



**TAMALPAIS UNION HIGH
SCHOOL DISTRICT**

Redwood HS Fine Arts, Student Commons & Dining Building Replacement (formerly known as Signature Project)

Schematic Design (SD)

September 19, 2023

AGENDA:

- **Project Review & Background**
- **Redwood HS Fine Arts, Student Commons & Dining Project - SD**
 - **Programming & Design Process**
 - **Site Analysis/Site Concept**
 - **Schematic Design Views & Building Layouts (3 Buildings)**
 - **Project Cost Estimate**
 - **Project Schedule**
- **Next Steps**
- **Questions?**



Project Review & Background

from April 2022 Facilities Master Plan (FMP)



Existing Conditions





Redwood HS Fine Arts, Student Commons & Dining (FASCD) Building Replacement

Schematic Design



Redwood HS Fine Arts, Student Commons & Dining Building Replacement

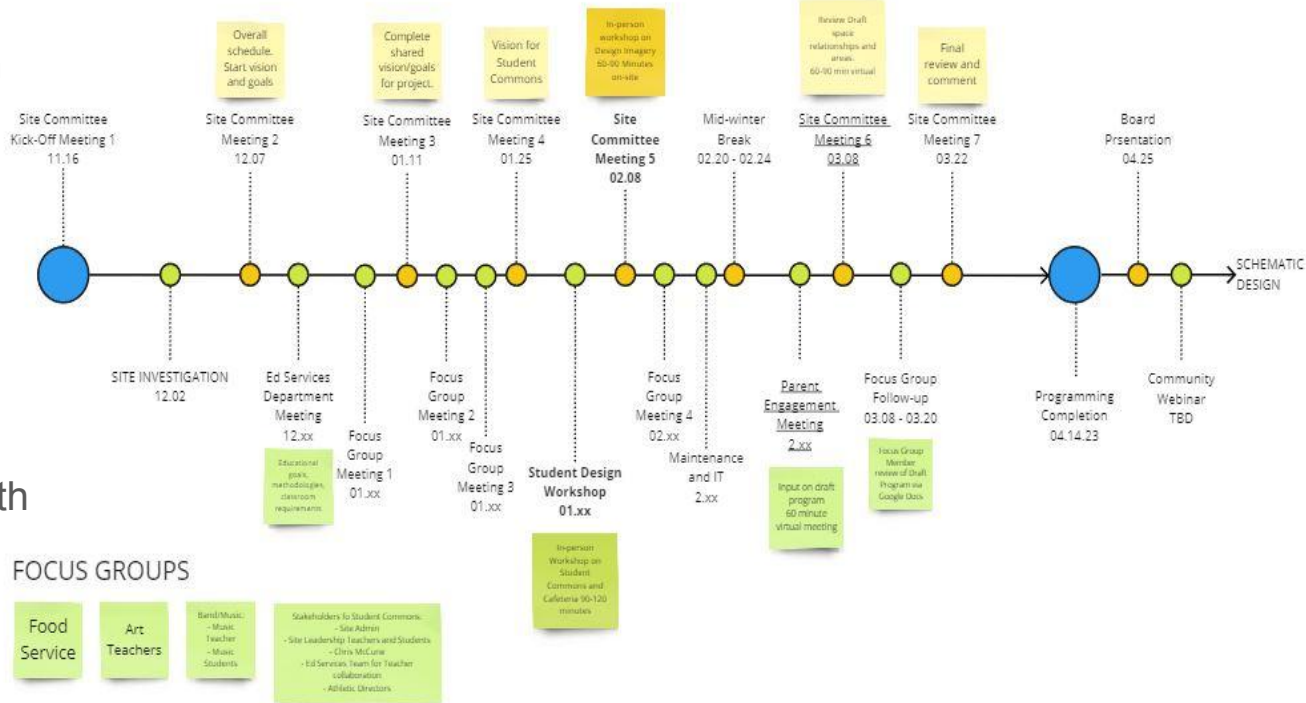
Schematic Design Presentation

Programming and Design Process

- Meetings with Site Design Committee:

- Teachers
- Administrators
- Students
- Parents

- Focus Group Meetings with other Stakeholders



Project Design Principles

- **Visual & Performing Arts Identity:** Expressing the school's commitment to the arts, the new music and art facilities project a compelling identity that, through succinct architectural expression and shared outdoor spaces, creates a sense of community for its users and encourages others at Redwood High School to explore. Shared facilities such as meeting spaces and the adjoining cafeteria furthers a connection of the arts to the campus fabric. Arts spaces such as ceramics, should blur the lines between indoor and outdoor spaces to foster outdoor learning.
- **Student Centric:** The new Student Commons, reimagined food court, and compelling links to outdoor student gathering spaces promotes a collegiate feel to the campus, fostering student independence and a connection to their educational future. The Commons' sense of student ownership is furthered by providing a home for student groups and clubs.
- **Collaboration & Shared Use:** Buildings and outdoor spaces support and enhance collaboration and interdisciplinary use with easily accessible shared indoor spaces and outdoor gathering areas. The new cafeteria and Student Commons provide opportunities and amenities for staff use and gatherings.
- **Sense of Campus Entry:** The new and modernized buildings including outdoor spaces between buildings, creates a welcoming eastside campus entry for students and staff, while also creating a perceptual threshold to deter community entry of the campus core during school hours.

Site Analysis

- Existing Fine Arts area isolated from most classrooms
- No clear "entrance" to the campus
- Student gathering spots exist, but indoor / outdoor relationships not emphasized
- Music lacks a regular performance space

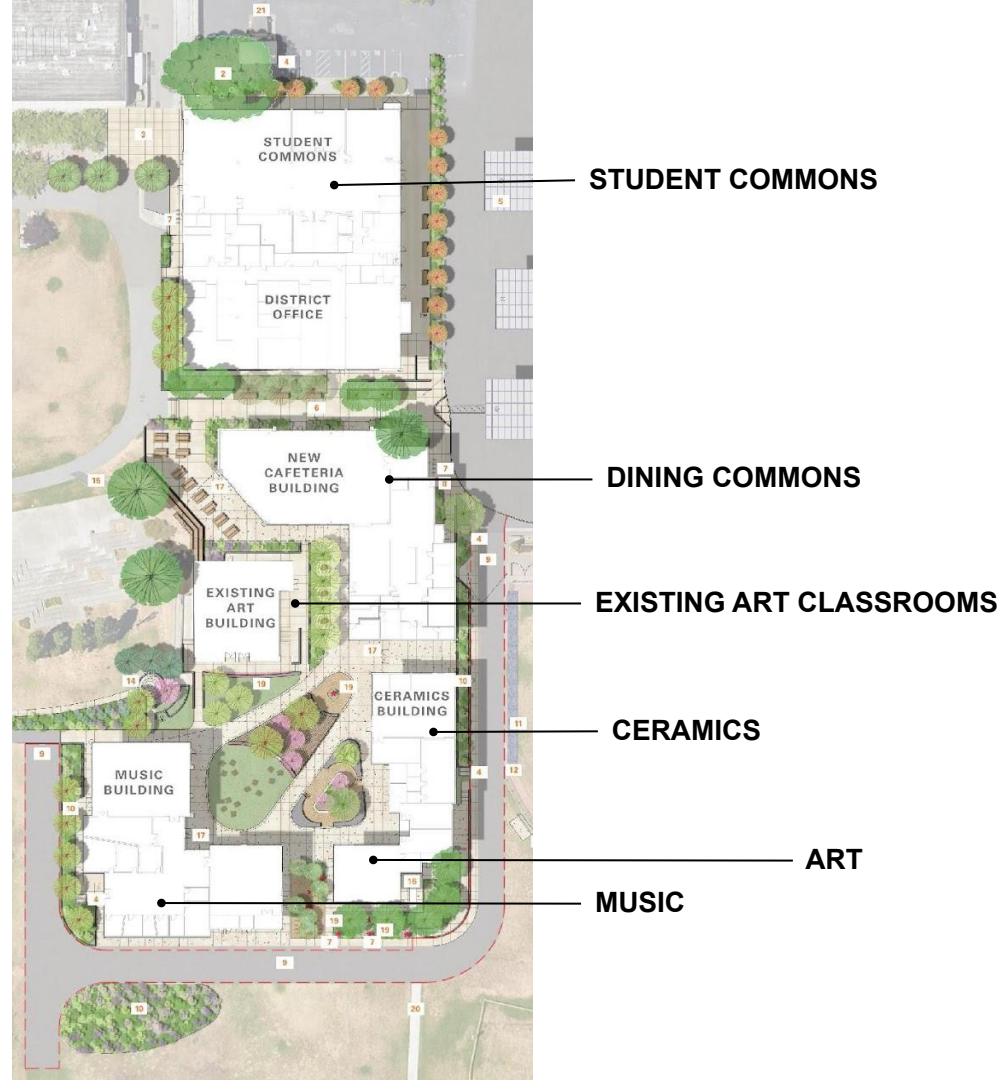


Site Concept

- Create a sense of entry into the campus
- A student commons that fosters student independence
- Create a shared courtyard for the Fine Arts area for learning, display, performance, and hanging out with friends
- Dining Commons placed so that attracts student to Fine Arts area



Site & Landscape Plan



Courtyard Plan



Sustainability

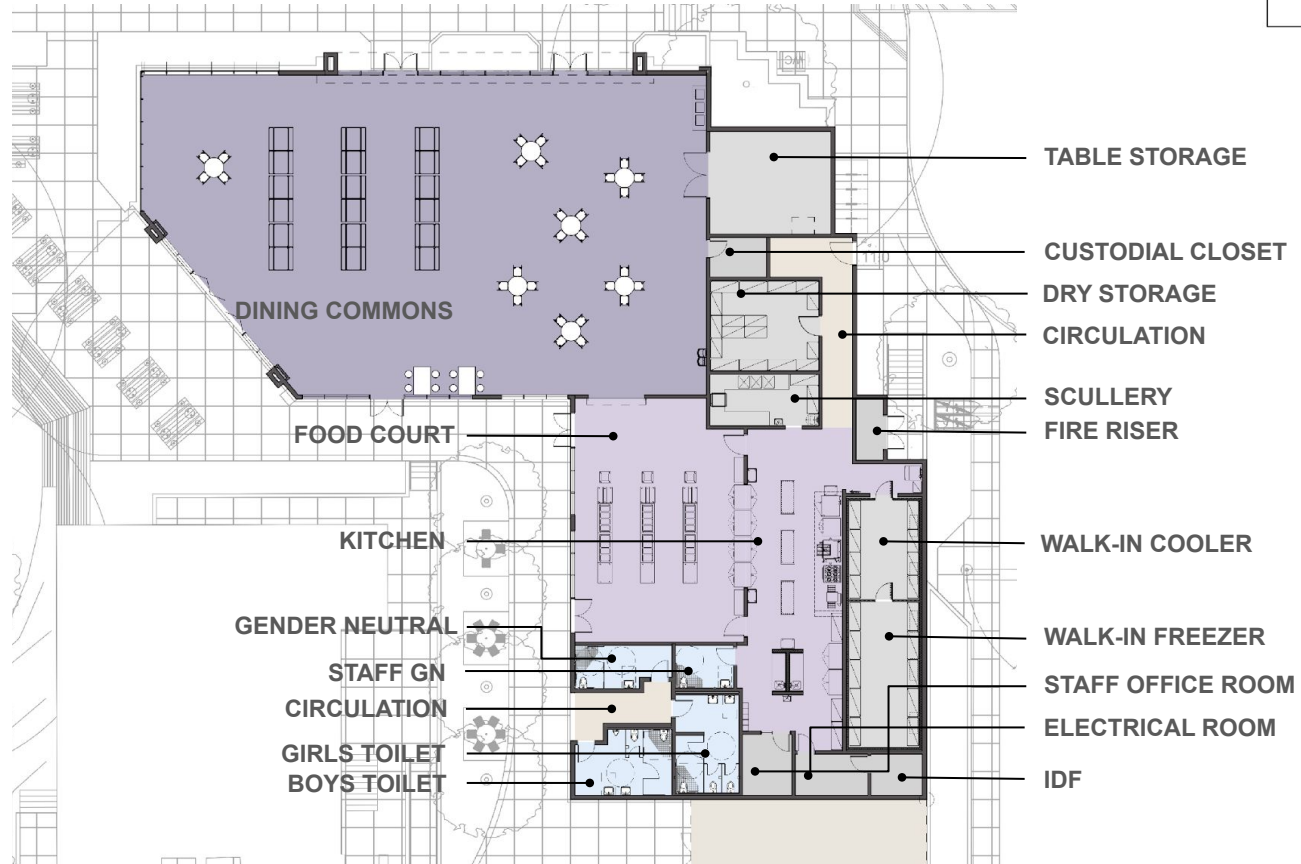
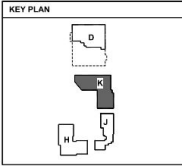
In addition to many ecological choices for a decreased impact on our natural resources, we are focusing on the health of the students and staff with these improvements:

- **CLEAN AIR:** Improved overall quality of learning spaces by providing clean, fresh air through a robust HVAC system with demand - controlled ventilation.
- **ELECTRIC SYSTEMS:** Decreased fire risk, fewer toxins further promote student wellbeing.
- **QUALITY MATERIALS:** Low VOC (Volatile Organic Compound) products that stand the test of time.
- **WELL-LIT SPACES:** LED lighting with Automatic Daylight Dimming (when ambient daylight is available) ensures that the students will always have access to a well-lit environment and reduce eyestrain, while saving energy and teaching them about energy conservation
- **GREEN SPACES:** By planting low-water, native and Mediterranean plants and increasing the tree canopy, there will be more natural shade and sun protection.
- **RECYCLE/ RE-USE:** Recycled art elements from the existing art garden will foster a sense of pride and continuity for the students.

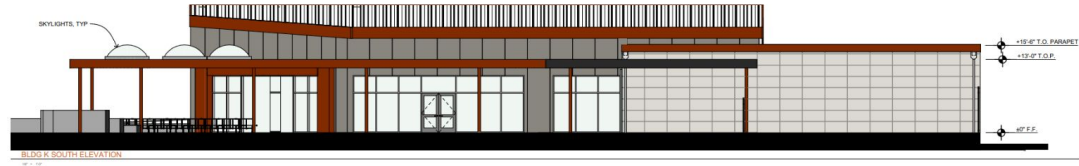
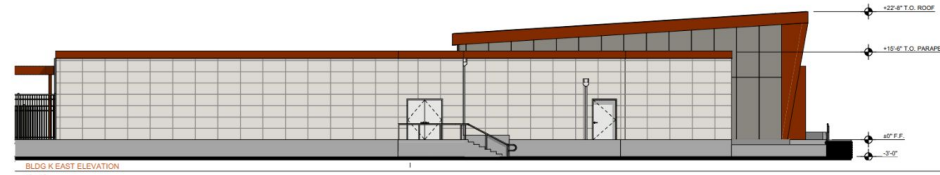
Layout of Proposed New Buildings



Dining Commons (Building K)



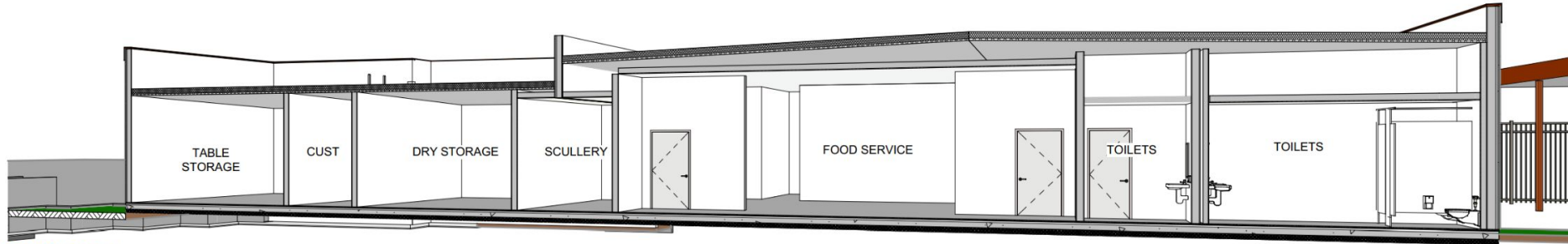
Dining Commons (Building K)



Dining Commons (Building K)



NORTH SECTION RENDERING

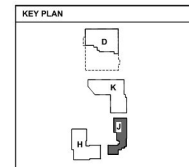
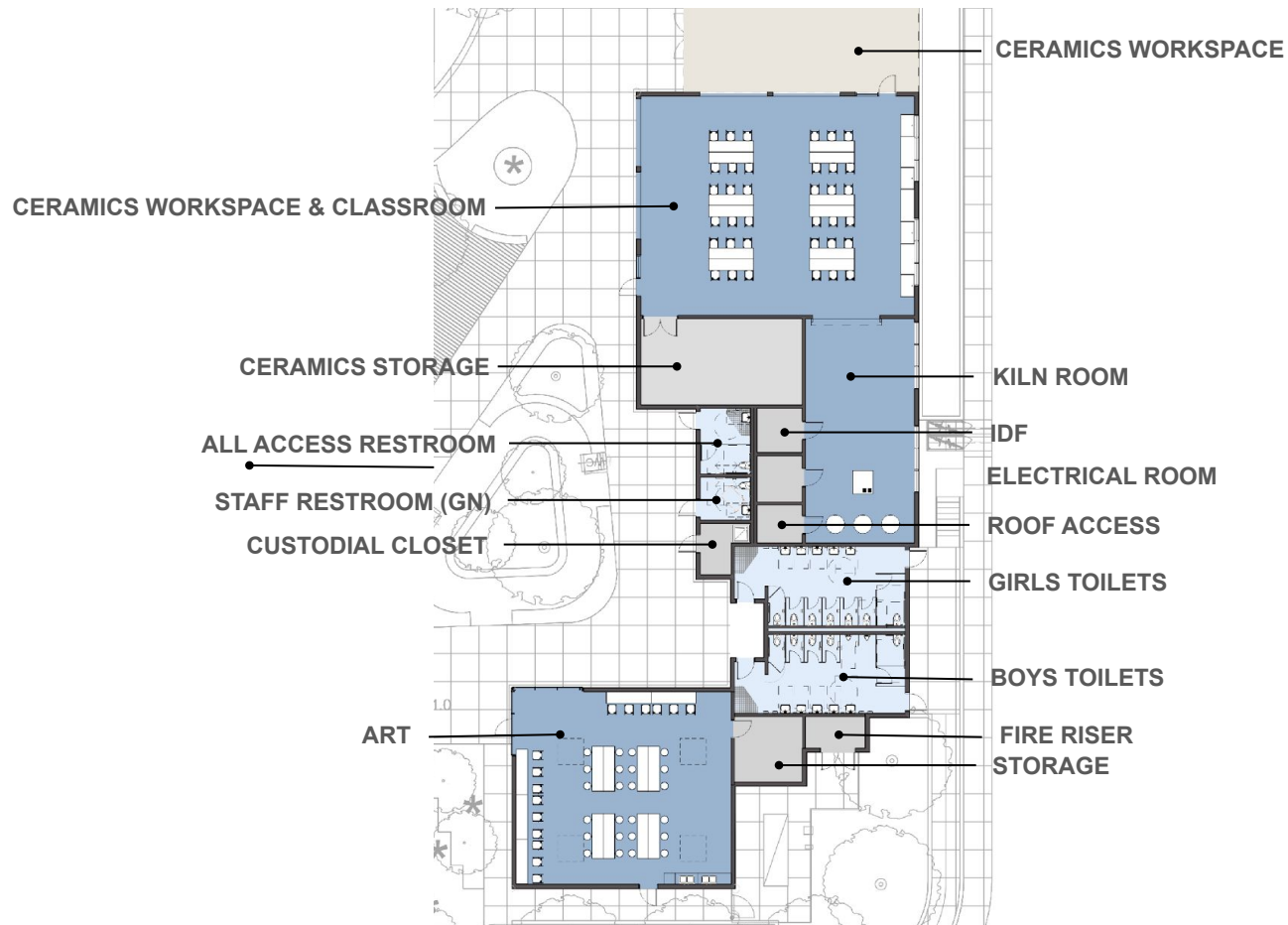


WEST SECTION RENDERING

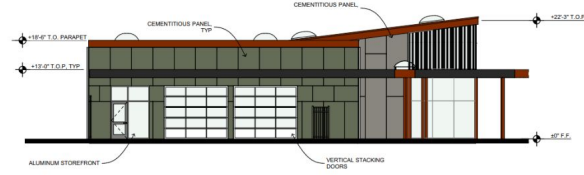
Dining Commons (Building K)



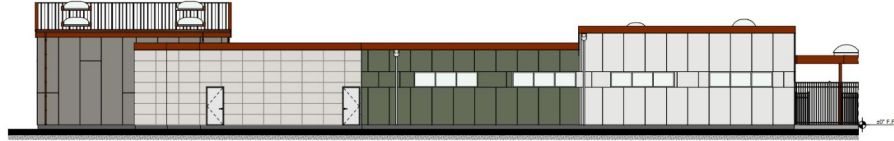
Arts & Ceramics (Building J)



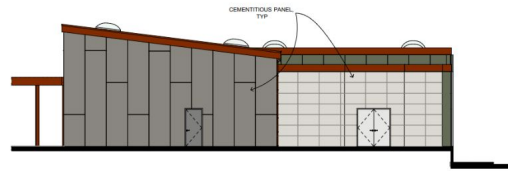
Arts & Ceramics (Building J)



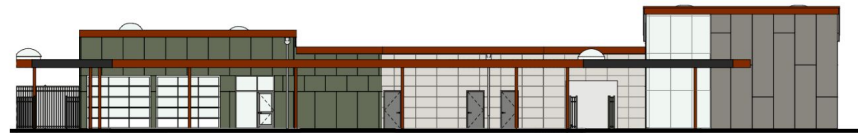
BLDG J NORTH ELEVATION



BLDG J EAST ELEVATION



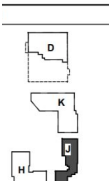
BLDG J SOUTH ELEVATION



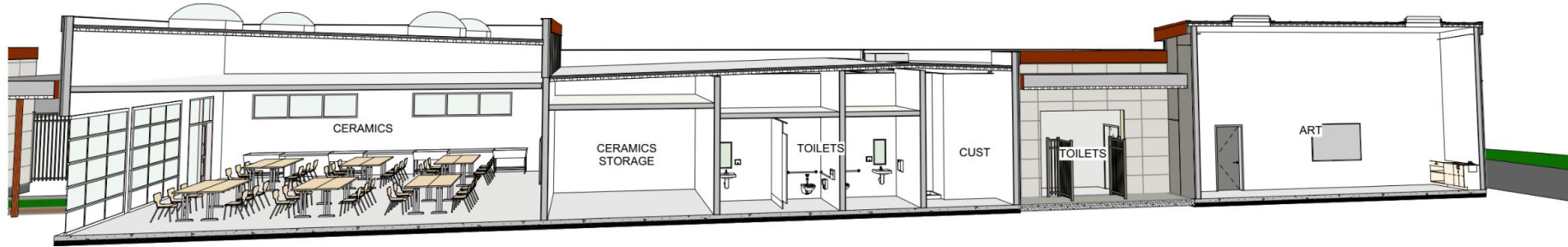
BLDG J WEST ELEVATION



WEST ELEVATION PERSPECTIVE



Arts & Ceramics (Building J)

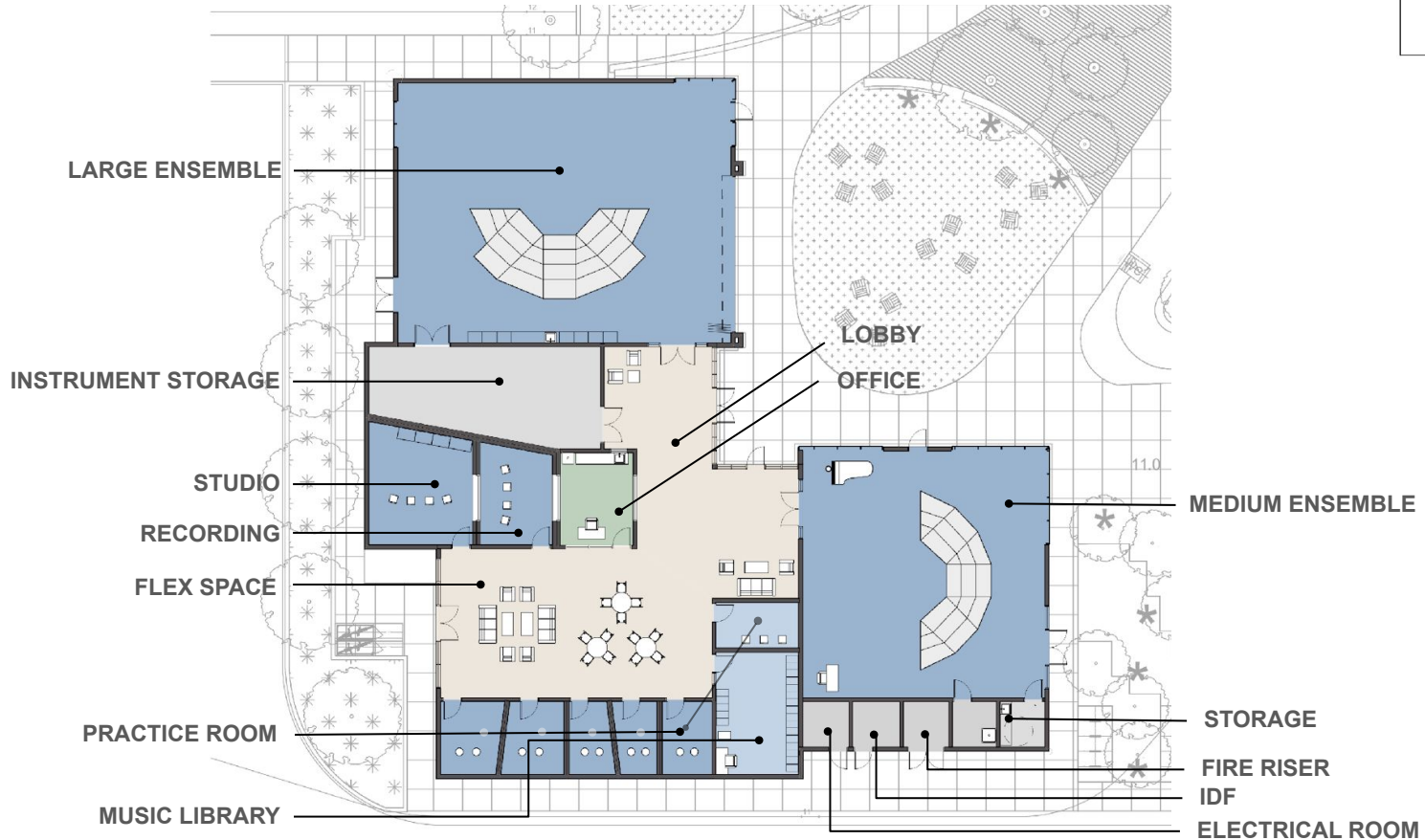


EAST SECTION RENDERING

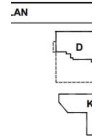
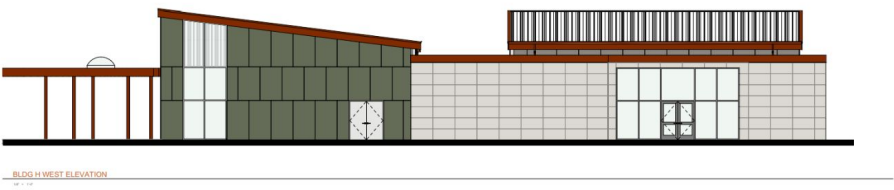
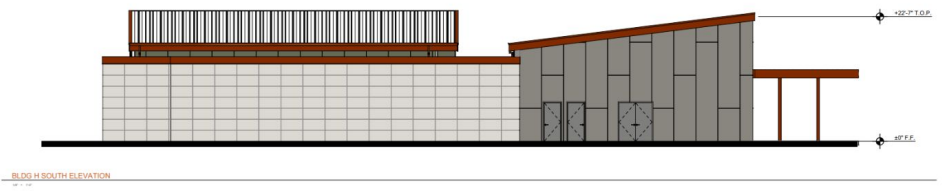
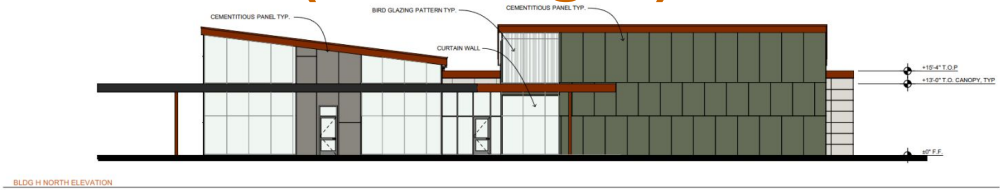
Arts & Ceramics (Building J)



Music Center (Building H)



Music Center (Building H)



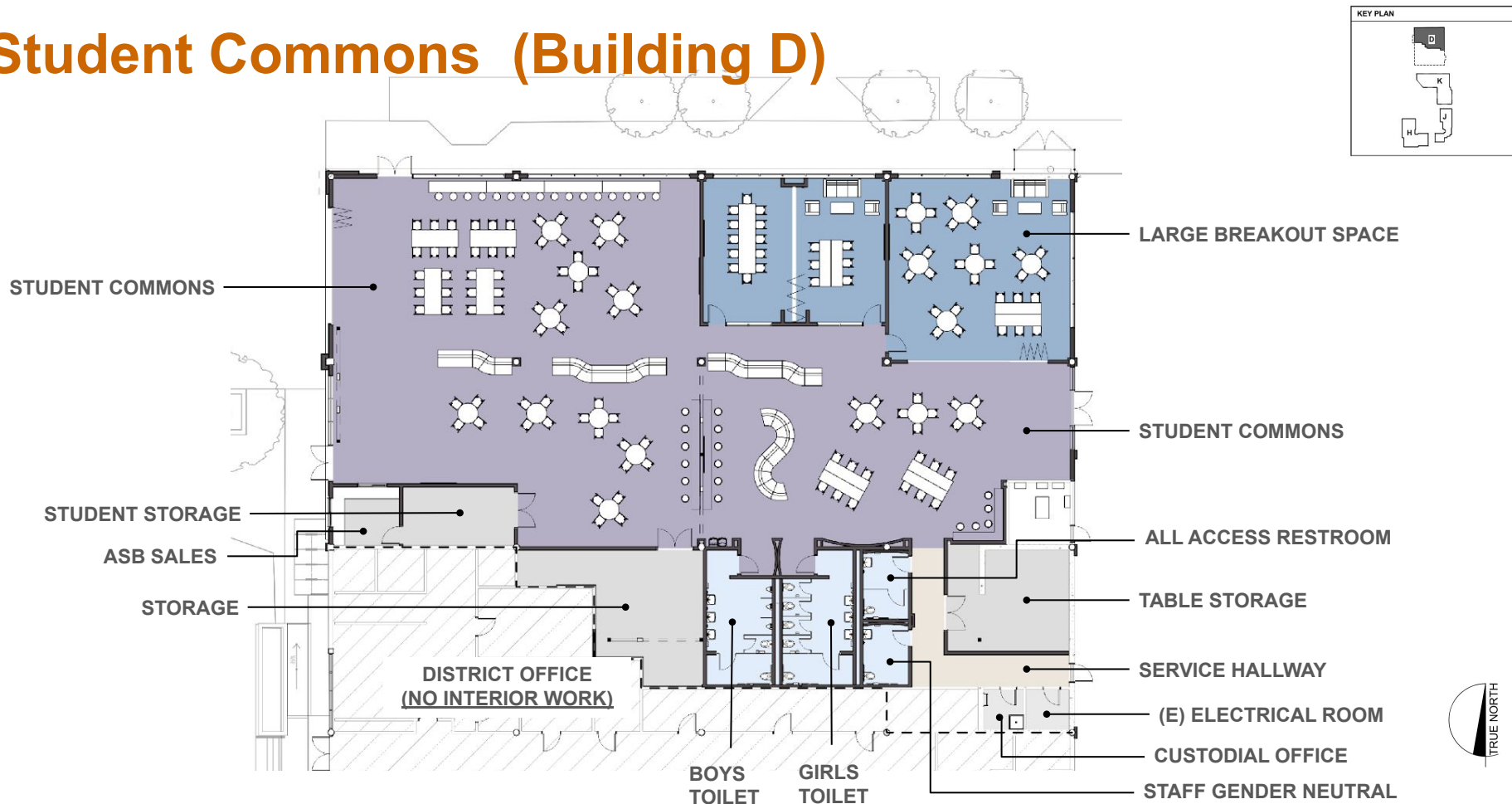
Music Center (Building H)



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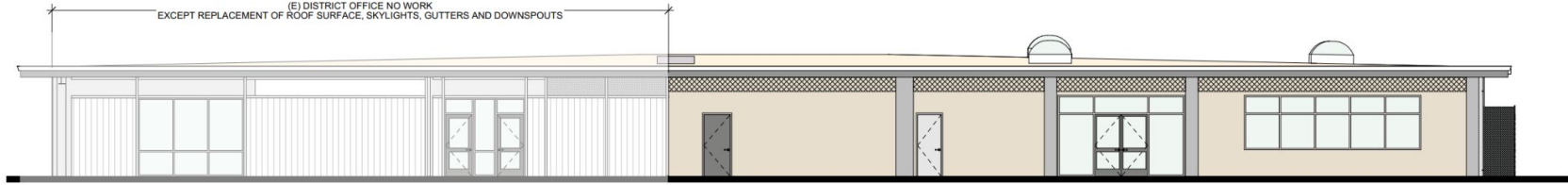


Student Commons (Building D)

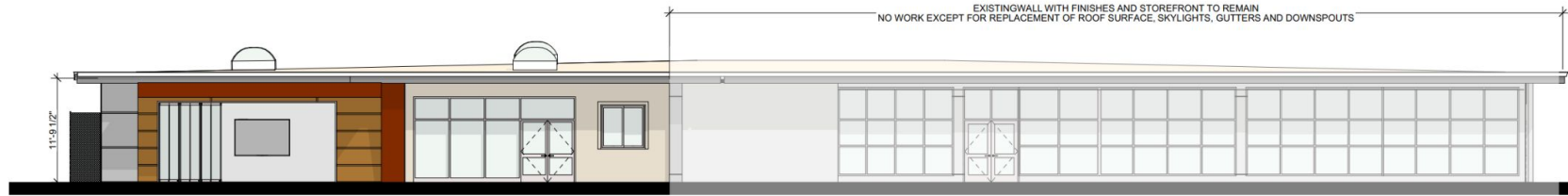


Student Commons (Building D)

BLDG D NORTH ELEVATION



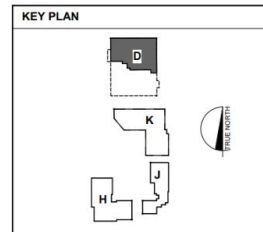
BLDG D EAST ELEVATION WITHOUT DISTRICT OFFICE EXTERIOR IMPROVEMENT



BLDG D WEST ELEVATION WITHOUT DISTRICT OFFICE EXTERIOR IMPROVEMENT

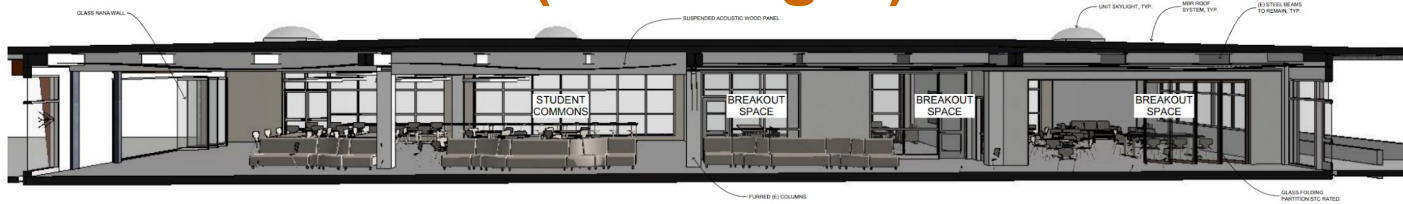


NORTH WEST ENTRY

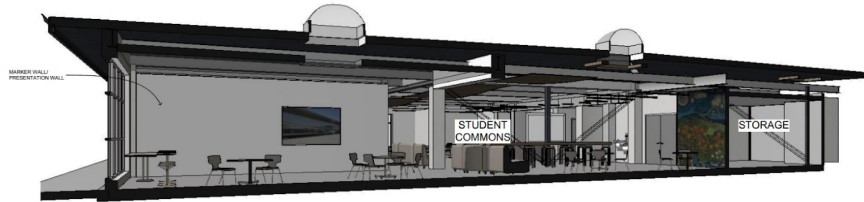


Student Commons (Building D)

GIATTROCCHI KWOK
ARCHITECTS



NOTRH SECTION RENDERING



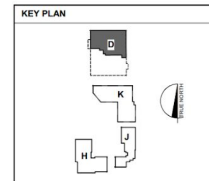
EAST SECTION RENDERING



SOUTH SECTION RENDERING



WEST SECTION RENDERING

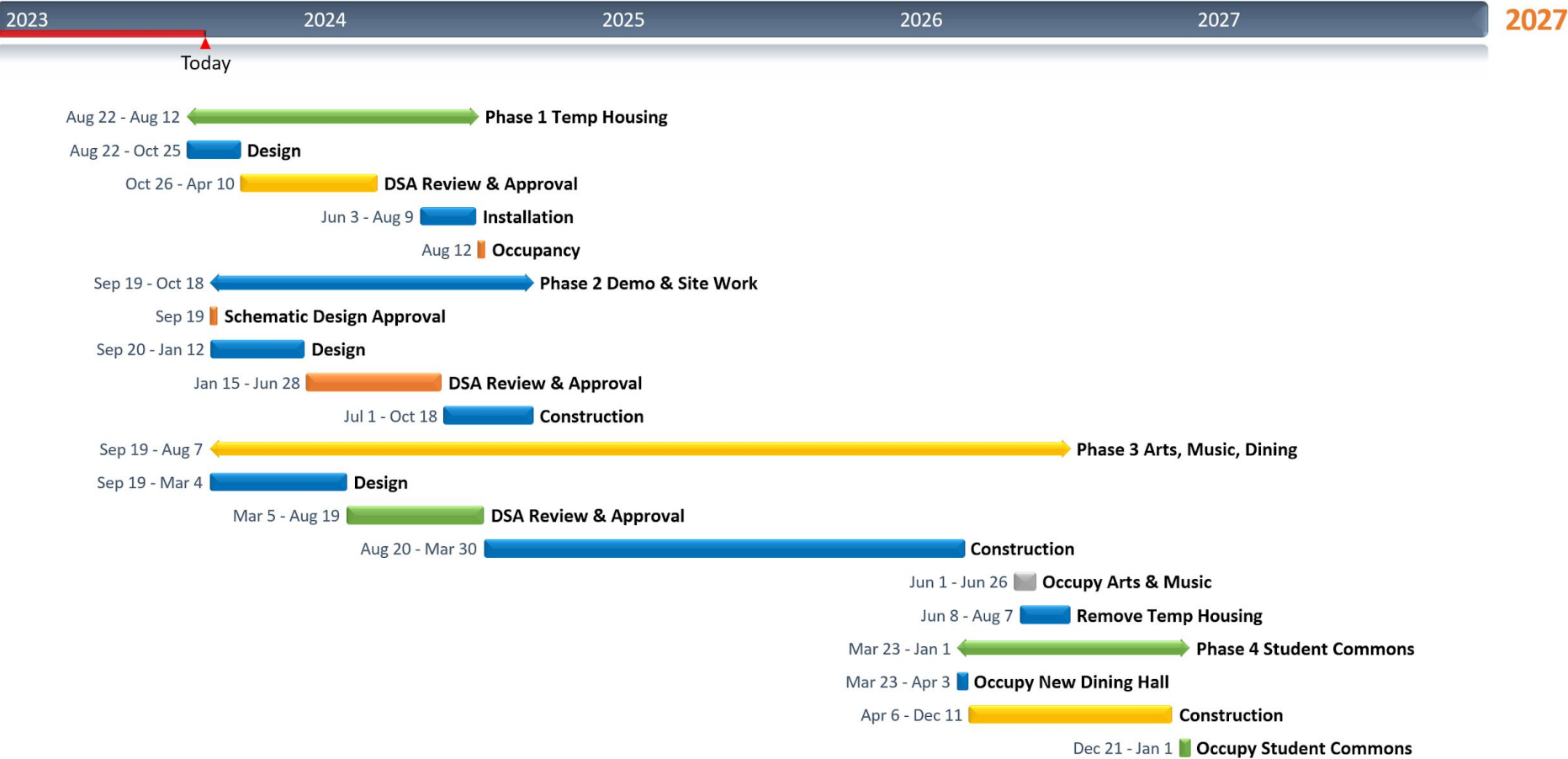


Redwood HS FASCD Replacement Building SD Project Budget

Description	Schematic Design (SD) Estimate	Facilities Master Plan (FMP) Estimate
Construction Cost	\$ 58,951,377	\$ 47,898,480
Contingencies	\$ 11,790,277	\$ 10,537,666
Soft Costs	\$ 10,966,106	\$ 13,603,168
ADA Improvements	\$ 11,790,275	\$ 9,579,696
Escalation @ 5.5%*	\$ 10,567,615	\$ 25,053,772
Estimated Project Cost	\$ 104,065,650	\$ 106,672,782

** FMP Includes 5 Years of Escalation, Current Project Estimate Includes Only 2 Years*
Special Note : Temporary Housing is a Separate Budget

Redwood HS FASCD Replacement Building Project Schedule



Next Steps

NEXT STEPS

- **Begin Design Development Phase of Project**
 - Schematic Design (SD) phase = 15% to 20% design
 - Design Development (DD) phase = 100% design for DSA Submittal
- **Complete Temporary Housing (Portable Classrooms) Layout/Design**
 - Use Geotech Report Findings to finalize layout/design
- **Community Engagement Meetings**
 - Redwood HS Site Design Committee Design Meeting – **Held August 29, 2023**
 - Redwood HS Back to School Night Info Booth – **Held September 7, 2023**
 - RHS Foundation – **Held September 11, 2023**
 - RHS PTSA – **Scheduled September 19, 2023**
 - RHS Site Council – **Scheduled September 29, 2023**

QUESTIONS?

