

# DEL MAR HEIGHTS SCHOOL REBUILD UPDATE

BOARD OF TRUSTEES MEETING  
JANUARY 22, 2020

## TOPICS TO BE COVERED

- Review – Process of Del Mar Heights School Rebuild
- Site Plan Updates
- Site Information
- Educational Vision



# FMP AND BOND PLANNING

- Facilities Master Plan
  - Developed through exhaustive process
  - Board approved July 25, 2018
- Measure MM
  - Based on Facilities Master Plan
  - Board approved August 6, 2018
  - Passed by community November 6, 2018

# BOARD APPROVED FACILITIES MASTER PLAN – DEL MAR HEIGHTS



*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.*

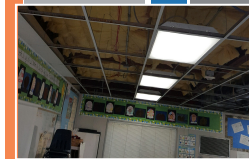
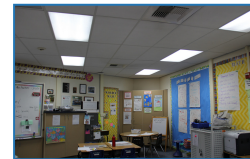
*With the campus reaching 60 years of age, these deficiencies in functionality, in addition to weathered building systems, make clear that the site requires a reconstruction. Both heavy modernization and completely new construction have been evaluated for value and cost and it is clear that the cost 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 HEIGHTS

### EXISTING SITE ASSESSMENT

PART 3.1.3



# BOARD APPROVED FACILITIES MASTER PLAN – DEL MAR HEIGHTS

- Complete campus tear down
- Redesign the entire site
- New campus layout
- Creation of central indoor/outdoor hub
- New Innovation Center, Modern Learning Studios, larger MUR
- Indoor/outdoor learning environments throughout
- Enlarged parking lot with safer drop off zones for both Kindergarten and main campus
- Enhanced outdoor play areas
- Board approved July 25, 2018

# COMMUNITY APPROVED BOND LANGUAGE

## **Del Mar Heights School**

- Redesign and reconstruct the campus. This includes construction and/or reconstruction of classrooms, support buildings, campus administration facilities, and other buildings necessary for non-instructional purposes
- Security/Safety – Update/install security systems, access control, surveillance systems, exterior lighting, office reconfiguration, fencing, and fire alarm systems
- Reconfigure and reconstruct drop off/pick-up areas and parking for improved traffic flow and student safety
- Design, construct and install supporting facilities and infrastructure, including, but not limited to, roadways, electrical systems, plumbing, HVAC, parking, hardscape, interior and exterior lighting, and lighting controls
- Make necessary site improvements including grading, infrastructure, and roadway access
- Install solar energy and/or storage facilities
- Install/replace shade structures
- Repair or upgrade play structures/fields for improved student safety
- Interior lighting and lighting controls
- Improve landscape, drought tolerant materials, irrigation controls, and recycled water (where and as available)
- Provide/install lunch service area
- Provide/install covered student dining area

# COMMUNITY APPROVED BOND LANGUAGE

- Redesign and reconstruct the campus
- Reconfigure and reconstruct drop off/pick-up areas for improved traffic flow and student safety
- Repair or upgrade play structures/fields for improved student safety

# COMMUNITY DESIGN PROCESS

- Spring 2019 – 5 community meetings
  - Community, staff, and district input
  - Goals, Facts, Needs, Concepts
  - Started with no design
  - Input and priorities shaped design
- Fall 2019 – 2 community meetings
  - Shared design updates and gathered input
  - Responded to input and feedback

## DESIGN PRIORITIES - SITE

- Reduce Vehicle Congestion
- Improve Pedestrian Safety
- Maximize On-Site Vehicle Queuing
- Maximize Parking
- Maintain Neighborhood Views
- Emergency Vehicle Access

## DESIGN PRIORITIES - BUILDING

- Campus Interconnection
- Flexibility/Adaptability
- Indoor/Outdoor
- Collaboration and Transparency
- Natural Light and Fresh Air
- Access to Views
- Flexible Technology
- Centrally Located Multi-Use Space



## DESIGN PRIORITIES - FIELDS

- Repair or upgrade play structures/fields for improved student safety
  - Repair/upgrade field surface
  - Grading to improve surface
  - ADA accessible path to provide improved access for students and visitors with disabilities
  - Sprinkler system repairs to reduce breakage and associated holes/unevenness
  - Play structure ground material that is accessible and safer

# BOARD DIRECTION – DECEMBER 2019 BOARD MEETING

- Maintain parking and ingress/egress improvements
- One-story construction



# SITE PLAN DECEMBER 2019



# UPDATED SITE PLAN JANUARY 2020



# REFINEMENTS

- (A) CLASSROOM FLEXIBILITY  
Look at ways to connect classroom groupings and collaboration space to maximize flexibility
- (B) PEDESTRIAN CONNECTION  
Connection at south end.
- (C) DROP OFF  
Centralized to improve student flow into campus.
- (D) AFTER SCHOOL CLASSROOMS  
Classroom size has been optimized.
- (E) LANDSCAPE AREAS  
Perimeter areas have been optimized to create more outdoor educational space.

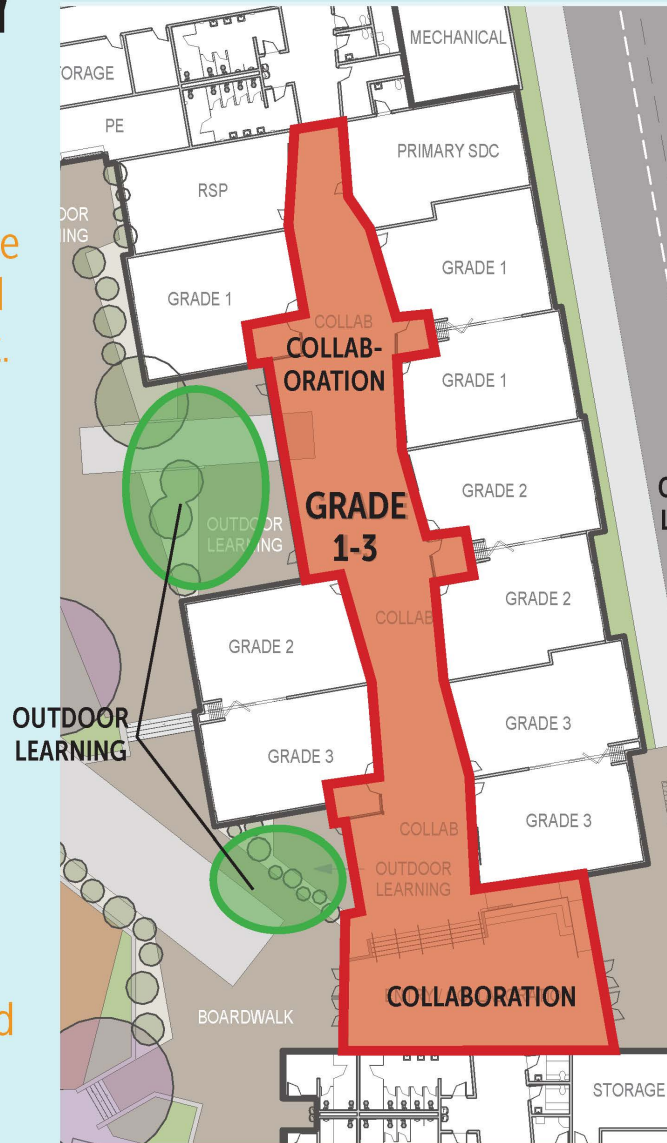


UPDATED SITE PLAN JANUARY 2020

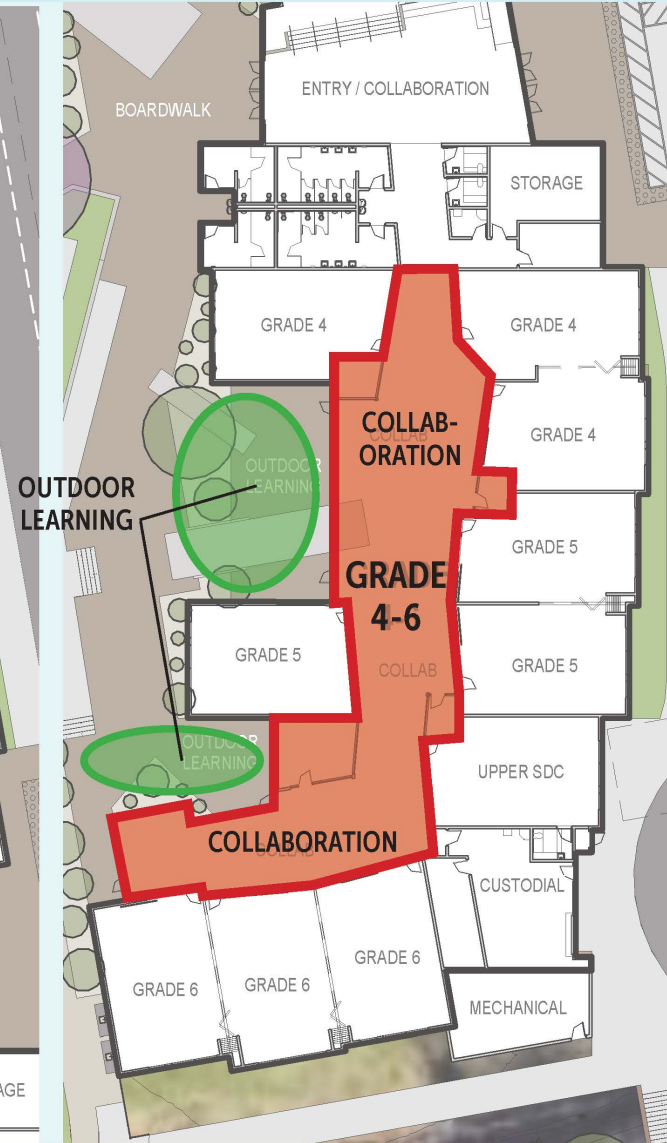
## CLASSROOM FLEXIBILITY

- FLEXIBLE CLASSROOM GROUPINGS  
Groups of three grade spans allow more flexible use of classrooms based on changing enrollment.
- ENHANCED COLLABORATION  
Larger consolidated, flexible collaboration areas.
- INDOOR/OUTDOOR CONNECTION  
Outdoor learning areas have increased from three to four, and all classrooms have direct access to indoor collaboration spaces and outdoor learning areas.

### GRADES 1 - 3



### GRADES 4 - 6

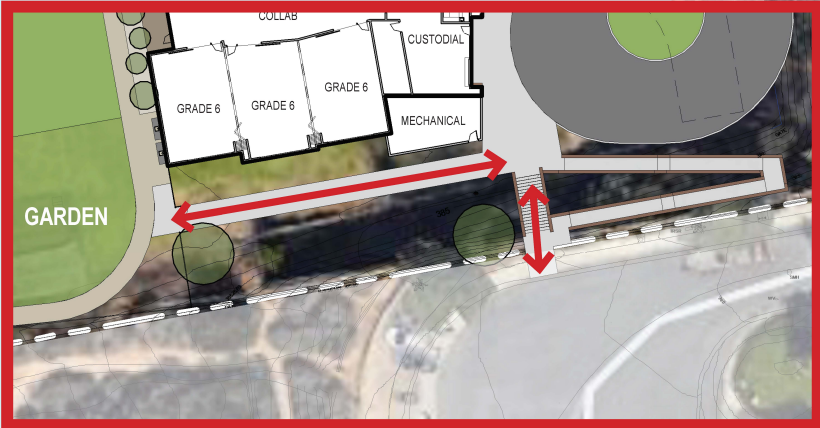


## EDUCATIONAL FEATURES



# SOUTH END PEDESTIAN ACCESS

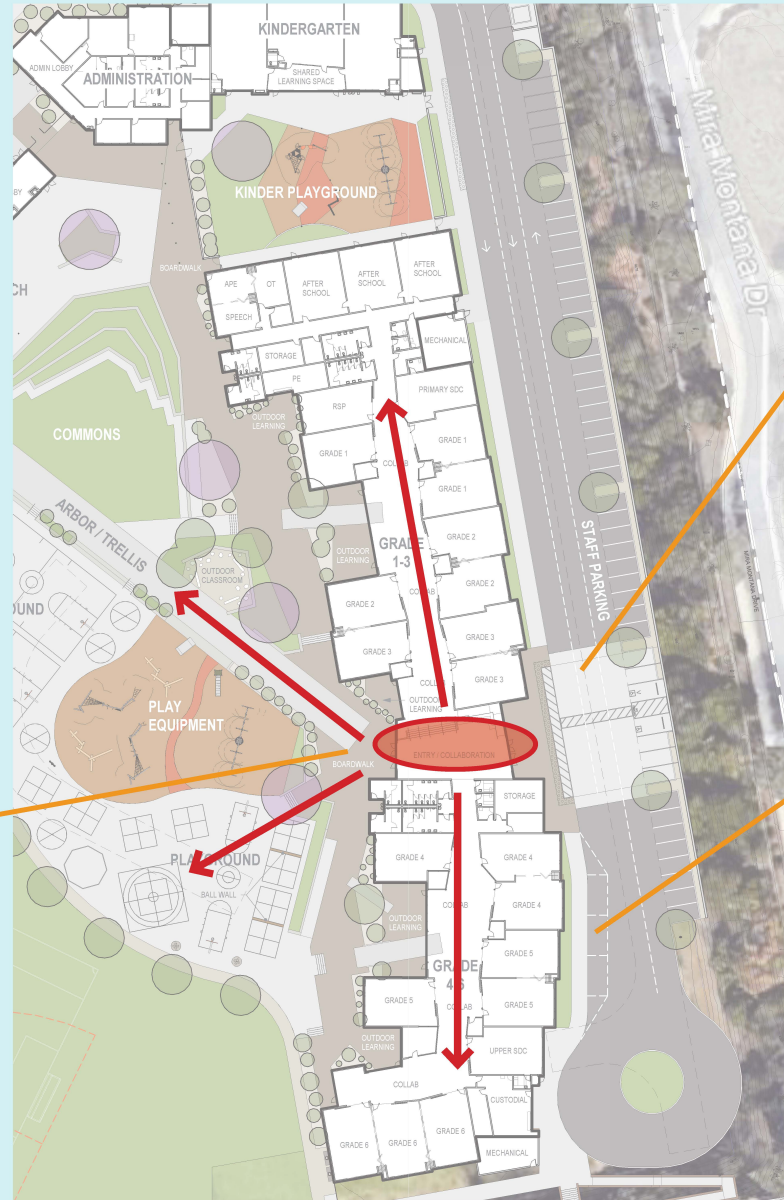
- Access to fields from south end.
- Access to trail head from Canyon Rim Path through site.



# DROP-OFF / PICK-UP

Centralized drop-off/pick-up point with direct access to Classrooms, Multi-Use Building/STEAM+ Classrooms and Playground.

Interior entry doubles as collaboration space and connects north and south classroom wings together.



Raised concrete area to slow traffic for safer crossing.

Separate queuing for student vans near entry.



# SAFETY FEATURES

- **FIELD**  
Regraded with new grass for safer play and lines of sight for supervision.
- **ACCESSIBILITY**  
All facilities and pedestrian paths of travel around site are ADA accessible.
- **PEDESTIANS**  
Separate path of travel for vehicles and pedestrians.
- **PLAYGROUND**  
Alternative playground surfacing to increase safety and reduce heat island effect.
- **CONNECTED CLASSROOMS**  
Allows for additional exits.
- **SNAKE FENCING**  
Fencing with snake protection along canyon edge.

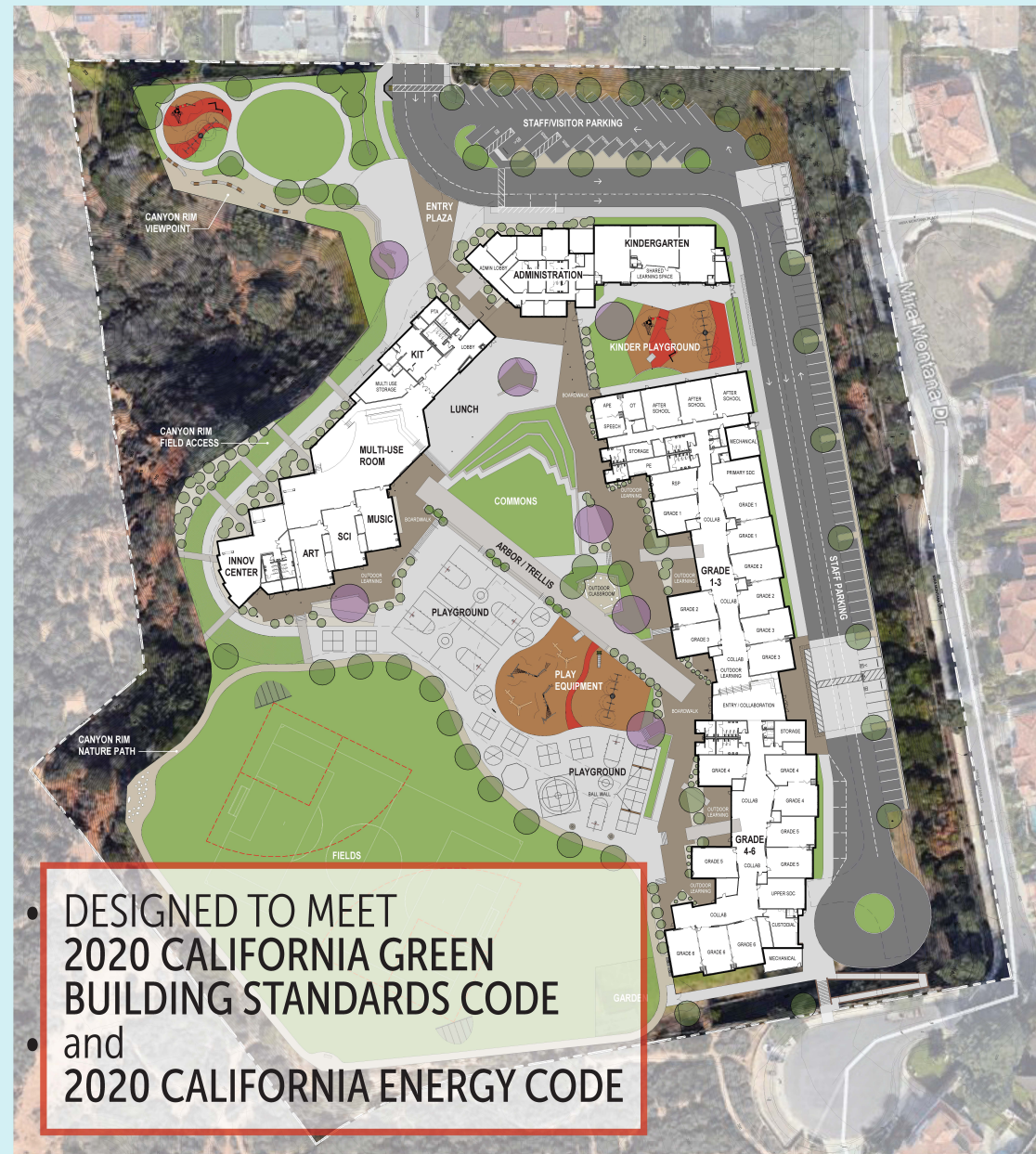


## EDUCATIONAL/SAFETY FEATURES



## GREEN FEATURES

- SOLAR  
South oriented solar ready roofs
- SHADE TREES  
In parking areas and around campus to reduce heat island effect.
- STORMWATER  
Treated on-site; Run-off will not exceed existing.
- SITE LIGHTING  
Full cut-off to avoiding light pollution.
- ENERGY EFFICIENCY  
High efficiency HVAC and lighting systems.
- BICYCLES  
Bicycle parking provided.



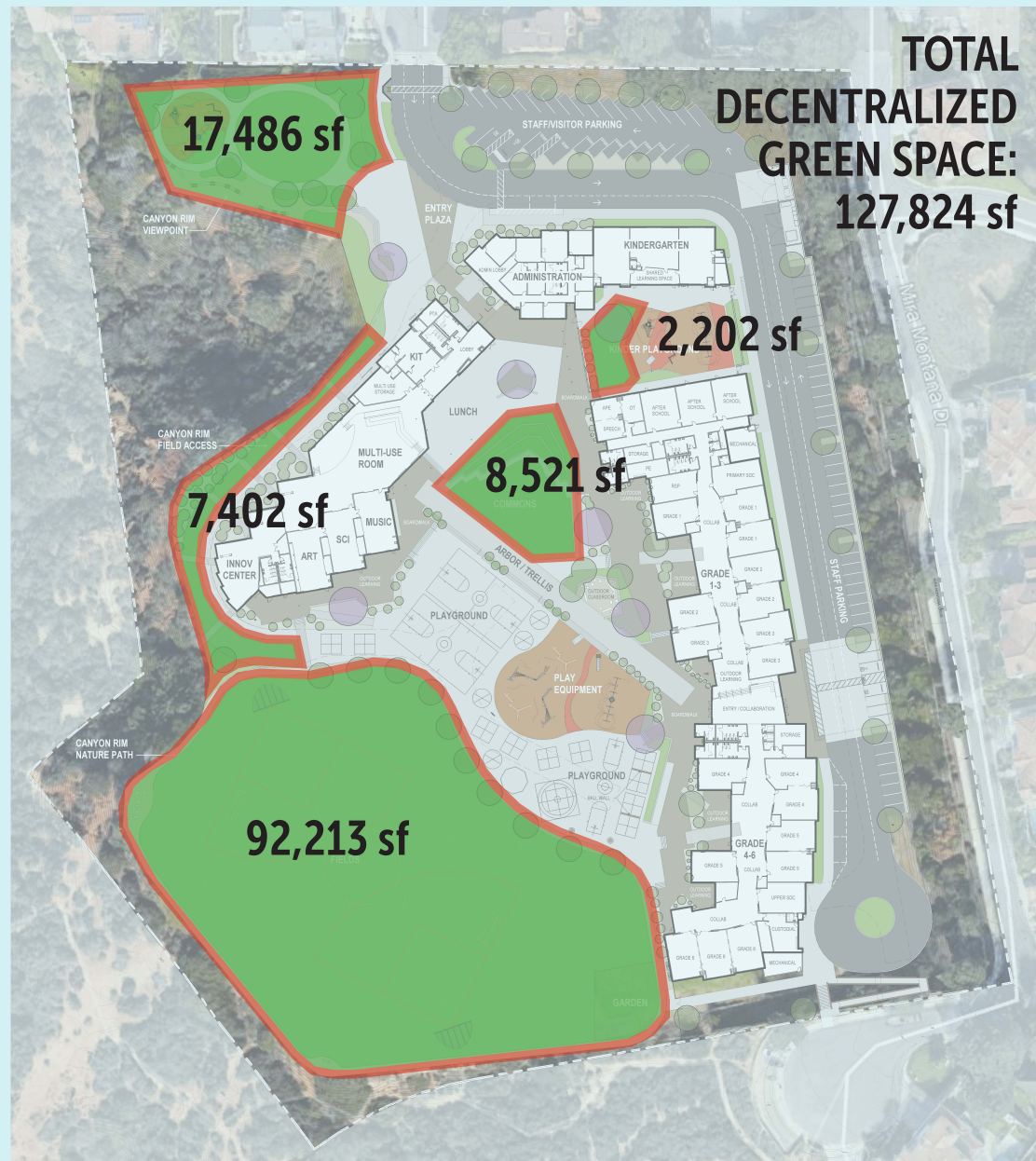
## GREEN CONSTRUCTION FEATURES

	EXISTING	PROPOSED
<u>GREEN SPACE</u>		
OVERALL AREA	126,367 sf	127,824 sf
<u>PARKING</u>		
OVERALL AREA	23,825 sf	51,547 sf
• OVERALL SPACES	48	80
• QUEUING SPACES	15	41 (38 car, 3 van)
<u>BUILDINGS</u>		
OVERALL AREA	54,007 sf	66,923 sf
• STEAM+	• 2,625 sf	• 3,807 sf
• M.U.R. / INNOV. CENTER	• 5,906 sf	• 8,772 sf
• PORTABLE CLASSROOM LEARNING	• 12,480 sf	• 0 sf

Numbers based on survey data received on  
10/22/2019

## EXISTING/PROPOSED COMPARISON





Numbers based on survey data received on 10/22/2019

# CURRENT SITE PLAN GREEN SPACE

## NEXT STEPS

- CEQA documents released for public review – February/March (anticipated)
- CEQA documents brought to Board of Trustees for review – March/April (anticipated)

# EDUCATIONAL VISION

- Collaboration
- Indoor/outdoor learning
- Enhanced outdoor play



**UPDATED SITE PLAN JANUARY 2020**



# QUESTIONS