



COMBINED-LEVEL SCHOOL

Hilltop Spec School Richmond, CA



The developer for the project, Chamberlin Associates/campus llc, with Studio Bondy Architecture, created a speculative middle and high school campus designed to house two separate school programs that would share a gymnasium and playfield. The site for the school was an underutilized retail center located in the Hilltop area of Richmond. The developer combined its extensive experience with office, industrial, and life sciences developments with the architects' state-of-the-art school design concepts to redevelop the site as a school campus.

Concrete tilt-up design was used for the structures, allowing the buildings to be built with large floor plates and almost no interior structural

walls. The efficiency and speed of tilt-up construction allowed the team to deliver the project in 20 months from site acquisition. The flexibility of the campus buildings accommodates a wide variety of learning spaces that support collaborative, project-based work.

With the rapid pace of change in technology and education, it is important to provide spaces that can be easily adapted to meet future needs. The lack of interior load-bearing walls was conducive to flexible learning spaces that allow for a wide range of teaching and learning styles. This flexibility was critical, as the shell buildings were built prior to identifying the schools that would use them.

New Construction/Addition

Entire school/campus building

Studio Bondy Architecture

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DESIGN TEAM

Studio Bondy Architecture, Architect
Structural Engineers Inc., Structural Engineer
John O'Neill, Construction Consultant

DEVELOPER

Chamberlin Associates/campus llc
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KEY STATS

Grades Served: 6-12
Capacity: 1,400 students
Size of Site: 8.38 acres
Building Area: 134,375 gsf
Space per Student: 96 sq. ft.
Cost per Student: \$23,976
Square Foot Cost: \$250
Project Cost: \$33,566,609
Completion Date: Phase 1: August 2015; Phase 2:
August 2016
Sustainability Rating Status: 2013 California Green
Building Standards Code

PHOTOGRAPHY: KEN GUTMAKER





Diverse strategies were implemented to enhance the modern aesthetic of the tilt-up concrete construction, including: window glazing patterns, horizontal aluminum sunshades, articulation to the buildings' facades, abundant natural light from skylights and openings in the second floor, and bright colors, which also help to identify each unique school building on the shared campus. Brightly painted punched steel art panels were incorporated into the front fence, and wind turbines were mounted on custom pedestals to create focal points at each entrance to the school.

The innovative and successful project was recognized with an Achievement Award by the Tilt-Up Concrete Association.

