# Exhibit 2

# Design Narrative – Screaming Eagles Performing Arts Center

# Project Summary

The project consists of designing and constructing a new performing arts center and fine arts exhibition venue that meets the needs of Eagles High School and creates a state-of-art venue that is in line with the District parameters for the Project. The new building will be approximately 12,000 to 16,000 square feet, located on the existing High School Campus. Among other components, it will have a tiered theater of 500 fixed seats and 100 portable seats in the orchestra area; merchandise/ticket booth area; lobby/exhibit hall; restrooms; dressing rooms; and necessary supporting elements. The theater will be used for a variety of school and community lecture and performance functions, including, without limitation, school assembly, lecture, drama, band and orchestra concerts, choral and dance performances, and video presentations. The acoustical system shall be state-on-the-art.

This project will be considered a landmark project for the campus and school district.

The District has identified three potential location options for the new Performing Arts Center Project. The DBE shall consider the following elements when making the decision on selection of proposed building location.

* Integration with the existing campus.
* Pedestrian path of travel and flow.
* Proximity to parking.
* Overall architectural impact to the campus and neighborhood.

The design and construction for the Project shall adhere to the District’s Facilities Master Plans’ Guiding Principles for design and the Design Guidelines referenced as Volume 2 included as Exhibit 5 of this RFP.

**Owner Furnished Equipment**

The following items will be Owner Furnished Owner Installed (OFOI) and budgets to be carried by the District unless noted otherwise.

* Theatrical Lighting Systems and Equipment (amount carried in DBE budget)
* Theatrical Audio & Visual Equipment (amount carried in DBE budget)
* Theatrical Equipment & Rigging (amount carried in DBE budget)
* IT/Data Switches and equipment
* VOIP phones and equipment.
* Artwork
* Fixtures, Furniture, and Equipment (FF&E)

# On Site Improvements

Site improvements should include all necessary access and parking including all horizontal paving for pedestrian access.

**Architectural Summary**

The new building is fully-sprinkled. The project includes interior architectural work, mechanical, plumbing, and electrical systems to support the building functions and theatrical acoustical systems and equipment. Construction Type II-B.

**Building Areas and Occupancy (Square foot and occupancy quantities are approximate for basis of design)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Building** | | **Area** | **Occupancy** |
| Auditorium (including seating and orchestra areas) | | 5,000 SF | 500-600 |
| Public Areas (including lobby, gallery, restrooms and front of house space) | | 3,000 SF | 275 |
| Support Areas (including control booth, spot platform, elect, A/V and IDF rooms) | | 1,300 SF | 6 |
| Stage Area (including stage apron and wings) | | 2,500 SF | 170 |
| Backstage Support Areas (including dressing rooms, restrooms and storage) | | 1,300 SF | 60 |
|  | Total | 13,100 SF | 1,011-1,111 |

**Parking Requirements**

Construction of the new Performing Arts Center will require the addition of approximately 140 additional spaces with a minimum of 2% accessible (above and beyond). In addition one in every six accessible spaces shall be sized for vans.

DBE shall include a site plan which accommodates these additional spaces.

# PERFORMANCE

Comply with all fire, structural, and seismic performance meeting requirements of building code and local authorities.

# DEMOLITION

DBE to determine best most suitable location for new construction and shall include all necessary cost for demolition of existing space and/or relocation of existing facilities if applicable.

# TEMPORARY FACILITIES AND EQUIPMENT

Not Used.

# COORDINATION

This includes the all work provided by owner and owner vendors required to install all OFOI.

# 1000 GENERAL REQUIREMENTS (Design-Builder to include all required items)

DBE shall refer to Exhibit 8 – General Conditions Matrix for a detail list of acceptable GC items. All cost not listed within the matrix shall be assumed to be cost of work.

# 2000 SITE WORK

HORIZONTAL PAVING

* ADA access walkway to right of way.
* Site Concrete preferred over asphalt paving (except at parking lots).
* DBE to provide best solution that accommodates ADA, storm water control, durability, and beautiful appearance.

GRADING

* Dust control and storm water control as required for project.

UTILITIES

* Scope should be developed to serve the needs as the building as defined by the DBE.
* Services to include:
  + Fire Water
  + Domestic Water
  + Natural Gas. This may require a new utility service if existing infrastructure is not capable of meeting the needs of the new building.
  + Electrical
  + Telephone & Data. This shall be connected to the existing campus in order to integrate with the District network systems.
  + Storm Drain
  + Sewer
  + Any other applicable utility.

# LANDSCAPE

DBE shall provide landscaping immediately surrounding the project. Landscaping shall be designed for both beauty and for durability necessary in a high school environment.

# 3000 CONCRETE

DBE shall establish a design concept for the building which meets the overall budget for the project.

* + Structural design shall comply with all local codes and ordnances.
  + DBE to carry budget to cover foundation, slab on grade, and elevated slab, etc.

# 5000 METALS

DBE shall establish a design concept for the building which meets the overall budget for the project.

* + Structural design shall comply with all local codes and ordnances.

# 6000 WOODS & PLASTICS

DBE shall establish a design concept for the building which meets the overall budget for the project.

# 7000 THERMAL AND MOISTURE PROTECTION

DBE shall establish a design concept for the weather tight building enclosure which meets the overall budget for the project.

* Roofing should be single-ply PVC membrane.

# 8000 DOORS & WINDOWS

* The DBE shall provide an architecturally pleasing main entrance which includes building envelope elements consisting of curtain wall and/or pre-finished metal panels or similar.
* DBE shall include exterior lighting accents.

# 9000 FINISHES

* DBE should provide high end finishes in lobby area.
* All finishes should be designed with durability in mind.
* High end architectural flooring to be utilized in main lobby.
* Flooring in auditorium and support areas shall be durable and suitable for a performance venue.
* Sealed, stained or polished concrete may be used.

# 10000 SPECIALTIES

TOILET PARTITIONS

* + Stainless steel, ceiling mounted, complete with coat hook, tissue dispenser, latch & keeper, self- closing hinges, urinal screens, and incidentals normal to similar installations.

FIRE EXTINGUISHERS & CABINETS

* Fully recessed or semi recessed depending on the depth of wall. Locate for low hazard occupancy. Number of extinguishers as required by NFPA Code to achieve coverage. Location as determined by DBE.

# 14000 CONVEYING SYSTEMS

CONVEYING SYSTEMS

* DBE shall ensure ADA accessible areas. Elevator or wheelchair lifts may be required based on design.

# 15000 MECHANICAL

HVAC EQUIPMENT

* DBE should design HVAC equipment to support the project goals for acoustics.

# 260000 – ELECTRICAL SYSTEMS

ELECTRICAL BASIC MATERIALS

* + Electrical materials must be designed to meet theatrical requirements.

SOLAR

* Solar power generating may be considered by DBE.

# 270000 – VOICE (TELEPHONE) AND DATA SYSTEMS

VOICE AND DATA SYSTEMS

* + Provide a complete Voice and Data system.
* Data system, i.e. cable, terminations, electronic equipment – MDF/IDF etc. will be installed by Owner’s Vendor.

# 283100 – FIRE ALARM SYSTEMS

* Provide a complete Class A, addressable detection and alarm system. Comply with codes, latest edition adopted by Authority Having Jurisdiction (AHJ) including: NFPA 70, NFPA 72, ADA, IFC.
* System shall be UL listed, meet requirements of the authorities having jurisdiction and the California Building Code.