NEW / MODERNIZATION
CLASSROOMS
 EXISTING / LIGHT MODERNIZATION

 ADMINISTRATION

 MULTI-PURPOSE / CAFETERIA / LIBRARY

 MODULAR CLASSROOMS

 PORTABLE CLASSROOMS

 COVERED WALKWAYS

 SHADE STRUCTURE

 NEW FLATWORK

 CIRCULATION

- 20's BUILDING: MODERNIZE AND RECONFIGURE. STANDARD CLASSROOMS, RRs, OFFICE & WORK ROOMS. NEW MECHANICAL AND LIGHTING SYSTEMS**
- REPLACE EXISTING WOOD TRELLIS WITH TRANSLUCENT PANELS**
- 30's BUILDING: RECONFIGURE FOR LARGER CLASSROOMS. ENHANCE LIBRARY AS LEARNING COMMONS.**
- CULINARY / MULTI-USE CLASSROOM**
- GYM LOCKER ROOM MODERNIZATION. NEW BLEACHERS**
- 40's BUILDING: UPPER FLOOR MODERNIZATION AND RECONFIGURATION FOR MILLENNIUM HS AND ADULT EDUCATION OFFICE, NEW MECHANICAL AND LIGHTING SYSTEMS**
- 40's BUILDING: MIDDLE FLOOR 4 HS ART CLASSROOMS AND 1 STEM CR. NEW MECHANICAL AND LIGHTING SYSTEMS**



PHS/MHS PHASE 2 MODERNIZATION

MAGNOLIA CAMPUS SUMMARY

PIEDMONT/MILLENNIUM HS PIEDMONT MS

PHASE 1

- Demolish Alan Harvey Theater and build new classroom / administration building.

PHASE 2 NEW

- Demolish 10's building and build new Theater building
- Reconfigure amphitheater and build presentation space

PHASE 2 MODERNIZATION

- Reconfigure and / or modernize classrooms in remaining buildings

PHASE 1 NEW

- New classroom building

PHASE 2 MODERNIZATION

- Reconfigure and / or modernize classrooms
- Enlarge Administration Office
- Reconfigure District Office to PMS classrooms





BEACH ELEMENTARY SCHOOL

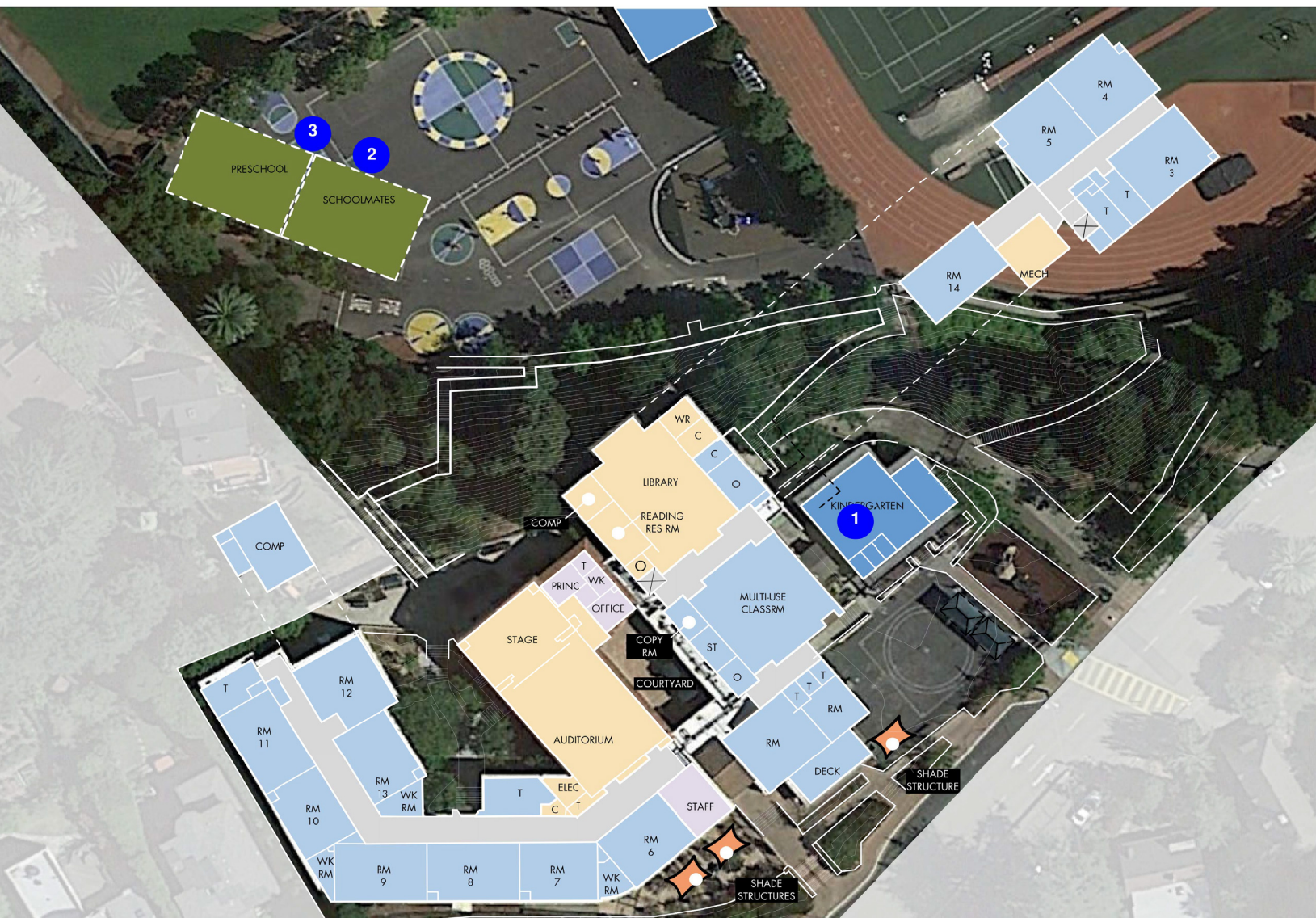
COLORS DENOTE BUILDINGS OR AREA
WITHIN BUILDINGS

- NEW CLASSROOMS
- EXISTING
- ADMINISTRATION
- MULTI-PURPOSE / CAFETERIA / LIBRARY
- MODULAR CLASSROOMS
- PORTABLE CLASSROOMS
- COVERED WALKWAYS
- SHADE STRUCTURE
- NEW FLATWORK
- TO BE REMOVED

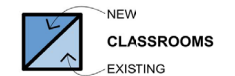
- 1 NEW CLASSROOMS
- 2 EXPAND AND ENHANCE PLAYGROUND



HAVENS ELEMENTARY SCHOOL



COLORS DENOTE BUILDINGS OR AREAS WITHIN BUILDINGS



- 1** CONVERT TO KINDERGARTEN CLASSROOM
- 2** NEW SCHOOL MATES BUILDING
- 3** NEW PRESCHOOL BUILDING

WILDWOOD ELEMENTARY SCHOOL

QUESTIONS AND COMMENTS



QUATTROCCHI KWOK ARCHITECTS