DELMAR 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.

Del Mar
UNION SCHOOL DISTRICT
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/movable partitions.

9. PORTABLE CLASSROOMS TO PERMANENT
   - Remove (6) existing portable buildings from campus and replace with single-story (3) classrooms.

10. SECURITY

11. COVERED DINING

12. PLAY IMPROVEMENTS

13. PARKING LOT/BUS DROP-OFF

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.
Stakeholder Engagement

- 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
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

Must Do / Should Do Items

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<tr>
<th>Must Do</th>
<th>Should Do</th>
<th>Nice to Do</th>
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<td>Standpipe for Fire Department</td>
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<td>Minor Student Restroom Upgrades</td>
<td>Fire Suppression System</td>
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<td>Minor Restroom Upgrades (MPR)</td>
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<td>Code Upgrades</td>
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Total Construction Cost Budget: $14.5m
“Must-Do” Construction Cost Estimate: $15.9m
“Must-Do” Construction Cost Difference: +9.5% beyond current budget
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

Exceed Energy Efficiency
Create NEW Outdoor Learning Spaces
Renovate Playfields
Renovate All Restrooms
Add Running Track

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
The New Plan

- Student Lab/Collaboration Space
- Staff Areas
- Classroom
- Kindergarten
- Restrooms
The Big Idea
Art Lab
Observe & Wonder