

# JUHSD Construction Update

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FEBRUARY 2021





Oceana High School New Basketball Backboards and Hoops – December 2020

# Current Projects

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- WESTMOOR HS NEW THEATER, CLASSROOMS & MODERNIZATION
- FACULTY & STAFF HOUSING

# Westmoor High School New Theater, Classrooms and Modernization

- Currently working on finishing Building T – which houses the New Theater, Classrooms and Woodshop. Also working on the remodel of the Administration and Counselling Areas, New Science Department Storage Area, New Fabric Arts, Ceramics, Photo and Auto Shop Classrooms.
- Summer work – old Ceramic, Art and Fabric Art Classrooms get remodeled into standard classrooms. Science Department gets new fume hoods and safety upgrades (eye washes / showers). Band Room gets acoustic panels in practice rooms and paint. Gym gets an acoustic treatment to ceiling, New Storefront (door/ wall) enclosure of the courtyard and exterior paint
- Completion of Theater, New Classrooms and Modernization - Summer 2021

# New Theater



On Stage looking  
out to the Audience





New Classroom

# New Autoshop – Tech Classroom



# Spring/ Summer Modernization

## Westmoor High School - Remaining Zones - Draft

### Winter/Spring Summaries of Work Zones A & F

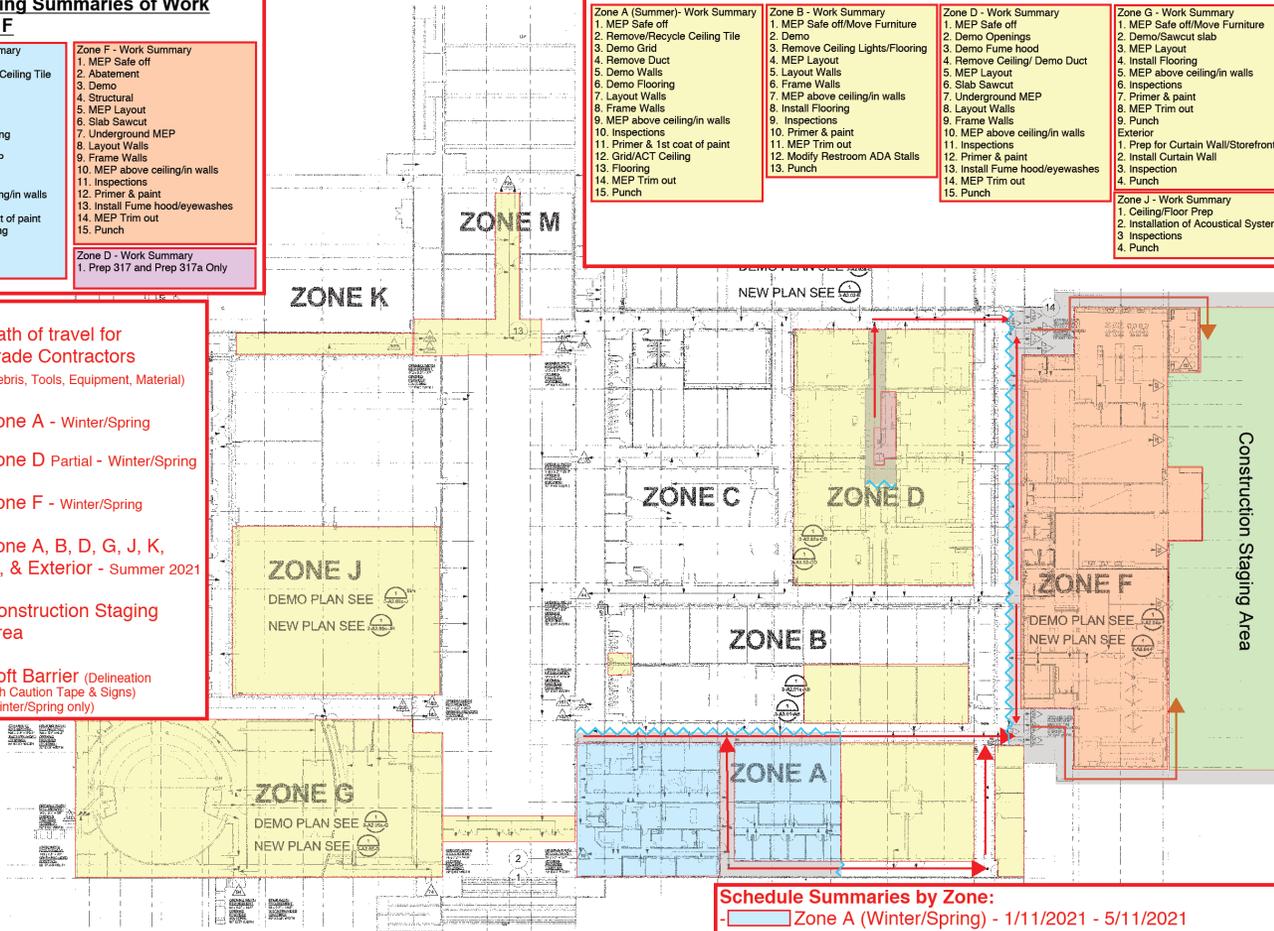
<b>Zone A - Work Summary</b> 1. MEP Safe off 2. Remove/Recycle Ceiling Tile 3. Demo Grid 4. Remove Duct 5. Demo Walls 6. Demo Flooring 7. Layout for Plumbing 8. Slab Sawcut 9. Underground MEP 10. Layout Walls 11. Frame Walls 12. MEP above ceiling/in walls 13. Inspections 14. Primer & 1st coat of paint 15. Grid/Wood Ceiling 16. Flooring/Tiling 17. MEP Trim out 18. Punch	<b>Zone F - Work Summary</b> 1. MEP Safe off 2. Abatement 3. Demo 4. Structural 5. MEP Layout 6. Slab Sawcut 7. Underground MEP 8. Layout Walls 9. Frame Walls 10. MEP above ceiling/in walls 11. Inspections 12. Primer & paint 13. Install Fume hood/eyewashes 14. MEP Trim out 15. Punch
<b>Zone D - Work Summary</b> 1. Prep 317 and Prep 317a Only	

### LEGEND:

-  Path of travel for Trade Contractors (Debris, Tools, Equipment, Material)
-  Zone A - Winter/Spring
-  Zone D Partial - Winter/Spring
-  Zone F - Winter/Spring
-  Zone A, B, D, G, J, K, M, & Exterior - Summer 2021
-  Construction Staging Area
-  Soft Barrier (Delineation with Caution Tape & Signs) (Winter/Spring only)

### Summer Summaries of Work Zones A, B, D, G, J, K, M, Exterior

<b>Zone A (Summer)- Work Summary</b> 1. MEP Safe off 2. Remove/Recycle Ceiling Tile 3. Demo Grid 4. Remove Duct 5. Demo Walls 6. Demo Flooring 7. Layout Walls 8. Frame Walls 9. MEP above ceiling/in walls 10. Inspections 11. Primer & 1st coat of paint 12. Grid/ACT Ceiling 13. Flooring 14. MEP Trim out 15. Punch	<b>Zone B - Work Summary</b> 1. MEP Safe off/Move Furniture 2. Demo 3. Remove Ceiling Lights/Flooring 4. MEP Layout 5. Layout Walls 6. Frame Walls 7. MEP above ceiling/in walls 8. Install Flooring 9. Inspections 10. Primer & paint 11. MEP Trim out 12. Modify Restroom ADA Stalls 13. Punch	<b>Zone D - Work Summary</b> 1. MEP Safe off 2. Demo Openings 3. Demo Fume hood 4. Remove Ceiling/ Demo Duct 5. MEP Layout 6. Slab Sawcut 7. Underground MEP 8. Layout Walls 9. Frame Walls 10. MEP above ceiling/in walls 11. Inspections 12. Primer & paint 13. Install Fume hood/eyewashes 14. MEP Trim out 15. Punch	<b>Zone G - Work Summary</b> 1. MEP Safe off/Move Furniture 2. Demo/Sawcut slab 3. MEP Layout 4. Install Flooring 5. MEP above ceiling/in walls 6. Inspections 7. Primer & paint 8. MEP Trim out 9. Punch Exterior 1. Prep for Curtain Wall/Storefronts 2. Install Curtain Wall 3. Inspection 4. Punch	<b>Zone K Corridor- Work Summary</b> 1. Wall/Floor Prep 2. Paint Walls 3. Install Base 4. Inspections 5. Punch	<b>Zone M Exterior - Work Summary</b> 1. Prep Walls 2. Paint Exterior Hallway walls 3. Demo gutter/downspouts 4. Sawcut slab 5. Install (N) Gutters, Flashing and Downspouts and connect to underground line and repair slab 6. Paint Roof Area 7. Inspections 8. Punch
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### Schedule Summaries by Zone:

-  Zone A (Winter/Spring) - 1/11/2021 - 5/11/2021
-  Zone D Partial (Winter/Spring) - 2/1/2021 - 4/2/2021
-  Zone F (Winter/Spring) - 10/21/2020 - 5/28/2021
-  Zone A, B, D, G, J, K, M, Exterior (Summer) - 6/1/2021 - 7/31/2021

\* Note - It is assumed the District will vacate these Zones prior to the above start dates.

01/06/2021

# Faculty and Staff Housing

Currently working on the Site Infrastructure, Second Floor Framing, Rough in of MEPS (Mechanical, Electrical, Plumbing, Sprinklers) and the Car Barn.

Scheduled to be complete Late Spring / Early Summer 2022

Corridor



2021. 1. 6



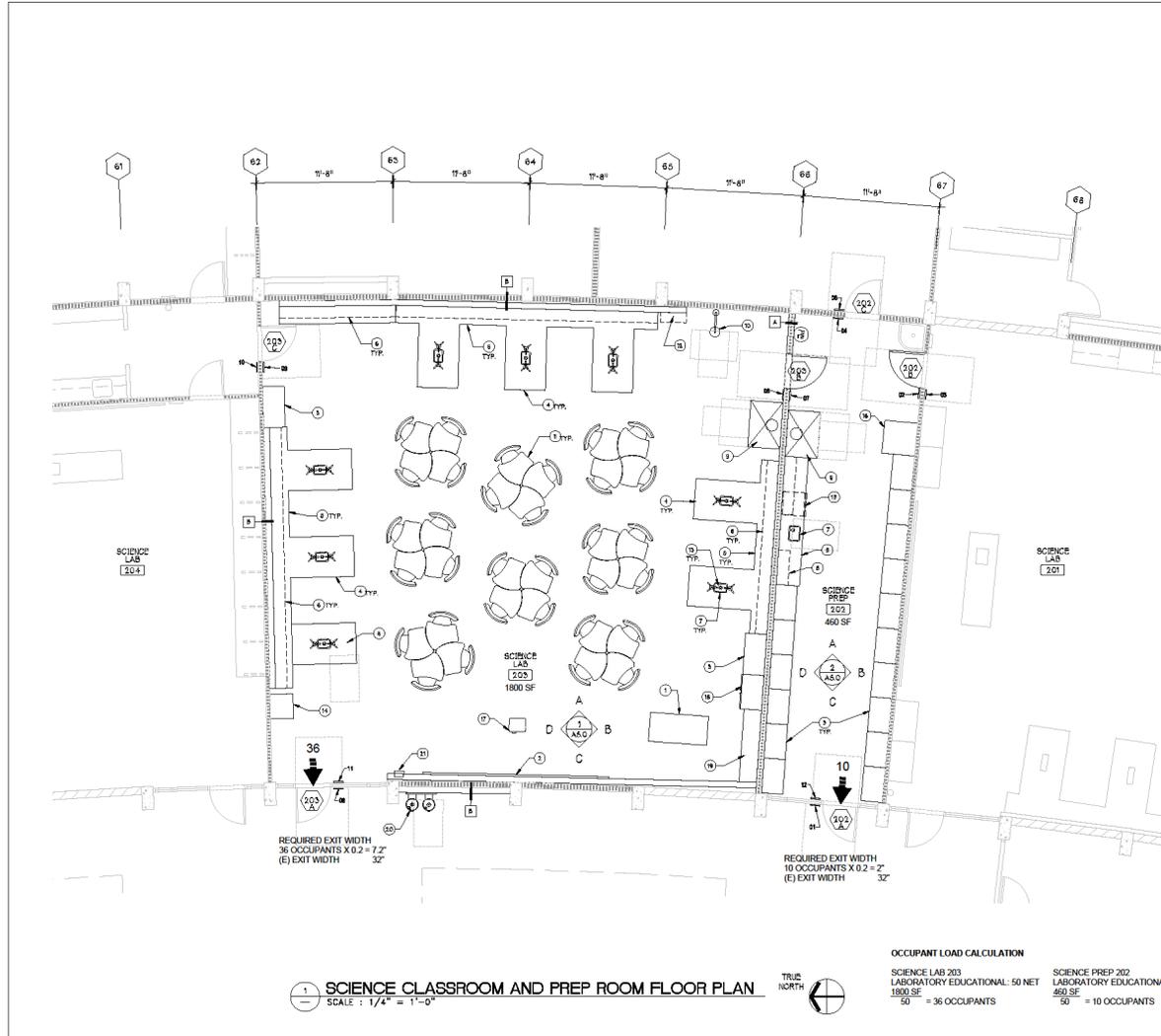
First and Second Floor  
Framing and Site Work

# Projects in Planning

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- OCEANA HIGH SCHOOL SCIENCE CLASSROOM – SUMMER 2021
- DISTRICT OFFICE AND ADULT EDUCATION FACILITY – COMPLETION WINTER 2023/2024

# OHS Science Classroom Floor Plan



**1 SCIENCE CLASSROOM AND PREP ROOM FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**OCCUPANT LOAD CALCULATION**

SCIENCE LAB 203 LABORATORY EDUCATIONAL: 50 NET 1900 SF 50 = 36 OCCUPANTS	SCIENCE PREP 202 LABORATORY EDUCATIONAL: 50 NET 460 SF 50 = 10 OCCUPANTS
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**GENERAL NOTES**

- A. WHERE DEMOLITION HAS EXPOSED UNFINISHED CONDITION OR DAMAGED EXISTING FINISHES, PATCH & REPAIR TO MATCH EXISTING ADJACENT FINISH.
- B. EACH LABORATORY WORKSTATION TO HAVE A SINK WITH GOOSENECK FAUCET, GAS TURRET WITH TWO HOSE COCKS, 4 DUPLEX RECEPTACLES.
- C. FOR ADDITIONAL, AND RELATED SCOPE OF WORK, SEE CIVIL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL DRAWINGS IN ENTIRETY.

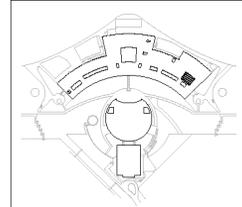
**KEY NOTES**

- 1 TEACHER'S DESK
- 2 41X15W MARKERBOARD
- 3 FULL HEIGHT LAB STORAGE CABINET, TYP.
- 4 LABORATORY WORKSTATION W/ EPOXY TOP, TYP.
- 5 LAB BASE CABINET W/ EPOXY TOP, TYP.
- 6 LAB UPPER CABINET, TYP.
- 7 EPOXY SINK WITH GOOSENECK FAUCET, TYP.
- 8 ACCESSIBLE LAB WORKSTATION
- 9 FUME HOOD
- 10 EYE WASH STATION AND SAFETY SHOWER
- 11 STUDENT DESK, TYP.
- 12 GOOGLE CABINET, SEE 6/A9.1
- 13 GAS TURRET WITH TWO HOSE COCKS, TYP.
- 14 CHEMISERVOIR CART, N.I.C.
- 15 DISHWASHER
- 16 HAZARDOUS MATERIAL CABINET
- 17 SHORT-THROW PROJECTOR, SEE 6/B.1, 6/B.2, 6/B.3
- 18 TEACHER'S CABINET BY LAB CASEWORK MFR
- 19 OPEN BUILT-IN BASE CABINET BY LAB CASEWORK MFR
- 20 BI-LEVEL DRINKING FOUNTAIN WITH BOTTLE FILLER
- 21 FIRE EXTINGUISHER W/ RECESSED CABINET

**LEGEND**

- (E) 1-HR STUD WALL TO REMAIN
- 1-HR STUD WALL
- (E) MASONRY WALL TO REMAIN
- (E) DOOR TO REMAIN
- DOOR
- ACCESSIBILITY CLEARANCE

**KEY PLAN**



**HIKI ARCHITECTS**  
138 NINTH STREET SUITE 210 - OAKLAND, CA 94607  
T: 510 625 9800 • F: 510 625 9801 • WWW.HIKI.COM



**OCEANA  
HIGH SCHOOL  
SCIENCE CLASSROOM  
ALTERATION**  
PACIFIC, CALIFORNIA

JOB NO. 10003.02  
DRAWN: 85  
CHECKED: JF  
JOB CAPTAIN:  
DATE:

1/10/2020
SCHEMATIC DESIGN
1/16/2021
DSA INTAKE

DRAWING TITLE  
**SCIENCE CLASSROOM  
AND PREP ROOM  
FLOOR PLAN**

SCALE AS NOTED

**A2.1**  
GRAPHIC COURTESY HIKI ARCHITECTS

# District Office and Adult Education Facility

- Programming complete
- Design is in process
- CEQA completion scheduled for Summer 2021
- Submission to DSA Fall 2021
- Construction starts Summer 2022
- Construction complete Winter of 2023/2024



# Adult Education Facility



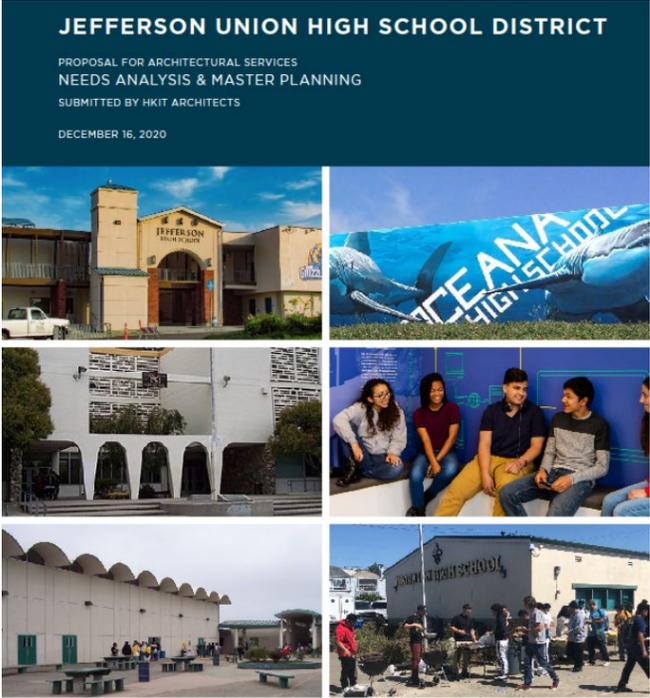
# New District Office



# Future Planning

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# District Wide Needs Analysis Master Plan



HKIT Architects  
538 Ninth Street, Suite 240, Oakland, CA 94607  
Jeff Evans, AIA, Principal  
jevans@hkit.com  
www.hkit.com | 510.625.9800

# Proposal by HKIT Architects to provide a Districtwide needs analysis and master plan.

- Meet with District Personal( Education and Business Services, Construction, Maintenance, Food Services, Information and Technology).
- Meet with the Stakeholders at each school site including the Principal/VPs, Office Staff, Counseling, Custodial, and will include all Teacher & Staff Department meetings (Math, English, History, Science, Language, Special Education, PE, Electives, other).
- Visiting sites to observe and collect detailed data of buildings and their systems including Path of Travel and ADA Needs.
- All information will be compiled, assessed, then prioritized with a Final Report issued.
- Timeline
  - Meet with District Staff and Site Stakeholders - February – May 2021
  - Draft assessment matrix, with short and long term prioritization, draft site masterplan and cost estimates - June - August 2021
  - Share District Staff and Site Stakeholders and Finalize Report September – November 2021
  - Final Report Issued December 2021
- This proposal is presented for consideration as an action item later in the agenda.

# Questions?

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