

# *McKinley School*



DISTRICT FACILITIES MEETING  
27 October 2009

# *discussion items* AGENDA

MCKINLEY  
SCHOOL

- Review of Existing Buildings and Modernization
- Proposed New Construction Program
- Budget / Cost Estimate Review
- Review Schedule



**LPA**



# *master plan priorities* LOCAL BOND PROGRAM

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- 1. Reconstruct Gym Building**
  - Equity w/ Washington MS
- 2. Modernize Existing A, B, & C Buildings**
  - Includes all Electrical & HVAC Systems
- 3. Modernize Auditorium**
  - Includes Theater Study Scope
- 4. Provide Permanent Lunch Shelter**
  - Demo Existing MPR Portable
- 5. Site Upgrades**
  - ADA Access & Replace Utilities
- 6. Remove Portable Classrooms**
  - Build New MS Building
- 7. Provide On-Site Parking Area**



# campus master plan

## EXISTING SITE PLAN

MCKINLEY  
SCHOOL

DEL MAR BLVD

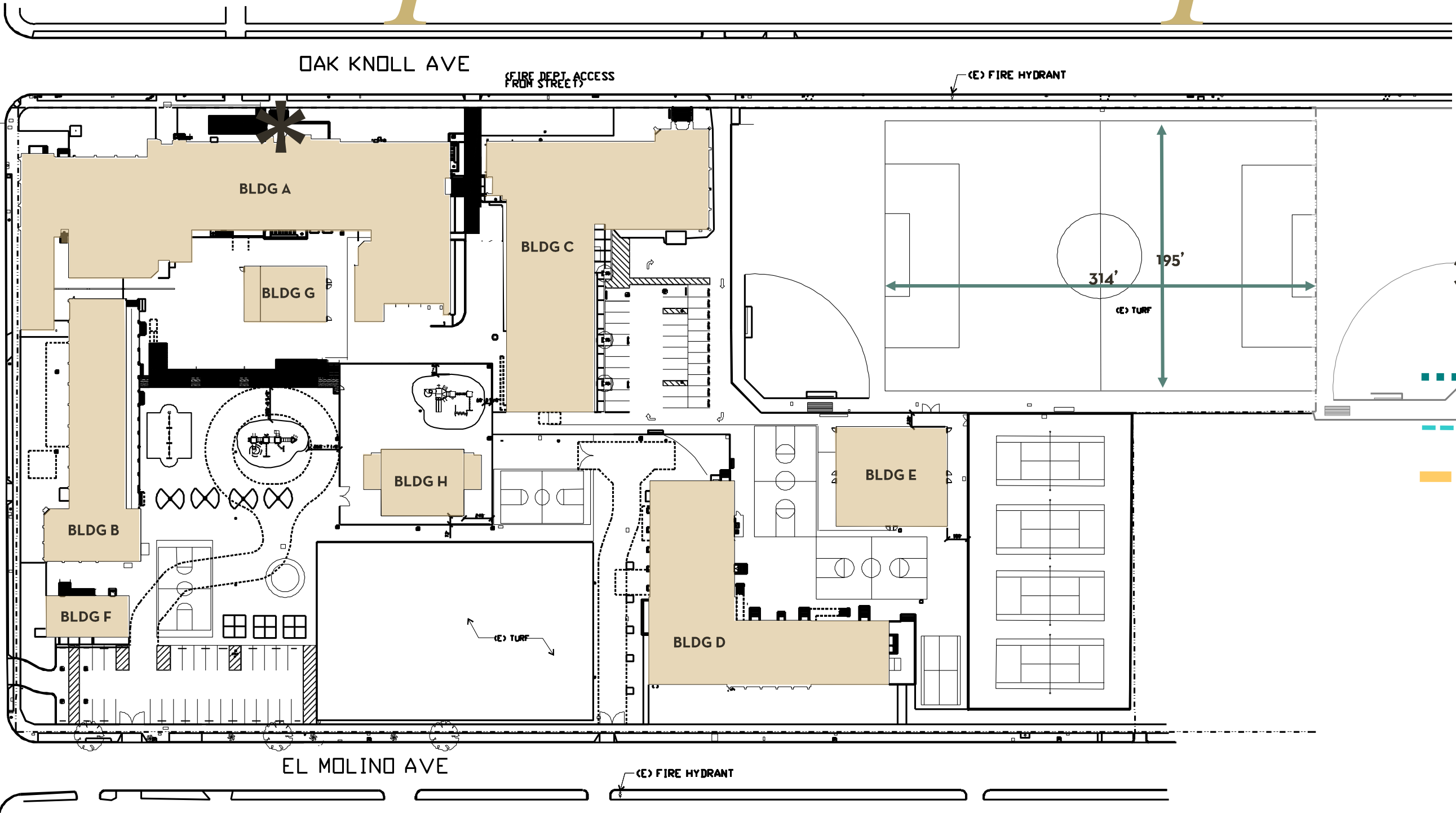
OAK KNOLL AVE

(FIRE DEPT. ACCESS FROM STREET)

(E) FIRE HYDRANT

EL MOLINO AVE

(E) FIRE HYDRANT

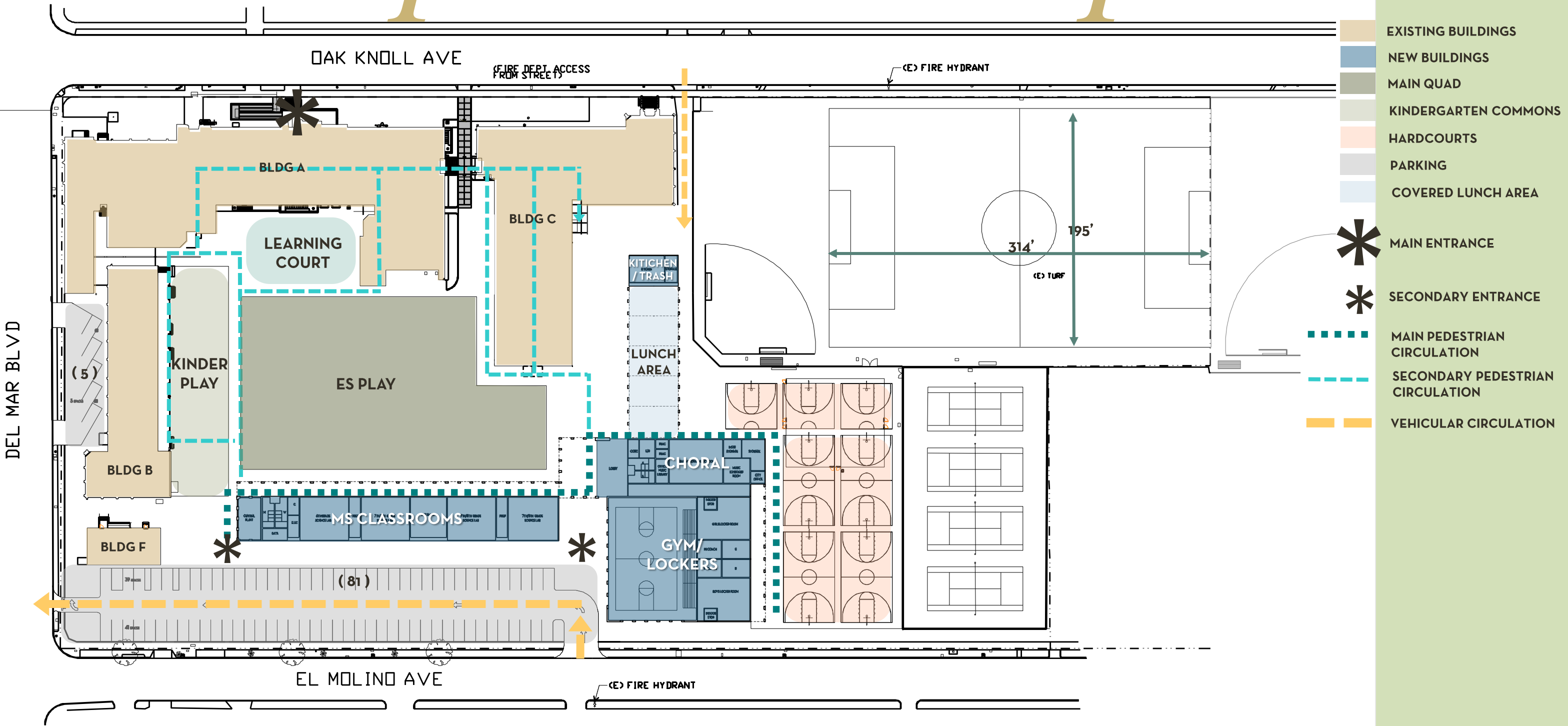


- EXISTING BUILDINGS
- NEW BUILDINGS
- MAIN QUAD
- KINDERGARTEN COMMONS
- HARDCOURTS
- PARKING
- COVERED LUNCH AREA
- MAIN ENTRANCE
- SECONDARY ENTRANCE
- MAIN PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

# campus master plan

## PROPOSED MASTER PLAN

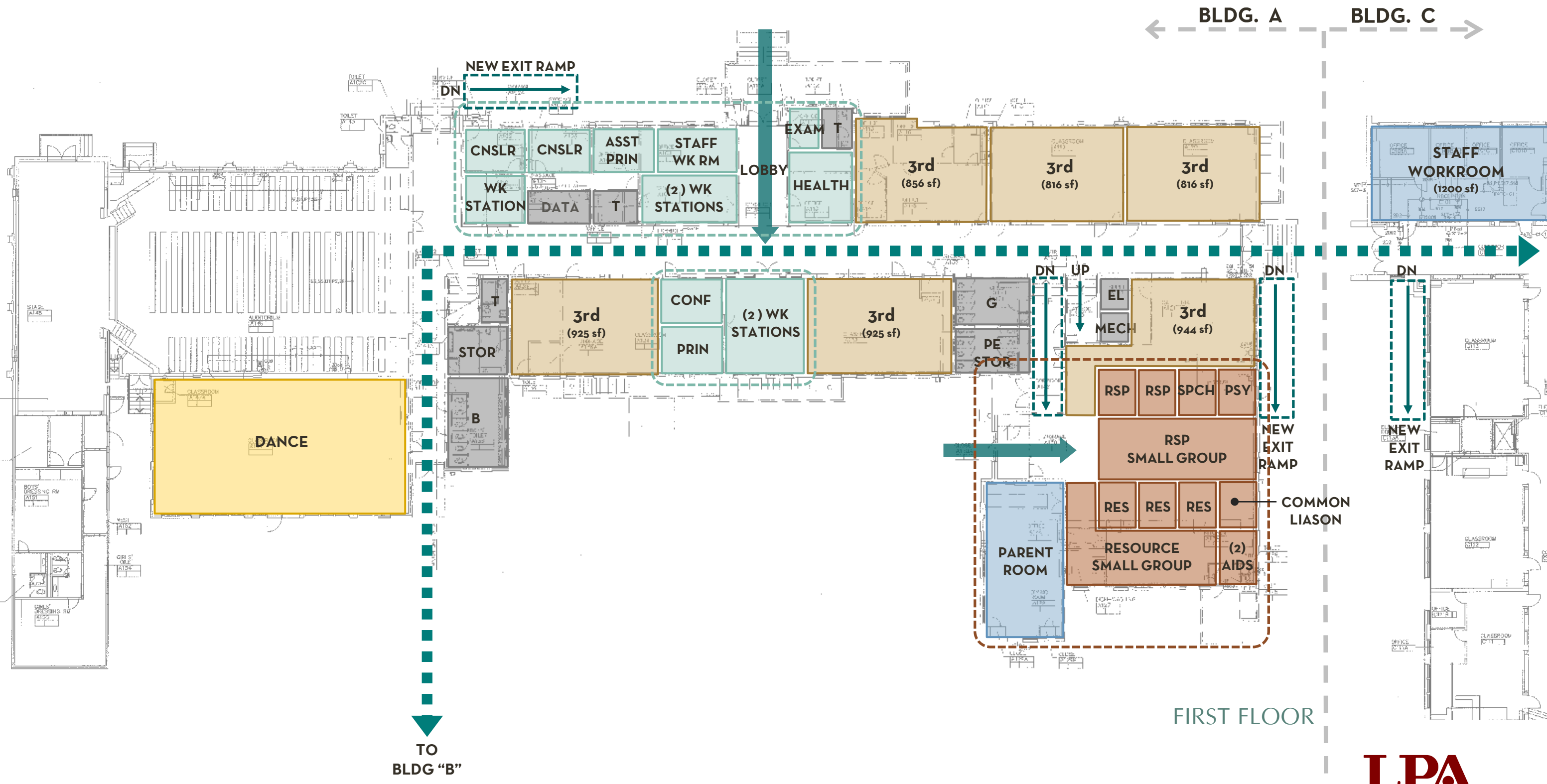
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# campus master plan

## PROPOSED FLOOR PLAN - BLDG A

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FIRST FLOOR





# *campus master plan*

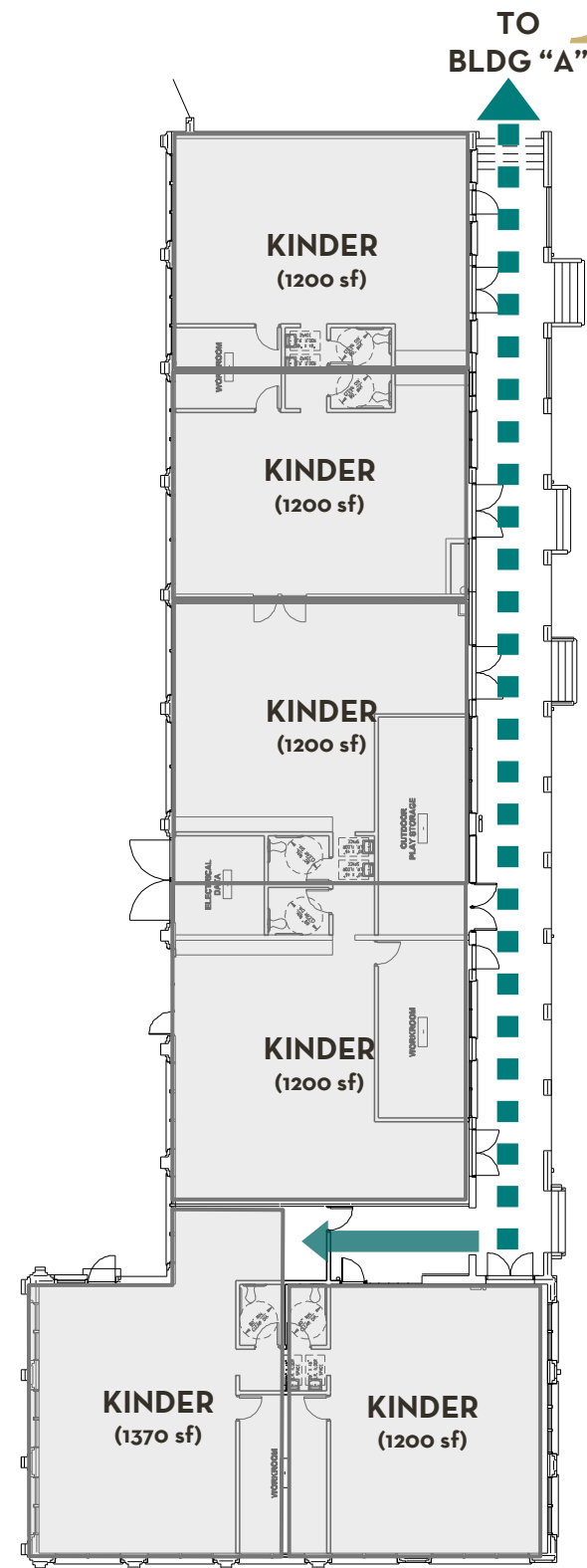
## PROPOSED FLOOR PLAN - BLDG A



SECOND FLOOR

# *campus master plan*

## PROPOSED FLOOR PLAN - BLDG B



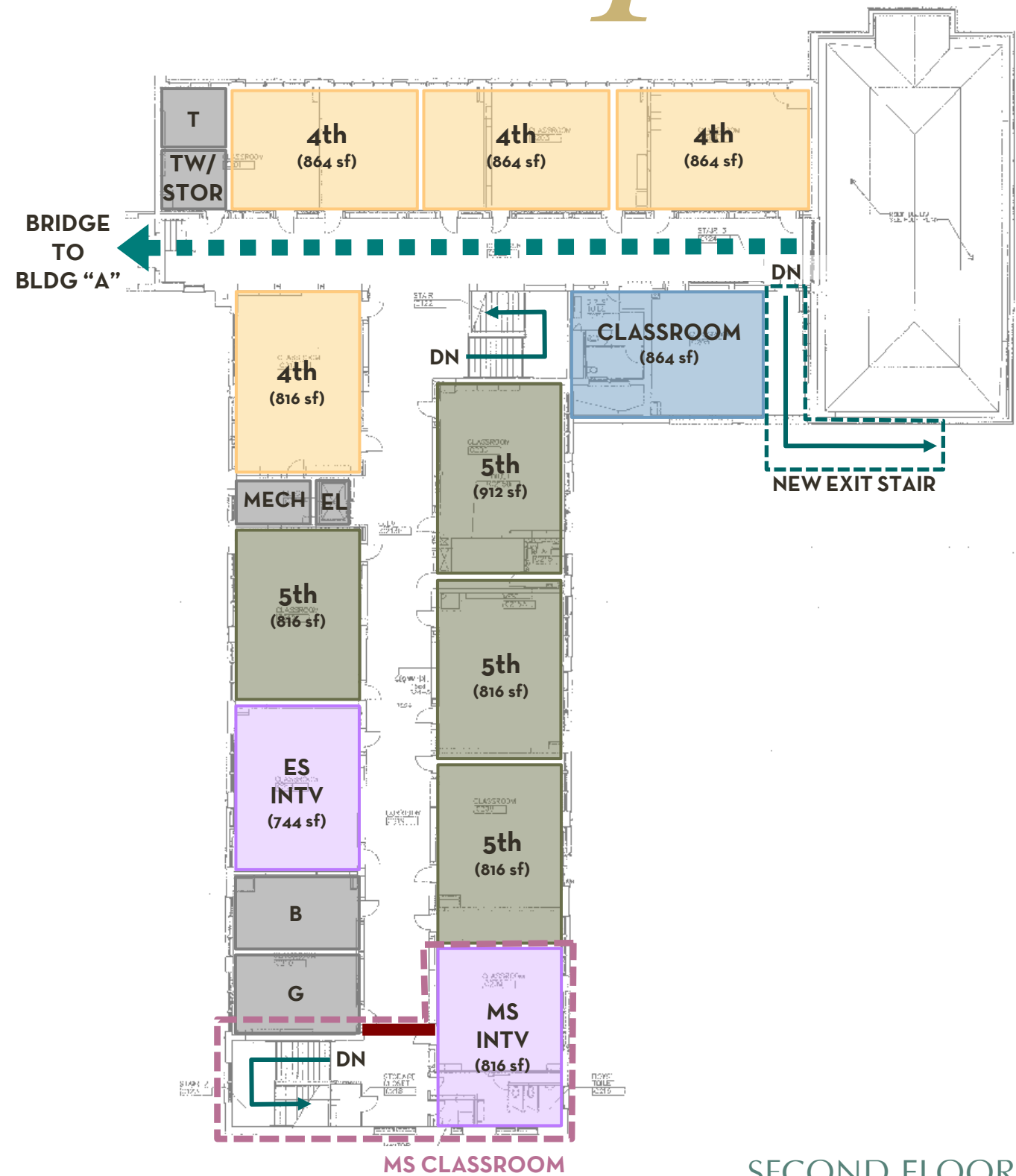
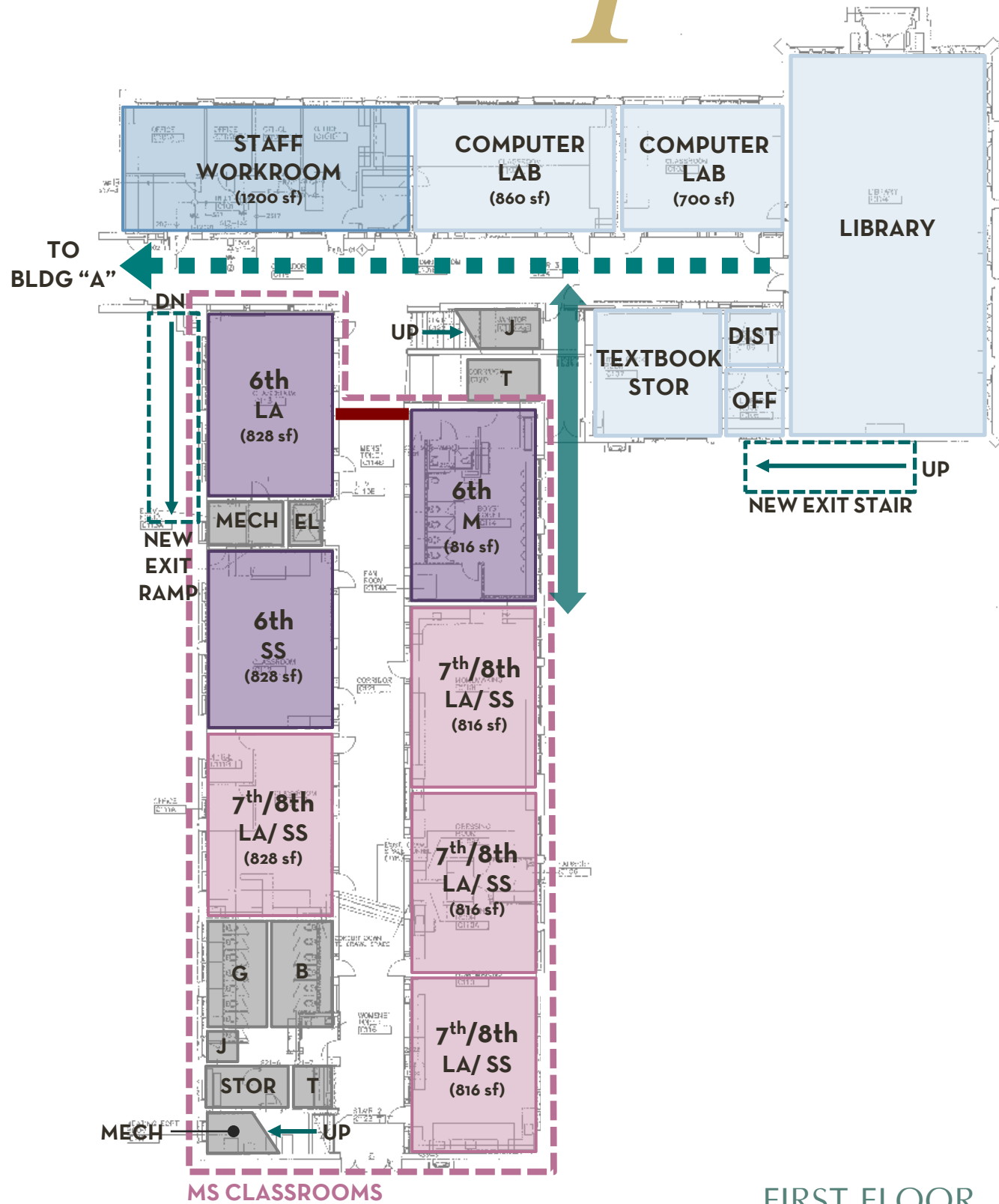
FIRST FLOOR





# campus master plan

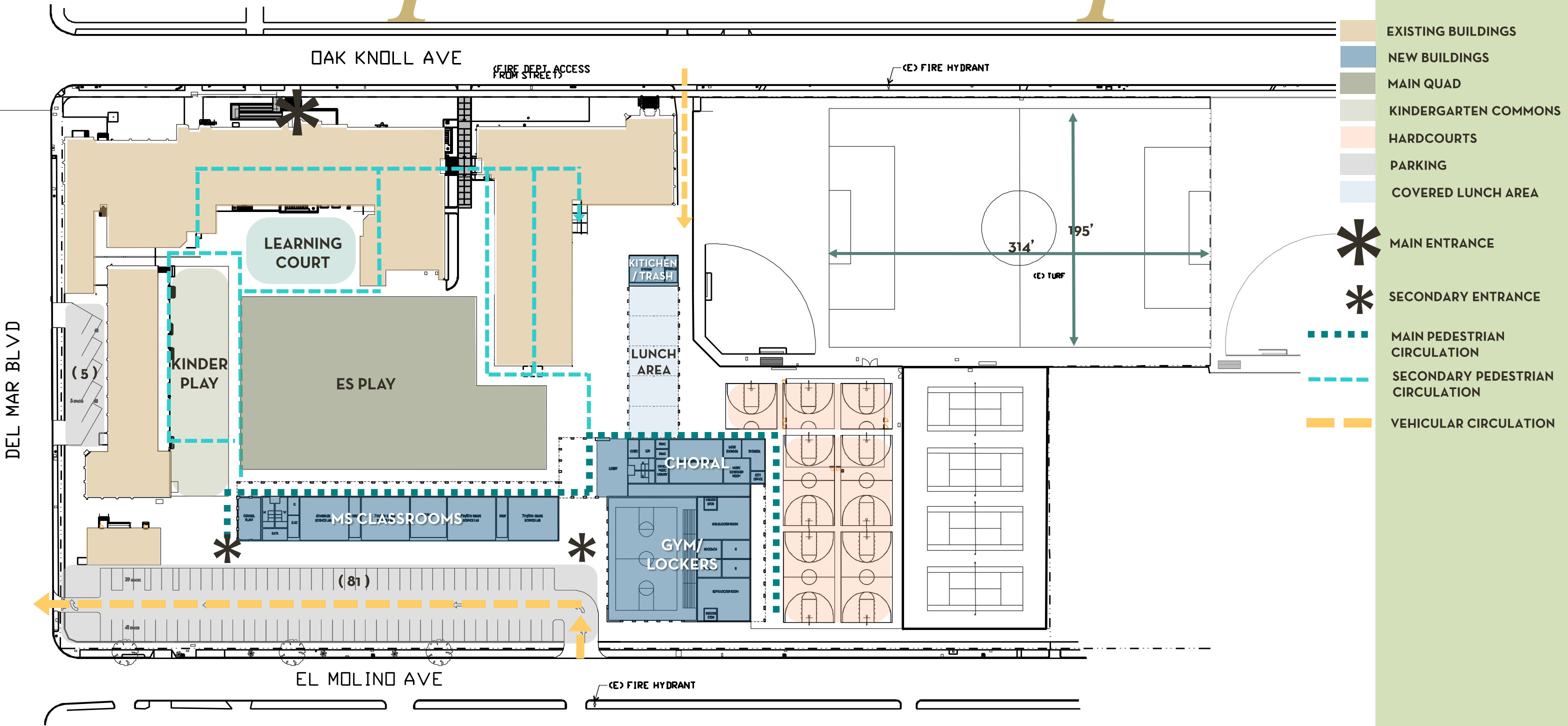
## PROPOSED FLOOR PLAN - BLDG C



# campus master plan

## PROPOSED MASTER PLAN

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# gymnasium NEW CONSTRUCTION

## PROPOSED NEW CONSTRUCTION Educational Program

### Space Allocation Detail

Department:	Space:	Type:	Area:	Number:	Total Area:	Square Footage	
						SC/NS	ANC/SP
						Scheduled Non-Scheduled	Ancillary Support

### Replacement Gymnasium

#### Physical Education

1	Gymnasium	NS	7,665	1	7,665	(105'x73')	
2	Lobby	ANC	600	1	600		
3	Concessions	ANC	100	1	100		
4	Public Toilets	ANC	250	2	500		
5	Janitor Closet	ANC	50	1	50		
6	Boys/Girls Locker Room (Changing)	ANC	1,200	2	2,400	(200 Boys/200 Girls)	
7	Boys/Girls Locker Room (Toilet)	ANC	250	2	500		
8	Boys/Girls Locker Room (Shower)	ANC	150	2	300		
9	PE Office	ANC	175	2	350		
10	PE Toilet/Changing Room	ANC	125	2	250		
11	Indoor/Outdoor PE Storage	ANC	200	2	400		
12	Mechanical/Electrical Rooms	ANC	100	2	200		
13	Covered Walkway	ANC	600	1	600		
						7,665	6,250
						13,915	

#### Academic/Support Programs

14	Band/Choral Music Room	SC	1,600	1	1,600		
15	Instrument Storage	ANC	200	1	200		
16	Practice Rooms	ANC	75	2	150		
17	Music Keyboard Room	ANC	600	1	600		
18	Music Library & Office	ANC	200	1	200		
						1,600	1,150
						2,750	

Sub-Totals:

9,265	7,400
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Construction Total:

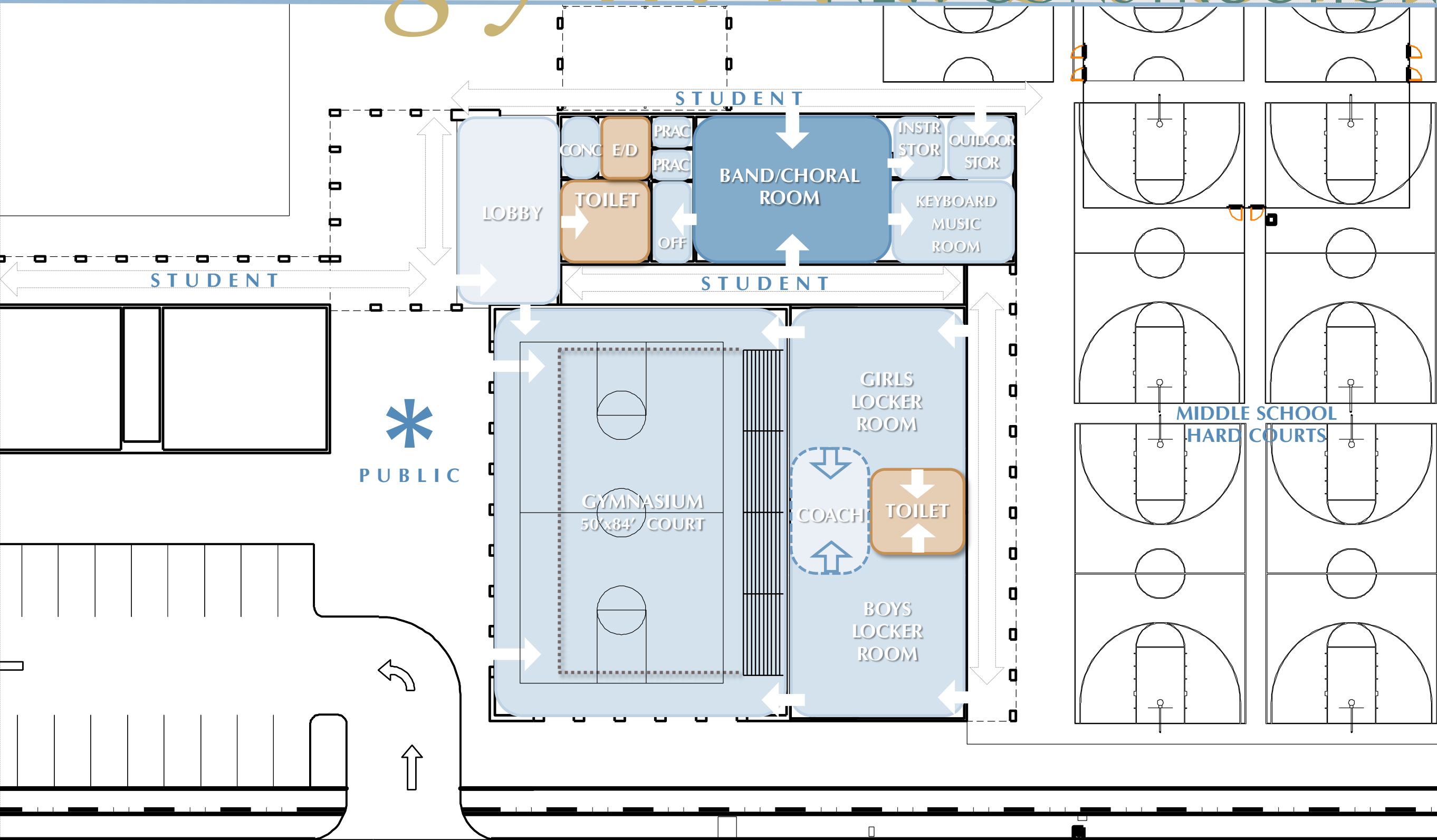
16,665



# gymnasium

NEW CONSTRUCTION

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### PROPOSED NEW CONSTRUCTION Educational Program

#### Space Allocation Detail

Department:	Space:	Type:	Area:	Number:	Total Area:	Square Footage	
						SC/NS	ANC/SP
						Scheduled Non-Scheduled	Ancillary Support

#### Middle School Program

##### Academic/Support Programs

19	6th Grade Science Lab	SC	1,400	1	1,400	(35'x40')	
20	7th/8th Grade Math/Science Lab	SC	1,400	3	4,200	(35'x40')	
21	Prep Room	ANC	250	2	500		
22	SDC Autism Classroom	SC	960	1	960	(35'x28')	
23	Covered Walkway	ANC	1,500	1	1,500	(8' Wide Walkway)	
						6,560	2,000
						8,560	

#### Food Service Program

##### K-8 Student Dining

24	Serving Kitchen	SP	600	1	600		
25	Dry Storage	SP	150	1	150		
26	Toilet/Changing Room	SP	150	1	150		
27	Janitor Closet	SP	50	1	50		
28	Student Toilets	SP	250	2	500		
29	Mechanical/Electrical Rooms	SP	100	2	200		
30	Lunch Shelter	SP	6,000	1	6,000		
						0	7,650
						7,650	

Sub-Totals:  
Construction Total SF:

0	7,650
7,650	

# *a c a d e m i c* NEW CONSTRUCTION

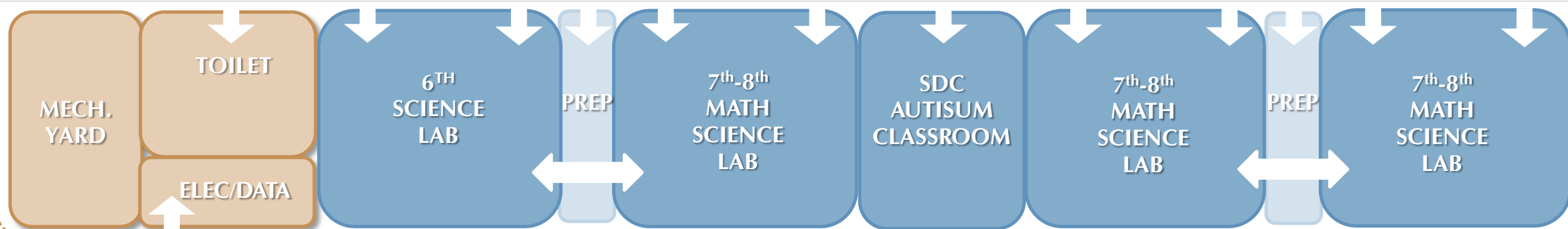
MCKINLEY  
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ES PLAY

STUDENT

PUBLIC

PARKING

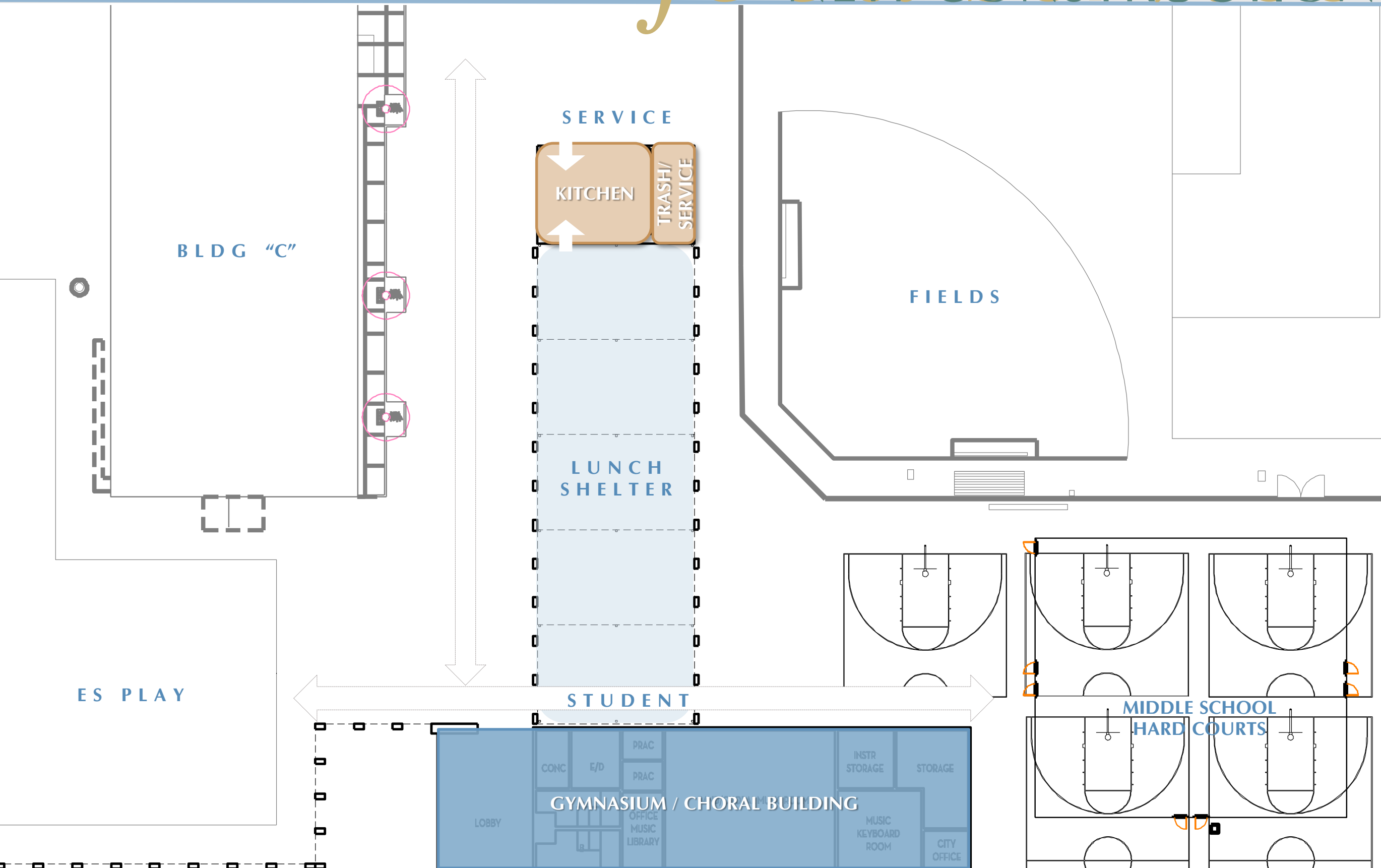




# food service

## NEW CONSTRUCTION

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# master plan budget

## LOCAL BOND PROGRAM

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■ Total Construction Budget	\$31,636,630*
■ Current Cost Estimate	- \$32,348,000
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■ Budget Deficiency	- \$ 711,370

**\*Note:** Budget will adjust with addition of deferred maintenance funding and subtraction of costs for district central kitchen and other district wide scopes.



# master plan **COMPARISON** budget

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Priority	Scope	Current Cost Estimate	GKK Master Plan Budget
A	Reconstruction of Gym Building	\$ 6,062,576	\$ 6,524,779
C	Modernize Building A, B & C	\$ 16,970,712	\$ 20,569,811
B	Reconstruction of Kindergarten Classroom Building	included in C	included in C
D	New HVAC Upgrades in Building A, B & C	included in C	included in C
J	Modernize Bathrooms	included in C	included in C
M	Replace Floor Finishes in Main Building (A)	included in C	included in C
N	Replace Acoustic Tile Ceiling in Main Building (A)	included in C	included in C
O	Light Fixture Upgrades at Building A	included in C	included in C
E	Modernize Auditorium / Cafeteria Building	\$ 3,367,092	\$ 1,980,920
F	Permanent Lunch Shelter	\$ 424,564	\$ 136,146
G	Site ADA Upgrades Include New Drinking Fountains	\$ 41,120	\$ 144,654
H	Relace Electrical Panel Board	\$ 245,692	\$ 37,440
I	Ramps & Accessible Paths to Playfields & Main Classroom Bldg	\$ 479,048	\$ 178,691
K	Shade Structures at Playground	-	\$ 272,291
L	Sep Domestic, Fire & Irrigation Meters	\$ 77,100	\$ 91,898
	District Deferred Maintenance		\$ 1,700,000
	<b>Scope not listed in master plan above:</b>		
1	Middle School Building & Augmented Site Work	\$ 4,680,096	
	<b>Estimated Construction Cost</b>	<b>\$ 32,348,000</b>	<b>\$ 31,636,630</b>
	(includes design contingency and escalation)		





# master plan budget

## VALUE ENGINEERING LIST

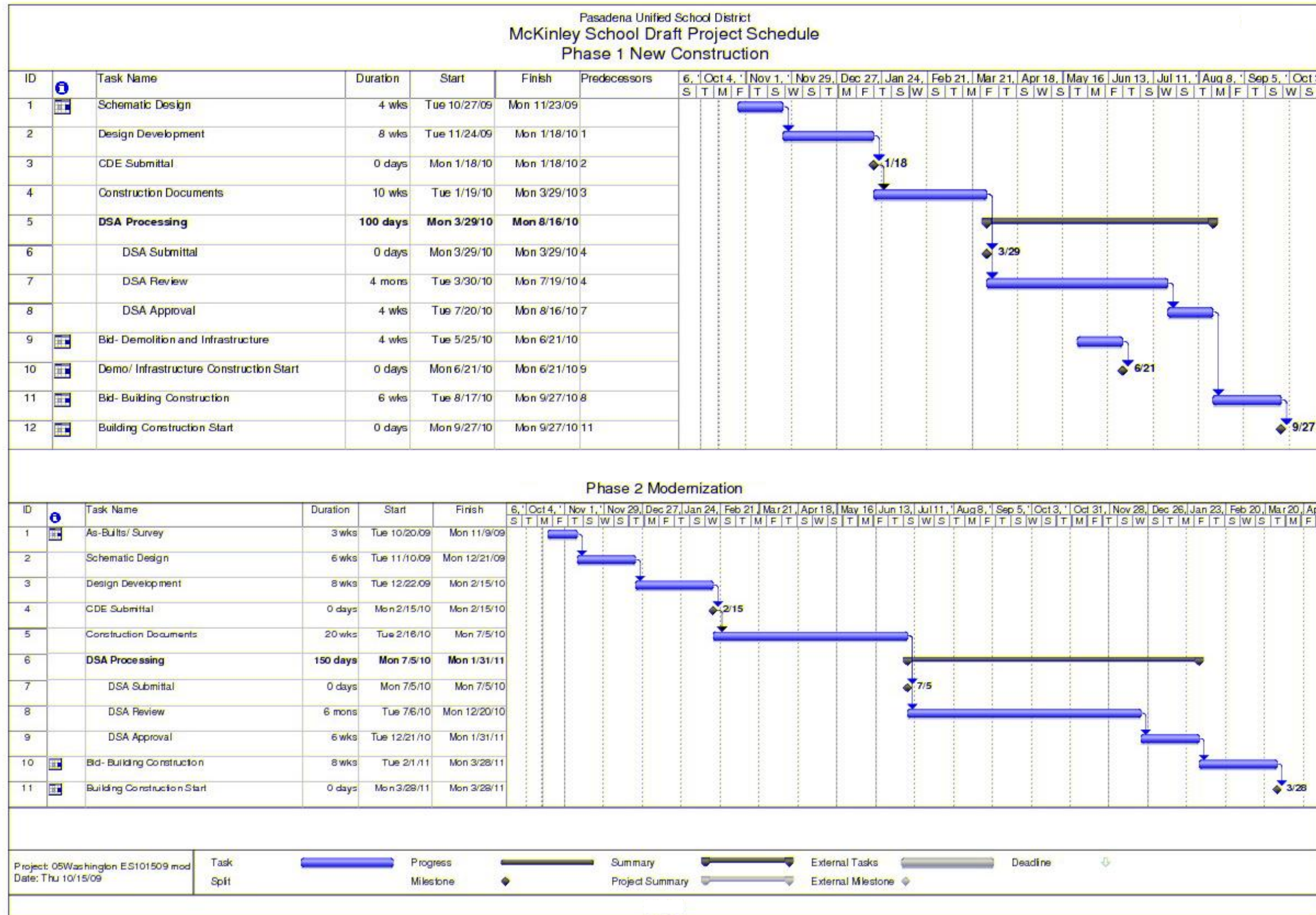
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SCHOOL

Priority	Scope	Current Cost Estimate	GKK Master Plan Budget
	<b>Estimated Construction Cost</b> (includes design contingency and escalation)	\$ 32,348,000	\$ 31,636,630

	Value Engineering List	Current Cost Estimate
1	Reduce Cost of MS Building	\$ 1,000,000
2	Delete (2) After School Rooms	\$ 650,000
3	Delete (1) Drama Room	\$ 350,000
4	Downsize Locker Rooms (200 boys / 200 girls)	\$ 200,000
5	Reduce Site Work by 25%	\$ 750,000
6	Reduce Modernization Cost by 10%	\$ 2,000,000
	<b>Estimated Total</b>	<b>\$ 4,950,000</b>

# s c h e d u l e

## CONSTRUCTION





# *closing*

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*• Thank You.*

# LPA



*'Creating Sustainable Places and Spaces that enrich the lives of those who use them'*