West Albany High School

Greater Albany Public School

SCHOOL BOARD PRESENTATION - Progress Print 12/06/2017

DLR Group

Architecture Engineering Planning Interiors

Project Timeline

Workshops & Design Phases

Project Award
05.16.2017

Workshop 1
05.26.2017

Workshop 2
06.09.2017

School Tours
06.18.2017

Workshop 3
06.20.17

Schematic Design Kickoff
08.16.2017

Focus Groups
09.19.2017

Building Charrette
10.09.2017

35% Review
10.12.2017

50% Review
10.26.2017

90% Review
11.09.2017

Schematic Design Approved
12.11.2017

Design Development Approved
04.30.2018

Site Package Permits
04.02.2018

Site Bidding Award
June 2018

Site Construction Begins
06.01.2018

Building Construction Docs Complete
08.26.2018

Site Construction Complete
08.26.2018

Building Construction Begins
Early October 2018

09.13.2017
Preliminary Concepts

09.28.2017
Program Review

10.23.2017
Draft Master Plan

Master Planning
08.22.2017
Site Charrette / Kickoff

Master Planning Approved
12.11.2017

School Opens!
September 2020

Design Approach

At the very heart of the Phase One replacement of West Albany High School is the intention of creating dynamic, relevant learning environments that will support all students now and long into the future.

Our following Guiding Principles are central to the design and drive our decision making, the rubric to which we measure the success.

- Support the continuation of the Bulldog culture, “Once a Bulldog, Always a Bulldog” by developing a school that promotes community, pride and inspiration.
- Provide applied learning environments that engage today’s learners and enable their future post-high school success to excel in an ever-evolving work force culture.
- Create a highly efficient, cohesive learning environment that brings together the existing school building and the new facility as a seamless whole.
- Continue to develop a sense of community amongst the students and staff by providing gathering spaces that promote informal learning opportunities and building relationships.
- Create flexible spaces that can transform and adapt to new learning methodologies and evolving academic programs.
- Provide needed spaces for the functionality of the school and accommodate a student body of 1,600 learners, as well as a facility that is durable and of long-lasting quality.
- Develop a school that can be an amenity to all GAPS schools and can be used by the larger Albany community--a source of pride for all.

So how are we proposing to do this?

- Applied learning program (CTE) spaces are designed to support the curriculum that has been developed to respond to student interests. Large lab spaces are designed to be flexible and transformative to adapt to the changing job market. Fabrication labs will support not only specialized learning classes but also accessible to core curriculum classes for integrated project-based learning.
- The Commons is designed not only to provide needed dining space but become a central gathering space where students want to be. This space will also work well for informal learning and community use after-hours.
- The new facility will be connected to the existing building, with careful attention given to the smooth flow of students from one to the other but direct connections to the existing gym, interior corridor through F Hall and exterior, covered walkway along west side of the gym.
- The Auditorium is located to be a central learning lab as well as performance venue to be used by other schools and the larger Albany community. Connected to band, choir, drama, audio recording, broadcasting studios and scene shop, the auditorium becomes the anchor for multiple, integrated CTE programs. By its location on the site, it is easily accessed by other schools during the day or the community for after-hours performances.
- Business labs and Fine Arts CTE studios are also woven into the auditorium spaces, thus supporting the inter-related educational curriculum and enhancing post-high school opportunities.
- Close coordination with the District’s technical standards regarding building materials and systems allows us to provide a highly durable and more easily maintainable facility.
- This cluster of specialized educational spaces provides needed learning environments that the current school building does not have. The addition is master planned for seamless future expansion and student population growth. Two core curriculum academic wings are designed to extend the learning environments to the east of the building to conclude the creation of a new West Albany High School.

Collaborative Spaces:
Shared Resources

Transparency:
CTE opening onto Commons

Site Analysis

Analysis of the Project Site:

The project site is located in a single family residential area, with the exception to the west, where an institutional office use exists. Hwy 99 is near by at the east.

Site access is predominately by vehicle from both N/S roads bordering the site, as well as Queens Boulevard in the E/W direction on the Northern end of the site.

The current site is a contiguous block containing Memorial Middle School (MMS) and Liberty Elementary to the South. No secondary vehicular paths exist through the site, which includes extensive athletic fields and a stadium.

Traffic comes from the east side and from the south around to the west side to enter parking. In order to minimize the traffic impact, the design intent is to move students away from driving near the elementary school and allow them to park on the east side. This is achieved by utilizing the existing lot and providing an enhanced parking and parent drop off access to the east side of the site.

Bus and visitor parking would remain on the west.

Existing Site Areas

Site Area	46.5 Acres
Athletic Fields	10.8 Acres
Available Buildable Area (within setbacks)	31.2 Acres

Site Considerations:

1. Underutilized Parking Lot
2. Improve Pedestrian Connection
3. Existing Bus Route
4. Staff Parking
5. Athletic Fields to Remain
6. Fields to be Relocated
7. New Entry
8. Relocated Visitor Parking near New Entry

Parking Considerations:

Existing On Site Parking

Visitor	4
Student	255
Staff	100
East Lot	62
Total	421

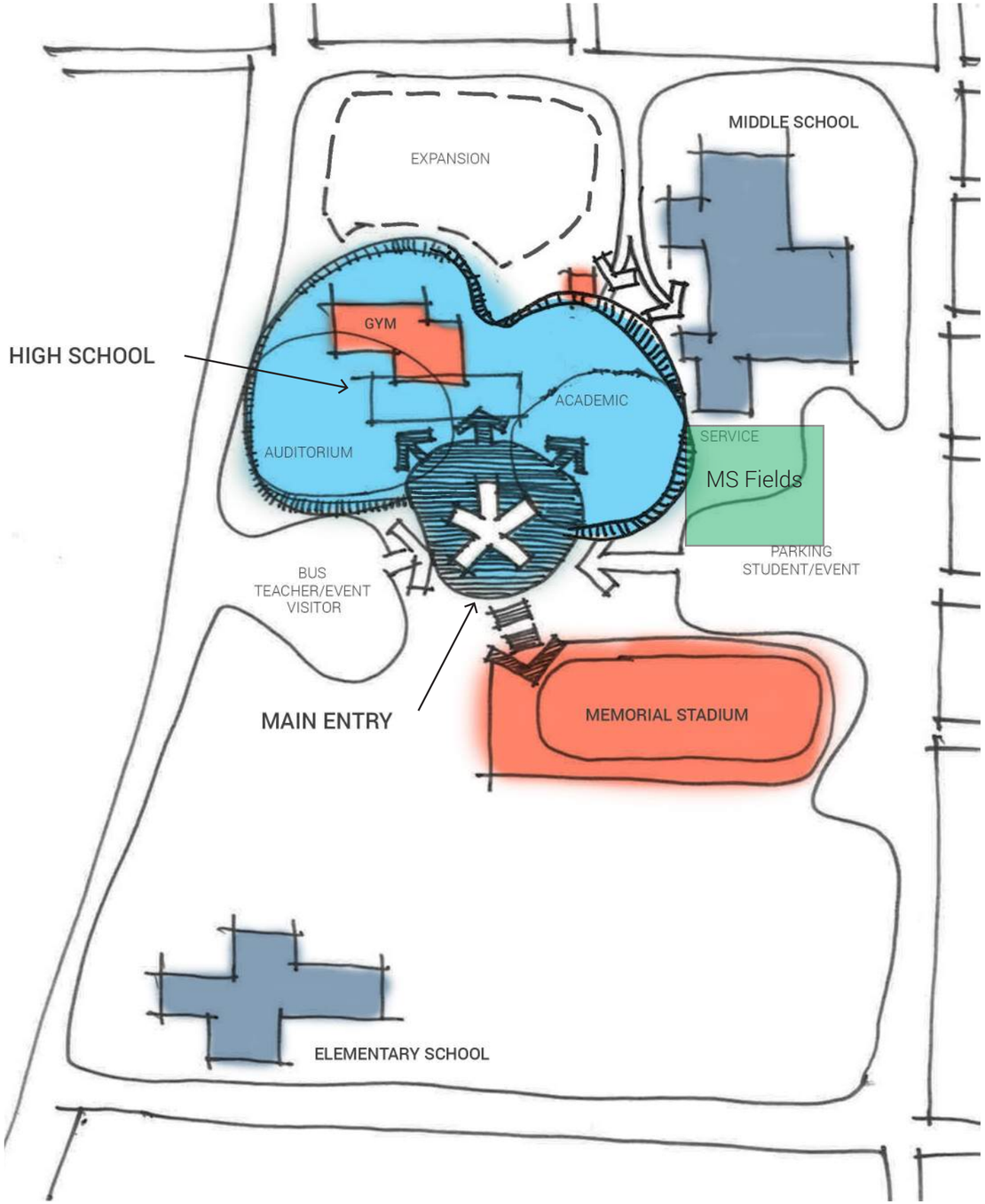
Requested Parking (Phase 1)

Visitor	20
Student (50% juniors & seniors)	338
Staff	120
Total	478

Requested Parking (Phase II)

Visitor	30
Student (50% Juniors & Seniors)	400
Staff	120
Total	550

Master Plan Scheme: Proposed Concept



Goals met with site concept:

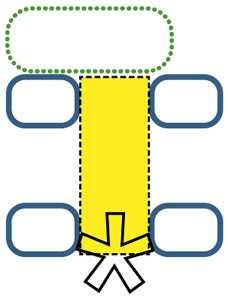
BULLDOG CULTURE
- Pride in School – School is more outward facing and allows stronger connection to sporting events and Theater, provides central hub
- Separates Middle School from High School to give its own identity and clear entry off of Liberty for Visitors

FUNCTIONAL & ADAPTABLE
- Transportation system for students and public separated
- Connects east side to site through internal pedestrian routes
- Gets more parking off of the streets
- Service utilizes existing service location

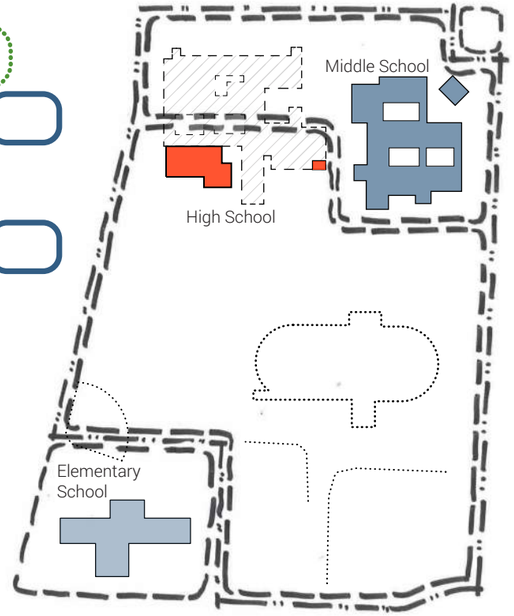
COMMUNITY
- Parking brought to the east of the site for students
- Commons provides space for students to gather
- "Core" is at the center of the site with pedestrian zone

TRANSPARENCY
- Transparency through site from Elm to Liberty

Entry Diagram



Site Use



Pros

- Creates a single entry point - Secure Entry
- Provides views into the site from the Commons
- Memorial fields separated from High School Fields
- Provides one entry for public and students
- Separates Student vehicular traffic from Bus traffic and away from elementary school
- Provides pedestrian path from entry to athletic fields

Cons

- Face of school is more internal to site
- Middle school fields not adjacent to high school fields for shared resources
- Creates a front and rear condition along Queen

Master Plan: Overall Site Plan

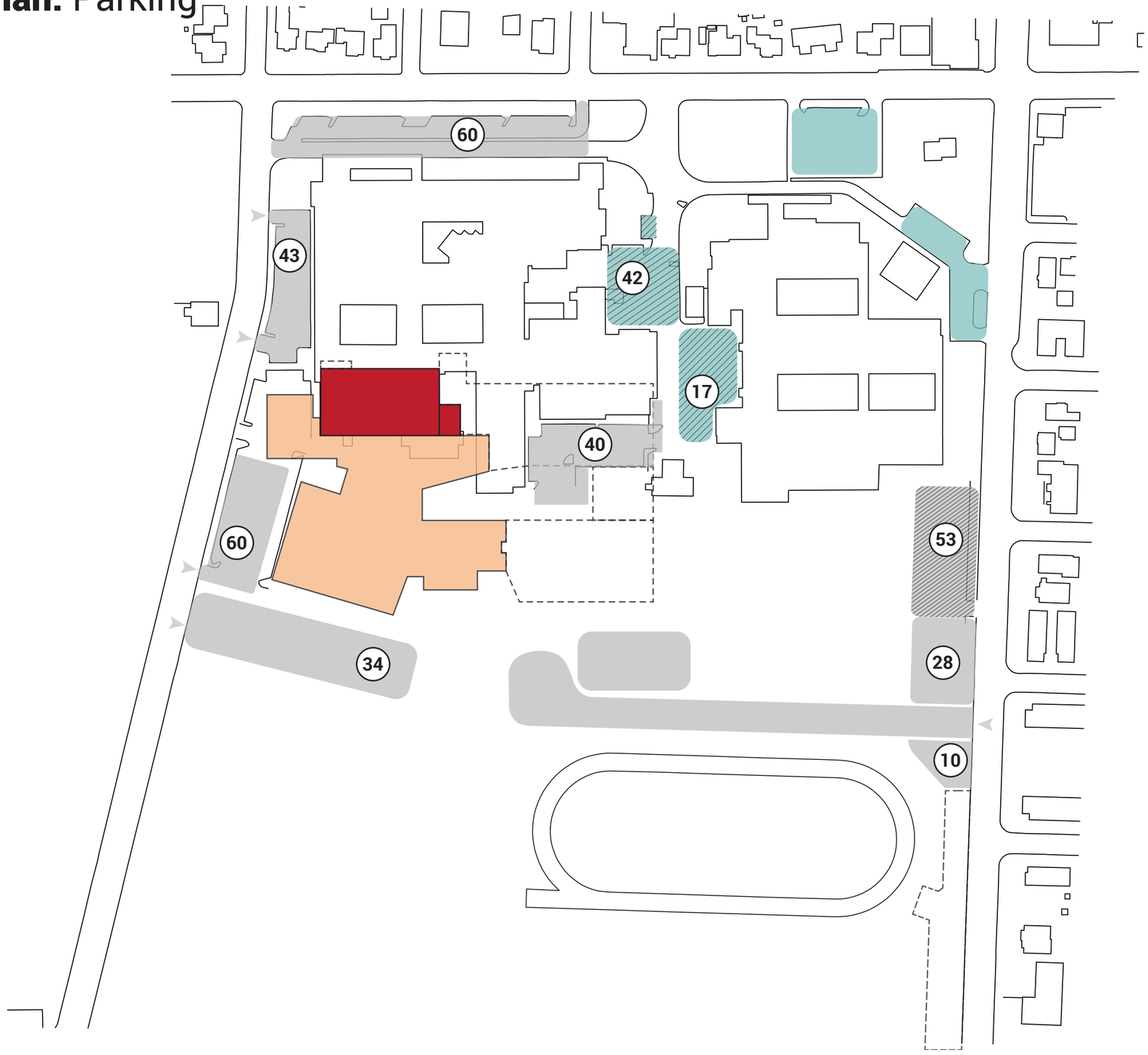
SITE KEY

1. ENTRY PLAZA
2. FOCAL POINT / SCULPTURE
3. PARENT DROP-OFF
4. BUS DROP-OFF / VISITOR PARKING
5. POSSIBLE STUDENT PARKING
6. PHASE I PARKING
7. FOOTBALL FIELD (EXISTING)
8. RELOCATED SHOT PUT
9. RELOCATED TENNIS COURTS
10. SOCCER FIELD (EXISTING)
11. BALL FIELDS
12. POSSIBLE FUTURE IMPROVED PARKING
13. POSSIBLE PARKING AREA TRANSFER
14. EXISTING PARKING
15. MEMORIAL PLAY FIELD TO REMAIN
16. COURTYARD OPEN SPACE
17. PHASE I FIRE LANE
18. PHASE II FIRE LANE
19. DROP-OFF CONNECTION TO FOOTBALL
20. PEDESTRIAN ACCESS
21. PHASE II SPORTS FIELD
22. CONSOLIDATED SPORTS EQUIP. STORAGE
23. ALTERNATIVE TENNIS COURT LOCATION
24. PHASE II PARKING
25. FOOTBALL FIELD GATEWAY
26. BIKE PARKING
27. VISITOR'S BLEACHERS
28. STADIUM BLEACHERS, EX. CONCESSIONS, NEW LOCKER ROOMS PHASE I
29. RELOCATED PLAYGROUND

LEGEND

- LANDSCAPE AREA
- ATHLETIC FIELD
- VEHICULAR PARKING AND CIRCULATION
- HARDSCAPE
- TREES

Master Plan: Parking



PARKING LEGEND

- MMS Parking (not counted)
- MMS Parking from WAHS (59)
- WAHS Parking
- WAHS Parking from MMS (53)

SUMMARY

EXISTING WAHS PARKING	(421)
WAHS MIN TARGET PARKING, PHASE I , ON-SITE	(415)
PARKING REMOVED DURING CONSTRUCTION	(-107)
NEW PARKING CREATED OR TRANSFERRED	(130)
PROPOSED PARKING	(480)

Option A: Health Occ. & Gym

- Potential Event Gym Phase II
- Auxiliary Gym Phase I
- Multi-Centralized Commons
- Health Occupation CTE spaces

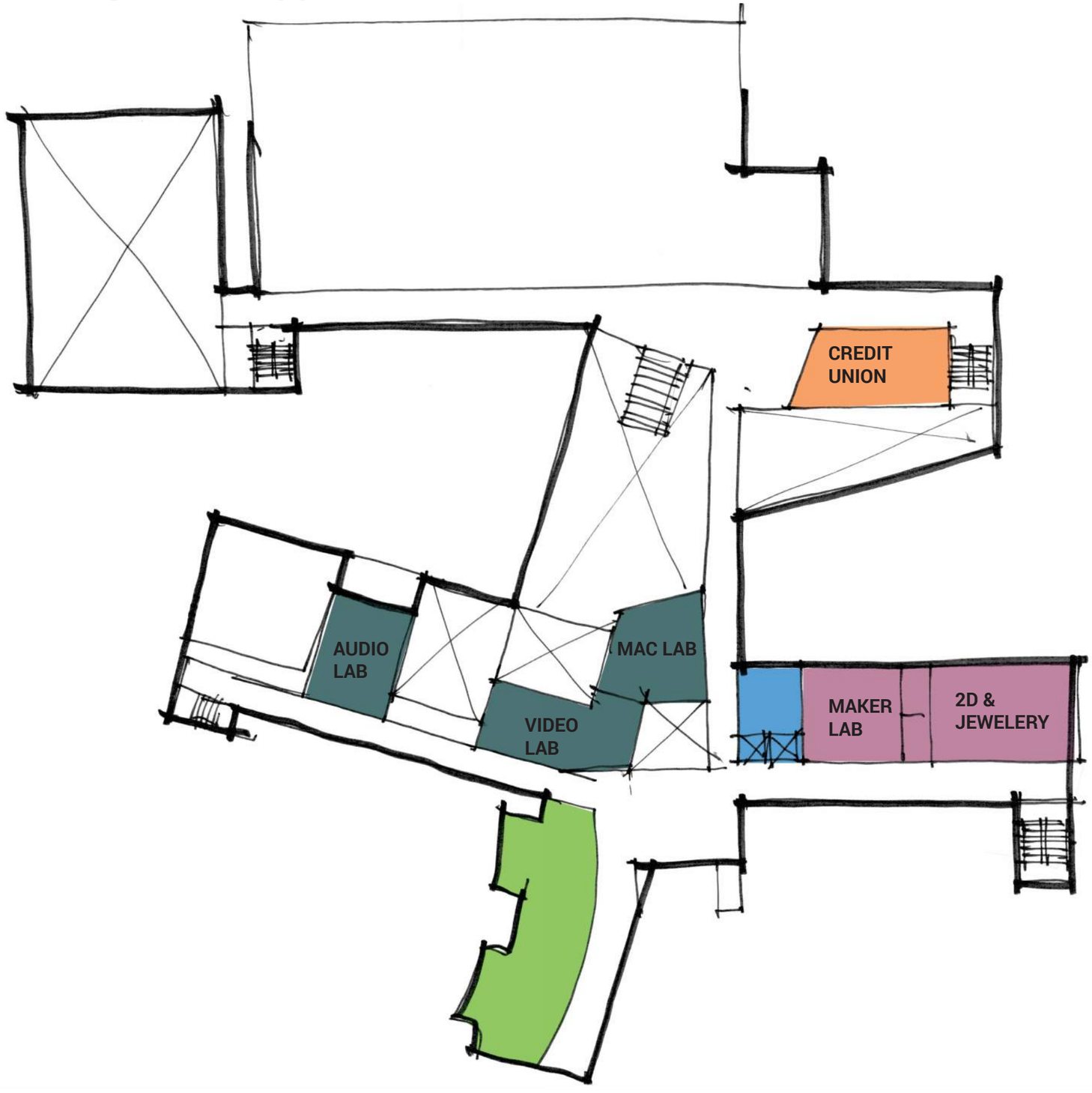
Phase I Option A: Site Plan

Phase I Option A: Ground Level

Program

- Administration
- Art/Leadership
- Business
- Food Service
- Performing Arts/Theater
- Phys. Ed/Health
- Infrastructure

Phase I Option A: Upper Level



Program

- Art/Leadership
- Business
- Info. Technology Labs
- Performing Arts/Theater
- Infrastructure

Phase II Option A: Site Plan

Option B: Health Occ. Support

- Event Gym Phase II
- Renovate existing Gym for Auxiliary Gym
- Centralized Commons
- Health Occupation CTE spaces

Phase I Option B: Site Plan

Phase I Option B: Ground Level

Program

- Administration
- Art/Leadership
- Business
- Food Service
- Performing Arts/Theater
- Phys. Ed/Health
- Infrastructure

Phase II Option B: Upper Level

Program

- Art/Leadership
- Business
- Info. Technology Labs
- Performing Arts/Theater
- Phys. Ed/Health
- Infrastructure

Phase II Option B: Site Plan

Bond Plan & Current Plan: Program Comparison

New FTE Instruction Spaces	*Current Adjusted Program	NET Square Footage Bond Plan	Phase I	Option A	Option B
1	Auditorium & Support	13,370	14,670	14,670	14,670
1	Drama Classroom (1)	1,200	1,200	1,200	1,200
	Music				
1	Band	2,200	2,200	2,200	2,200
	Storage	0	1,500	1,500	1,500
	Office/Workroom	0	150	150	150
	Practice	0	700	700	700
1	Choir	1.800	1600	1600	1600
	Storage		450	450	450
	Office/Workroom		150	150	150
	Student Services / Commons & Kitchen	12,000	11,840	16,340	15,340
	Administrative Support at New Secured Entry	2,600	4,205	4,205	4,205
1	Digital Audio Lab	1,500	1,000	1,000	1,000
1	Video Production Lab	1,500	1,000	1,000	1,000
1	MAC Lab	0	960	960	960
	Lighting and Audio Design (in auditorium booth)	0	0	0	0
1	Stagecraft	1,200	1,500	1,500	1,500
2	Health Occupations	1,800	0	1,800	1,800
2	Multi-Purpose CTE Space (Gymnasium)	0	0	8,100	0
1	Wrestling	0	0	0	3,840
	Cardio/Weight Room	0	0	0	3,000
1	Culinary (renovate existing kitchen)	0	0	0	0
1	Wood working (remains in same location)	0	0	0	0
1	Business Lab	1,200	1,200	1,200	1,200
	Fine Arts (2D)	1,350	1,400	1,400	1,400
	Fine Arts (3D)	1,350	2,000	2,000	2,000
1	General Education Classrooms (5 @ 960 SF)	4,800	0	0	0
	Additional Labs				
1	Art - Fine Arts Pottery (and Kiln room)		1,800	1,800	1,800
1	Business - Student Store / Storage		825	825	825
1	Business - Computer Lab/Classroom			1200	1200
	Restrooms and Central Plant		4,000	4,000	4,000
20	**Sub-Total NEW**	49,570	54,550	68,690	67,690
	Net to Gross .47 Multiplier*	23,235	25,544	32,284	31,814
	TOTAL NEW (20 instructional spaces)	72,805	79,894	100,974	99,504
	Renovated Labs / Gen Ed Classrooms (7-10 instructional spaces)	13,000	13,000	14,000	17,000
	TOTAL INVESTMENT (SF)	85,805	92,984	114,974	116,504
	Percentage of Phase I to Full Build-Out (Estimated at 205,112 SF)	35.5%	39.0%	49.2%	48.5%

*Infrastructure includes corridors, elevators, structure, walls, restrooms, janitorial spaces and utility spaces. Percentage was reduced to reflect current planning standards.

Phase I Adjusted Program

- **Auditorium** support spaces were increased to align with required spaces. Teaching space was reduced to one from three based on interviews and tours of other spaces that were subdivided. This also allows the theater to be used by all schools as a district wide amenity.
- **Band and Choir -** Associated storage and work rooms were increased to account for existing storage needs and industry standard sizes. The existing Music Department has over 1500 sf of storage that was not included in the bond plan. The choir room was right-sized to allow for office and workroom spaces, while two ensemble practice rooms were added to accommodate larger practice group.
- **Administration** was increased to include all counseling services to move to the new phase.
- **Stage Craft** was increased to reflect industry standards and functions as a CTE space.
- **Fine Arts** - 3D Studio was increased to get closer to existing size space. This classroom is a multipurpose classroom with space for small metal CTE space as well. The existing arts program consists of three classrooms. The bond plan indicated two. The Phase I plan added the full Art department and the related storage and kiln rooms. The third classroom took the place of one General Ed classroom indicated in the Bond Plan.
- **Business** - The Bond Plan indicated one Business Lab and a Graphic Design/Print Shop. These spaces are in the current plan. Finally, a student store was added which will be run by the Business department and will be an additional CTE space for sales experience.
- A **Maker Lab** was added to allow for light manufacturing CTE space. This will be an all school resource space that teachers can book for project specific hands-on fabrication.
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Bond Premium

Phase I Option A

- **Business** - To bring over a full Business department, two other Business labs are being added.
- **Health Occupation -** This was part of the original Bond Planning discussions as a desired CTE element with two Health Occupation classrooms and a multipurpose Gymnasium

Phase I Option B

- **Business** - To bring over a full Business department, two other Business labs are being added.
- **Health Occupation -** This was part of the original Bond Planning discussions as a desired CTE element with two Health Occupation classrooms
- **Athletics -** Move Wrestling and Cardio/Weight Room

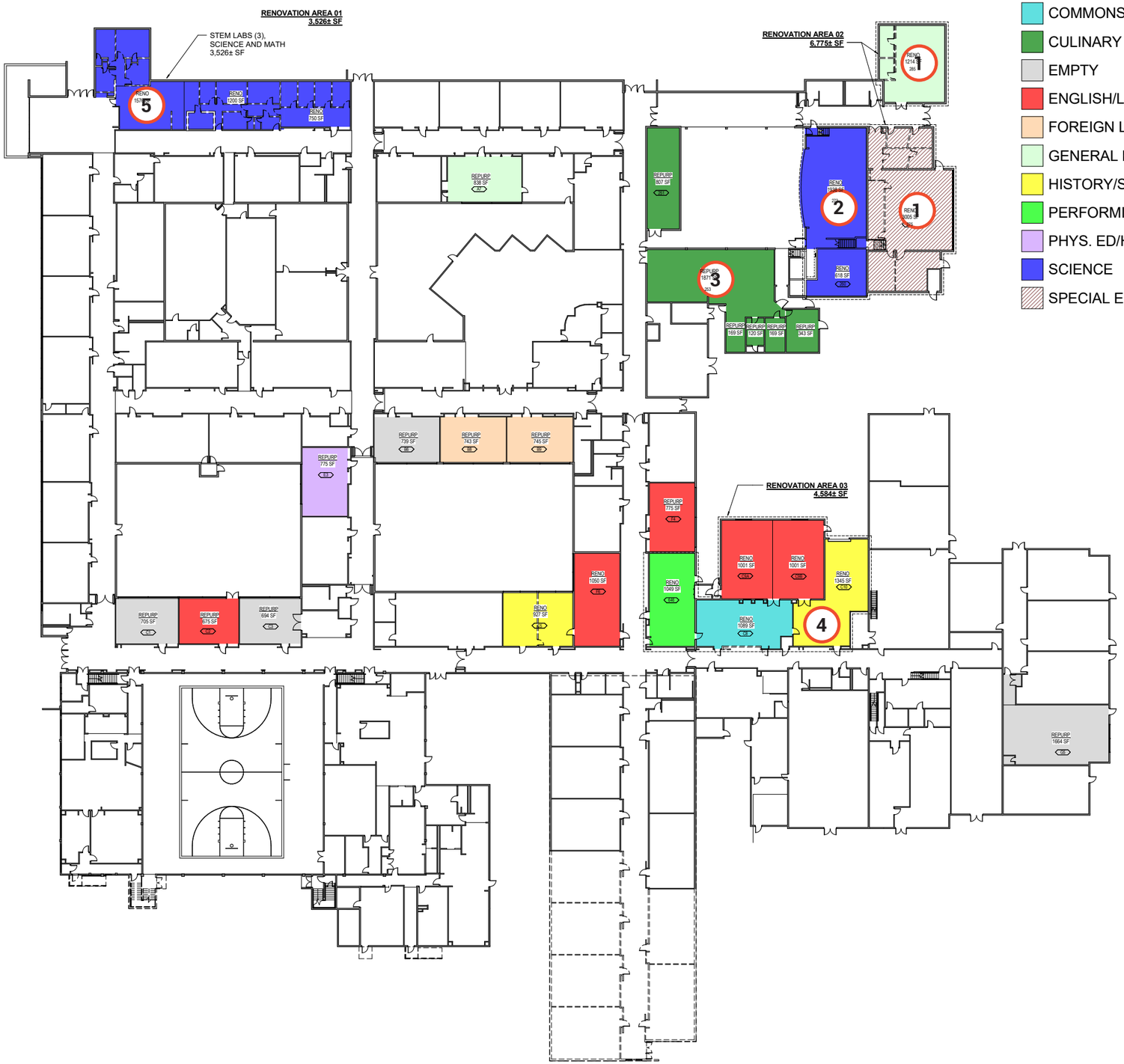
Area Plan: Existing Uses

- ADMINISTRATION
- ART/LEADERSHIP
- BUSINESS
- CULINARY
- ENGLISH/LANGUAGE ARTS
- FOOD SERVICE
- FOREIGN LANGUAGE
- GENERAL EDUCATION
- HISTORY/SOCIAL SCIENCES
- MATH
- MEDIA CENTER/LIBRARY
- PERFORMING ARTS/THEATER
- PHYS. ED/HEALTH
- SCIENCE
- SPECIAL ED
- STUDENT SERVICES
- TECHNOLOGY/VOCATIONAL ART

AREA SCHEDULE (EXISTING USES)		
DEPARTMENT	Area	Perimeter
ADMINISTRATION	3598 SF	1022'
ART/LEADERSHIP	5341 SF	685'
BUSINESS	2514 SF	412'
CULINARY	1675 SF	271'
ENGLISH/LANGUAGE ARTS	7845 SF	1165'
FOOD SERVICE	3729 SF	654'
FOREIGN LANGUAGE	3594 SF	493'
GENERAL EDUCATION	2363 SF	344'
HISTORY/SOCIAL SCIENCES	5058 SF	764'
MATH	6123 SF	956'
MEDIA CENTER/LIBRARY	867 SF	121'
PERFORMING ARTS/THEATER	7387 SF	1251'
PHYS. ED/HEALTH	33326 SF	4528'
SCIENCE	8593 SF	1172'
SPECIAL ED	8985 SF	1450'
STUDENT SERVICES	13765 SF	1408'
TECHNOLOGY/VOCATIONAL ART	7176 SF	981'
Grand total	121937 SF	17677'

AREA SCHEDULE (GROSS BUILDING)	
Name	Area
GROSS BUILDING AREA	163990 SF

Area Plan: Relocated Uses



- COMMONS
- CULINARY
- EMPTY
- ENGLISH/LANGUAGE ARTS
- FOREIGN LANGUAGE
- GENERAL EDUCATION
- HISTORY/SOCIAL SCIENCES
- PERFORMING ARTS/THEATER
- PHYS. ED/HEALTH
- SCIENCE
- SPECIAL ED

AREA SCHEDULE (RELOCATED USES)		
Name	Area	Perimeter
RENO	17765 SF	2116'
REPURP	11831 SF	1763'
Grand total	29595 SF	3879'

DEPARTMENT	Area	Perimeter
COMMONS	1089 SF	151'
CULINARY	3478 SF	563'
EMPTY	3802 SF	526'
ENGLISH/LANGUAGE ARTS	4503 SF	616'
FOREIGN LANGUAGE	1488 SF	222'
GENERAL EDUCATION	2052 SF	261'
HISTORY/SOCIAL SCIENCES	2273 SF	304'
PERFORMING ARTS/THEATER	1049 SF	138'
PHYS. ED/HEALTH	775 SF	114'
SCIENCE	6082 SF	739'
SPECIAL ED	3005 SF	247'
Grand total	29595 SF	3879'

AREA SCHEDULE (GROSS BUILDING)	
Name	Area
GROSS BUILDING AREA	163990 SF

Renovated Spaces

1. General Education and Special Education
   These spaces will be renovated to be a general education classroom and a special education classroom

2. Active Learning
   The existing stage and adjacent storage may be re-purposed to support robotics and other applied learning activities.

3. Culinary Program
   The existing kitchen will be renovated to provide a culinary program. This will also allow the existing Food Lab to be maintained resulting in one additional FTE instruction Space.

4. Language Arts and Leadership
   Three classrooms will be renovated to be Language Arts classroom and a Leadership classroom with a collaboration space.

5. Multipurpose Classrooms
   This existing Administration space will add two multipurpose classrooms for Math and Science. This will result in two added FTE instruction Spaces

***All other colored areas are re-purposed classrooms**

Vignettes: Commons