

## NOTICE TO ENVIRONMENTAL CONSULTANTS

NOTICE IS HEREBY GIVEN that sealed proposals will be received by the Emery Unified School District (herein referred to as "District"), at 4727 San Pablo Avenue, Emeryville, California 94608, to provide all professional services to fulfill the duties and responsibilities of Environmental Consulting for NEPA and CEQA initial studies relating to the Emeryville Center of Community Life project.

Proposals shall be received by the District up to, but not later than 3:00 p.m. on 8 June, 2009. The outside of the envelope containing the proposal should be marked: "Proposal for Environmental Consultant: Emeryville Center of Community Life." All proposals received after the time and/or date indicated herein shall be rejected and returned to the sender unopened.

Proposal submitters must attend a mandatory pre-proposal site inspection scheduled for 26 May, 2009 at 3:15 p.m. Proposal submitters shall meet at the Emery Theater located on the campus of the Emery Secondary School. Please enter the campus at the main entrance located at 1100 47<sup>th</sup> Street, Emeryville, CA 94608. Failure to attend the mandatory site review is grounds to disqualify a proposal. A proposal submitted by a proposal submitter who fails to attend the site inspection shall be rejected as non-responsive.

No proposal submitter may withdraw his proposal for a period of ninety (90) days after the date set for submittal.

Proposal submitters must possess all credentials and licenses required to accomplish the scope of work described in the RFP.

This contract is subject to the regulation adopted by the State Allocation Board that sets goals for participation of Disabled Veteran Business Enterprises (DVBE) in all contracts and also by Federal regulations that set goals for DBE participation in all contracts. Each proposal submitter shall be familiar with the provisions of Public Contract Code Sections 10115 et seq. and Federal DBE regulations, and shall submit with its proposal all certifications required under Section 1865.16 of the regulation adopted by the State Allocation Board as well as certifications required by Federal regulations. All DVBE and DBE Forms and accompanying process documentation must be completed and included as part of the RFP submittal. It is the proposer's responsibility to be fully informed regarding the requirements of current State and Federal programs for DVBE and DBE program participation. It is also the proposer's responsibility to comply with all of those requirements when submitting a response to this RFP. Neither the District nor the City of Emeryville has established program participation rates for DVBE or DBE other than those required for participating in State or Federal funding programs.

The successful proposal submitter shall be required to enter into a written contract as provided by the District.

Prior to entering into a signed contract, the successful proposal submitter shall furnish satisfactory proof of the maintenance of workers' compensation insurance, public liability insurance and property damage insurance in the amounts indicated in the contract documents.

Proposals are required for the entire work described herein. The District reserves the right to reject any or all proposals and to waive any irregularities or informalities in the proposals.

Request for Proposal documents are available on the District's website at [www.emeryusd.org](http://www.emeryusd.org), or by email request from Roy Miller, District Architect, at email address: [roy.miller@emeryusd.org](mailto:roy.miller@emeryusd.org).

**REQUEST FOR PROPOSAL (RFP)**  
**for EMERYVILLE CENTER of COMMUNITY LIFE:**

**ENVIRONMENTAL ASSESSMENT (NEPA),**  
**INITIAL STUDY (CEQA),**  
**and Related Documentation**

**May 8, 2009**

## **I. INTRODUCTION**

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Thank you for your interest in contracting with the Emery Unified School District (EUSD). EUSD is soliciting proposals in response to this Request for Proposals (RFP) from qualified firms to assist with preparation of two environmental documents: a National Environmental Policy Act (NEPA) Environmental Assessment and a California Environmental Quality Act (CEQA) Initial Study. Both environmental documents will analyze the potential impacts of the Emeryville Center of Community Life: Final Master Plan.

This Request for Proposal (RFP) describes the proposed project, the required scope of services, the contractor selection process, and the minimum information that must be included in the proposals.

Failure to submit information in accordance with the RFP requirements and procedures may be cause for disqualification.

## **II. PROJECT DESCRIPTION and SCOPE OF WORK**

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The Emeryville Center of Community Life (ECCL) is the community's vision of a unique and special community center; a place where schools, community services, arts and recreation programs are integrated to serve the entire Emeryville community. The Emeryville Center of Community Life has evolved with guidance from the Education and Youth Services Advisory Committee (now called the Partners for Community Life) and input from the Emeryville community. In 2003 a program plan was developed through community meetings and workshops with stakeholders that identified facility elements for recreational, educational, and cultural components of the Emeryville Center of Community Life. Starting from that base of information, a team of architects was hired in 2008 to develop a conceptual master plan for the new facility. That conceptual master plan has now estimated the size of the facility would be approximately 180,000 square feet of interior space made up of general instruction classrooms, meeting rooms, administrative offices, 2 gymnasiums, multi-purpose areas, art and music studios, dance and fitness

studios, space for preschool and before and after school activities, technology centers, teacher work areas, parent and teacher resource areas, library, a health and wellness center, and approximately 215 parking spaces. The outdoor space would include soccer field, football field, baseball field, basketball courts, a year-round swimming pool, a running track, gardens, and green open space.

The vision that the community has developed over a number of years is reflected in the conceptual master plan that has been created for the Emeryville Center of Community Life. Excerpts from that master plan are attached to this RFP as Appendix A. It foresees a group of joint use facilities and flexible spaces clustered on a single site in a central part of the City, comprised of all the desired educational and community services programs needed and wanted by the community, and formed in a manner consistent with a number of goals. One primary goal is to produce within Emeryville a more connected and engaged network of community members and personal inter-relationships. The Center will serve as both a hub and a portal to that network. It will house activities that engage community members in ways that build and strengthen their bonds. It will facilitate the connections that allow people to encounter and know one another. Other goals are to embed life-long learning into the daily activities of everyone in Emeryville, to provide access to fellow citizens and to information, and to share the deep values that are crucial in determining how that information will be put to use and how those citizens can be in productive relationship with one another. Yet another goal is to create new open public spaces (particularly outdoor spaces) where there is room to share time and experiences, and build the network of social interactions that is, fundamentally, the essence of community. Especially for people living at the hectic pace of an urban core environment, time is one of the scarcest of resources. So, the Center of Community Life seeks to place a high value on time spent sharing and experiencing a wide variety of social, educational, and cultural activities within the facilities, thus providing opportunities to develop social interconnections through the every-day use of those places. In addition, the goal of fostering an eminently sustainable and “green” set of community spaces also seeks expression in the Center which would become part of a city that is more walkable, more cohesive, smart in its growth, sustainable in all its endeavors, and the pride of its citizens. And finally, it is important in the Emeryville community for the Center to epitomize the cultural richness born from the collaborative diversity of the multi-cultural, multi-ethnic, and multi-generational citizens of Emeryville.

The project location has been identified as the existing Emery Secondary School site. The property is an approximately 7.5 acre parcel that is bounded by 47<sup>th</sup> and 53<sup>rd</sup> Streets on the south and north, by San Pablo Avenue on the east, and by the Emery Bay Village on the west. The site currently houses grades 7-12 for the Emery Unified School District, but will be vacated so that construction of the new Center of Community Life can occur.

The required scope of work for this project includes a CEQA compliant Initial Study document, an analysis of DTSC project requirements, a NEPA compliant project assessment, a Section 106 Historic Resources investigation, and a parking summary for the CEQA and NEPA reports. Activities conducted by the Consultant pursuant to

this scope of work will be coordinated by the EUSD District Architect in partnership with the City of Emeryville Planning Department and the Director of Community Services. Consultant will make presentations concerning their reports to District, City, and community as requested by District and City staff.

### III. CONTENTS OF PROPOSAL

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If your firm is qualified and would like to be considered, please furnish a proposal with the following elements. The contents of the proposal shall be complete in description and concise in volume. It should include your firm's capabilities and experience in environmental document preparation and institutional/educational projects. The proposal shall be a written report. Supplementary visual aids and other extraneous materials will not be accepted.

The proposals should include the following minimum information:

- **Table of Contents**
- **Introductory Letter** that identifies the name, address and telephone number of the principal person representing the prospective contractor. The person authorized to execute the contract shall sign this letter.
- **Organization Description** that indicates the business structure of your firm, indicates the name of the person to be assigned as Project Manager, and names and describes the responsibilities of Key Staff. Also, include the same information for any sub-consultants.
- **Resumes** of Project Manager and Key Staff. The named project manager cannot be substituted without EUSD's agreement if the firm's proposal is selected.
- **Qualification and Resources** includes recent experience in regard to the management of environmental documents for similar projects.
- **Work Approach and Methodology** The Work Approach and Methodology Section shall demonstrate an understanding of the proposed scope of work needed and potential environmental issues along with a thorough understanding of the federal and state environmental disclosure process. Identify the methodologies and approaches that would be utilized to analyze and resolve environmental issues.
- **Schedule** must detail performance of this scope of work and must include all elements of the scope of work program. Show time line and tasks involved.
- **Cost** proposal that separates the CEQA and NEPA work, and those technical efforts that can be used for both. Identify the hourly billing rates and hours for each task in addition to any non-labor costs. The cost proposal should include attendance at Planning Commission, City Council, and School Board meetings as well as visual simulations for from at least 5 viewpoints.



#### **IV. SUBMISSION**

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Written responses to this RFP should be submitted by 3:00 PM on May 18, 2009 to Roy Miller, District Architect for the Emery Unified School District at 4727 San Pablo Avenue, Emeryville, CA 94608. Please provide four hard copies and one pdf copy on CD or DVD to the EUSD in your submittal package. Submittal materials become the property of the District and will not be returned. No reimbursement whatsoever will be made by the District or the City of any costs incurred by consultant candidates related to the preparation or presentation of proposals.

#### **V. CONTRACT**

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The contractor will be required to comply with all requirements of a District Agreement (contract) for the processing of environmental documentation.

#### **VI. SELECTION PROCEDURES**

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All proposals that contain the minimum information requested in this RFP will be evaluated on the basis of professional experience, qualification, and service to be performed. The selection of contractor will be based on the following items.

##### **I. QUALIFICATIONS & RESOURCES**

- Project Team
- Technical Expertise
- Firm Resources and Experience

##### **II. OVERALL APPROACH & ORGANIZATION**

- Meets Proposal Requirements
- Demonstrated Understanding of Project
- Demonstrated Understanding of CEQA & NEPA

##### **III. PROPOSAL**

- Evaluation of Technical Issues
- Preparation of Environmental Documents

##### **IV. MEETS MINIMUM SUBMITTAL REQUIREMENTS**

- a. RFP Response Table of Contents
- b. Introductory Letter
- c. Organization Description
- d. Resumes
- e. Qualification & Resources
- f. Work Approach & Methodology
- g. Performance Schedule
- h. Cost of Services Offered

V. TIME SCHEDULE/WORK PROGRAM

VI. RELATIVE VALUE of SERVICES OFFERED

VII. PROPOSED COORDINATION WITH EUSD and CITY of EMERYVILLE

**ATTACHMENTS:**

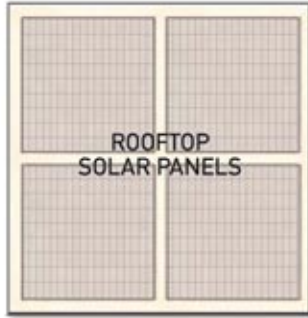
Appendix A.        Excerpts from Emeryville Center of Community Life Master Plan

**APPENDIX A,**

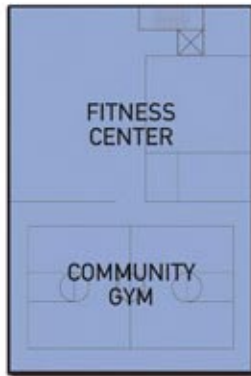
**EXCERPTS from EMERYVILLE CENTER of COMMUNITY LIFE MASTER PLAN**



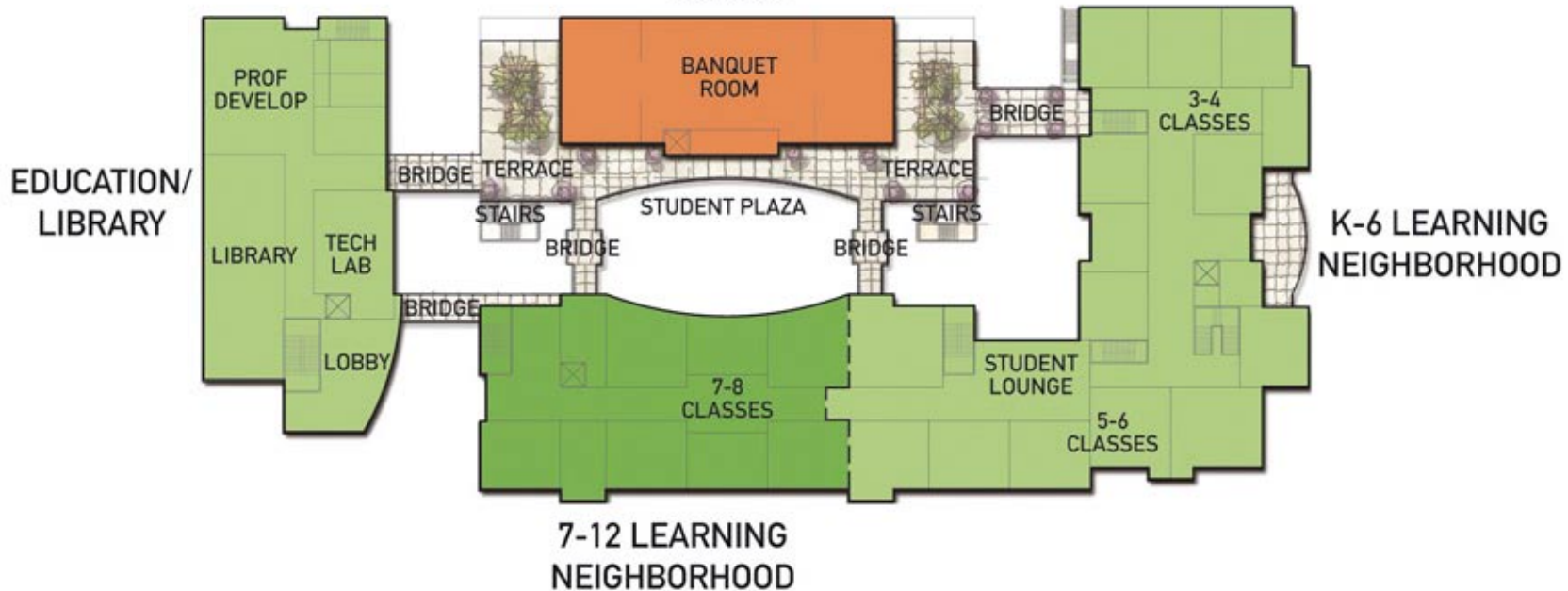
FIELD PAOLI/HKTT ARCHITECTS

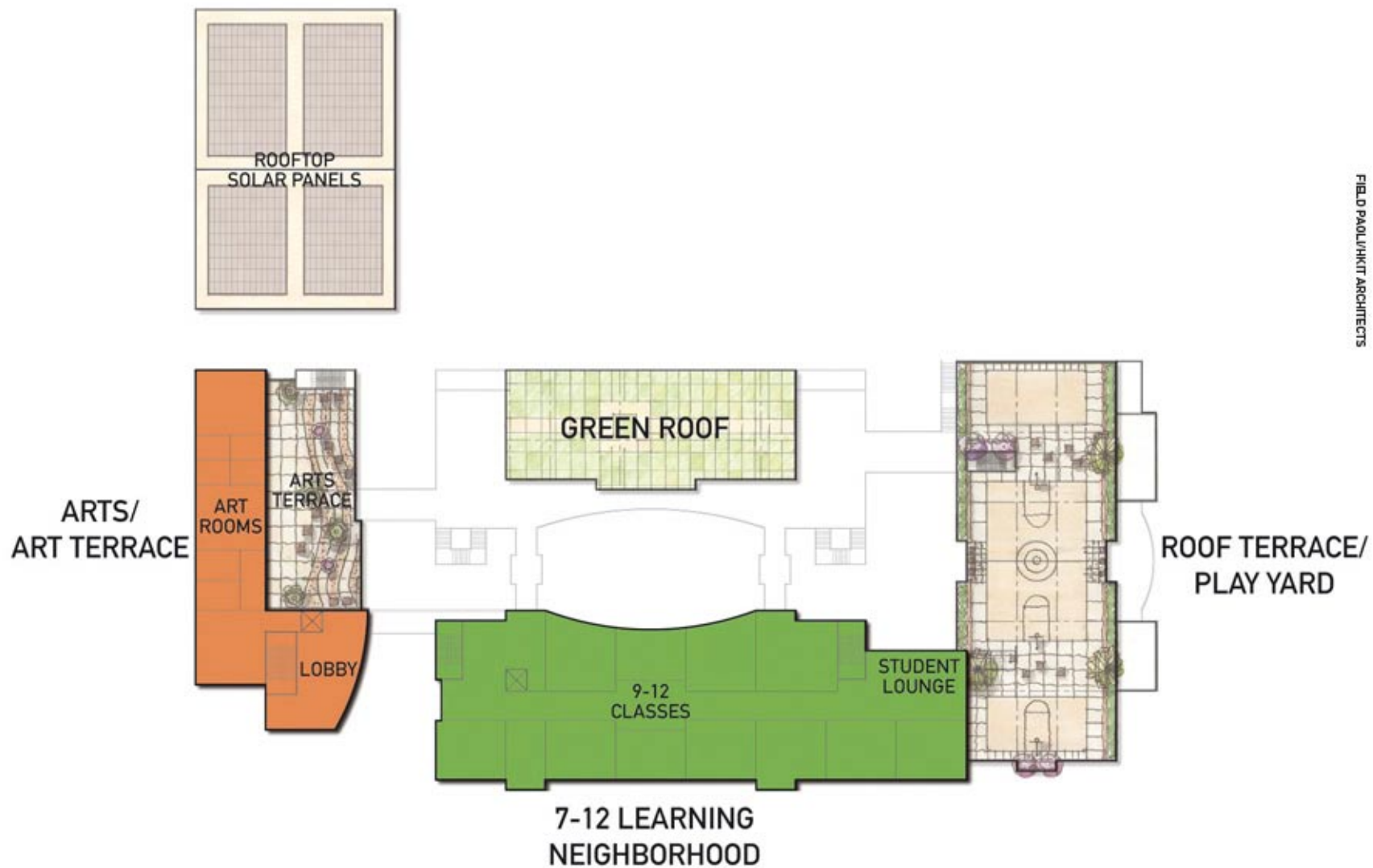


P.E./ SPORTS  
& RECREATION



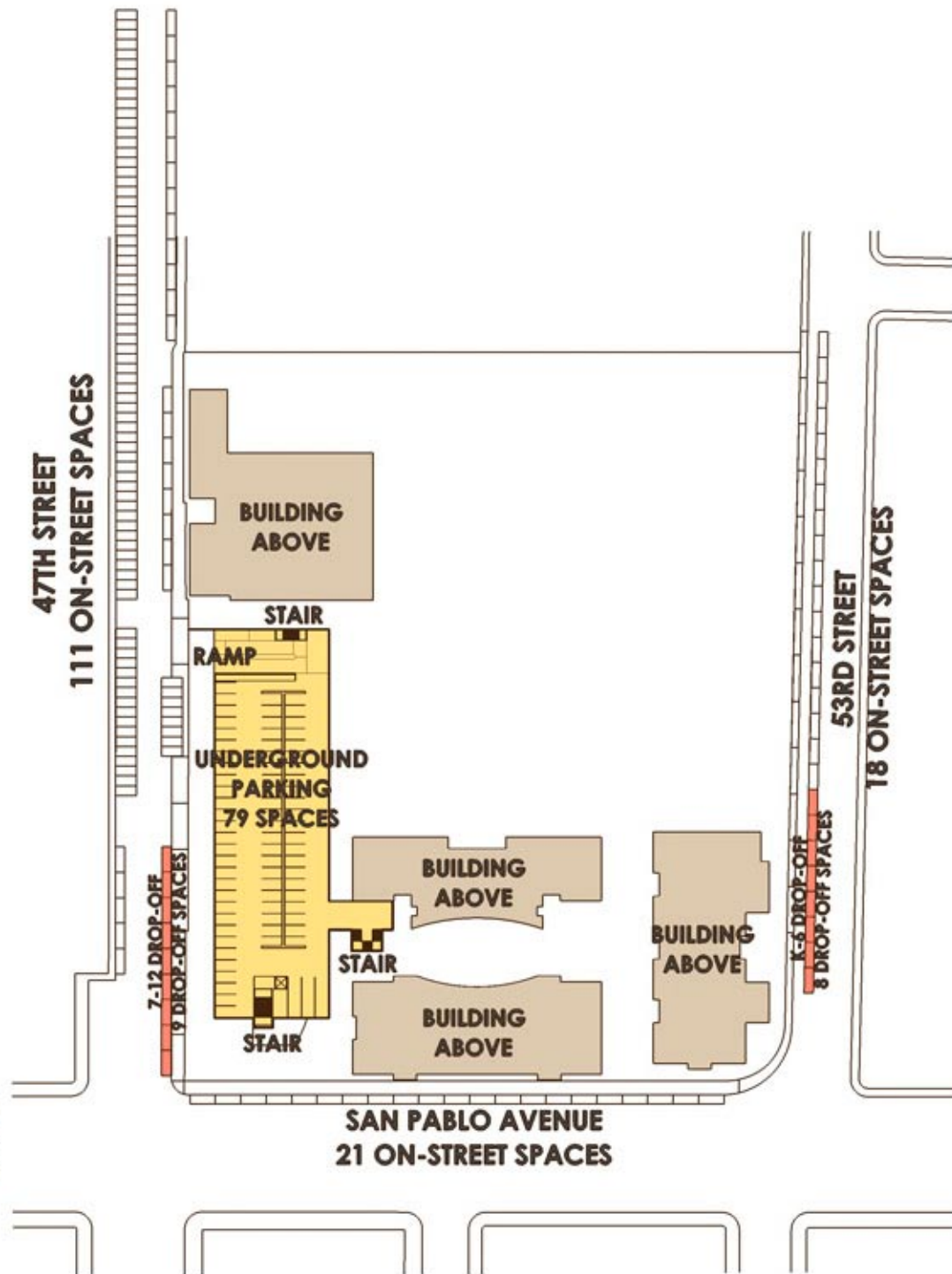
ARTS/ PERFORMANCE  
DINING

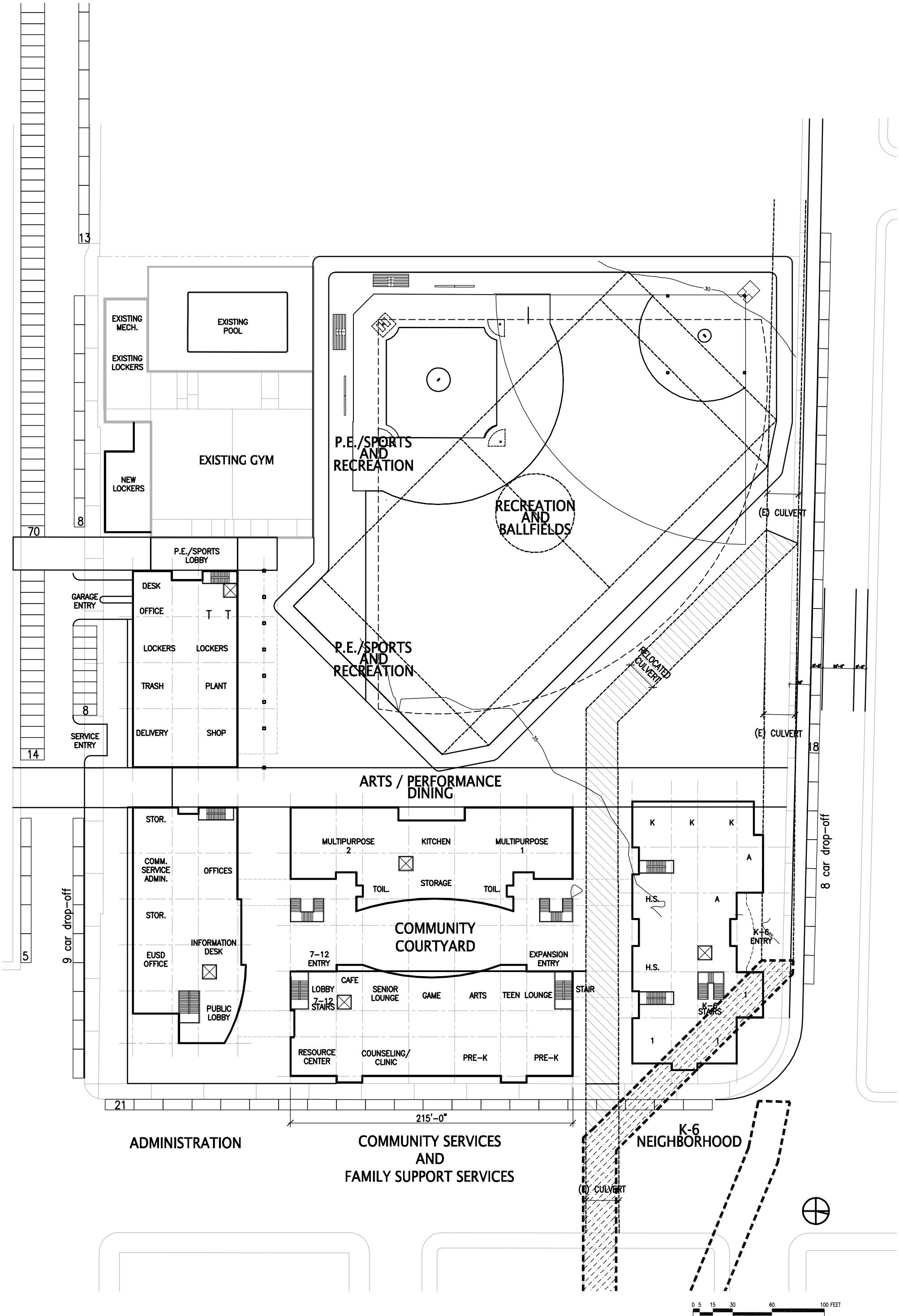






**PARKING SUMMARY:**  
**229 SPACES**  
**17 DROP-OFF SPACES**





GROUND FLOOR PLAN













































EMERYVILLE CENTER FOR COMMUNITY LIFE - PROGRAM

Presented: 12/4/2008

Field Paoli / HKIT

Utilization Key

Community- Community has priority use of space	EUSD - School has priority use of space	Shared - Space is shared by community and school
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Space Program - REVISED DRAFT

Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
<b>A. Administration</b>										
A.1	EUSD Administration (Incl. Adult Ed. Admin.)	2,500	8 workstations, 5 offices, 1 Conf. Rm. For 20	School(s), Comm. Serv. Admin	"Joint" Administrative space	EUSD	EUSD	EUSD	EUSD	
A.2	Board Room		max. 60 for meetings	EUSD Admin, CD Admin, Schools						
A.3	Meeting Room	800	max. 50 for meetings		Use as "rental space" for public events, evenings and weekends	Shared	Shared	Shared	Shared	Shared space.
A.4	EUSD-Centralized Records Storage	500		EUSD Admin		EUSD	EUSD	EUSD	EUSD	
A.5	EUSD - Large Item Storage	1,000		Near truck access		EUSD	EUSD	EUSD	EUSD	
A.6	Community Services Admin. Offices	2,750	12 Workstations, 3 offices, 1 Conf. Rm. For 15			Community	Community	Community	Community	
A.7	Reception Area / Community Services Lobby	1,000		Comm. Serv. Admin./EUSD	Light filled, celebrate Emeryville's diversity, under represented ethnic communities; indian, arabic, hispanic	Shared	Shared	Shared	Shared	
A.8	Employee Break Room	500	25 people, 15 for Comm. Serv.	Comm. Serv. Admin./EUSD	Shared	Shared	Shared	Shared	Shared	
A.9	Copy and Resource Room	500		Comm. Serv. Admin./EUSD	Shared Equipment, copiers, etc. Paper, supplies need to be separate for accounting	Shared	Shared	Shared	Shared	
A.10	Commun. Services - Centralized Records Storage	500		Comm. Serv. Admin.		Community	Community	Community	Community	
A.11	CM - Large Item Storage + ECAP Storage	1,000	1,000 sf CS Admin + 1,500sf-ECAP	Near truck access		Community	Community	Community	Community	
A.12	Volunteer Program / Coordinator		Incl. in CS Admin.	Incl. in Comm. Serv. Admin.		Community	Community	Community	Community	
A.13	Emery Education Foundation	300	2 workstations	Comm. Serv. Admin.		EUSD	EUSD	EUSD	EUSD	
	Subtotal Administration	11,350								
	Grossing Factor - 25%	2,838								
	Total Square Footage (rounded)	14,188								
<b>B. Arts, Performance and Dining Programs</b>										
art gallery throughout										
B.1	Music Studio, Including Sound / Mixing Studio and Practice Rooms	2,500	1 rm. @ 2,000sf + 300sf practice rooms + storage @ 200sf	Schools		EUSD	Community	Community	Community	School has usage during school hours, Community has priority usage all other times.
B.2	Art Studio with Dark Room and Storage Space	1,800	1500 + storage (300)	Schools/Public	"Clean Studio", space for visiting artist	EUSD	Community	Community	Community	School has usage during school hours, Community has priority usage all other times.
B.3	Art Studio w/ Storage	2,000	1600 + storage (400)/ and outdoor caged kiln	Comm. serv., Schools, art/tech, truck access	"Dirty Studio", include kiln, space for visiting artist	EUSD	Community	Community	Community	School has usage during school hours, Community has priority usage all other times.
B.4	Multi-Purpose Space One - 500 + assembly capacity, 260 +/- Dining Capacity. Moveable platform style stage	4,000	School Dining, Rental Banquet, 4,000 sf incl. platform style stage, adequate furniture storage. Assume two lunch periods per day, maximum.	School Dining and Assembly Facility, Comm. Service Center, Catering Kitchen, Outdoor plaza	Dining/Multi-use for schools, Community "Banquet" rental space (200-300), theatrical productions (no fly), AV capacity	EUSD	EUSD	EUSD	Community	School has usage on school days, Community has priority usage all other times.
B.5	Multi-Purpose Space One - 500 + assembly capacity, 260 +/- Dining Capacity. Moveable platform style stage	4,000	School Dining, Rental Banquet, 4,000 sf incl. platform style stage, adequate furniture storage. Assume two lunch periods per day, maximum.	School Dining and Assembly Facility, Comm. Service Center, Catering Kitchen, Outdoor plaza	Dining/Multi-use for schools, Community "Banquet" rental space (200-250), theatrical productions (no fly), AV capacity	EUSD	EUSD	EUSD	Community	School has usage during school hours, Community has priority usage all other times.
B.6	Multi-Purpose Space Three - Function Room with Pre-Function Room, Small Fixed Stage - 500+ assembly capacity, 200 - 300 Dining	5,000	Dining Facility with Function and Pre-function rooms, Pantry/Warming Kitchen for caterers, adequate furniture storage. Future School Dining as needed.	Comm. Service Center, Catering Kitchen, Outdoor Terrace	Dining/Multi-use for schools, Community "Banquet" rental space (200-300), theatrical productions (no fly), AV capacity	Community	Community	Community	Community	Community has priority usage
B.7	Theater		Full stage and fly, raked floor, seating for 300							
B.8	Green Room/Drama Classroom with toilets		Classroom plus dressing rooms/toilets							
B.9	Commercial / Catering Kitchen with teaching area	2,000	1,800sf Comm. Kitchen + 200sf teaching area	Eating areas, Multi-purpose rooms, Comm. Service Center		Shared	Shared	Shared	Shared	Shared usage
B.10	Toilet Room/Custodial	1,000				Shared	Shared	Shared	Shared	Shared usage



## EMERYVILLE CENTER FOR COMMUNITY LIFE- PROGRAM

Presented: 12/4/2008

Field Paoli / HKIT

Utilization Key

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## Space Program - REVISED DRAFT

Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
B.11	Receiving/Delivery/Trash and Recycling (SF included)									
	Subtotal - Arts and Performance	22,300								
	Grossing Factor - 25%	5,575								
	Total Square Footage (rounded)	27,875								
Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
<b>C. Community Services &amp; Family Support Programs</b>										
	Before & After School Program/ Summer Camps Program - "Activity Centers" - K/4		lobby/outdoor space	"heart of the center", art gallery throughout						
C-1	Before & After School Program/ Summer Camps Program - "Activity Centers" - K/4									Assume use of EUSD classroom
C-2	Before & After School Program/ Summer Camps Program - "Activity Centers" - 2/3									Assume use of EUSD classroom
C-3	Before & After School Program/ Summer Camps Program - "Activity Centers" - 4/5									Assume use of EUSD classroom
C-4	Before & After School Program/ Summer Camps Program - "Activity Centers" - Middle School									Assume use of EUSD classroom
C-0	Game Room with large game tables	1,200	Dedicated Game Room		Community	Community	Community	Community	Community	
C-00	Arts and Crafts Classroom	1,000	Dedicated Arts and Crafts Room		Community	Community	Community	Community	Community	
C-5	Before & After School Program/ Summer Camps Program - "Activity Centers" / Senior Lounge	1,200	Outdoor play, kitchen, tech. lab, arts and music	Activity Room - Senior Lounge/Card Room	Community	Community	Community	Community	Community	
C-6	"Activity Center" - Teen Center	2,000	Comm. Serv., school(s)	Must be "Owned" by teens	Community	Community	Community	Community	Community	
C-7	Café/Lounge	1,000	Kitchen	Home style kitchen/lounge for daytime, afterschool, summer and evening activities	Community	Community	Community	Community	Community	
C-8	Pre-K classroom (include restrooms)	2,400	2 rooms @ 1200sf	"Parent Co-op", "Mommie and Me" type program. Dedicated child space. Include restrooms	Community	Community	Community	Community	Community	
C-9	Community (Family) Resource Center (incl. ECAP), "Wellness Center"	2,000	15 workstations	Center hub, gardens, DayCare	Community	Community	Community	Community	Community	
C-10	Community Meeting and / or Counseling Rooms	1,000	2 rooms each 10 people + 1 large group subdividable space	Comm. Serv. Admin., reception / lobby, Comm. Resource Center	Community	Community	Community	Community	Community	
C-11	Life Skills Training (shares other classroom space)	0	30 people + instructor	Comm. Resource Center, school(s)	Community	Community	Community	Community	Community	
C-12	Health Clinic / Dental Clinic w/ own reception area	500	2 exam rooms 200sf ea., cot room	Comm. Resource Center, school(s)	Community	Community	Community	Community	Community	
	Subtotal - Community Services	12,300								
	Grossing Factor - 25%	3,075								
	Total Square Footage (rounded)	15,375								
Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
<b>D. Education Programs</b>										
D.1	Library for School and Community Use / Literacy / Career/ Adult Education	4,000	1 large shared facility	Comm. Serv., school(s), tech., media	EUSD	Shared	Shared	Shared	Shared	School has usage during school hours, Shared Use all other times.
D.2	Technology Lab (At Library)	1,200	1 shared space	Comm. Serv., school(s), library	EUSD	Shared	Shared	Shared	Shared	School has usage during school hours, Shared Use all other times.
D.3	Professional Development Center (for Instructors)	3,400	2 classrooms @ 1,200 sf each plus conf/meeting space. Consider movable partitions.	Comm. Serv., school(s), EUSD admin.	EUSD	Shared	Shared	Shared	Shared	School has usage during school hours, Shared Use all other times.
D-4	Student Support Center - Tutoring / Mentoring / Study		4-space	school(s), classrooms						
D-5	Multi-Media Space (yearbook, newspaper, video)									
D-6	Lecture Hall									
D.7	Public Safety / School Safety Programs	200	1 shared by all schools	school(s)	EUSD	EUSD	EUSD	EUSD	EUSD	
	Subtotal - Education	8,800								

EMERYVILLE CENTER FOR COMMUNITY LIFE- PROGRAM

Presented: 12/4/2008

Field Paoli / HKIT

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Space Program - REVISED DRAFT

Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
Grossing Factor - 25%	2,200									
Sub-total Square Footage (rounded)	11,000									
<b>D.8 K-6 Neighborhood - 420 Students - 60 Student Cohort / INCLUDES EXPANSION CLASSROOMS (Future K-5/80 Student = 41,875sf)</b>		<b>Summary Only - See School Neighborhood Document for Detailed Information</b>								
Welcoming Center - School Administration, support, meeting space		school admin, support, meeting areas, 6,300 nsf			EUSD	EUSD	Community	Community	Community	
Kindergarten Classrooms - (kindergarten/1 loop)	3	1,350 nsf classrooms			EUSD	Community	Community	Community	Community	School has usage during school hours, Community has priority usage all other times.
First Grade Classrooms (kindergarten/1 loop)	3	1,350 nsf classrooms			EUSD	EUSD	Community	Community	Community	School has usage during school hours, before and after school, Community has priority usage all other times.
Second Grade Classrooms (2 - 3 loop)	3	1,000 nsf classrooms			EUSD	Community	Community	Community	Community	review use
Third Grade Classrooms (2 - 3 loop)	3	1,000 nsf classrooms			EUSD	EUSD	Community	Community	Community	
Fourth Grade Classrooms (4 - 5 loop)	2	1,000 nsf classrooms			EUSD	EUSD	Community	Community	Community	
Fifth Grade Classrooms (4 - 5 loop)	2	1,000 nsf classrooms			EUSD	EUSD	Community	Community	Community	
6th Core Classrooms										
Math/Science	1	1,200 nsf classrooms			EUSD	EUSD	Community	Community	Community	
English/Social Studies	1	1,200 nsf classrooms			EUSD	EUSD	Community	Community	Community	
Computer/Tech Lab	1	1,200 nsf tech lab			EUSD	Community	Community	Community	Community	
Science Center	1	1,200 nsf wet lab			EUSD	Community	Community	Community	Community	
Exploratory Lab	1	1,200 nsf wet lab			EUSD	Community	Community	Community	Community	
Expansion Classroom (K-1)	2	1,350 nsf classrooms			EUSD	EUSD	Community	Community	Community	Head Start
Expansion Classroom (2-5)	2	1,000 nsf classrooms			EUSD	EUSD	Community	Community	Community	
subtotal classrooms	25									
Sub-total Gross Square Footage (rounded)	43,875									
<b>D.10 7-12 Neighborhood - 360 Students - 60 Student Cohort (Future 9 -12/ 80 Student Neighborhood = 24,000sf)</b>		<b>Summary Only - See School Neighborhood Document for Detailed Information</b>								
Welcoming Center - School Administration, support, meeting space		school admin, support, meeting areas, 5,300 nsf			EUSD	EUSD	Community	Community	Community	School has usage during school hours, Community has priority usage all other times.
7th Core										
Math/Science	1	1,100 nsf classrooms			EUSD	EUSD	Community	Community	Community	review use
English/Social Studies	1	1,100 nsf classrooms			EUSD	Community	Community	Community	Community	
8th Core										
Math/Science	1	1,100 nsf classrooms			EUSD	EUSD	Community	Community	Community	
English/Social Studies	1	1,100 nsf classrooms			EUSD	Community	Community	Community	Community	
Core 9-12										
Math/Science	2	1,100 nsf classrooms			EUSD	EUSD	Community	Community	Community	
English/Social Studies	2	1,100 nsf classrooms			EUSD	Community	Community	Community	Community	
Language Lab	1	1,100 nsf classrooms			EUSD	Community	Community	Community	Community	
Computer/Tech lab	1	1,100 nsf classrooms			EUSD	Community	Community	Community	Community	
Science Centers										
Physics Lab	1	1,500 nsf lab			EUSD	Community	Community	Community	Community	
Biology Lab	1	1,500 nsf lab			EUSD	Community	Community	Community	Community	
Chemistry Lab	1	1,500 nsf lab			EUSD	Community	Community	Community	Community	
Prep Room		200 nsf prep area (s)			EUSD	EUSD	EUSD	EUSD	EUSD	
subtotal classrooms	13									
Sub-total Gross Square Footage (rounded)	26,250									
<b>Total Square Footage (rounded)</b>	<b>81,125</b>									
<b>D.11 FUTURE 6-8 Neighborhood - 240 Students - 60 Student Cohort = 17,750sf</b>										
<b>E. PE, Sports and Recreation</b>										
E.1 Existing School Gym - Includes large gym (90' x 124'), stage and stage craft, two exercise rooms, offices, toilet rooms, storage	18,600	Large scale gym (11,160 +/-)	before/after school programs, schools	Full Court/Two Cross Courts. Improve acoustics	EUSD	EUSD	Shared	Shared	Community	
E.2 Community Recreational Gym	8,500	large scale gym	before/after school programs, schools	Full Court/Two Cross Courts	Community	Community	Community	Community	Community	
E.3 Dance Studio	1,750		gym		EUSD	Community	Community	Community	Community	

EMERYVILLE CENTER FOR COMMUNITY LIFE- PROGRAM

Presented: 12/4/2008

Field Paoli / HKIT

Utilization Key

Community- Community has priority use of space	EUSD - School has priority use of space	Shared - Space is shared by community and school
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Space Program - REVISED DRAFT

Name of Space	Size of Space (Sq. Footage)	Capacity of Spaces (people, workstations, etc.)	Adjacencies	Attributes	Utilization- School Day 8:00 - 3:30	Utilization- Before and After School	Utilization- Evenings	Utilization- Weekends	Utilization- Summer	Notes
E.4 Fitness Room	1,750		gym	Weight equipment	EUSD	Community	Community	Community	Community	
E.5 Cardio Room	1,750		gym	Cardio equipment	EUSD	Community	Community	Community	Community	
E.6 High School Athletic Classroom-		See existing gym above	gym							
E.7 Team Room(e)			gym	Media, white board, benches						
E.8 Student toilet, lockers, showers - One Existing (1,850 +/-)		200 lockers each gender plus oversized athletic lockers	Large gym	Dedicated locker rooms for student use	EUSD	EUSD	EUSD	EUSD	EUSD	
E.9 Student toilet, lockers, showers - One New	2,000	200 lockers each gender plus oversized athletic lockers	Large gym	Dedicated locker rooms for student use	EUSD	EUSD	EUSD	EUSD	EUSD	
E.10 Community toilets, lockers, showers (pair)	2,000		Gym/Pool	Community use lockers	Community	Community	Community	Community	Community	
Family Changing Rooms (Two) - Use section of (e) gym		Changing room with shower/toilet, 250 each			Community	Community	Community	Community	Community	
Coaches locker room, office area, toilet, shower (E) gym			Large gym	PE coaches, athletic program coaches	EUSD	Community	Community	Community	Community	
Sport Equipment Storage (Assume 1/2 of the storage is in the existing gym)		Storage room for sports equipment. Subdivide for school and recreational equipment storage		Could be subdivided for various seasonal equipment	Shared	Shared	Shared	Shared	Shared	
Sport Equipment Storage (1,000 sf total)- Assume 1/2 of the storage is in the new gym	500				Community	Community	Community	Community	Community	
Subtotal - Sports and Recreation (without exist. Gym)	18,250									
Grossing Factor - 25%	4,563									
Subtotal Square Footage - New PE/Athletics (rounded)	22,813									
<b>Total Building Program</b>										
Total New Building	161,375									
Total Existing Building - Gym Building	18,600									
sum of A through E gross square footage	179,975	Area/Percent Difference:	54,695	Percentage Reduction	0.23					
<b>F. Pool</b>										
F.1 Swimming pool and deck		25 yard pool, recreational	locker rooms							
<b>G. Outdoor Areas</b>										
G.1 Football Field		Schools, before/after, commun.	Ground Level		EUSD	EUSD	Community	Community	Community	
G.2 Softball Diamonds (Two) or One Softball, One Baseball		Schools, before/after, commun.	Ground Level/Combine with Football Field		EUSD	EUSD	Community	Community	Community	
G.3 Running Track (Non-regulation)		Schools, before/after, commun.	Ground Level		EUSD	Community	Community	Community	Community	
G.4 Outdoor Basketball Courts (Two)		Schools, before/after, commun.	Ground Level		EUSD	Community	Community	Community	Community	
G.5 Play Yard and Apparatus - Kindergarten		Schools, before/after, commun.	Ground Level		EUSD	Community	Community	Community	Community	
G.6 Play Yards - 1-3		Schools, before/after, commun.	Ground Level		EUSD	Community	Community	Community	Community	
G.7 Play Yards - 4-5		Schools, before/after, commun.	Roof Level or Ground Level		EUSD	Community	Community	Community	Community	
G.8 Play Yards - Middle School		Schools, before/after, commun.	Roof Level		EUSD	Community	Community	Community	Community	
G.9 Outdoor eating space		Schools, before/after, commun.	Ground Level		Shared	Shared	Shared	Shared	Shared	
G.10 Ampitheater / Court Yard space		Schools, before/after, commun.	Ground Level		Shared	Shared	Shared	Shared	Shared	
<b>F. On-Site Parking</b>										
H.2 Vehicle Storage			10 vans/trucks							

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM									
								Field Paoli / HKIT	12/4/2008
<b>TWO SCHOOLS - 60 STUDENT COHORT</b>									
<b>800 Student Capacity</b>									
<b>D.14 K - 6 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios (Two Schools)</b>									
<b>Capacity - 420 students (60 per grade level average)</b>									
						quantity	size of space	total area	notes
<b>administration/welcoming center</b>								4,500	personalized identity
school reception						1			
student health room/toilet						1			
offices/meeting rooms						4			Principal, 2-3 support staff, rotating counselors, etc.
teacher/staff workroom						1			Supplies, equipment, work surfaces
teachers resource room/lounge						1			Collaboration, resource materials, meeting, food
parent resource room/lounge						1			parent and volunteer center
special education center/office						1			
<b>support space</b>									
toilet rooms/custodial - 1 or 2 sets of student and staff						2	750	1,500	
IT center						1	100	100	
bulk storage						1	200	200	
								<b>6,300</b>	
<b>learning studios</b>									
	studios/classrooms	quantity	grade level	maximum loading	student capacity*	classroom quantity	area	total area	notes
	kindergarten/1 loop	3	K	20	60	3	1,350	4,050	includes toilet room - direct outdoor access
	kindergarten/1 loop	3	1	20	60	3	1,350	4,050	includes toilet room - direct out door access
	<b>Expansion K-1</b>					2	1,350	2,700	includes toilet room - direct out door access
	2 - 3 loop	3	2	20	60	3	1,000	3,000	
	2 - 3 loop	3	3	20	60	3	1,000	3,000	
	4 - 5 loop	2	4	30	60	2	1,000	2,000	
	4 - 5 loop	2	5	30	60	2	1,000	2,000	
	<b>Expansion 2-5</b>					2	1,000	2,000	
	6th Core								
	Math/Science	1	30	2	60	1	1,200	1,200	Each 6th grade unit uses classroom for 1/3 day
	English/Social Studies	1	30	2	60	1	1,200	1,200	Each 6th grade unit uses classroom for 1/3 day
	Computer/Tech Lab	1				1	1,200	1,200	Tech multi-media lab
	Science Center	1	20	6	120	1	1,200	1,200	"Wet" interactive lab
	Exploratory Lab	1	20	6	120	1	1,200	1,200	"Wet" interactive lab
	<b>Maximum</b>					<b>25</b>		<b>28,800</b>	
	<b>Sub-total square footage</b>							<b>35,100</b>	
	<b>Grossing Factor 25%</b>							<b>8,775</b>	
	<b>Total Square Footage</b>							<b>43,875</b>	
<b>shared leaning/assembly/PE spaces</b>									
	library/media center	1							central shared facility
	art studios	2							central shared facility - two studios
	music studio	1							central shared facility - shared studios
	multi-use/dining	3							one dedicated multi-use/shared with community
	gymnasium/recreation								central shared facilities



EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM									
								Field Paoli / HKIT	12/4/2008
<b>TWO SCHOOLS - 60 STUDENT COHORT</b>									<b>800 Student Capacity</b>
<b>D.14 7 - 12 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios</b>									<b>Capacity - 360 students (60 per grade level average)</b>
					quantity	size of space	total area	notes	comments
<b>administration/welcoming center</b>							4,000	personalized identity	
school reception					1				
student health room/toilet					1				
offices/meeting rooms					4				Principal, 2-3 support staff, rotating counselors, etc.?
teacher/staff workroom					1			Supplies, equipment, work surfaces	
teachers resource room/lounge					1			Collaboration, resource materials, meeting, food	
parent / mentor resource center					1			parent and mentor center	
special education center/office					1				
career center/college center									
<b>support space</b>									
toilet rooms/custodial - 1 or 2 sets of student and staff					2	500	1,000		
IT center					1	200	200		
bulk storage							100		
							<b>5,300</b>		
<b>learning studios</b> (7th and 8th = 120) (HS = 240)									
studios/classrooms	quantity	loading	units/day	student capacity*	classroom quantity	area	total area	notes	
<b>7th Core</b>									
Math/Science	1	30	2	60	1	1,100	1,100	Each 7th grade unit uses classroom for 1/3 day	
English/Social Studies	1	30	2	60	1	1,100	1,100	Each 7th grade unit uses classroom for 1/3 day	
<b>8th Core</b>									
Math/Science	1	30	2	60	1	1,100	1,100	Each 8th grade unit uses classroom for 1/3 day	
English/Social Studies	1	30	2	60	1	1,100	1,100	Each 8th grade unit uses classroom for 1/3 day	
Computer/Tech Lab	0							Use Library Tech lab	
Science Center	0	0	0	0	0	1,200	0	Use HS science classrooms	
<b>subtotal</b>				<b>120</b>	<b>4</b>		<b>4,400</b>		
<b>Core 9-12</b>									
Math/Science	2	30	6	360	2	1,100	2,200		
English/Social Studies	2	30	6	360	2	1,100	2,200		
Language Lab	1	30	6	180	1	1,100	1,100	second language	
Computer/Tech lab	1	30	6	180	1	1,100	1,100		
<b>Science Centers</b>									
Physics Lab	1	30	6	180	1	1,500	1,500		
Biology Lab	1	30	6	180	1	1,500	1,500		
Chemistry Lab	1	30	6	180	1	1,500	1,500		
Prep Area (s)	1						200	allowance for prep room (s)	
<b>subtotal</b>				<b>270</b>	<b>9</b>		<b>11,300</b>		
<b>Sub-total square footage</b>							<b>21,000</b>		
<b>Grossing Factor 25%</b>							<b>5,250</b>		
<b>Total Square Footage</b>							<b>26,250</b>		
<b>Total Two Schools</b>							<b>70,125</b>		
<b>shared leaning/assembly/PE spaces</b>									
library/media center	1							central shared facility	
art studios	2							central shared facility - two studios	
music studio	1							central shared facility - shared studios	
multi-use/assembly/d	3							one dedicated multi-use/shared with community	
gymnasium	2							central shared facilities	

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM										
									Field Paoli / HKIT	12/4/2008
THREE SCHOOLS - FUTURE 80 STUDENT COHORT										Capacity - 1,040 students (80 per grade level)
D.14 K - 5 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios										Capacity - 480 students (80 per grade level average)
						quantity	size of space	total area	notes	comments
<b>administration/welcome center</b>								4,500	personalized identity	
school reception						1			note: added 500 sf due to grossing factor	
student health room/toilet						1				
offices/meeting rooms						5				Principal, 2-3 support staff, rotating counselors, etc.
teacher/staff workroom						1			Supplies, equipment, work surfaces	
teachers resource room/lounge						1			Collaboration, resource materials, meeting, food	
parent resource room/lounge						1			parent and volunteer center	
special education center/office						1				
<b>support space</b>										
toilet rooms/custodial - 2 sets of student and staff						2	750	1,500		
IT center						1	100	100		
bulk storage						1	200	200		
								6,300		
<b>learning studios</b>										
	studios/classrooms	quantity	grade level	Preferred loading	student capacity*	classroom quantity	area	total area	notes	comments
	kindergarten/1 loop	4	K	20	80	4	1,350	5,400	includes toilet room - direct outdoor access, state std.	k-1 loop - assume each teacher stays in own classroom
	kindergarten/1 loop	4	1	20	80	4	1,350	5,400	includes toilet room - direct outdoor access, state std.	Assumes 4 K-1 classrooms used for after school/community programs
	2 - 3 loop	4	2	20	80	4	1,000	4,000		2-3 loop
	2 - 3 loop	4	3	20	80	4	1,000	4,000		
	4 - 5 loop	3	4	30	90	3	1,000	3,000		4-5 loop
	4 - 5 loop	3	5	30	90	3	1,000	3,000		
	Computer/Tech Lab	1			0	1	1,200	1,200	Tech/multi-media lab	
	Exploratory Lab	1			0	1	1,200	1,200	"Wet" interactive lab - outdoor access	
	<b>Maximum</b>				<b>500</b>	<b>24</b>		<b>27,200</b>		Maximum capacity based on preferred classroom loading
	Sub-total square footage							33,500		
	Grossing Factor - 25%							8,375		
	Total Square Footage K-5							41,875		
<b>shared leaning/assembly/PE spaces</b>										
	library/media center	1							central shared facility	
	art studios	2							central shared facility - two studios	
	music studio	1							central shared facility - shared studios	
	multi-use/dining	3							one dedicated multi-use/shared with community	
	gymnasium/recreation								central shared facilities	

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM									
Field Paoli / HKIT								12/4/2008	
THREE SCHOOLS - FUTURE 80 STUDENT COHORT								Capacity - 1,040 students (80 per grade level)	
D.14 6 - 8 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios								Capacity - 240 students (80 per grade level average)	
					quantity	size of space	total area	notes	comments
<b>administration/welcome center</b>							4,000	personalized identity	
school reception					1			note: added 500 sf due to grossing factor	
student health room/toilet					1				
offices/meeting rooms					4				Principal, 2-3 support staff, rotating counselors, etc.
teacher/staff workroom					1			Supplies, equipment, work surfaces	
teachers resource room/lounge					1			Collaboration, resource materials, meeting, food	
parent resource room/lounge					1			parent and volunteer center	
special education center/office					1				
<b>support space</b>									
toilet rooms/custodial - 1 or 2 sets of student and staff					2	750	1,500		
IT center					1	100	100		
bulk storage					1	200	200		
							<b>5,800</b>		
<b>learning studios</b>									
	studios/classrooms	quantity	loading	units/day	student capacity*	classroom quantity	area	total area	notes
6th Core									Each 6th grade unit uses classroom for 1/3 day
Math/Science		1	30	3	90	1	1,000	1,000	Assume use of PE/Sci./Tech lab or Music/Art - 1/3 day
English/Social Studies		1	30	3	90	1	1,000	1,000	
7th Core									Each 7th grade unit uses classroom for 1/3 day
Math/Science		1	30	3	90	1	1,000	1,000	
English/Social Studies		1	30	3	90	1	1,000	1,000	
8th Core									Each 8th grade unit uses classroom for 1/3 day
Math/Science		1	30	3	90	1	1,000	1,000	
English/Social Studies		1	30	3	90	1	1,000	1,000	
Computer/Tech lab		1		6		1	1,200	1,200	"Dry" multi-media lab
Science Center		1		6		1	1,200	1,200	"Wet" interactive lab
					<b>270</b>	<b>8</b>		<b>8,400</b>	Maximum capacity based on preferred classroom loading
Sub-total square footage								<b>14,200</b>	
Grossing Factor - 25%								3,550	
Total Square Footage 6-8								<b>17,750</b>	
<b>shared leaning/assembly/PE spaces</b>									
library/media center		1							central shared facility
art studios		2							central shared facility - two studios
music studio		1							central shared facility - shared studios
multi-use/dining		3							one dedicated multi-use/shared with community
gymnasium		2							central shared facilities

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM										
									Field Paoli / HKIT	12/4/2008
THREE SCHOOLS - FUTURE 80 STUDENT COHORT										Capacity - 1,040 students (80 per grade level)
D.14 9 - 12 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios										Capacity - 320 students (80 per grade level average)
						quantity	size of space	total area	notes	comments
administration/welcoming center								5,000	personalized identity	
school reception						1			note: added 500 sf due to grossing factor	
student health room/toilet						1				
offices/meeting rooms						4				Principal, 2-3 support staff, rotating counselors, etc,
teacher/staff workroom						1			Supplies, equipment, work surfaces	
teachers resource room/lounge						1			Collaboration, resource materials, meeting, food	
parent / mentor resource center						1			parent and mentor center	
special education center/office						1				
career center/college center						1				here?
support space										
toilet rooms/custodial - 1 or 2 sets of student and staff						2	750	1,500		
IT center						1	100	100		
bulk storage						1	200	200		
								6,800		
learning studios										
	studios/classrooms	quantity	loading	units/day	student capacity*	classroom quantity	area	total area	notes	comments
Core										
	Math/Science	3	30	6	540	3	1,100	3,300		*Assumes shared classrooms/ non grade level dependent
	English/Social Studies	3	30	6	540	3	1,100	3,300		*Assumes shared classrooms/ non grade level dependent
	Language Lab	1	30	6	180	1	1,100	1,100	"second language" classroom	
	Computer/Tech lab	1	30	6	180	1	1,100	1,100		
Science Centers										
	Physics Lab	1	30	6	180	1	1,500	1,500		
	Biology Lab	1	30	6	180	1	1,500	1,500		
	Chemistry Lab	1	30	6	180	1	1,500	1,500		
	Prep Area (s)	1						200	allowance for prep room (s)	
	subtotal				330	11		13,500		Assumes each student uses 4 of these classrooms
Sub-total square footage								20,300		
Grossing Factor - 25%								5,075		
Total Square Footage High School								25,375		
Total Three Schools								85,000	Approximate Expansion Area 60 vs. 80 14,875	
shared leaning/assembly/PE spaces										
library/media center						1			central shared facility	
art studios						2			central shared facility - two studios	
music studio						1			central shared facility - shared studios	
multi-use/assembly/d						3			one dedicated multi-use/shared with community	
gymnasium						2			central shared facilities	
stage craft						1			adjacent to multi-use	
lecture hall						1			central shared facilities	
multi-media lab						1			central shared facilities	

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM									
Field Paoli / HKIT								12/4/2008	
THREE SCHOOLS - FUTURE 90 STUDENT COHORT								Capacity - 1,170 students (90 per grade level)	
D.14 K - 5 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios								Capacity - 540 students (90 per grade level average)	
						quantity	size of space	total area	notes
<b>administration/welcoming center</b>								4,500	personalized identity
school reception						1			note: added 500 sf due to grossing factor
student health room/toilet						1			
offices/meeting rooms						5			
teacher/staff workroom						1			Supplies, equipment, work surfaces
teachers resource room/lounge						1			Collaboration, resource materials, meeting, food
parent resource room/lounge						1			parent and volunteer center
special education center/office						1			
<b>support space</b>									
toilet rooms/custodial - 2 sets of student and staff						2	750	1,500	
IT center						1	100	100	
bulk storage						1	200	200	
								<b>6,300</b>	
<b>learning studios</b>									
	studios/classrooms	quantity	grade level	Preferred loading	student capacity*	classroom quantity	area	total area	notes
	kindergarten/1 loop	5	<b>K</b>	20	100	5	1,350	6,750	includes toilet room - direct outdoor access, state std.
	kindergarten/1 loop	5	<b>1</b>	20	100	5	1,350	6,750	includes toilet room - direct outdoor access, state std.
	2 - 3 loop	5	<b>2</b>	20	100	5	1,000	5,000	
	2 - 3 loop	5	<b>3</b>	20	100	5	1,000	5,000	
	4 - 5 loop	3	<b>4</b>	30	90	3	1,000	3,000	
	4 - 5 loop	3	<b>5</b>	30	90	3	1,000	3,000	
	Computer/Tech Lab	1			0	1	1,200	1,200	Tech/multi-media lab
	Exploratory Lab	1			0	1	1,200	1,200	"Wet" interactive lab - outdoor access
	<b>Maximum</b>				<b>580</b>	<b>28</b>		<b>31,900</b>	Maximum capacity based on preferred classroom loading
	Sub-total square footage							<b>38,200</b>	
	Grossing Factor - 25%							9,550	
	Total Square Footage K-5							<b>47,750</b>	
<b>shared leaning/assembly/PE spaces</b>									
	library/media center	1							central shared facility
	art studios	2							central shared facility - two studios
	music studio	1							central shared facility - shared studios
	multi-use/dining	3							one dedicated multi-use/shared with community
	gymnasium/recreation								central shared facilities

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM										
									Field Paoli / HKIT	12/4/2008
THREE SCHOOLS - FUTURE 90 STUDENT COHORT										Capacity - 1,170 students (90 per grade level)
D.14 6 - 8 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios										Capacity - 270 students (90 per grade level average)
						quantity	size of space	total area	notes	comments
<b>administration/welcoming center</b>								4,000	personalized identity	
school reception						1			note: added 500 sf due to grossing factor	
student health room/toilet						1				
offices/meeting rooms						4				Principal, 2-3 support staff, rotating counselors, etc.
teacher/staff workroom						1			Supplies, equipment, work surfaces	
teachers resource room/lounge						1			Collaboration, resource materials, meeting, food	
parent resource room/lounge						1			parent and volunteer center	
special education center/office						1				
<b>support space</b>										
toilet rooms/custodial - 1 or 2 sets of student and staff						2	750	1,500		
IT center						1	100	100		
bulk storage						1	200	200		
								5,800		
<b>learning studios</b>										
	studios/classrooms	quantity	loading	units/day	student capacity*	classroom quantity	area	total area	notes	comments
<b>6th Core</b>										
	Math/Science	1	30	3	90	1	1,000	1,000	Each 6th grade unit uses classroom for 1/3 day	
	English/Social Studies	1	30	3	90	1	1,000	1,000		Assume use of PE/Sci./Tech lab or Music/Art - 1/3 day
<b>7th Core</b>										
	Math/Science	1	30	3	90	1	1,000	1,000	Each 7th grade unit uses classroom for 1/3 day	
	English/Social Studies	1	30	3	90	1	1,000	1,000		
<b>8th Core</b>										
	Math/Science	1	30	3	90	1	1,000	1,000	Each 8th grade unit uses classroom for 1/3 day	
	English/Social Studies	1	30	3	90	1	1,000	1,000		
	Computer/Tech lab	1		6		1	1,200	1,200	"Dry" multi-media lab	
	Science Center	1		6		1	1,200	1,200	"Wet" interactive lab	
					270	8		8,400		Maximum capacity based on preferred classroom loading
<b>Sub-total square footage</b>								14,200		
<b>Grossing Factor - 25%</b>								3,550		
<b>Total Square Footage 6-8</b>								17,750		
<b>shared leaning/assembly/PE spaces</b>										
	library/media center	1							central shared facility	
	art studios	2							central shared facility - two studios	
	music studio	1							central shared facility - shared studios	
	multi-use/dining	3							one dedicated multi-use/shared with community	
	gymnasium	2							central shared facilities	

EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM										Field Paoli / HKIT	12/4/2008
THREE SCHOOLS - FUTURE 90 STUDENT COHORT										Capacity - 1,170 students (90 per grade level)	
D.14 9 - 12 LEARNING NEIGHBORHOOD - Welcome Center/Learning Studios										Capacity - 360 students (90 per grade level average)	
					quantity	size of space	total area	notes	comments		
administration/welcoming center							5,000	personalized identity			
school reception					1			note: added 500 sf due to grossing factor			
student health room/toilet					1						
offices/meeting rooms					4				Principal, 2-3 support staff, rotating counselors, etc.,		
teacher/staff workroom					1			Supplies, equipment, work surfaces			
teachers resource room/lounge					1			Collaboration, resource materials, meeting, food			
parent / mentor resource center					1			parent and mentor center			
special education center/office					1						
career center/college center					1				here?		
support space											
toilet rooms/custodial - 1 or 2 sets of student and staff					2	750	1,500				
IT center					1	100	100				
bulk storage					1	200	200				
							6,800				
learning studios											
studios/classrooms	quantity	loading	units/day	student capacity*	classroom quantity	area	total area	notes	comments		
Core											
Math/Science	4	30	6	720	4	1,100	4,400				
English/Social Studies	4	30	6	720	4	1,100	4,400				
Language Lab	1	30	6	180	1	1,100	1,100	"second language" classroom			
Computer/Tech lab	1	30	6	180	1	1,100	1,100				
Science Centers											
Physics Lab	1	30	6	180	1	1,500	1,500				
Biology Lab	1	30	6	180	1	1,500	1,500				
Chemistry Lab	1	30	6	180	1	1,500	1,500				
Prep Area (s)	1					200		allowance for prep room (s)			
subtotal				390	13		15,700		Assumes each student uses 4 of these classrooms		
Sub-total square footage							22,500				
Grossing Factor - 25%							5,625				
Total Square Footage High School							28,125				
Total Three Schools							93,625	Approximate Expansion Area 90 vs. 80 8,625			
shared leaning/assembly/PE spaces											
library/media center	1							central shared facility			
art studios	2							central shared facility - two studios			
music studio	1							central shared facility - shared studios			
multi-use/assembly/d	3							one dedicated multi-use/shared with community			
gymnasium	2							central shared facilities			
stage craft	1							adjacent to multi-use			
lecture hall	1							central shared facilities			
multi-media lab	1							central shared facilities			
EMERYVILLE CENTER FOR COMMUNITY LIFE - SCHOOL PROGRAM										Field Paoli / HKIT	12/4/2008
AREA SUMMARY AND COMPARISON											
AREA SUMMARY		60 Student		80 Student	off-set 60 to 80	90 Student	off-set 60 to 90				
K-6 / K-5		43,875		41,875	-2,000	47,750	3,875				
6 thru 8				17,750	17,750	17,750	17,750				
7-12 / 9-12		26,250		25,375	-875	28,125	1,875				
total		70,125		85,000	14,875	93,625	23,500				

# Emeryville Center of Community Life

## Pre-Conceptual Project Cost Study

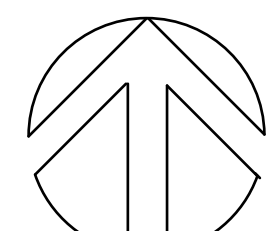
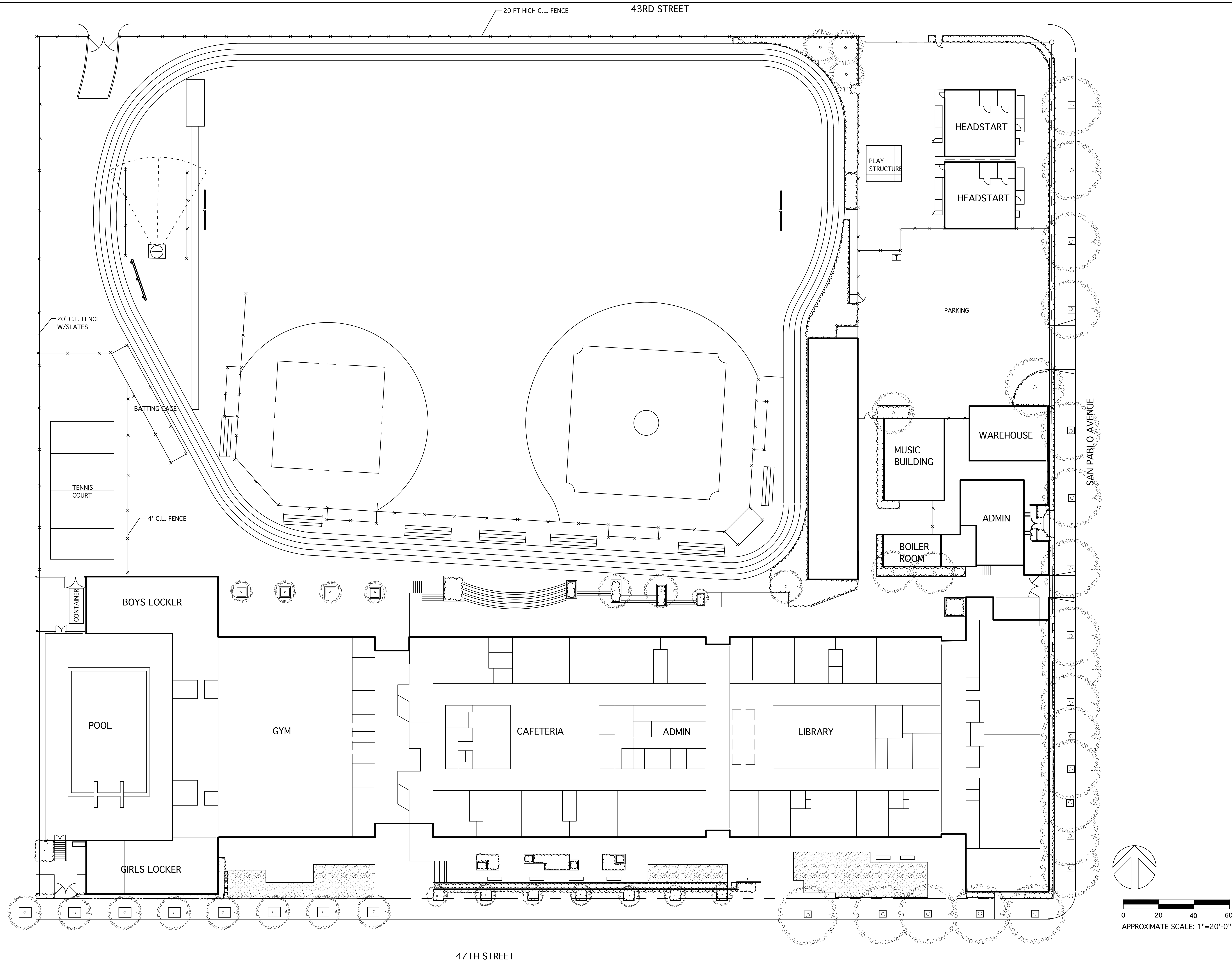
Field Paoli / HKIT

February 1, 2009

### Final Concept Phase Estimate

Construction Cost	Area	Cost/sf	Cost
New Building	161,375	\$ 277	\$ 44,620,879
Renovation of Existing Gym Wing	18,600	\$ 83	\$ 1,551,045
Site work - demo/landscape/civil	319,000	\$ 38	\$ 12,242,207
underground parking	35,421	\$ 74	\$ 2,610,669
Demolish and replace existing creek culvert		LS	\$ 545,000
Sub-Total			\$ 61,569,800
GC general conditions - 8%			\$ 4,925,584
Design contingency - 15%			\$ 9,235,470
Premium for LEED silver certification - 2%			\$ 1,231,396
Sub-total			\$ 76,962,250
bonds - 2%			\$ 1,539,245
Contractor's overhead and profit - 5%			\$ 3,848,113
<b>Estimated Construction Cost - August 2008</b>			<b>\$ 82,349,608</b>
Escalation to mid-2011 - 8.46%		8.46%	\$ 6,965,130
<b>Estimated Construction Cost - August 2011</b>			<b>\$ 89,314,738</b>
note: escalation beyond August 2011 would need to be added to these figures			
<b>Furniture and Equipment</b>			
Furniture	200,000	\$ 25	\$ 5,000,000
Telephones			inc
Computers			inc
Sub-total			\$ 5,000,000
<b>Total Estimated Project Cost</b>			<b>\$ 94,314,738</b>





0 20 40 60  
APPROXIMATE SCALE: 1"=20'-0"

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EMERY SECONDARY SCHOOL  
EMERY UNIFIED SCHOOL DISTRICT  
EMERYVILLE, CALIFORNIA

EXISTING SITE

scale	date	drawn	checked
revisions			

sheet no.

LS-1

of sheets