JULY 25, 2018

# DEL MAR UNION SCHOOL DISTRICT

## FACILITIES MASTER PLAN

obr
ARCHITECTURE ART EVENT

Del Mar
union school district

obr
ARCHITECTURE ART EVENT

# DEL MAR UNION SCHOOL DISTRICT

FACILITIES MASTER PLAN

## Participants

### Governing Board of Trustees

| | |
|---|---|
| *Kristin Gibson* | *Board President* |
| *Erica Halpern* | *Board Clerk* |
| *Stephen Cochrane, Ph.D.* | *Board Member* |
| *Doug Rafner, Esq.* | *Board Member* |
| *Scott Wooden, Ph.D.* | *Board Member* |

### District Cabinet

| | |
|---|---|
| *Holly McClurg, Ph.D.* | *Superintendent* |
| *Cathy Birks* | *Assistant Superintendent, Business Services* |
| *Shelley Petersen* | *Assistant Superintendent, Instructional Services* |
| *Jason Romero* | *Assistant Superintendent, Human Resources* |
| *Mike Galis* | *Director of Maintenance, Operations & Facilities* |
| *Chris Delehanty* | *Executive Director, Capital Programs & Technology* |
| *Laura Spencer, Ed.D.* | *Executive Director, Innovation & Design* |
| *Lori Cummins* | *Director of Student Services* |

### District Staff

| | |
|---|---|
| *Abby Domingo* | *Principal, Ashley Falls School* |
| *Jessica Morales* | *Principal, Carmel Del Mar School* |
| *Wendy Wardlow* | *Principal, Del Mar Heights School* |
| *Julie Lerner* | *Principal, Del Mar Hills Academy* |
| *Ryan Stanley* | *Principal, Ocean Air School* |
| *William Cameron* | *Principal, Sage Canyon School* |
| *Peg LaRose, Ed.D.* | *Principal, Sycamore Ridge School* |
| *Kristin Stanton* | *Principal, Torrey Hills School* |
| *Alison Fieberg* | *Assistant Principal* |
| *Andrea Sleet* | *Assistant Principal* |

### Consultants

***Master Planning and Design Team***

***obr ARCHITECTURE, INC.***

| | |
|---|---|
| *Garrick Oliver, AIA, LEED$^{AP}$* | *Principal* |
| *Anney Rosenthal-Hall, Architect, LEED$^{AP}$* | *Principal* |
| *Cathy Qu* | *Designer* |

***Cost Estimating and Analysis***

***TBD Consultants***

| | |
|---|---|
| *Michael Teggin, CPE* | *Principal* |

Del Mar union school district

obr ARCHITECTURE ART EVENT

Del Mar union school district





## Table of Contents



# DEL MAR UNION SCHOOL DISTRICT

## FACILITIES MASTER PLAN

Del Mar union school district

obr ARCHITECTURE ART EVENT

## Our Vision:

Unrelenting pursuit of the extraordinary school experience.

## Our Mission:

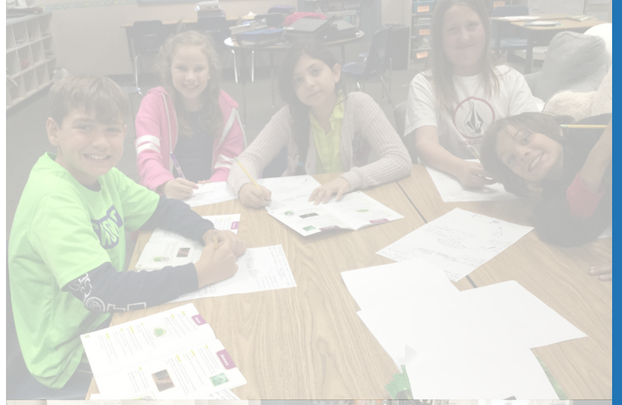
To ignite genius and empower students to advance the world.

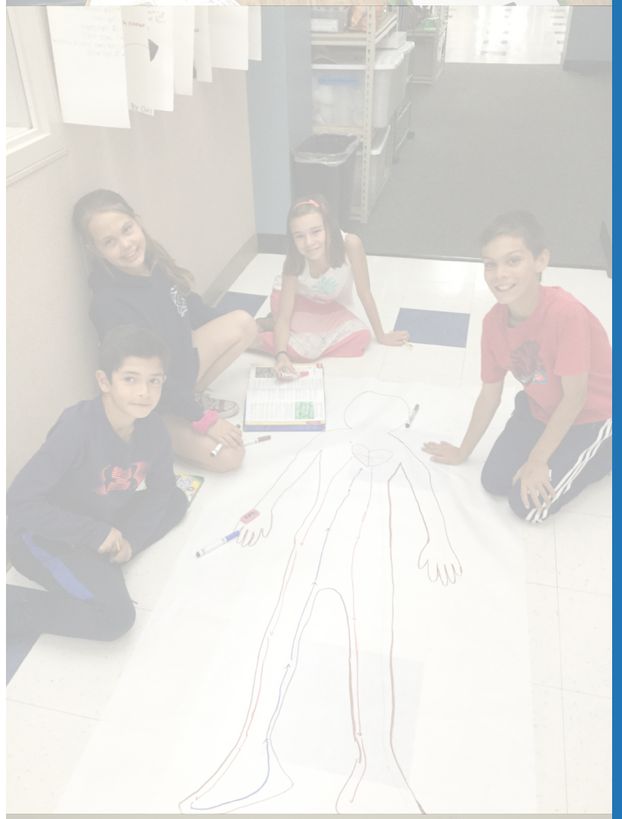
## Belief Statement:

We must seize opportunities to revolutionize the traditional school system to better prepare today's students. A wise investment in time and resources will radically change and improve the school experience.

*-District Design 2022*





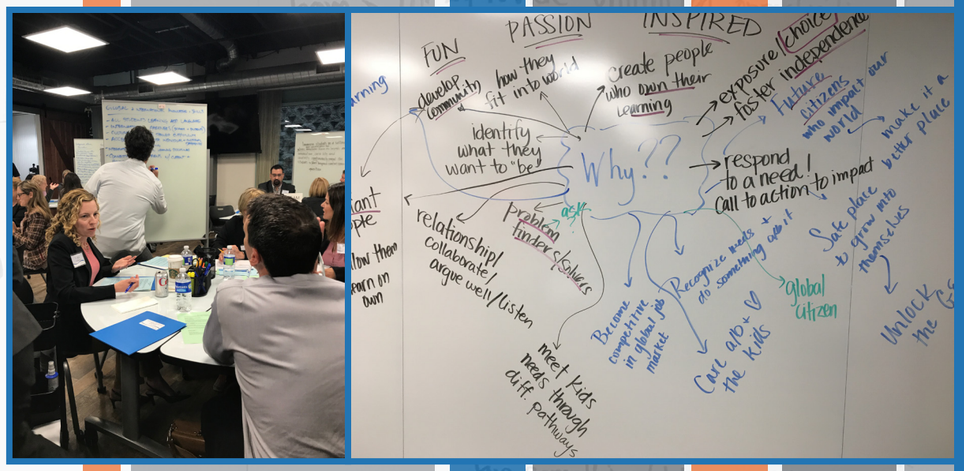


# Introduction

*In March 2014, the Del Mar Union School District completed an extensive Facilities Master Plan (FMP) exercise, which analyzed the state of the existing eight campus facilities as well as the District's mission for educational programming.*

*Over the last four years, while the District has successfully completed several minor construction projects outlined in the FMP, District Leadership has also dedicated time to research and analyze the future of "students' needs and world demands" and has realized the current facility modernization approach is not in line with the future needs of educational practices and experiences. Facilities must be re-envisioned to provide students with safe, healthy, and technologically advanced learning environments.*

*As a result of this research, the District has embarked on a new visioning exercise. In March 2017, the District teamed with obrARCHITECTURE to update the previous FMP, based on the District's latest charge to radically change the way students learn. This Facilities Master Plan Update looks at modern learning space design, modernization, and new construction goals, and the projected cost associated. This document shall be used as a guide for the District to move forward with facility improvements.*




# District Design 2022

*"21st Century Schooling: The creation of knowledgeable, adaptable people who can work with others to innovate in the new economy."*

*- District Design 2022*

*The Del Mar Union School District has set out to examine and articulate the 'why' behind all that they do, in order to bring the most opportunity to their students.*

*The 2014 FMP documented the District's Vision, Mission, and Guiding Principles. After completing the most recent research and analysis effort over the last four years, the District engaged with District Board Members, Staff, Principals, Parents, and Community members, including obrARCHITECTURE, to develop "District Design 2022," which enlivens their Vision, Mission, and Belief Statements and sets the tone for future educational program development and facility improvements. As the Mission Statement says, the District exists "to ignite genius and empower students to advance the world."*

*"District Design 2022" documents three levers to identify the method by which to achieve this mission:*

*Lever One: Strong Academic Core and High Quality Instruction*

*Lever Two: Mastery of Skills that Matter Most*

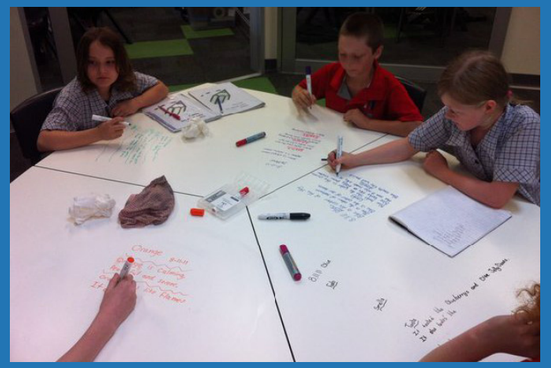
*Lever Three: Environment*

*"The physical environment of a school or classroom will influence how individuals interact, their behaviors, and their performance. It is the 'third' teacher. The physical space should inspire the work of groups and individuals."*

*Outlined within Lever Three are the District's five-year objectives to guide facility design and implementation:*

*3.1 Students use open, collaborative spaces, indoor and outdoor, to engage in purposeful learning matched to their learning styles and/or tasks.*

*3.2 Students access flexible, comfortable, age appropriate furniture that promotes collaboration, creativity, and productivity.*



*3.3 Students learn in environments they play an active role in creating.*


*3.4 Students flow within flexible spaces, and schedules are matched to individual student's needs.*


*3.5 Students use a variety of technology tools in all environments.*

*It is with Lever Three's charge that the Del Mar Union School District moves forward today. Through additional site visits and design workshops, the District worked with obrARCHITECTURE to develop design prototypes for the typical 'Modern Learning Studio' and 'Innovation Center'. This Facilities Master Plan Update includes a look at these prototypes and the essential components of an ideal learning environment for each campus to draw from. Whether a campus undergoes major modernization or new facility construction, these components are applicable to all eight school sites.*

# Design Fundamentals

*In the development of the prototypes, it became apparent that the District's vision for their educational programming and physical environments is in line with the fundamentals of great architectural design. These architectural fundamentals apply to all habitable environments. However, in educational design they have been studied extensively and have proven to significantly benefit the educational and emotional development of children. As such, design for Del Mar's Modern Learning Spaces must be holistic in its approach, and include access to light, air, the exterior environment, varied learning zones, and varied / flexible work spaces.*

*Numerous studies have been performed of environmental impacts on student performance and healthy schools. While many studies are observational and anecdotal, all studies return with similar conclusions. Connection to the outdoors and students' ownership of their classroom environment have been noted to play an important role in their development. Natural daylight; controlled ventilation, both natural and mechanical; views to the outdoors; flexible classroom set up; and varied / comfort focused furnishings all play a POSITIVE role on students' learning and progress.*

*It is easy to lose sight of even the simplest measures that can bring greater quality to our everyday working and learning environments, not realizing how great our experience can be until it is changed and we are transformed. These elements are not "nice-to-haves" but are "must-haves" for future learning facilities. Implementing these student-focused measures will have a positive effect on students' academic performance as well as their health, well-being, and excitement for learning. Integrating fundamental elements of design is essential to any built environment and is imperative for students of the future.*

*Outdoor Connection / Views*

*"An ample and pleasant view out of a window, that includes vegetation or human activity and objects in the far distance, support better outcomes of student learning."*

*- California Energy Commission, Windows and Classrooms: A Study of Student Performance and the Indoor Environment, October 2003*

*Varied Style Furnishings*

*"Furniture and features in the class that were ergonomic and comfortable for the children were significantly correlated to learning progress."*

*- Science Direct, Impact of Classroom design on pupils' learning: Final results of a holistic, multi-level analysis, 2015*

*Varied Learning Zones / Flexibility*

*"Flexibility measures like breakout spaces and rooms, storage solutions, number of difference learning zones and potential display area were correlated with learning progress."*

*- Science Direct, Impact of Classroom design on pupils' learning: Final results of a holistic, multi-level analysis, 2015*

*Ventilation*

*"Mental attention of pupils are significantly slower when the level of $CO^2$ in classrooms is high and when the air exchange rate is low...students perform better in the room that has mechanical ventilation, large volume or large window openings."*

*- Science Direct, Impact of Classroom design on pupils' learning: Final results of a holistic, multi-level analysis, 2015*

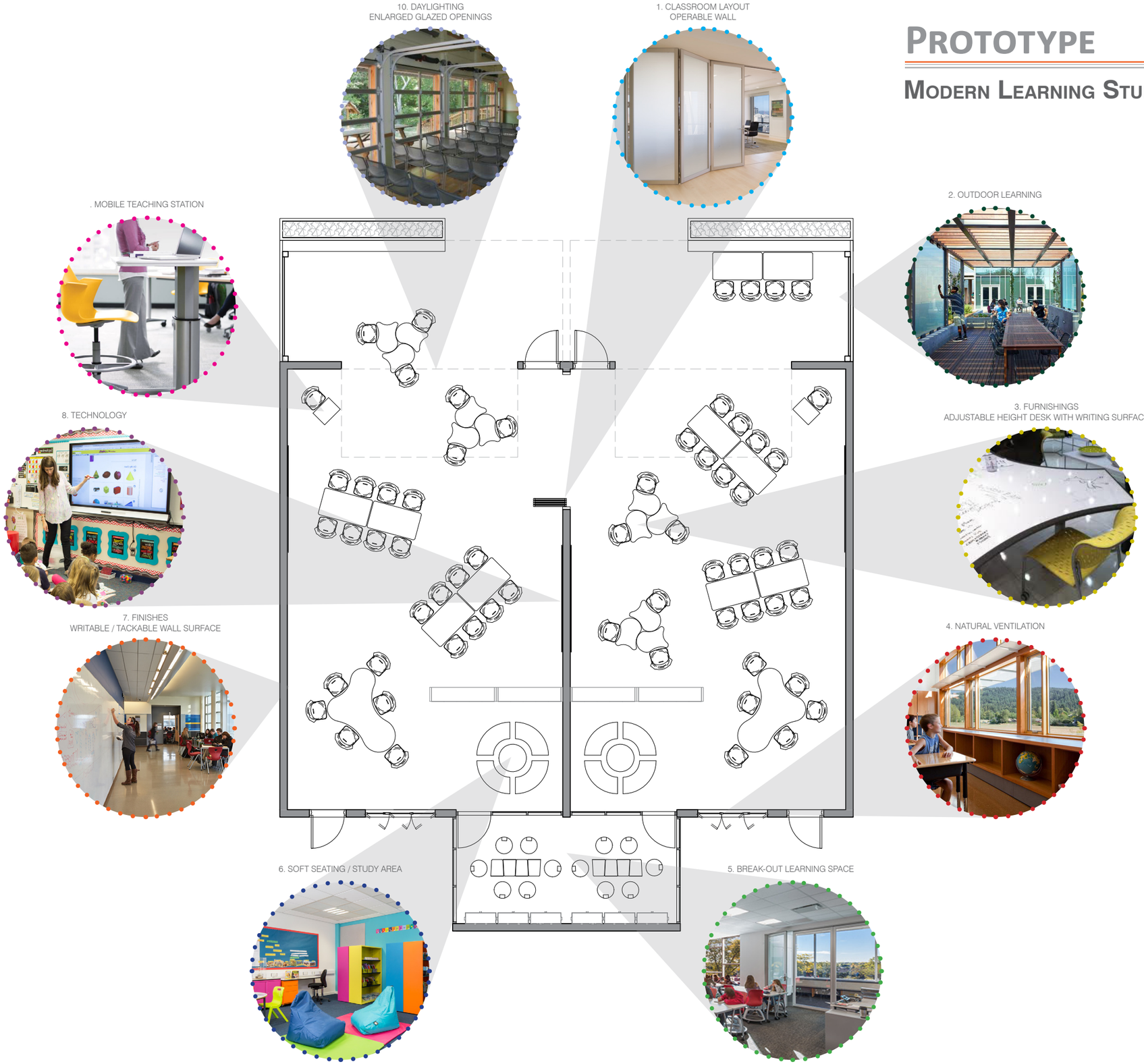
*Daylight*

*"Regarding academic impacts, one well-known study showed that students in daylit classrooms had greater improvement over the course of one school year in math and reading standardized test than students in windowless classrooms" (Heschong Mahone Group, 1999).*

*- McGraw-Hill Research Foundation / The Center for Green Schools: The Impact of School Buildings on Student Health and Performance, February 2012*

# PROTOTYPE

## MODERN LEARNING STUDIO




## PART 2.1
## COMPONENTS

*In the development of the Facilities Master Plan Update, the District has researched and developed a prototype for the ideal classroom, the Modern Learning Studio. The classroom space is no longer a row of desks with an instructor at one side of the room. The classroom for today's learners makes way for collaborative learning with adjustable orientations; mobile, adjustable desks; and varied seating. It allows the student to lead the class in presentation or demonstration. The following components speak to the District's goals for each classroom on all campuses. The diagram shows options for the ideal learning studio.*

1. CLASSROOM LAYOUT
   - OPEN UP CLASSROOM WITH LESS PERMANENT STORAGE AND FLEXIBLE LEARNING ORIENTATIONS
   - OPERABLE WALL TO CONNECT TO ADJACENT CLASSROOM FOR JOINT TEACHING
2. OUTDOOR LEARNING
   - ENLARGED GLAZED OPENINGS FOR INDOOR/OUTDOOR CONNECTION
   - COVERED BY TRELLIS / BUILDING OVERHANG
   - BUILT IN CONCRETE SEAT WALL, ENHANCED PAVING
3. FURNISHINGS
   - ADJUSTABLE HEIGHT DESK WITH WRITING SURFACE
   - COLLABORATIVE / MOBILE ORIENTATION
   - MOBILE STORAGE
4. NATURAL VENTILATION
   - OPERABLE WINDOWS
5. BREAK-OUT LEARNING SPACE
   - DEDICATED JOINT-USE SPACE FOR SMALL GROUP/ INDIVIDUAL TEACHING SESSIONS / MAKER SPACE
6. SOFT SEATING / STUDY AREA
7. FINISHES
   - DURABLE FLOORING
   - WRITABLE AND TACKABLE WALL SURFACES
8. TECHNOLOGY
   - APPROPRIATE TECHNOLOGY TOOLS FOR A VARIETY OF LEARNING EXPERIENCES
9. MOBILE TEACHING STATION
10. DAYLIGHTING
    - LED LIGHTING WITH DAYLIGHT SENSORS
    - NATURAL DAYLIGHT THROUGH ENLARGED GLAZED OPENINGS

# PROTOTYPE

## INNOVATION CENTER


## PART 2.2

## COMPONENTS

*As with the Modern Learning Studio, so too will Libraries transform into open, collaborative spaces for group and individual learning opportunities. The library no longer is a quiet space for reading and research alone. It is becoming an Innovation Center that will house that quiet space as well as group open space, multiple styles of seating, writing walls, art and science lab spaces, computer hubs, and maker spaces.*

1. OPEN LAYOUT
   - OPEN SPACE TO ADMINISTRATION OFFICES / SITE ENTRY AS HUB OF CAMPUS
   - MINIMIZE BOOK STACKS TO ESSENTIAL COLLECTION
   - FLEXIBLE / CHANGEABLE ORIENTATIONS / SEATING AREAS
2. TECHNOLOGY
   - VARIETY OF TECHNOLOGY TOOLS FOR A VARIETY OF LEARNING PURPOSES
3. OPEN LEARNING SPACES
   - MAKER SPACE
   - ART / TECH / SCIENCE ZONES
   - ENLARGED GLAZED OPENINGS
   - LEARNING GROUPS SPILL OUT INTO OPEN SPACE
4. VARIED SEATING AREAS
   - SOFT SEATING
   - GROUP TABLE LEARNING
   - READING AREAS
5. INDOOR / OUTDOOR CONNECTION
   - ENLARGED OPENINGS
   - NATURAL DAYLIGHT
   - NATURAL VENTILATION
   - COVERED OUTDOOR BREAKOUT LEARNING SPACES
6. DAYLIGHTING
   - LED LIGHTING WITH DAYLIGHT SENSORS
   - SKYLIGHTS
   - NATURAL DAYLIGHTING THROUGH ENLARGED GLAZED OPENINGS
7. IDEA BOX
   - DEDICATED SPACE FOR QUIET READING, GROUP COLLABORATION
   - WRITABLE WALL SURFACES
   - STUDENT DRIVEN USE OF SPACE
8. FLOORING
   - DURABLE FLOORING IN OPEN SPACES
   - SEALED CONCRETE IN MAKER / ART / SCIENCE ZONES
9. WRITABLE WALL SURFACES
   - COLLABORATIVE BRAINSTORMING AND DESIGN

# School Facility Analysis

*The following scope analysis describes the District's goals for districtwide and individual campus focused facility improvements and development. After reviewing the 2014 Facilities Master Plan with the District, obrARCHITECTURE conducted site visits to each campus to confirm Scope of Work items against existing conditions, review items which have been completed to date, and document Scope of Work which did not get addressed from the master plan document. obrARCHITECTURE, along with District Staff, met with each campus Principal, reviewed the Scope of Work, and discussed specific needs and vision for each site.*

## Scope Definitions

1. MODERNIZATION / RENOVATION

*Modernization / Renovation scope of work includes campus wide infrastructure and building system upgrades such as ADA accessible site ramps, roofing replacement, mechanical HVAC / electrical system upgrades, and underground utility upgrades. Work varies per campus and is specifically identified within each campus section.*

2. MODERN LEARNING STUDIO

*Dependent on the existing condition, Modern Learning Studio scope of work may include new operable partitions between classrooms, enlarged glazed openings, additional joint-use break-out learning spaces, and expansion of classroom into interior hallways. In all cases, classrooms shall receive new finishes, flexible furnishings, and dedicated outdoor space for taking collaborative learning outside.*

3. TECHNOLOGY INFRASTRUCTURE

*Technology infrastructure upgrades are proposed to increase campus connectivity (WiFi and bandwidth) in order to support the educational program and growth of facilities.*

4. INNOVATION CENTER

*Renovations for the Innovation Center, formerly known as the Library or Learning Center, include creating a stronger adjacency with specialty classrooms such as art, science, and maker spaces. This new campus hub also requires physical connection to a main thoroughfare, such as a campus courtyard or the Administration lobby, to encourage interaction with the energetic pulse of learning. Technology shall be accessible in many forms and the Innovation Center shall be a collaborative, ideation space in addition to the collection of books and resources it currently provides. This requires a design study to reconfigure the space for multiple zones to allow for today's learning activities to occur.*

5. EXTERIOR INNOVATION CENTER

*The Innovation Center is proposed to spill out and directly connect to the adjacent courtyard and open exterior space. Large glazed openings are proposed to create that indoor / outdoor connection and to encourage varied uses of the space, whether it be for learning and making activities or school events. Outdoor areas adjacent to the Innovation Center are proposed to be renovated with built-in features such as seat walls, shade cover, landscaping, and enhanced paving to provide the opportunity for outdoor instruction and learning.*

## Scope Definitions

6. MUR UPGRADES

*The scope of work for the Multi-Use Rooms (MUR) include audio visual (AV), finish work, and in some cases, complete reconfiguration. The AV needs of the MURs are similar throughout the District and include speakers, projection, infrastructure, lighting needs, etc. Finish replacement includes painting and flooring replacement at the interior, painting at the exterior. On most campuses, the MUR cannot serve the entire student population at one time; therefore, where possible, it is proposed to expand the facility.*

7. FRONT OFFICE IMPROVEMENTS

*Front Office Improvements scope, in most cases, is specific to the lobby of the school. This scope of work includes minor reconfiguration to the lobby to provide visitors with a well defined waiting area and to provide staff with an unobstructed view to the main entry including creation of a soft security barrier. Student-scaled design shall be a consideration. In specific cases, the administration space requires full reconfiguration including, but not limited to, wall placement, lighting, finishes, building systems and office needs.*

8. PROFESSIONAL LEARNING CENTER

*Scope of work is specific to creating dedicated Professional Learning Centers. These spaces would be similar in size as a classroom, but be dedicated spaces for faculty to collaborate and learn new technologies and share teaching strategies. New space shall either be created or existing space reconfigured.*

9. PORTABLE CLASSROOMS TO PERMANENT

*With the District's relocatable classroom buildings nearing the end of their life cycles, this Facilities Master Plan Update proposes to replace these buildings with new, permanent construction where needed based on enrollment projections. The master plan also reflects additional classrooms where campuses have forecasted increases in student enrollment. New building scope of work shall include associated site work, new restrooms, support spaces, and classrooms shall be outfitted as Modern Learning Studios, aligning with the rest of the campus.*

## Scope Definitions

10. SECURITY

*The scope of work in this category focuses on enhancing safety for each campus with new exterior lighting, security cameras, wayfinding signage, fencing and gate repair, and new window coverings.*

11. COVERED DINING

*Scope of work for Covered Dining is varied for each site and may include new shade structures, new lunch tables, and / or relocating lunch areas dependent on a campus' specific program and needs.*

12. PLAY IMPROVEMENTS

*Play Improvements scope includes replacement of ball walls and playfield upgrades. Scope also includes play structure ground resurfacing, new shade structures, and new play structures that are geared toward today's learners, with potential for kinetic, electronic, and cognitive play.*

13. PARKING LOT / BUS DROP OFF

*Scope of work focuses on providing safer student drop-off zones, expanded parking lot areas with ADA compliant parking spaces and enhanced pedestrian circulation.*

14. EARLY CHILDHOOD DEVELOPMENT CENTER

*Scope of work for the Early Childhood Development Center (ECDC) involves minor modernization to the existing portable buildings at the Ashley Falls campus, including new interior and exterior finish, and outdoor covered space for exploratory play and learning.*

## District Wide Improvements



*Scope of work listed below is typical to all campuses, unless noted "varies per campus." Additional scope of work for each school is clarified within the specific campus section on the following pages.*

1. MODERNIZATION / RENOVATION
   - ROOF REPLACEMENT (VARIES PER CAMPUS)
   - HVAC MECHANICAL UPGRADES (VARIES PER CAMPUS)
   - PAINT ALL EXTERIOR SURFACES (VARIES PER CAMPUS)
   - UPGRADE UNDERGROUND UTILITIES (VARIES PER CAMPUS)
2. MODERN LEARNING STUDIO
   - CLASSROOM UPGRADES TO MODERN LEARNING STUDIOS
     - REMOVE BUILT-IN CASEWORK, EXCEPT APPROXIMATELY 8-10 LINEAR FEET
     - TECHNOLOGY UPGRADES INCLUDING AUDIO / VISUAL EQUIPMENT
     - REMOVE CARPET AND REPLACE WITH DURABLE FLOORING IN MODERN LEARNING STUDIOS, SEAL EXISTING CONCRETE SLAB IN INDUSTRIAL STYLE CLASSROOMS
     - NEW FURNISHINGS
   - UPDATES TO ELECTRICAL SYSTEM
   - TOILET ROOM UPGRADES
   - NEW INTERIOR PAINT
3. TECHNOLOGY INFRASTRUCTURE
   - 6 NEW CAT6 WIRES PER CLASSROOM
   - 2 WIRELESS ACCESS POINTS
4. INNOVATION CENTER
   - REMOVE ALL/PORTION OF EXISTING DEMISING WALLS SEPARATING ADJACENT SPACES
   - CONVERT ADJACENT CLASSROOMS INTO OPEN LEARNING SPACES
   - NEW DURABLE FLOORING
   - NEW INTERIOR PAINT
   - NEW CEILINGS
   - NEW LIGHTING
   - RECONFIGURE DUCTWORK DISTRIBUTION
5. EXTERIOR INNOVATION CENTER
   - CONVERT ADJACENT EXTERIOR PAVEMENT AND LANDSCAPE AREAS INTO EXTERIOR INNOVATION CENTER SPACE
   - CREATE LARGER EXTERIOR OPENINGS TYING INTERIOR AND EXTERIOR INNOVATION CENTER SPACES TOGETHER
6. MUR UPGRADES
   - NEW LED THEATRICAL LIGHTING
   - NEW AV SYSTEM
   - MUR EXPANSION (VARIES PER CAMPUS)
7. FRONT OFFICE UPGRADES (VARIES PER CAMPUS)
8. PROFESSIONAL LEARNING CENTER (VARIES PER CAMPUS)
9. PORTABLE CLASSROOMS TO PERMANENT (VARIES PER CAMPUS)
10. SECURITY
    - REPLACE EXISTING EXTERIOR LIGHTING WITH LED LIGHTS INCLUDING PARKING AREA
    - BADGE SYSTEM KEYLESS ENTRY (TO NEW CONSTRUCTION ONLY)
    - MAIN CAMPUS ENTRY GATES REPAIR/REPLACE (VARIES PER CAMPUS)
    - FENCING REPAIR/REPLACEMENT (VARIES PER CAMPUS)
    - REPLACE BLINDS WITH NEW WINDOW COVERINGS
    - SECURITY CAMERAS W/ DIGITAL MONITORING SOFTWARE
11. COVERED DINING (VARIES PER CAMPUS)
12. PLAY IMPROVEMENTS
    - NEW PLAY STRUCTURE, GROUND SURFACING & SHADE COVER
    - REPLACE EXISTING BALL WALLS
    - UPGRADE PLAYFIELDS (ALL SITES EXCEPT OCEAN AIR)
    - PARKING LOT/BUS DROP-OFF
    - ADA PATH OF TRAVEL UPGRADES FROM PARKING TO FRONT ENTRY
13. EARLY CHILDHOOD DEVELOPMENT CENTER (ASHLEY FALLS ONLY)
14. SOLAR (OPTION)
    - INSTALLATION OF SOLAR PANELS AT NEW BUILDING ROOF AND CARPORTS

# Existing School Facilities

# Ashley Falls School

## Site Summary

13030 Ashley Falls Drive
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 1998 |
| Total Student Capacity | 507* |
| Square Footage | 65,226 |
| Site Size (acres) | 4.112 |
| Total No. Relocatable Classrooms** | 4 |
| Total No. Permanent Classrooms | 34 |
| Total No. Parking Stalls | 98 |

*This Master Plan Update for Ashley Falls includes modernization throughout the campus as well as conversion of the Library to an Innovation Center and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. Minor improvements are also proposed for the existing Early Childhood Development Center (ECDC). There are additional components shown, aligning this Update with the 2014 FMP, along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

***Relocatable Classrooms on this site are dedicated to the ECDC.*

# Ashley Falls

## Existing Site Assessment

*Ashley Falls School was built in 1998. It includes a plaster skinned single story building including classrooms, administration and support space; a two story classroom building; a group of relocatable buildings that house the Early Childhood Development Center (ECDC); and a freestanding Multi Use Room (MUR) which was constructed along with the original buildings.*

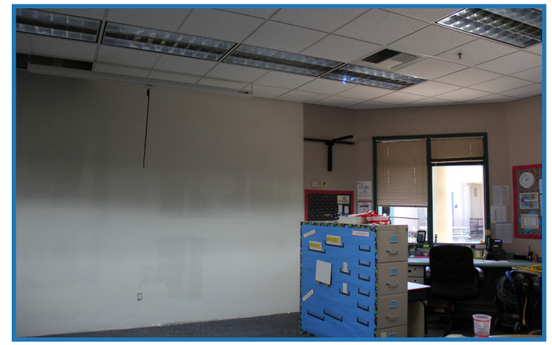
*Classrooms are configured along a wide, single-loaded interior hallway which includes general break-out support spaces. This existing configuration presents great opportunity for Modern Learning Studio transformation, including expanding the existing classroom spaces into the hallways and providing joint-use break out learning spaces that can be used as quiet spaces, maker spaces or small teaching studios. It is also proposed to provide direct classroom connection to the exterior with an enlarged glazed entrance from the main interior quad, presenting opportunity for exterior classroom space.*

*The Administration front office space, while adequate in size, requires reconfiguration to provide better visibility of the main entry and added security for visitor access.*

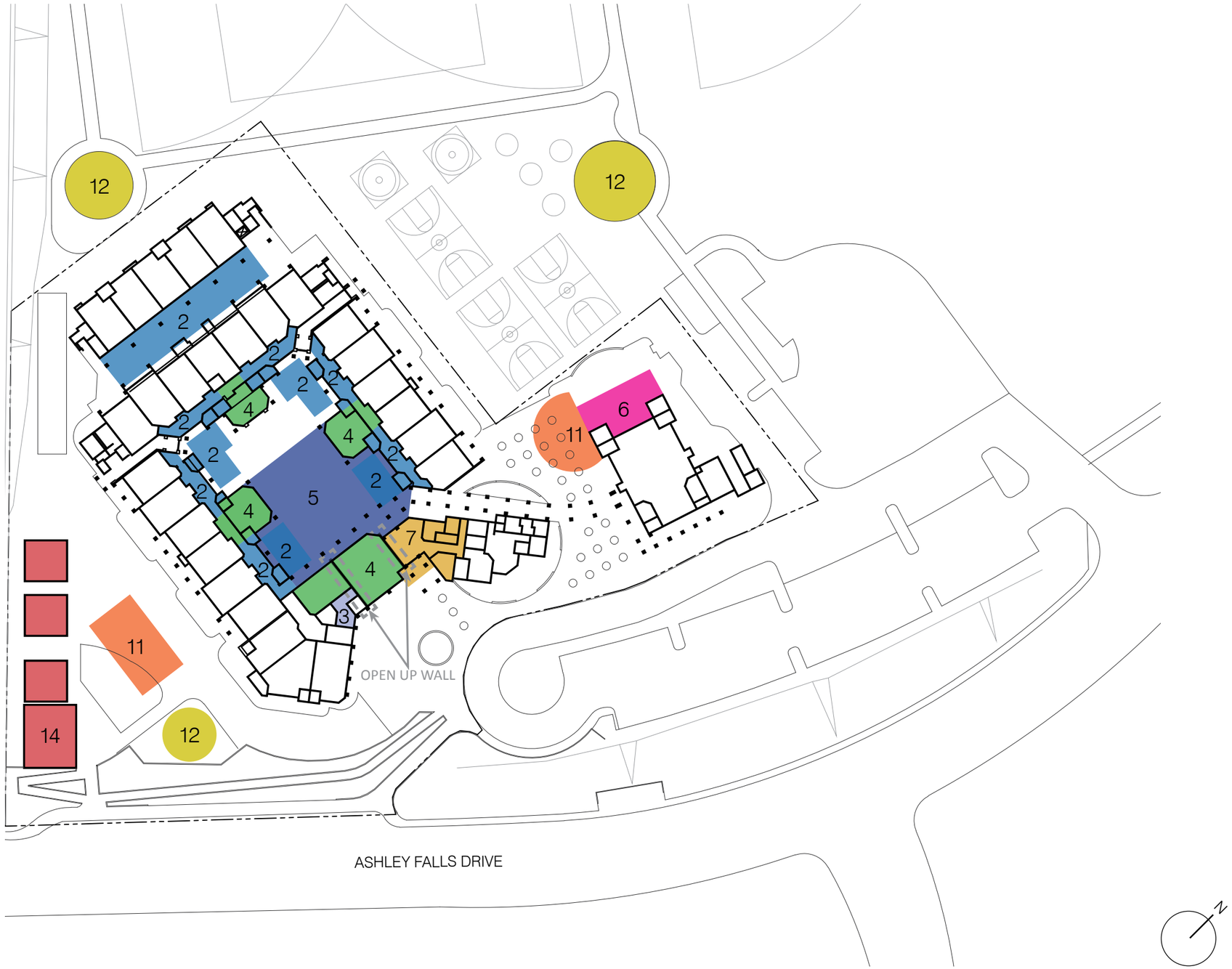
*The Library space is directly adjacent to the front office with little connection to the main entry, campus or daylight. The space currently includes rolling book stacks, a small story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Proposed modernization includes opening up the demising wall between the library and the main entry lobby to engage visitors and students in the activity of learning. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the main quad. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components. Specialty classrooms are proposed to open out into the main quad and directly connect to the activity of the Innovation Center.*

*The MUR is approximately 4,100 square feet and cannot house the entire school at one time. Proposed modernization includes expanding this building by 1,000 square feet to the west and reconfiguring an exterior covered lunch area.*

*The current ECDC is located at the west end of campus, housed within five portable classrooms. This Update proposes minor modernization to improve student safety and learning conditions.*



# Ashley Falls




Part 3.1.1

## SCOPE OUTLINE

1. MODERNIZATION / RENOVATION
   - PAINT ALL EXTERIOR SURFACES
   - REPLACE ALL ROOFING AND HVAC UNITS
2. MODERN LEARNING STUDIO
   - RECONFIGURE HALLWAYS AND QUIET ROOMS TO BE PART OF CLASSROOM AREAS. PROVIDE ENTRANCES TO CLASSROOMS DIRECTLY FROM CENTRAL QUAD AREA. ENHANCE PAVEMENT TO PROVIDE ENTRY TO CLASSROOMS.
   - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
   - MODERN LEARNING STUDIO SHARED OUTDOOR SPACE: INSTALL NEW RAISED SEATS/PLANTER WALLS, NEW PAVING AND LANDSCAPE OUTSIDE EACH CLASSROOM
   - REPLACE 2X4 CEILING TILES. GRID AND LIGHT FIXTURES TO REMAIN.
3. TECHNOLOGY INFRASTRUCTURE
   - MECHANICAL UPGRADE TO IMPROVE COOLING CONDITIONS
4. INNOVATION CENTER (5,500 SF)
   - OPEN UP WALL TO ADMINISTRATION AND ADJACENT CLASSROOM TO INCORPORATE AS PART OF INNOVATION CENTER
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - MODIFY LIGHTING AND MECHANICAL DISTRIBUTION
   - ENCLOSE APPROXIMATELY 1,000 SF OF EXISTING COVERED EXTERIOR SPACE AT WEST SIDE
7. FRONT OFFICE UPGRADES
   - RECONFIGURATION OF FRONT OFFICE SPACE, INCL. SOFT SECURITY BARRIER
   - EXPAND BUILDING BY MAIN ENTRY AND OPEN UP WALL TO INNOVATION CENTER
   - REMOVE AND REPLACE EXISTING 2X4 SUSPENDED CEILING TILES IN FRONT OFFICE AREA
   - NEW INTERIOR PAINTING
   - NEW DURABLE FLOORING
   - SOFT SECURITY BARRIER
8. PROFESSIONAL LEARNING CENTER
   - INCORPORATE PROFESSIONAL LEARNING CENTER INTO AN EXISTING SPACE
   - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
9. PORTABLE CLASSROOMS TO PERMANENT (NO SCOPE)
10. SECURITY
11. COVERED DINING
    - PROVIDE NEW 1500 SF FABRIC SHADE STRUCTURE
    - PROVIDE NEW OUTDOOR DINING W/ SHADE STRUCTURE ADJACENT TO MUR EXPANSION
    - REPLACE LUNCH TABLES
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF (ALREADY COMPLETED)
14. EARLY CHILDHOOD DEVELOPMENT CENTER
    - MINOR MODERNIZATION

*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.*



Del Mar union school district

obr ARCHITECTURE ART EVENT


# Carmel Del Mar School

## Site Summary

12345 Carmel Park Drive
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 1991 |
| Total Student Capacity | 534* |
| Square Footage | 46,644 |
| Site Size (acres) | 3.02 |
| Total No. Relocatables Classrooms | 4 |
| Total No. Permanent Classrooms | 30 |
| Total No. Parking Stalls | 63 |

*This Master Plan Update for Carmel Del Mar expands on modernization work that has already been completed for this site. Since the 2014 FMP, this campus has received new HVAC equipment, new single-ply roofing at flat roof areas and skylight replacement at all classrooms. A set of classrooms have been converted to Modern Learning Studios as part of the District's case study for finishes, furnishings, and technology. The remaining classrooms are proposed to be transformed to Modern Learning Studios as part of this Update. Conversion of the Learning Center to an Innovation Center has been initiated but further development is needed including accessible wheelchair access and connection to the surrounding specialty classrooms. Security upgrades are proposed with exterior lighting upgrades and reconfiguration of the lobby space for better visibility of main entry. The Update also shows removal of four portable classrooms.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Carmel Del Mar

## Existing Site Assessment

*Carmel Del Mar School was constructed in 1991. It is a single story school with one main building with additional relocatable classrooms. The primary material in the permanent buildings is split face concrete block walls with drywall interior finishes. There is a combination of flat and sloped roofs.*

*In 2015, a campus modernization included replacement of all mechanical HVAC systems, replacement of all classroom Kalwall Skylights, new single-ply roofing at the flat roof areas and minor interior finish replacement. This campus has also participated in the District's Modern Learning Studio Pilot program, where a set number of classrooms were tested with new flexible furnishings, writable and adjustable desks, and updated technology. The District has gathered useful insight through this process which will help guide design as they continue to move forward to each campus.*

*Classrooms are grouped in pods which extend out from the library and main exterior gathering space. They are approximately 950 square feet with an internally accessible small group breakout space. With the skylights in place, each classroom already benefits from natural daylight.*

*The Administration front office space, while adequate in size, requires reconfiguration to create a soft security barrier or gateway for new visitors. While floor finishes have been replaced, the existing skylight requires repair and suspended ceilings have reached their lifespan.*

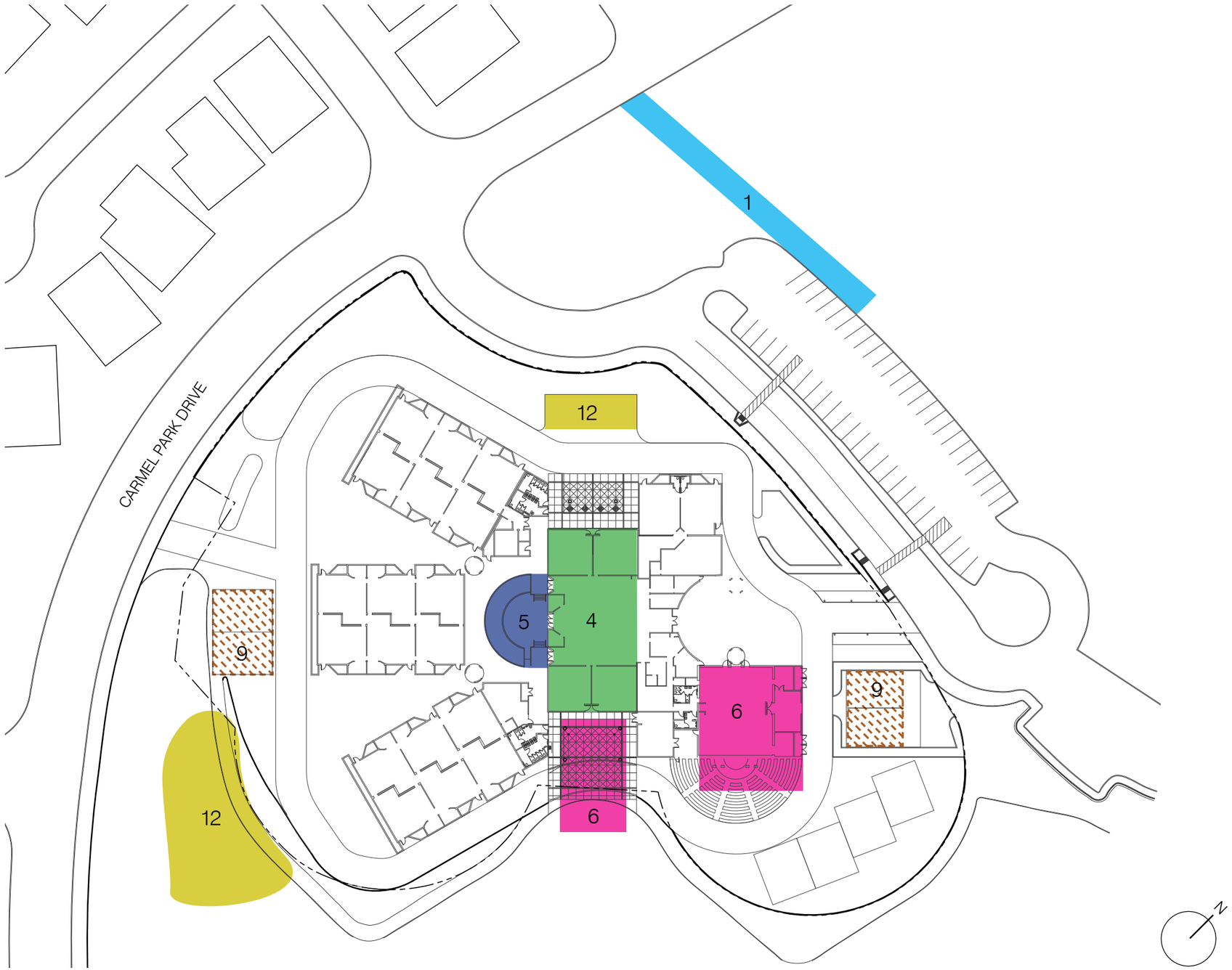
*The Library space (Innovation Center) is open to and directly accessed from the Administration lobby space and has a depressed finished floor with stepped seating and two, small break-out spaces. Subtle ramping is proposed for ADA accessible access to the depressed area. Specialty classrooms (art, science, etc.) surround the recessed area and are proposed to be opened up with large glazed openings. The openness of the space, including the physical and visible connections to the Administration space and specialty classrooms, make this an ideal layout for an Innovation Center, not only for student use but for parents and visitors to connect to the joy of learning from the minute they enter the campus.*

*The Multi Use Room (MUR) is approximately 3,800 square feet and cannot serve the entire school at one time. Proposed modernization includes expansion of the MUR space, reconfiguration of the exterior amphitheater, and new shade coverings at adjacent lunch areas.*

# CARMEL DEL MAR

PART 3.1.2

## SCOPE OUTLINE




1. MODERNIZATION / RENOVATION
   - ROOFING: REPLACE STONE TILE ROOFING WITH STANDING SEAM METAL. ASSUME ADDITION OF 1/2" PLYWOOD THROUGHOUT IN ORDER TO STIFFEN UP DIAPHRAGM.
   - PAINT EXTERIOR TRIM THROUGHOUT. WALLS ARE CMU, NO WORK NECESSARY.
   - REPLACE APPROXIMATELY 200 LINEAR FEET OF UNDERGROUND SEWER LINE THAT RUNS NORTH TO SOUTH THROUGH AC PLAY AREA AND LOWER GRASS PLAYFIELDS
   - INSTALL NEW ADA ACCESSIBLE RAMP FROM UPPER PAVED AREA DOWN TO LOWER GRASS AREA
   - INSTALL NEW ADA ACCESSIBLE RAMP FROM CARMEL PARK DRIVE TO NORTH SIDE OF PARKING LOT
2. MODERN LEARNING STUDIO
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (8,000 SF)
   - PROVIDE ADA ACCESSIBLE RAMP TO LOWER LEVEL FLOOR AREA, INCORPORATING SHELVING, SEATING AND COLLABORATIVE SPACE ALONG RAMP PATH
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - REMOVE EXISTING SHADE STRUCTURE SOUTH OF MUR
   - NEW SHADE STRUCTURE OF EQUAL TYPE AND SIZE FURTHER WEST OF CURRENT LOCATION
   - EXPAND MUR MAIN ROOM APPROXIMATELY 1000 SF TO SOUTH
   - ADD 500 SF FOOD SERVERY ADJACENT TO NEW MAIN ROOM EXPANSION
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 (4) EXISTING PORTABLE BUILDINGS FROM CAMPUS
10. SECURITY
11. COVERED DINING
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF (ALREADY COMPLETED)
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

*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.*

Del Mar union school district

obr ARCHITECTURE ART EVENT


# Del Mar Heights School

## Site Summary

13555 Boquita Drive
Del Mar, CA 92014

| | |
|---|---|
| Year Constructed | 1959 |
| Total Student Capacity | 531* |
| Square Footage | 52,406 |
| Site Size (acres) | 10.85 |
| Total No. Relocatables Classrooms | 13 |
| Total No. Permanent Classrooms | 22 |
| Total No. Parking Stalls | 48 |

*This Master Plan Update for Del Mar Heights proposes a complete redevelopment of this entire site, due to the age of the existing facilities, cost for modernization, inefficient classroom design, and poor site layout related to safety and transportation.*

*Based on enrollment projections, the redeveloped campus will be designed to accommodate approximately 500 students. Additionally, specific attention shall be given to improving site layout related to parking, transportation and safety. All classrooms proposed shall be Modern Learning Studios with four specialty classrooms directly connected to the Innovation Center. The new campus design shall be aligned with the vision of "District Design 2022" and shall include all components of the Scope of Work defined within this Update, as applicable to new construction.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Del Mar Heights

## Existing Site Assessment

*Del Mar Heights School was constructed in 1959 and is the oldest site within the District. It is a single story school with multiple hexagonal buildings and additional relocatable classrooms. The primary material in the permanent buildings is plaster with drywall interior finishes. Roofs are flat, built up with gravel ballast. Hexagonal metal panels surround the buildings' fascia in an attempt to provide shade.*

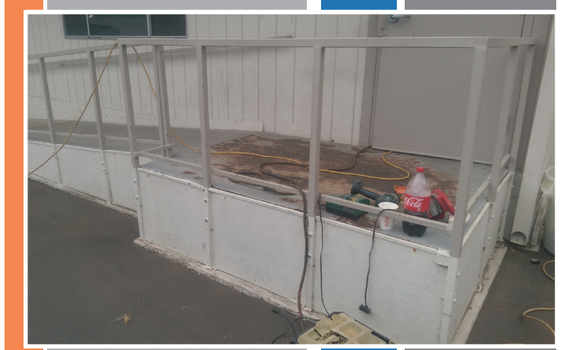
*Classrooms are approximately 900-950 square feet with an underutilized, internally accessible shared work space. The rooms are all triangular as dictated by the building geometry, which has limited classroom flexibility, daylighting opportunities, and wall space.*

*Campus buildings are right up against an undersized parking lot with a security fence and poor wayfinding to the main entry. The Multi Use Room (MUR) is positioned adjacent to the parking lot with ease of access but is disassociated from the campus and cannot house the entire student population at one time.*

*The site's building systems and underground utilities also require extensive repair or complete replacement. The plumbing throughout the campus requires replacement; roofing and associated HVAC mechanical units require replacement; all thirteen portable classrooms require replacement.*

*With the campus reaching 60 years of age, these deficiencies in functionality, in addition to weathered building systems, make clear that the site requires a reconstruction. Both heavy modernization and completely new construction have been evaluated for value and cost and it is clear that the cost for modernization will not save the District or community greatly enough to warrant remaining in facilities that limit opportunity for innovation.*

*This FMP proposes complete campus tear down and construction of a new 500-student campus site. Given the expansive playfield and grounds available, it is proposed to redesign the entire site to accommodate a new campus layout with focus on creation of a central indoor / outdoor hub, a new Innovation Center, Modern Learning Studios, and indoor / outdoor learning environments throughout. The new campus will include an enlarged parking lot with safer drop off zones for both the kindergarten and main campus, a larger MUR space, and enhanced outdoor play areas.*



# Del Mar Hills Academy

## Site Summary

14085 Mango Drive
Del Mar, CA 92014

| | |
|---|---|
| Year Constructed | 1975 |
| Total Student Capacity | 360* |
| Square Footage | 44,043 |
| Site Size (acres) | 8.5 |
| Total No. Relocatables Classrooms | 6 |
| Total No. Permanent Classrooms | 20 |
| Total No. Parking Stalls | 44 |

*This Master Plan Update for Del Mar Hills Academy includes modernization throughout the campus as well as conversion of the Library to an Innovation Center with open connection to the adjacent exterior gathering space and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better security control of the main entry. The Update also shows replacing five portable classrooms with a single story permanent building for five classrooms and restrooms. There are additional components shown, aligning this Update with the 2014 FMP along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Del Mar Hills

## Existing Site Assessment

*Del Mar Hills Academy was constructed in 1975 and is the second oldest site in the District. It is a single story school with a hexagonal building form, similar to Del Mar Heights, with multiple relocatable classrooms and a separate Multi Use Room (MUR) constructed after the original buildings. The primary material of the original building is exposed aggregate concrete panels with overhangs and equipment screens clad with painted wood framing. Roofs are flat, built up with gravel ballast. The site is nestled amongst multiple trees and a rolling green space.*

*Classrooms are approximately 900-950 square feet with an underutilized, internally accessible shared work space. The rooms are all triangular as dictated by the building geometry, which has limited classroom flexibility, daylighting opportunities, and wall space. Some walls have been removed within the classrooms closest to the library in an attempt to make the spaces more flexible and collaborative.*

*In order to improve learning spaces, it is proposed that permanent partitions be removed where possible, and replaced with moveable partition walls. It is also proposed to provide direct classroom connection to the exterior with an enlarged glazed entrances where possible, presenting opportunity for exterior classroom space.*

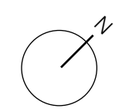
*The point of entry is through the Administration space which is located against the campus' driveway with little room for expansion. Currently visitors can freely walk through the adminstration area further into learning spaces. It is proposed to reconfigure the interior Adminstration space to improve site security and access to the campus. The Library is centrally located with direct connection to an exterior seating area, classrooms and Administration. It is proposed to further open this space to adjacent areas, as well as to the exterior, instituting the District's Innovation Center Prototype.*

*The Multi Use Room (MUR) is a separate building and of newer construction. The restrooms are required to be expanded and upgraded for current accessibility requirements and relocated due to acoustic concerns.*

*The site's building systems and underground utilities also require extensive repair or complete replacement. The plumbing throughout the campus requires replacement; roofing and associated HVAC mechanical units require replacement; all wood trellis and equipment screens require replacement.*

*There are currently (5) portable classroom buildings at the west side of the site, as well as (1) housing the District Technology Department at the east side. The (5) classrooms will be removed and replaced with site improvements. The District Technology Department portable will also be removed once the Department has been rehoused at another district site.*

# Del Mar Hills


## Part 3.1.4

## SCOPE OUTLINE

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.*

Del Mar union school district

obr ARCHITECTURE ART EVENT

# Ocean Air School

## Site Summary

11444 Canter Heights Drive
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 2007 |
| Total Student Capacity | 725* |
| Square Footage | 77,700 |
| Site Size (acres) | 6.07 |
| Total No. Relocatables Classrooms | 2 |
| Total No. Permanent Classrooms | 41 |
| Total No. Parking Stalls | 105 |

*This Master Plan Update for Ocean Air focuses on the conversion of the Library to an Innovation Center and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. There are additional components shown, aligning this Update with the 2014 FMP, along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Ocean Air

## Existing Site Assessment

*Ocean Air School was constructed in 2007. The primary finish on the buildings is plaster with some ledger stone. The buildings are a combination of single and two story.*

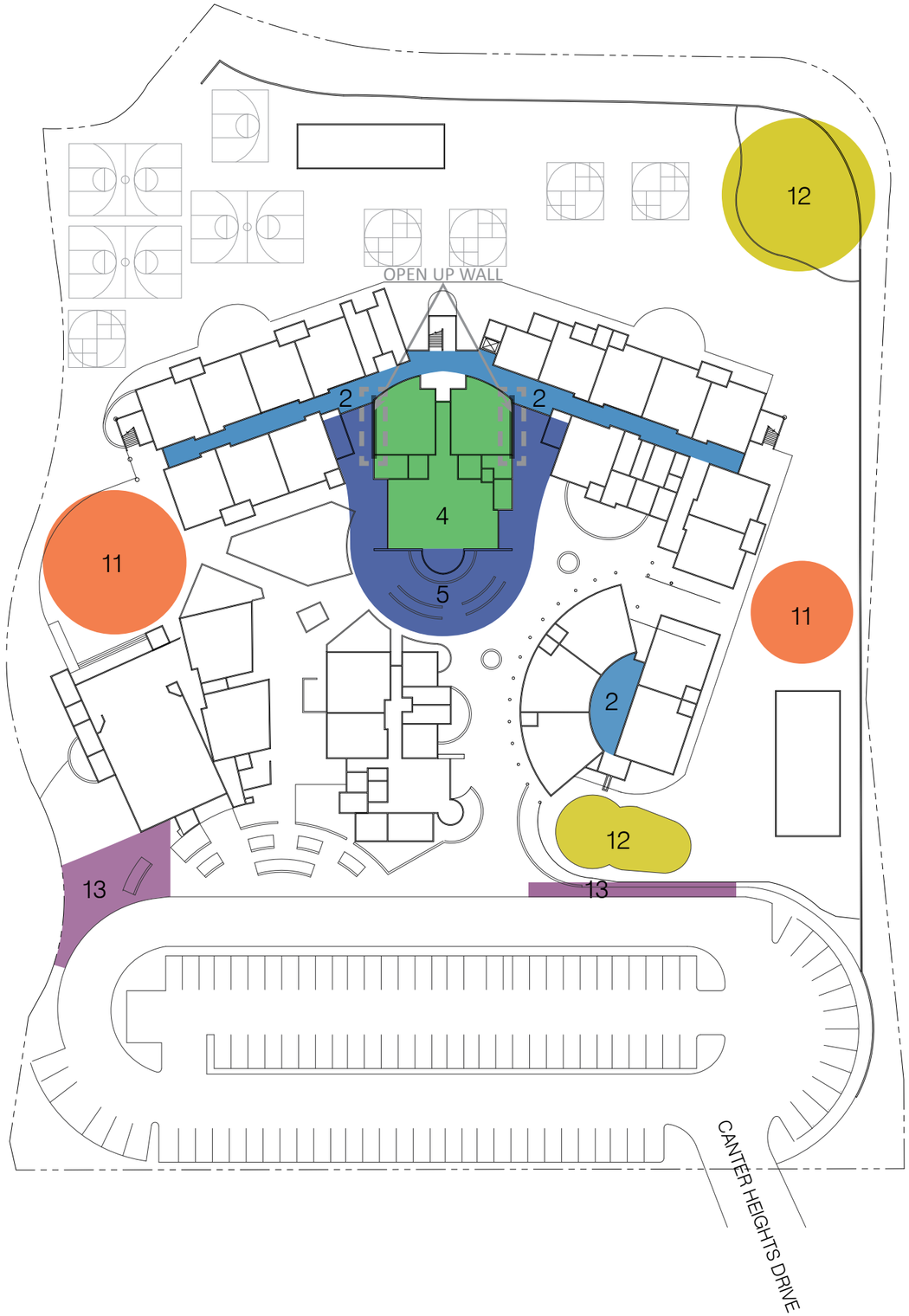
*Classrooms are configured along a double-loaded interior hallway with an additional quiet room and potential for break out and collaboration in circulation areas. This existing configuration presents great opportunity for Modern Learning Studio transformation, including installation of operable partitions between classrooms, modernization of existing quiet spaces as joint-use, quiet or maker spaces, and creation of larger glazed openings in interior classroom / hallway walls.*

*The Administration front office space requires minor modernization to further create a secure entry point and provide direct access to the main quad from the entry lobby.*

*The Library space is located at the center of campus and includes rolling book stacks, a small story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the main quad and dedicated outdoor learning spaces surrounding the perimeter of the Innovation Center. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components.*

*The Multi Use Room (MUR) is over 5,000 square feet and requires minimal modernization such as interior painting and new flooring. Building expansion is not proposed for this site.*

# Ocean Air




N

## Part 3.1.5

## SCOPE OUTLINE

1. MODERNIZATION / RENOVATION (NOT APPLICABLE)
2. MODERN LEARNING STUDIO
   - PROVIDE MOVEABLE PARTITIONS BETWEEN CLASSROOMS (APPROXIMATELY 8 WALLS)
   - UPGRADES TO INTERIOR HALLWAYS BETWEEN CLASSROOMS TO USE AS FLEXIBLE WORKING SPACES (APPROXIMATELY 4,000 SF)
   - CREATE LARGER GLAZED OPENINGS IN INTERIOR WALLS DEMISING CLASSROOMS FROM HALL FOR VISIBILITY OF HALLWAY FLEXIBLE WORKING SPACES
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (4,500 SF)
   - REMOVE LARGE PORTION OF EXTERIOR WALL AT EXISTING CLASSROOMS LOCATED INSIDE INNOVATION CENTER AND REPLACE WITH ENLARGED GLAZED OPENINGS TO CONNECT TO EXTERIOR SPACE
   - CONVERT THESE TWO CLASSROOMS TO INNOVATION CENTER SPACES (ADDITIONAL 2,000 SF)
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - NEW CARPET
   - PAINT ALL INTERIOR TRIM
7. FRONT OFFICE UPGRADES
   - MINOR RECONFIGURATION OF APPROXIMATELY 15 LINEAR FEET OF COUNTER SPACE
   - ADD DOOR FROM LOBBY DIRECTLY INTO QUAD AREA
   - REPLACE EDGE BANDING ON ADMINISTRATION CASEWORK DOORS/DRAWERS, ALL PEELING OR BROKEN
8. PROFESSIONAL LEARNING CENTER
   - INCORPORATE PROFESSIONAL LEARNING CENTER INTO EXISTING CLASSROOM SPACE
   - FLEXIBLE FURNISHINGS
9. PORTABLE CLASSROOMS TO PERMANENT (NO SCOPE)
10. SECURITY
11. COVERED DINING
    - INSTALL NEW 1,500 SF SHADE STRUCTURE AT EAST SIDE
    - CREATE LARGER COVERED LUNCH AREA AT WEST SIDE
    - REPLACE LUNCH TABLES
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF
    - MODIFY CURB SIDE ADJACENT TO KINDER PLAY STRUCTURE TO PROVIDE LANDSCAPE BARRIER AND/OR BOLLARDS
    - RELOCATE EXISTING FIRE HYDRANT ON SOUTHWEST OF CAMPUS
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

*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.*

Del Mar union school district

obr ARCHITECTURE ART EVENT

# Sage Canyon School

## Site Summary

5290 Harvest Run Drive
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 2001 |
| Total Student Capacity | 747* |
| Square Footage | 67,314 |
| Site Size (acres) | 5.3 |
| Total No. Relocatables Classrooms | 10 |
| Total No. Permanent Classrooms | 34 |
| Total No. Parking Stalls | 66 |

*This Master Plan Update for Sage Canyon includes modernization throughout the campus as well as conversion of the Library to an Innovation Center with open connection to the main entry / administration space and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. The Update also shows replacing eight portable classrooms with a single story permanent building for four classrooms, restrooms, and a professional learning center. The After School Program (three classrooms) is also proposed to be housed in a permanent, single story building. There are additional components shown, aligning this Update with the 2014 FMP along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Sage Canyon

## Existing Site Assessment

*Sage Canyon School was built in 2001. It includes a plaster skinned, single story building including classrooms, administration, and support space; a two story classroom building; a group of relocatable buildings that house classrooms as well as the After School Program (ASP); and a freestanding Multi Use Room (MUR) which was constructed along with the original buildings.*

*Classrooms are configured along a wide, single-loaded interior hallway which includes general break-out support spaces. This existing configuration presents great opportunity for Modern Learning Studio transformation, including expanding the existing classroom spaces into the hallways and providing joint-use break out learning spaces that can be used as quiet spaces, maker spaces, or small teaching studios. It is also proposed to provide direct classroom connection to the exterior with an enlarged glazed entrance from the main interior quad, presenting opportunity for exterior classroom space.*

*The Administration front office space, while adequate in size, requires reconfiguration to provide better visibility of the main entry and added security for visitor access.*

*The Library space is directly adjacent to the front office with little connection to the main entry, campus or daylight. The space currently includes rolling book stacks, a small story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Proposed modernization includes opening up the demising wall between the library and the main entry lobby to engage visitors and students in the activity of learning. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the main quad. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components. Specialty classrooms are proposed to open out into the main quad and directly connect to the activity of the Innovation Center.*

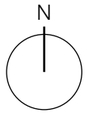
*The MUR is approximately 4,100 square feet and cannot house the entire school at one time. Proposed modernization includes expanding this building by 1,000 square feet to the west and reconfiguring an exterior covered lunch area.*

*A permanent single story classroom building is proposed on the west side of campus to replace four portable classrooms and provide dedicated space for a professional learning center.*

*On the southeast end of campus, a permanent single story three classroom building is proposed to house the ASP, removing the existing portables from campus.*



# SAGE CANYON


PART 3.1.6

## SCOPE OUTLINE

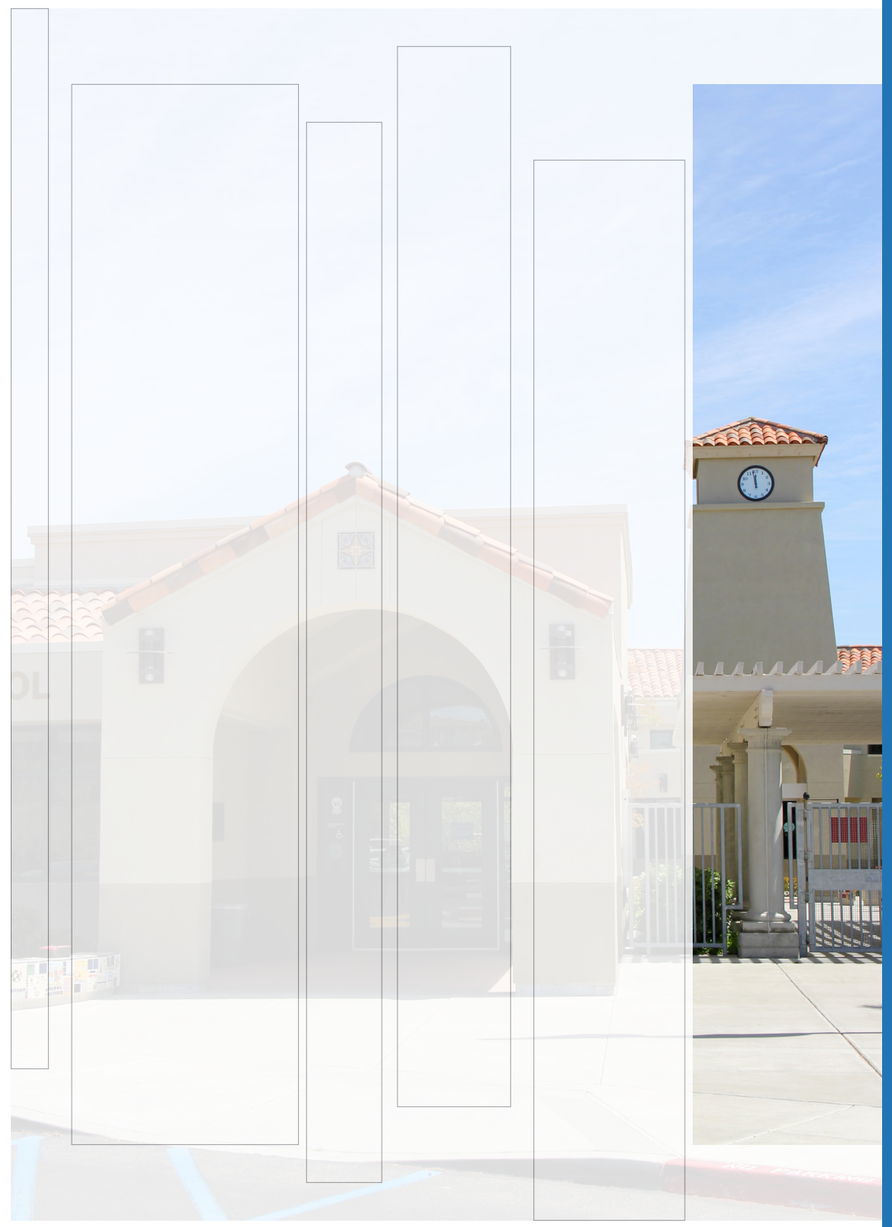
1. MODERNIZATION / RENOVATION
   - REPLACE ALL ROOFING AND HVAC UNITS
   - PAINT ALL EXTERIOR SURFACES AND CHAIN LINK FENCE POSTS
2. MODERN LEARNING STUDIO
   - RECONFIGURE HALLWAYS AND QUIET ROOMS TO BE PART OF CLASSROOM AREAS. PROVIDE ENTRANCES TO CLASSROOMS DIRECTLY FROM CENTRAL QUAD AREA. ENHANCE PAVEMENT TO PROVIDE ENTRY TO (18) CLASSROOMS
   - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
   - REPLACE 2X4 CEILING TILES. GRID & LIGHT FIXTURES TO REMAIN.
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (5,500 SF)
   - ADD 1,000 SF NEW CONSTRUCTION AT NORTH END OF QUAD AREA -SIMILAR TO ASHLEY FALLS QUAD
   - EXPAND BY MAIN ENTRY AND OPEN UP WALL TO ADMINISTRATION AND ADJACENT CLASSROOM TO INCORPORATE AS PART OF INNOVATION CENTER
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - ENCLOSE APPROXIMATELY 1,000 SF OF EXISTING COVERED EXTERIOR SPACE AT WEST SIDE
7. FRONT OFFICE UPGRADES
   - RECONFIGURATION OF ENTIRE OFFICE SPACE.
   - EXPAND BY MAIN ENTRY AND OPEN UP WALL TO INNOVATION CENTER
8. PROFESSIONAL LEARNING CENTER
   - INCORPORATE ADDITIONAL CLASSROOM (1,000 SF) IN NEW BUILDING FOR PROFESSIONAL LEARNING CENTER, SEE ITEM 9
   - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
9. PORTABLE CLASSROOMS TO PERMANENT
   - REMOVE (8) EXISTING PORTABLE BUILDINGS FROM CAMPUS
   - NEW (4) CLASSROOM 1-STORY BUILDING
   - IMPROVE SITE AREA BETWEEN NEW AND EXISTING BUILDING FOR OUTDOOR LEARNING OPPORTUNITY
   - REMOVE (2) PORTABLE BUILDINGS WEST OF KINDERGARTEN
   - NEW (3) CLASSROOM SINGLE STORY BUILDING
10. SECURITY
11. COVERED DINING
    - PROVIDE NEW 1,500 SF FABRIC SHADE STRUCTURE
    - REPLACE AND ENLARGE LUNCH SHELTER EAST OF MUR
    - REPLACE LUNCH TABLES
12. PLAY IMPROVEMENTS
    - INSTALL PASSIVE PARK ELEMENTS IN NORTHEAST CORNER OF SITE WHERE CURRENT AC PAVING EXISTS, APPROXIMATELY 8,000 SF. PAVEMENT, LANDSCAPING, TRAIL, ETC.
13. PARKING LOT/BUS DROP-OFF (NO SCOPE)
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

*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.*



Del Mar union school district

obr ARCHITECTURE ART EVENT



# Sycamore Ridge School

## Site Summary

5333 Old Carmel Valley Road
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 2005 |
| Total Student Capacity | 627* |
| Square Footage | 76,290 |
| Site Size (acres) | 11.33 |
| Total No. Relocatables Classrooms | 0 |
| Total No. Permanent Classrooms | 39 |
| Total No. Parking Stalls | 86 |

*This Master Plan Update for Sycamore Ridge includes modernization throughout the campus as well as conversion of the Library to an Innovation Center and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. There are additional components shown, aligning this Update with the 2014 FMP along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Sycamore Ridge

## Existing Site Assessment

*Sycamore Ridge School was constructed in 2005. It includes a plaster skinned, single story building including classrooms wings, administration, and support space; a central exterior quad; and a Multi Use Room (MUR) which was constructed along with the original buildings.*

*Classrooms are configured along a wide double-loaded interior hallway which includes general break-out support spaces. This existing configuration presents great opportunity for Modern Learning Studio transformation, including upgrades to the existing interior hallways for joint-use work space and quiet learning space; and direct classroom connection to the exterior with an enlarged glazed entrance and outdoor learning area.*

*The Administration front office space, while adequate in size, requires total reconfiguration to provide better work place efficiency and to provide a dedicated entry gateway for visibility and management of visitors.*

*The Library space is located at the center of campus and includes rolling book stacks, a small story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the main quad and dedicated outdoor learning spaces surrounding the perimeter of the Innovation Center. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components. Specialty classrooms are proposed to be relocated around the Innovation Center and main quad.*

*The Multi Use Room (MUR) is over 5,000 square feet and requires little modernization, including updates to interior painting and finishes. Expansion is not proposed at this site.*

# SYCAMORE RIDGE


PART 3.1.7

## SCOPE OUTLINE

1. MODERNIZATION / RENOVATION
   - PAINT ALL EXTERIOR SURFACES
   - UPDATE WATER SERVICE LINE
2. MODERN LEARNING STUDIO
   - UPGRADES TO INTERIOR HALLWAYS BETWEEN CLASSROOMS TO USE AS FLEXIBLE WORKING SPACES (APPROXIMATELY 3,500 SF)
   - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
   - MODERN LEARNING STUDIO OUTDOOR SPACE: INSTALL NEW RAISED SEATS/PLANTER WALLS, NEW PAVING AND LANDSCAPE OUTSIDE EACH CLASSROOM
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (5,500 SF)
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - NEW CARPET AND PAINT
7. FRONT OFFICE UPGRADES
   - RECONFIGURATION OF FRONT OFFICE SPACE
8. PROFESSIONAL LEARNING CENTER
   - INCORPORATE PROFESSIONAL LEARNING CENTER INTO EXISTING SPACE
9. PORTABLE CLASSROOMS TO PERMANENT (NOT APPLICABLE)
10. SECURITY
11. COVERED DINING
    - REPLACE LUNCH TABLES
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF (NO SCOPE)
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

*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.*

# Torrey Hills School

## Site Summary

10830 Calle Mar De Mariposa
San Diego, CA 92130

| | |
|---|---|
| Year Constructed | 2002 |
| Total Student Capacity | 627* |
| Square Footage | 65,313 |
| Site Size (acres) | 11.4 |
| Total No. Relocatables Classrooms | 8 |
| Total No. Permanent Classrooms | 40 |
| Total No. Parking Stalls | 82 |

*This Master Plan Update for Torrey Hills includes modernization throughout the campus as well as conversion of the Library to an Innovation Center and transformation of all classrooms to Modern Learning Studios. Security upgrades are proposed with energy efficient exterior lighting, exterior security cameras, and reconfiguration of the lobby space for better visibility of the main entry. This Update also shows modernization of the six modular classrooms at the north end of campus. Playfield upgrades are also proposed. There are additional components shown, aligning this Update with the 2014 FMP, along with additional input provided by the District's focus group.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# Torrey Hills

## Existing Site Assessment


*Torrey Hills School was constructed in 2002. It includes multiple plaster skinned, single story buildings with steel-framed covered walkways, eight Modular classrooms, a Multi Use Room (MUR), and a Library Building. Roofing is a combination of flat and sloped roofs.*

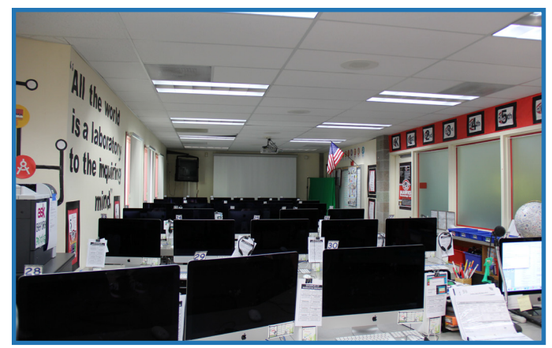
*Classrooms are approximately 900 square feet with internally accessible break out spaces. Proposed modernization to a Modern Learning Studio layout includes an enlarged glazed entrance with associated outdoor learning area for each classroom.*

*The Administration front office space, while adequate in size, requires reconfiguration at the lobby space to provide a dedicated entry gateway for secure visibility and management of visitors.*

*The Library space is located at southeast end of campus and includes rolling book stacks, a story-time area, and a computer lab. With the Innovation Center's charge, it is proposed to transform this space as the campus hub. Enhanced daylighting and a connection to the exterior is proposed with an enlarged glazed entrance from the adjacent quad. Existing quads shall be transformed into areas of outdoor learning, as expansion of the Innovation Center. The interior space and furnishings shall be reconfigured to support collaborative learning, flexibility and varied technological components. Specialty classrooms are located around the main quad and shall be modernized with new finishes and large glazed openings for direct connection to the main quad.*

*The MUR is approximately 3,500 square feet and cannot house the entire school at one time. Proposed modernization includes expanding this building by 1,000 square feet and relocating the existing exterior lunch area to the north, moving it out of the natural wind path.*

*The six Modular classrooms located at the north end of campus are proposed to be modernized with new interior finishes, lighting, and mechanical systems.*


# Torrey Hills


## Part 3.1.8
## SCOPE OUTLINE

1. MODERNIZATION / RENOVATION
   - ROOFING: REPLACE FLAT ROOF AREAS ONLY
   - UPGRADE HVAC UNITS
   - UPDATE WATER SERVICE LINE
2. MODERN LEARNING STUDIO
   - MODERN LEARNING STUDIO OUTDOOR CONNECTION: REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
   - MODERN LEARNING STUDIO OUTDOOR SPACE: INSTALL NEW RAISED SEATS/PLANTER WALLS, NEW PAVING AND LANDSCAPE OUTSIDE EACH CLASSROOM EXTERIOR
   - REPLACE ALL VERTICAL BLINDS WITH NEW WINDOW COVERINGS
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (5,500 SF)
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
   - CURRENTLY TOO SMALL, EXPAND 1,000 SF
   - NEW CARPET AND PAINT
7. FRONT OFFICE UPGRADES
   - RECONFIGURE LOBBY DESKS AND CASEWORK TO PROVIDE SOFT SECURITY BARRIER
   - NEW INTERIOR PAINTING
   - NEW DURABLE FLOORING
8. PROFESSIONAL LEARNING CENTER
   - INCORPORATE PROFESSIONAL LEARNING CENTER INTO EXISTING CLASSROOM SPACE
   - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
9. MODULAR CLASSROOMS
   - MODERNIZE (6) EXISTING MODULAR CLASSROOMS (REPLACE FLOORING, CEILINGS, LIGHTING, BLINDS, HVAC UNITS)
10. SECURITY
11. COVERED DINING
    - INSTALL NEW 1,500 SF SHADE STRUCTURE NORTH OF MUR
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP-OFF
    - INSTALL DECORATIVE BOLLARDS ALONG DROP-OFF CURB LINE
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

*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.*

Del Mar union school district

obr ARCHITECTURE ART EVENT

# NEW SCHOOL FACILITIES

## EAST PACIFIC HIGHLANDS RANCH SCHOOL

## New 450 Student Campus

Solterra Vista Parkway
San Diego, CA 92130

| | |
|---|---|
| Proposed Construction Year | 2020 |
| Total Student Capacity | 456* |
| Proposed Square Footage | 55,488 |
| Site Size (acres) | 10.5 |
| Proposed No. Permanent Classrooms | 30 |
| Proposed Parking Size (sf) | 150,000 |

*This Master Plan Update proposes a completely new 450 student campus development, East Pacific Highlands Ranch. This Update proposes completing construction work over approximately 2-1/2 years. The new campus design shall be aligned with the vision of "District Design 2022" and shall include all components of the Scope of Work defined within this Update, as applicable to new construction. The District also proposes to potentially add a new Central Kitchen facility to this campus as well as relocate the Technology Offices from Del Mar Hills and move the Main Distribution Frame (MDF) from Ashley Falls to this site.*

**Total Student Capacity is based on approximately 24 students per standard classroom. Some available classrooms are also dedicated to special programs.*

# East Pacific Highlands Ranch School

# TOTAL STUDENT CAPACITY 2017/18 ENROLLMENT

| ROOM TYPE | STUDENTS PER ROOM | ASHLEY FALLS | | CARMEL DEL MAR | | DEL MAR HEIGHTS | | DEL MAR HILLS | | OCEAN AIR | | SAGE CANYON | | SYCAMORE RIDGE | | TORREY HILLS | | EAST PACIFIC HIGHLANDS RANCH | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* | *Rooms* | *Students* |
| CLASSROOM K-3 | 22 | 12 | 264 | 12 | 264 | 13 | 286 | 9 | 198 | 17 | 374 | 18 | 396 | 15 | 330 | 15 | 330 | - | - |
| CLASSROOM 4-6 | 27 | 9 | 243 | 10 | 270 | 9 | 243 | 6 | 162 | 13 | 351 | 13 | 351 | 11 | 297 | 11 | 297 | - | - |
| SPECIALTY CLASSROOM ^ | - | 13 | - | 12 | - | 13 | - | 11 | - | 13 | - | 13 | - | 13 | - | **22 | - | - | - |
| TOTAL CURRENT CAPACITY | - | 21 | ++507 | 22 | 534 | 21 | 529 | 15 | 360 | 30 | 725 | 29 | 747 | 26 | 627 | 26 | 627 | - | - |
| ADDED CAPACITY (K-6)* | 24 | 0 | 0 | -2 | -48 | -1 | -24 | -1 | -24 | 0 | 0 | -2 | -48 | 0 | 0 | 0 | 0 | 19 | 456 |
| ADDED SPECIALTY CLASSROOM | - | 0 | - | -2 | - | - | - | - | - | 0 | - | -1 | - | 0 | - | 0 | - | 11 | - |
| TOTAL FUTURE CAPACITY | | | - | | 486 | | 505 | | 336 | | - | | 699 | | - | | - | | 456 |

| | |
|---|---|
| OVERALL TOTAL CURRENT CAPACITY | 4,656 |
| OVERALL TOTAL FUTURE CAPACITY | 4,968 |

* Increased classroom capacity is based on projected student population growth as evaluated in Davis Demographics' enrollment forecast study prepared for the District in Summer 2017.

^ Specialty Classrooms are those rooms reserved and dedicated to specialty educational programs on each campus. Programs include Special Education, STEAM+, Speech, Occupational Therapy, After School Program, Parent / Teacher Room, etc. These rooms are not included in the overall capacity calculation.

** Ten (10) of the (22) Specialty Classrooms are dedicated to the District's Special Education / Pre-School program (SDC).

++ Ashley Falls School site also includes five portable buildings dedicated to the Early Childhood Development Center (ECDC). Total capacity for this site excludes these buildings.

# Project Cost Estimate

*The following estimate reflects fair construction value and is based on standard industry practice, professional experience, and knowledge of the local construction market costs. Prices are based on local prevailing wage construction costs at the time the estimate was prepared.*

*This estimate assumes construction being completed over a ten year period, with a mid-point of construction in 2024. Escalation has been added to the estimate to reflect the anticipated increases in labor and materials up until the mid point of construction. Project soft costs are also included (design fees, geotechnical reports, permits, etc.) and calculated as a percentage of the escalated construction cost.*

# Project Cost Estimate



| BASE SCOPE | ASHLEY FALLS | CARMEL DM | DM HEIGHTS | DM HILLS | OCEAN AIR | SAGE CANYON | SYCAMORE RIDGE | TORREY HILLS | EAST PACIFIC H.R. | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 MODERNIZATION / RENOVATION | $1,238,532 | $1,334,959 | | $2,379,008 | | $1,260,271 | $201,186 | $1,449,081 | | $7,863,037 |
| 2 MODERN LEARNING STUDIOS | $3,546,520 | $2,039,615 | | $2,578,946 | $3,814,769 | $3,073,865 | $5,379,868 | $7,874,939 | | $28,308,522 |
| 3 TECHNOLOGY INFRASTRUCTURE | $704,958 | $335,311 | | $335,311 | $335,311 | $335,311 | $335,311 | $335,311 | | $2,716,824 |
| 4 INNOVATION CENTER | $665,258 | $785,970 | | $646,815 | $262,884 | $1,195,049 | $509,673 | $262,884 | | $4,328,533 |
| 5 EXTERIOR INNOVATION CENTER | | | | | | | | | | Included abv. |
| 6 MUR UPGRADES | $1,035,575 | $1,248,699 | | $442,611 | $23,472 | $764,510 | $213,258 | $735,539 | | $4,463,664 |
| 7 FRONT OFFICE UPGRADES | $409,080 | $99,252 | | $362,136 | $18,107 | $409,080 | $419,139 | $107,300 | | $1,824,094 |
| 8 PROFESSIONAL LEARNING CENTER | $40,237 | $40,237 | | $40,237 | $40,237 | $40,237 | | $40,237 | | $241,422 |
| 9 PORTABLE CLASSROOMS TO PERMANENT | | | | $4,939,135 | | $6,277,027 | | | | $11,216,162 |
| 10 SECURITY | $214,599 | $107,300 | | $107,300 | $107,300 | $107,300 | $107,300 | $107,300 | | $858,399 |
| 11 COVERED DINING | $231,365 | | | $258,190 | $368,842 | $499,614 | $40,237 | $301,780 | | $1,700,028 |
| 12 PLAY IMPROVEMENTS | $4,186,285 | $3,006,904 | | $2,897,089 | $268,249 | $4,342,951 | $1,790,093 | $1,869,025 | | $18,360,596 |
| 13 PARKING LOT/BUS DROP-OFF | | | | $134,125 | $23,472 | | | | | $157,597 |
| 14 EARLY CHILDHOOD DEVELOPMENT CENTER | **$402,374 | | | | | | | | | $402,374 |
| 15 SOLAR ALLOWANCE | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $9,000,000 |
| 16 CENTRAL KITCHEN | | | | | | | | | $2,446,099 | $2,446,099 |
| 17 TECHNOLOGY CENTER | | | | | | | | | $854,217 | $854,217 |
| 16 DEL MAR HEIGHTS REBUILD | | | $38,790,,624 | | | | | | | $38,790,624 |
| 17 EAST PACIFIC HIGHLANDS RANCH SCHOOL | | | | | | | | | $35,011,599 | $35,011,599 |
| CONSTRUCTION COST SUBTOTAL (04/16/18) | $13,674,783 | $9,998,247 | $39,790,624 | $16,120,903 | $6,262,643 | $19,305,214 | $9,996,065 | $14,083,396 | $39,311,915 | $168,543,791 |
| SOFT COSTS (24.2%)* | $3,309,298 | $2,419,576 | $9,629,331 | $3,901,258 | $1,515,560 | $4,671,862 | $2,419,048 | $3,408,182 | $9,513,483 | $40,787,597 |
| TOTAL PROJECT COST (04/16/18) | $16,984,081 | $12,417,823 | $49,419,955 | $20,022,161 | $7,778,203 | $23,977,076 | $12,415,113 | $17,491,578 | ++$48,825,398 | $209,331,388 |
| Option 1: Construction Midpoint 2021 (12% Escalation)^ | $19,022,171 | $13,907,962 | $55,350,350 | $22,424,821 | $8,711,587 | $26,854,325 | $13,904,927 | $19,590,568 | $54,684,446 | $234,451,155 |
| Option 2: Construction Midpoint 2024 (24% Escalation)^ | $21,060,261 | $15,398,100 | $61,280,744 | $24,827,480 | $9,644,972 | $29,731,574 | $15,394,740 | $21,689,556 | $60,543,494 | $271,970,922 |

* Soft Costs include design fees, topographic surveys, geotechnical reports, hazardous material reports/abatement, off-site fabrication / testing, permits, District project management, District construction contingency, and miscellaneous costs such as field change directives, special inspections, coastal commission requirements, etc.

** Minor Modernization proposed for the existing Early Childhood Development Center (5 portable buildings).

^ Cost analysis assumes 4% annual escalation. Option 1 assumes project design starts 08/30/2018, with construction midpoint in 3 years. Option 2 assumes design and construction projects are spread over a 10-year bond period, with escalation to the midpoint of construction or 6 years from 08/30/18.

++ Total Project Cost for East Pacific Highlands Ranch School does not include land acquisition.

## Belief Statement:

We must seize opportunities to revolutionize the traditional school system to better prepare today's students. A wise investment in time and resources will radically change and improve the school experience.

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.

*-District Design 2022*

## Conclusion Statement

*It is with excitement and passion for the students' enriched experience that the Del Mar Union School District moves forward toward their goal to transform the way they teach and guide the innovators of tomorrow. This Facilities Master Plan Update informs the major design and modernization efforts required for each campus and the associated projected costs.*

*Next Steps:*

1. FACILITIES MASTER PLAN
   - DISTRICT BOARD ACCEPTANCE OF FACILITIES MASTER PLAN UPDATE
   - DISTRICT PRESENTATIONS
   - COMMUNITY PRESENTATIONS
2. PRIORITIZATION
   - FINALIZE PRIORITY LIST OF SCOPE CATEGORY OR CAMPUS WORK TO BE COMPLETED
   - SELECTION BASED ON MOST COST EFFECTIVE APPROACH / CAMPUS IN MOST NEED
   - CREATE SCHEDULE FOR IMPLEMENTATION OF FACILITIES MASTER PLAN UPDATE
3. DESIGN
   - ENGAGE WITH ARCHITECTURAL DESIGN TEAM FOR PROGRAMMING AND SCHEMATIC DESIGN OF FIRST PROJECT(S)
   - ENGAGE WITH DISTRICT STAFF, PARENTS AND COMMUNITY FOR DESIGN REVIEW

# References


DMUSD Facilities Master Plan
https://www.dmusd.org/Page/6306

DMUSD District Design 2022
https://www.dmusd.org/Page/1289

DMUSD School Facilities Page
https://www.dmusd.org/domain/1269

California Department of Education's
Guide to School Site Analysis and Development
https://www.cde.ca.gov/ls/fa/sf/guideschoolsite.asp

Campus images taken by OBR Architecture.

Student images provided by DMUSD.

Additional images included in document:

Page 10 - 11
http://www.pfaulong.com/what-does-learning-commons-mean-for-your-school/
http://www.steve-wheeler.co.uk/2012/05/
http://sno-isle.org/libraries-for-future
http://takeheart.us/elementary-school-interior-design.html
http://design39campus.com/about/guiding-principles/overview/

Page 12 - 13
http://www.lakeflato.com/independent-schools/francis-parker-school
http://haltungbewegung.de/
http://www.resourcefurniture.com.au/designing-road-improved-learning-collaboration
http://www10.aeccafe.com/blogs/arch-showcase/2013/05/07/greensburg-schools-kiowa-county-schools-in-kansas-by-bnim/

Page 14 - 15
http://buildingdata.energy.gov/project/living-learning-center-tyson-research-center
http://bora.co/project/shanahan-center-for-teaching-learning/
http://finland.fi/fr/vie-amp-societe/lecole-finlandaise-toujours-mieux/
http://www.bassettiarch.com/index.php/project/raisbeck-aviation-high-school/
http://www.designmena.com/insight/school-design-must-implement-more-collaborative-spaces-says-experts/3
http://www.legat.com/mundelein-high-school-expansion-emphasizes-stem-education-and-workforce-skills/
http://kurani.us/portfolio/10-reasons-to-redesign-your-school-space/
http://libraryscenester.wordpress.com
http://www.interiasystems.com.au/ideas-tips-blog/how-classroom-furniture-affects-student-performance
http://www.lacantinadoors.com/learn/applications
Page 16 - 17
http://blogs.houstonisd.org/news/2013/11/
http://www.lawrenceanderson.net/software-at-the-bluebeam-bar/
http://sno-isle.org/libraries-for-future
http://chirpstory.com/li/326093
http://www.pfaulong.com/what-does-learning-commons-mean-for-your-school/
http://www.organitec.com.mx/escolar.html
http://yusp.squarespace.com/blog/2015/11/5/re-inventing-your-school-for-21st-century-learning-a-how-to-guide
http://design39campus.com/about/guiding-principles/overview/
http://www.brainfeedmagazine.com/designing-educational-spaces/

Page 22 - 23
http://www.legat.com/mundelein-high-school-expansion-emphasizes-stem-education-and-workforce-skills/
http://blogs.houstonisd.org/news/2013/11/
http://bora.co/project/shanahan-center-for-teaching-learning/

Page 24 - 25
http://www.poondesign.com/project/greenman-elementary-school/
https://www.tradedesigns.com.au/about1

Page 26 - 27
http://www.timesfreepress.com/news/local/story/2015/feb/19/hamiltcommissioners-vote-themselves-more-buyi/289047/
http://www.landscapeonline.com/research/article-a.php?number=14964
http://www.fitness-sports.co.uk/adventure-playground/muga-adventure-climbing-equipment.html
http://www.kidspacemuseum.org/news/blog/back-school-good-bad-and-ugly
http://wightco75.com/
http://northcentralnews.net/2013/schools/kids-explore-studies-nature-in-outdoor-class/