



# Part 3: Phase 1 Gym and Gym/Classroom Projects

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# Purposes

- Information about the Bayside Gym, Abbott Gym and Classroom, and Borel Gym and Classroom Projects including the following:
  - Summary of process used for all 3 projects
  - Key features of the new additional gyms
  - Needed classrooms at Abbott and Borel for increased/increasing enrollments
  - Community Meetings held for each school's project
  - Summary of the specifics for each individual project including site location, design renderings and timeline
- Discussion



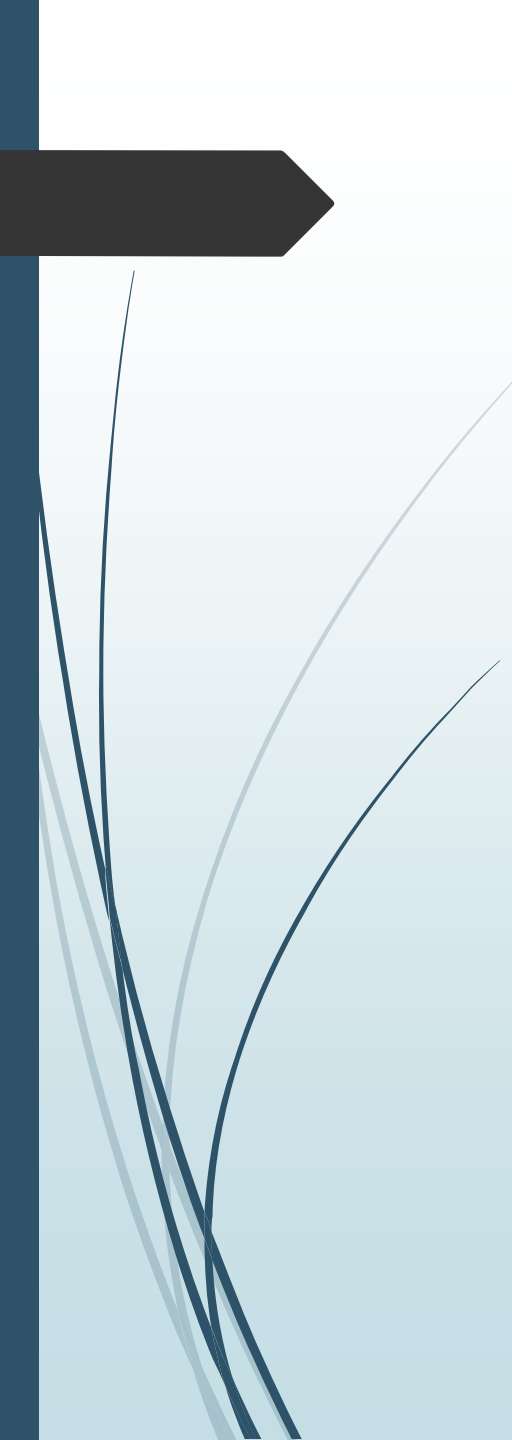
# Overview of Process Used for All Three Projects

- Educational Specifications Committees: Each School established its committee comprised of the Principal, staff representatives and parents
- Educational Specifications Committees: Interviewed and selected architect, made visits to other gyms, and provided input on location, design, features to include, and priorities
- District Educational Specifications: Developed to ensure equity among gyms in size and amenities but with different designs to be contextual for each site
- Individual Community Meetings: Provided information and received input on location, initial design planning and community members' likes and concerns



# Key Features for All Gyms

- Basketball courts are high school sized with wooden floors
- Cross basketball/volleyball/badminton courts with a separation curtain which can be lowered when needed
- Bleacher capacity sized to seat 1/3 of each school's projected enrollment
- Lobby designed to be used as a lobby outside of school hours and as a flexible PE teaching space during school
- Girls and Boys locker rooms with one locker per student for projected school enrollment
- PE staff offices located so that men and women staff can supervise respective locker rooms
- Restrooms for girls and boys respectively and for staff, family, and public unisex use



# Classrooms for Current and Projected Enrollments at Abbott and Borel

- Needed classrooms achieved through repurposing existing space that could be used for classrooms and new classroom facilities
- Described in more detail in the section on each school's project



# The New Additional Bayside Gym Overview







# SITE PLAN

BAYSIDE ACADEMY - PRELIMINARY LANDSCAPE PLAN



## LEGEND

- 1 EXISTING TURN-AROUND & FIRE LANE
- 2 EXISTING BLACKTOP
- 3 EXISTING REPAIRED IRRIGATED ATHLETIC FIELD
- 4 EXISTING TREES
- 5 EXISTING FENCE
- 6 DROP OFF AT EXISTING TURN-AROUND
- 7 BIKE PARKING
- 8 NOT USED
- 9 ASPHALT PAVING FOR FUTURE STORAGE UNITS
- 10 SHADE TREES AND MULCH SURFACING
- 11 STORMWATER TREATMENT AREA
- 12 NOT USED
- 13 NOT USED
- 14 CONCRETE PAVING, NON-SLIP SAND WASH FINISH, NATURAL COLOR
- 15 ASPHALT PAVING
- 16 CONCRETE BANDS, FLUSH (TYP)
- 17 NOT USED
- 18 ORNAMENTAL PLANTING, DROUGHT TOLERANT
- 19 NOT USED
- 20 NOT USED
- 21 NATIVE TREES, DROUGHT TOLERANT SPECIES
- 22 GATE, CONNECT TO EXISTING FENCE (DISTRICT STANDARD FENCING)
- 23 SLOPED WALK (<5%)
- 24 CAMPUS FENCING (BLACK 1" POLYOLEFIN, MATCH EXISTING HEIGHT) DISTRICT STANDARD FENCING AND GATES
- 25 CMU BLOCK TRASH ENCLOSURE WITH DOUBLE GATES FOR RECYCLING AND TRASH ACCESS; VEHICULAR CONCRETE PAD; SANITARY SEWER CONNECTION AND ROOF, HOSE BIB FOR WASH DOWN.



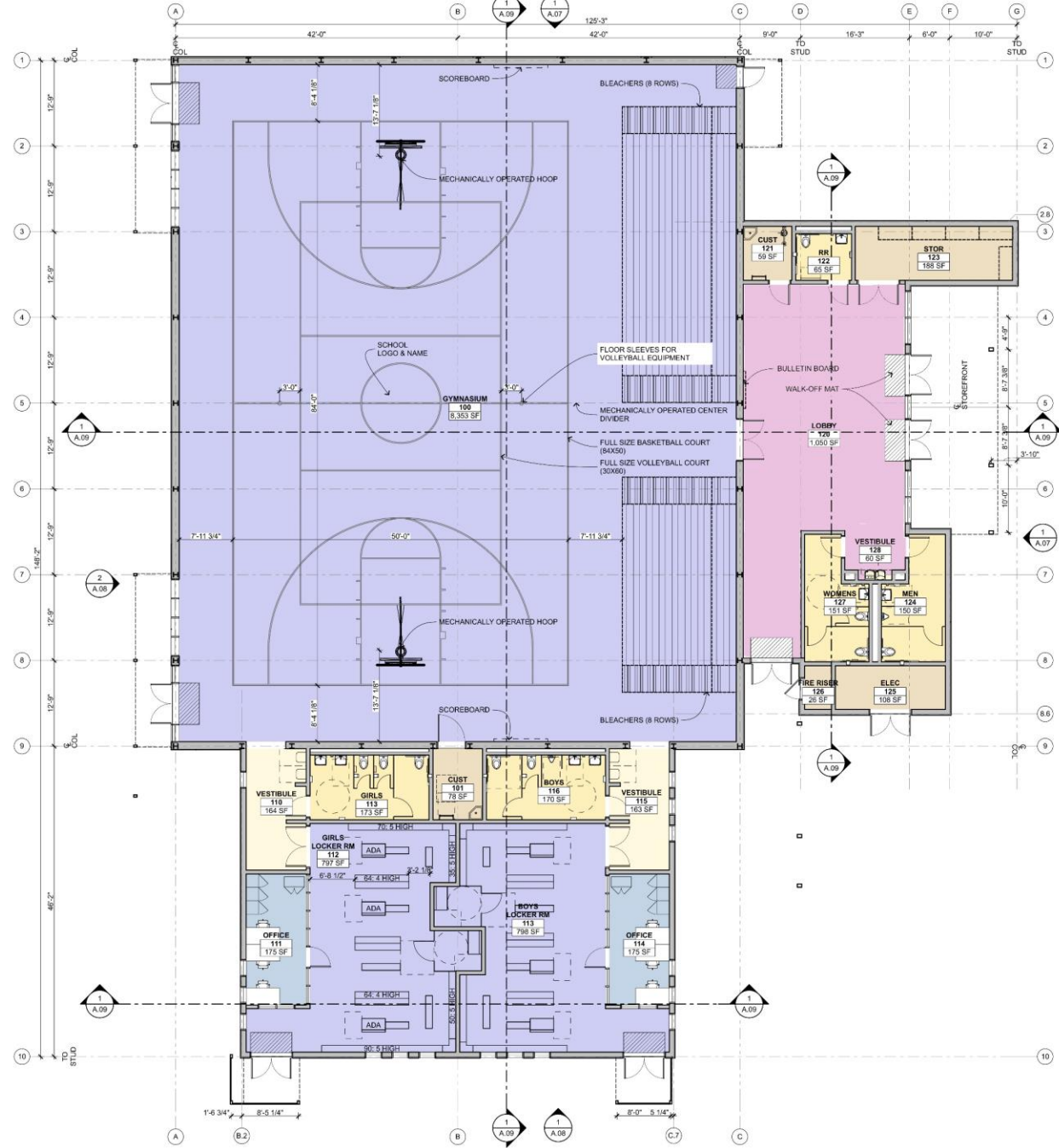




Exterior View – Public Entry - Looking Northwest  
from Baseball Field

# FLOOR PLAN

BAYSIDE ACADEMY | NEW GYMNASIUM



CODE ANALYSIS: Based on 2016 California Building Code (CBC)

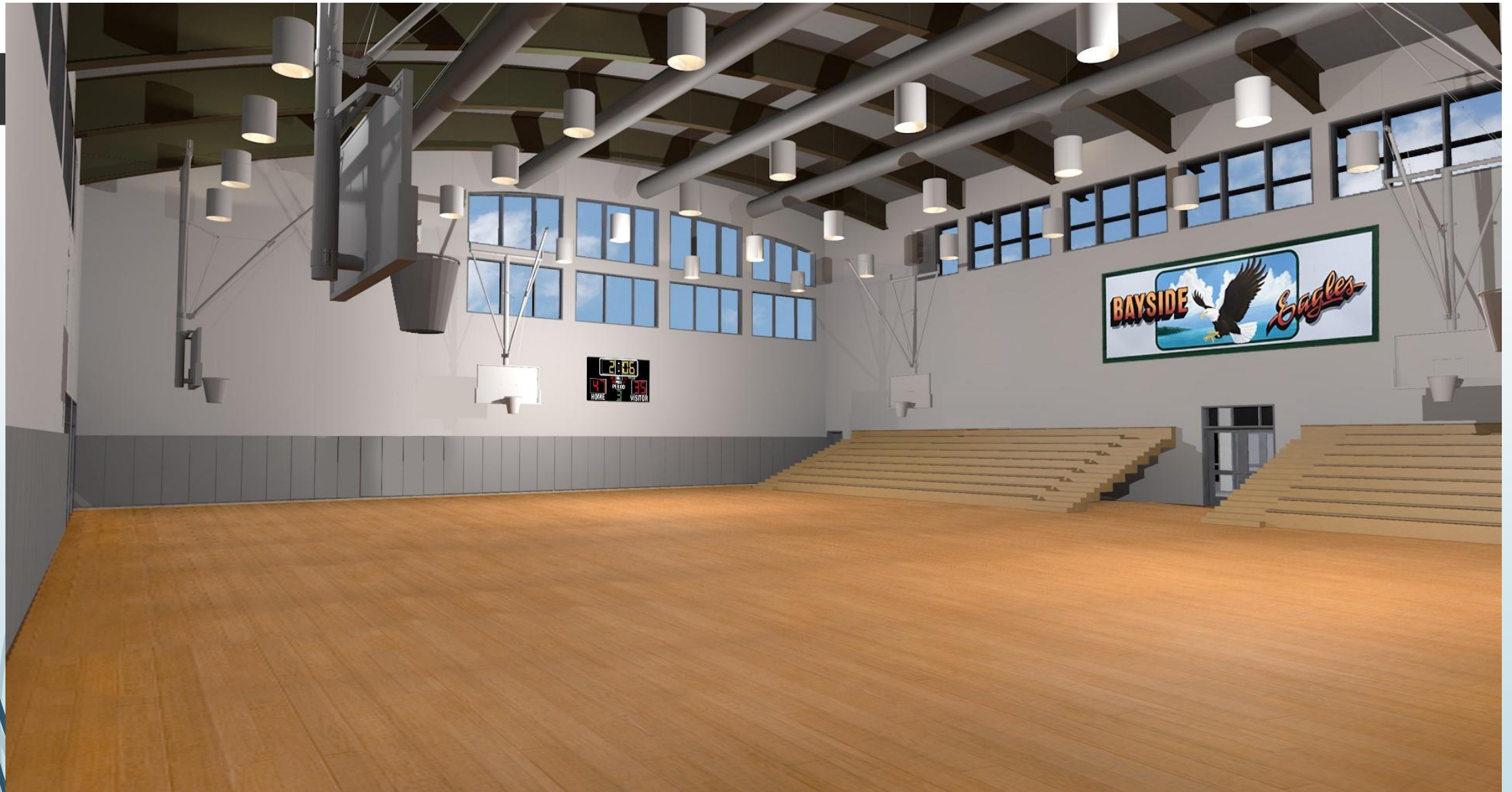
Item	Proposed	Existing
CONSTRUCTION TYPE: Sec 802	III-B	III-B
AUTOMATIC FIRE SUPPRESSION SYSTEM	Yes	Yes
OCCUPANCY GROUP: Sec 303 and 304 in A.09	A-3	A-3
ALLOWABLE BUILDING HT: Table 506.2	30'	30'
ACTUAL BUILDING HT	30'	30'
ALLOWABLE NUMBER OF STORES: Table 504.4	3	3
ACTUAL STORES	3	3
ALLOWABLE AREA FACTOR (AF): Table 506.2	24,000	38,000
ALLOWABLE AREA BY FRONTAGE INCREASE: Sec 506.3.3	NOT TAKEN	NOT TAKEN
ACTUAL AREA (30'0" x 100'0")	3,000 SF	3,000 SF
ACTUAL AREA (30'0" x 100'0")	3,000 SF	3,000 SF
MIXED OCCUPANCY ANALYSIS	850(2400) + 592(3800) = 8.89 x 10.8 = 9.58	851 x 1

BUILDING TOTAL AREA: 13,842 SF

FLOOR PLAN  
1/8" = 1'-0"



A.02



Interior view – Looking Northeast toward Slough





# Current Projected Timeline

- Design and Construction Documents completed end of March 2018
- Review/approval process by the California Division of State Architect April-November 2018
- Request for Construction Bids\* December 2018
- Beginning of Construction\* January 2019
- Anticipated Occupancy\* January-February 2020

***\*timeline dependent on State approval***



# The Abbott Project Overview

New Gym (additional)

Six classrooms—2 new, 4 repurposed

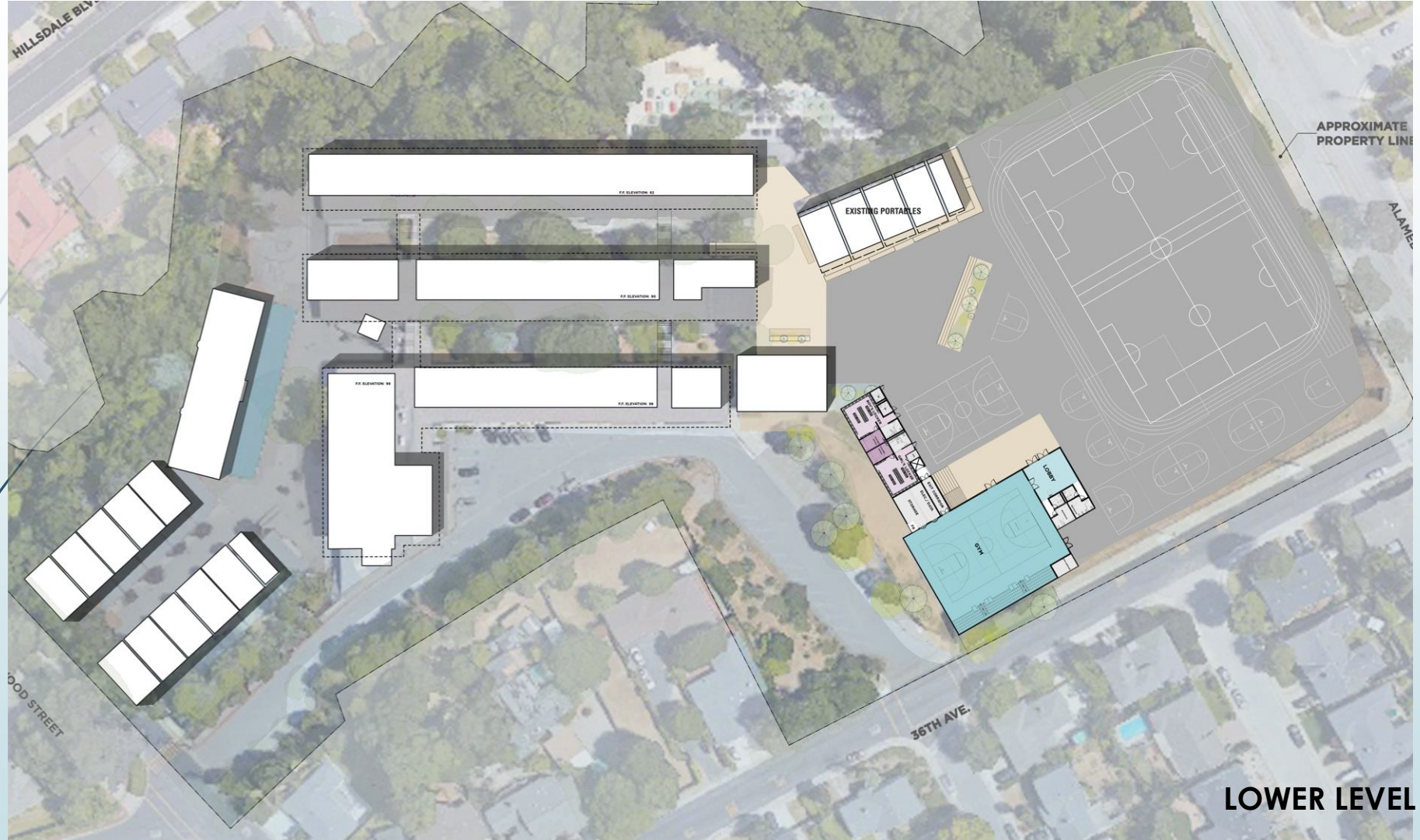


# Abbott Site Plan—Upper level





# Abbott Site Plan—lower level



# Classrooms and Gym view from upper level of Abbott





# Aerial View from Abbott Playground of Classrooms on top and Locker Rooms below





# Projected Timeline

- Construction Documents completed- end of February 2018
- Review/approval process by the California Division of State Architect –March-September 2018
- Request for Construction Bids\* October 2018
- Beginning of Construction\* November 2018
- Anticipated Occupancy\* February 2020

*\*timeline dependent on State approval*





# The Borel Project Overview

- New Gym (additional)
- Eight classrooms—6 new, 1 new in part of the Library (completed), and 1 repurposed



- 1 RE-PAVED & STRIPED ASPHALT YARD WITH SOCCER, TRACK, AND BACKSTOPS
- 2 EXISTING OAK (PROTECT & PRESERVE)
- 3 ACCESSIBLE ROUTE AND STAIRS
- 4 AMPHITHEATER STYLE ATHLETIC SEATING & SHADE TREES
- 5 DRINKING FOUNTAIN WITH DOG BOWL
- 6 PEDESTRIAN BOULEVARD & FIRE LANE ACCESS WITH 4' FENCE(S)
- 7 ATHLETIC PLAZA FOR P.E. AND COMMUNITY / CAMPUS EVENTS
- 8 SEAT WALL ALCOVES AND SHADE TREES
- 9 STAFF PARKING
- 10 REHABILITATED MULCHED PLANTING AREA AND DRAINAGE IMPROVEMENTS

- 11 OUTDOOR CLASSROOM COURTYARD, WITH CAFE SEATING/BENCHES
- 12 SCIENCE CONCEPTS RAIN GARDEN
- 13 SCIENCE CONCEPTS POLLINATOR GARDEN
- 14 PAVED, OPEN PLAZA FOR FLEXIBLE USE
- 15 CAMPUS CONNECTION STAIRS & RAMP WITH VIEW TERMINUS BAMBOO GROVE
- 16 EXISTING PAVING
- 17 EXISTING ELECTRICAL MAINTENANCE YARD
- 18 CONCRETE PAVING
- 19 CAMPUS FENCING, DISTRICT STANDARD BLACK 1" VINYL COATED FABRIC
- 20 GATES

## LANDSCAPE - SITE PLAN





EXTERIOR RENDERING

CSDA | DESIGN  
GROUP

LISTEN • COLLABORATE • CREATE



SAN MATEO-  
FOSTER CITY  
SCHOOL DISTRICT  
LIVE • LEAD • LEARN

SCALE: NOT TO SCALE

11/29/17

SK-D103



# Current Timeline

## ➤ Phase I: Complete all site work

- DSA review and approval by May 2018\*
- Begin excavation and site work construction\* June 2018
- Finish site work/foundation for new classrooms\* by September 2018

## ➤ Phase II: Complete the new classroom wings (6 classrooms)

- Select builder pre-built classrooms by January 2018
- DSA Review and Approval\* March-May 2018
- In plant construction of classroom components\* by September 2018
- On site construction\* by November 2018
- Occupancy during Winter break 2018

\* Note: DSA review and approval timeline is not within the District's control but the architect believes that adequate time has been built into the schedule



# Current Timeline-continued

## ➡ Phase III: Design and Construction of the Gym

- ➡ Design phase and construction documents completed Spring 2018
- ➡ DSA review and approval completed\* August 2018
- ➡ Bidding for Gym Construction\* September 2018
- ➡ Construction\* Oct 2018-December 2019
- ➡ Occupancy\* January 2020

## ➡ Phase IV: Repurposing of Current Weight Room for Classroom



## Questions/ Board Discussion