

DEL MAR HILLS ACADEMY- Community Update

October 25, 2022



WE BELIEVE:

The school experience is built upon a strong academic foundation within a safe, secure environment.

In the joy of learning.

In student choice and ownership of learning.

In the genius of each child.

In developing integrity, compassion, and empathy.

In developing grit, perseverance, and a passion for learning.

In empowering students to be thinkers and change makers.

In the power of curiosity.

In the power of team.

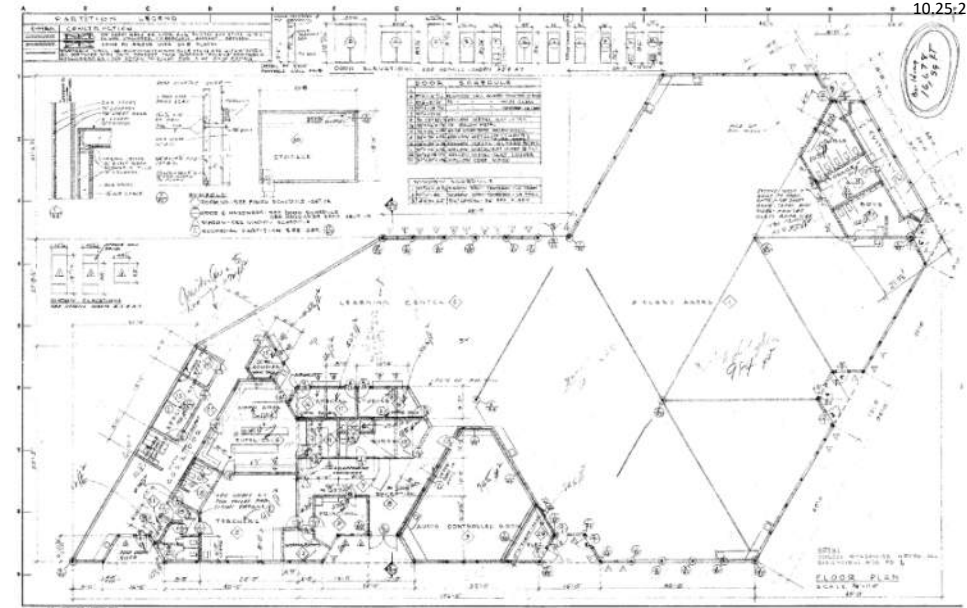
In taking risks and not settling.

OUR STUDENTS, AS ENGAGED CITIZENS, WILL
POSITIVELY IMPACT THEIR COMMUNITY AND
THE WORLD.

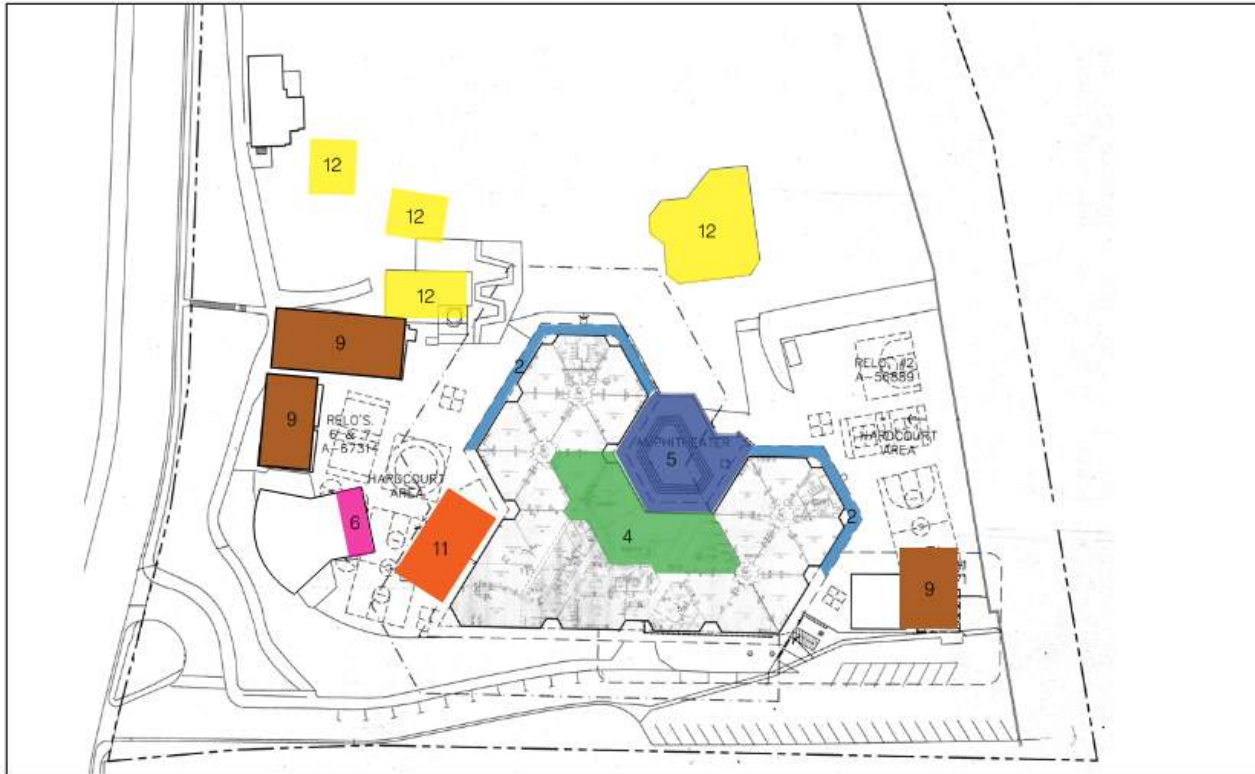


Campus Background & History

- 1972- Phase 1, Construction of Eastern half of Main Building
- 1978- Phase 2, Construction of Western half of Main Building
- Open Plan Concept in Hexagonal/ Triangular Plan
- 2001- Campus Modernization to subdivide and separate the Interior Spaces
- 2002- 5,000 SF Multi-Use Room is constructed
- 2018- District-Wide Masterplan Development



2018 District Masterplan



1. MODERNIZATION / RENOVATION

- ROOFING: REPLACE BUILT-UP ROOFING AND HVAC UNITS.
- REPAIR/REPLACE DAMAGED WOOD TRELLIS MEMBERS.
- PAINT ALL EXTERIOR SURFACES.
- REPLACE UNDERGROUND STORM, SEWER AND WATER LINES.
- INSTALL NEW ADA ACCESSIBLE RAMP FROM UPPER PAVED AREA DOWN TO LOWER GRASS AREA

2. MODERN LEARNING STUDIO

3. TECHNOLOGY INFRASTRUCTURE

4. INNOVATION CENTER (5,500 SF)

- REMOVE DEMISING WALLS BETWEEN ADJACENT ROOMS WHERE POSSIBLE

5. EXTERIOR INNOVATION CENTER

6. MUR UPGRADES

- RENOVATE TOILET ROOMS

7. FRONT OFFICE UPGRADES

- RECONFIGURE LOBBY DESKS AND CASEWORK TO PROVIDE SOFT SECURITY BARRIER
- REMOVE AND REPLACE EXISTING 2X4 SUSPENDED CEILING TILES IN FRONT OFFICE AREA
- REPLACE SKYLIGHT OVER LOBBY WITH NEW

8. PROFESSIONAL LEARNING CENTER

- INCORPORATE PROFESSIONAL LEARNING CENTER INTO EXISTING SPACE
- FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS

9. PORTABLE CLASSROOMS TO PERMANENT

- REMOVE (6) EXISTING PORTABLE BUILDINGS FROM CAMPUS AND REPLACE WITH SINGLE STORY (5) CLASSROOMS

10. SECURITY

11. COVERED DINING

12. PLAY IMPROVEMENTS

13. PARKING LOT/BUS DROP-OFF

(NOT APPLICABLE)

14. EARLY CHILDHOOD DEVELOPMENT CENTER

Scope Outline above is specific to this campus. Refer to "District Wide Improvements" on pages 26-27 for detailed scope of work typical to all campuses.

- Two User Groups- Executive Leadership + Core User Group
- Engagement Meetings Online Surveys
- Dot Polling – Visual Design Preference

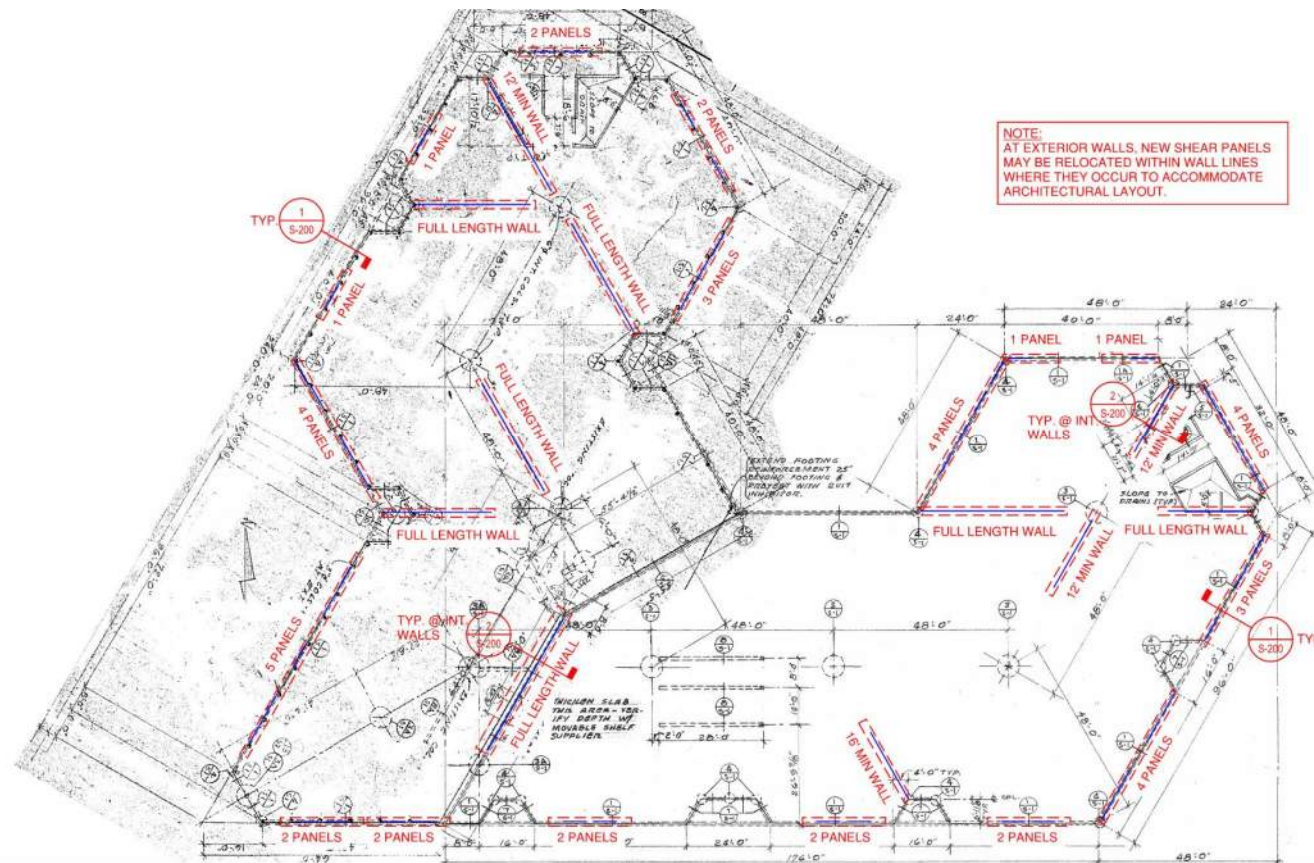


Critical Success Factors

From the onset, the Core User Group defined the following as their critical success factors:

- To Improve the Interior Circulation- Currently have to walk through classrooms to get to other classrooms.
- To Provide an Enhanced Entry that is both Welcoming and Secure
- To Maximize Indoor/ Outdoor Learning Opportunities and provide Outdoor shade and covered areas.
- To have a Design that reflects an Iterative Process with Stakeholder Involvement that reflects the community and District
- To Provide Updated Building Systems, improve Acoustics and to improve interior circulation
- To Consider Energy Efficiency and Environmental Consciousness
- To Provide a space that Inspires and is where people want to be
- To Listen to the Student Voice
- To Incorporate Natural Light, provide Classroom Storage and to “Right-Size” and “Right-Type” spaces
- To Improve the Kindergarten Classrooms
- To provide direct Healthroom Access from the exterior
- To incorporate Collaboration Spaces



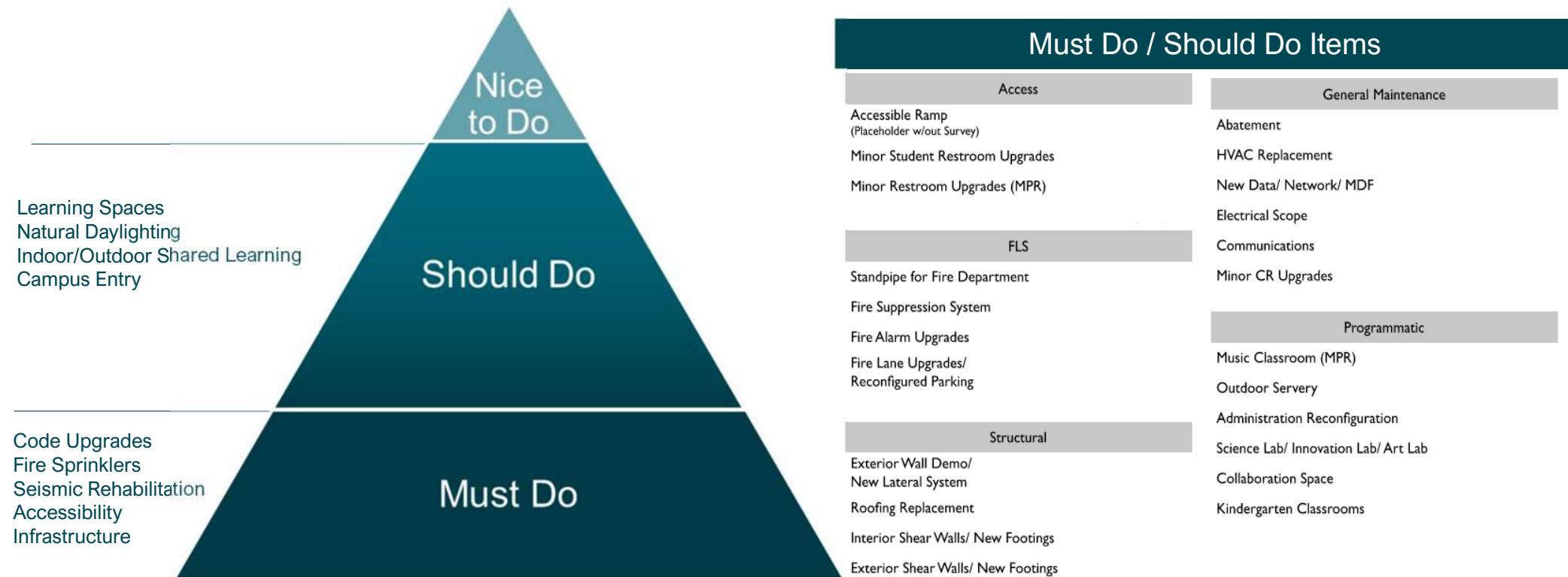


EDCR Findings

Structural Rehabilitation

- The proposed triggered a seismic rehabilitation due to the construction exceeding 50% of replacement cost and is therefore subject to the DSA-EB-4 process and requirements.
- This requires an additional review and approval of an Evaluation and Design Criteria Report (EDCR) (Completed)
- The Criteria Report prescribes Testing and Assessment which informs the structural upgrade requirements.

Design Decisions // Spreading the Peanut Butter



Total Construction Cost Budget: **\$14.5m**

“Must-Do” Construction Cost Estimate: **\$15.9m**

“Must-Do” Construction Cost Difference: **+9.5% beyond current budget**

Design Decisions // Spreading the Peanut Butter

Nice to Do Items
Outdoor Environment
Rehabilitate Baseball Fields
New Soccer Field
Hardcourt Improvements- East
Hardcourt Improvements- West
New Kindergarten Play Area
Upgrade Grade 1-3 Play Area
Upgrade 4-6 Play Area
Outdoor Learning- North of MU
Outdoor Learning- East Campus
Amphitheater Upgrades
Operational
Solar Panels
Reconfigured Drop-off
MU Exterior Paint



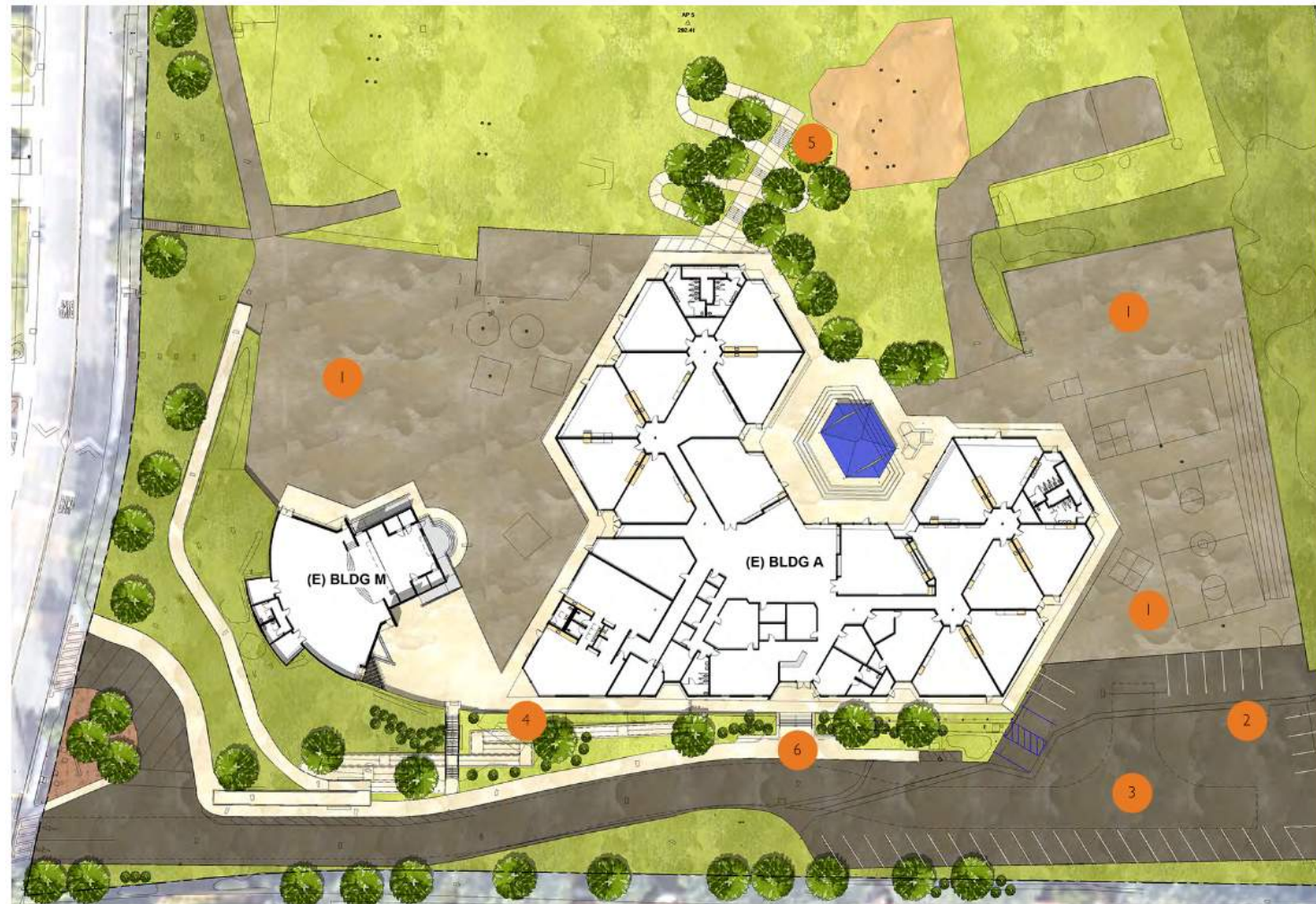
Total Construction Cost Budget: **\$14.5m**

“Nice-to-Do” Construction Cost Estimate: **\$6.1m**

“Nice-to-Do” Construction Cost Difference: **+42% beyond the current budget.**

Site Improvements

1. Removal of Existing Relocatables by MPR and on Eastern Hardcourts
2. Reconfigured Parking
3. Reconfigured Fire Lane
4. Access Ramp to Front Entry
5. Access Ramp to Fields
6. Minor Enhanced Entry

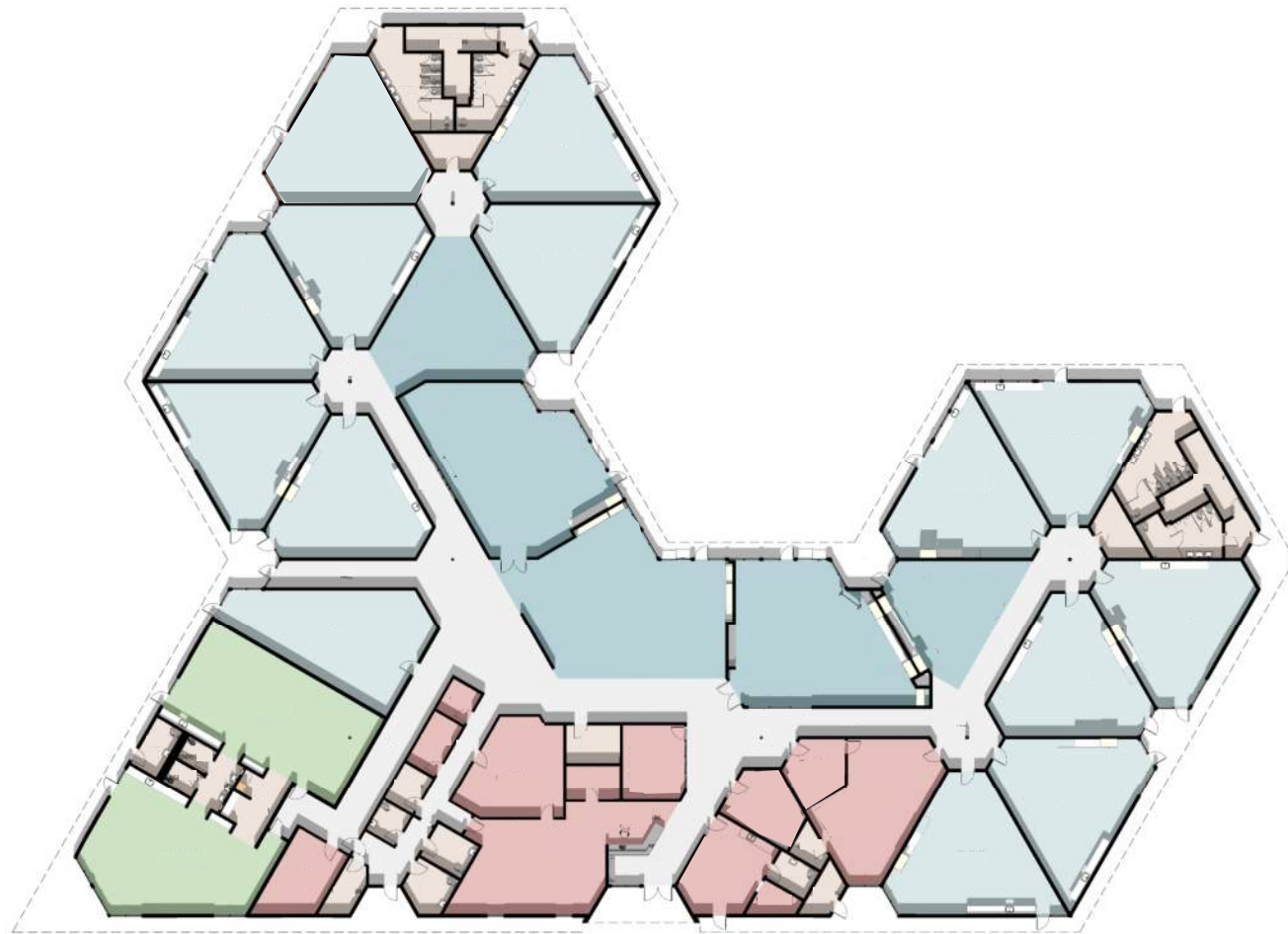




New Front Door

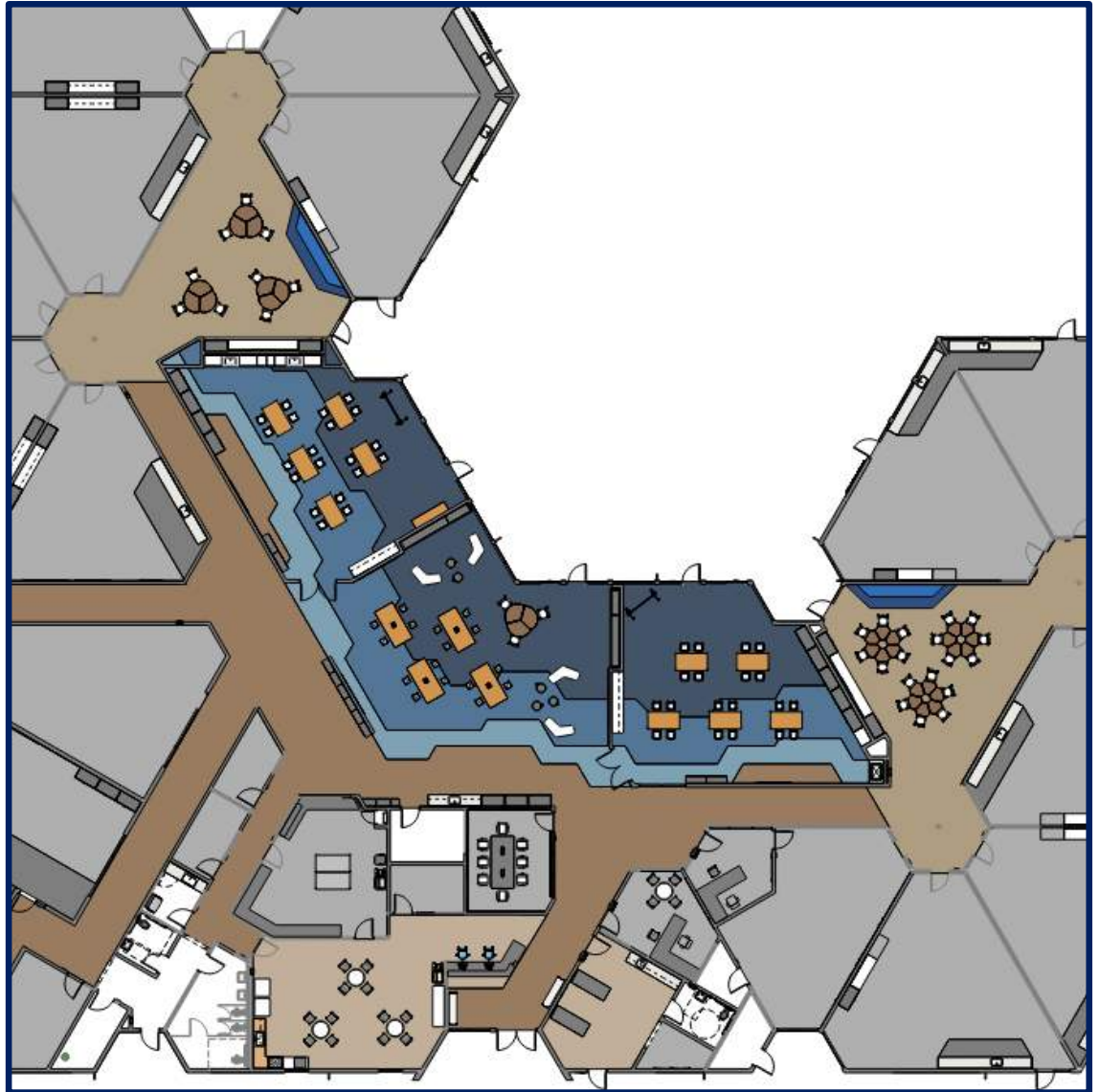
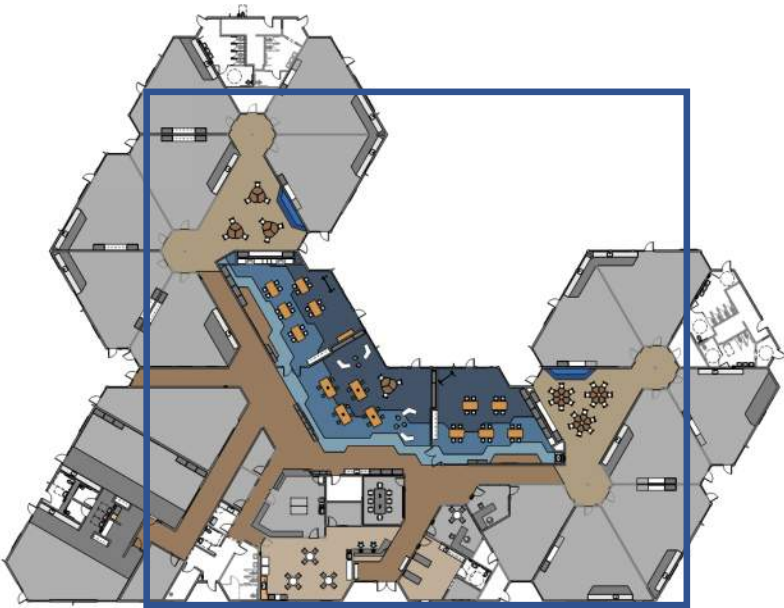
The New Plan

- Student Lab/Collaboration Space
- Staff Areas
- Classroom
- Kindergarten
- Restrooms



The Big Idea





Enlarged Floorplan

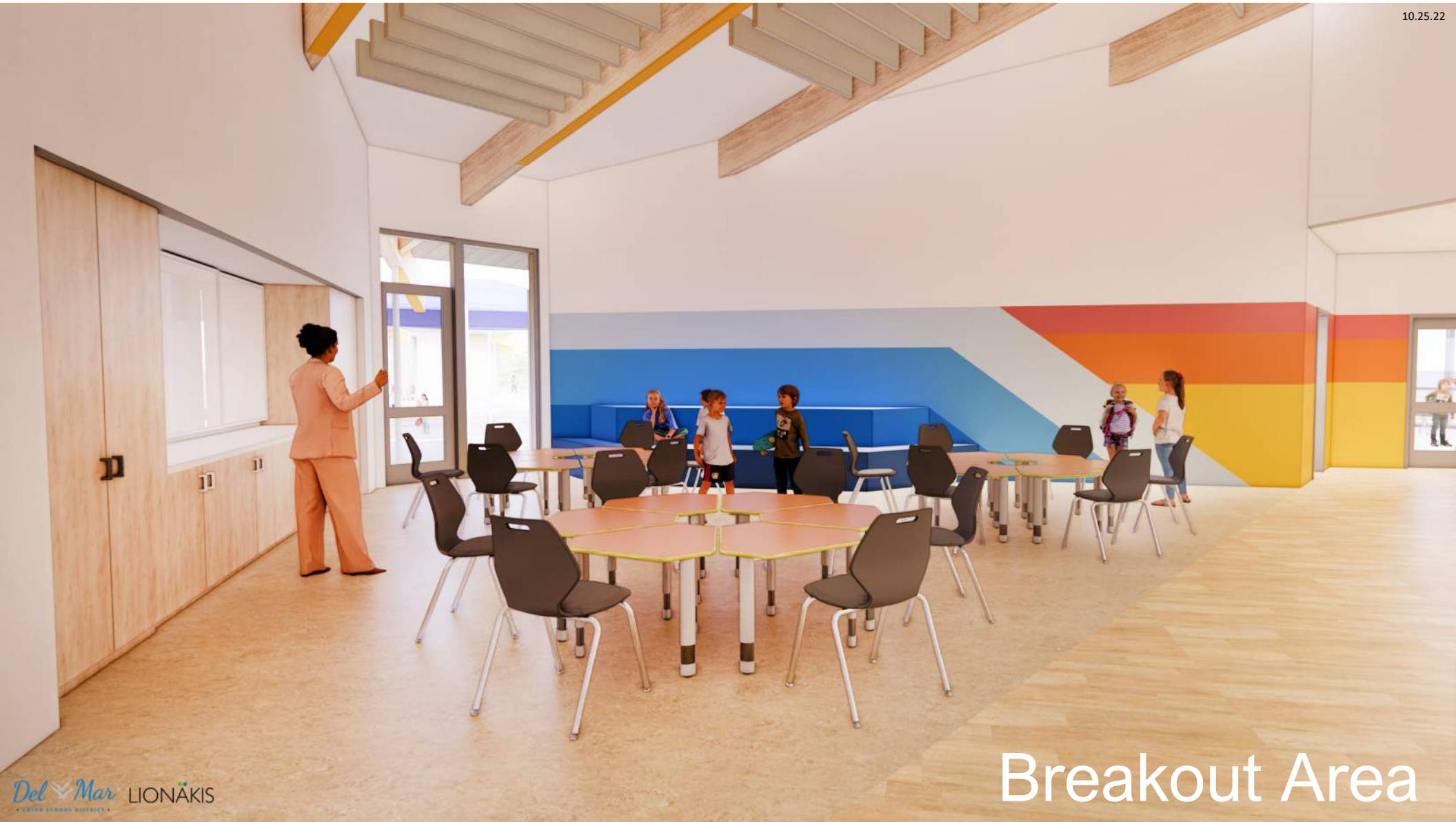


Lobby



Innovation Lab





Breakout Area

Observe & Wonder

