



EL GRANADA ELEMENTARY SCHOOL  
CABRILLO UNIFIED SCHOOL DISTRICT



# DESIGN DEVELOPMENT BOARD PRESENTATION

PHASE 1:  
NEW CLASSROOM BUILDING

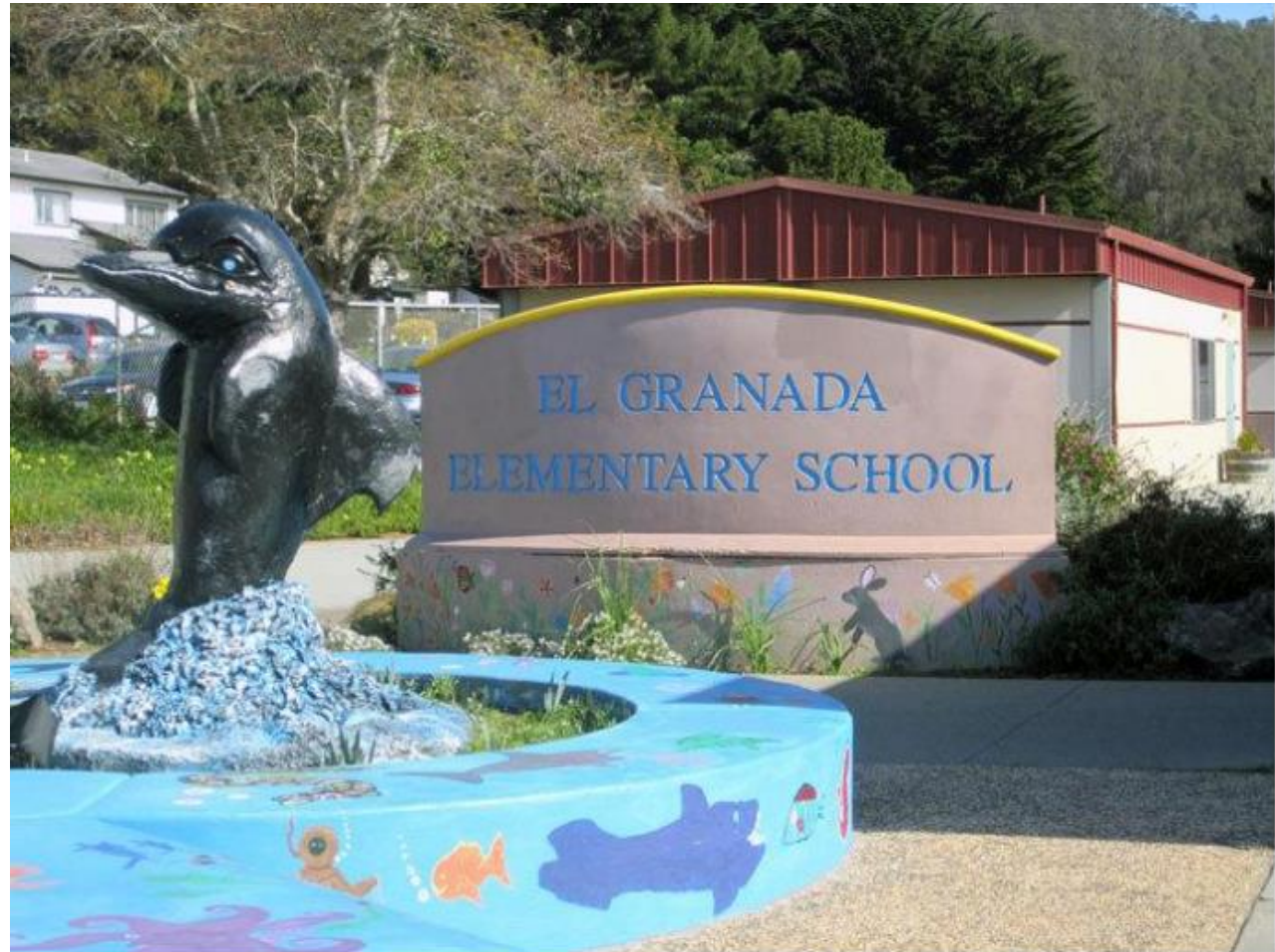
BOARD MEETING – 8<sup>TH</sup> SEPTEMBER 2022



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ARCHITECTS

## DESIGN DEVELOPMENT REVIEW Agenda Topics

- Project Overview
- Review of Masterplan
- Site Improvements for all phases
- Site Improvements for phase 1
- Floor plan
- Inspirational images
- Renderings
- Estimate



## Priorities for Phase 1 Project

- Improve parking and student drop off
- Remove portable classrooms
- Construct a new classroom building first
- Provide access to the outdoors
  - Visually- views to the ocean
  - Physically- EG is an 'outdoor centric' school
- Outdoor play outdoor learning
- Sustainability
  - Site and Building
- Safe and Secure





# Draft Master Plan: Revised Demographic/Cost Savings

**El Granada** Capacity: 296 Students, based on November 2020 Demographer's Report

## Future Phases New Multipurpose/Gym, Modernizations and Remaining Sitework

|                    |           |
|--------------------|-----------|
| KINDERGARTEN:      | 3         |
| 1ST-5TH GRADE:     | 9         |
| SPECIAL EDUCATION: | 3         |
| ART:               | 1         |
| SCIENCE/MAKER:     | 1         |
| MUSIC:             | 1         |
| <b>TOTAL =</b>     | <b>18</b> |

### LEGEND

- NEW ONE-STORY BUILDING
- RECONFIGURATION / -  
MODERNIZED BUILDING
- NEW PLAYGROUND  
W/ EQUIPMENT
- NEW PAVED OUTDOOR
- LANDSCAPE AREA
- LEASED AREA
- COVERED WALKWAY
- RR RESTROOMS
- (E) EXISTING
- K KINDERGARTEN



From April 2021 Board Meeting

Original Master Plan



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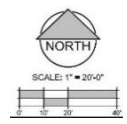


# Landscape plan – Master Plan



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# Landscape plan – Phase 1



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# Landscape plan – Phase 1 Building Courtyard



DECORATIVE BARK MULCH



SYNTHETIC TURF ACTIVITY ZONES



RAISED PLANTERS AT STUDENT GARDEN



WOOD STUMP SEATING AT STUDENT GARDEN



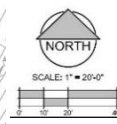
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# Floor Plan





# Material Form and Inspiration Board





# Courtyard Rendering

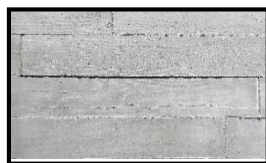




# Inner Courtyard Rendering



1 Raked Cement Plaster



2 Concrete Veneer



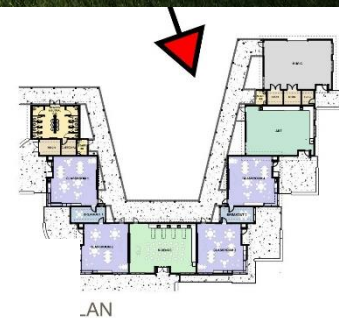
3 Aluminum Standing Seam Roof



4 Dark Anodized Aluminum Storefront



5 Composite Panel Northwest Mountain Hemlock





# Covered Walkway Activity Board



Courtyard Garden Space



Small play/Learning Space



Tiered Seating



Extended Landscape to Area –  
Turf or Hardscape

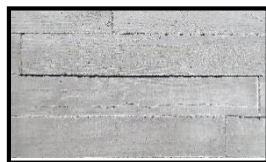




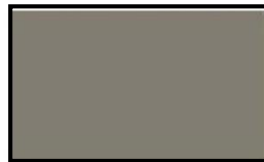
# Main Building – South East Corner



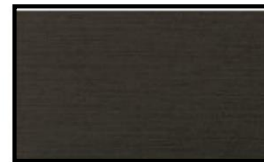
1 Raked Cement Plaster



2 Concrete Veneer



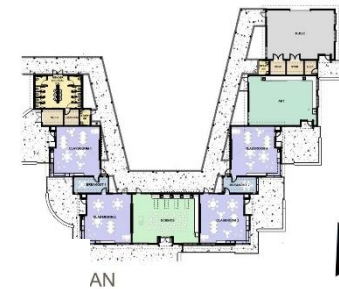
3 Aluminum Standing Seam Roof



4 Dark Anodized Aluminum Storefront



5 Composite Panel  
NorthWest  
Mountain Hemlock





# Classroom Colors, Materials and rendering

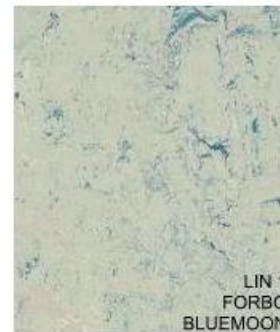


P1 GENERAL PAINT  
BENJAMIN MOORE  
'DECORATOR'S WHITE': OC-149

P4 ACCENT PAINT  
BENJAMIN MOORE  
'ENCHANTED': 2070-50

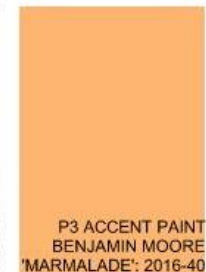
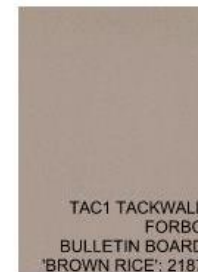
P2 ACCENT PAINT  
BENJAMIN MOORE  
'BLUE WAVE': 2065-50

P3 ACCENT PAINT  
BENJAMIN MOORE  
'MARMALADE': 2016-40



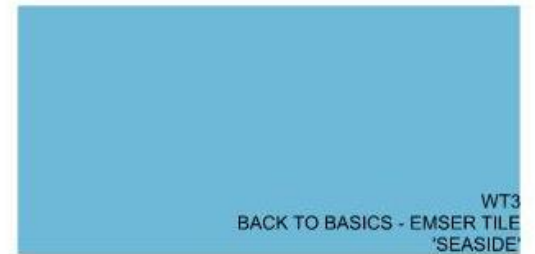
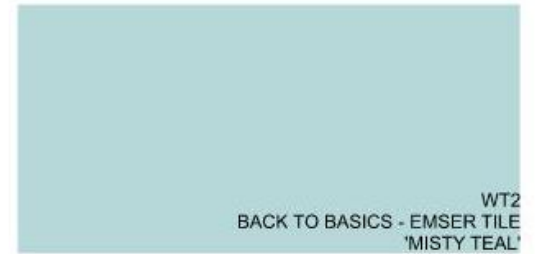


# Interior Classroom Rendering





# Gender Neutral Restroom





# Statement of Probable Costs For Phase 1

Below is a summary of the projected Project Costs. See Cost estimate for details.

| DESCRIPTION   | AREA (SF) | \$/SF      | TOTAL               |
|---|-----------|------------|---------------------|
| 1. NEW CLASSROOM BLDG   | 11,743    | \$868.27   | \$10,204,152        |
| 2. SITEWORK   |           |            | \$3,513,704         |
| <b>TOTAL CONSTRUCTION COSTS</b>   |           | \$1,132.31 | <b>\$13,717,856</b> |
| <b>Market Factor Contingency</b>  |           |            | <b>\$685,893</b>    |
| <b>GRAND TOTAL</b>  |           |            | <b>\$14,403,748</b> |
| SOFT COST ALLOWANCE - 25% of construction<br>Includes Change Orders, DSA, Design, Inspection, Testing, etc. |           |            | <u>\$3,600,937</u>  |
| <b>GRAND TOTAL INCLUDING SOFT COSTS</b>   |           |            | <b>\$18,004,685</b> |



## Next Steps

- Board Approval of Design Development Phase
- Complete Phase 1 Construction Drawings and DSA Approval
- Discussion Regarding Implications of Transitional Kindergarten at El Granada
- Funding Discussion



# Questions/Thoughts?

