



SMASH / MUIR ELEMENTARY SCHOOL

Final Report Phase 1 Campus Assessment

Prepared for:



December 2020



tBP/Architecture

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Executive Summary

EXECUTIVE SUMMARY



tBP/Architecture was asked by the Santa Monica Malibu Unified District to participate in and facilitate a facility assessment to arrive at recommended new projects to enhance conditions at the SMASH/ Muir Elementary School. This document will serve as a roadmap to guide that future development. This planning effort was begun in response to the passing of Measure SMS, passed thanks to the voters in 2018. The \$485 Million Bond proceeds will be expended on the modernization, renovation, expansion, acquisition, construction/reconstruction, rehabilitation, leasing and/or replacement of school facilities of the Santa Monica-Malibu Unified School District within School Facilities Improvement District No. 1 (Santa Monica Schools), including the furnishing and equipping of such school facilities. The type of projects that are authorized to be financed by voter-approved proceeds is aimed at School safety and security upgrades; repairing, upgrading, modernizing and replacing aging school facilities and buildings; technology and science modernization projects; renovations, upgrades and improvements to school sites/grounds and physical education/athletic facilities; The District would like to thank the community for their amazing support!



This document's purpose is to document work accomplished by both SMASH and Muir Elementary School's administrators, teachers, staff, parents and the community as well as with District Administrators and Facilities, Maintenance & Operations staff, facilitated by tBP/Architecture to arrive at an assessment of the existing facilities, document the discussion about how to enhance the facilities and subsequently arrive at a final grouping of projects, which when enacted, will preserve and enhance the school's unique identity, its' culture and achieve parity with other District facilities.

The 6 projects that were arrived at are:

PROJECT 1: New Administration Building Science/Art Classroom, Maker-Space:

The current housing administrative offices is far too small to house the administrations of both SMASH and Muir ES. Also, to achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are programs and associated spaces that should be added to complete the school. This project will create a new Administration building that will also accommodate a Science/ Art classroom and a Maker Space. In addition to the new space, s the staff parking needs are inadequate, and more staff spaces are required. As part of this new building project parking spaces will be increased.

EXECUTIVE SUMMARY CONT.

Projects continued:

PROJECT 2: Renovate Media Center:

When the new Administration building is built it will allow the SMASH and Muir ES administrative staff to move. The current administrative offices that will be vacated will be available to support students. To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications space should be added to the Library/Media Center so that the school meets the student need.

This project will remodel the existing library space and the current administrative and turn it into a 3D resource area to augment the Library. In order to expand the Library space the current corridor between the existing administrative area and the existing library will need to be turned into interior space. This will allow both areas to be physically connected.

This project will also renovate the second floor over the Library which currently houses Counselors and itinerate staff so that it supports their needs more thoroughly.

PROJECT 3: Renovate Classroom Buildings:

To reflect the facilities that were outlined in the Educational Specifications the classroom buildings need to be renovated to support a Project-based curriculum. Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work.

This project illustrates two options in how to reclaim the common space/ work room to benefit students. Option 1 illustrates removing the small work rooms in order to increase the size of the common space thereby creating a collab space that will be adjacent to and available to all students. Option 2 illustrates removing the work rooms and common spaces to create larger classrooms. Each scheme would require filling in the 2-story volume over the first-floor common spaces to create a larger floor plate on the second-floor.

PROJECT 4: Outdoor Learning Court Reinforcement:

In our amazing environment, learning can happen outdoors. There are well cared for spaces at SMASH and Muir ES with beautiful murals and tilework, but with enhancements, the spaces can become even better spaces to support students and facilitate learning, instruction, project work, and social discourse. Recommendations included providing shade, new landscape furniture, teaching walls, gardens, and incorporation of water bottle fillers.

PROJECT 5: Renovate the Multi-Purpose building and create an addition for Music instruction:

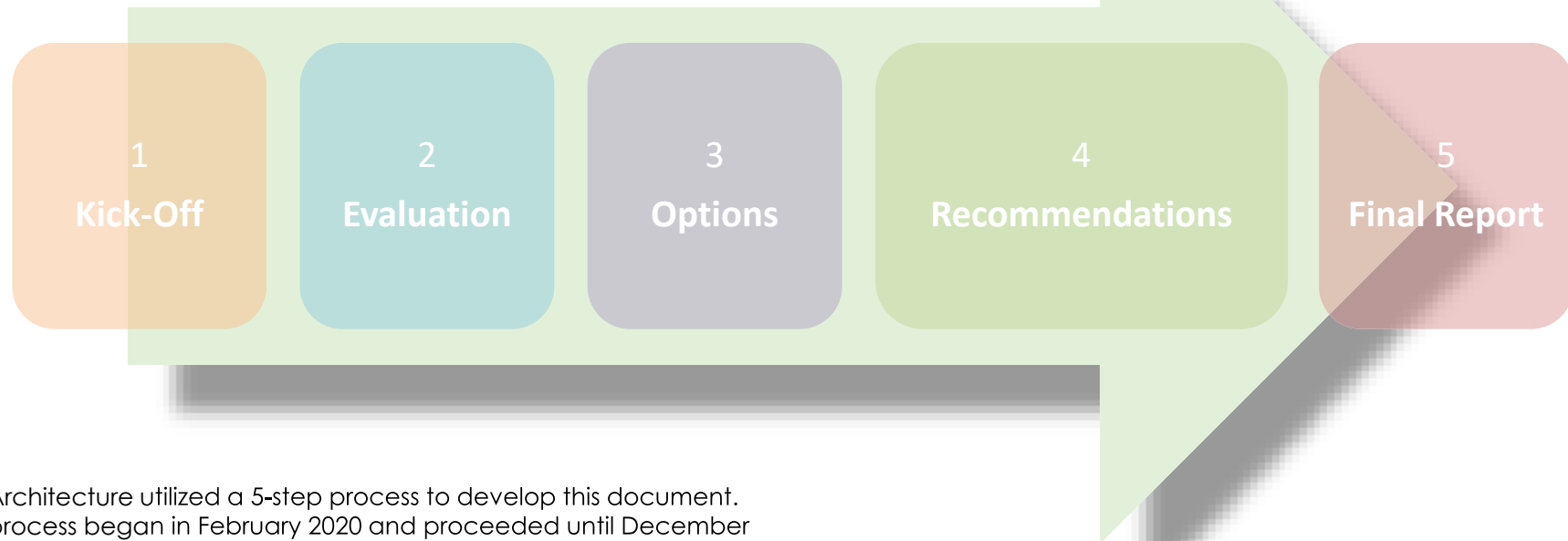
The current Multi-Purpose building accommodates Music, Performing Arts, Physical Activity and serves as the cafetorium. The building needs a full renovation including an acoustic revamp to make it a great room for events. In addition, the Music program occurs in many makeshift rooms. It is recommended to create an addition to the current stage area to house an appropriate number of music students and to add another Music Lab to the building. To support the performing arts it is suggested that part of the stage addition would include an outdoor stage to support student performances.

PROJECT 6: New MPR/ Fitness/ Maker Spaces/ Science/ Food Service/ Art/ Pre-K Building:

To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are a number of programs and associated spaces that should be added to complete the school. This project will add spaces to the campus that currently do not exist but should. This project will also remove all current relocatable classrooms and house their program space in permanent space.

The new 2 story building which will be located parallel to 6th Street will support Pre-School, Special Needs Classrooms, a Multi-purpose/ Fitness/ Food services, Kitchen and Culinary Arts spaces on the first floor. The second floor will house Daycare, a Science/Art Classroom, and a Maker Space. To support the Pre-School and Special Needs Classrooms outdoor play areas will be developed. To support food services a large outdoor covered eating area will be developed.

PROCESS



tBP/Architecture utilized a 5-step process to develop this document. The process began in February 2020 and proceeded until December of 2020.

First Step: Kick Off

tBP/Architecture in combination with District and Site representatives kicked off the process by walking the site and touring through every space in the facility to gain a general understanding of the campus, observe the condition of the facilities and begin to discuss concerns. We then met to understand current issues and challenges that the administrators, staff, students and maintenance and operations folks have voiced. This provided a clear understanding of the challenges of operating the facility and the conditions of the site and buildings. The school staff, guided by the Facilities Director, compiled a series of wishes for facility improvement. This list was relayed and explained to tBP. Additionally, the Facilities Director relayed the District's overarching facilities planning principles to guide the process and focus the work intended to be done. California Basic Education Data System (CBEDS) attendance figures, which show increases or decreases in student populations projected into the future 5 years, revealed that the school site is in stasis. There will be no real student enrollment growth or decline.

The general consensus from the site tour was that the campus' buildings and site, completed in the 1990's, are in good condition.

Second Step: Evaluation

At the direction of the District, the current and future instructional and facility needs of both SMASH and Muir ES were evaluated by comparing the existing facilities with the March 2019 draft of the Santa Monica-Malibu Unified School District's Districtwide Educational Specifications. The specifications state that, "education is evolving with new developments in technology and the expectations of the 21st century work force. The Santa Monica-Malibu Unified School District is actively changing the learning delivery systems and expectations for student outcomes to align with these changes. This Districtwide Educational Specifications is being developed to outline this direction and to provide guidance on developing future learning environments."

PROCESS



Second step continued:

SMASH was the District's first school to employ Project-based Learning (PBL) strategies, so its philosophies are very similar to the Districtwide Educational Specifications. But because the SMASH school was not planned with PBL in mind, the facilities do not support PBL appropriately. The discrepancies identified between the existing campus and the ideal learning environment described in the Districtwide Educational Specifications were identified for discussion. Muir ES is a more traditional elementary school and as such its facilities do not reflect PBL planning. The discrepancies identified between the existing campus and the ideal learning environment described in the Districtwide Educational Specifications were also identified for discussion.

Third Step: Options

Next, a series of meetings were held to garner input from District, Site and Community Stakeholders to arrive at project options which would improve and facilitate instruction. Multiple meetings were held, options proposed and discarded, and finally 6 projects were delineated that reflect the District and Site's intent for future development of SMASH and Muir ES.



Fourth Step: Recommendations

The project series consists of 6 identified projects with unique scopes. The 6 projects were then vetted with the District, Site and Community. Next the project costs were estimated to determine the cost magnitude of each project as well as the combined costs of the total projects. Again, meetings were held to discuss each project and the associated cost per project. It was stated quite clearly at this juncture that the combined cost of all Districtwide projects when aggregated far exceed the amount of Bond funds that remain. So, the projects were then prioritized by need.

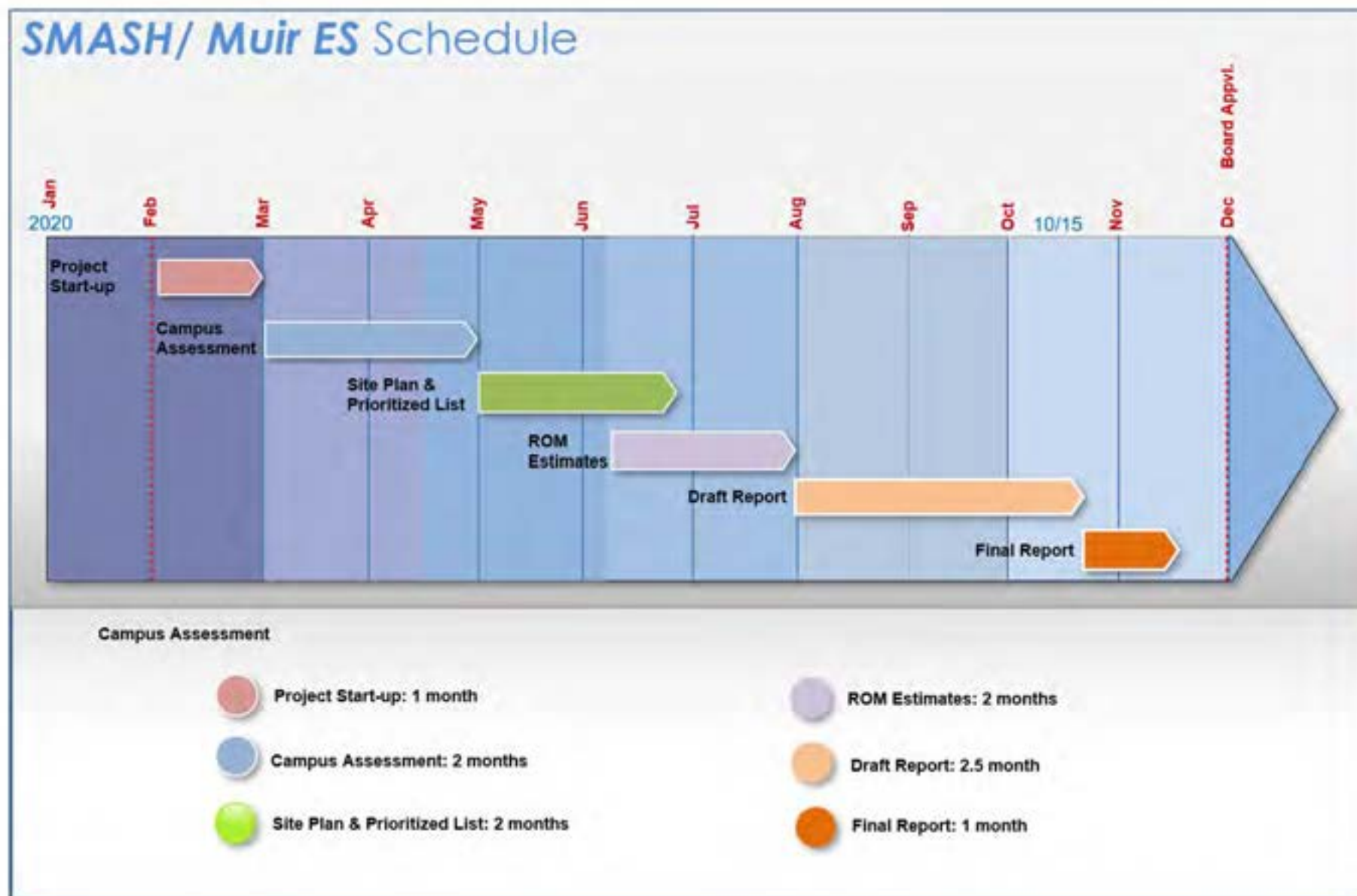
The prioritized projects are as follows:

- Project 1: New Administration Building Science/Art Classroom, Maker-Space
- Project 2 : Renovate Media Center
- Project 3: Renovate Classroom Buildings
- Project 4: Outdoor Learning Court Reinforcement
- Project 5: Renovate the Multi-Purpose Building and Create an Addition for Music Instruction
- Project 6: New MPR/ Fitness/ Maker Spaces/ Science/ Food Service/ Art/ Pre-K Building:

Fifth Step: final Report

Compilation and publishing this document.

SCHEDULE



GENERAL PROJECT INFORMATION



School Statistics:

SMASH serves K-8 Grade
Enrollment: 230
Number of Classrooms: 7
School Square footage: 15,351 sf

John Muir serves PreK-5 Grade
Enrollment: 285-300
Number of Classrooms: 20
Number of Relocatables: 4
School Square Footage: 30,844 sf (includes shared facilities by both schools)
Site Size: 5.56 AC
Staff and Visitor Parking: 35 staff, 12 visitor for a total of 47 spaces.

SMASH/ Muir ES

SMASH/ Muir ES is a unique combination of two schools located on one that share the communal facilities of the campus. The two schools embrace differing instructional philosophies and strategies. Muir ES has 2 specialty programs to support students: The Crest program that serves TK-5 students before and after class. The second program is through child protective services and is their child-care program that is available for K-3 students.

Muir ES

Muir ES focuses on challenging all learners to go beyond their expectations. The diversity of the school is recognized, celebrated, and embraced. All children learn to master all areas of academic performance, and are actively involved in both the visual and performing arts. These visions are supported, challenged, and refined by all.

The John Muir community is a community that CARES. We promote good character among our students as we encourage them to be Cooperative, Assertive, Responsible, Empathetic, and exhibit Self-Control. We focus on the whole child and build strong relationships with our students and families to pave the way for academic excellence. Our teachers collaborate to design focused lessons that challenge students to think like mathematicians, writers, historians, scientists, artists, fitness enthusiasts, and musicians.

John Muir Vision Statement

- John Muir School is an exceptional learning community.

John Muir School is a beacon in our neighborhood that attracts, welcomes, and maintains our community's children.

All members of John Muir maintain and nurture a positive, supportive, and respectful environment that promotes powerful learning and exceptional achievement.

All learners are challenged to go beyond their expectations. Our diversity is recognized, celebrated, and embraced.

The John Muir Community goes beyond our physical boundaries and prepares all of our children for a prosperous future.

All children are masters of all academic areas. They are involved in both the visual and performing arts.

All learners are capable of making incredible and indelible contributions to our society.

GENERAL PROJECT INFORMATION



SMASH

At SMASH, we strive to help children become active citizens in a democracy that is still being shaped. We want our students to be part of that shaping in ethical, moral, creative, and thoughtful ways that embrace learning and help to develop critical thinkers.

There are three important components that serve as a guide in the development of the SMASH program. First, there is a curriculum that builds upon student interest and real-life issues and problems. Next, there is a structure that offers flexibility that includes heterogeneous and multi-age group arrangements for children. Finally, there is an environment that embraces freedom with responsibility and addresses the balance between the needs of the individual and the needs of the community. Our instructional program staff is continuously focused on these important elements in order to build a solid, yet ever-changing, innovative program.

At SMASH the development of students is focused on these themes:

- Global/Community Minded/Real World
- Authentic/Asset-Based Assessments
- Project-based/Experiential Learning
- Thematic/Integrated Learning
- Innovative Thinking
- Responsive Classroom
- Whole Child

SMASH Organizational Cores:

Core 1 consists of kindergartners, first graders, and second graders with three teachers and two teaching assistants. Parents play an important role in our classrooms, as they volunteer and facilitate learning on a regular basis. Our curriculum is structured in a way that students are able to learn at their own pace. Our teaching supports a variety of learning styles in our classroom. We foster a cooperative, rather than a competitive environment, and have a strong emphasis on social curriculum. Students practice conflict resolution every day at Magic Circle, and they learn effective ways of communicating their feelings, needs, and concerns. We explore friendships, compromise and peaceful interaction.

Core 2 consists of third and fourth graders with two teachers and one teaching assistant. In Core 2, we balance our curriculum with both the academic and the social. We work on building a bridge between concrete and hands-on learning, as well as to more abstract ideas and higher-level thinking. We place an emphasis on helping students set goals, reflect on their progress, and understand their strengths and challenges. We respect that students engage in multiple ways of learning and demonstrating knowledge. The children work on taking care of their environment as well as each other. Our goal is to help children become well-rounded individuals who have strong self-concepts and are independent and creative thinkers.

Core 3 consists of fifth and sixth graders with two teachers and one teaching assistant. We like to investigate anything and everything and we focus on exploring, understanding, and contributing to our community. We express ourselves through art and music and we analyze and think deeply about the books we read, the stories and essays we write, and the mathematical endeavors we encounter. We emphasize authentic, relevant learning and making learning fun.

Core 4 consists of seventh and eighth graders with two teachers. Mathematics, Humanities, and Science are broken into trimesters containing individual and group projects. For example, our "Immigration and Borders" unit ended with a large-scale project featuring an immigrant economics experience, a family history interview, and a borders and biomes model. In addition, in Core 4, we focus on personal responsibility, student leadership, and self-directed learning. We hope to guide children towards becoming independent, inquisitive, and well-rounded young adults.

DEVELOPMENT PROCESS



The projects have been developed with guidance by the District and the Site.

A planning committee was formed, and meetings have been held between February 2020 – December 2020. The planning has been developed through a series of meetings with Committee members, input from specialists, input from District administrators, Maintenance and Operations staff, community members and the participation of the Santa Monica-Malibu Unified School District Board of Education.

With guidance from the Committee and based on past experience, tBP/Architecture developed this planning document for smash Muir ES with these site meetings. Since the majority of the planning took place after COVID-19 limitations were instigated, most of the meetings occurred virtually.

- Site Visit/Kick Off Meeting: Familiarize, Listen, 3.12.20
- Leadership Meeting: 3.20.20
- Workshop #1: Kick-off Meeting, 4.1.20
- Touch-Base Meeting #1, 7.16.20
- Touch-Base Meeting #2, 7.30.20
- Community Meeting Prep, 5.29.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Workshop #2: Campus understanding/ Options, 4.23.20
- Site Visit: 5.7.20
- Workshop #3: Finalize Options/ 6 Projects, 5.22.20
- Community Meeting #1, 6.3.20
- Workshop #4: 8.10.20
- Community Meeting #2, 10.14.20



ACKNOWLEDGMENTS



On behalf of tBP/Architecture, we would like to thank the following people for their valuable input.

Jessica Rishe, *SMASH Principal*
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Anne Serapiglia, *SMASH-Muir*
Barbara Aguilar De Jesus, *SMASH-Muir*
Benitez Lourdes, *SMASH-Muir*
Brian Part, *SMASH-Muir*
Christina Allen, *SMASH-Muir*
Cole Cooper, *SMASH-Muir*
Craig Ochikubo, *SMASH-Muir*
Daniel Wheeler, *SMASH-Muir*
Devon Smith, *SMASH-Muir*
Elena Upton, *SMASH-Muir*
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Erin Upton, *SMASH-Muir*
Fereshteh Kunkel, *SMASH-Muir*
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Kevin Klaus, *SMMUSD*
Kimberley Griffen, *SMASH-Muir*
Kunkel Fereshteh, *SMASH-Muir*
Kyo Yamashiro, *SMASH-Muir*
LaDawna Hamilton, *SMASH-Muir*
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Sabine Werk, *SMASH-Muir*
Sara Davis, *SMASH-Muir*
Sarah Daunis, *SMMUSD Teacher*
Scout Campos, *SMASH-Muir*
Terrance Venable, *SMASH-Muir*
Theresa Kelly, *SMMUSD*

Carey Upton, *Chief Operation Officer*
Steve Massetti, *Bond Program Manager*
Barbara Chiavelli, *Pre-Construction Mgr.*
Michael Burke, *Design Manager*
Kelsey Davis



Santa Monica-Malibu Unified School District Board of Education
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Jon Kean, Board Member
Maria Leon-Vazquez, Board Member
Laurie Lieberman, Board Member
Ralph Mechur, Board Member
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Educational Philosophy

EDUCATIONAL PHILOSOPHY



Santa Monica-Malibu Unified School District believes that education is evolving with new developments in technology and the expectations of the 21st century work force. The Santa Monica – Malibu Unified School District is actively changing the learning delivery systems and expectations for student outcomes to align with these changes. This Districtwide Educational Specifications is being developed to outline this direction and to provide guidance on developing the future learning environments.

The SMMUSD mission statement guides the work of the Excellence through Equity program, which has been used as an organizational and **prioritization guide in establishing the district's educational specifications.**

The plan includes the following priorities:

- All graduates are ready for college and careers.
- English learners will become proficient in English while engaging in a rigorous, standards-aligned curriculum.
- All students engage in schools that are safe, well-maintained and family-friendly.

The SMMUSD Mission Statement is as follows:

Extraordinary achievement for all while simultaneously closing the achievement gap.



The SMMUSD Vision Statement is as follows:

As a community of learners, the Santa Monica-Malibu Unified School District works together in a nurturing environment to help students be visionary, versatile thinkers; resourceful, life-long learners; effective, multi-lingual communicators and global citizens. We are a richly varied community that values the contribution of all its members. We exist to prepare all students in their pursuit of academic achievement and personal health and to support and encourage them in their development of intellectual, artistic, technological, physical and social expression.

GOALS



To begin planning smash/ Muir ES, a thorough review of the District Educational Specifications for an ideal elementary and middle school was completed. The educational specifications are intended to provide both a planning guide, and instructional design model for future modernization and new construction work. They are a standard to assess the current schools and plan for improvements. To plan the school the “model school” criteria has been delineated for elementary schools to establish a pathway forward that addresses equity and parity amongst all district schools.

This model document describes the Districts instructional and programmatic intentions which will affect facilities in a new ideal elementary and middle school. The document outlines common themes:



Campus Planning:

A review of overall campus planning at the school considered the ability to meet “model” school requirements, adjacencies of educational programs, programmatic uses for outdoor areas, and use of clear organizational plans. Each campus site needs to provide a cohesive and safe campus design that includes sight lines and perimeter areas as components of safe and secure campus environments.

Specific considerations as follows:

- Perimeter fencing, security and visibility
- Efficiency and location of student drop-off areas
- Efficiency and location of PK, TK and kindergarten drop off
- Main campus entrances, way finding, and security at front door
- Program adjacencies across campus
- Campus security planning strategy
- Campus planning and organization (sight lines, blind corners, outdoor instructional space opportunities)

GOALS



Impacts of Project Based Learning Environments on Classroom Size:

Elementary classrooms within the district currently range from 900-1200 sf. The range of mobility and flexibility required to accommodate new 21st century learning modalities will require that over time all classroom sizes become larger, with typical elementary school classrooms sized at 1200 sf. In addition, larger group teaming areas, both indoors and out are required to extend the classroom learning environment to access a broader variety of spaces. Future new construction will meet these new standards for instructional delivery.

Built-In Long Term Flexibility for Support and Specialized Instructional Areas:

Elementary science and art classrooms may be programmed and equipped to serve intermittently as impromptu maker spaces.

Zoned, Flexible Classrooms:

Elementary classrooms use a zoned classroom model, each dedicated to a specific use and are based on a project-based learning approach that is collaborative and interactive.



Teaming Areas Among Groups of Classrooms:

Elementary classrooms require additional amenities, resources, and space to maximize project-based learning, including break-out spaces, as well as space for collaboration at various scales.

Two Multipurpose Spaces at Each Campus:

Elementary schools will incorporate a performing arts multipurpose facility and a second culinary cafe/nutrition multipurpose facility to address increase program uses and expanded whole child instruction.

Libraries That Serve as Central Hubs on Campus:

Libraries must be expanded to accommodate a variety of 21st instructional programs and support, as well as serve as central project-based learning hubs on campuses.

Outdoor Athletics, Including Fields and Hard Surface Sport Areas

Programmed Outdoor Instructional Space:

Expand learning environments with flexible indoor/outdoor instruction.

For further elaboration of each of these Instructional and programmatic strategies please refer to the Districtwide Educational Specifications that are located on SMMUSD's website. <http://fip.smmusd.org/pdf/SMMUSD-EDSPEC031519.pdf>



Assessment Findings

EXISTING CAMPUS OBSERVATIONS



Background

The Campus has now been occupied since its' opening in 1995. All the issues that have been described as positive and challenging conditions are listed below based on what exists today:

Positive Conditions

- School is a beautiful environment and has a good feeling.
- The central space surrounding the main tree is beautiful.
- Technology is good and there have been some upgrades.
- The site has good perimeter security fencing.
- Teachers and students like the outdoor spaces.
- There is a lot of parent involvement to support students.
- The District plans on implementing plans already in formation to create shade on second floor balconies. The District also intends to upgrade the HVAC systems serving all buildings.

EXISTING SITE PLAN



School Statistics:

SMASH serves K-8 Grade
Enrollment: 230
Number of Classrooms: 7
School Square footage: 15,351 sf

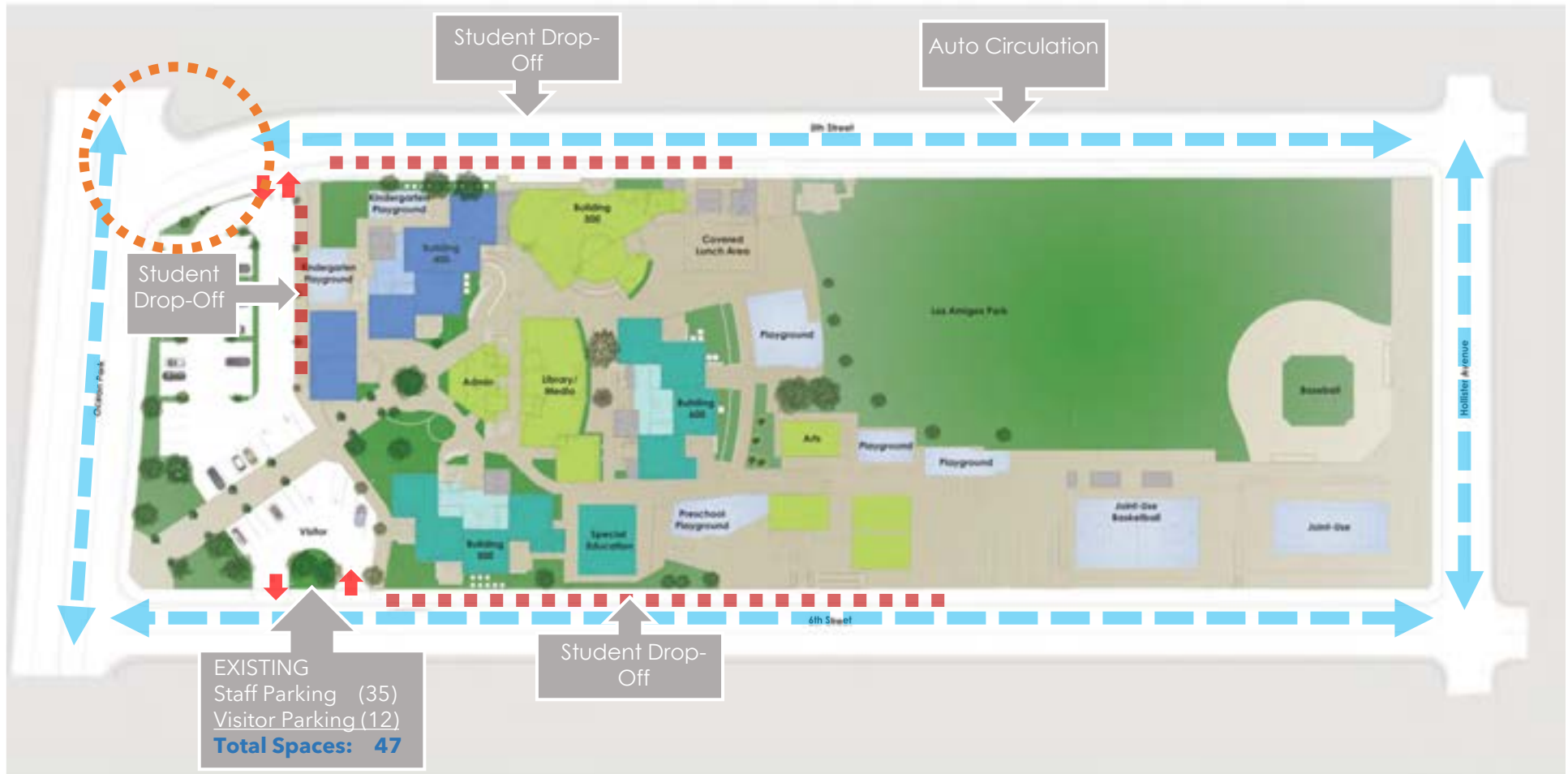
John Muir serves PreK-5 Grade
Enrollment: 285-300
Number of Classrooms: 20
Number of relocatables: 4
School Square footage: 30,844 sf (includes shared facilities by both schools)
Site size: 5.56 AC
Staff and visitor Parking: 35 staff, 12 visitor for a total of 47 spaces.

The site map illustrates the layout of the Los Amigos Park Joint Use Facilities. Key features include:

- SMASH:** Indicated by a grey box with an arrow pointing to a red dashed circle on the left side of the map.
- John Muir ES:** Indicated by a grey box with an arrow pointing to a red dashed circle at the bottom center of the map.
- Los Amigos Park Joint Use Facilities:** A large area on the right side of the map, outlined with an orange dashed border, containing a baseball field, basketball courts, and playgrounds.
- Other Facilities:** The map shows various buildings (Building 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880,

The site is shared by 3 entities: Santa Monica Alternative School House SMASH), Muir Elementary School and Los Amigos Park operated by the City of Santa Monica

SITE OBSERVATIONS

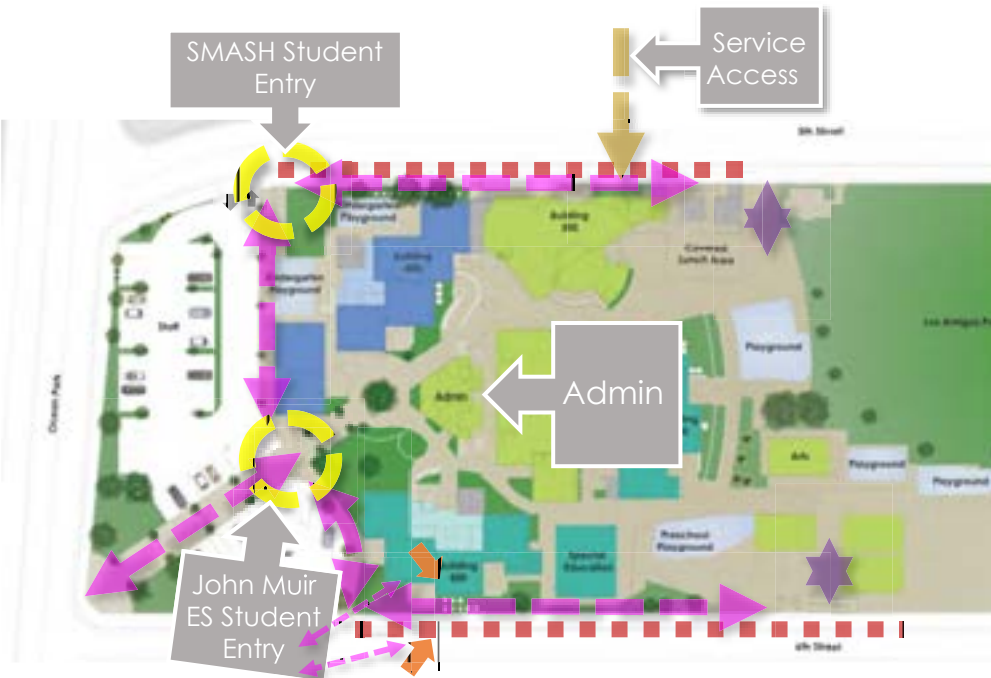


Streets: Ocean Park Blvd. is a main thoroughfare running east west to the beach, so it is a busy street. 6th Street and Hollister are quiet streets bounded by residential properties. 5th Street is also a residential street, but it is complicated at the intersection with Ocean Park Blvd. as Ocean Park has an overpass at 4th street so the level of the street splits levels beginning at 5th Street. This intersection causes cars to have to make a decision.

Student Drop-Off: Students can only be dropped off in a dedicated drop off zone within the staff parking lot. If parents drop off students in the staff lot they block staff parking access. Students are dropped off on the curb along 5th Street and it is effective. Students can be dropped off along 6th Street, but it impacts traffic. Special needs busses drop off along 6th street as well as before and after school, parents drop off students.

Parking Area: The staff/visitor parking area is too small and congested. Staff must double park and there are not enough spaces to accommodate visiting itinerate staff. The visitor parking area layout doesn't work well.

SITE OBSERVATIONS



Student Off-Campus Circulation: Most students arrive from the south and cross at the intersection of Ocean Park Blvd. and 6th Street at the signalized intersection. From there, students walk on the diagonal between the staff and visitor parking spaces to the main campus entry. From each of the drop-off areas students can access the campus entries without interacting with cars.

Service Access: There is one major service accessway to support the kitchen area and it is off of 5th Street.

Main Student Entrances: SMASH parents and students arrive along 5th street to the kindergarten play area and this is where most parents and students linger before class. There is not enough space to accommodate both drop-off and play in this location. Muir ES parents drop off students at the gated entry and proceed into the circular central quad with the large tree. Neither entrance (SMASH or Muir ES) is a safe location for students. Once classes have begun, only the Muir ES entrance is available for entry. There is a call button that must be pressed which allows a visitor to talk to the attending administrator who would then buzz the visitor in. Once the visitor enters the gate at that point, the visitor has free reign of the campus. Many parents bypass the administration area and seek out their students. This is not safe or secure. Plus there is no signage to direct a visitor to either the SMASH or Muir Administration entrance



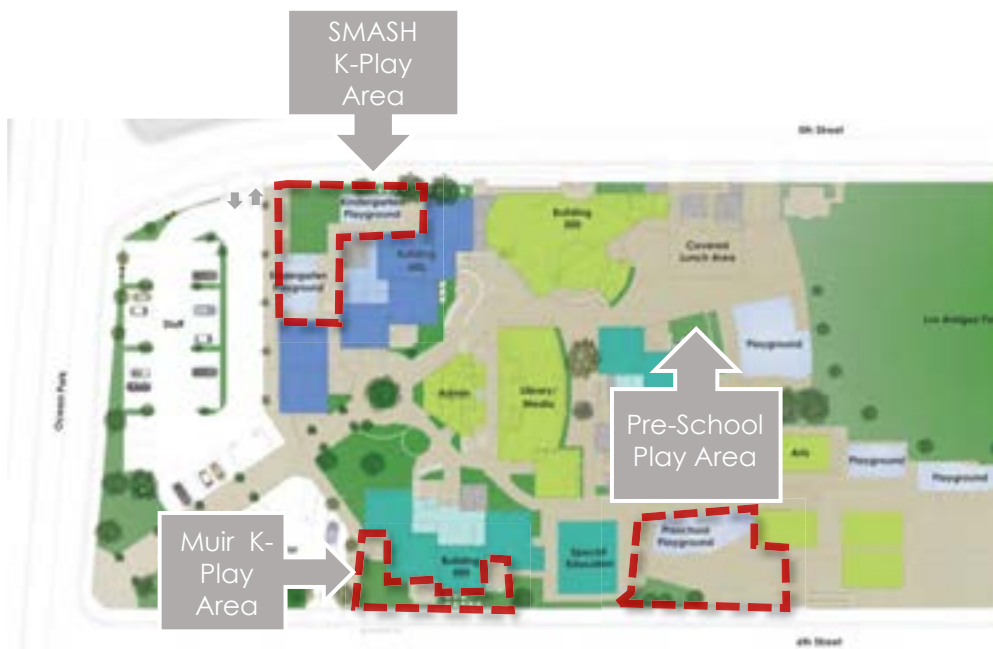
5th Street Service Access



Gate at Basketball Courts

Secondary Student Entrances: There is a secondary access gated entrance along 5th street that is used to gain access on weekends that is opened up before school. There are two other gates along 6th street that provide access to the Special Education classrooms and to the basketball courts. Both entrances also have stair and ramp access on-site. These entrances need to be upgraded.

SITE OBSERVATIONS



SMASH K-Play Area:

SMASH K-Play Area: The SMASH playground is right sized to support a Kindergarten program. The challenge is that there is quite a bit of slope across the area.

Muir ES K-Play Area : The K play areas are split up because the Kindergarten classrooms are at opposite ends of building 500. The result is that there isn't a K-play area to support the classrooms and no adjacent play structures.

Pre-School Play Area: The preschool playground is good sized and has relatively new play equipment. The area should remain if possible.



Pre-School Play Area:

SITE OBSERVATIONS



Landscape Furniture: There are not enough benches or site furniture to support students and teachers who would like to sit in the courtyard areas during the school day.

Water Bottle Filling Stations: There are no water bottle filling stations on campus. The site believes that this would be a great augmentation.

Courtyard Areas: There aren't enough shade areas on the ground level in the small patios.

Lunch Shelter: The lunch shelter is too small and doesn't protect students from inclement weather.



EXISTING 1ST FLOOR: SMASH

Multi-Purpose Room: The current Multi-Purpose building accommodates different types of Music, Performing Arts, Physical Activity and serves as the cafetorium. The building's acoustics are terrible. The main room can be divided into many smaller rooms with pull across foldable wall systems that are old and don't provide an acoustic barrier.

Stage: The stage is area is too small and the stage lighting and sound system don't work well.

Food Service/ Kitchen Area: A kitchen master plan was performed by a third-party kitchen consultant (Webb Design), and it was determined that the existing space is far too small to support the campus' food service delivery.

Window Shading: Solar shading devices in classrooms and offices are not adequate and is missing in many conditions.

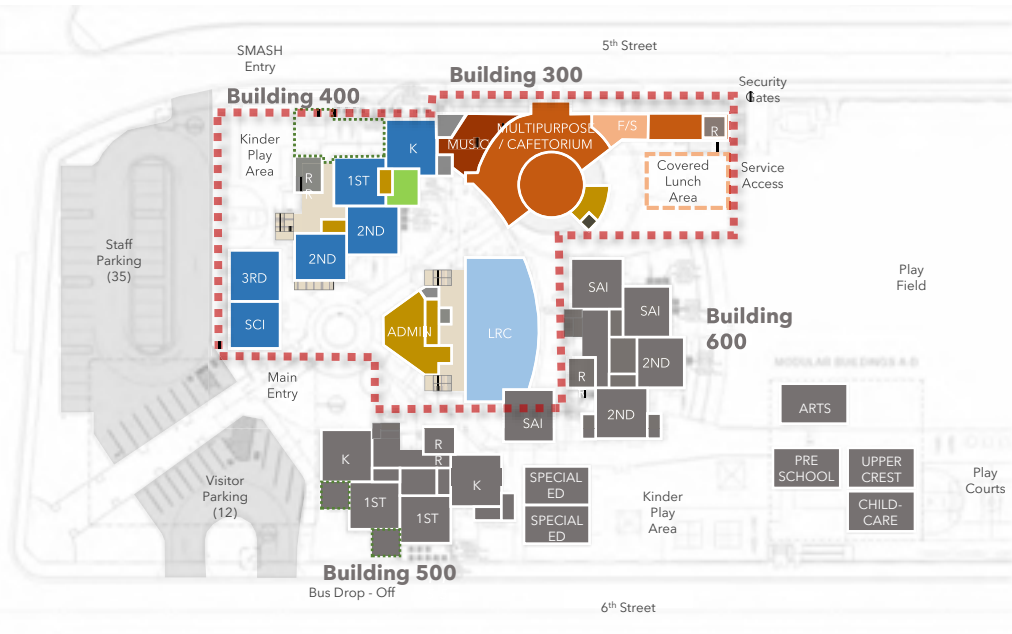
Specialized Spaces: There are no specialized lab spaces with storage to support performing arts or fine arts. There are no maker spaces. The campus is lacking a dedicated Music lab and music instrumental storage area.

Administration Area: The current area housing the administrative offices are far too small to house the administrations of both SMASH and Muir ES.

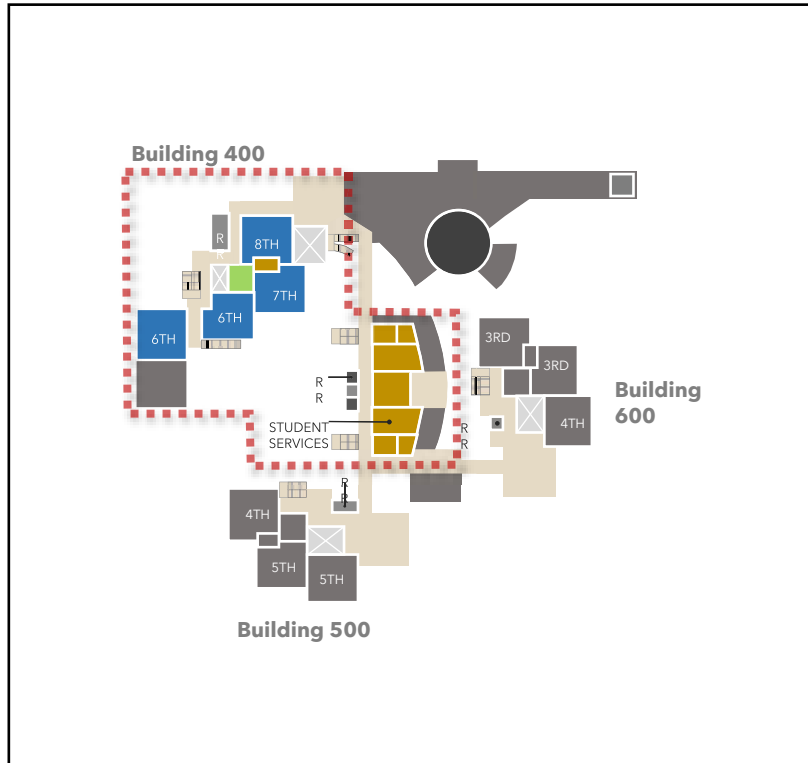
Classroom Clusters: Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work. The folding partitions between classrooms have deteriorated and are not acoustic barriers.

Teacher Lounge: The teacher lounge is attached to the MPR/Stage and is not sized appropriately.

Backpack Storage: There are no racks or storage hooks for backpacks or to store lunches



EXISTING 2nd FLOOR: SMASH



Student Services: Counseling and itinerate staff are located in administrative space that do not suit their needs. There are not enough offices for all the staff.

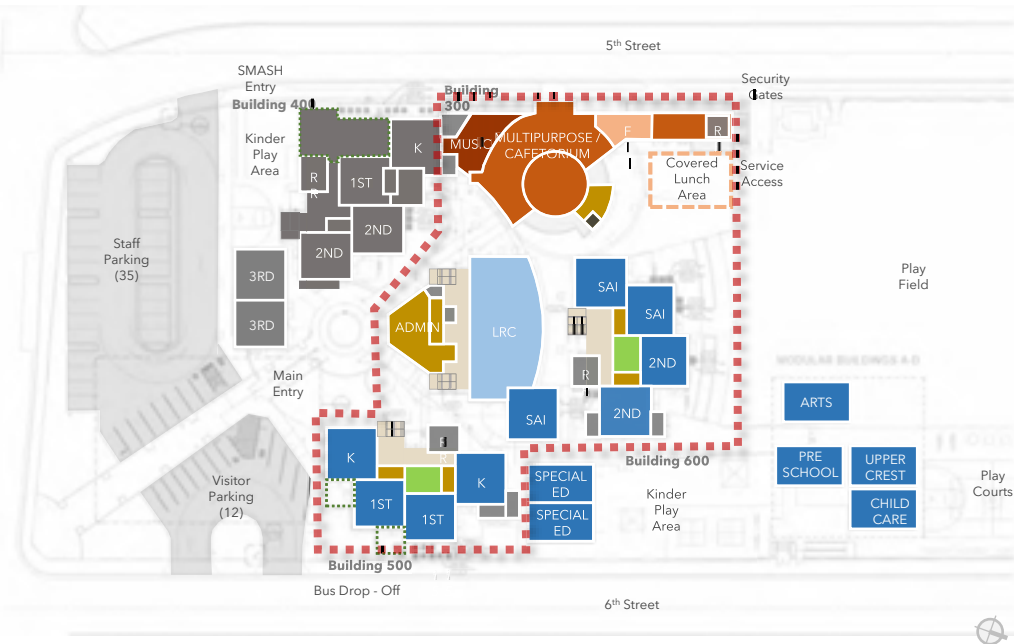
Second Floor Outdoor Spaces: There are large outdoor spaces that are seldom used due to the lack of outdoor furniture.

Window Shading: Solar shading devices in classrooms and offices are not adequate and is missing in many conditions.

Classroom Clusters: Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work. Also, there are large open areas in the central core adjacent to the common space that could be filled in with a floor. Noise transfers from floor to floor. The folding partitions between classrooms have deteriorated and are not acoustic barriers.

Backpack Storage: There are no racks or storage hooks for backpacks or to store lunches

EXISTING 1ST FLOOR: MUIR ES



Window Shading: Solar shading devices in classrooms and offices are not adequate and is missing in many conditions.

Classroom Clusters: Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work. Noise transfers from floor to floor. The folding partitions between classrooms have deteriorated and are not acoustic barriers.

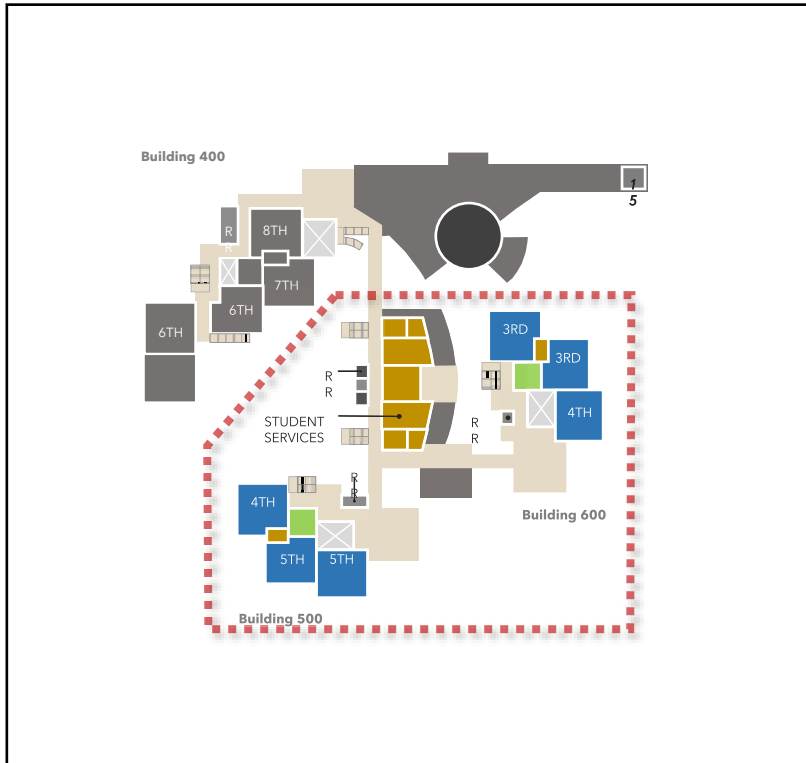
Kindergarten Classrooms: One of the Kindergarten classrooms has no toilet attached to it. The Kindergarteners need to leave the classroom and go into a separate toilet room.

Backpack Storage: There are no racks or storage hooks for backpacks or to store lunches

Relocatable Classrooms: The Special Education rooms, Pre-school, Upper Crest, Childcare and Arts classrooms all are in older relocatable buildings that must be replaced with permanent space.

The special education classrooms have no attached bathrooms.

EXISTING 2nd FLOOR: MUIR ES



Window Shading: Solar shading devices in classrooms and offices are not adequate and is missing in many conditions.

Classroom Clusters: Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work. Noise transfers from floor to floor. The folding partitions between classrooms have deteriorated and are not acoustic barriers.

Backpack Storage: There are no racks or storage hooks for backpacks or to store lunches

Student Toilets: On the second level classroom cluster there is only a single toilet in each wing. A toilet should be added



Recommendations: Six Projects

SUMMATION OF THE SIX PROJECTS



PROJECT 1: New Administration Building, Science/Art, Maker Space and Parking Renovation

- New 2 story Administration and Science/Art and Maker Space Building
- New secure visitor entrance court
- Renovate associated landscape
- Modernize staff and visitor parking



PROJECT 2: Renovate Media Center

- Modernize Library
- Modernize old administrative area into 3D Resource area
- Renovate associated landscape
- Expand Media center into central corridor
- Renovate 2nd Floor Administration support areas



PROJECT 3: Renovate Classroom Buildings

- Renovate and modernize Classroom Buildings 400, 500 and 600 to eliminate teacher work areas and increase the collaboration spaces or increase classroom sizes.
- Remove and replace all moveable partition walls
- Renovate associated landscape areas
- Add a toilet to the Kindergarten room building 500.
- Construct new floor in 2 story collaboration area so that 2nd floor has a collab area too.
- Add new toilet for student and teacher on second level.



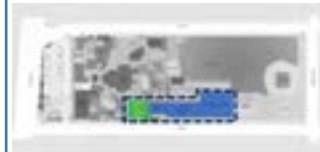
PROJECT 4: Outdoor Learning Court Reinforcement

- New Music courtyard development
- Reinforce existing small learning courts adjacent to classrooms
- Reinforce central courtyard
- Create shaded outdoor learning areas adjacent to classrooms on the 2nd floor



PROJECT 5: Renovate Multi-Purpose, Music Addition

- New Stage addition added to multi-purpose building
- Renovate entire Multi-Purpose building
- Improve Multi-Purpose acoustics
- Renovate associated landscape areas
- New outdoor stage and hardscape
- Eliminate moveable partitions in Multi-Purpose room to create 1 room.



PROJECT 6: New MPR/ Fitness, Maker Space, Science/Art, Food Service, Day-Care, Special Education, Pre-K Building

- Remove and replace all existing relocatables w/ new construction
- New 2 story building to house MPR, Fitness, Maker Space, Science/ Art, Pre-School, Daycare, Special Education, Food Service
- New covered lunch shelter adjacent to building
- Renovate adjacent hardscape
- New ramps and stairs to building from 6th Street
- New Pre-K Play area
- New Special Education Play area.



Project 1

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation

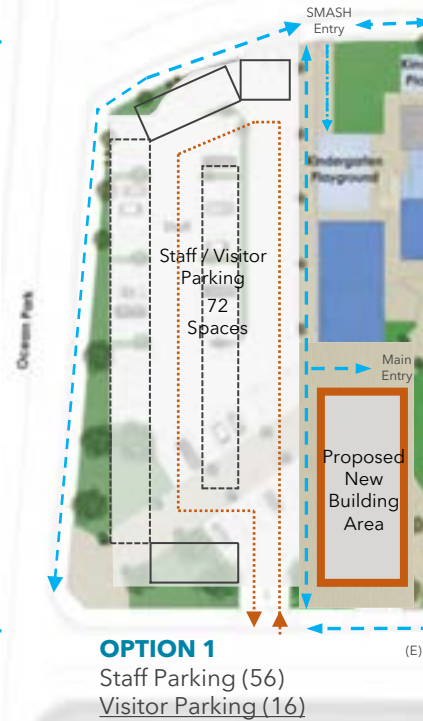


EXISTING

Staff Parking (35)
Visitor Parking (12)

Total Spaces: 47

(E) Bus Drop-Off

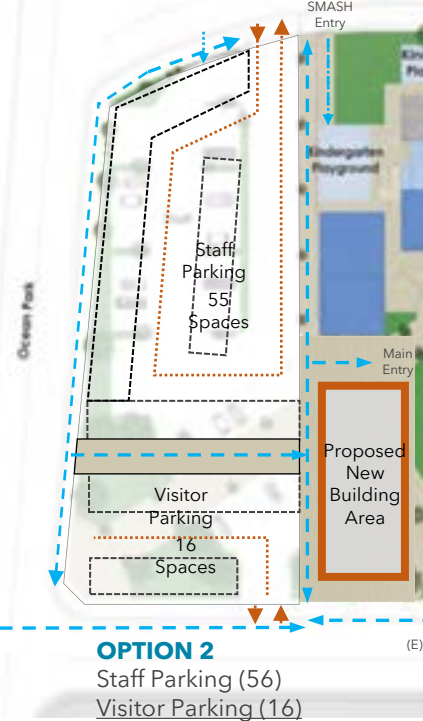


OPTION 1

Staff Parking (56)
Visitor Parking (16)

Total Spaces: 72

(E) Bus Drop-Off

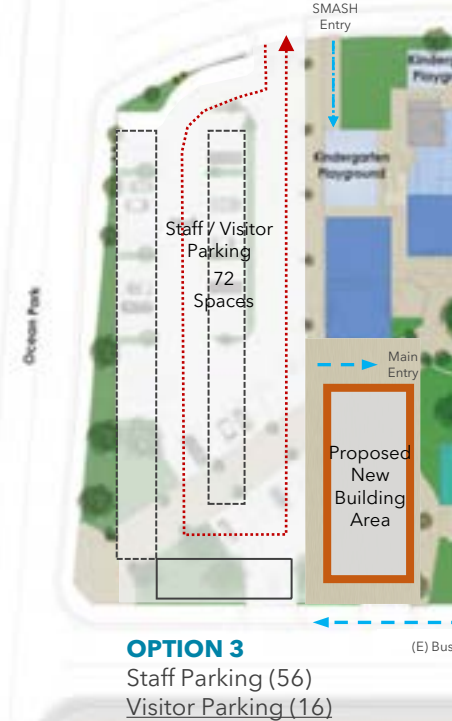


OPTION 2

Staff Parking (56)
Visitor Parking (16)

Total Spaces: 72

(E) Bus Drop-Off



OPTION 3

Staff Parking (56)
Visitor Parking (16)

Total Spaces: 72

(E) Bus Drop-Off

Options: To arrive at more parking spaces there are 3 parking options. Each option increases the available space by 25 spaces.

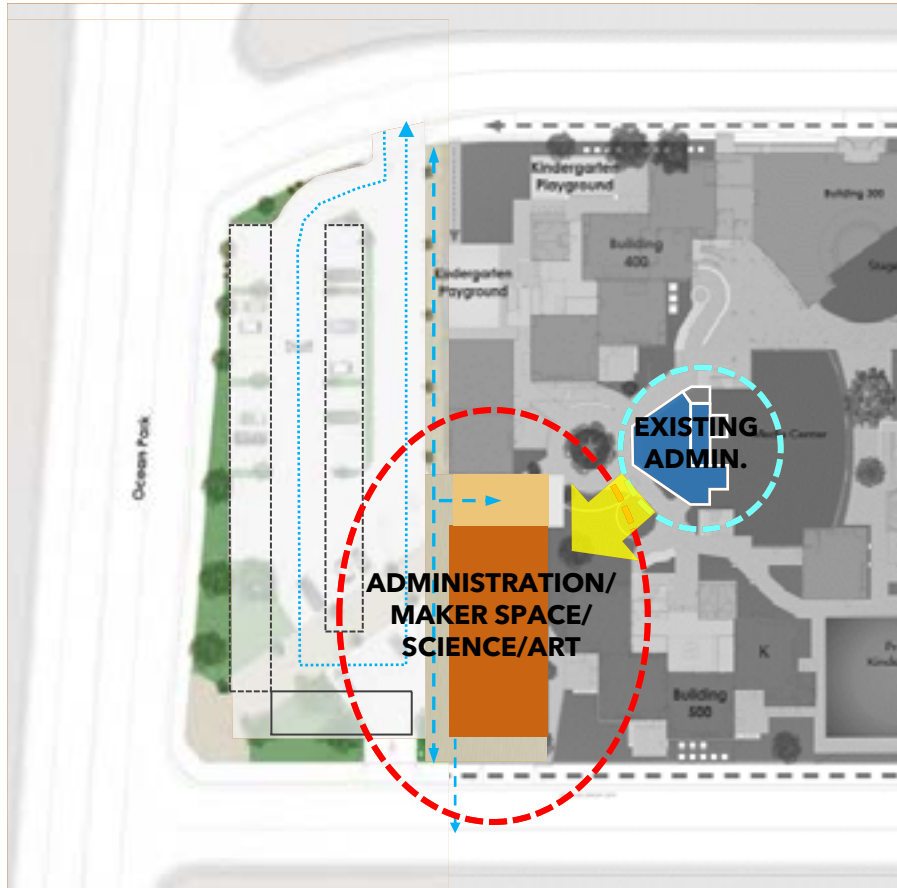
Existing Parking Area: The existing staff/visitor parking area is too small and congested. Staff has to double park and there are not enough spaces to accommodate visiting itinerant staff. The visitor parking area layout doesn't work well.

Option 1: This is a single combined parking lot accommodating staff and visitor spaces with access from 6th Street. In discussions with the City of Santa Monica, they prefer this access. For students accessing the campus from the Ocean Park/ 6th Street intersection they would need to walk up to 5th street and then walk back down to the new main entry to walk safely.

Option 2: This is similar to the existing parking layout, but its rectilinear geometries allow increased parking capacity.

Option 3: This is a single combined parking lot accommodating staff and visitor spaces with access from 5th Street. This facilitates safe student access from the Ocean Park/ 6th Street intersection to the new main entry.

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation



Administrative Space: The current area housing administrative offices is far too small to house the administrations of both SMASH and Muir ES. The area to support the Nurses area is too small and there are no conference rooms. The recommendation is to build an appropriately sized administrative area that can support both SMASH and Muir ES' needs as well as the needs to accommodate more itinerate staff.

Maker Space, Science Art Classroom: To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are programs and associated spaces that should be added to complete the school. This project will create a new Administration building that will also accommodate a Science/ Art classroom and a Maker Space on the second Floor.

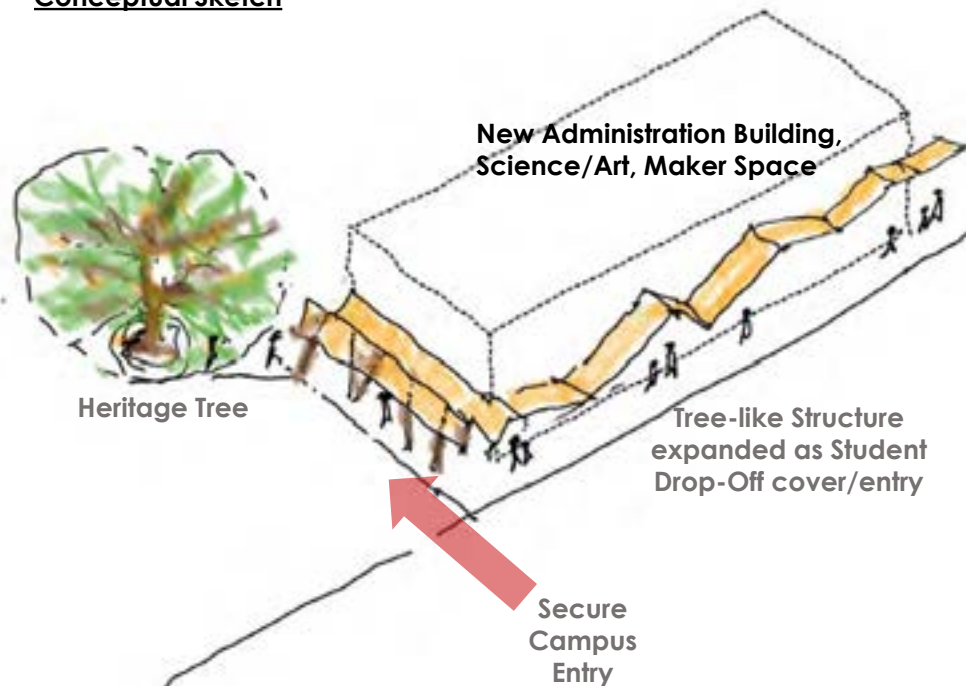
Bridge: There is the possibility to link the new Administrative/ Maker/ Science/ Art building to the existing Building 400.

Secure Entrance: By locating the new administration building where it is illustrated, visitors will enter a single lobby and then be let into the school.

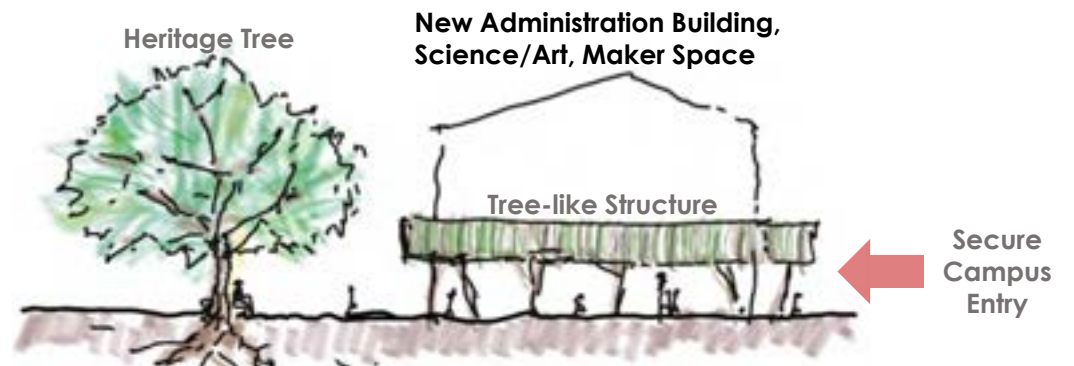
Entrance Courtyard: Between the new Administration Building and Building 400 a new entrance courtyard can be designed to create a student/parent socialization and drop off area before classes begin.

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation

Conceptual Sketch



Central Courtyard with heritage tree



Conceptual Sketch

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation



FIRST LEVEL PLAN



SECOND LEVEL PLAN

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation



Aerial View from 6th and Ocean Park

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation



Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation



Heritage tree courtyard looking at new Administration Building stairway and bridge

Project #1: New Administration Building, Science/Art, Maker Space and Parking Renovation

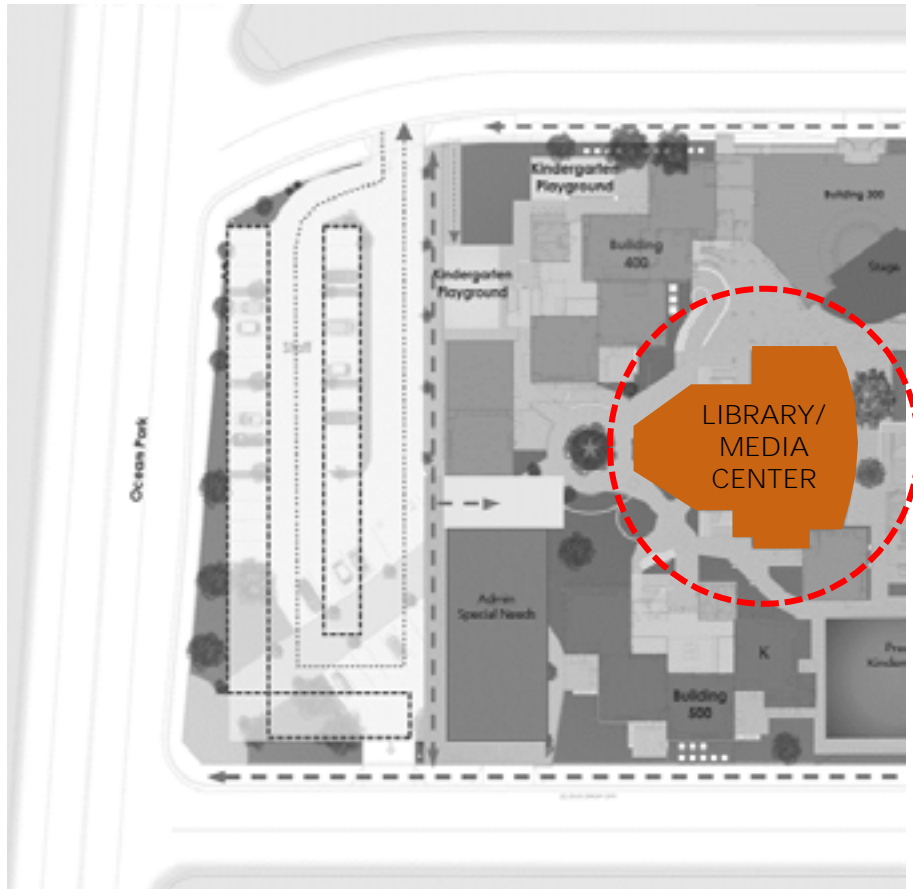


Birdseye view of Heritage tree courtyard looking at the new bridge between the Administration Building and Building 400



Project 2

Project #2: Renovate & Expand Media Center



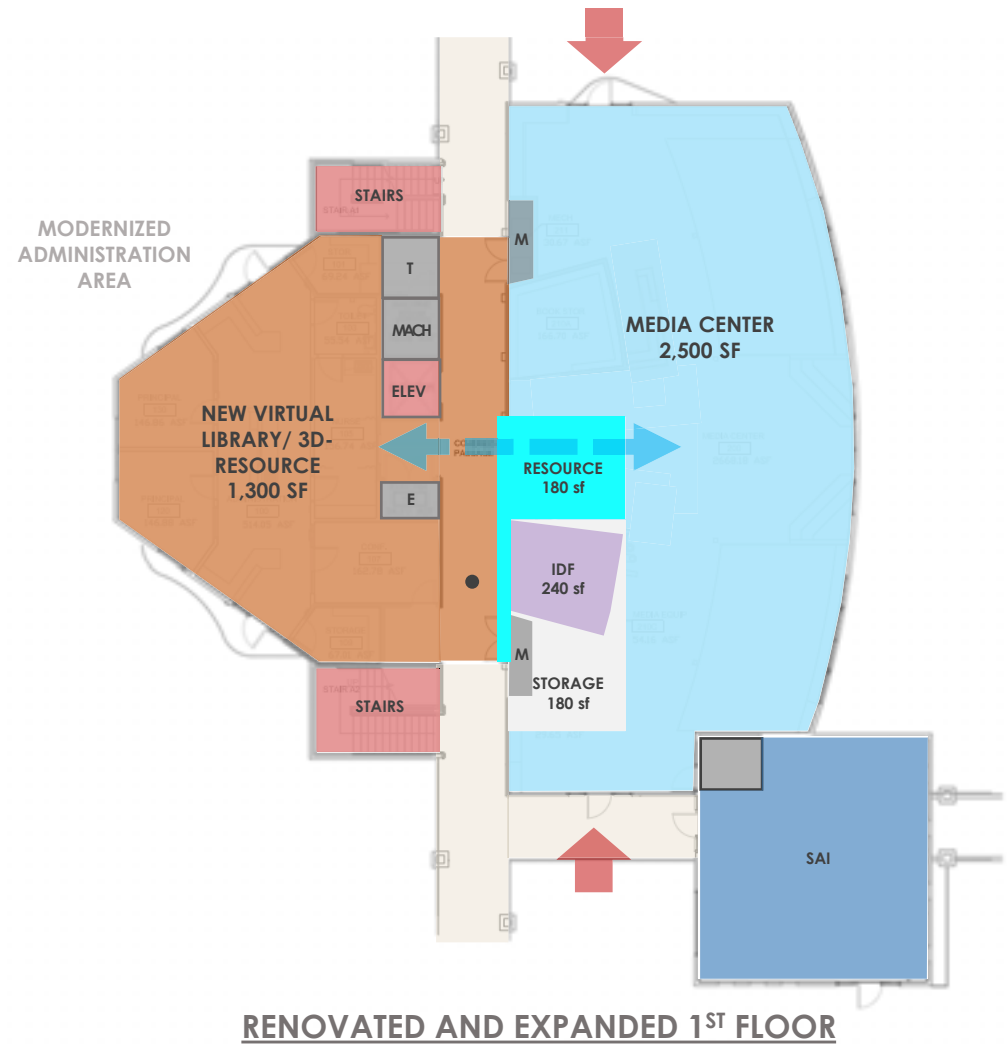
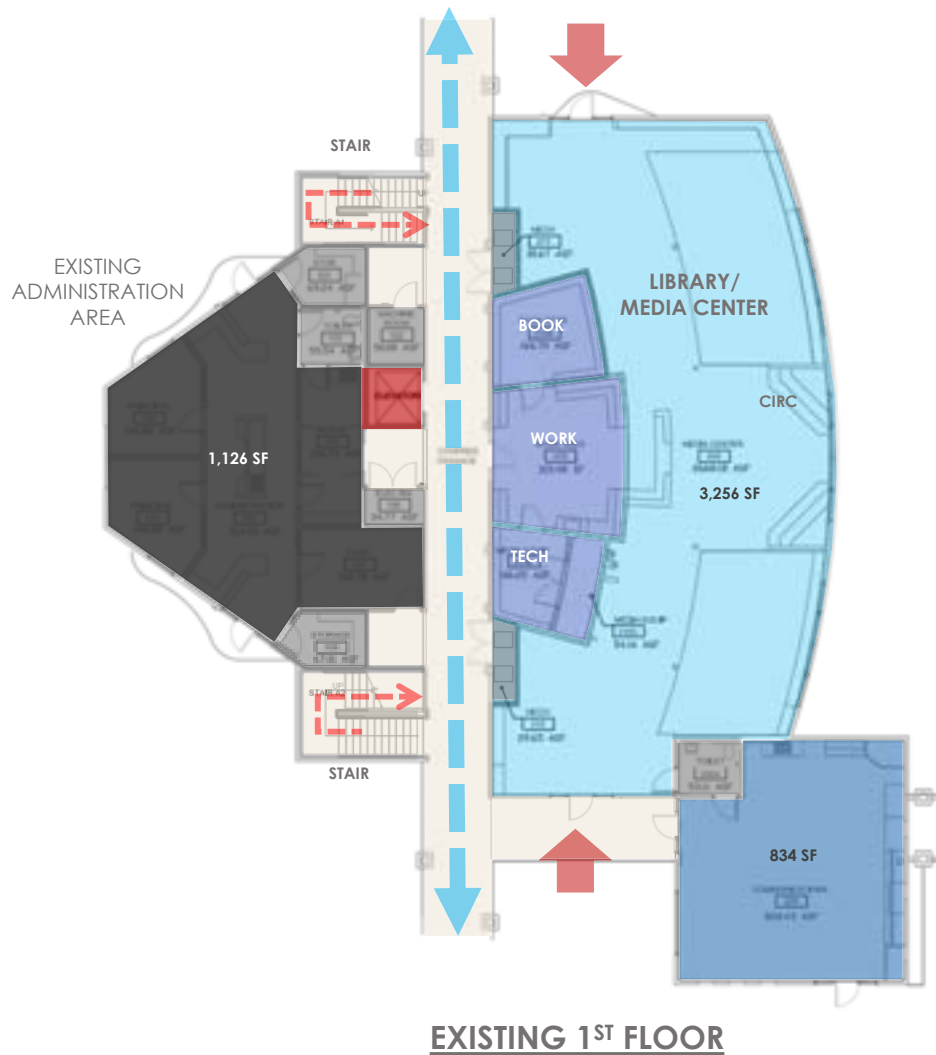
Library: When the new Administration building is built it will allow the SMASH and Muir ES administrative staff to move. The current administrative offices that will be vacated will be available to support students.

To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications space should be added to the Library/Media Center so that the school meets the student need.

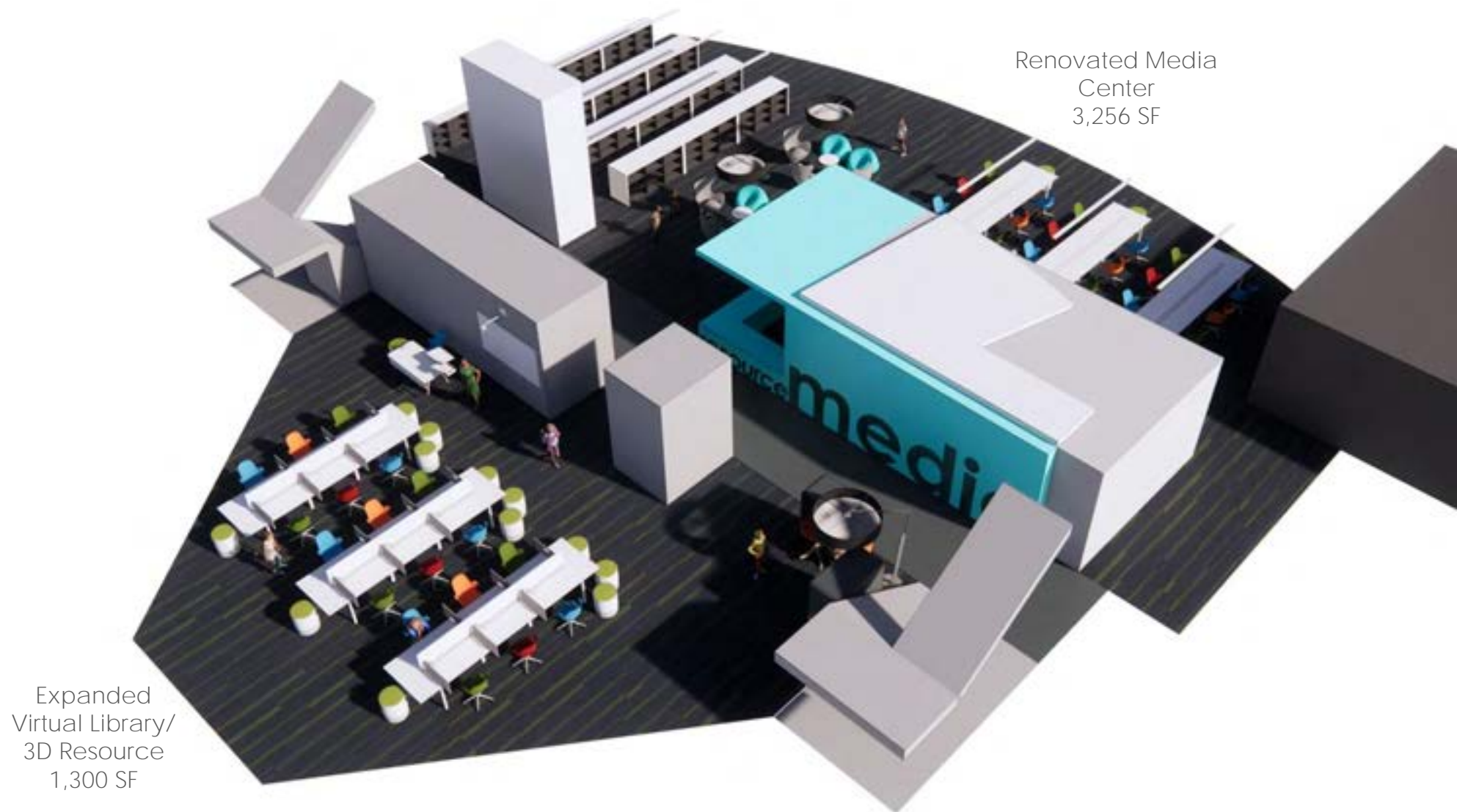
This project will remodel the existing Library space and the current Administration area and turn it into a 3D Resource area to augment the Library. In order to expand the Library space the current corridor between the existing Administration area and the existing Library will need to be turned into interior space. This will allow both areas to be physically connected. The elevator and electrical rooms must remain in place.

Second Floor Student Services Area: This project will also renovate the second floor over the Library which currently houses Counselors and itinerate staff so that it supports their needs more thoroughly.

Project #2: Renovate & Expand Media Center



Project #2: Renovate & Expand Media Center



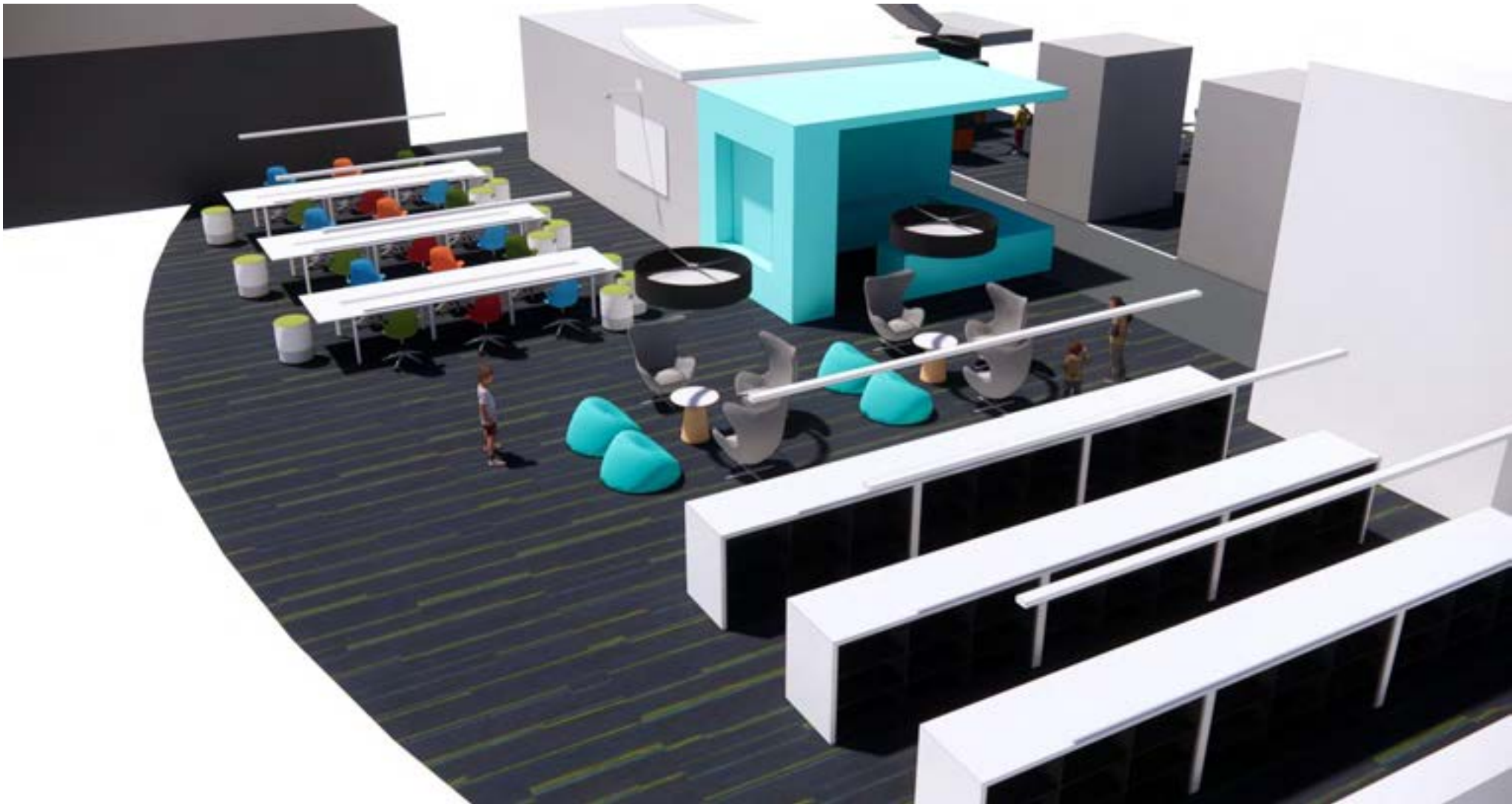
New Virtual Library/ 3-D Resource Plan

Project #2: Renovate & Expand Media Center



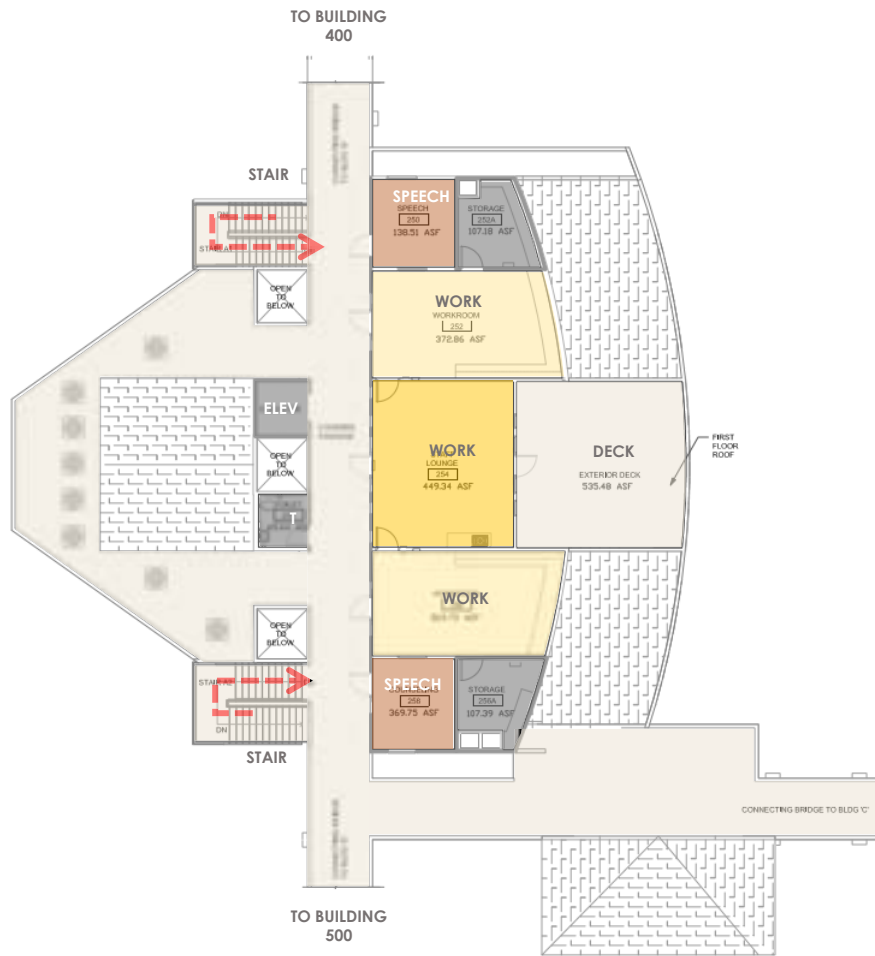
New Virtual Library/ 3-D Resource Plan

Project #2: Renovate & Expand Media Center

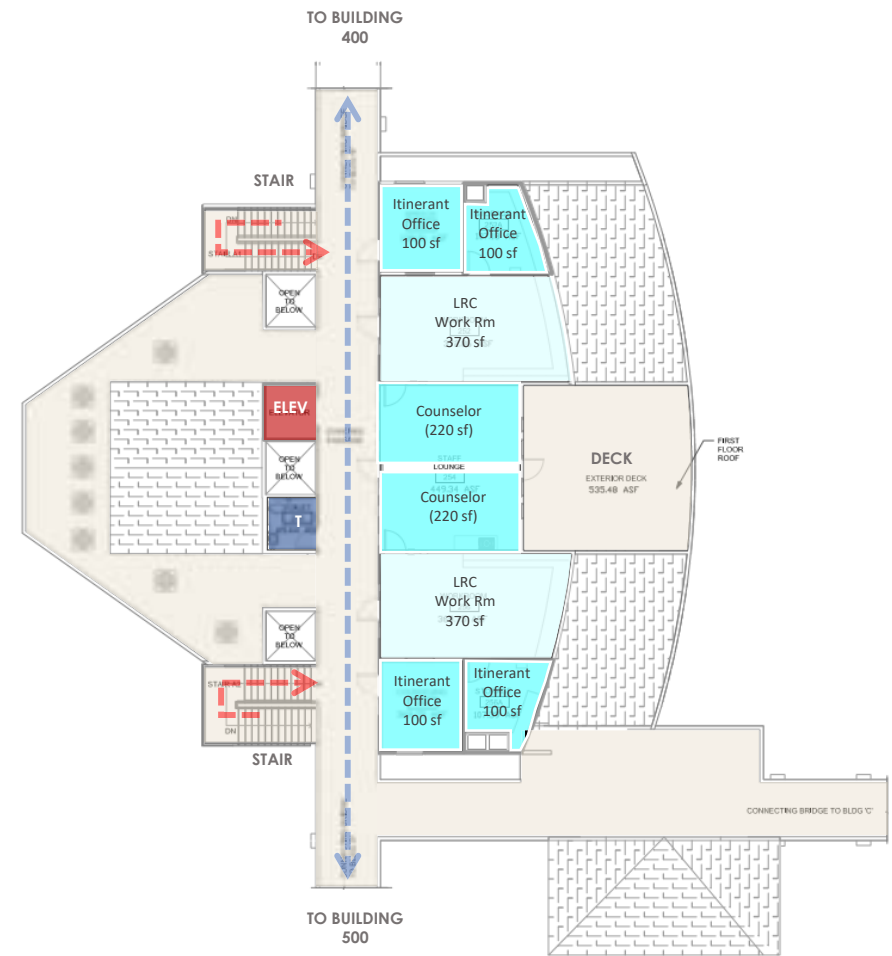


Renovated Media Center

Project #2: Renovate & Expand Media Center



EXISTING 2ND FLOOR

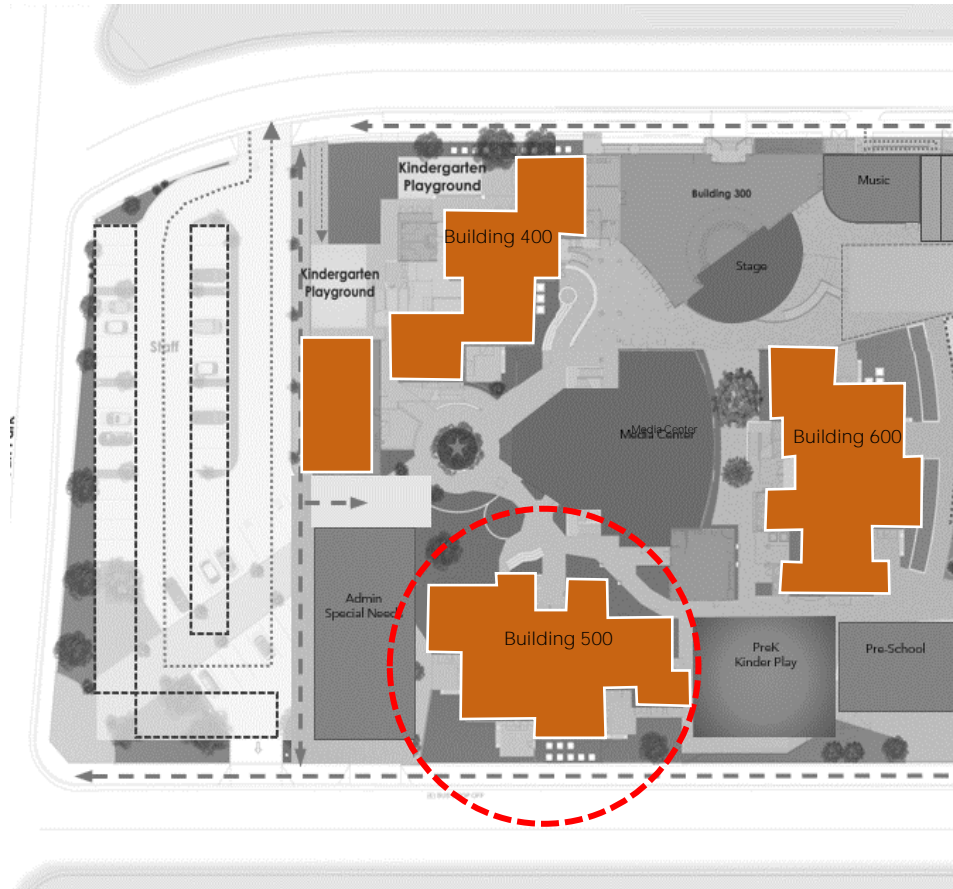


RENOVATED 2ND FLOOR



Project 3

Project #3: Renovate Classroom Buildings



Renovate Classroom Buildings: To reflect the facilities that were outlined in the Educational Specifications the classroom buildings need to be renovated to support a Project-based curriculum. Within the center of each classroom cluster are teacher workrooms and a common space. Many of the workrooms and common spaces have been taken over by instructional support staff. The common spaces due to their size are also more circulation spaces than useable for student project work.

This project illustrates two options in how to reclaim the common space/ work room to benefit students. Option 1 illustrates removing the small work rooms in order to increase the size of the common space thereby creating a collab space that will be adjacent to and available to all students. Option 2 illustrates removing the work rooms and common spaces to create larger classrooms. Each scheme would require filling in the 2-story volume over the first-floor common spaces to create a larger floor plate on the second-floor.

Noise Transference: Noise transfers from floor to floor. It is recommended to study the noise transference and mediate the acoustics.

Folding Partitions: The folding partitions between classrooms have deteriorated and are not acoustic barriers. Replace all the folding partitions.

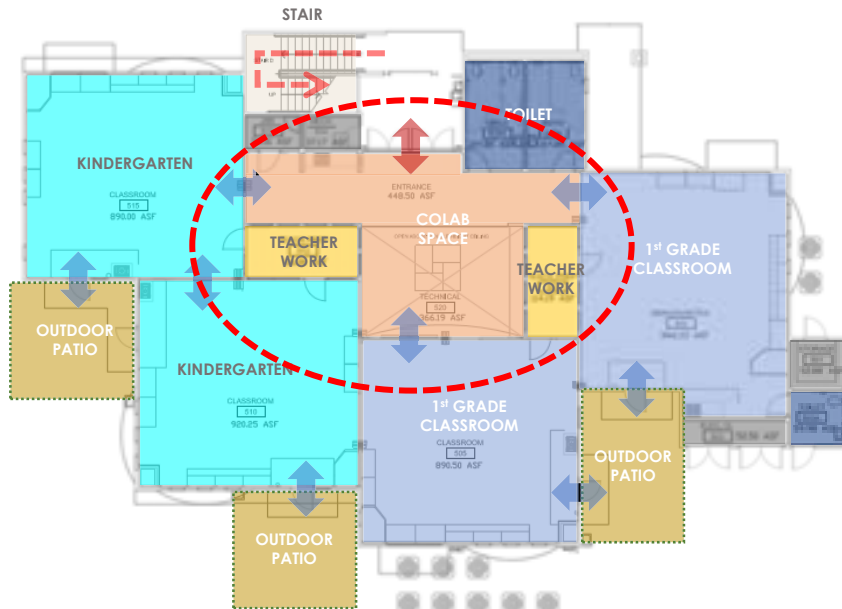
Window Shading: Solar shading devices in classrooms and offices are not adequate and is missing in many conditions.

Backpack Storage: There are no racks or storage hooks for backpacks or to store lunches

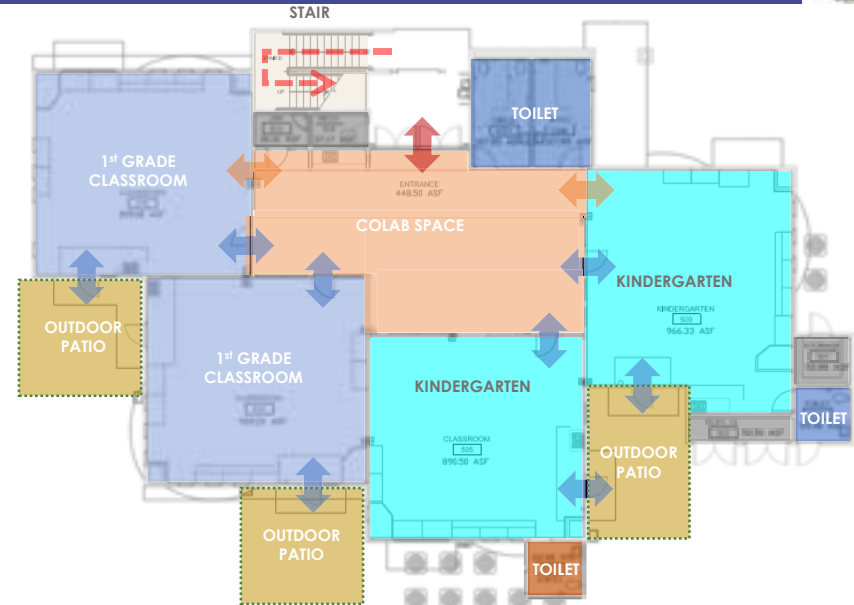
Student Toilets: On the second level classroom cluster there is only a single toilet in each wing. It is a recommendation to build a new toilet on this level.

Kindergarten Classrooms: The Kindergarten classroom in Building 500 has no toilet attached to it. The Kindergarteners need to leave the classroom and go into a separate toilet room. It is a recommendation to build a new toilet building contiguous with the Kindergarten classroom.

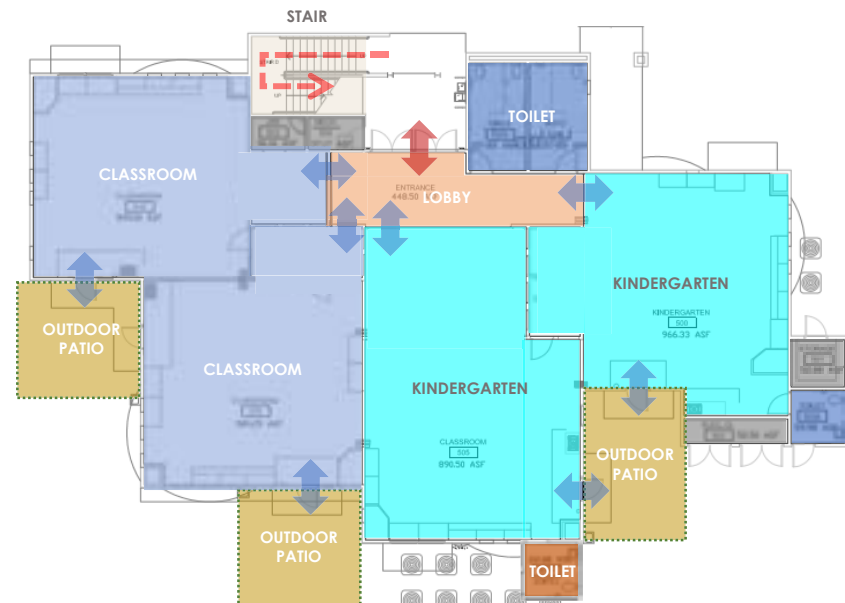
Project #3: Renovate Classroom Buildings



Existing Classroom Building 500
1st Floor Plan



Modernize Classroom Building 500
1st Floor Plan: Option 1



Modernize Classroom Building 500
1st Floor Plan: Option 2

Project #3: Renovate Classroom Buildings



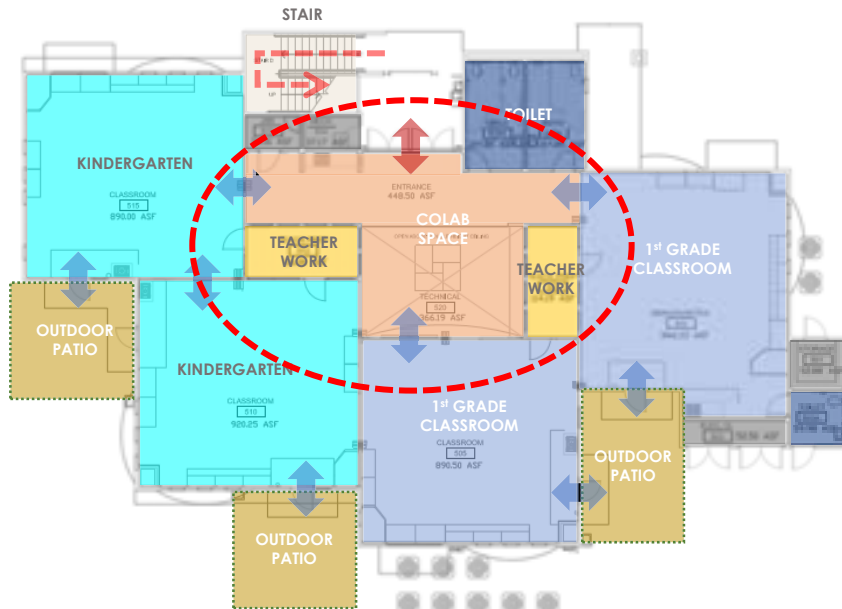
Modernize Classroom Building 500 1st Floor Plan: Option 1

Project #3: Renovate Classroom Buildings

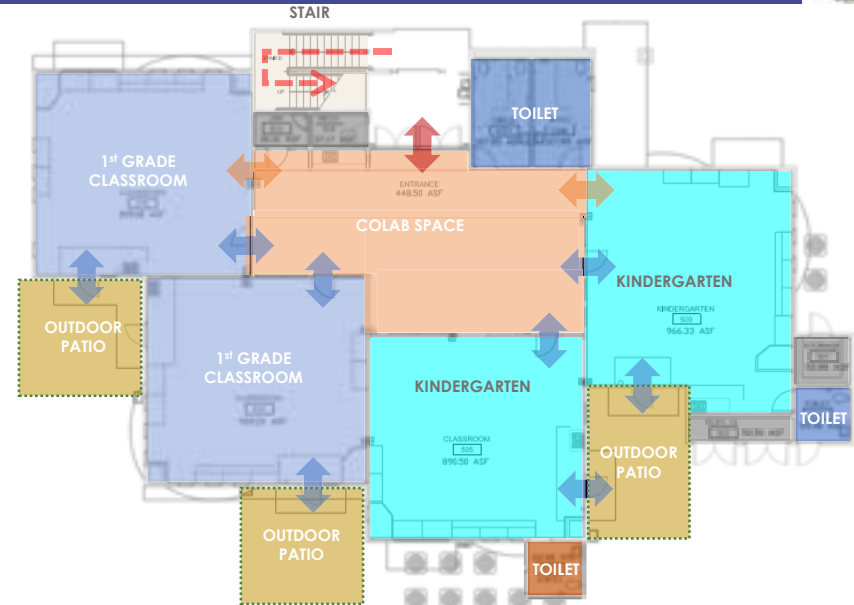


Modernize Classroom Building 500 1st Floor Plan: Option 2

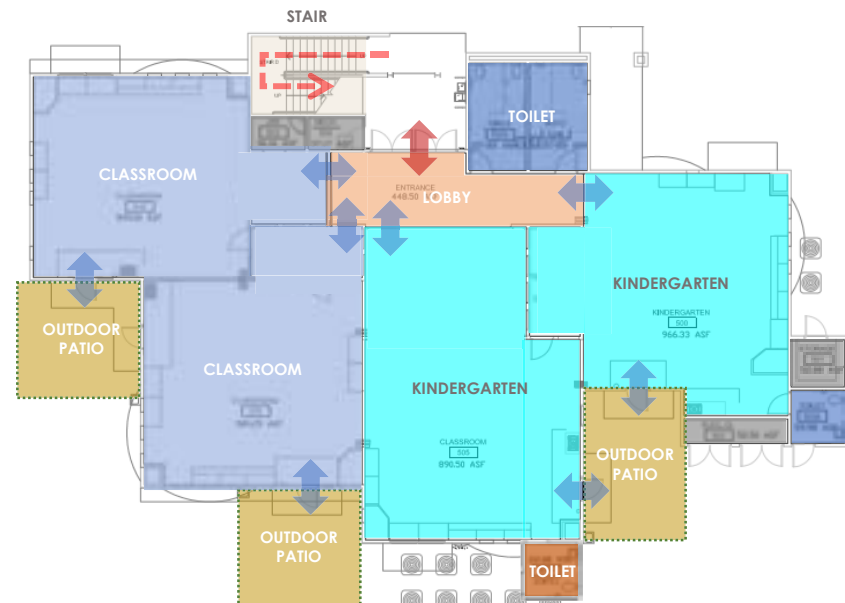
Project #3: Renovate Classroom Buildings



Existing Classroom Building 500
1st Floor Plan

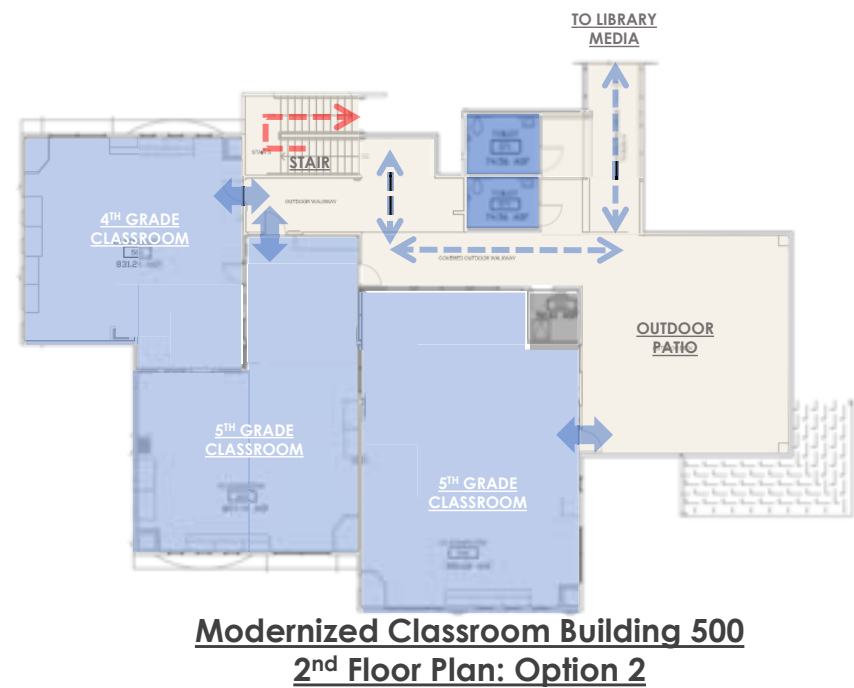
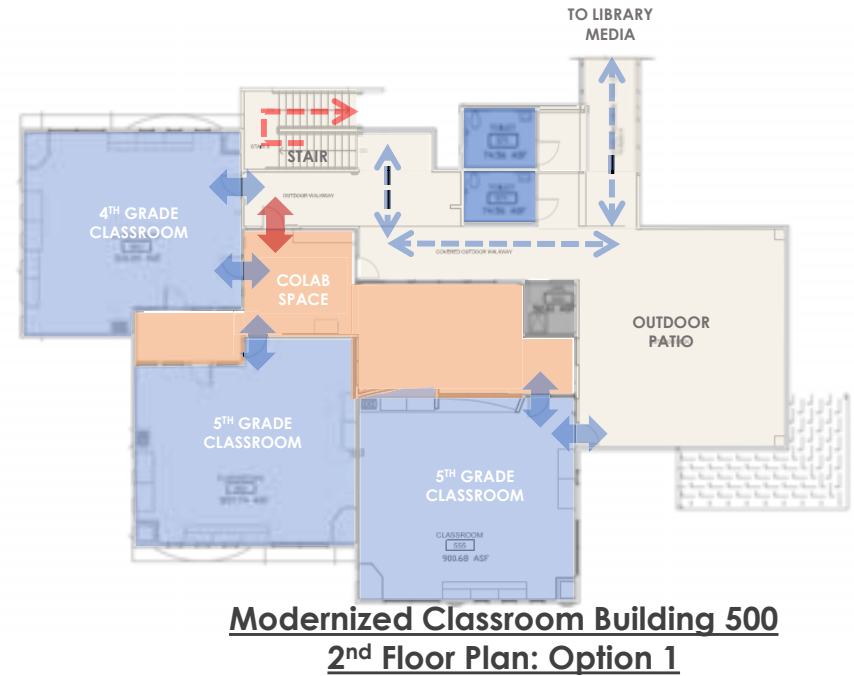
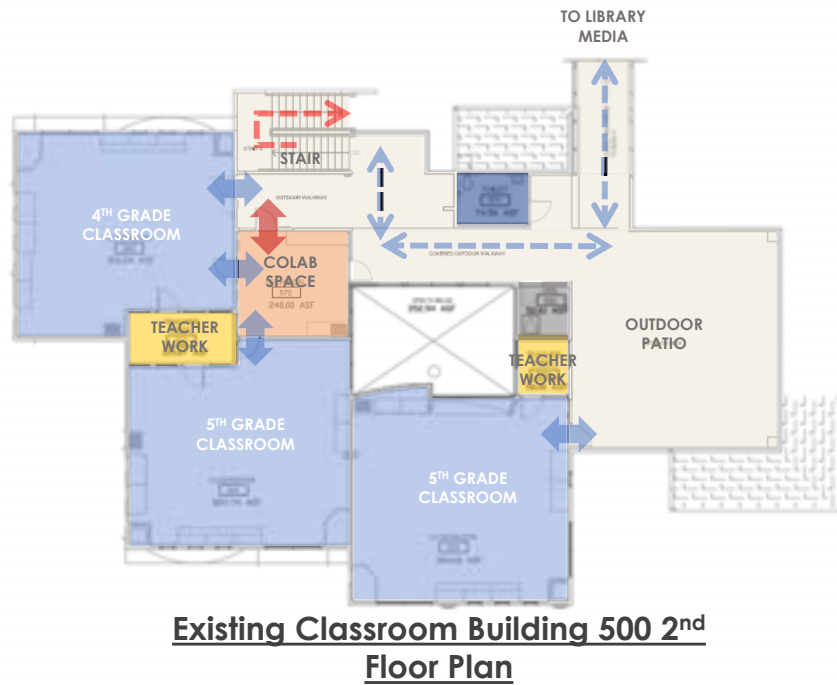


Modernize Classroom Building 500
1st Floor Plan: Option 1



Modernize Classroom Building 500
1st Floor Plan: Option 2

Project #3: Renovate Classroom Buildings



Project #3: Renovate Classroom Buildings



Modernize Classroom Building 500 2nd Floor Plan: Option 1

Project #3: Renovate Classroom Buildings

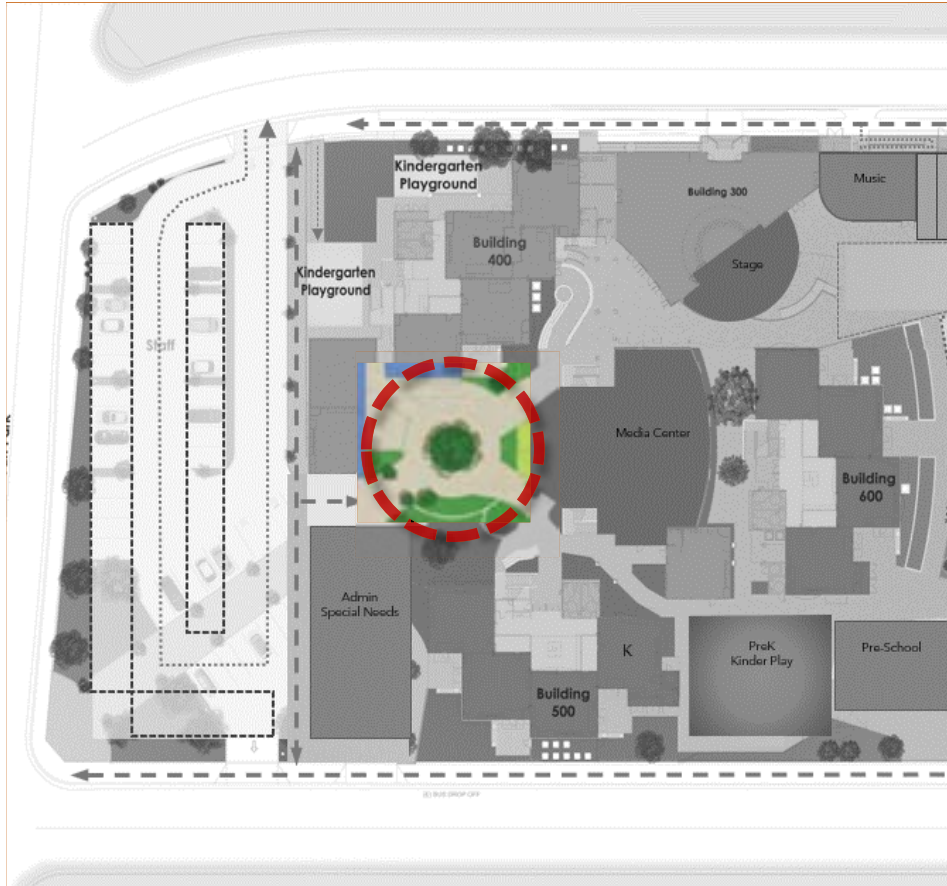


Modernize Classroom Building 500 2nd Floor Plan: Option 2



Project 4

Project #4: Outdoor Learning Court Reinforcement



Learning Court Reinforcement: Heritage Tree Courtyard

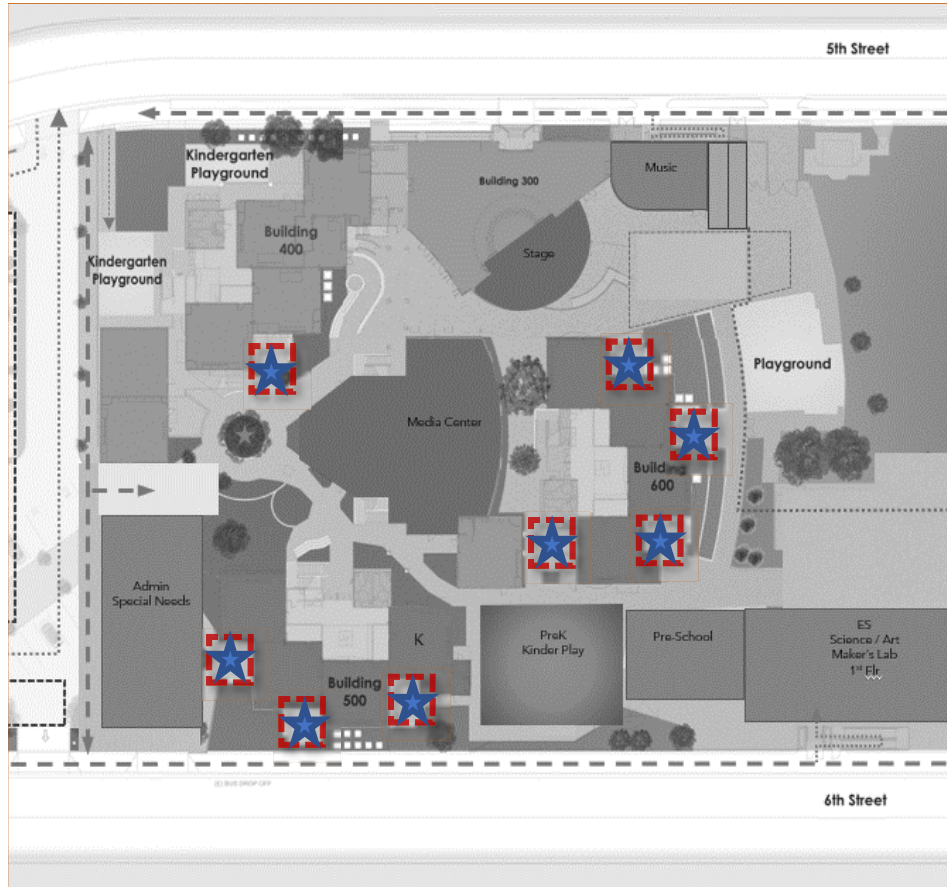
Heritage Tree Courtyard: In our amazing environment, learning can happen outdoors. There are well cared for spaces at SMASH and Muir ES with beautiful murals and tilework, but with enhancements, the spaces can become even better spaces to support students and facilitate learning, instruction, project work, and social discourse. Recommendations included providing shade, new landscape furniture, teaching walls, gardens, and incorporation of water bottle fillers.

Project #4: Outdoor Learning Court Reinforcement



Learning Court Reinforcement: Heritage Tree Courtyard

Project #4: Outdoor Learning Court Reinforcement



Learning Court Reinforcement: Classroom Building Courtyards

Classroom Building Courtyards: In our amazing environment, learning can happen outdoors. There are well cared for spaces at SMASH and Muir ES with beautiful murals and tilework, but with enhancements, the spaces can become even better spaces to support students and facilitate learning, instruction, project work, and social discourse. Recommendations included providing shade, new landscape furniture, teaching walls, gardens, and incorporation of water bottle fillers.

Project #4: Outdoor Learning Court Reinforcement



Classroom Building Enhancements: Teaching walls, moveable seating

Project #4: Outdoor Learning Court Reinforcement



2nd Floor Classroom Building Deck Enhancements: Teaching walls, moveable seating

Project #4: Outdoor Learning Court Reinforcement



2nd Floor Classroom Building Deck Enhancements: Teaching walls, moveable seating

Project #4: Outdoor Learning Court Reinforcement

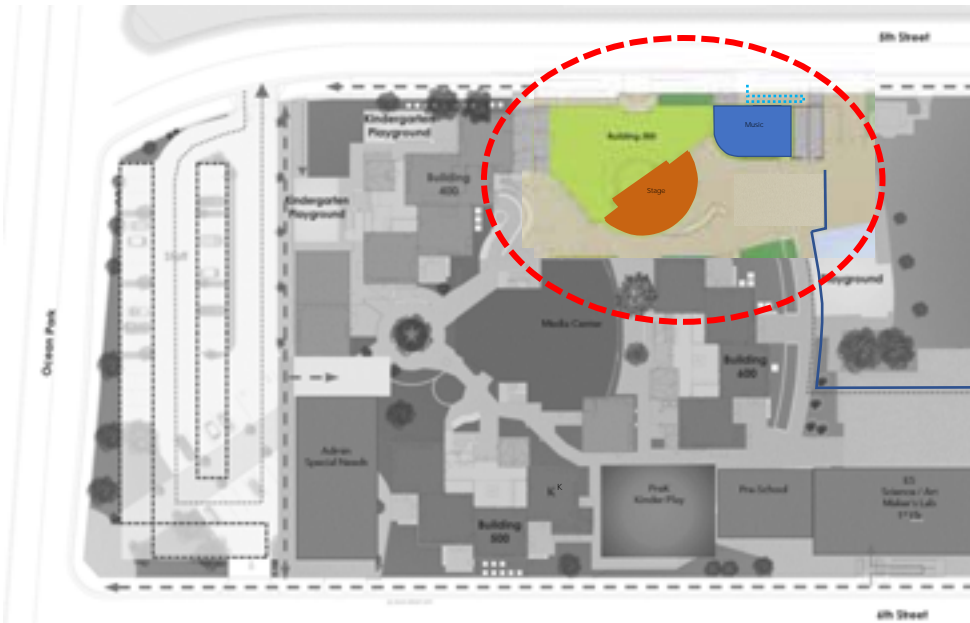


Building 500 Classroom Area Enhancements: Teaching walls, moveable seating, growing area



Project 5

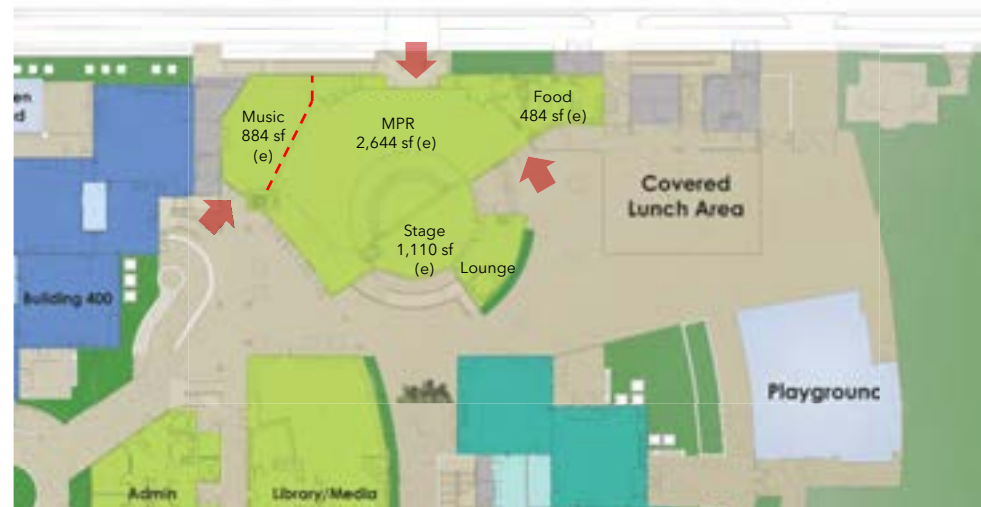
Project #5: Renovate Multi-Purpose Building and Create Music Addition



Overview: The current Multi-Purpose building accommodates Music, Performing Arts, Physical Activity and serves as the cafetorium. The building needs a full renovation including an acoustic revamp to make it a great room for events. In addition, the Music program occurs in many makeshift rooms. It is recommended to create an addition to the current stage area to house an appropriate number of music students and to add another Music Lab to the building. To support the performing arts it is suggested that part of the stage addition would include an outdoor stage to support student performances.

Campus Plan: Building 300 Modernization and Expansion

Project #5: Renovate Multi-Purpose Building and Create Music Addition

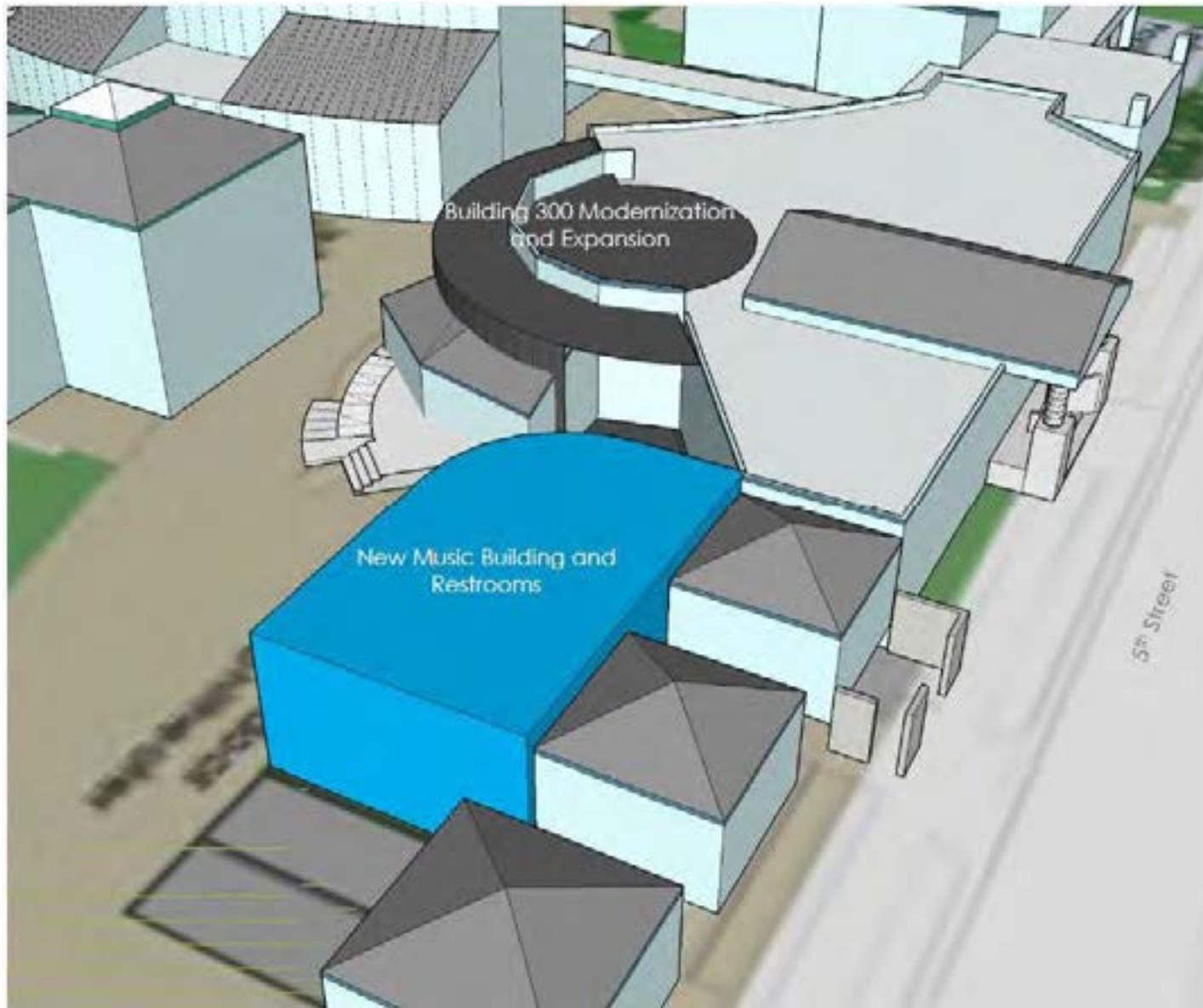


Building 300 Existing Plan



Building 300 Modernization and Expansion Plan

Project #5: Renovate Multi-Purpose Building and Create Music Addition



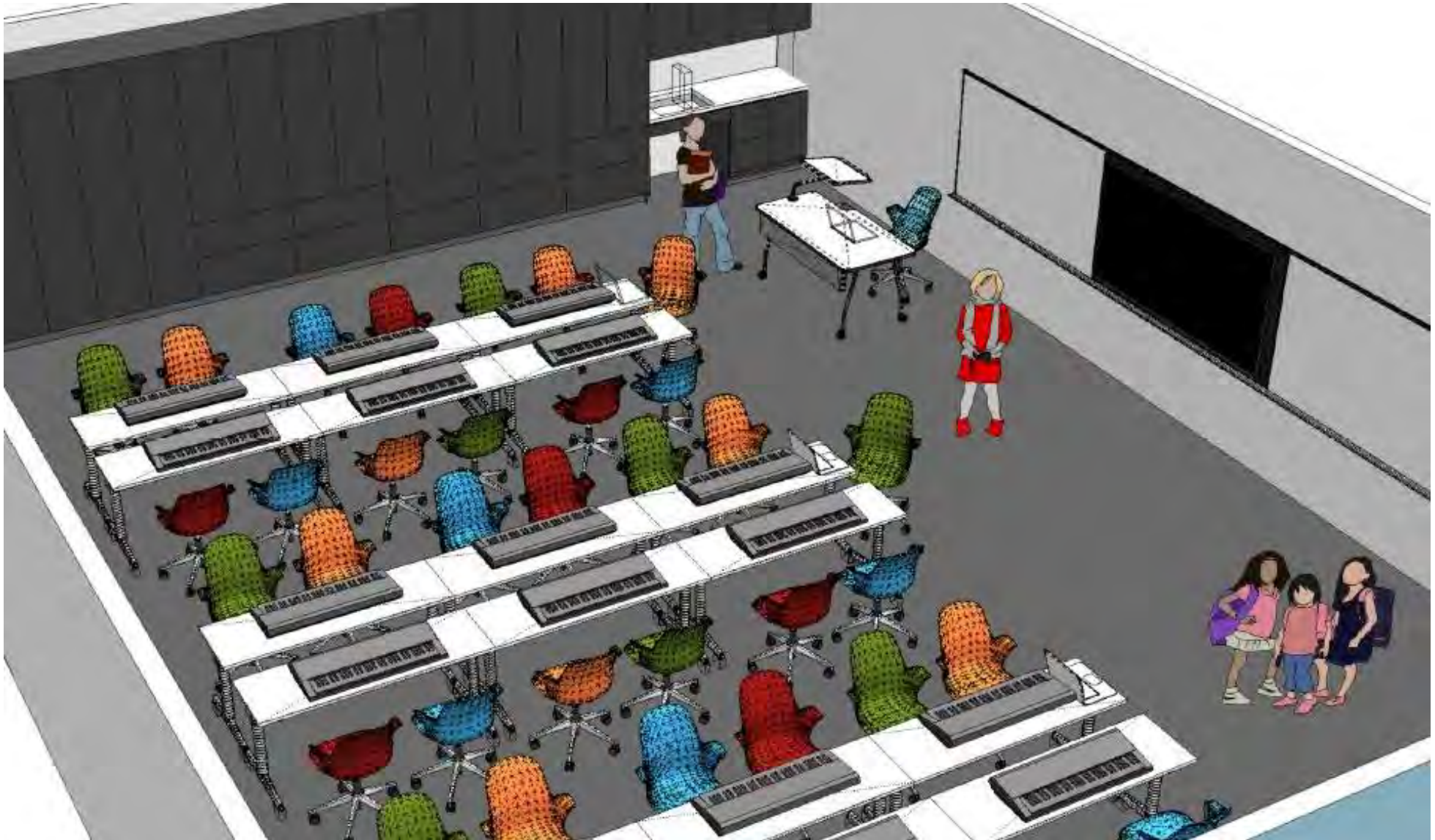
Birdseye Building 300 Modernization and Expansion

Project #5: Renovate Multi-Purpose Building and Create Music Addition



Birdseye Building 300 Modernization and Expansion

Project #5: Renovate Multi-Purpose Building and Create Music Addition



Music Expansion: Flexible to turn into piano lab

Project #5: Renovate Multi-Purpose Building and Create Music Addition

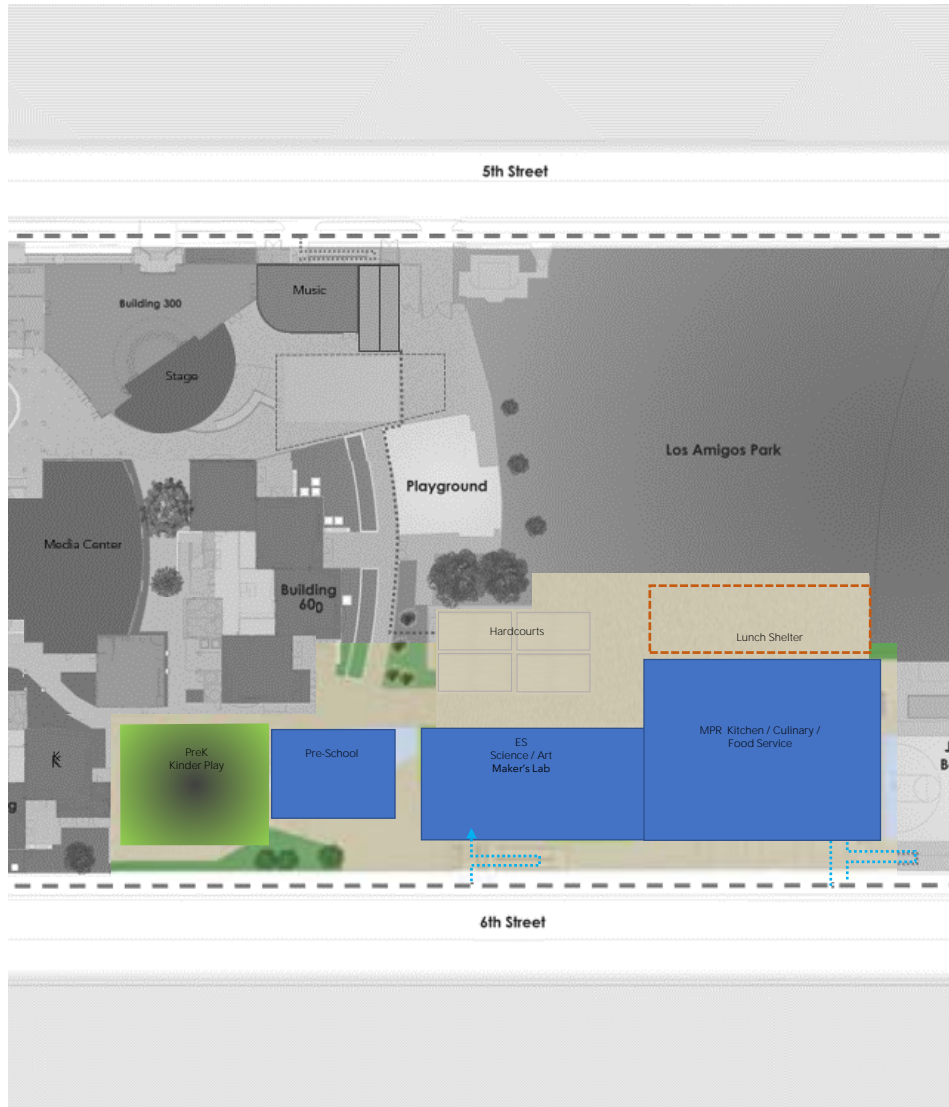


Music Expansion: Flexible with moveable furniture, variable acoustics



Project 6

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



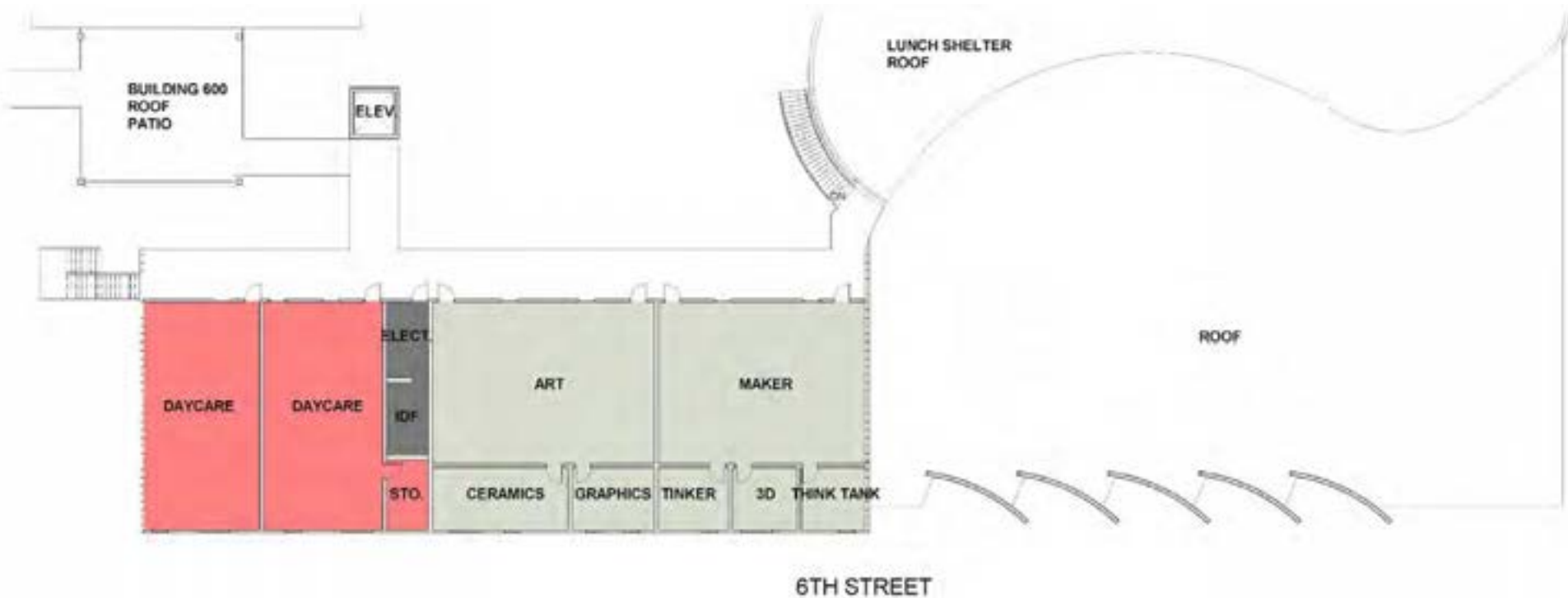
Overview: To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are a number of programs and associated spaces that should be added to complete the school. This project will add spaces to the campus that currently do not exist but should. This project will also remove all current relocatable classrooms and house their program space in permanent space. The new 2 story building which will be located parallel to 6th Street will support Pre-School, Special Needs Classrooms, a Multi-purpose/ Fitness/ Food services, Kitchen and Culinary Arts spaces on the first floor. The second floor will house Daycare, a Science/Art Classroom, and a Maker Space. To support the Pre-School and Special Needs Classrooms outdoor play areas will be developed. To support food services a large outdoor covered eating area will be developed.

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



New MPR/ Culinary/ Special Needs/ Pre-School/ Building 1st Floor Plan

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



New Maker Space/ Science/ Art/ After School Care Building 2nd Floor Plan

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



Aerial of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ Day-Care Building from above 6th Street

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



Aerial of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ Day-Care Building from above Los Amigos Park

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



6th Street view of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ Day-Care Building

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



6th Street view of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ Day-Care Building

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



View of New Lunch Shelter from Los Amigos Park

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



New Lunch Shelter/ Culinary

View of New Lunch Shelter

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



View of New Lunch Shelter and Outdoor Spaces from Building 600

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



View of Pre-School Classrooms and Play Area

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



View of Play Area/ Lunch Shelter from Day-Care, Maker Space and Science/ Art Balcony

Project #6: New MPR/ Fitness, Maker Space, Science/ Art, Food Service, Pre-K, Day-Care Building



View of Play Area/ Lunch Shelter

SUMMATION OF 6 PROJECTS



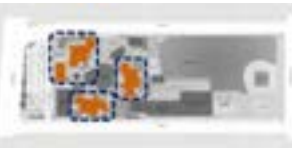
PROJECT 1: New Administration Building, Science/Art, Maker Space and Parking Renovation

- New 2 story Administration and Special Education Building
- New secure visitor entrance court
- Renovate associated landscape
- Modernize staff and visitor parking



PROJECT 2: Renovate Media Center

- Modernize Library
- Modernize old administrative area into 3D Resource area
- Renovate associated landscape
- Expand Media center into central corridor
- Renovate 2nd Floor Administration support area



PROJECT 3: Renovate Classroom Buildings

- Renovate and modernize Classroom Buildings 400, 500 and 600 to eliminate teacher work areas and increase the collaboration spaces.
- Remove and replace all moveable partition walls
- Renovate associated landscape areas
- Add a toilet to the Kindergarten room building 500.
- Construct new floor in 2 story collaboration area so that 2nd floor has a collab area too.
- Add new toilet for student and teacher on second level.



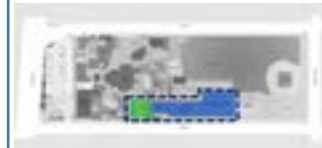
PROJECT 4: Outdoor Learning Court Reinforcement

- New Music courtyard development
- Reinforce existing small learning courts adjacent to classrooms
- Reinforce central courtyard
- Create shaded outdoor learning areas adjacent to classrooms on the 2nd floor



PROJECT 5: Renovate Multi-Purpose, Music Addition

- New Stage addition added to multi-purpose building
- Renovate entire Multi-Purpose building
- Improve Multi-Purpose acoustics
- Renovate associated landscape areas
- New outdoor stage and hardscape
- Eliminate moveable partitions in Multi-Purpose room to create 1 room.



PROJECT 6: New MPR/ Fitness, Maker Space, Science/Art, Food Serv, Day-Care, Spec Ed, Pre-K Building

- Remove and replace all existing relocatables with new construction
- New 2 story building to house MPR, Fitness, Maker Space, Science/ Art, Pre-School, Daycare, Special Education, Food Service
- New covered lunch shelter adjacent to building
- Renovate adjacent hardscape
- New ramps and stairs to building from 6th Street
- New Pre-K Play area
- New Special Education Play area.



Prioritized Project List

Rough Order of Magnitude Cost Estimate

SMASH-Muir Elementary Schools

11.02.20

Site	Project Name	Scope	Renovation or New	Square Feet	Rationale	ROM Cost Estimate	Contingent on what other project	Phase No.
SMASH-Muir ES	Project 1: New Administration Building and Renovations	Construct new 2-story building that includes Administration and Special Education classrooms. A secured campus entry will be located north of the new building Renovate landscape / hardscaping and campus quad, and renovate parking areas.	New	Bldg.: 9,200 SF Site: 6,000 SF	To provide a secured entrance to the campus and an administration and special education classroom that aligns with the SMMUSD District Education Specifications.	\$6,688,203	2	1
SMASH-Muir ES	Project 2: Renovate Media Center	Locate and prep for an interim portable for Library Media Center including utilities. Demolish existing Media Library Center interiors, exterior breezeway, and existing Administration interiors after new Administration building is completed. Electrical room, elevator and machine room shall remain Renovate Media Library Center expansion and renovate landscape / hardscaping and campus quad.	Renovation	Bldg.: 5,400 SF Site: 5,000 SF	To increase the area of the Media Library Center to accommodate a new computer lab and enclose the passageway to make it one contiguous space: to align with the SMMUSD District Education Specifications.	\$1,454,794	1	3
SMASH-Muir ES	Project 3: Classroom Renovation	Change support spaces/rooms in to Collaboration spaces.	Renovation	16,300 SF Site: N/A	To provide spaces to support the instructional activities.	\$4,605,922	N/A	1
SMASH-Muir ES	Project 4: Outdoor Learning Court Reinforcement	Accommodate outdoor learning instructional areas such as Sustainable Gardens, Art, Reading, Gathering, Science, Makers Lab, etc.	Renovation	Bldg.: N/A Site: 10,000 SF	These outdoor learning environments are important to be able to support teachers' various instructional activities and co-align with the SMMUSD District Education Specifications.	\$510,350	N/A	2
SMASH-Muir ES	Project 5: Renovate Multi-purpose	Prior to demolishing food service, relocate kitchen and MPR equipment, locate and prep for an interim portable for Food Service including utilities and interim food service delivery. Demolish existing Food Service interior, MPR interior, stage and music interior. Expansion and renovation of Food Service, Stage Music area, MPR and outdoor courtyard. Renovate landscape / hardscaping and outdoor campus quad that allows for the renovation of landscaping / hardscaping and renovated building including new ramp and stair access to new MRP / Stage / Music	Renovation/Expansion	Bldg.: 6,450 SF Site: 8,000 SF	Expanding music facilities to accommodate the music curriculum on campus to align with the SMMUSD District Education Specifications.	\$2,802,250	Project 6	4
SMASH-Muir ES	Project 6: New MPR / Fitness / Maker Spaces / Science / Music / Pre-K / After School Building / Food Service	Demolish existing Special Education Classrooms, Art, Preschool and Daycare portables. Construct Preschool, Science / Art / Maker's Lab, MPR / Food Service / Culinary Arts, Lunch and PreK Kinder Play Area. Renovate landscape / hardscaping and outdoor campus quad around new building including new ramp and stair access, lunch area and hardcourts.	New	Bldg.: 24,600 SF Site: 24,600 SF	To provide for specialized instructional areas that is shared by the entire campus to reduce the requirements of teaching these specialized activities in their own typical classrooms. Lunch shelter will allow for the opportunity for the culinary arts component, and the indoor/outdoor learning opportunity of having a sustainable garden, and ease of access to align with the SMMUSD District Education Specifications.	\$17,331,441	Project 5	4

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. PROJECT 1: NEW ADMINISTRATION BUILDING, RENOVATIONS AND PARKING	\$6,688,203	9,200	\$726.98
02. PROJECT 2: RENOVATE MEDIA CENTER	\$1,454,794	5,400	\$269.41
03. PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600	\$4,605,922	16,300	\$282.57
04. PROJECT 4: OUTDOOR LEARNING COURT REINFORCEMENT	\$510,350	10,000	\$51.03
05. PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING	\$2,802,250	6,450	\$434.46
06. PROJECT 6: NEW MPR/FITNESS /MAKER SPACES/FOOD/PRE-K/AFTER SCHOOL BUILDING	\$17,331,441	24,600	\$704.53
TOTAL CONSTRUCTION COST	\$33,392,960		

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	\$/SF AREA
01. PROJECT 1: NEW ADMINISTRATION BUILDING, RENOVATIONS AND PARKING	\$4,071,765	9,200	\$442.58
02. PROJECT 2: RENOVATE MEDIA CENTER	\$885,676	5,400	\$164.01
03. PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600	\$885,676	16,300	\$54.34
04. PROJECT 4: OUTDOOR LEARNING COURT REINFORCEMENT	\$310,700	10,000	\$31.07
06. PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING	\$1,706,004	6,450	\$264.50
06. PROJECT 6: NEW MPR/FITNESS /MAKER SPACES/FOOD/PRE-K/AFTER SCHOOL BUILDING	\$10,551,347	24,600	\$428.92

TOTAL NET DIRECT COST

\$18,411,168

GENERAL MARKUPS

DESIGN CONTINGENCY	15.00%	\$2,761,675
ESCALATION TO MIDPOINT 10/2024	14.58%	\$3,087,001
CONTRACTOR CONTINGENCY	15.00%	\$3,638,977
FF & E/AV	6.00%	\$1,673,929
INSURANCE	1.25%	\$369,659
BONDS: CONTRACTOR	1.00%	\$299,424

TOTAL CONSTRUCTION COST

\$30,241,833

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$192,280	\$20.90
02 SUBSTRUCTURE		\$59,064	\$6.42
03 SUPERSTRUCTURE		\$543,996	\$59.13
04 EXTERIOR CLOSURE		\$832,001	\$90.43
05 ROOFING		\$103,868	\$11.29
06 INTERIOR CONSTRUCTION		\$603,612	\$65.61
07 CONVEYING		\$149,148	\$16.21
08 MECHANICAL		\$597,544	\$64.95
09 ELECTRICAL		\$594,320	\$64.60
10 EQUIPMENT		\$122,544	\$13.32
11 SITEWORK		\$273,388	\$29.72
NET DIRECT BUILDING COST		\$4,071,765	\$442.58
DESIGN CONTINGENCY	15.00%	\$610,765	\$66.39
SUBTOTAL		\$4,682,530	\$508.97
ESCALATION TO MIDPOINT 10/2024	14.58%	\$682,713	\$74.21
SUBTOTAL		\$5,365,243	\$583.18
CONTRACTOR CONTINGENCY	15.00%	\$804,786	\$87.48
SUBTOTAL		\$6,170,029	\$670.66
FF & E/AV	6.00%	\$370,202	\$40.24
SUBTOTAL		\$6,540,231	\$710.89
INSURANCE	1.25%	\$81,753	\$8.89
SUBTOTAL		\$6,621,984	\$719.78
BONDS: CONTRACTOR	1.00%	\$66,220	\$7.20
TOTAL BUILDING COST		\$6,688,203	\$726.98

GROSS FLOOR AREA: 9,200 SF

SMASH Muir Elementary School Modernization
PROJECT 1: NEW ADMINISTRATION BUILDING, RENOVATIONS AND PARKING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$192,280		\$20.90
011 Standard Foundations	\$192,280		\$20.90	
012 Special Foundations				
02 SUBSTRUCTURE		\$59,064		\$6.42
021 Slab On Grade	\$59,064		\$6.42	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$543,996		\$59.13
031 Floor and Roof Construction	\$486,128		\$52.84	
032 Stair Construction	\$57,868		\$6.29	
04 EXTERIOR CLOSURE		\$832,001		\$90.43
041 Exterior Walls	\$465,980		\$50.65	
042 Exterior Doors/Windows	\$366,021		\$39.78	
05 ROOFING		\$103,868		\$11.29
051 Roofing	\$103,868		\$11.29	
06 INTERIOR CONSTRUCTION		\$603,612		\$65.61
061 Partitions	\$219,328		\$23.84	
062 Interior Finishes	\$244,076		\$26.53	
063 Specialties	\$84,088		\$9.14	
064 Interior Doors/Windows	\$56,120		\$6.10	
07 CONVEYING		\$149,148		\$16.21
071 Elevators	\$149,148		\$16.21	
08 MECHANICAL		\$597,544		\$64.95
081 Plumbing	\$171,065		\$18.59	
082 H.V.A.C.	\$354,923		\$38.58	
083 Fire Protection	\$71,556		\$7.78	
084 Special Mechanical				
09 ELECTRICAL		\$594,320		\$64.60
091 Standard Electrical	\$448,500		\$48.75	
092 Special Electrical	\$145,820		\$15.85	
10 EQUIPMENT		\$122,544		\$13.32
101 Fixed/Movable Equipment				
102 Furnishings	\$122,544		\$13.32	
103 Special Construction				
11 SITEWORK		\$273,388		\$29.72
111 Site Preparation	\$75,900		\$8.25	
112 Site Improvements	\$106,440		\$11.57	
113 Site Utilities	\$91,048		\$9.90	
114 Off-Site Work				
NET DIRECT BUILDING COST		\$4,071,765		\$442.58

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - FOUNDATIONS</i>				
011 STANDARD FOUNDATIONS				
Building footings	9,200	SF	20.90	\$192,280
TOTAL - 011 STANDARD FOUNDATIONS				\$192,280
<i>ELEMENT - SUBSTRUCTURE</i>				
021 SLAB ON GRADE				
Slab on grade	9,200	SF	6.42	\$59,064
TOTAL - 021 SLAB ON GRADE				\$59,064
<i>ELEMENT - SUPERSTRUCTURE</i>				
031 FLOOR AND ROOF CONSTRUCTION				
Superstructure construction	9,200	SF	52.84	\$486,128
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$486,128
<i>ELEMENT - SUPERSTRUCTURE</i>				
032 STAIR CONSTRUCTION				
Stairs	9,200	SF	6.29	\$57,868
TOTAL - 032 STAIR CONSTRUCTION				\$57,868
<i>ELEMENT - EXTERIOR CLOSURE</i>				
041 EXTERIOR WALLS				
Exterior wall	9,200	SF	10.49	\$96,508
Exterior finishes	9,200	SF	40.16	\$369,472
TOTAL - 041 EXTERIOR WALLS				\$465,980
<i>ELEMENT - EXTERIOR CLOSURE</i>				
042 EXTERIOR DOORS/WINDOWS				
Doors	9,200	SF	4.99	\$45,908
Windows	9,200	SF	11.55	\$106,260
Covered walkway canopy	1,500	SF	87.75	\$131,625
Bridge	420	SF	195.78	\$82,228
TOTAL - 042 EXTERIOR DOORS/WINDOWS				\$366,021

ELEMENT - ROOFING

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
051 ROOFING				
Roofing	9,200	SF	11.29	\$103,868

TOTAL - 051 ROOFING				\$103,868
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ELEMENT - INTERIOR CONSTRUCTION

061 PARTITIONS

Interior construction	9,200	SF	23.84	\$219,328
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TOTAL - 061 PARTITIONS				\$219,328
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ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Wall	9,200	SF	5.81	\$53,452
Floor	9,200	SF	13.18	\$121,256
Ceiling	9,200	SF	7.54	\$69,368

TOTAL - 062 INTERIOR FINISHES				\$244,076
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ELEMENT - INTERIOR CONSTRUCTION

063 SPECIALTIES

Restroom accessories	9,200	SF	1.61	\$14,812
Miscellaneous	9,200	SF	7.53	\$69,276

TOTAL - 063 SPECIALTIES				\$84,088
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ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors	9,200	SF	3.60	\$33,120
Windows	9,200	SF	2.50	\$23,000

TOTAL - 064 INTERIOR DOORS/WINDOWS				\$56,120
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ELEMENT - CONVEYING

071 ELEVATORS

Passenger elevator, 2 - stop	1	EA	149,147.84	\$149,148
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TOTAL - 071 ELEVATORS				\$149,148
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ELEMENT - MECHANICAL

081 PLUMBING

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Equipment				
Water heating system	9,200	SF	2.47	\$22,724
Fixture including rough-in	9,200	SF	1.50	\$13,800
Miscellaneous fittings	9,200	SF	0.57	\$5,244
Domestic water system				
Building entrance	1	LS	3,400.00	\$3,400
Piping, fittings, accessories and insulation	9,200	SF	3.54	\$32,568
Valve	9,200	SF	0.16	\$1,472
Sanitary waste system, includes clean-outs	9,200	SF	2.46	\$22,632
Sanitary vent system, includes vent through roofs	9,200	SF	3.78	\$34,776
Roof drainage system				
Roof and overflow drains	5	EA	485.73	\$2,429
Pipe with fittings and support	200	LF	69.42	\$13,884
Horizontal pipe insulation	50	LF	17.21	\$860
Indirect condensate drain system	9,200	SF	0.76	\$6,992
Natural gas system, not used				
Elevator sump pump system, Allowance	1	LS	5,500.00	\$5,500
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	9,200	SF	0.52	\$4,784
TOTAL - 081 PLUMBING				\$171,065

ELEMENT - MECHANICAL

082 H.V.A.C.

Equipment				
Air handling equipment	13,800	CFM	6.75	\$93,150
Sound attenuation	9,200	SF	0.41	\$3,772
Air distribution system				
Sheet metal ductwork, supports	8,500	LB	13.72	\$116,595
Duct insulation	9,200	SF	2.98	\$27,416
Flexible duct, supports	9,200	SF	0.61	\$5,612
Refrigeration piping system, specialties	9,200	SF	1.03	\$9,476
Air inlets and outlets	9,200	SF	1.73	\$15,916

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Fire, smoke and manual dampers	9,200	SF	1.14	\$10,488
Duct smoke detectors	9,200	SF	0.52	\$4,784
Automatic temperature controls	9,200	SF	5.28	\$48,576
Air / water balance, by an independent contractor	9,200	SF	1.13	\$10,396
Start-up, commission major equipment	1	LS	3,590.11	\$3,590
Miscellaneous including seismic bracing, duct identification, testing and fire stop	9,200	SF	0.56	\$5,152
TOTAL - 082 H.V.A.C.				\$354,923

ELEMENT - MECHANICAL

083 FIRE PROTECTION

Automatic fire sprinkler system, wet type				
Fire riser, horizontal water distribution, drops and heads	9,200	SF	6.93	\$63,756
Seismic protection, labeling, firestop	9,200	SF	0.55	\$5,060
Test	1	LS	2,740.00	\$2,740

TOTAL - 083 FIRE PROTECTION				\$71,556
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ELEMENT - ELECTRICAL

091 STANDARD ELECTRICAL

Service and distribution				
Normal power				
Normal power equipment, including distribution boards and panel boards	9,200	SF	1.78	\$16,376
Transformers	9,200	SF	3.25	\$29,900
Building feeder	9,200	SF	1.52	\$13,984
	9,200	SF	0.88	\$8,096
Building grounding system	9,200	SF	0.35	\$3,220
Equipment connection including disconnect switch, conduit and conductors	9,200	SF	3.78	\$34,776
Lighting system				
Lighting control	9,200	SF	3.00	\$27,600
Fixtures	9,200	SF	12.30	\$113,160
Branch wiring	9,200	SF	3.74	\$34,408
Convenience power including branch wiring	9,200	SF	4.30	\$39,560

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Fire alarm system	9,200	SF	7.00	\$64,400
Telephone and data system	9,200	SF	3.85	\$35,420
Fiber optic system	9,200	SF	1.23	\$11,316
Common raceway system	9,200	SF	0.52	\$4,784
Miscellaneous including seismic bracing, identification and fire stop	9,200	SF	1.25	\$11,500

TOTAL - 091 STANDARD ELECTRICAL	\$448,500
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ELEMENT - ELECTRICAL

092 SPECIAL ELECTRICAL

Audio visual system	9,200	SF	8.55	\$78,660
Assistive listening system	9,200	SF	2.00	\$18,400
Public address system	9,200	SF	1.29	\$11,868
TV outlets and cabling, not used		NIC		
Clock system, atomic clock	9,200	SF	0.51	\$4,692
Security system	9,200	SF	3.50	\$32,200

TOTAL - 092 SPECIAL ELECTRICAL	\$145,820
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ELEMENT - EQUIPMENT

102 FURNISHINGS

Casework	9,200	SF	13.32	\$122,544
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TOTAL - 102 FURNISHINGS	\$122,544
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ELEMENT - SITEWORK

111 SITE PREPARATION

Demolition, building	9,200	SF	4.65	\$42,780
Demolition, site	6,000	SF	2.77	\$16,620
Clearing and grubbing	6,000	SF	2.75	\$16,500

TOTAL - 111 SITE PREPARATION	\$75,900
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ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - SITEWORK</i>				
112 SITE IMPROVEMENTS				
Hardscape	6,000	SF	9.34	\$56,040
Landscape	6,000	SF	8.40	\$50,400

TOTAL - 112 SITE IMPROVEMENTS				\$106,440
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<i>ELEMENT - SITEWORK</i>				
113 SITE UTILITIES				
Storm water service	6,000	SF	2.66	\$15,978
Domestic and fire water service	6,000	SF	1.45	\$8,674
Sanitary sewer service, Allowance	6,000	SF	2.52	\$15,096
Natural gas service, assume not used				
Site electrical service, site lighting and technology	6,000	SF	8.55	\$51,300

TOTAL - 113 SITE UTILITIES				\$91,048
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ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE		\$89,316	\$16.54
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$354,294	\$65.61
07 CONVEYING			
08 MECHANICAL		\$72,164	\$13.36
09 ELECTRICAL		\$17,000	\$3.15
10 EQUIPMENT		\$71,928	\$13.32
11 SITEWORK		\$280,974	\$52.03
NET DIRECT BUILDING COST		\$885,676	\$164.01
DESIGN CONTINGENCY	15.00%	\$132,851	\$24.60
SUBTOTAL		\$1,018,527	\$188.62
ESCALATION TO MIDPOINT 10/2024	14.58%	\$148,501	\$27.50
SUBTOTAL		\$1,167,029	\$216.12
CONTRACTOR CONTINGENCY	15.00%	\$175,054	\$32.42
SUBTOTAL		\$1,342,083	\$248.53
FF & E/AV	6.00%	\$80,525	\$14.91
SUBTOTAL		\$1,422,608	\$263.45
INSURANCE	1.25%	\$17,783	\$3.29
SUBTOTAL		\$1,440,391	\$266.74
BONDS: CONTRACTOR	1.00%	\$14,404	\$2.67
TOTAL BUILDING COST		\$1,454,794	\$269.41

GROSS FLOOR AREA: 5,400 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE		\$89,316		\$16.54
041 Exterior Walls				
042 Exterior Doors/Windows	\$89,316		\$16.54	
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		\$354,294		\$65.61
061 Partitions	\$128,736		\$23.84	
062 Interior Finishes	\$143,262		\$26.53	
063 Specialties	\$49,356		\$9.14	
064 Interior Doors/Windows	\$32,940		\$6.10	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		\$72,164		\$13.36
081 Plumbing	\$6,648		\$1.23	
082 H.V.A.C.	\$65,516		\$12.13	
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL		\$17,000		\$3.15
091 Standard Electrical	\$17,000		\$3.15	
092 Special Electrical				
10 EQUIPMENT		\$71,928		\$13.32
101 Fixed/Movable Equipment				
102 Furnishings	\$71,928		\$13.32	
103 Special Construction				
11 SITEWORK		\$280,974		\$52.03
111 Site Preparation	\$55,539		\$10.29	
112 Site Improvements	\$89,329		\$16.54	
113 Site Utilities	\$136,106		\$25.20	
114 Off-Site Work				

NET DIRECT BUILDING COST

\$885,676

\$164.01

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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ELEMENT - EXTERIOR CLOSURE

042 EXTERIOR DOORS/WINDOWS

Doors	5,400	SF	4.99	\$26,946
Windows	5,400	SF	11.55	\$62,370

TOTAL - 042 EXTERIOR DOORS/WINDOWS

\$89,316

ELEMENT - INTERIOR CONSTRUCTION

061 PARTITIONS

Interior construction	5,400	SF	23.84	\$128,736
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TOTAL - 061 PARTITIONS

\$128,736

ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Wall	5,400	SF	5.81	\$31,374
Floor	5,400	SF	13.18	\$71,172
Ceiling	5,400	SF	7.54	\$40,716

TOTAL - 062 INTERIOR FINISHES

\$143,262

ELEMENT - INTERIOR CONSTRUCTION

063 SPECIALTIES

Restroom accessories	5,400	SF	1.61	\$8,694
Miscellaneous	5,400	SF	7.53	\$40,662

TOTAL - 063 SPECIALTIES

\$49,356

ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors	5,400	SF	3.60	\$19,440
Windows	5,400	SF	2.50	\$13,500

TOTAL - 064 INTERIOR DOORS/WINDOWS

\$32,940

ELEMENT - MECHANICAL

081 PLUMBING

Equipment
Assume no work anticipated

Fixtures

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Sink, excluding rough in	3	EA	1,117.64	\$3,353
Bubbler on existing sink	1	EA	584.96	\$585
Protect existing fixtures in place during renovation	6	EA	135.00	\$810
Indirect condensate drain				
Mechanical unit, connection including piping	2	EA	950.00	\$1,900
TOTAL - 081 PLUMBING				\$6,648

ELEMENT - MECHANICAL

082 H.V.A.C.

Equipment

Split unit, condensing unit and fan coil

2 ton, for IDF room

4 ton, for virtual library

Rooftop packaged unit, for media center, assume 4 ton

1	EA	5,398.10	\$5,398
2	EA	13,027.30	\$26,055
1	EA	9,858.95	\$9,859

Air distribution system

Connect to existing ductwork

Clean existing ductwork as required

1	EA	325.00	\$325
1	LS	1,587.68	\$1,588

Refrigeration piping system, specialties

3	EA	1,850.00	\$5,550
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Air inlets and outlets, assume no work anticipated

NIC

Automatic temperature control

Controls for new mechanical unit

4	EA	3,500.00	\$14,000
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Balancing, by and independent contractor

1	EA	1,360.00	\$1,360
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Commissioning including documentation, performance verification and training

1	LS	570.58	\$571
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Miscellaneous

5,400	SF	0.15	\$810
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TOTAL - 082 H.V.A.C.				\$65,516
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ELEMENT - MECHANICAL

083 FIRE PROTECTION

No work anticipated

NIC

TOTAL - 083 FIRE PROTECTION				
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ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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*ELEMENT - ELECTRICAL**091 STANDARD ELECTRICAL*

Service and distribution

Upgrade equipment as needed

5,400 SF 2.50 \$13,500

Equipment connections

New mechanical unit

2 EA 1,750.00 \$3,500

Other electrical, assume no work anticipated

NIC

TOTAL - 091 STANDARD ELECTRICAL

\$17,000

*ELEMENT - EQUIPMENT**102 FURNISHINGS*

Casework

5,400 SF 13.32 \$71,928

TOTAL - 102 FURNISHINGS

\$71,928

*ELEMENT - SITEWORK**111 SITE PREPARATION*

Demolition, building

5,400 SF 4.65 \$25,110

Demolition, site

5,000 SF 2.77 \$13,850

Clearing and grubbing

5,000 SF 2.75 \$13,750

MEP

Plumbing

Sink

3 EA 198.46 \$595

Sink bubbler

1 EA 74.42 \$74

HVAC

Mechanical unit and base

2 EA 754.23 \$1,508

Electrical

Disconnect and remove electrical connection
and wiring from mechanical unit

2 EA 326.00 \$652

TOTAL - 111 SITE PREPARATION

\$55,539

*ELEMENT - SITEWORK**112 SITE IMPROVEMENTS*

Hardscape

5,000 SF 9.34 \$46,700

Landscape

5,000 SF 8.53 \$42,629

TOTAL - 112 SITE IMPROVEMENTS

\$89,329

ELEMENT - SITEWORK

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
113 SITE UTILITIES				
Temporary library media center trailers, assumed 12 month renta including delivery, installation, return and connecting to electrical and fire alarm infrastructure and demolition	1	EA	111,106.00	\$111,106
Temporary wet utilities and electrical to interim portable for Library and Media Center, Allowance	1	LS	25,000.00	\$25,000
TOTAL - 113 SITE UTILITIES				\$136,106

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE		\$339,901	\$20.85
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$1,069,443	\$65.61
07 CONVEYING			
08 MECHANICAL		\$171,808	\$10.54
09 ELECTRICAL		\$915,802	\$56.18
10 EQUIPMENT		\$217,116	\$13.32
11 SITEWORK		\$90,006	\$5.52
NET DIRECT BUILDING COST		\$2,804,076	\$172.03
DESIGN CONTINGENCY	15.00%	\$420,611	\$25.80
SUBTOTAL		\$3,224,687	\$197.83
ESCALATION TO MIDPOINT 10/2024	14.58%	\$470,159	\$28.84
SUBTOTAL		\$3,694,847	\$226.68
CONTRACTOR CONTINGENCY	15.00%	\$554,227	\$34.00
SUBTOTAL		\$4,249,074	\$260.68
FF & E/AV	6.00%	\$254,944	\$15.64
SUBTOTAL		\$4,504,018	\$276.32
INSURANCE	1.25%	\$56,300	\$3.45
SUBTOTAL		\$4,560,319	\$279.77
BONDS: CONTRACTOR	1.00%	\$45,603	\$2.80
TOTAL BUILDING COST		\$4,605,922	\$282.57

GROSS FLOOR AREA: 16,300 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE		\$339,901		\$20.85
041 Exterior Walls				
042 Exterior Doors/Windows	\$339,901		\$20.85	
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		\$1,069,443		\$65.61
061 Partitions	\$388,592		\$23.84	
062 Interior Finishes	\$432,439		\$26.53	
063 Specialties	\$148,982		\$9.14	
064 Interior Doors/Windows	\$99,430		\$6.10	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		\$171,808		\$10.54
081 Plumbing	\$45,492		\$2.79	
082 H.V.A.C.	\$126,316		\$7.75	
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL		\$915,802		\$56.18
091 Standard Electrical	\$657,447		\$40.33	
092 Special Electrical	\$258,355		\$15.85	
10 EQUIPMENT		\$217,116		\$13.32
101 Fixed/Movable Equipment				
102 Furnishings	\$217,116		\$13.32	
103 Special Construction				
11 SITEWORK		\$90,006		\$5.52
111 Site Preparation	\$90,006		\$5.52	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
NET DIRECT BUILDING COST		\$2,804,076		\$172.03

SMASH Muir Elementary School Modernization
PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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ELEMENT - EXTERIOR CLOSURE

042 EXTERIOR DOORS/WINDOWS

Doors	16,300	SF	4.99	\$81,337
Windows	16,300	SF	11.55	\$188,265
Folding accordion partition and door	540	SF	130.18	\$70,299

TOTAL - 042 EXTERIOR DOORS/WINDOWS					\$339,901
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ELEMENT - INTERIOR CONSTRUCTION

061 PARTITIONS

Interior construction	16,300	SF	23.84	\$388,592
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TOTAL - 061 PARTITIONS					\$388,592
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ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Wall	16,300	SF	5.81	\$94,703
Floor	16,300	SF	13.18	\$214,834
Ceiling	16,300	SF	7.54	\$122,902

TOTAL - 062 INTERIOR FINISHES					\$432,439
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ELEMENT - INTERIOR CONSTRUCTION

063 SPECIALTIES

Restroom accessories	16,300	SF	1.61	\$26,243
Miscellaneous	16,300	SF	7.53	\$122,739

TOTAL - 063 SPECIALTIES					\$148,982
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ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors	16,300	SF	3.60	\$58,680
Windows	16,300	SF	2.50	\$40,750

TOTAL - 064 INTERIOR DOORS/WINDOWS					\$99,430
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ELEMENT - MECHANICAL

081 PLUMBING

Equipment
Assume no work anticipated

Fixtures

SMASH Muir Elementary School Modernization
PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Sink, excluding rough in	1	EA	1,117.64	\$1,118
Bubbler on existing sink	29	EA	584.96	\$16,964
Protect existing fixtures in place during renovation	6	EA	135.00	\$810
Indirect condensate drain				
Mechanical unit, connection including piping	28	EA	950.00	\$26,600
TOTAL - 081 PLUMBING				\$45,492

ELEMENT - MECHANICAL

082 H.V.A.C.

Equipment				
Mechanical unit, assume split unit, condensing unit and fan coil	6	EA	8,750.00	\$52,500
Air distribution system				
Connect to existing ductwork	6	EA	325.00	\$1,950
Clean existing ductwork as required	1	LS	19,846.00	\$19,846
Refrigeration piping system, specialties	6	EA	1,850.00	\$11,100
Air inlets and outlets, assume no work anticipated		NIC		
Automatic temperature control				
Controls for new mechanical unit	6	EA	3,500.00	\$21,000
Balancing, by and independent contractor	1	LS	17,000.00	\$17,000
Commissioning including documentation, performance verification and training	1	LS	475.00	\$475
Miscellaneous	16,300	SF	0.15	\$2,445
TOTAL - 082 H.V.A.C.				\$126,316

ELEMENT - MECHANICAL

083 FIRE PROTECTION

No work anticipated

TOTAL - 083 FIRE PROTECTION

ELEMENT - ELECTRICAL

091 STANDARD ELECTRICAL

Service and distribution

SMASH Muir Elementary School Modernization
PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Upgrade equipment as needed	16,300	SF	2.50	\$40,750
Equipment connections				
New mechanical unit	6	EA	1,750.00	\$10,500
Lighting system				
Lighting control	16,300	SF	3.00	\$48,900
Fixtures	16,300	SF	12.30	\$200,490
Branch wiring	16,300	SF	3.74	\$60,962
Convenience power including branch wiring	16,300	SF	4.30	\$70,090
Fire alarm system	16,300	SF	7.00	\$114,100
Telephone and data system, including fiber optic	16,300	SF	5.08	\$82,804
Common raceway system	16,300	SF	0.52	\$8,476
Miscellaneous including seismic bracing, identification and fire stop	16,300	SF	1.25	\$20,375
TOTAL - 091 STANDARD ELECTRICAL				\$657,447
<i>ELEMENT - ELECTRICAL</i>				
092 SPECIAL ELECTRICAL				
Audio visual system	16,300	SF	8.55	\$139,365
Assistive listening system	16,300	SF	2.00	\$32,600
Public address system	16,300	SF	1.29	\$21,027
TV outlets and cabling, not used		NIC		
Clock system, atomic clock	16,300	SF	0.51	\$8,313
Security system	16,300	SF	3.50	\$57,050
TOTAL - 092 SPECIAL ELECTRICAL				\$258,355
<i>ELEMENT - EQUIPMENT</i>				
102 FURNISHINGS				
Casework	16,300	SF	13.32	\$217,116
TOTAL - 102 FURNISHINGS				\$217,116

SMASH Muir Elementary School Modernization
PROJECT 3: RENOVATE CLASSROOM BUILDINGS 400, 500 AND 600
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - SITEWORK</i>				
111 SITE PREPARATION				
Demolition	16,300	SF	4.65	\$75,795
Folding accordion partition	540	SF	9.95	\$5,374
MEP				
Plumbing				
Sink	1	EA	198.46	\$198
Sink bubbler	29	EA	74.42	\$2,158
HVAC				
Mechanical unit and base	6	EA	754.23	\$4,525
Electrical				
Disconnect and remove electrical connection and wiring from mechanical unit	6	EA	326.00	\$1,956
TOTAL - 111 SITE PREPARATION				\$90,006

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

SITE SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		\$310,700	\$31.07
NET DIRECT SITE COST		\$310,700	\$31.07
DESIGN CONTINGENCY	15.00%	\$46,605	\$4.66
SUBTOTAL		\$357,305	\$35.73
ESCALATION TO MIDPOINT 10/2024	14.58%	\$52,095	\$5.21
SUBTOTAL		\$409,400	\$40.94
CONTRACTOR CONTINGENCY	15.00%	\$61,410	\$6.14
SUBTOTAL		\$470,810	\$47.08
FF & E/AV	6.00%	\$28,249	\$2.82
SUBTOTAL		\$499,059	\$49.91
INSURANCE	1.25%	\$6,238	\$0.62
SUBTOTAL		\$505,297	\$50.53
BONDS: CONTRACTOR	1.00%	\$5,053	\$0.51
TOTAL SITE COST		\$510,350	\$51.03

TOTAL SITE AREA: 10,000 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL				
091 Standard Electrical				
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		\$310,700		\$31.07
111 Site Preparation	\$27,700		\$2.77	
112 Site Improvements	\$174,000		\$17.40	
113 Site Utilities	\$109,000		\$10.90	
114 Off-Site Work				
NET DIRECT SITE COST		\$310,700		\$31.07

SMASH Muir Elementary School Modernization
PROJECT 4: OUTDOOR LEARNING COURT REINFORCEMENT
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - SITEWORK</i>				
111 SITE PREPARATION				
Demolition	10,000	SF	2.77	\$27,700
TOTAL - 111 SITE PREPARATION				\$27,700
<i>ELEMENT - SITEWORK</i>				
112 SITE IMPROVEMENTS				
Site Improvement	10,000	SF	17.40	\$174,000
TOTAL - 112 SITE IMPROVEMENTS				\$174,000
<i>ELEMENT - SITEWORK</i>				
113 SITE UTILITIES				
Wet utilities				
Protect existing in place	1	LS	6,500.00	\$6,500
Electrical				
Upgrades to existing service equipment, Allowance	1	LS	25,000.00	\$25,000
Site lighting	10,000	SF	5.50	\$55,000
Site technology	10,000	SF	2.25	\$22,500
TOTAL - 113 SITE UTILITIES				\$109,000

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE		\$106,684	\$16.54
05 ROOFING			
06 INTERIOR CONSTRUCTION		\$460,661	\$71.42
07 CONVEYING			
08 MECHANICAL		\$301,923	\$46.81
09 ELECTRICAL		\$302,680	\$46.93
10 EQUIPMENT		\$85,914	\$13.32
11 SITEWORK		\$448,142	\$69.48
NET DIRECT BUILDING COST		\$1,706,004	\$264.50
DESIGN CONTINGENCY	15.00%	\$255,901	\$39.67
SUBTOTAL		\$1,961,905	\$304.17
ESCALATION TO MIDPOINT 10/2024	14.58%	\$286,046	\$44.35
SUBTOTAL		\$2,247,950	\$348.52
CONTRACTOR CONTINGENCY	15.00%	\$337,193	\$52.28
SUBTOTAL		\$2,585,143	\$400.80
FF & E/AV	6.00%	\$155,109	\$24.05
SUBTOTAL		\$2,740,251	\$424.85
INSURANCE	1.25%	\$34,253	\$5.31
SUBTOTAL		\$2,774,505	\$430.16
BONDS: CONTRACTOR	1.00%	\$27,745	\$4.30
TOTAL BUILDING COST		\$2,802,250	\$434.46

GROSS FLOOR AREA: 6,450 SF

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE		\$106,684		\$16.54
041 Exterior Walls				
042 Exterior Doors/Windows	\$106,684		\$16.54	
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		\$460,661		\$71.42
061 Partitions	\$191,243		\$29.65	
062 Interior Finishes	\$171,119		\$26.53	
063 Specialties	\$58,954		\$9.14	
064 Interior Doors/Windows	\$39,345		\$6.10	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		\$301,923		\$46.81
081 Plumbing	\$48,175		\$7.47	
082 H.V.A.C.	\$229,410		\$35.57	
083 Fire Protection	\$24,338		\$3.77	
084 Special Mechanical				
09 ELECTRICAL		\$302,680		\$46.93
091 Standard Electrical	\$176,906		\$27.43	
092 Special Electrical	\$125,774		\$19.50	
10 EQUIPMENT		\$85,914		\$13.32
101 Fixed/Movable Equipment				
102 Furnishings	\$85,914		\$13.32	
103 Special Construction				
11 SITEWORK		\$448,142		\$69.48
111 Site Preparation	\$61,730		\$9.57	
112 Site Improvements	\$386,412		\$59.91	
113 Site Utilities				
114 Off-Site Work				
NET DIRECT BUILDING COST		\$1,706,004		\$264.50

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - EXTERIOR CLOSURE</i>				
042 EXTERIOR DOORS/WINDOWS				
Doors	6,450	SF	4.99	\$32,186
Windows	6,450	SF	11.55	\$74,498
TOTAL - 042 EXTERIOR DOORS/WINDOWS				\$106,684
<i>ELEMENT - INTERIOR CONSTRUCTION</i>				
061 PARTITIONS				
Interior construction	6,450	SF	29.65	\$191,243
Framing, metal stud				
TOTAL - 061 PARTITIONS				\$191,243
<i>ELEMENT - INTERIOR CONSTRUCTION</i>				
062 INTERIOR FINISHES				
Wall	6,450	SF	5.81	\$37,475
Floor	6,450	SF	13.18	\$85,011
Ceiling	6,450	SF	7.54	\$48,633
TOTAL - 062 INTERIOR FINISHES				\$171,119
<i>ELEMENT - INTERIOR CONSTRUCTION</i>				
063 SPECIALTIES				
Restroom accessories	6,450	SF	1.61	\$10,385
Miscellaneous	6,450	SF	7.53	\$48,569
TOTAL - 063 SPECIALTIES				\$58,954
<i>ELEMENT - INTERIOR CONSTRUCTION</i>				
064 INTERIOR DOORS/WINDOWS				
Doors	6,450	SF	3.60	\$23,220
Windows	6,450	SF	2.50	\$16,125
TOTAL - 064 INTERIOR DOORS/WINDOWS				\$39,345
<i>ELEMENT - MECHANICAL</i>				
081 PLUMBING				
Food service				
Equipment	2,000	SF	3.75	\$7,500
Fixture including rough-in	2,000	SF	5.50	\$11,000

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Miscellaneous fittings	2,000	SF	0.62	\$1,240
Domestic water system				
Building entrance	1	LS	3,400.00	\$3,400
Cold water piping, fittings and accessories	2,000	SF	2.53	\$5,060
Hot water piping and fittings, insulation	2,000	SF	1.01	\$2,020
Valve	2,000	SF	0.16	\$320
Sanitary waste system, includes clean-outs	2,000	SF	1.84	\$3,680
Sanitary vent system, includes vent through roofs	2,000	SF	2.25	\$4,500
Roof drainage system, assume no work anticipated				
Condensate drain system	2,000	SF	0.44	\$880
Natural gas system	2,000	SF	3.73	\$7,455
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	2,000	SF	0.56	\$1,120
Renovate MPR and Stage Music Assume no work anticipated				
TOTAL - 081 PLUMBING				\$48,175

ELEMENT - MECHANICAL

082 H.V.A.C.

Interim food service				
Equipment				
Exhaust fan and make-up air for interim food service, Allowance	1	EA	25,350.77	\$25,351
Food service				
Equipment				
Air handling equipment, includes heating	3,000	CFM	6.75	\$20,250
Exhaust fan, kitchen	1	EA	1,703.42	\$1,703
Make up air unit	1	EA	5,750.00	\$5,750
Building ventilation equipment	2,000	SF	0.75	\$1,500
Air distribution system				
Sheet metal ductwork, supports	1,700	LB	12.76	\$21,687
Duct insulation	2,000	SF	2.77	\$5,540
Flexible duct, supports	2,000	SF	0.56	\$1,120
Air inlets and outlets	2,000	SF	2.35	\$4,700

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Fire, smoke and manual dampers	2,000	SF	0.95	\$1,900
Automatic temperature controls	2,000	SF	3.75	\$7,500
Air balancing	2,000	SF	1.13	\$2,260
Miscellaneous including seismic bracing, duct identification, testing and fire stop	2,000	SF	0.56	\$1,120
Renovate MPR and Stage Music Equipment				
Air handling equipment, upgrade existing	6,675	CFM	6.75	\$45,056
Air distribution system				
Modify/adjust ductwork as needed to accommodate	4,450	SF	8.60	\$38,270
Air inlets and outlets	4,450	SF	2.35	\$10,458
Fire, smoke and manual dampers	4,450	SF	0.95	\$4,228
Automatic temperature controls	4,450	SF	5.28	\$23,496
Air balancing	4,450	SF	1.13	\$5,029
Miscellaneous including seismic bracing, duct identification, testing and fire stop	4,450	SF	0.56	\$2,492
TOTAL - 082 H.V.A.C.				\$229,410

ELEMENT - MECHANICAL

083 FIRE PROTECTION

Music Building				
Fire riser, horizontal water distribution, drops and heads	1,350	SF	5.75	\$7,763
Renovate MPR and Stage Music				
Modify existing fire sprinkler system as needed to accommodate remodel	5,100	SF	3.25	\$16,575
TOTAL - 083 FIRE PROTECTION				\$24,338

ELEMENT - ELECTRICAL

091 STANDARD ELECTRICAL

Music Building				
Service and distribution, including equipment and	1,350	SF	8.75	\$11,813

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
feeders				
Building grounding system	1,350	SF	0.45	\$608
Equipment connection including disconnect switch, conduit and conductors	1,350	SF	7.25	\$9,788
Lighting system	1,350	SF	16.50	\$22,275
Convenience power including branch wiring	1,350	SF	3.36	\$4,536
Fire alarm system	1,350	SF	4.75	\$6,413
Telephone and data system Outlets and cabling	1,350	SF	3.50	\$4,725
Common raceway system	1,350	SF	0.56	\$756
Miscellaneous including seismic bracing, identification and fire stop	1,350	SF	0.58	\$783
Renovate MPR and Stage Music Service and distribution Upgrade as needed to accommodate remodel	5,100	SF	2.50	\$12,750
Lighting system Adjust/increase library lighting as needed	5,100	SF	8.50	\$43,350
Convenience power including branch wiring	5,100	SF	2.76	\$14,076
Fire alarm system Modify existing fire alarm, add devices as needed	5,100	SF	4.75	\$24,225
Telephone and data system Outlets and cabling to existing IDF room	5,100	SF	1.62	\$8,262
Fiber optic system Upgrade existing IDFs as needed	5,100	SF	1.32	\$6,732
Common raceway system	5,100	SF	0.56	\$2,856
Miscellaneous including seismic bracing, identification and fire stop	5,100	SF	0.58	\$2,958
TOTAL - 091 STANDARD ELECTRICAL				\$176,906

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - ELECTRICAL</i>				
092 SPECIAL ELECTRICAL				
Music Building				
Audio visual system	1,350	SF	20.00	\$27,000
Public address system	1,350	SF	1.38	\$1,863
Clock system, atomic clock	1,350	SF	0.55	\$743
Security system	1,350	SF	3.50	\$4,725
Renovate MPR and Stage Music				
Audio visual system	5,100	SF	12.50	\$63,750
Public address system	5,100	SF	1.38	\$7,038
Clock system, atomic clock	5,100	SF	0.55	\$2,805
Security system	5,100	SF	3.50	\$17,850
TOTAL - 092 SPECIAL ELECTRICAL				\$125,774
<i>ELEMENT - EQUIPMENT</i>				
101 FIXED/MOVABLE EQUIPMENT				
TOTAL - 101 FIXED/MOVABLE EQUIPMENT				
<i>ELEMENT - EQUIPMENT</i>				
102 FURNISHINGS				
Casework	6,450	SF	13.32	\$85,914
TOTAL - 102 FURNISHINGS				\$85,914
<i>ELEMENT - SITEWORK</i>				
111 SITE PREPARATION				
Demolition, building	6,450	SF	4.65	\$29,993
Demolition, site	8,000	SF	2.77	\$22,160
MEP				
Mechanical	1	LS	4,827.06	\$4,827
Fire protection	1	LS	1,500.00	\$1,500
Electrical	1	LS	3,250.00	\$3,250
TOTAL - 111 SITE PREPARATION				\$61,730

SMASH Muir Elementary School Modernization
PROJECT 5 : RENOVATE MULTI-PURPOSE AND NEW MUSIC BUILDING
Santa Monica, CA

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - SITEWORK</i>				
112 SITE IMPROVEMENTS				
Temporary food service trailers, assumed 12 month rental including delivery, installation, return and connecting to electrical and fire alarm infrastructure and demolition	2	EA	111,106.00	\$222,212
Temporary wet utilities and electrical to interim portable for Library and Media Center, Allowance	1	LS	25,000.00	\$25,000
Site Improvement	8,000	SF	17.40	\$139,200
TOTAL - 112 SITE IMPROVEMENTS				\$386,412

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	\$/SF AREA
01 FOUNDATIONS		\$514,140	\$20.90
02 SUBSTRUCTURE		\$157,932	\$6.42
03 SUPERSTRUCTURE		\$1,454,598	\$59.13
04 EXTERIOR CLOSURE		\$1,652,874	\$67.19
05 ROOFING		\$277,734	\$11.29
06 INTERIOR CONSTRUCTION		\$1,756,932	\$71.42
07 CONVEYING		\$149,148	\$6.06
08 MECHANICAL		\$1,637,809	\$66.58
09 ELECTRICAL		\$1,635,162	\$66.47
10 EQUIPMENT		\$327,672	\$13.32
11 SITEWORK		\$987,346	\$40.14
NET DIRECT BUILDING COST		\$10,551,347	\$428.92
DESIGN CONTINGENCY	15.00%	\$1,582,702	\$64.34
SUBTOTAL		\$12,134,049	\$493.25
ESCALATION TO MIDPOINT 10/2024	14.58%	\$1,769,144	\$71.92
SUBTOTAL		\$13,903,193	\$565.17
CONTRACTOR CONTINGENCY	15.00%	\$2,085,479	\$84.78
SUBTOTAL		\$15,988,672	\$649.95
FF & E/AV	6.00%	\$959,320	\$39.00
SUBTOTAL		\$16,947,993	\$688.94
INSURANCE	1.25%	\$211,850	\$8.61
SUBTOTAL		\$17,159,843	\$697.55
BONDS: CONTRACTOR	1.00%	\$171,598	\$6.98
TOTAL BUILDING COST		\$17,331,441	\$704.53

GROSS FLOOR AREA: 24,600 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	\$/SF AREA	TOTAL \$/SF AREA
01 FOUNDATIONS		\$514,140		\$20.90
011 Standard Foundations	\$514,140		\$20.90	
012 Special Foundations				
02 SUBSTRUCTURE		\$157,932		\$6.42
021 Slab On Grade	\$157,932		\$6.42	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		\$1,454,598		\$59.13
031 Floor and Roof Construction	\$1,299,864		\$52.84	
032 Stair Construction	\$154,734		\$6.29	
04 EXTERIOR CLOSURE		\$1,652,874		\$67.19
041 Exterior Walls	\$1,245,990		\$50.65	
042 Exterior Doors/Windows	\$406,884		\$16.54	
05 ROOFING		\$277,734		\$11.29
051 Roofing	\$277,734		\$11.29	
06 INTERIOR CONSTRUCTION		\$1,756,932		\$71.42
061 Partitions	\$729,390		\$29.65	
062 Interior Finishes	\$652,638		\$26.53	
063 Specialties	\$224,844		\$9.14	
064 Interior Doors/Windows	\$150,060		\$6.10	
07 CONVEYING		\$149,148		\$6.06
071 Elevators	\$149,148		\$6.06	
08 MECHANICAL		\$1,637,809		\$66.58
081 Plumbing	\$521,600		\$21.20	
082 H.V.A.C.	\$929,461		\$37.78	
083 Fire Protection	\$186,748		\$7.59	
084 Special Mechanical				
09 ELECTRICAL		\$1,635,162		\$66.47
091 Standard Electrical	\$1,245,252		\$50.62	
092 Special Electrical	\$389,910		\$15.85	
10 EQUIPMENT		\$327,672		\$13.32
101 Fixed/Movable Equipment				
102 Furnishings	\$327,672		\$13.32	
103 Special Construction				
11 SITEWORK		\$987,346		\$40.14
111 Site Preparation	\$308,730		\$12.55	
112 Site Improvements	\$436,404		\$17.74	
113 Site Utilities	\$242,212		\$9.85	
114 Off-Site Work				

NET DIRECT BUILDING COST

\$10,551,347

\$428.92

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
<i>ELEMENT - FOUNDATIONS</i>				
011 STANDARD FOUNDATIONS				
Building footings	24,600	SF	20.90	\$514,140
TOTAL - 011 STANDARD FOUNDATIONS				\$514,140
<i>ELEMENT - SUBSTRUCTURE</i>				
021 SLAB ON GRADE				
Slab on grade	24,600	SF	6.42	\$157,932
TOTAL - 021 SLAB ON GRADE				\$157,932
<i>ELEMENT - SUPERSTRUCTURE</i>				
031 FLOOR AND ROOF CONSTRUCTION				
Superstructure construction	24,600	SF	52.84	\$1,299,864
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				\$1,299,864
<i>ELEMENT - SUPERSTRUCTURE</i>				
032 STAIR CONSTRUCTION				
Stairs	24,600	SF	6.29	\$154,734
TOTAL - 032 STAIR CONSTRUCTION				\$154,734
<i>ELEMENT - EXTERIOR CLOSURE</i>				
041 EXTERIOR WALLS				
Exterior wall	24,600	SF	10.49	\$258,054
Exterior finishes	24,600	SF	40.16	\$987,936
TOTAL - 041 EXTERIOR WALLS				\$1,245,990
<i>ELEMENT - EXTERIOR CLOSURE</i>				
042 EXTERIOR DOORS/WINDOWS				
Doors	24,600	SF	4.99	\$122,754
Windows	24,600	SF	11.55	\$284,130
TOTAL - 042 EXTERIOR DOORS/WINDOWS				\$406,884
<i>ELEMENT - ROOFING</i>				
051 ROOFING				
Roofing	24,600	SF	11.29	\$277,734

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
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TOTAL - 051 ROOFING				\$277,734
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ELEMENT - INTERIOR CONSTRUCTION

061 PARTITIONS

Interior construction	24,600	SF	29.65	\$729,390
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TOTAL - 061 PARTITIONS				\$729,390
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ELEMENT - INTERIOR CONSTRUCTION

062 INTERIOR FINISHES

Wall	24,600	SF	5.81	\$142,926
Floor	24,600	SF	13.18	\$324,228
Ceiling	24,600	SF	7.54	\$185,484

TOTAL - 062 INTERIOR FINISHES				\$652,638
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ELEMENT - INTERIOR CONSTRUCTION

063 SPECIALTIES

Restroom accessories	24,600	SF	1.61	\$39,606
Miscellaneous	24,600	SF	7.53	\$185,238

TOTAL - 063 SPECIALTIES				\$224,844
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ELEMENT - INTERIOR CONSTRUCTION

064 INTERIOR DOORS/WINDOWS

Doors	24,600	SF	3.60	\$88,560
Windows	24,600	SF	2.50	\$61,500

TOTAL - 064 INTERIOR DOORS/WINDOWS				\$150,060
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ELEMENT - CONVEYING

071 ELEVATORS

Passenger elevator, 2 - stop	1	EA	149,147.84	\$149,148
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TOTAL - 071 ELEVATORS				\$149,148
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ELEMENT - MECHANICAL

081 PLUMBING

Equipment				
Water heating system	24,600	SF	1.56	\$38,376

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Fixture including rough-in	24,600	SF	4.75	\$116,850
Miscellaneous fittings	24,600	SF	0.57	\$14,022
Domestic water system				
Building entrance	1	LS	3,400.00	\$3,400
Piping, fittings, accessories and insulation	24,600	SF	4.38	\$107,748
Valve	24,600	SF	0.16	\$3,936
Sanitary waste system, includes clean-outs	24,600	SF	3.10	\$76,260
Sanitary vent system, includes vent through roofs	24,600	SF	2.85	\$70,110
Roof drainage system	12,000	SF	2.75	\$33,000
Indirect condensate drain system	24,600	SF	0.76	\$18,696
Natural gas system, assume not used	24,600	SF	0.85	\$20,910
Elevator sump pump system, Allowance	1	LS	5,500.00	\$5,500
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	24,600	SF	0.52	\$12,792
TOTAL - 081 PLUMBING				\$521,600

ELEMENT - MECHANICAL

082 H.V.A.C.

Equipment

Air handling equipment, includes heating	36,900	CFM	6.75	\$249,075
Make up air unit and exhaust fan, Allowance	1	EA	12,500.00	\$12,500
Sound attenuation	24,600	SF	0.41	\$10,086
Building ventilation equipment	24,600	SF	0.75	\$18,450

Air distribution system

Sheet metal ductwork, supports	20,910	LB	13.72	\$286,822
Duct insulation	24,600	SF	2.98	\$73,308
Flexible duct, supports	24,600	SF	0.61	\$15,006

Air inlets and outlets	24,600	SF	1.73	\$42,558
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Fire, smoke and manual dampers	24,600	SF	1.14	\$28,044
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Duct smoke detectors	24,600	SF	0.52	\$12,792
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Automatic temperature controls	24,600	SF	5.28	\$129,888
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ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Air / water balance, by an independent contractor	24,600	SF	1.13	\$27,798
Start-up, commission major equipment	1	LS	9,358.01	\$9,358
Miscellaneous including seismic bracing, duct identification, testing and fire stop	24,600	SF	0.56	\$13,776
TOTAL - 082 H.V.A.C.				\$929,461

ELEMENT - MECHANICAL

083 FIRE PROTECTION

Automatic fire sprinkler system, wet type				
Fire riser, horizontal water distribution, drops and heads	24,600	SF	6.93	\$170,478
Seismic protection, labeling, firestop	24,600	SF	0.55	\$13,530
Test	1	LS	2,740.00	\$2,740

TOTAL - 083 FIRE PROTECTION				\$186,748
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ELEMENT - ELECTRICAL

091 STANDARD ELECTRICAL

Service and distribution				
Normal power				
Normal power equipment, including distribution boards and panel boards	24,600	SF	6.75	\$166,050
Transformers	24,600	SF	1.52	\$37,392
Building feeder	24,600	SF	0.88	\$21,648
Building grounding system	24,600	SF	0.50	\$12,300
Equipment connection including disconnect switch, conduit and conductors	24,600	SF	3.78	\$92,988
Lighting system				
Lighting control	24,600	SF	3.00	\$73,800
Fixtures	24,600	SF	12.30	\$302,580
Branch wiring	24,600	SF	3.74	\$92,004
Convenience power including branch wiring	24,600	SF	4.30	\$105,780
Fire alarm system	24,600	SF	7.00	\$172,200
Telephone and data system	24,600	SF	3.85	\$94,710
Fiber optic system	24,600	SF	1.23	\$30,258

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Common raceway system	24,600	SF	0.52	\$12,792
Miscellaneous including seismic bracing, identification and fire stop	24,600	SF	1.25	\$30,750
TOTAL - 091 STANDARD ELECTRICAL				\$1,245,252
<i>ELEMENT - ELECTRICAL</i>				
092 SPECIAL ELECTRICAL				
Audio visual system	24,600	SF	8.55	\$210,330
Public address system	24,600	SF	1.29	\$31,734
Assistive listening system	24,600	SF	2.00	\$49,200
TV outlets and cabling, not used		NIC		
Clock system, atomic clock	24,600	SF	0.51	\$12,546
Security system	24,600	SF	3.50	\$86,100
TOTAL - 092 SPECIAL ELECTRICAL				\$389,910
<i>ELEMENT - EQUIPMENT</i>				
102 FURNISHINGS				
Casework	24,600	SF	13.32	\$327,672
TOTAL - 102 FURNISHINGS				\$327,672
<i>ELEMENT - SITEWORK</i>				
111 SITE PREPARATION				
Demolition, building	24,600	SF	4.65	\$114,390
Demolition, site	24,600	SF	2.77	\$68,142
Earth moving, including site cut and fill, haul and import soil	24,600	SF	5.13	\$126,198
TOTAL - 111 SITE PREPARATION				\$308,730
<i>ELEMENT - SITEWORK</i>				
112 SITE IMPROVEMENTS				
Hardscape	24,600	SF	9.34	\$229,764
Landscape	24,600	SF	8.40	\$206,640

ROUGH ORDER OF MAGNITUDE COST ESTIMATE - R1

OCMI JOB #: 20249.000 | 02 November 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 112 SITE IMPROVEMENTS				\$436,404
<i>ELEMENT - SITEWORK</i>				
113 SITE UTILITIES				
Storm water service	24,600	SF	1.96	\$48,216
Domestic and fire water service	24,600	SF	0.87	\$21,402
Sanitary sewer service, Allowance	24,600	SF	2.52	\$61,894
Natural gas service, assume not used				
Site electrical service, site lighting and technology	24,600	SF	4.50	\$110,700
TOTAL - 113 SITE UTILITIES				\$242,212



Appendix

SMUSD – SMASH/Muir Elementary School

Pre-Design Phase I

Mechanical and Electrical Assessment

Report Date: August 31, 2020



Prepared for:

tBP/Architecture, Inc.

4611 Teller Avenue

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Prepared by:

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On Site Survey

- A. Mechanical and Electrical

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On Site Survey

- A. Mechanical and Electrical

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On Site Survey

- A. Mechanical and Electrical

Proposed Improvements

- A. Mechanical
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- A. Mechanical and Electrical

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On Site Survey

- A. Mechanical and Electrical

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- A. Mechanical
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PROJECT 6.1..... 3

On Site Survey

- A. Mechanical and Electrical

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- A. Mechanical
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PROJECT 6.2..... 3

On Site Survey

- A. Mechanical and Electrical

Proposed Improvements

- A. Mechanical
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SECTION I

OVERVIEW

In early 2018, Santa Monica-Malibu Unified School District (SMMUSD) worked with a consultant to identify the district's educational goals as well as facility goals. The driver was to explore discovery and collaborative approaches to teaching and learning, in individual and small group environments, that match up with required job skills today.

SMMUSD is now gearing up to renovate its facilities to fit with these approaches of teaching and learning. The first step is to conduct campus assessments for SMMUSD elementary schools.

IMEG is supporting tBP/Architecture to provide a campus assessment for SMASH/Muir Elementary Schools. IMEG provided an assessment and recommendation of mechanical and electrical needs within each of the tBP proposed projects for this school.

SMASH/Muir is a school built in 1996, currently carrying around 500 students on 5.56 acres of land. The school has heating and ventilation, but no air conditioning. The plan is that for any of the indoor areas touched by the projects, air conditioning would be provided in those rooms. At this conceptual stage, IMEG has provided an *estimate* of the tonnage of cooling needed.

SECTION II

PROJECT 1 – New Administration Building and Renovations

On Site Survey

A. Mechanical and Electrical

1. The new 2-story building will house Administration offices on the ground floor and Science and Maker Space classrooms above on the second floor. The new building will be built in front of the current school entrance, taking over part of the existing parking area.
2. In addition, landscape, hardscape, and the campus quad will be renovated.
3. There are electrical systems along the new administration building site, although minimal.

Proposed Improvements

A. Mechanical

1. As the building will be an entirely new building, a completely new HVAC system will be needed. It is recommended to use (4) 4-ton split units to serve the Administration offices on the ground floor. Then (2) 10-ton packaged electric cooling/gas heating rooftop units would serve the Science and Maker Space classrooms and supporting spaces on the second floor.
2. For the new building, also provide building ventilation (assuming the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning).
3. For the landscape, hardscape, and campus quad renovation, there is no mechanical requirement.

B. Electrical

1. Demolish existing power, lighting, technology and fire alarm devices and circuits as required to accommodate the civil and landscaping demolition work.
2. Provide new power receptacle outlets, data/voice/AV outlets, PA, security devices within the new expansion areas.
3. Provide new energy efficient LED lighting and low voltage controls to match existing campus controls for compatibility.
4. Provide power connections to new HVAC units, and other new fractional horsepower equipment requiring power services.
5. Provide new fully automatic with voice evacuation fire alarm system to include initiating and notification devices as required by current code.

6. Reconfigure existing parking lot lighting to accommodate the new parking striping. Provide new LED lighting and connect to existing outdoor lighting campus controls.

PROJECT 2 – Renovate Media Center

On Site Survey

A. Mechanical and Electrical

1. For Building 100 & 200, the ground floor exterior passageway between current Administration stations and current Media Center will be enclosed to combine these two areas into one large contiguous space, encompassing Virtual Library/3D Resources and Media Center. There is currently no air conditioning in these buildings. There's only existing heating and ventilation.
2. There are minor electrical systems that will be affected by the media center renovation. To minimize the impact, it can be considered to work around the existing IDF room.

Proposed Improvements

A. Mechanical

1. It is recommended to add (2) 4-ton splits systems to serve the Virtual Library/3D Resources area. And then use (1) packaged rooftop unit to serve the adjacent Media Center area. (1) 2-ton split system would be added to serve the IDF room.
2. The existing building ventilation system will need to be checked and re-balanced. Existing heating system should also be checked. As this ground floor renovation is more about moving walls, and not much enlarging the overall space, existing building ventilation and heating capacity should suffice. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.)
3. It is assumed that since no renovation takes place on the second floor above the new Media Center, no air conditioning will be added.

B. Electrical

1. Replace existing lighting along the existing hallway to accommodate the new architectural partitioning. New lighting shall be energy efficient LED lighting with controls to extend to existing system.
2. Provide new power connections to the proposed HVAC units and fractional horsepower motors. Provide power upgrade in the building as required.
3. Provide new voice/data/AV, PA, and security system devices as required to accommodate the new architectural work.

PROJECT 3 – Classroom Renovation

On Site Survey

A. Mechanical and Electrical

1. For building 400, the existing 2-story high ceiling Collaboration room will be split into a first floor room and a second floor room, doubling the Collaboration space. That is, a ceiling/floor will be added to create a new second floor room directly above the existing first floor room. There is currently no air conditioning in the building. There's only existing heating and ventilation.
2. The same treatment will be given to building 500 and to building 600, each also having an existing 2-story high ceiling Collaboration room. Also here, there is currently no air conditioning in the building. There's only existing heating and ventilation.
3. The existing electrical systems will be minimally affected by the propose new architectural and mechanical work.

Proposed Improvements

A. Mechanical

1. Recommend to provide a 4-ton split system to serve the first floor Collaboration room.
2. Also provide a 4-ton split system to serve the second floor Collaboration room.
3. The existing ventilation system will need to be checked, and ducting plus diffusers/grills added for the split out second floor collaboration room. Existing heating system should also be checked, and ducting plus diffusers/grills added. As this renovation does not enlarge the overall space, existing ventilation and heating capacity should suffice. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.)
4. It is assumed that since no renovation takes place to the neighboring classrooms, no air conditioning will be added to the classrooms.
5. The same treatment will be given to building 500 and to building 600.

B. Electrical

1. Provide new LED lighting at both 1st and 2nd floor collaboration areas. Provide local low voltage lighting controls to meet current Title 24 requirements.
2. Provide new fire alarm smoke, heat detectors and horn and strobe notification devices in the new rooms.
3. Provide new voice/data/AV, PA and security devices as required in the new spaces.
4. Provide power connections to the new HVAC units and fractional horsepower motors as required.

PROJECT 4 – Outdoor Learning Court Reinforcement

On Site Survey

- A. Mechanical and Electrical
 - 1. Outdoor renovations.

Proposed Improvements

- A. Mechanical
 - 1. For the outdoor learning renovations, there is no mechanical requirement.
- B. Electrical
 - 1. Provide new LED lighting and associated controls along the new outdoor courts.
 - 2. Provide power and technology devices along the new outdoor courts.

PROJECT 5.1 – Renovate Multi-Purpose (Option 1, Related to PROJECT 6.1)

On Site Survey

- A. Mechanical and Electrical
 - 1. Provide interim Food Service portable that includes utilities and interim food service delivery.
 - 2. Demolish existing outdoor covered Food Service seating area and Food Service interior. Replace with a new Food Service building.
 - 3. Inside of MPR building, remove the folding wall that separates Stage and MPR interior from Music interior.
 - 4. In addition, landscape, hardscape, and outdoor campus quad will be renovated.
 - 5. There are existing electrical systems that are affected by the renovation of the MPR related to the above scope.

Proposed Improvements

- A. Mechanical
 - 1. For interim Food Service, provide exhaust fans to serve the kitchen hood, kitchen, and associated spaces.
 - 2. Demolish fan and ductwork for kitchen hood of existing Food Service interior.
 - 3. For new Food Service building, provide exhaust fans to serve the kitchen hood, kitchen, and associated spaces.
 - 4. Also for the new Food Service building, provide (2) 10-ton packaged electric cooling/gas heating rooftop units.

5. For the new building, also provide building general ventilation (assuming the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning).
6. For existing MPR building, add (2) 10-ton packaged rooftop units to serve the MPR space, and add (1) 6-ton packaged rooftop unit to serve the Stage plus Music areas.
7. For the MPR, Stage and Music areas, the existing building ventilation system will need to be checked and re-balanced. Existing heating system should also be checked. As this renovation is more about moving walls, and not much enlarging the overall space, existing ventilation and heating capacity should suffice. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.)
8. For the landscape, hardscape, and campus quad renovation, there is no mechanical requirement.

B. Electrical

1. Demolish existing power, lighting, technology and fire alarm devices and circuits as required to accommodate the architectural and mechanical demolition work.
2. Provide new power receptacle outlets, data/voice/AV, PA clock, security outlets, and fire alarm devices within the new renovated areas. Restore existing circuits affected by the interruption of the active circuits due to architectural new work.
3. Provide new energy efficient LED lighting and low voltage controls to match existing campus controls for compatibility.
4. Provide power connections to new HVAC units, and other new fractional horsepower equipment requiring power services.
5. Provide new power connections to the food service equipment and associated fire alarm and technology devices as required.
6. Provide power distribution to accommodate the new work for electrical branch circuit requirements.
7. Provide temporary food service trailer power, fire alarm and technology utility systems.
8. Provide interim Library, and Media Center temporary portable power, fire alarm and technology utility connections.

PROJECT 5.2 – Renovate Multi-Purpose (Option 2, Related to PROJECT 6.2)

On Site Survey

A. Mechanical and Electrical

1. Provide interim Food Service portable that includes utilities and interim food service delivery.
2. Demolish existing outdoor covered Food Service seating area and Food Service interior. Replace with a new Music building. (Food Service will be re-located as part of Project 6.2.)

3. Inside of MPR building, remove the folding wall that separates Stage and MPR interior from Music interior.
4. There are existing electrical systems that are affected by the renovation of the MPR related to the above scope.

Proposed Improvements

A. Mechanical

1. For interim Food Service, provide exhaust fans to serve the kitchen hood, kitchen, and associated spaces.
2. Demolish fan and ductwork for kitchen hood of existing Food Service interior.
3. For the new Music building, provide (2) 10-ton packaged electric cooling/gas heating rooftop units.
4. Also for the new Music building, provide building ventilation system (assuming the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning).
5. For existing MPR building, add (2) 10-ton packaged rooftop units to serve the MPR space, and add (1) 6-ton packaged rooftop unit to serve the Stage plus Music areas.
6. For the MPR building, the existing ventilation system will need to be checked and re-balanced. Existing heating system should also be checked. As this renovation is more about moving walls, and not much enlarging the overall space, existing ventilation and heating capacity should suffice. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.)

B. Electrical

1. Demolish existing power, lighting, technology and fire alarm devices and circuits as required to accommodate the architectural and mechanical demolition work.
2. Provide new power receptacle outlets, data/voice/AV, PA clock, security outlets, and fire alarm devices within the new renovated areas. Restore existing circuits affected by the interruption of the active circuits due to architectural new work.
3. Provide building and exterior new energy efficient LED lighting and low voltage controls to match existing campus controls for compatibility.
4. Provide power connections to new HVAC units, and other new fractional horsepower equipment requiring power services.
5. Provide new power connections to the food service equipment and associated fire alarm and technology devices as required.
6. Provide power distribution to accommodate the new work for electrical branch circuit requirements.
7. Provide temporary food service trailer power, fire alarm and technology utility systems.

PROJECT 6.1 – New MPR / Fitness / Maker Spaces / Science / Music / Pre-K / After School Building (Option 1)

On Site Survey

A. Mechanical and Electrical

1. Demolish existing Special Education classrooms, Art, Preschool, and Daycare portables.
2. Construct new building to house Preschool, Science, Art / Maker's Lab, MPR / Music / Dance / Fitness, Lunch area, and Pre-K Kinder Play Area.
3. In addition, landscape, hardscape, and outdoor campus quad will be renovated.
4. Existing Parking area will be renovated.
5. There are existing electrical systems that are affected by the erection of the MPR related scope.

Proposed Improvements

A. Mechanical

1. As the building will be an entirely new building, a completely new HVAC system will be needed.
2. It is recommended to use (1) 20-ton packaged electric cooling/gas heating rooftop unit to serve the large MPR space.
3. For the ground floor, (1) 8.5-ton packaged electric cooling/gas heating rooftop unit would serve the Music / Dance / Fitness area. On the other side of the ground floor, (3) 5-ton split system would serve each the Preschool, Sci Art, and Maker's Lab.
4. On the second floor, (3) 5-ton split system would serve each the new Daycare, Art, and Maker's Lab.
5. For the new building, ventilation is also to be provided. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.)
6. For the landscape, hardscape, campus quad renovation, and parking renovation, there is no mechanical requirement.

B. Electrical

1. Demolish existing power, lighting, technology and fire alarm devices and circuits as required to accommodate the civil and landscape demolition work.
2. Provide new power receptacle outlets, data/voice outlets, and fire alarm devices within the new expansion areas. Restore existing circuits affected by the interruption of the active circuits due to architectural new work.
3. Provide new building and exterior energy efficient LED lighting and low voltage controls to match existing campus controls for compatibility.
4. Provide power connections to new HVAC units, and other new fractional horsepower

- equipment requiring power services.
5. Provide new fully automatic with voice evacuation fire alarm system to include smoke and heat detectors, tamper and flow switch initiating devices, and speaker, strobe, and bell notification devices.
 6. Provide site power, lighting and technology systems infrastructure for the new building and landscaping.
 7. Provide new power connections to the food service equipment and connections to the associated fire alarm and technology devices as required.

PROJECT 6.2 – New MPR / Culinary / Food Service / Special Needs / Pre-School / Maker / Science / Art / After School Care Building (Option 2)

On Site Survey

A. Mechanical and Electrical

1. Demolish existing Special Education classrooms, Art, Preschool, and Daycare portables.
2. Construct new building to house Preschool, Special Needs, Maker's Space, Art, Daycare, MPR / Kitchen Culinary Food Service, Lunch area, and Pre-K Kinder Play Area.
3. In addition, landscape, hardscape, and outdoor campus quad will be renovated.
4. There are existing electrical systems that are affected by the erection of the MPR related scope.

Proposed Improvements

A. Mechanical

1. As the building will be an entirely new building, a completely new HVAC system will be needed.
2. It is recommended to use (1) 20-ton packaged electric cooling/gas heating rooftop unit to serve the large MPR space.
3. For the ground floor, (1) 8.5-ton packaged electric cooling/gas heating rooftop unit would serve the Kitchen Culinary Food Service / Cafe. On the other side, (1) 5-ton split system would serve the Preschool and (1) 5-ton split system would serve Special Needs.
4. On the second floor, (3) 5-ton split system would serve each the Maker Space, Art, and Daycare.
5. For the new building, ventilation is also to be provided. (It is assumed the school may not turn on air conditioning every day, since the parts of the school not remodeled will still have no air conditioning.) In particular, provide exhaust fans for kitchen hood, Kitchen / Food Service and associated spaces.
6. For the landscape, hardscape, and campus quad renovation, there is no mechanical requirement.

B. Electrical

1. Demolish existing power, lighting, technology and fire alarm devices and circuits as required to accommodate the civil and landscape demolition work.
2. Provide new power receptacle outlets, data/voice outlets, and fire alarm devices within the new expansion areas. Restore existing circuits affected by the interruption of the active circuits due to architectural new work.
3. Provide new building and exterior energy efficient LED lighting and low voltage controls to match existing campus controls for compatibility.
4. Provide power connections to new HVAC units, and other new fractional horsepower equipment requiring power services.
5. Provide new fully automatic with voice evacuation fire alarm system to include smoke and heat detectors, tamper and flow switch initiating devices, and speaker, strobe, and bell notification devices
6. Provide site power, lighting and technology systems infrastructure for the new building and landscaping.
7. Provide new power connections to the food service equipment and connections to the associated fire alarm and technology devices as required.

**SMUSD
SMASH/MUIR Elementary School
Structural Assessment Report**

**2526 6th,
Santa Monica, CA 90405**

October 07, 2020

Prepared For:

Sana Monica-Malibu Unified School District

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A. EXECUTIVE SUMMARY

The SMASH – Muir was designed and approved by DSA on Aug. 14, 1996 with A# 61057. The name of the school was Ocean Park School. The detailed design approval and construction completion date is not listed in the currently available DSA tracker. Future structural upgrade for the MEP or any remodeling will not likely require major structural retrofit for vertical load as well as lateral loads (Wind and Seismic). However due to the highly irregular shape and complex lateral load resisting systems on building A and B, it is recommended that any major remodeling be consulted with Structural Engineer so that the remodeling does not trigger the mandatory Seismic Rehabilitation based on the Building Code requirements described in the next section.

B. ESSMENT METHODOLOGY

1. As-built structural system description – Vertical and Lateral
2. Vertical Load Carrying Capacity
3. Lateral Load Resisting Capacity

C. BUILDING CODE REQUIREMENT STUDY

Based on 2019 California Administrative Code, California Code of Regulation/ Title 24, Part1, Section 4-308. Reconstruction or alteration projects not in excess of \$100,000.00, DSA approval is not needed and any modification within the criteria could be prepared by a registered architect. However, this assessment report is prepared with assumption that the future alteration cost will exceed \$100,000.00 threshold. Hence, the Section 4-309 applies. The summary of the section is described as below. The structural assessment focuses with this section in mind.

- If the modification to an existing building results in an increase to the seismic or wind forces in, or decrease the capacity of stiffness of, any lateral force-resisting structural component by more than 5 percent cumulative since the original construction, then those affected components shall be made to comply with the current building Code. The capacity of the lateral load-resisting structural component may include past strengthening that was approved and certified by DSA as the basis for the percentage comparison.
- Rehabilitation of the entire existing building is required when the cost of the reconstruction, alteration or addition project does not exceed 50 percent for the replacement value of the existing building and the proposed modification result in any of the following:
 - An increase in effective seismic weight, or wind force due to increase in surface area exposed to wind, in any story by more than 10 percent, cumulative since the original construction.
 - A reduction in the lateral-force-resisting capacity or stiffness of any story in any one direction by more than 10 percent, cumulative since the original construction. For the purpose of evaluating the strength or stiffness reduction, any new strengthening as part of the project shall not be included.

This Code requirement comparison is addressed in each building in this report.

D. DESCRIPTION OF THE EXISTING STRUCTURAL SYSTEM

D1. Building A (Building 100&200):

- Use of the Building: Administration, Media Center, 2Story
- Wall Construction: Wood Stud and Steel posts
- Roof Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Wide Flange Steel Beam Plywood sheathing
- Floor Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Wide Flange Steel Beam Plywood sheathing
- Foundation: Reinforced Concrete Shallow Foundation/ Reinforced concrete Grade Beams
- Lateral Load Resisting System: Wood Shear Walls with Ordinary Steel Moment Frames
- Existing Structural Capability
 - Vertical – Future MEP upgrade and minor revision will not likely require major structural upgrade.
 - Lateral – Future MEP upgrade and minor revision will not likely require major structural upgrade. However, it is recommended that prior to any major remodeling, consult with Structural Engineer so that the remodeling does not trigger the mandatory Seismic Rehabilitation based on the Building Code requirements

D2. Building B (Building 300&400):

- Use of the Building: Multi-Purpose, Food Service, Classrooms, 2 Story
- Upgraded once A# 61057 and A# 03-104707
- Wall Construction: Wood Stud and Steel posts
- Roof Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Wide Flange Steel Beam Plywood sheathing
- Floor Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Wide Flange Steel Beam Plywood sheathing
- Foundation: Reinforced Concrete Shallow Foundation/ Reinforced concrete Grade Beams
- Lateral Load Resisting System: Wood Shear Walls with Ordinary Steel Moment Frames
- Existing Structural Capability
 - Vertical – Future MEP upgrade and minor revision will not likely require major structural upgrade.
 - Lateral – Future MEP upgrade and minor revision will not likely require major structural upgrade. However, it is recommended that prior to any major remodeling, consult with Structural Engineer so that the remodeling does not trigger the mandatory Seismic Rehabilitation based on the Building Code requirements

D3. Building C (Building 500):

- Use of the Building: 2 Story Classrooms
- Type V- 1HR Fully Sprinklered A# 61057

- Wall Construction: Wood Stud and Steel posts
- Roof Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Beam Plywood sheathing
- Floor Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Beam Plywood sheathing
- Foundation: Reinforced Concrete Shallow Foundation/ Reinforced concrete Grade Beams
- Lateral Load Resisting System: Wood Shear Walls
- Existing Structural Capability
 - Vertical – Future MEP upgrade and minor revision will not likely require major structural upgrade.
 - Lateral – Future MEP upgrade and minor revision will not likely require major structural upgrade.

D4. Building D (Building 600):

- Use of the Building: 2 Story Classrooms
- Type V- 1HR Fully Sprinklered A# 61057
- Wall Construction: Wood Stud and Steel posts
- Roof Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Beam Plywood sheathing
- Floor Construction: 2x rafters, Wood Truss Joists Glued-Laminated Beams, Beam Plywood sheathing
- Foundation: Reinforced Concrete Shallow Foundation/ Reinforced concrete Grade Beams
- Lateral Load Resisting System: Wood Shear Walls
- Existing Structural Capability
 - Vertical – Future MEP upgrade and minor revision will not likely require major structural upgrade.
 - Lateral – Future MEP upgrade and minor revision will not likely require major structural upgrade.

E. POTENTIAL PROJECTS

E1. Project #1: New Administration Building

- The new building will be designed to comply California Building Code with Title 24 Amendment.
- Depending on the clear span of the 2nd floor and/or roof, the framing would be selected either steel framed structure with concrete fill metal deck or wood framed structure with plywood roof and floor sheathing.
- Foundation would be either the shallow concrete footing or the deep foundation system depending on the soil condition. It will be determined based on the geotechnical report.

E2. Project #2: Renovate Media Center

- The tenant improvement of the interior non-bearing walls is relatively easy and feasible
- Minor improvement will not trigger the building code driven mandatory seismic retrofit.

E3. Project #3: Classroom Building 500 Renovation

- Change of the Use of the Building (and assigned area of the building) will not trigger the evaluation of the floor structural system.
- The tenant improvement of the interior non-bearing walls is relatively easy and feasible.
- Minor improvement will not trigger the building code driven mandatory seismic retrofit.

E4. Project #4: Outdoor learning

- No structural work is anticipated.

E5. Project #4: Renovate Multi-purpose Building and Add Music Room

- The tenant improvement of the interior non-bearing walls is relatively easy and feasible.
- Minor improvement will not trigger the building code driven mandatory seismic retrofit.

E6. Project #6: New MPR Building

- The new building will be designed to comply California Building Code with Title 24 Amendment.
- Depending on the clear span of the 2nd floor and/or roof, the framing would be selected either steel framed structure with concrete fill metal deck or wood framed structure with plywood roof and floor sheathing.
- Foundation would be either the shallow concrete footing or the deep foundation system depending on the soil condition. It will be determined based on the geotechnical report.

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 03/12/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Kick-off the Project with Introductions and Visitation

DISCUSSION

1. Each attendee discussed their roles as related to the project.
2. Barbara described the project as an assessment of existing conditions as related to the current SMMUSD Ed Specs and Assessment; and that potential projects will be presented to the School Board in October 2020 for implementation over a ten-year period.
 - A separate Modernization project will start construction later this year.
 - District is working on installing canopy membranes to existing canopy supports.
 - Barbara mentioned the District has a separate furniture project that will be completed during the next three years.
3. Paula was asked to describe existing conditions and she described the following conditions:
 - Jessica has been working on-site since the current facilities were built in 1995 and attend the meeting during the site walk.
 - Paula has been at the facility for five years.
 - Parking and drop-off/pick-up are major issues needs to be improved.
 - John Muir has 65 Staff and SMASH has 20 Staff.
 - John Muir supports traditional pre-school to 5th grade and there are (2) classes per grade and includes 285 – 300 students including specialized preschool and 2 district specialized classes lower and upper grade.
 - Facilities and Staff are impacted supporting/scheduling many Programs at various days and times.
 - Multi-purpose spaces are used often and should be upgraded/expanded.

4. Possible projects were discussed including improving the pedestrian entrance connection to the Administration Office and improving the parking/drop-off areas circulation and increase the number of parking spaces.
5. The nursing area is severely undersized for both schools.
6. Conference room located adjacent to the nursing area accommodates up to 8 students and is used for assessment, counseling and testing. The site currently has 4 specialized classrooms and are require sharing the conference rooms with other staff and activities throughout the day.
7. Desire to have instructional space that matches curriculum.
8. Desire to have ability to monitor onsite visitors immediately as they enter campus.
9. Desire to have controlled entry onto campus.
10. Onsite parking for both visitors and staff is a challenge.
11. Specialized students drop off area is challenging due to proximity to intersection and minimal stacking area in front of school.
12. Desire a dedicated teacher workroom.
13. There are currently 8 music specialists during the day.
14. Specialized education has a total of 65 employees.
15. Controlled access for both students and staff.
16. Desire a parent workroom.
17. Desire to move office towards the front. Prefer an office that is welcoming however secured.
18. Security is an issue on the campus.
19. Food service occurs in the cafetorium.
20. Specialized Education
 - 1 preschool
 - 2 elementary
 - 1 middle school
 - Students come from all areas of district and require transportation
21. SMASH
 - K-8 alternative progressive school project based multi-disciplinary instruction
 - 1 teacher/grade
 - 2 teachers/grade
 - Core
 - 1/2
 - 3/4
 - 5/6
 - 7/8
 - Middle School instruction float between classes
22. John Muir Elementary School
 - Traditional preschool – 5th
 - Cafetorium / Multipurpose – music / dance and performances
 - English development with 15 kids and parent meeting occurs in the previous staff lounge on the second floor and is accessible by elevator.
 - Park adjacent to school is district owned and have exclusive rights between the hours of 9am – 6 pm.
 - After 6 pm the community has an agreement with the district to have access to the playfields and hardcourts.
 - All administration spaces are shared by both SMASH / MUIR including student assessments, meetings with visitors and counseling occur in all shared spaces.

- Desire outdoor learning opportunities.
 - Pickup Drop off, safety, security and shared instructional areas are challenging
23. Kindergarten Classroom.
- Moveable walls between the collaboration area and classroom are deteriorating.
 - Teachers offices are shared by both instructors adjoining the office.
 - Pods located between the classrooms are used for collaboration areas and shared by group volunteers.
 - There are two instructors in each classroom.
 - The workroom is located with the pod/collaboration area.
24. Sound Transfer between floors within classroom in the 400 building near the cafetorium.
25. Sound transfer between patio outside and classroom below in the 400 building near the cafetorium.
26. Pods located between classrooms in the 400 building is used as a multipurpose space. Instruments are stored within the pods including books, backpacks, and iPad rechargeable cart.
27. Door walk-off mats are missing at all entries.
28. Staff Lounge is currently located in the dressing room adjacent to the Multipurpose/Cafetorium.
29. The kitchen is severely undersized and is used as a warming kitchen.
30. A moveable wall is used to separate the Multipurpose/Cafetorium and Music Room. At times, music instruction is taught in both the music classroom and multipurpose room. Acoustics and sound transfer are a problem within both spaces. Both SMASH and Muir both share both spaces for other functions and is constantly in use throughout the day.
31. Music instrument storage is outside under the covered walkway from above to allow for the students and staff to maximize the use of the area indoors.
32. Art Instruction 4 days a week.
33. Modular building has 2 Specialized Needs classes.
34. Blended learning.
35. Desire to have covered outdoor area.

NEXT STEPS

1. SMMUSD will schedule the first Core Leadership Meeting.
2. Workshops will be scheduled after the first Core Leadership Meeting.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

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Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 03/20/2020

Report Issued: 03/27/2020
03/31/2020 – Rev1
04/02/2020 – Rev2

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Devon Smith	-	SMASH
Theresa Kelly	-	SMASH
Sara Davis	-	SMASH Teacher
Daniel Wheeler	-	SMASH Teacher
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Discuss assessment of facilities and what will be discussed at Workshop #1.

DISCUSSION

1. tBP presented and briefly discussed the project's schedule.
2. Briefly discussed the project's budget as follows:
 - A. The project budget will be derived from the list of projects that the team discovers and will be planned to be constructed over a ten-year period.
 - B. The District will ultimately prioritize the projects and arrive at a final project budget for the site.
 - C. District's Food Service Master Plan's potential project is estimated at \$700,000.
 - D. District's Condition Assessment projects will be part of potential projects.
3. Outdoor Areas:
 - A. Parking:
 1. Parking on-site is inadequate for the school's needs and creates safety challenges. Resolving the parking challenge is one of the highest priorities.

2. The diagonal that bisects the parking lot from the southwest to the northeast is a pathway to facilitate student and student parent flow from the community to the campus. Changing the main access to campus could make the parking area more efficient to allow greater numbers of cars to park in the lot.
 3. The number of spaces is inadequate, and staff must double park.
- B. Campus Security:
1. The campus security fencing and voice assisted buzzer do not work well to limit access to the campus. There is a perimeter fence around the campus and it effective. At the entrance to the campus, a visitor can call the administration office and be buzzed in. Once a visitor opens the gate, that person has free reign of the entire campus.
 2. Wayfinding to the administration building is poor. Locating either the Muir ES administrative area or the SMASH administrative area is difficult.
- C. Campus Access:
1. The main access point to the campus for students is adjacent to the parking area. There are 2 other access points, one along 6th street between the basketball court and the hardcourts. The second entrance is along 5th street between the school buildings and the playfields.
 2. Special needs students that take the bus are dropped off along the front of the campus along 6th St.
- D. Administration Building:
1. Location of office is central to campus and prevents administration from monitoring campus, visitors and parent volunteers. The Ideal location for the office will be at the front of the school, adjacent to kinder and drop-off. The new location will provide a new secured entry on campus and a front door that relates to the community and is welcoming.
- E. Hardcourts:
1. The hardcourts are small but effective. With proper scheduling of activities, all the grade level play is accommodated.
 2. The basketball court is separately fenced to allow access from the campus side and the community side. Students are allowed to play on the courts with accompanying supervision.
 3. The tennis courts are sometimes used and always supervised.
- F. Grass play field areas:
1. The grass areas support student play adequately.
- G. Kitchen service:
1. The kitchen food delivery area accommodates trucks that must park along 5th street and hand truck food items onto the campus.
 2. There are not enough trash dumpsters to handle the waste.
 3. There are no composting bins although they are needed.

H. Lunches:

1. Muir ES accommodates 3 lunch periods of 45 minutes each. Students both play and eat during the lunch period. Children bring their lunches and the food service area serves lunches for purchase.
2. SMASH accommodates 1 lunch period. The SMASH K-1 students eat on the K-1 play yard. (SMASH 2-8 students eat at the main lunch area)
3. There isn't a large enough covered area to accommodate student need.
4. The outdoor lunch area adjacent to the multi-purpose room is not large enough to allow all the students that want to eat outside to sit out under shade. It was planned when the student teacher ratio was smaller at 20:1 (class-size reduction).

I. Inclement Weather/Rain:

1. Student flow during rainy days is extremely difficult. There is no way to walk from classroom to classroom or to the multipurpose room undercover. There is not enough shade to protect students on the second level deck areas, but shade elements are planned.

J. Special Needs:

1. The special needs program is supported by busses that drop student off along 6th avenue.

K. SMASH Lunch / K-1 Play Area:

1. The SMASH K-1 play area and lunch area is not sized large enough to accommodate the 50 students that use it.

L. Outdoor sinks and water filling stations:

1. There are not enough outdoor sinks to accommodate student hand washing and there are no bottle fillers. Both sinks and bottle filling stations should be accommodated.

M. Potential project is to develop the existing portable building areas as a positive development area of perhaps a maker space, gymnasium, and multi-purpose rooms to support the higher needs of the campus.

N. Student work display:

1. There are no locations to accommodate student project display.

O. Maker Space:

1. Maker space work and innovation lab work occurs in each classroom. There is not enough space in each classroom to accommodate all the modalities of teaching that are necessary.

4. Muir Elementary School

A. K-1 Cluster: 1. The K-1 cluster has small workspaces between classroom and the workspaces are used by the literacy coaches. (Also true at SMASH)

B. Kindergarten:

1. The Kindergarten rooms do not have toilets attached to the classrooms. The students must go out of the classroom into a separate toilet room.

2. Kindergarten rooms are undersized and should include restrooms within the classroom.
 3. Kinder should be located near the entrance and parent drop off. Moveable partition within Kinder is deteriorating entrance onto campus occurs along 6th street in the morning.
 4. The classrooms have a foldable partition between the classroom and the adjacent common space. The foldable partition does not work to reduce sound when closed.
- C. Common space:
 1. The K-1 cluster common space is used as a teacher workroom and accommodates a large printer.
- D. Teacher's Lounge:
 1. The lounge area that is attached to the Multi-purpose room that is adjacent to the stage is used primarily by the classified staff. There is no exterior adjoining space for lounging. Teachers usually take their lunches in a classroom that is not being used at that time. The teachers should have a lounge that allows them to take lunch and allows teachers to collaborate.
5. SMASH Academy:
 - A. Storage:
 1. The upper floor accommodates the upper grade students and does not have enough storage space to store manipulatives and coursework demonstration stuff.
 - B. Backpacks:
 1. There is no space to accommodate backpacks within the classroom. If backpacks are stored outside and it rains, they are wet.
6. Both Schools
 - A. Classroom acoustics:
 1. Lower classrooms experience pattering feet from students on the second floor both in classrooms and on the outdoor deck spaces. There were plans for an acoustical solution.
 - B. Solar Panels:
 1. There were solar panels installed on the roof of the Multipurpose buildings that have no DSA certification. No modernization will be able to take place until the panels either get certification or more likely the panels are removed and replaced properly to achieve DSA certification.
 - C. Science:
 1. For the elementary level children science takes place in their classrooms. SMASH 7-8 has a cooperative agreement with "Heal the Bay" for some of their science coursework.

D. Multi-Purpose space:

1. Music instruction for *both* schools occurs in all 3 of the multi-purpose spaces, stage (choir), audience area (band), and expanded audience area (strings).
2. There are foldable partitions that separate the multi-purpose areas and they are ineffective. Replacing the foldable walls that separate the multi-purpose spaces would not work as the fully opened space is used relatively often and the space is still too small to accommodate all the functions that occur in it.
3. The acoustics are very poor in the space.
4. The sound system was recently replaced.

E. Instrument Storage

1. There is no space to store musical instruments. Students store the instruments in the common spaces between classrooms or outside under the covered walk areas.

F. Library:

1. The current library space supports the students well. The Library area is staffed by a Librarian and an IT staff member.
2. The Library could use new furniture.
3. The Library would be better if it had a Maker space, a content creation space with a green screen etc. and small study conference rooms attached to it.
4. Discussed if movable stacks needed and Carey said yes and is a priority to rethink and maybe part of the District's separate furniture project.

G. Supplemental Staff:

1. There are many people that augment the staff on campus; (2) school psychologists, 1 speech specialist and one teacher assistant, an occupational therapist, (3) counselors, Literacy coach and Eric folks?
2. Occupational therapy staff are located on the second floor of Building 600.

7. Administration:

- A. Student specialists are distributed throughout the campus in lieu of a student services center and include the following: 2 psychologists, speech therapist, speech assistant, occupational therapist and occupational therapist intern, literacy coach and reading intervention therapist.
- B. Administration area currently has a principal's office, another office used for both Jessica's office and conference room, and two assistants that function as both front office staff and principal assistant at desks.
- C. SMASH/Muir desire a teacher workroom and lounge.
- D. A parent workroom located near the administration with copier and supplies is also ideal.
- E. Nurse area is undersized for both schools and is within a room that is approximately 6' wide with two cots and built in casework located at the other side of the room: opposite the entrance.

Page 6

8. Resource Center and Library:
 - A. Library is used as a multipurpose gathering space. Currently there is no dedicated innovation lab, design lab, science lab and / or maker's lab. These activities take place in the pods or collaborative spaces in each building.
9. Music Lab
 - A. Music is taught in 8 locations throughout the campus and are taught in the multipurpose room and music room simultaneously. The moveable wall divides the music room and the multipurpose room and is deteriorating. Desire a location for backpacks and music storage.
10. Multipurpose/Cafetorium
 - A. Is the main servery within the Multipurpose Room? Kitchen prep area undersized. Loading Dock – Deliveries occur only in morning
11. Exterior
 - A. SMASH/Muir desire shading on the upper deck and covered walkways. Desire exterior learning opportunities that are the appropriate size.

NEXT STEPS

1. SMMUSD will schedule the first Workshop for April 2.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

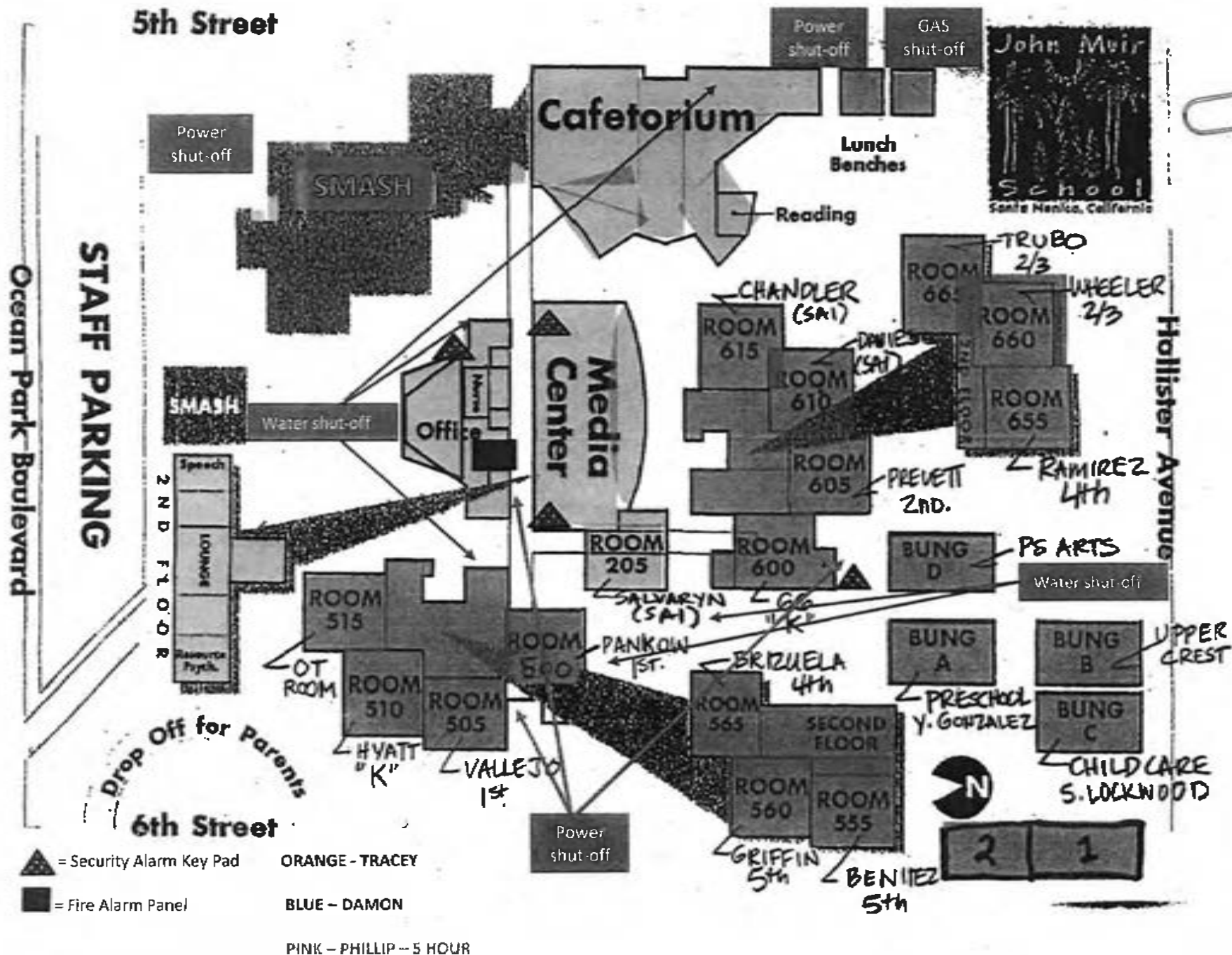
Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

SMMUSD Campus Maps provided during site walk



SMASH 2525 5th St. 310-396-2640

PARKING LOT

GATE

SMALL YDS

420

ELECT. 422 421

473 up 472 up 471 up

420

465 (up)

SMASH

430 460 =

480 up

415 410

490 up 425

SMASH

440

ENTRANCE

STAIRS

101 103 105 107 109

SMASH OFFICE

MURR

STAIRS

515 565 up

520 560 up

MUIR

510 555 up

505

503 ELECT

R.R.

300A

CAFETORIUM

MULTI PURPOSE ROOM

STAGE

CHILD CARE

300C

KITCHEN

310 311

OFFICE

ELECT. 312 313 314

REST ROOMS 315 316 317

GATE

AMBULANCE ENTRANCE

YARD

Core 4

Core 3

Core 2

Core 1

JOHN MUIR 2526 6th St. 310-399-7721

Playground

Playground

Cafeteria

P.S. Arts
BUNG. D

Reading Partners
BUNG B ✓

Child Care
BUNG C ✓

Kootman
Room 665
(Upstairs)

Ramirez
Room 660
(Upstairs)

Wheeler
Room 655
(Upstairs)

Preschool Yard

Prevett
Room 605
(Downstairs) ✓

Entrance to rooms
600 & 605

S. Davis
Room 615
(Downstairs) ✓

**600
Building**

Trubo
Room 600
(Downstairs) ✓

Entrance to
600 Building

CREST in 600 Building

Psychologist
Room 252
(Upstairs)

Multipurpose
Room 254
(Upstairs)

LaDawna &
Cassandra
Room 256
(Upstairs)

Janet Medrano
Room 258
(Upstairs)

Library



Ward
Room 205
(Downstairs) ✓

stairs

School Office
SMASH / MUIR

stairs

Preschool
BUNG A ✓

Catanzano
BUNG 2 ✓

Collin
BUNG 1 ✓

Benitez
Room 555
(Upstairs)

✓ Hill
Room 500
(Downstairs)

Entrance to

500 & 505

**500
Building**

Bozin
Room 505
(Downstairs) ✓

✓ Hodges
Room 515
(Downstairs)

Aguilar De Jesus
Room 510
(Downstairs) ✓

Brizuela
Room 565
(Upstairs)

Griffin
Room 560
(Upstairs)

John Muir Elementary



Santa Monica Malibu Unified School District

SMASH/ Muir Elementary School

Mission: "Extraordinary achievement for all while simultaneously closing the achievement gap."



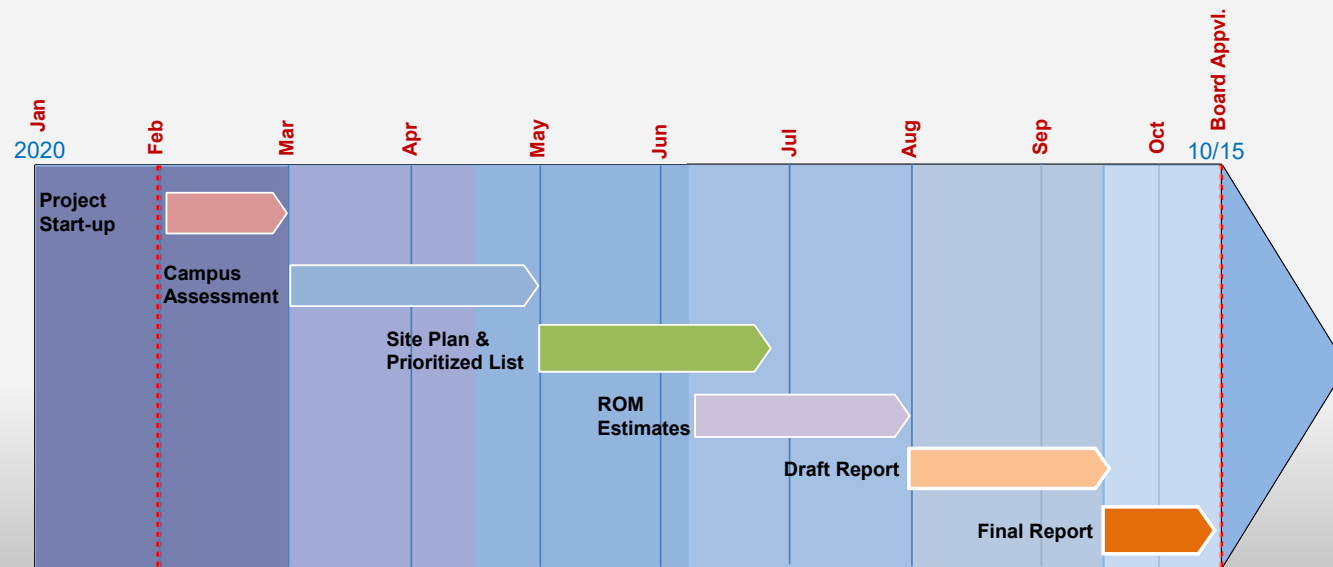
Agenda

1. Schedule
2. Budget
3. Scope of Work
 1. Administration
 2. Classrooms
 3. Multi-Purpose
 4. Library
 5. Portable replacement
 6. Kitchen Improvements
 7. Parking and Drop-off
4. Next Site Visits
5. Next Meetings
6. Other



SMASH Muir ES Schedule

3.20.20



Campus Assessment



Project Start-up: 1 month



Campus Assessment: 2 months



Site Plan & Prioritized List: 2 months



ROM Estimates: 2 months



Draft Report: 1.5 month



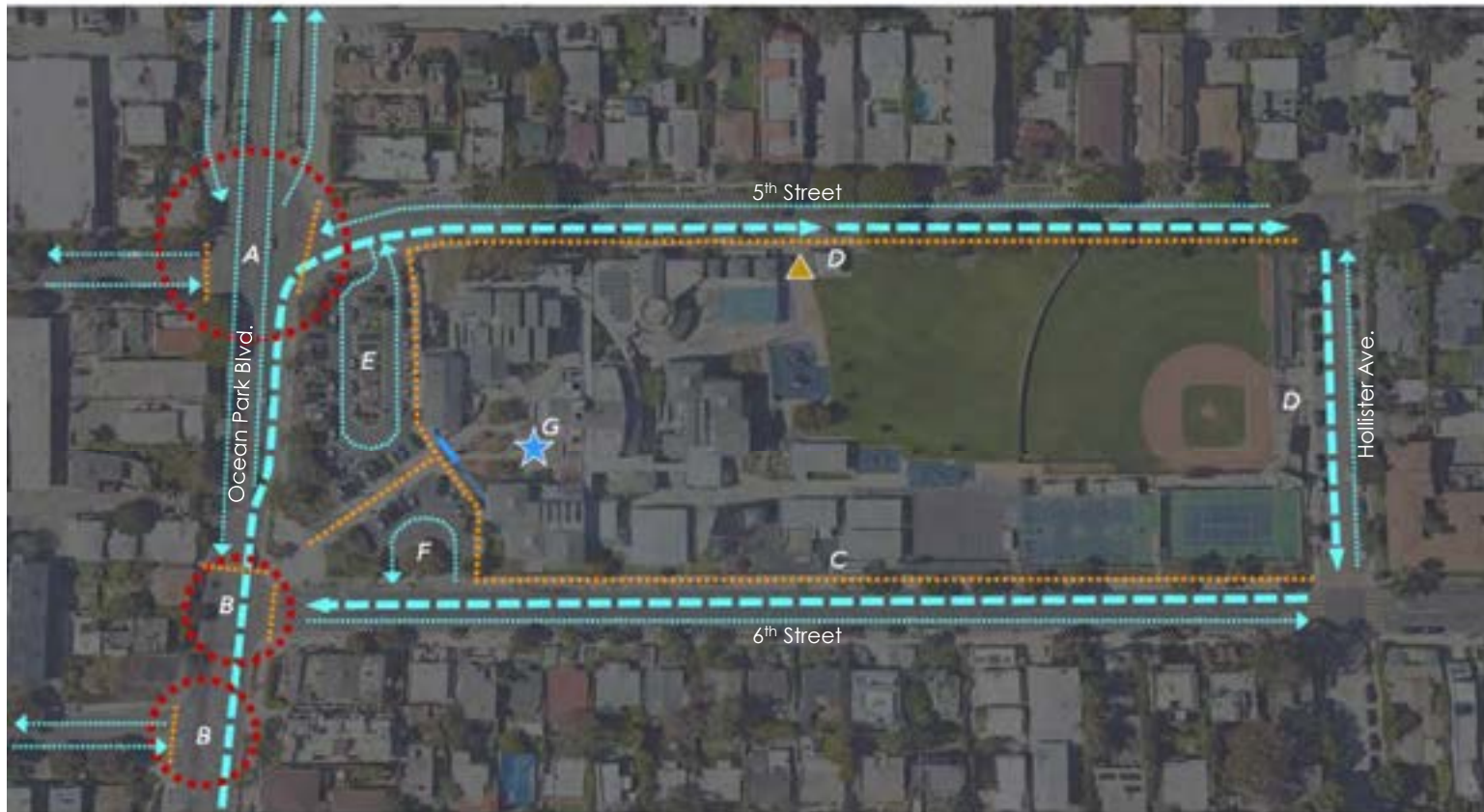
Final Report: 1 month



Project Budget

Santa Monica Malibu Unified School District SMASH/ Muir Elementary School

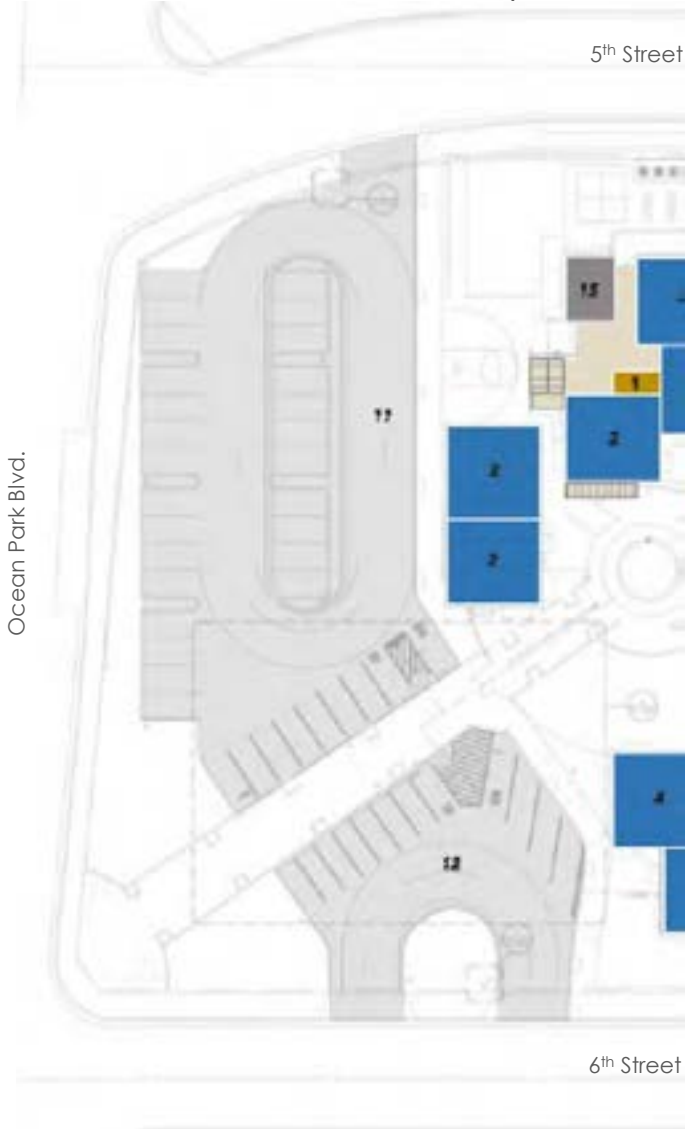
First Level Campus Plan - Traffic Flow Study



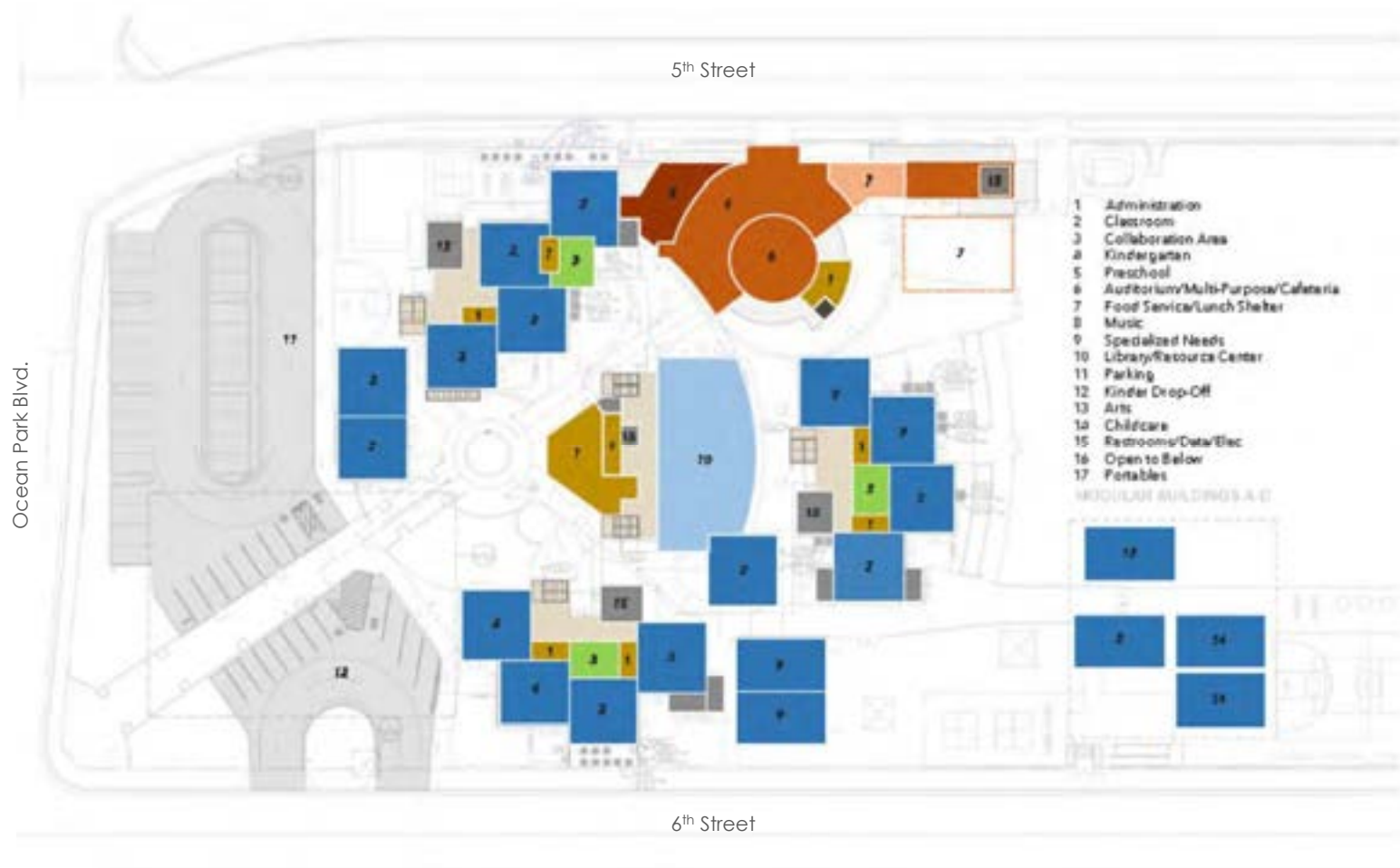
- Vehicular (School)
- Vehicular (Community), Visitor / Staff Parking
- Drop-Off for Specialized Classrooms
- Pedestrian (School)
- Intersection
- ★ Administration Entrance
- Secured Entry
- ▲ Food Service Delivery

- A Traffic Congestion at Major Intersection
- B Intersection / Staggered Safety Issue
- C Parent Drop-Off
- D Parent Parking
- E Visitor/Staff Parking
- F Drop-Off for 4 Specialized Classrooms
- G Administration - Campus Security / Visibility Challenge

Santa Monica Malibu Unified School District SMASH/ Muir Elementary School
Parking Lot



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School First Level Campus Plan (Existing)



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School First Level Campus Plan (Existing)



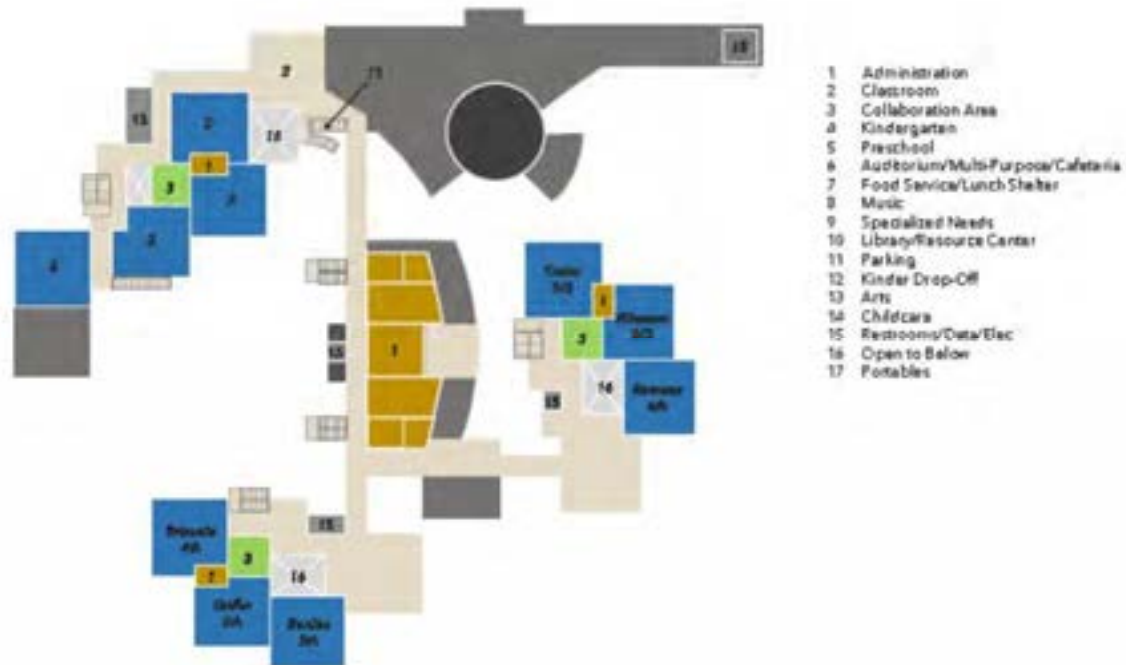
Pedestrian Circulation

Santa Monica Malibu Unified School District SMASH/ Muir Elementary School

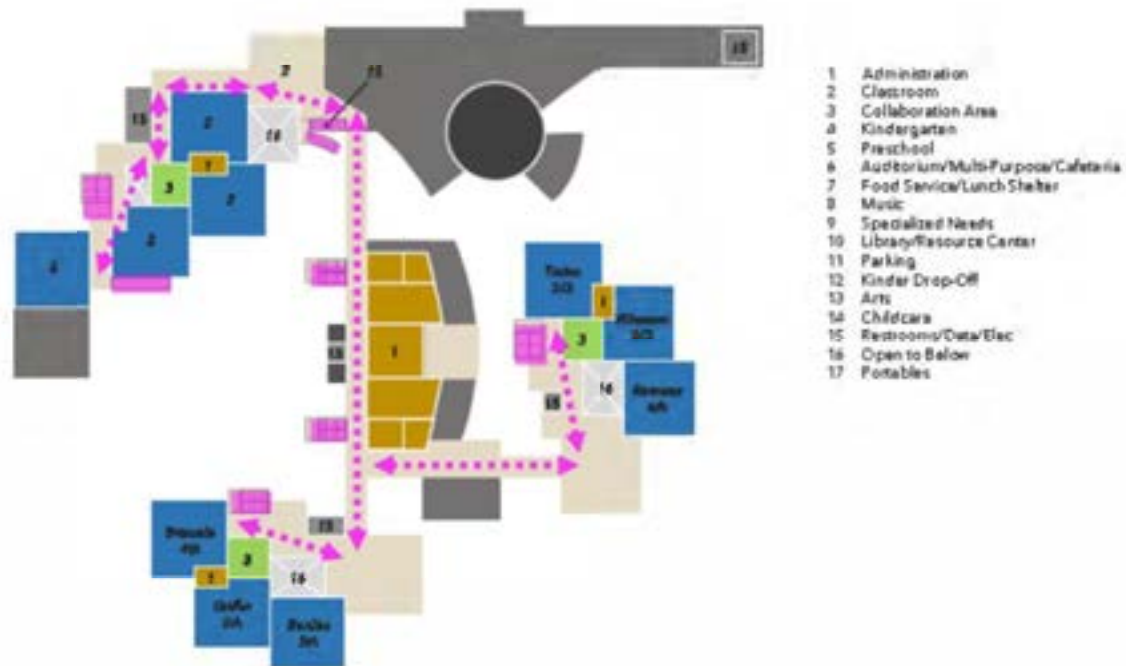
First Level Campus Plan (Existing)



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School Second Level Campus Plan (Existing)



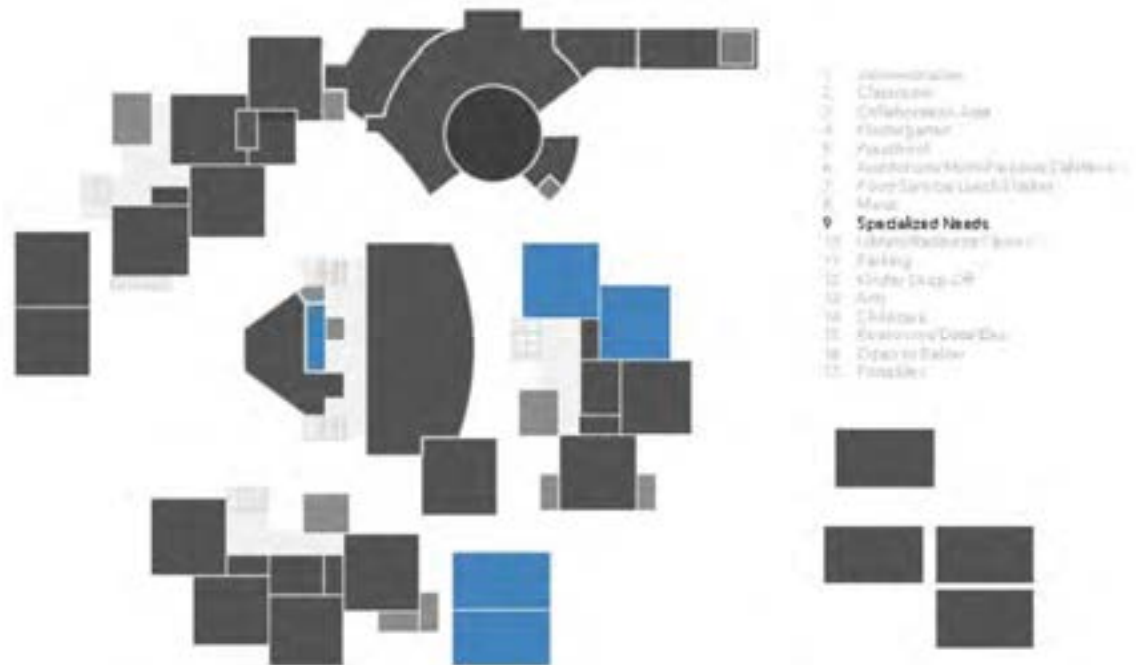
Santa Monica Malibu Unified School District SMASH/ Muir Elementary School
Second Level Campus Plan (Existing)



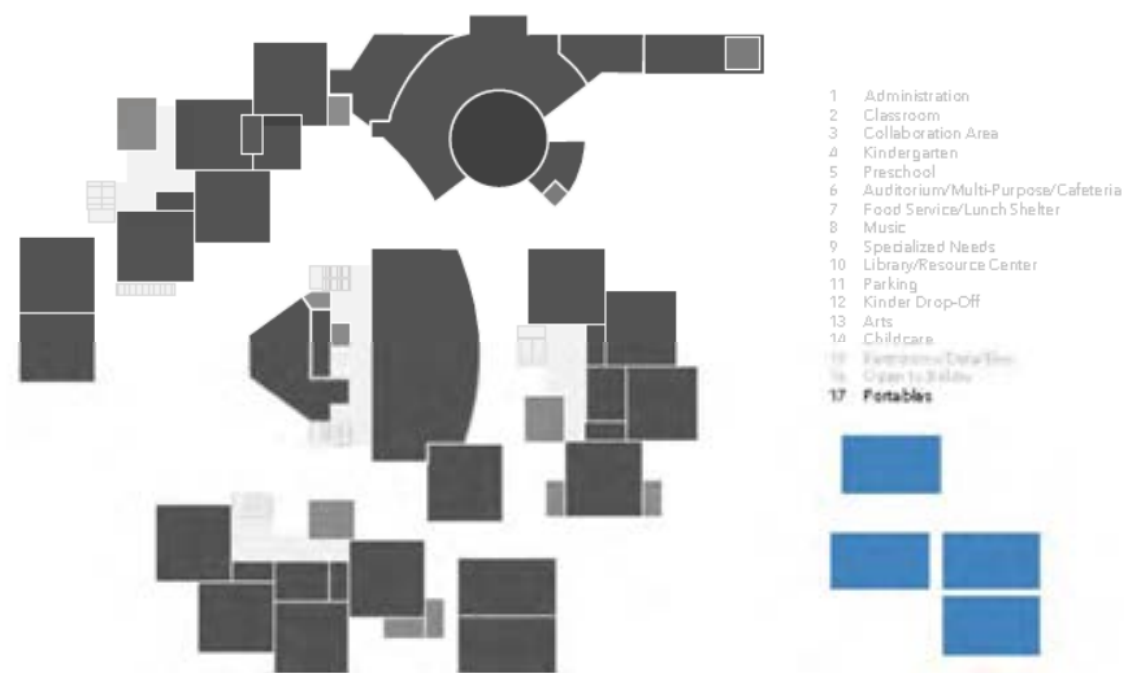
Pedestrian Circulation

Santa Monica Malibu Unified School District SMASH/ Muir Elementary School

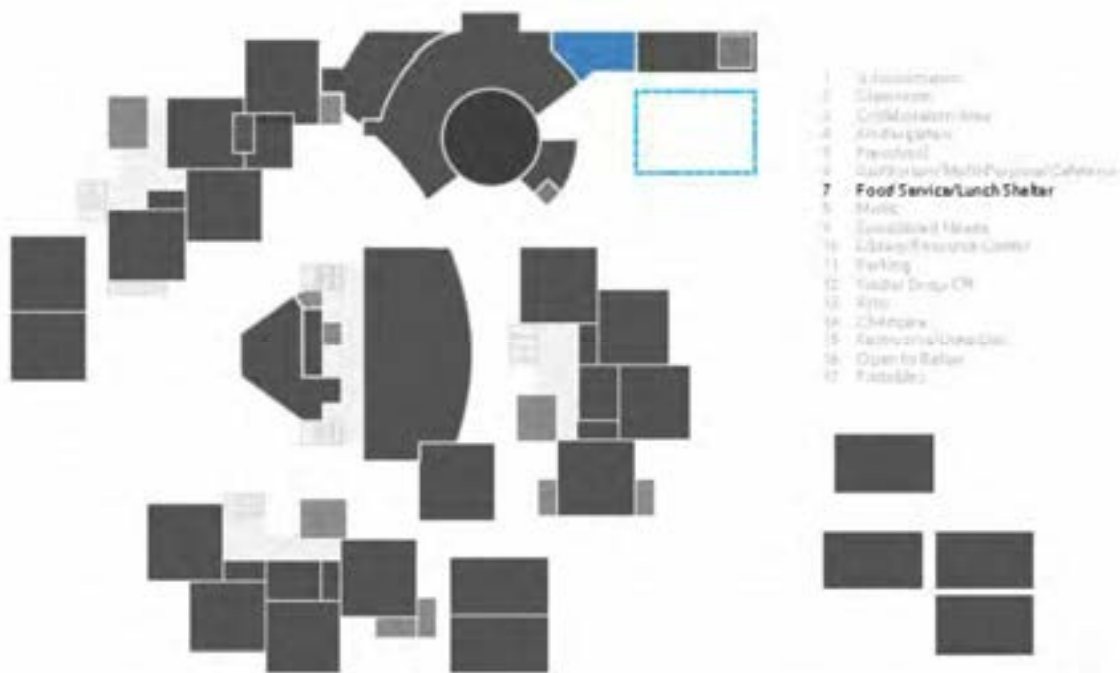
First Level Campus Plan - Specialized Needs (Existing)



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School
First Level Campus Plan - Portables (Existing)



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School
First Level Campus Plan - Food Services (Existing)



Santa Monica Malibu Unified School District SMASH/ Muir Elementary School First Level Campus Plan - Food Services (Existing)



1. Administration
2. Classroom
3. Combination Area
4. Combination
5. Music
6. Music
7. Music
8. Music
9. Music
10. Music
11. Music
12. Music
13. Music
14. Music
15. Music
16. Music
17. Music

03

Main Kitchen Recommendations

Facility Improvements

Provide new Foodservice Facility that aligns to SMMUSD Foodservice Square Footage standards; reference 'Prototype A' in Prototype Development Section

OR

Code Compliance/ Food Safety

- Evaluate employee restrooms and lockers to comply with ADA code requirements.
- Provide Type 1 Exhaust Hood over cooking equipment with proper overhang
- Replace two compartment warewash sink to a three compartment warewash sink
- Locate janitor's sink in enclosed cabinet with soap storage

Layout/ Function

- Provide additional cold storage to support fresh meals program thus reducing the number of reach-in units to allow for expanding preparation space
- Address flow in main foodservice space while maximizing efficiencies within the building footprint by providing sufficient adjacencies and equipment that reduces the handling of food product

- To support the produce program, provide a two compartment sink with spray rinse
- Provide dedicated office space that aligns with Edison Elementary
- Expand Warewash area to support re-usable ware program

Sustainability

- Replace hood with system that incorporate an on-demand system
- Replace lighting throughout with LED lighting
- Provide insulated hot cabinets for support of service line

04

Main Serving & Dining Recommendations

Code/ Food Safety Concerns

- Provide low velocity air curtains at doors from serving area to the exterior
- Provide Health Department approved finishes

Facility Improvements

- Provide water bottle fill stations
- Replace serving line with heights that accommodate elementary students
- Utilize table storage room currently re-purposed for General Storage

Engaging Space/ Connection

- Incorporate a graphics package that includes and promotes the following:
 - Key areas for waste, serving and condiment stations
 - Provide an educational opportunity demonstrating the journey of student meals from farm to table
 - Promotes school colors and highlights on-trend designs
 - Highlights the queuing access and exiting
- Incorporate round table seating for communal atmosphere
- Provide a substantial visual connection between the existing dining area and the serving area by enlarging the current wall openings.
 - Due to space constraints, serving model can be explored with additional opportunities
 - Utilize windows from main kitchen space for serving into outdoor space
 - Mobile serving line that has the flexibility to be set up out in the dining area
- Create meal merchandising appeal by providing multiple display cases that showcase food offerings
- Provide digital menu boards
- Introduce new dimmable LED lighting that provides dynamic light for the space
- Demonstrate food source when it comes to the salad bar; note local sources and/or campus garden.
- Offer the ability to pre-order meals from classroom

Sustainability

- Replace hot wells with induction heated wells
- Provide dedicated waste areas that promote green initiatives
- Garden currently supported by volunteers; recommend providing full time staff to operate.
 - Develop program standards
 - Explore opportunities where students may operate a produce stand to sell to local community



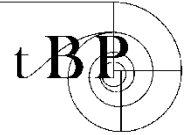
SMASH / Muir Elementary Schools
Phase 1 Schools
Santa Monica-Malibu Unified School District

Phase 1 Project Schedule
Date: March 20, 2020

Dates		Milestones
Per RFQ	Revised	
12/12/19	2/6/20	Board Approval
1/1/20	Pending	Commencement of AE Services
1/13/20	2/28/20	Project Startup & Discovery Completion
3/1/20	4/30/20	a. Campus Assessments Submittal
4/15/20	6/24/02	b. Site Plans Submittal
4/15/20	6/24/02	c. Prioritized Project Lists Submittal
6/7/02	7/31/02	d. Projected Project Schedules and ROM Estimates Submittal
9/15/02	9/15/02	e. Final Report Submittal
10/15/20	10/15/20	Board Approval of Final Report

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 04/02/2020

Report Issued: 04/22/2020

PRESENT

Paula Lytz	-	John Muir Principal
Theresa Kelly	-	SMASH
Daniel Wheeler	-	SMASH Teacher
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Micah Rishe	-	SMMUSD
Kevin Klaus	-	SMMUSD
Aimee Koeplin	-	SMMUSD
Sarah Daunis	-	SMASH Teacher
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To discuss potential projects.

DISCUSSION

1. PV panels installed on the roof of the Multipurpose Room without DSA permit.
2. Air conditioning in all the classrooms will be installed this summer.
3. Flooring/interior paint/fire alarm upgrade this summer 2020.
4. Outdoor Canopies will be installed on the second-floor patios 2020.
 - a. Lunch canopy too small
 - b. Provide weather/protective covering to protect students from weather.
5. Principals prefer the following:
 - a. Conference rooms
 - b. Speech pathologist: close to students
 - c. Dedicated parent room for parent volunteers
 - d. Staff workroom

6. Library

- a. On site tech currently is in the library/media center.
- b. Library circulation desk does not exist and there are no computers for students in library.
- c. Mobile laptop carts are used in lieu of a dedicated computer lab.
- d. Preference for a small room to accommodate students to be loud in the library/media center
- e. Prefer an interactive/collaborative center with computers.
- f. If administration were to be relocated into another building, the library/media center will expand into the existing administration area.
- g. Ideally the breezeway between the existing administration and library/media center can be used to display artwork and activities.

7. Preference to have accommodations that support their robust music program.

- a. Challenge: activities occur at the same time.

8. Administration conference room is used often, and other conference rooms are needed as shared spaces throughout campus.

9. Daniel asked if the Multi-purpose building's outdoor space can be enclosed as an outdoor-indoor space like Edison and is needed especially during rainy days.

10. Folding doors would be used if they were easier to operated.

11. Use of play areas by both schools is staggered.

12. SMASH Kindergarten and Entrance:

- a. Has an enclosed outdoor patio that can be utilized as an interior space.
- b. Outdoor has some grade issue and is the entrance from the major drop-off gate.
- c. Lunch tables are in the outdoor space which reduces the play area.
- d. Line-ups are a pile-up and wayfinding is non-existent.
- e. tBP will confirm the existing outdoor space versus the State's requirements.

13. Muir Kindergarten:

- a. Currently, there is no access to restrooms within the classrooms. Closest restrooms are located within the building however students will have to leave the classrooms.
- b. Families enter from 5th street
- c. Need a place to store backpacks and lunch
- d. Dedicated play area is undersized per the following requirements:
 - i. 75 sf/student
 - ii. 100 sf/student
 - iii. 180 sf/student lunch shelter
- e. Preference for the open two-story area above the collaboration area to be built in to provide collaboration area for students on the second floor.
- f. Noise transmittance between classrooms and floors to minimize sound transfer
- g. Currently, teachers are located near their teaching partner and will have students move between classes throughout the day.
- h. Folding partitions that are easily manageable are preferred, current partitions are deteriorating
- i. Currently, there is no access to restrooms within the classrooms. Closest restrooms are located within the building however students will have to leave the classrooms.

14. Restrooms:
 - a. There is only a single occupancy toilet per building on the second floor. Staff requests the single occupancy toilet be identified as neutral.
 - b. Overall there are not enough toilet rooms.
15. Special Needs:
 - a. Currently, there is no access to restrooms within the classrooms. Closest restrooms are located within the building however students will have to leave the classrooms.
16. Art:
 - a. SMASH hires an outside vendor to provide art and drama instruction
 - b. There was a discussion to provide parking at ground level with park/hard court amenities above parking
 - c. Verify if existing lunch shelter is sprinklered and approved
 - d. Teachers and staff prefer having both campus' blend to encourage teaching partnering
 - e. Teachers and staff prefer having multi-age interaction
17. tBP reviewed the SMMUSD education specifications with SMASH/MUIR and compared the existing area with the education specifications
18. tBP proposed enlarging the parking area to provide dedicated drop off area for special needs students, preventing traffic congestion along 6th street. Ease of access to staff and dedicated visitor parking will also reduce traffic congestion. One entry onto campus will reduce traffic congestion at intersections. Discussion was that separate visitor and staff parking lots are needed.
19. tBP proposed adding a two-story classroom building along 6th street that will be able to accommodate special needs on the first floor and typical classrooms on the second floor.
20. tBP proposed adding a fitness building adjacent to the new two-story classroom building to accommodate health/fitness/motion classroom activities.
21. tBP proposed adding a new two-story building to accommodate a new administration/student services area and three kindergarten classrooms. tBP proposed relocating childcare, Pre-K and Tk adjacent to the new kindergarten classrooms to share play yard amenities and provide secured access to the campus. The new administration/student services/kindergarten building with art/stem/makers labs located on the second floor, will be located parallel with Ocean Avenue, and will provide secured entrance onto the campus. Community monitoring and visitors entering onto the campus will be easily visible with the new administration location. tBP to confirm the playground requirements for preschool.
22. tBP proposed adding a new music addition that will have both a music band room and music classroom/choir. This new music addition will be adjacent to the existing multipurpose/cafetorium where SMASH Kindergarten is currently located. This will support the robust music instruction on campus of 8 music activities occurring on campus. Discussion was that the addition is not needed.

23. tBP proposed removing the moveable partition located in multipurpose/cafetorium and dedicating the entire area to multipurpose/cafeteria. Discussion did not determine a direction.
24. tBP proposed renovating the food service area to support the new food service education specifications and food service master plan.

NEXT STEPS

1. SMMUSD will schedule Workshop 2 for April 23 and a meeting with the M&O Staff.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica Malibu Unified School District

tBP

SMASH/ Muir Elementary School Workshop 1

Mission: *"Extraordinary achievement for all while simultaneously closing the achievement gap."*



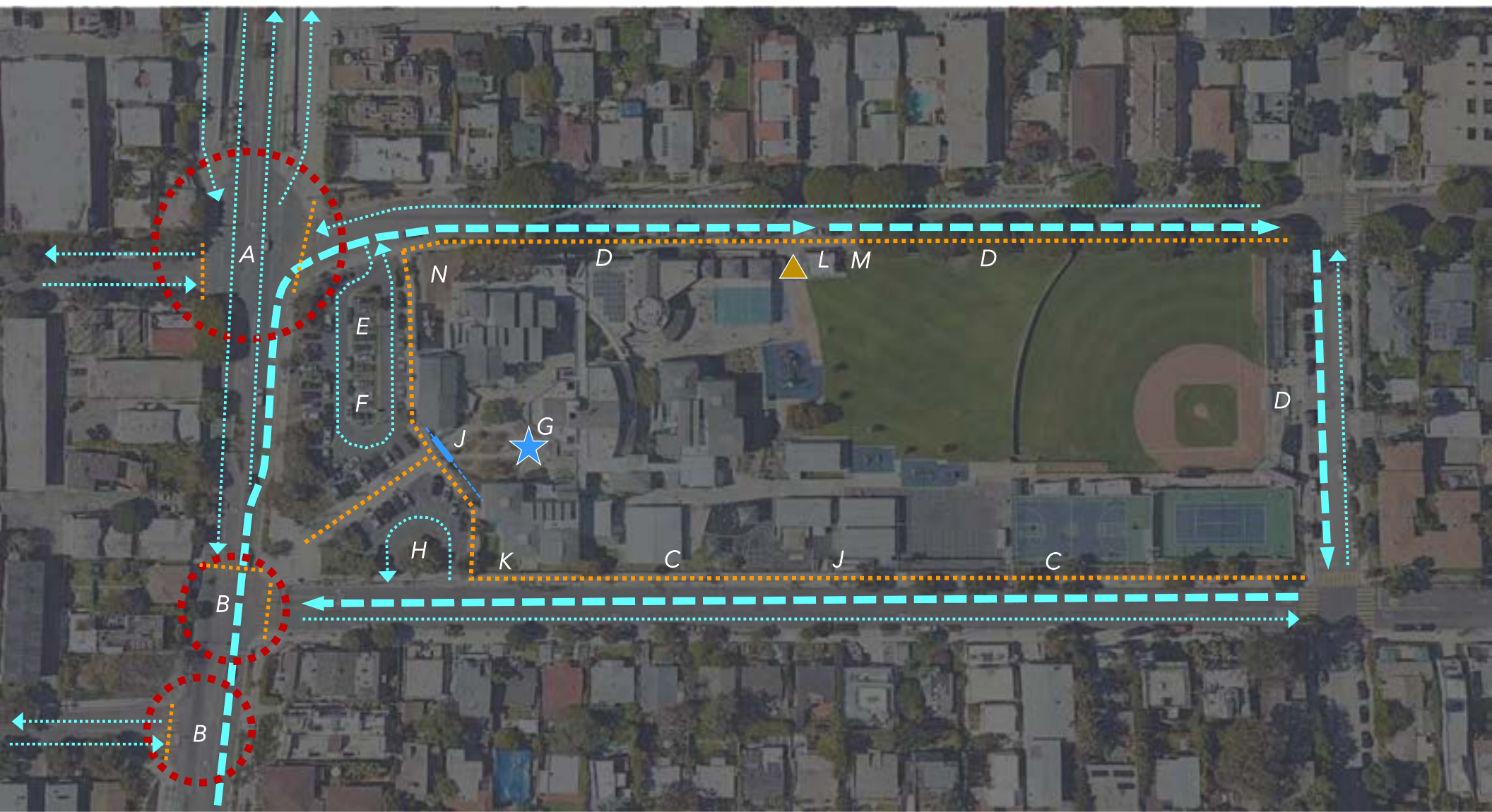


Agenda

1. Review Site Plan
2. Review SMASH/MUIR Plans with Ed Specs
3. Review Shared Specialized Spaces:
Compare with Ed Specs
4. Discuss Options for Portable Replacement
5. Next Meeting

Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan - Traffic Flow Study (Existing)



- Vehicular (School)
- Vehicular (Community), Visitor / Staff Parking
- Drop-Off for Specialized Classrooms
- Pedestrian (School)
- Intersection
- Administration Entrance
- Secured Entry
- Food Service Delivery

- | | | | |
|---|---------------------------------------------------------|---|------------------------------------------|
| A | Traffic Congestion at Major Intersection | J | Pedestrian Access |
| B | Intersection / Staggered Safety Issue | K | Bus Stop |
| C | Parent Drop-Off | L | Service Access |
| D | Parent Parking | M | Food Service Deliveries Staged on Street |
| E | Staff Parking | N | SMASH Access |
| F | Visitor Parking | | |
| G | Administration - Campus Security / Visibility Challenge | | |
| H | Drop-Off for 4 Specialized Classrooms | | |

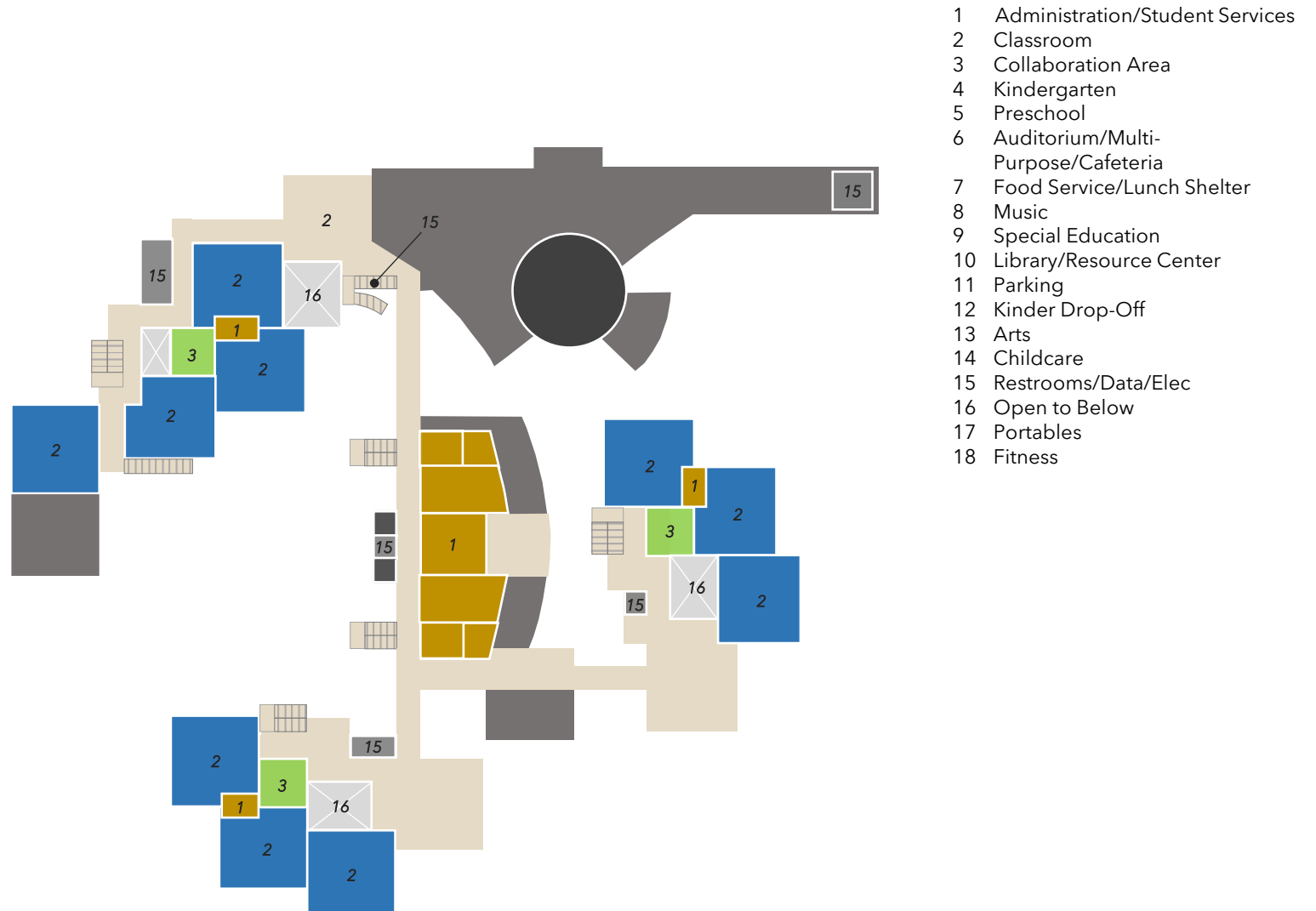
Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

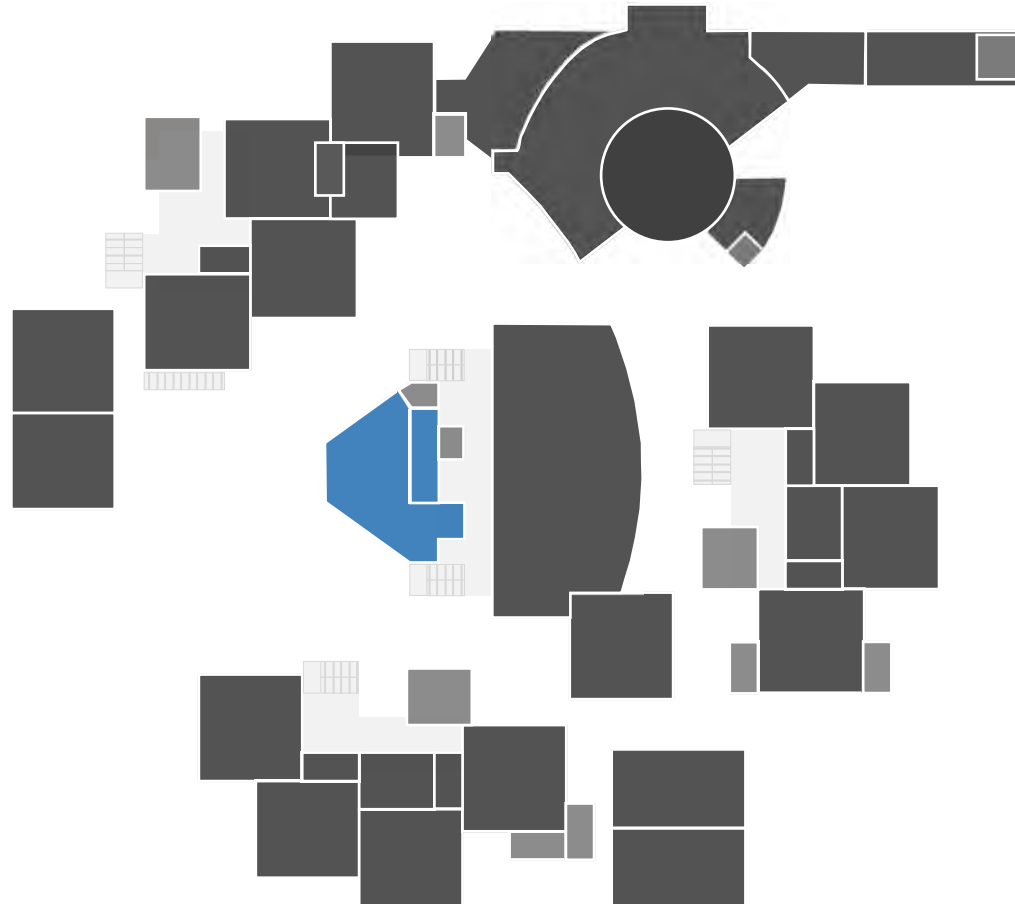
Second Level Campus Plan (Existing)



Administration

Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - First Floor Level Administration (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten/Preschool/Afterschool
Care & Kinder Play Yard
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music/Choir
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness
- 19 Campus Entry
- 20 Parking



Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - First Floor Level Administration (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten/Preschool/Afterschool Care & Kinder Play Yard
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music/Choir
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness
- 19 Campus Entry
- 20 Parking

SMMUSD/MUIR

450 Students/280 Students

Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

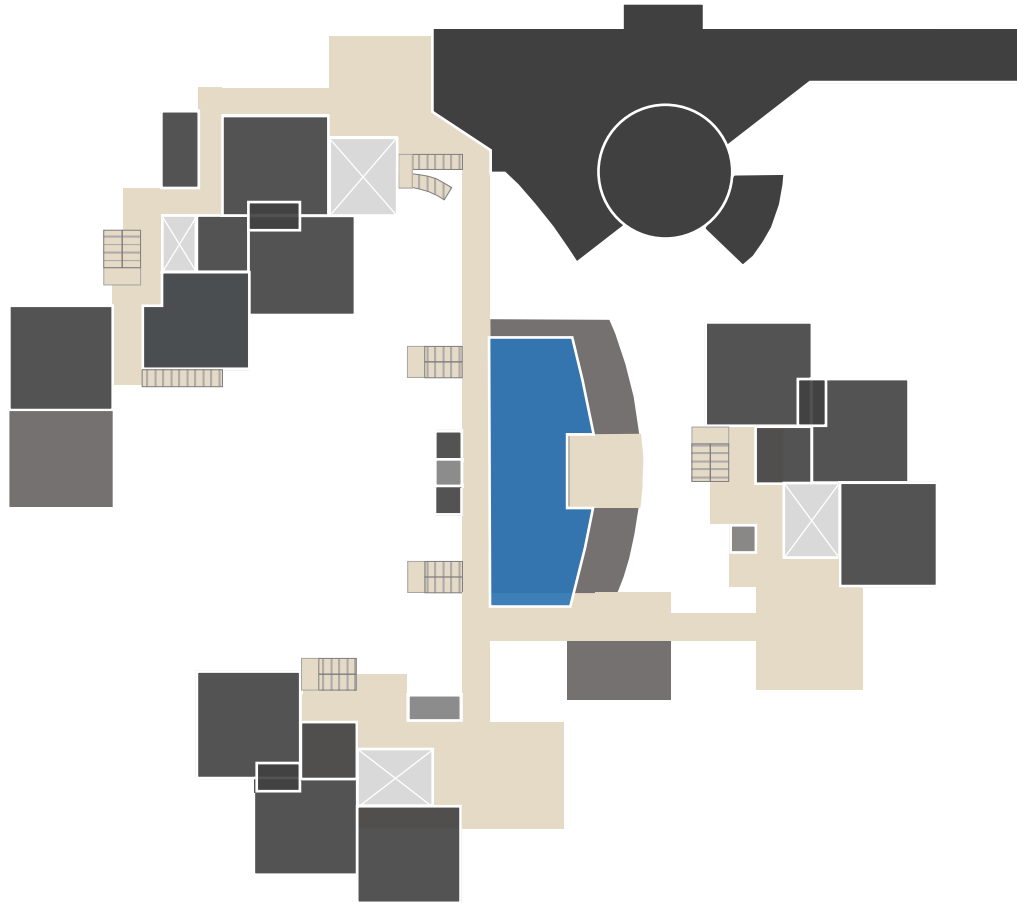
SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage

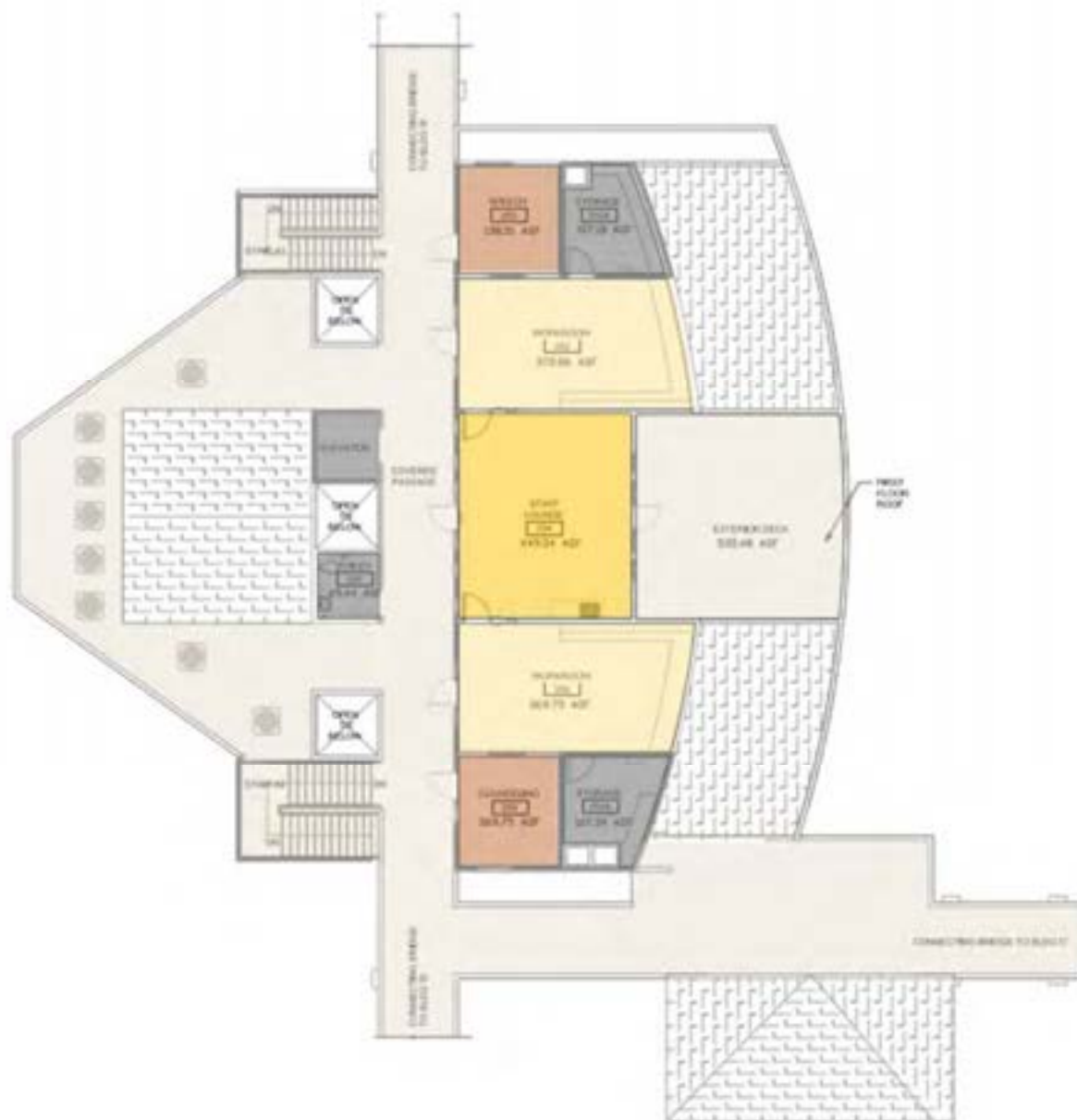
Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - Second Floor Level Administration & Student Services (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 – Second Floor Level Administration & Student Services (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR

450 Students/280 Students

Existing Administration/Student Services
Building 100 & 200:

Administration Area: 1,126.54* sf
(first floor)

Student Services Area: 1,700.21* sf
(second floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

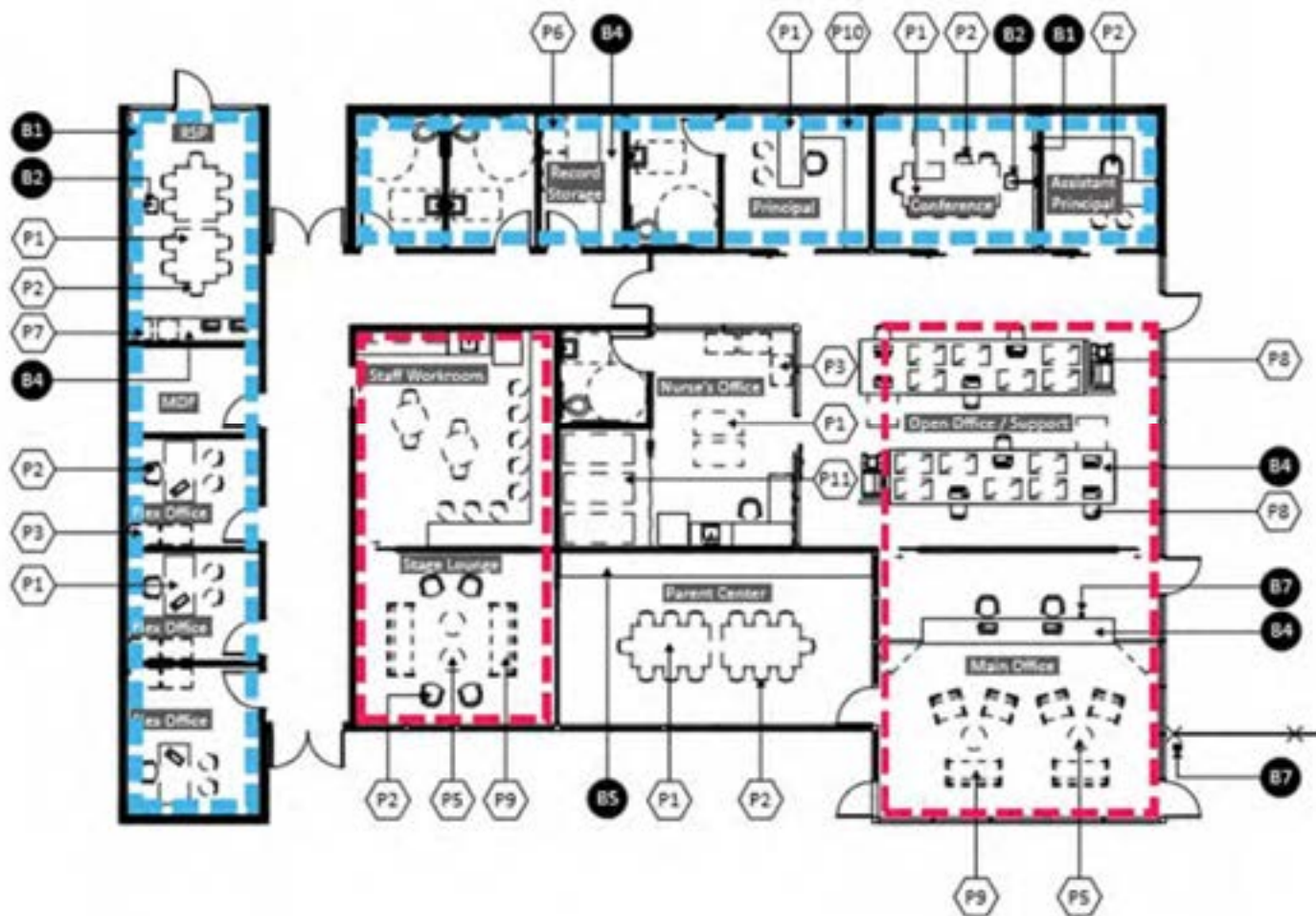
SMMUSD 21st Century Elementary School
600 – 700 students:

Administration Proposed Area: 4,330* sf

* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Administration - Instructional Planning Diagram



Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf

Legend
P1 Movable tables
P2 Movable chairs
P3 Mobile lateral file storage
P4 Mobile collaboration board
P5 Mobile circular tables
P6 Mobile shelving

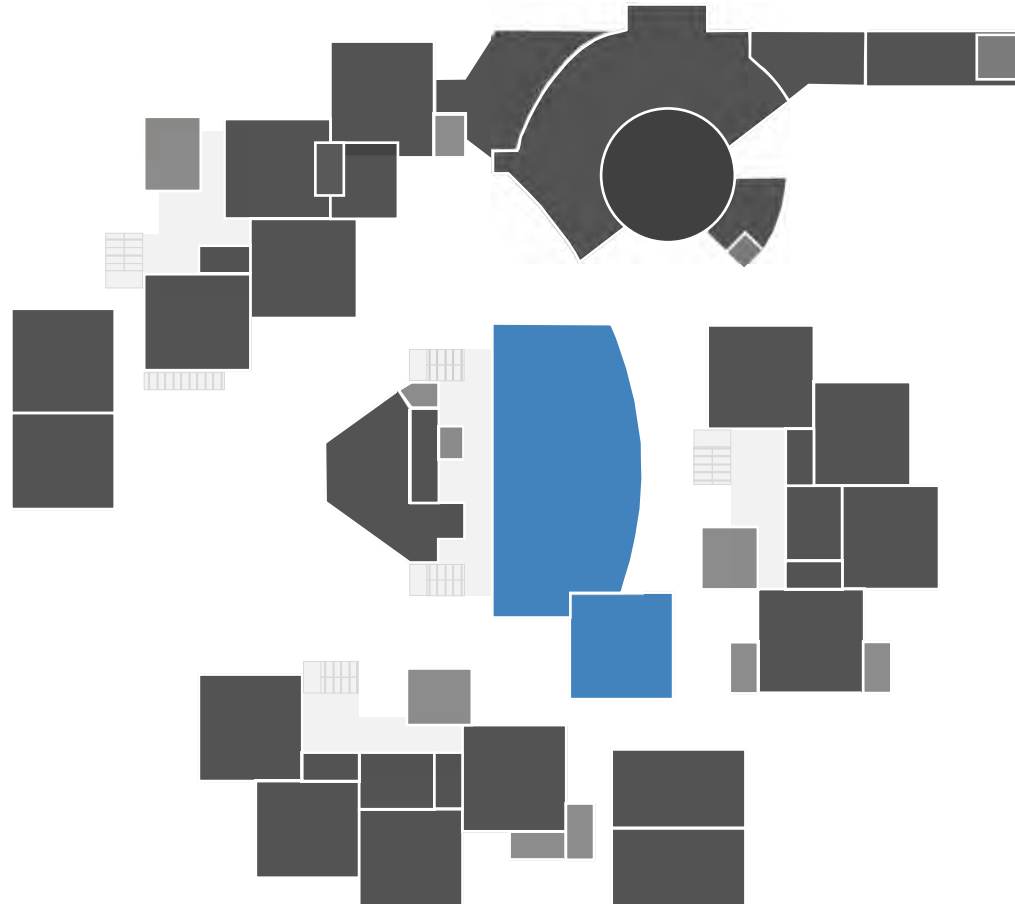
Legend
P7 Copy and production
P8 High production copy
P9 Lounge chairs
P10 L-shaped tables
P11 Nursing Couch
B1 Primary collaboration wall

Legend
B2 Ultra short throw projection
B3 Sink with bubbler at approp. Student ht
B4 Millwork
B5 Millwork
B6 Refrigerator
B7 Entrance security control buzzer and security camera

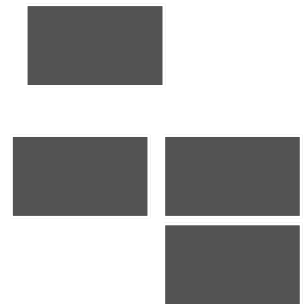
Library/Media

Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 - First Floor Level Library (Existing)

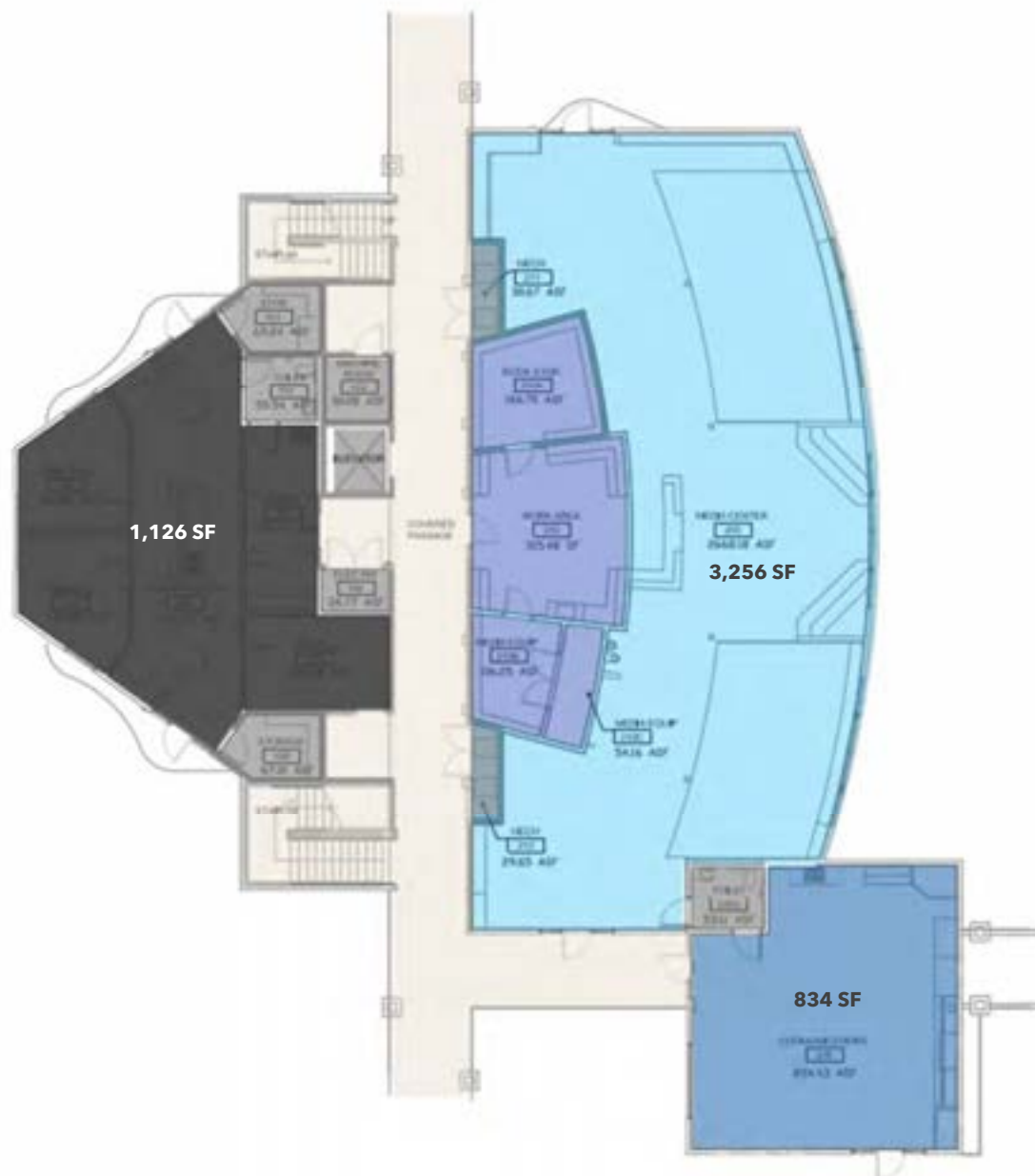


- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center**
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 - First Floor Level Library (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center**
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR

450 Students/280 Students

Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School

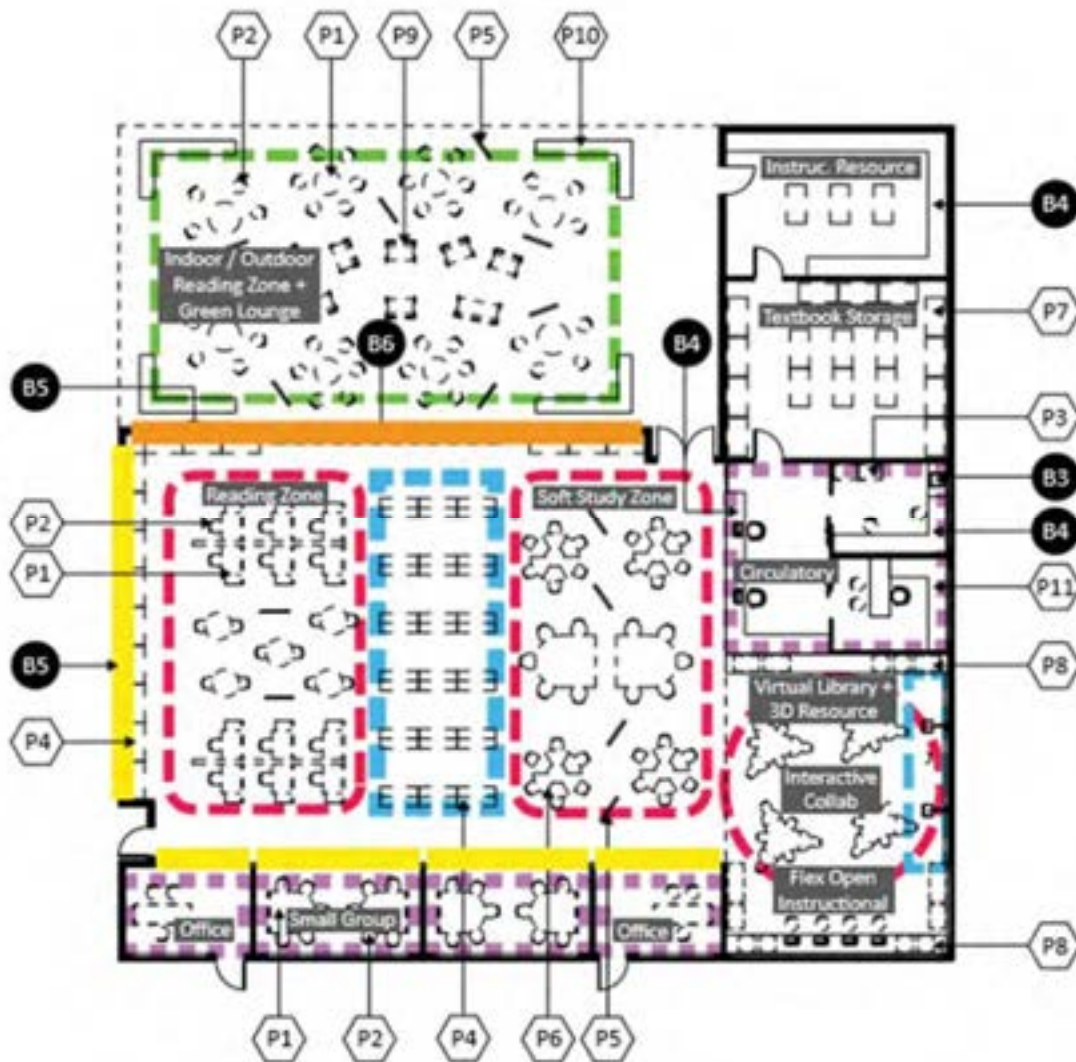
600 - 700 students:

Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Library - Elementary Instructional Planning Diagram



Legend

- P1 Movable tables
- P2 Movable chairs
- P3 Mobile lateral file storage system
- P4 Bookshelves
- P5 Mobile collaboration white board
- P6 Mobile circular table units

Legend

- P7 Mobile metal shelving
- P8 Technology equipment zone -2D/3D
- P9 Lounge chairs
- P10 Bench seating
- P10 Mobile L-shaped tables
- B1 Primary collaboration - interactive display

Legend

- B2 Secondary interactive display
- B3 Sink with bubbler at appropriate student height
- B4 Millwork
- B5 Clerestory windows
- B6 Operable wall with glass

Main Stacks: 3,300 sf
Perimeter Shelving (Max 4'-6" high)

Instructional Area: 1600 - 1800 sf
Accommodate 50-60 Students
Located Within the Open Area of the Library
Computer Stations:
4-6 walk-up tablets with printer access near library entrance
10 permanent computer stations within library open area

Individual Study Rooms 80 sf
Accommodate up to 2 students

Small Study Rooms 100 sf
Accommodate up to 4 students

Large Study Rooms 200 sf
Accommodate up to 10 students and 1 staff, 1 wall equipped with rewritable surfacing, 1 wall equipped with tackable surfacing and provide ample space for storage in large study rooms to accommodate small group crafts and project-based resources

Circulation 100 sf
Desk to accommodate 2 staff, provide for sitting and standing position with visibility and clear lines of sight adjacent to librarian office, book check-out with queuing for 25, book drop, Include cubbies in desk for student supplies and check-out and Include self-service check-out counter

Librarian Office 180 sf
Unobstructed view to open area of library

Librarian Workroom 100 sf
Work counter for book repair, storage, sink and area for 1 additional staff

Textbook Storage Room 960 sf
Instructional Storage Room 200 sf
Staff & Public Restrooms 140 sf
2 individual restrooms
Student Restrooms 360 sf

Total 7,900 sf

Outdoor Library Reading Rm 800-1,000 sf
Maximize Relationships to Outdoor Area

Santa Monica Malibu Unified School District SMASH / MUIR

Library - K - 8 Instructional Planning Diagram

Library 2,700 sf

Main Stacks:
Interior Shelving (Max 4'-6" high)
Perimeter Shelving (Max 7'-6" high)

Computer Stations:
8-10 walk-up tablets with printer access near library entrance

Individual Study Rooms 80 sf
Accommodate up to 2 students

Small Study Rooms 100 sf
Accommodate up to 4 students

Large Study Rooms 200 sf
Accommodate up to 10 students and 1 staff, 1 wall equipped with rewritable surfacing, 1 wall equipped with tackable surfacing and provide ample space for storage in large study rooms to accommodate small group crafts and project-based resources

Circulation 150 sf
Desk to accommodate 2 staff, provide for sitting and standing position with visibility and clear lines of sight adjacent to librarian office, book check-out with queuing for 25, book drop, Include cubbies in desk for student supplies and check-out and Include self-service check-out counter

Librarian Office 260 sf
Unobstructed view to open area of library

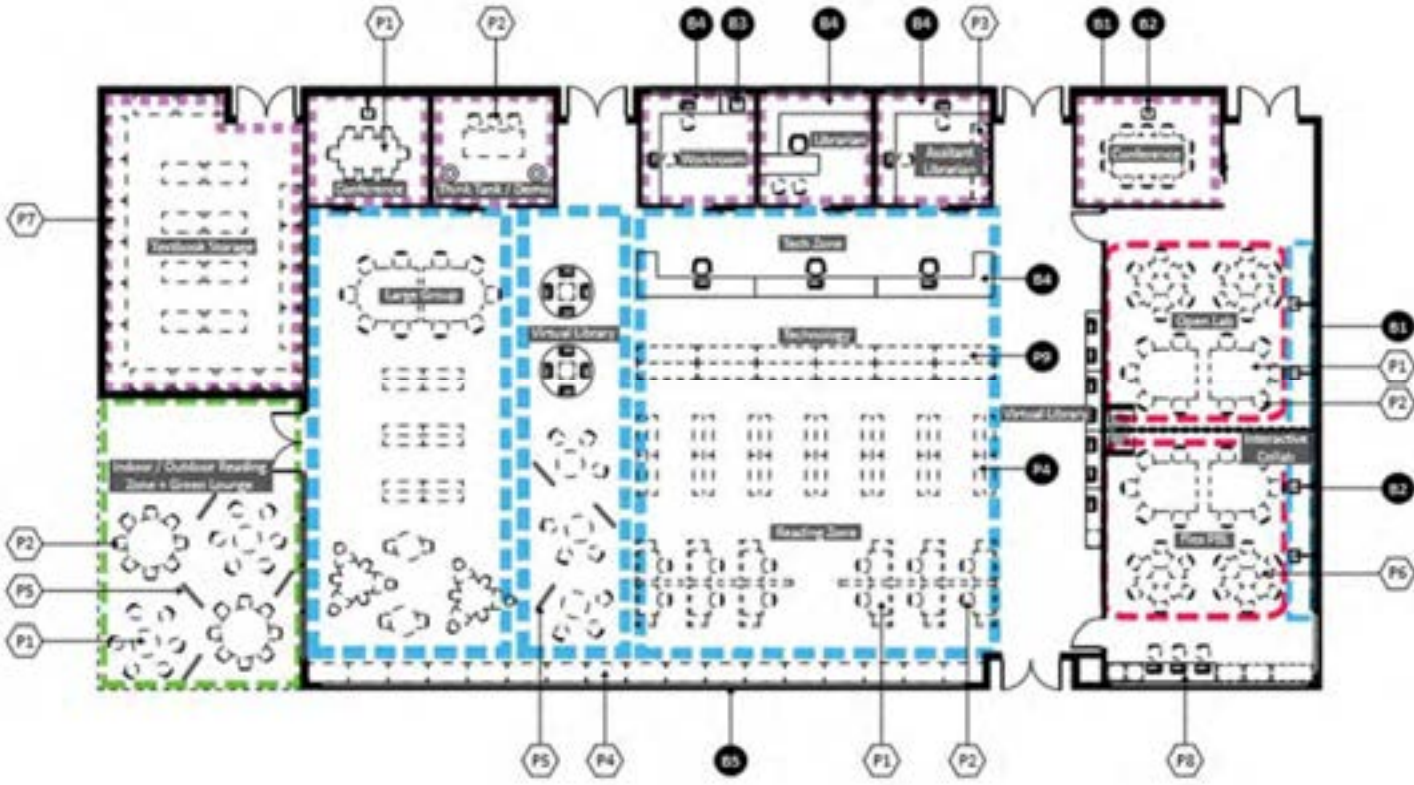
Librarian Workroom 240 sf
Work counter for book repair, storage, sink and area for 1 additional staff

Textbook Storage Room 960 sf

Instructional Storage Room 200 sf

Total 7,900 sf

Outdoor Library Reading Rm 800-1,000 sf
Maximize Relationships to Outdoor Area



- Legend
- P1 Movable tables
 - P2 Movable chairs
 - P3 Mobile lateral file storage system
 - P4 Bookshelves
 - P5 Mobile collaboration white board
 - P6 Mobile circular table units

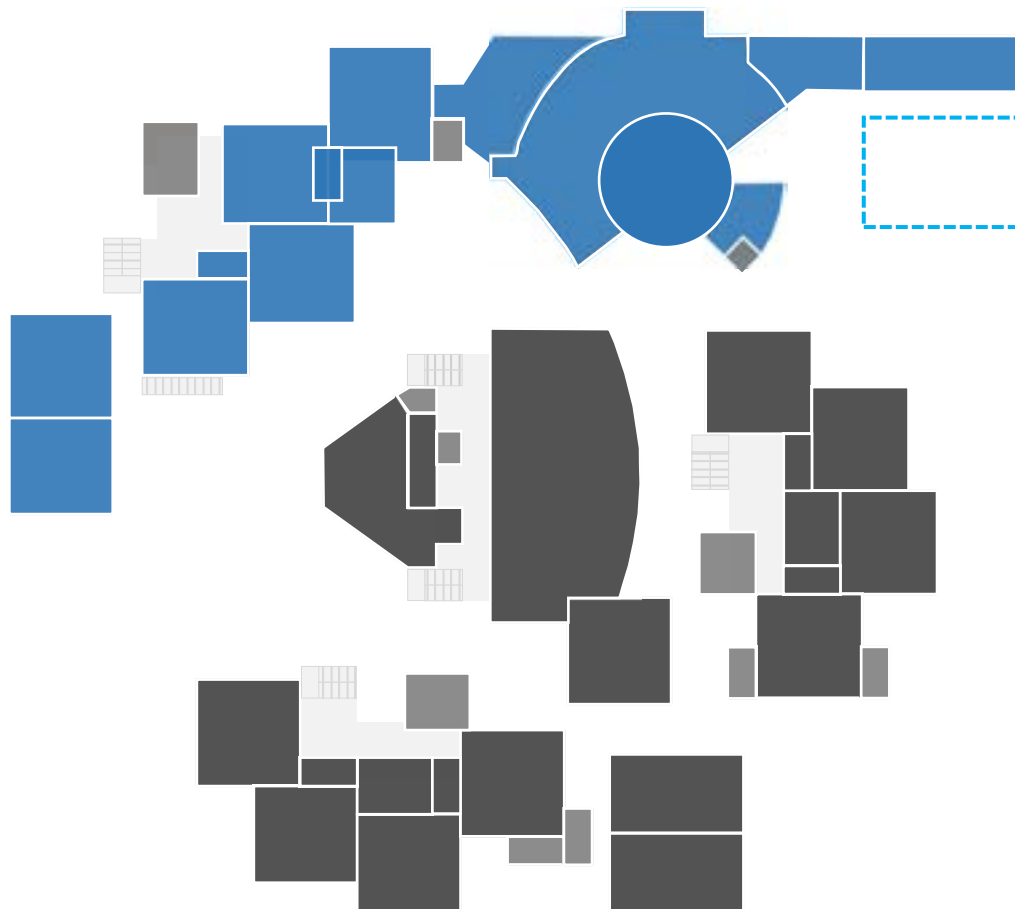
- Legend
- P7 Mobile metal shelving
 - P8 Technology equipment zone -2D/3D
 - P9 Lounge chairs
 - P10 Bench seating
 - P10 Mobile L-shaped tables
 - B1 Primary collaboration - interactive display

- Legend
- B2 Secondary interactive display
 - B3 Sink
 - B4 Millwork
 - B5 Clerestory windows

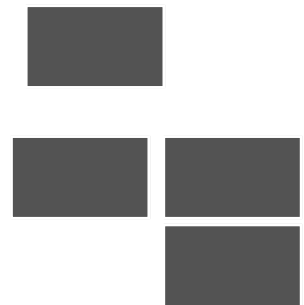
Multipurpose/ Cafetorium

Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 & 400 - First Floor Level Kindergarten / Multipurpose/Music/Cafetorium/Kitchen/Classrooms (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

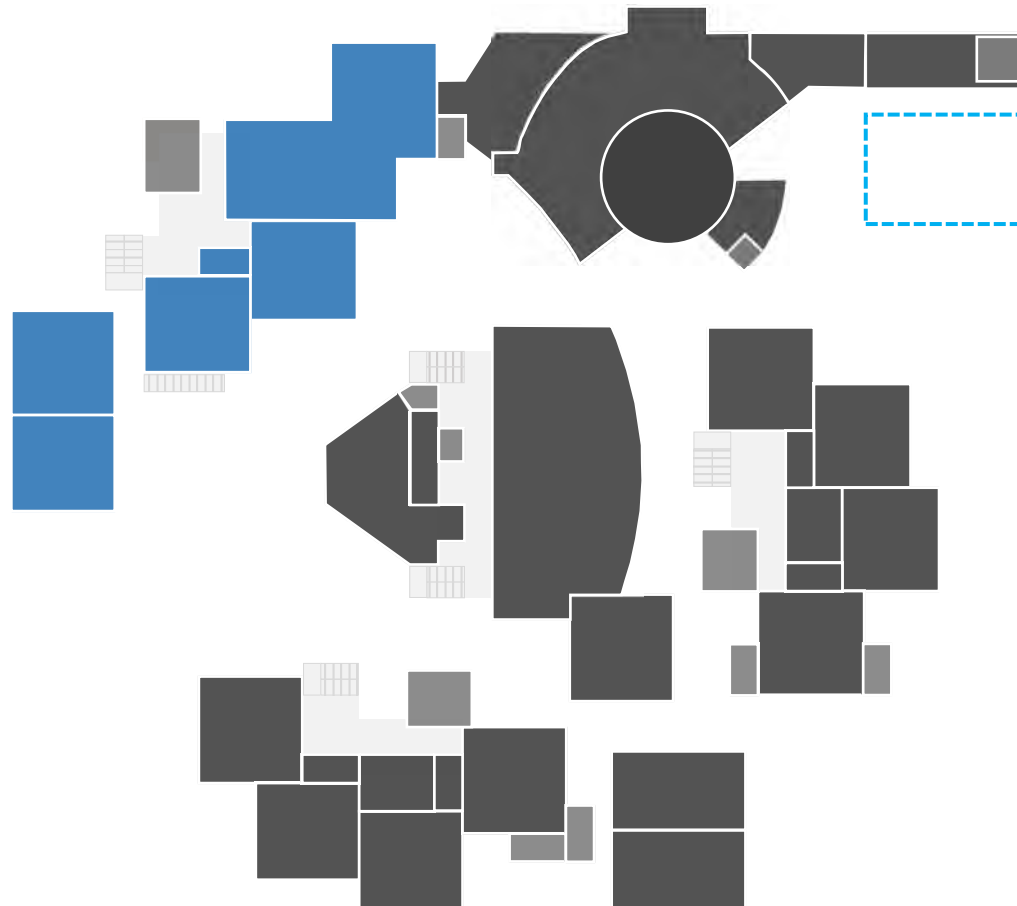
Building 300 & 400 - First Floor Level Kindergarten / Multipurpose / Music / Cafetorium / Kitchen / Classrooms (Existing)



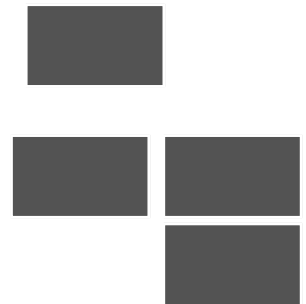
Classroom Bldg 400

Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - First Floor Level Kindergarten/Classroom



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten**
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

Existing Kindergarten: 955.66* sf
Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

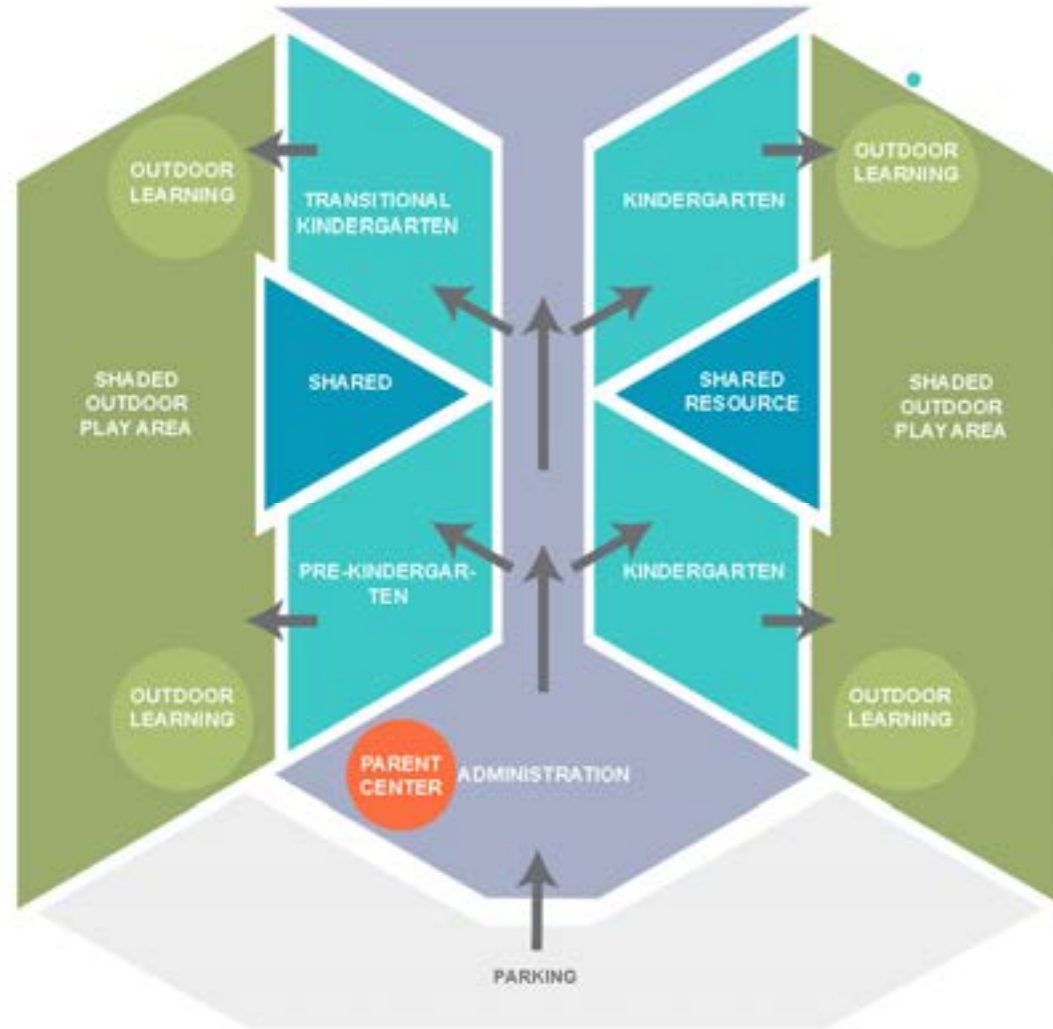
Existing Classrooms: Approx. 828.28 sf - 890.34 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

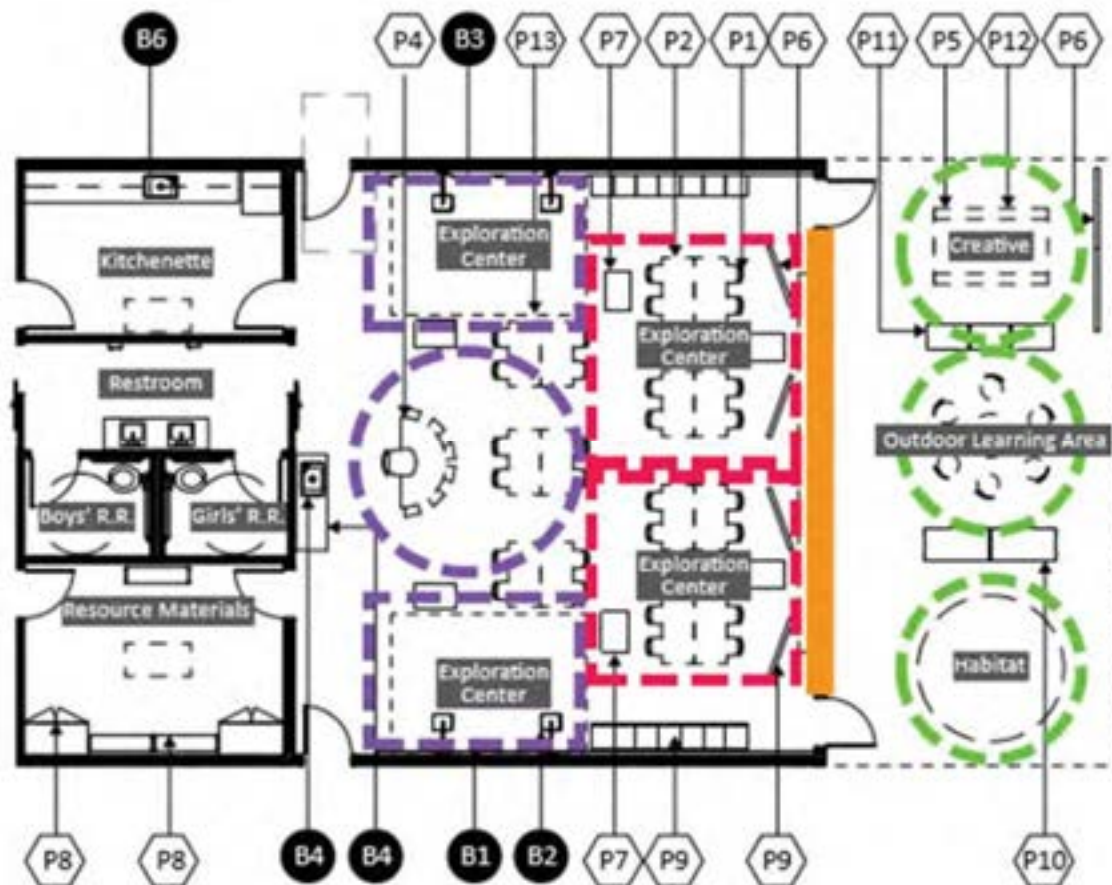
Santa Monica Malibu Unified School District SMASH / MUIR

Pre-Kindergarten, Transitional Kindergarten and Kindergarten - Instructional Planning Diagram



Santa Monica Malibu Unified School District SMASH / MUIR

Pre-Kindergarten, Transitional Kindergarten and Kindergarten - Instructional Planning Diagram



Kindergarten
20 Students

Instructional
1 Instructor, 1 Aide, 1 Volunteer

Classroom: 1,150 sf
Zoned for 4 -6 Learning Zones
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler
Roll - Up Doors to Outside Classroom

Ancillary:
Shared Between 2 Classrooms

Resource Rooms: 80 sf
Supplies, Refrigeration and Sink

Student Restroom : 120 sf
2 W/C, 2 Sink

Total 1,350 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage
and Outdoor Classroom Adjacency to
Dedicated Outdoor Play Area

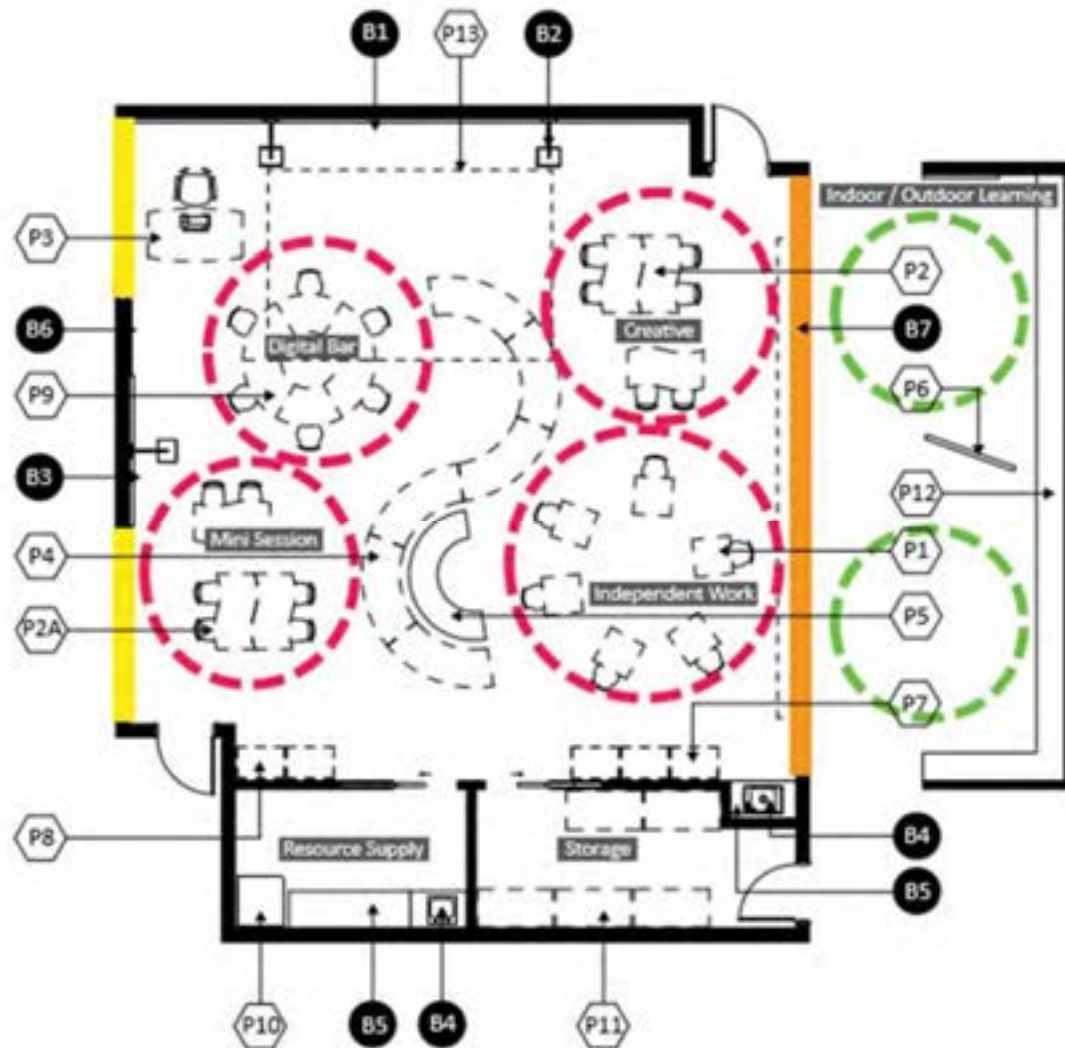
Legend
P1 Movable seating
P2 Movable tables
P3 Mobile Instructor podium with workstation including storage
P4 Mobile shelving and storage systems
P5 Lounge seating
P6 Mobile collaboration white board

Legend
P7 Mobile storage bins and resource carts
P8 Mobile lateral file storage system
P9 Mobile circular table units
P10 Mobile project rack
P11 Project and outdoor storage racks
P12 Bench Seating & Instructional Rug

Legend
B1 Primary collaboration wall
B2 Interactive instructional display
B3 Secondary collaboration wall with interactive instructional display
B4 Sink with bubbler at appropriate student height
B5 Mill work
B6 Tackable surface

Santa Monica Malibu Unified School District SMASH / MUIR

1st and 2nd Grade - Instructional Planning Diagram



1st and 2nd Grade
24 Students

Instructional:
1 Instructor, 1 Aide/Volunteer or Guest
Speaker, Co-Learning Instructor and SPED
Aides

Classroom: 1,200 sf
Zoned for 4 Learning Zones
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler
Roll - Up Doors to Outside Classroom

Ancillary:
Shared Between 2 Classrooms

Resource Rooms: 80 sf
Supplies, Refrigeration and Sink

Storage: 60 sf
Indoor/Outdoor

Total 1,350 sf

Outdoor Classroom 500 - 800 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage
and Outdoor Classroom Adjacency to
Dedicated Outdoor Play Area

Legend
P1 Movable seating
P2 Movable tables
P3 Mobile Instructor podium with workstation including storage
P4 Mobile shelving and storage systems
P5 Lounge seating
P6 Mobile collaboration white board

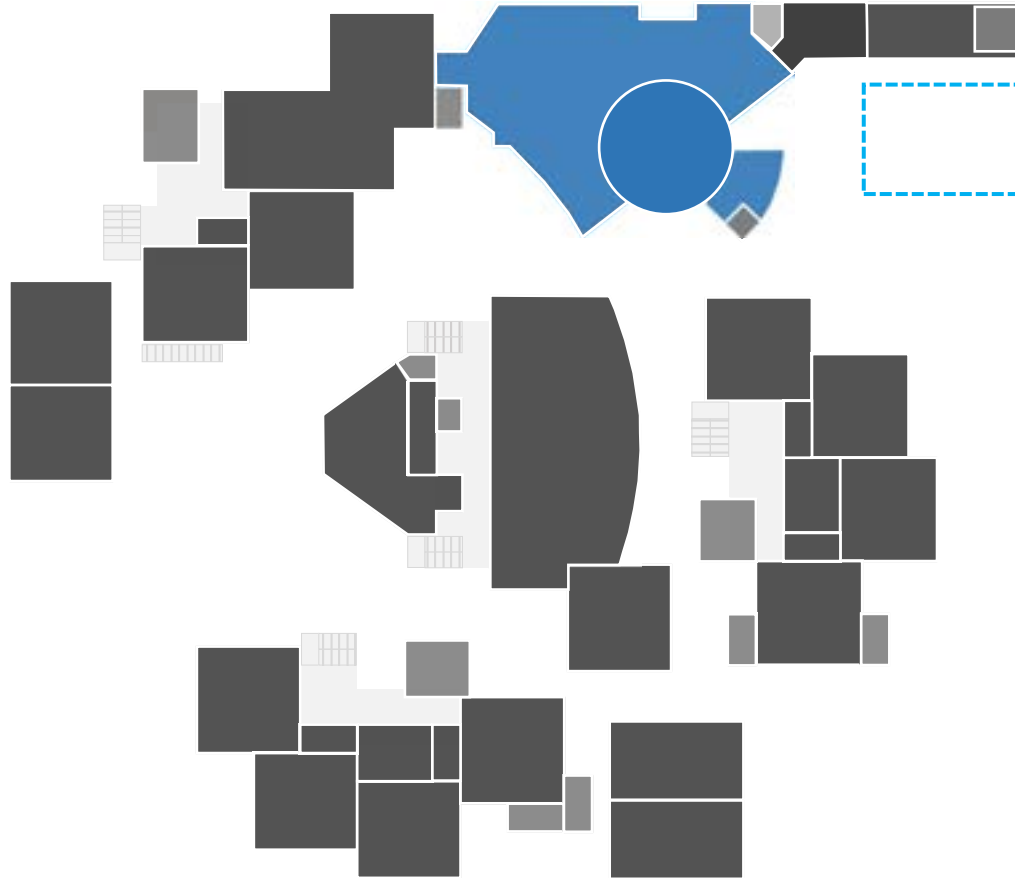
Legend
P7 Mobile storage bins and resource carts
P8 Mobile lateral file storage system
P9 Mobile circular table units
P10 Mobile project rack
P11 Project and outdoor storage racks
P12 Bench Seating & Instructional Rug

Legend
B1 Primary collaboration wall
B2 Interactive instructional display
B3 Secondary collaboration wall with interactive instructional display
B4 Sink with bubbler at appropriate student height
B5 Mill work
B6 Tackable surface

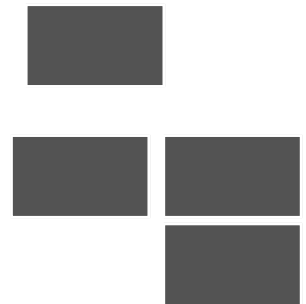
Multipurpose/ Music

Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 - First Floor Level **Multipurpose/Music**/Cafetorium (Existing)

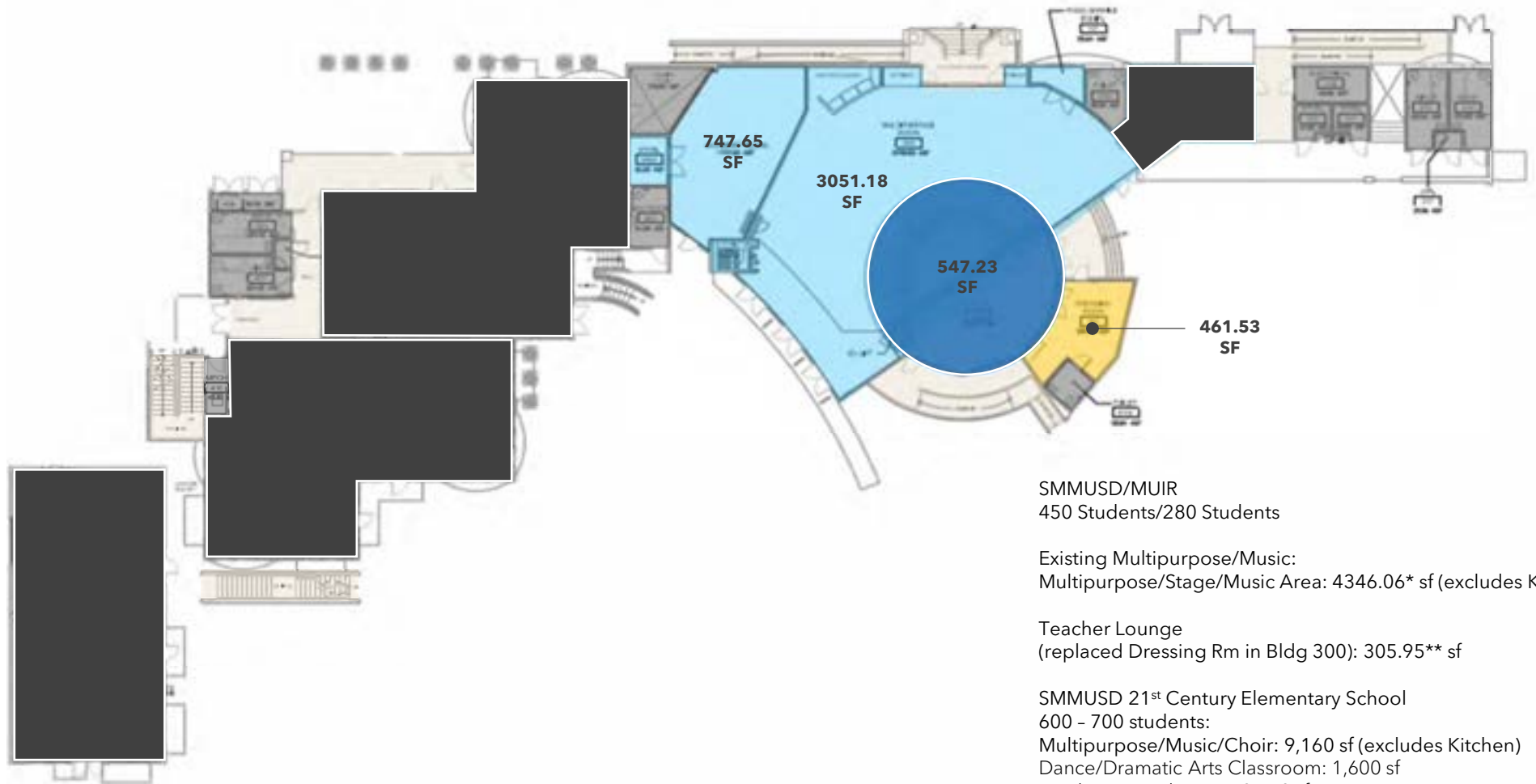


- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Music/Multi-Purpose/Cafeteria**
- 7 Food Service/Lunch Shelter
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- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 – First Floor Level **Multipurpose/Music**/Cafetorium (Existing)



SMMUSD/MUIR
450 Students/280 Students

Existing Multipurpose/Music:
Multipurpose/Stage/Music Area: 4346.06* sf (excludes Kitchen)

Teacher Lounge
(replaced Dressing Rm in Bldg 300): 305.95** sf

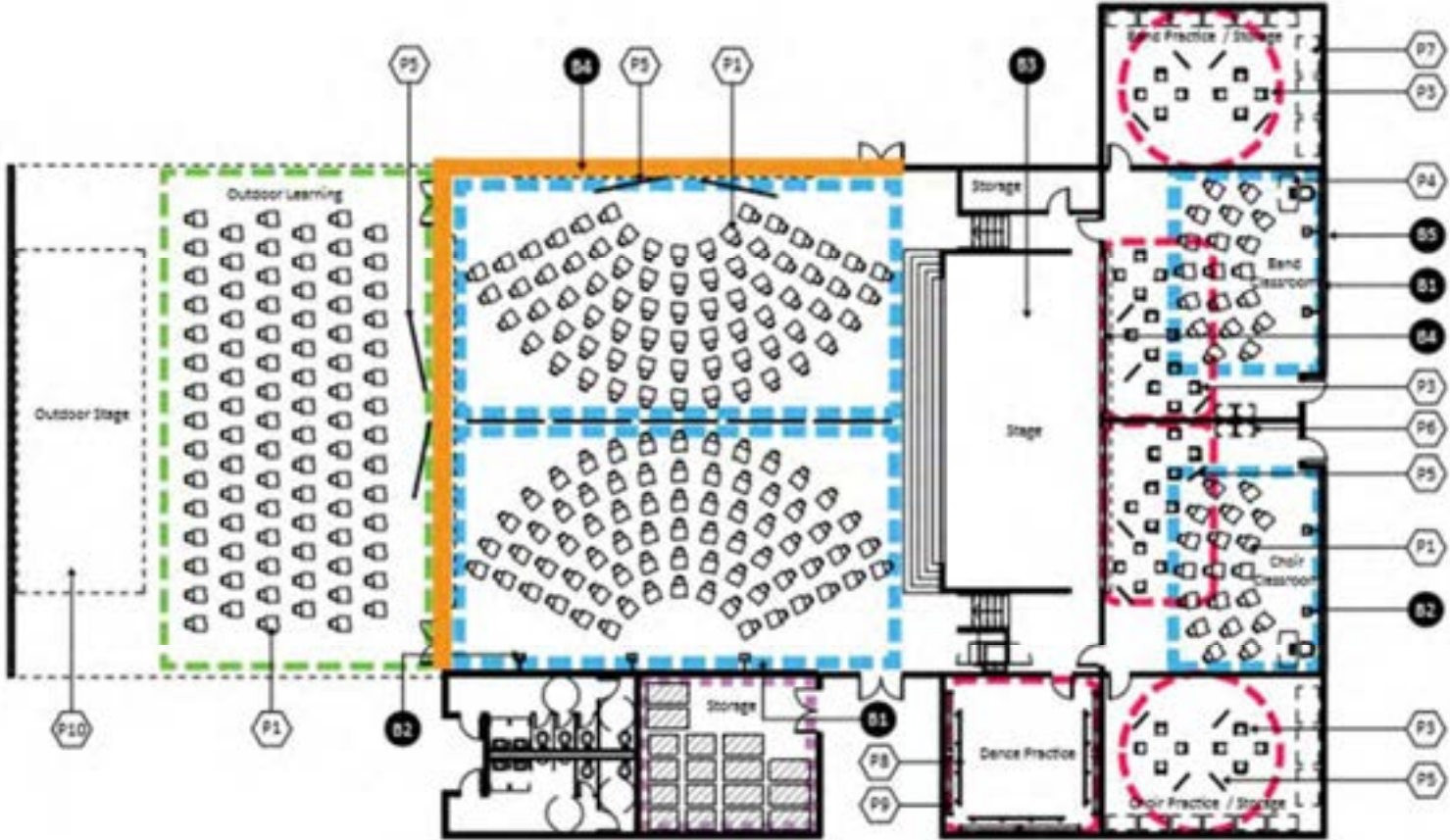
SMMUSD 21st Century Elementary School
600 – 700 students:
Multipurpose/Music/Choir: 9,160 sf (excludes Kitchen)
Dance/Dramatic Arts Classroom: 1,600 sf
Total Proposed Area: 10,760 sf
Outdoor Covered Area: 3,000 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

** Area included in Administration/Student Services

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Music/Choir - Instructional Planning Diagram



Capacity:
Multipurpose 1 - Auditorium Focus 400
Approximately 400 Students

Assembly Space 4,000 sf
Seating for 400

Stage 1,800 sf
Including Proscenium 20'-0" H

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

Storage 100 sf
Sheet Music, Costumes, Instruments

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

Storage 100 sf
Sheet Music, Costumes, Instruments

Custodial 80 sf

Lobby Restrooms 280 sf

Total 9,160 sf

Outdoor Performance 3,000 sf
Permanent Outdoor Canopy or Shade Structure
Immediate Adjacency to Assembly Space &
Platform Designed to Double Size of
Multipurpose Space for Large Events

- Legend
- P1 Movable seating
 - P2 Movable tables
 - P3 Movable chairs
 - P4 Instructor podium
 - P5 Mobile collaboration board
 - P6 Mobile storage bins

- Legend
- P7 Mobile metal shelving
 - P8 Mobile ballet bars
 - P9 Mobile mirrors
 - B1 Interactive instructional wall
 - B2 Secondary instructional wall
 - B3 Performance stage

- Legend
- B4 Operable wall with glass
 - B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Performing Arts / Music - Instructional Planning Diagram

Capacity:
Performing Arts/Music 35 - 45

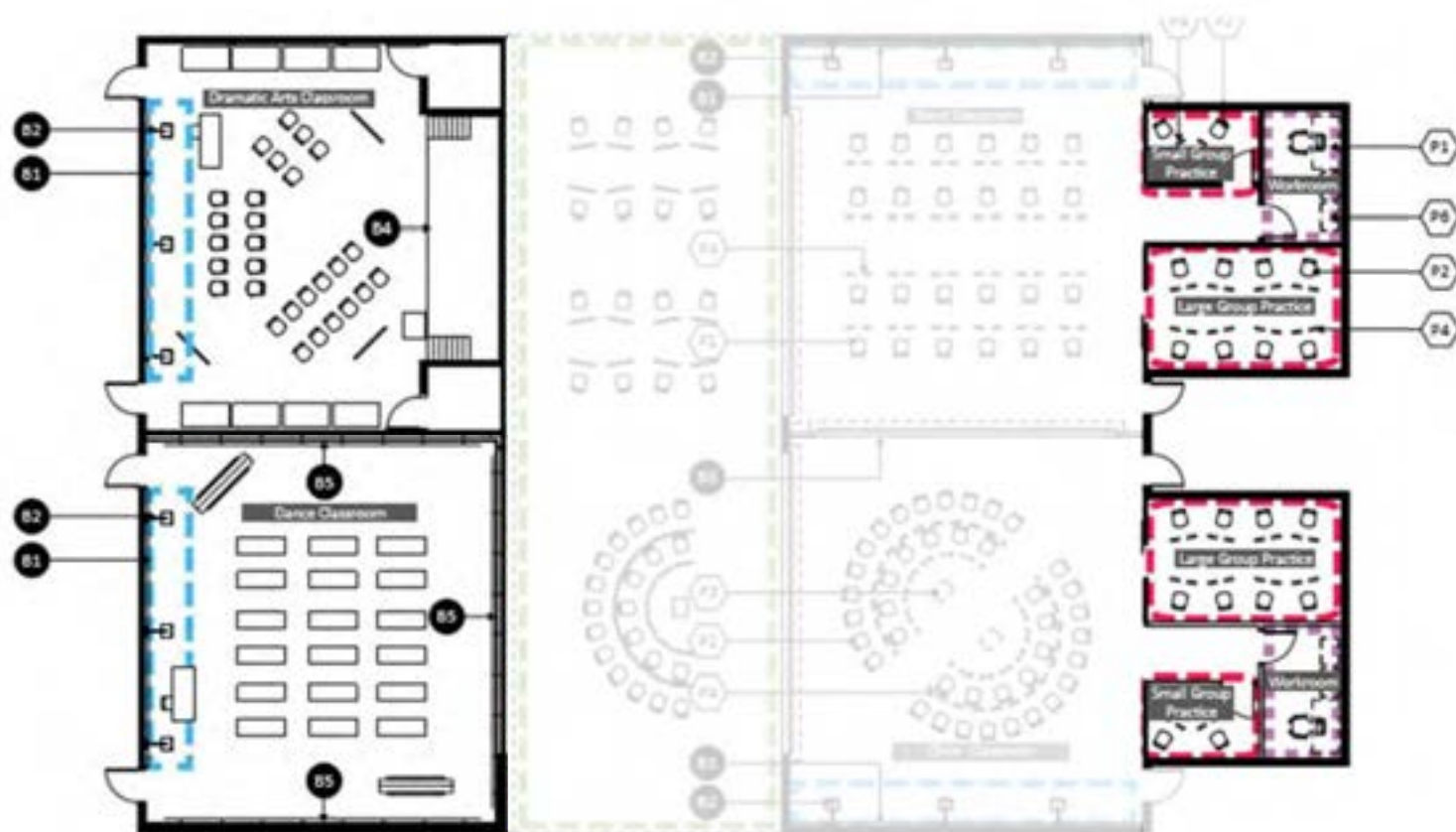
Music/Choir/Band Classrooms 1,400 sf
Retractable interior wall between classrooms
Flexibility for indoor/outdoor performance

Storage 200 sf
Sheet Music, Costumes, Instruments

Dance/Dramatic Arts Classroom 1,400 sf
Retractable interior wall between classrooms
Flexibility for indoor/outdoor performance

Storage 200 sf
Sheet Music, Costumes, Movable Mirrors & Props

Outdoor Performance 1,400 sf
Permanent Outdoor Canopy or Shade Structure
Immediate Adjacency Designed to Double Size of Spaces for Large Events



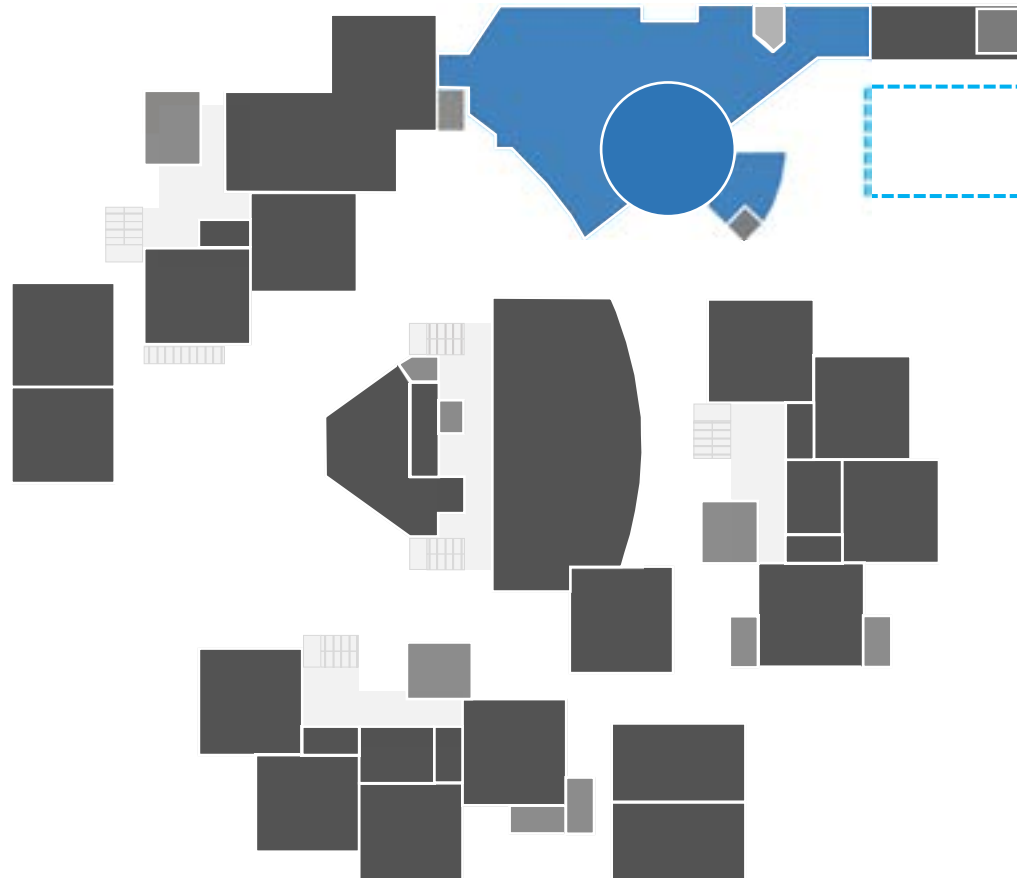
Legend
P1 Movable tables
P2 Movable chairs
P3 Mobile Instructor podium with
workstation including storage & seating
P4 Musician stand
P5 Mobile collaboration white board
P6 Mobile storage bins and resource carts

Legend
B1 Primary collaboration
B2 Interactive instructional wall
B3 Operable wall with glass
B4 Mock stage
B5 Mirror wall with exercise bar

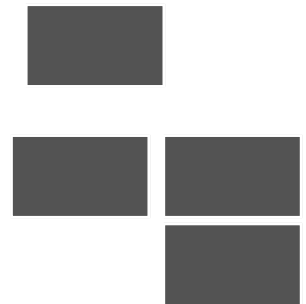
Multipurpose/ Cafeteria

Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 - First Floor Level **Multipurpose**/Music/**Cafetorium**/Kitchen/Classrooms (Existing)

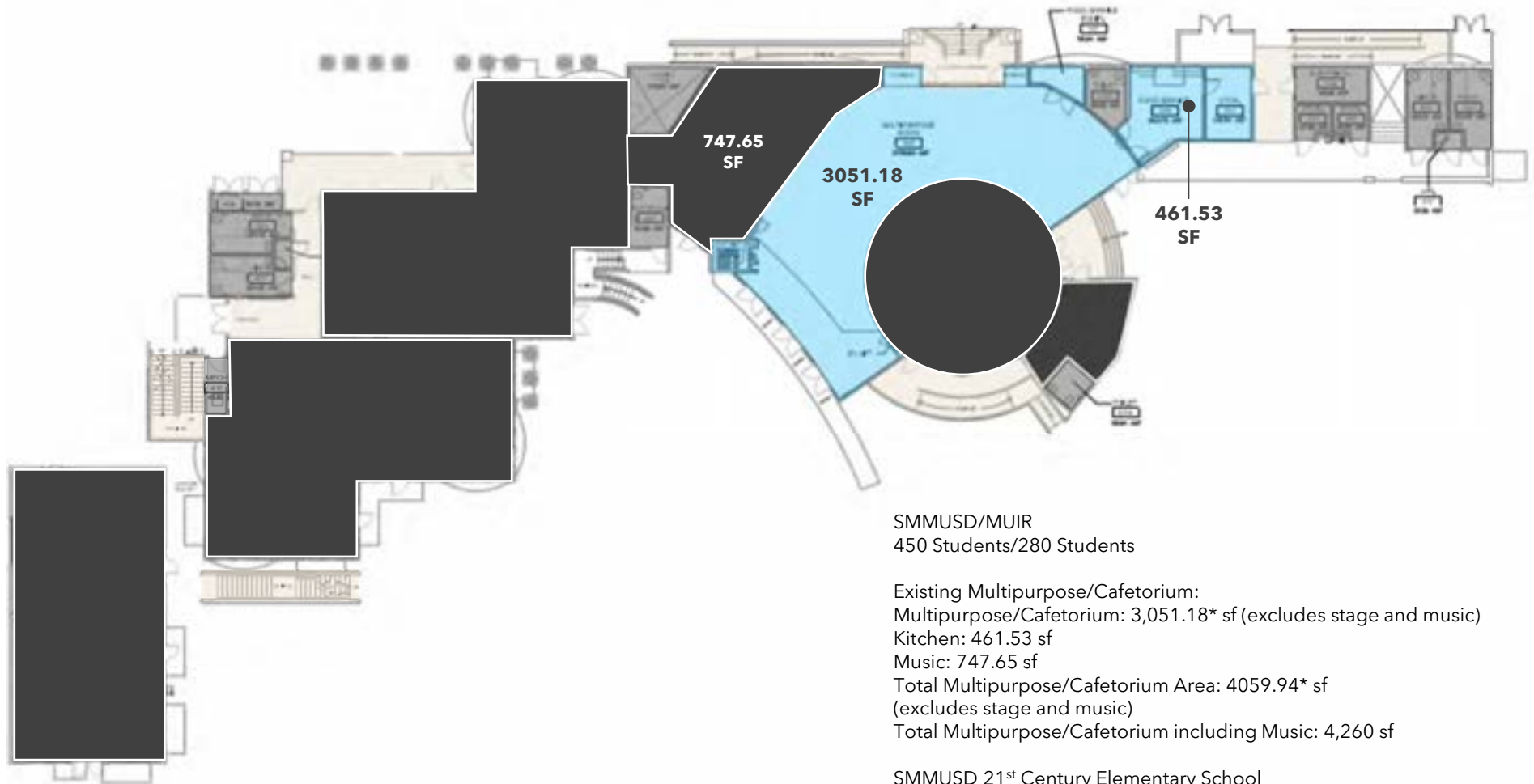


- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Music/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 – First Floor Level **Multipurpose**/Music/**Cafetorium**/Kitchen/Classrooms (Existing)



SMMUSD/MUIR
450 Students/280 Students

Existing Multipurpose/Cafetorium:

Multipurpose/Cafetorium: 3,051.18* sf (excludes stage and music)

Kitchen: 461.53 sf

Music: 747.65 sf

Total Multipurpose/Cafetorium Area: 4,059.94* sf
(excludes stage and music)

Total Multipurpose/Cafetorium including Music: 4,260 sf

SMMUSD 21st Century Elementary School

600 – 700 students:

MPR/Cafeteria proposed area: 8,000 sf (excludes stage and music)

MPR/Cafeteria proposed area with Webb Kitchen: 8,540 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

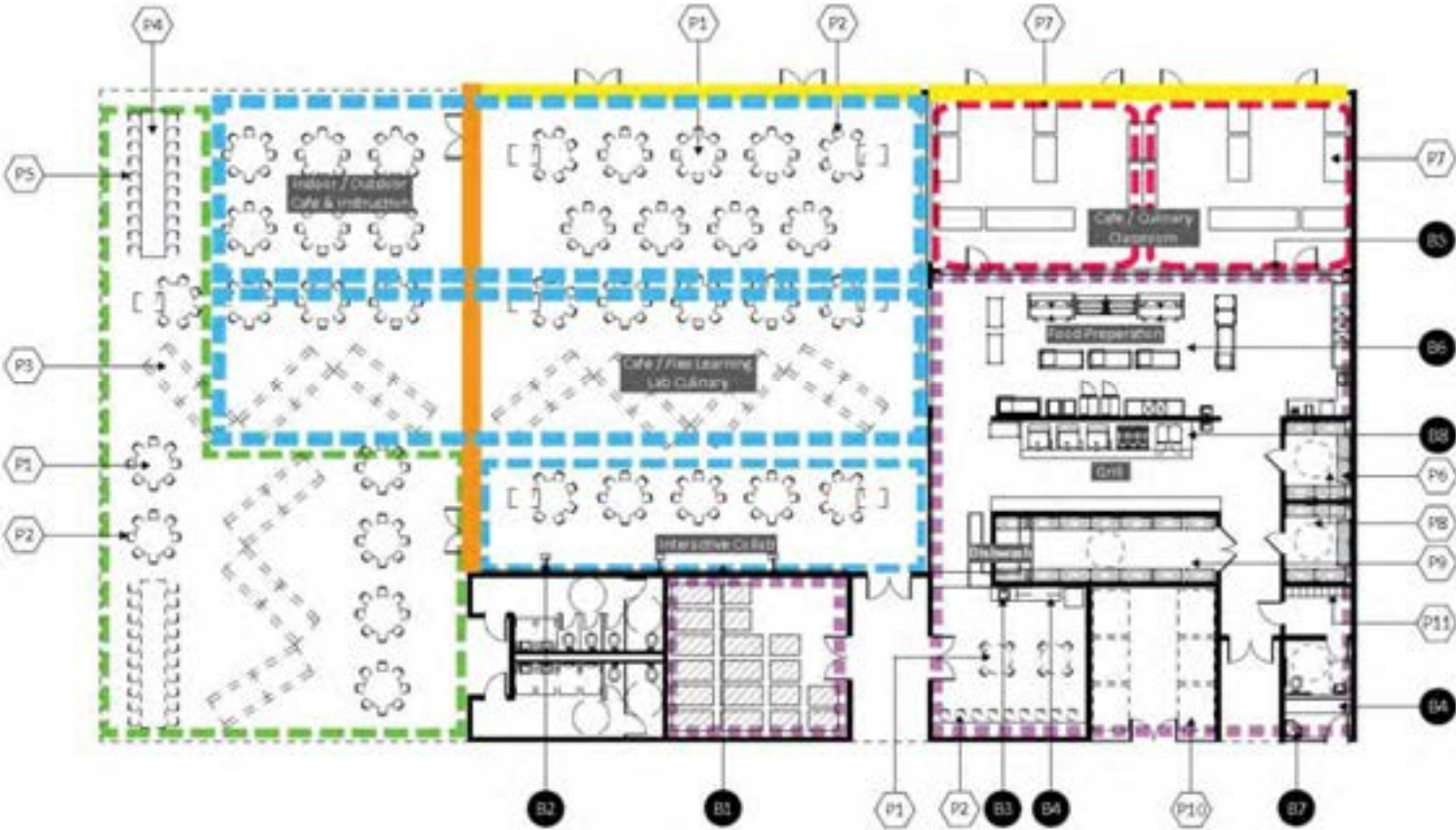
Capacity:
Multipurpose 1 - Culinary Café
Approximately 400 Students
5,160 sf

Kitchen (Full Service):	
Student Food Service	350 sf
Food Prep Kitchen	400 sf
Grill & Oven Kitchen	400 sf
Walk-In Refrigerator	100 sf
Walk-In Freezer	100 sf
Dish Washing Station	100 sf
Dry Storage	250 sf
Office	100 sf
Staff Restroom	80 sf
Locker & Changing Area	
Teacher & Staff Dining	400 sf
Kitchen	2,280 sf
Kitchen by Webb	2,740 sf

Restrooms	280 sf
Custodial	80 sf
Storage	200 sf
Movable Furniture	

Total 8,000 sf

Outdoor Dining	2,630 sf
Outdoor Campus Garden	1/2 acre



Legend
P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

Legend
P7 Mobile metal shelving
P8 Mobile ballet bars
P9 Mobile mirrors
B1 Interactive instructional wall
B2 Secondary instructional wall
B3 Performance stage

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

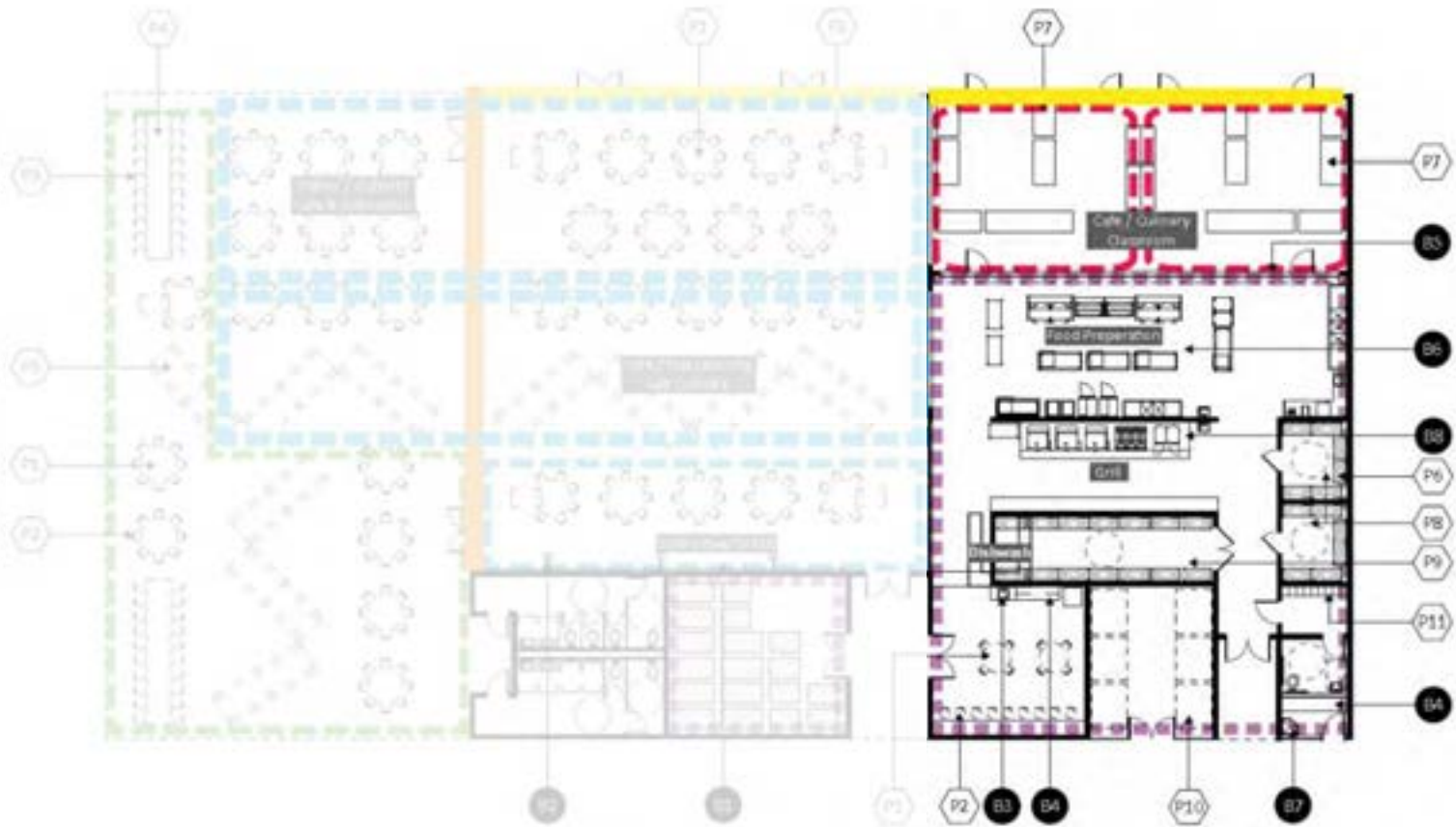
Capacity:
Multipurpose 1 - Culinary Café
Approximately 400 Students
5,160 sf

Kitchen (Full Service):	
Student Food Service	350 sf
Food Prep Kitchen	400 sf
Grill & Oven Kitchen	400 sf
Walk-In Refrigerator	100 sf
Walk-In Freezer	100 sf
Dish Washing Station	100 sf
Dry Storage	250 sf
Office	100 sf
Staff Restroom	80 sf
Locker & Changing Area	
Teacher & Staff Dining	400 sf
Kitchen	2,280 sf
Kitchen by Webb	2,740 sf

Restrooms	280 sf
Custodial	80 sf
Storage	200 sf
Movable Furniture	

Total 8,000 sf

Outdoor Dining	2,630 sf
Outdoor Campus Garden	1/2 acre



- Legend
- P1 Movable seating
 - P2 Movable tables
 - P3 Movable chairs
 - P4 Instructor podium
 - P5 Mobile collaboration board
 - P6 Mobile storage bins

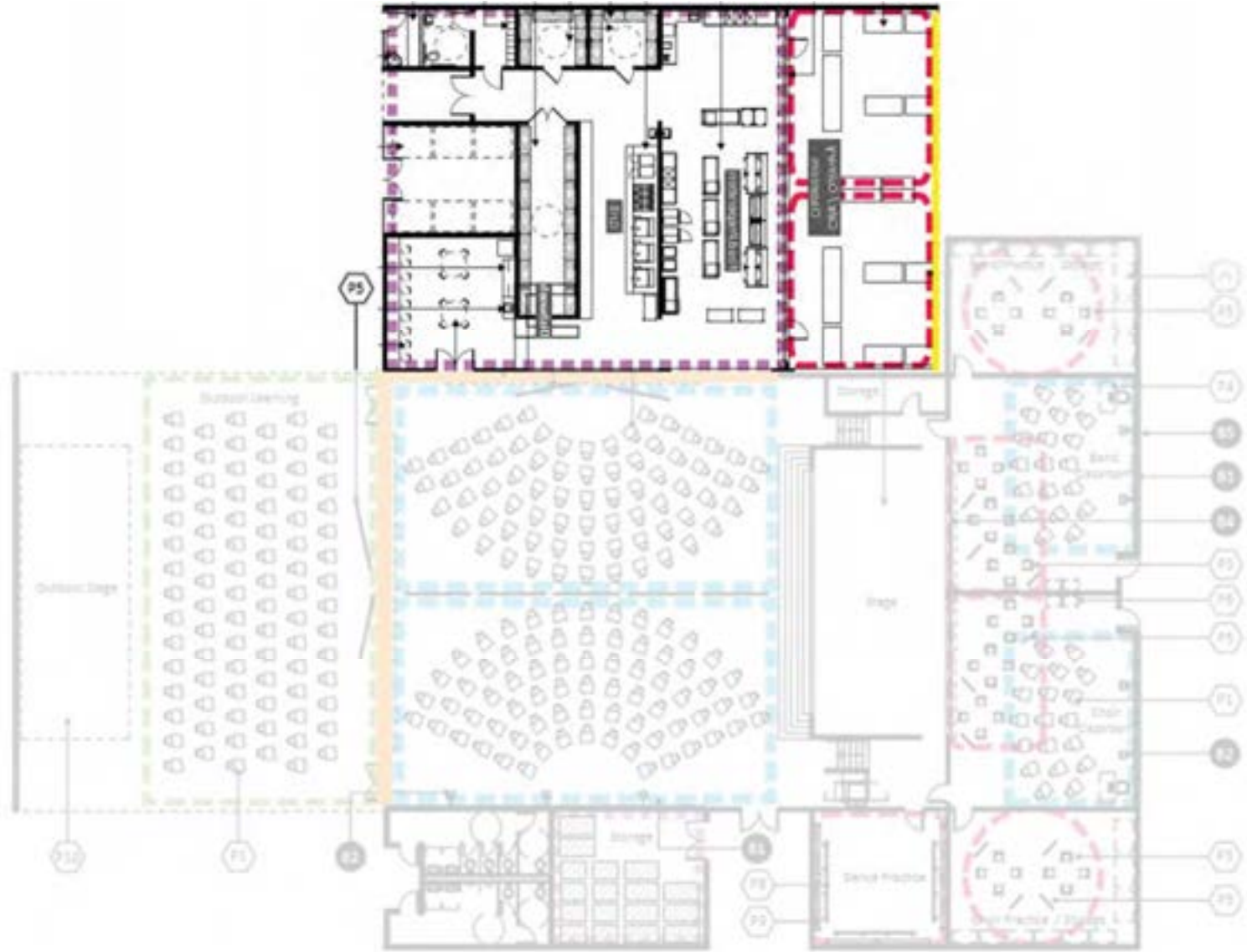
- Legend
- P7 Mobile metal shelving
 - P8 Mobile ballet bars
 - P9 Mobile mirrors
 - B1 Interactive instructional wall
 - B2 Secondary instructional wall
 - B3 Performance stage

- Legend
- B4 Operable wall with glass
 - B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Music/Choir - Instructional Planning Diagram

Capacity:
Multipurpose 1 - Auditorium Focus
Approximately 400 Students



Assembly Space
Seating for 400

4,000 sf

Stage
Including Proscenium 20'-0" H

1,800 sf

Music & Choir Classroom
Provide access to stage and to corridor

1,400 sf

Storage
Sheet Music, Costumes, Instruments

100 sf

Music & Choir Classroom
Provide access to stage and to corridor

1,400 sf

Storage
Sheet Music, Costumes, Instruments

100 sf

Custodial

80 sf

Lobby Restrooms

280 sf

Total 9,160 sf

Kitchen 2,280 sf
Kitchen by Webb 2,740 sf
Storage 200 sf
Movable Furniture

Outdoor Performance 3,000 sf
Permanent Outdoor Canopy or Shade Structure
Immediate Adjacency to Assembly Space &
Platform Designed to Double Size of
Multipurpose Space for Large Events

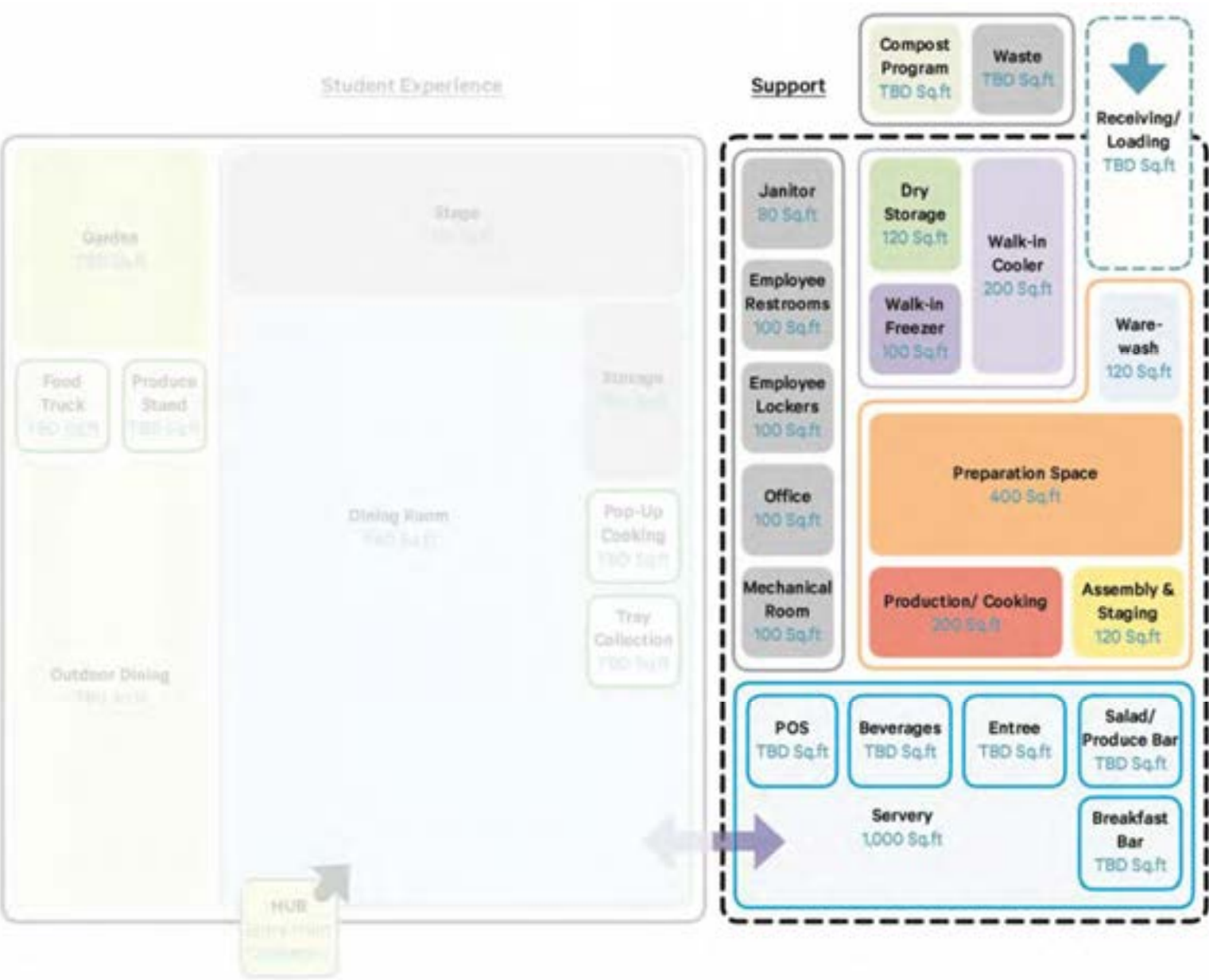
Legend
P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

Legend
P7 Mobile metal shelving
P8 Mobile ballet bars
P9 Mobile mirrors
B1 Interactive instructional wall
B2 Secondary instructional wall
B3 Performance stage

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

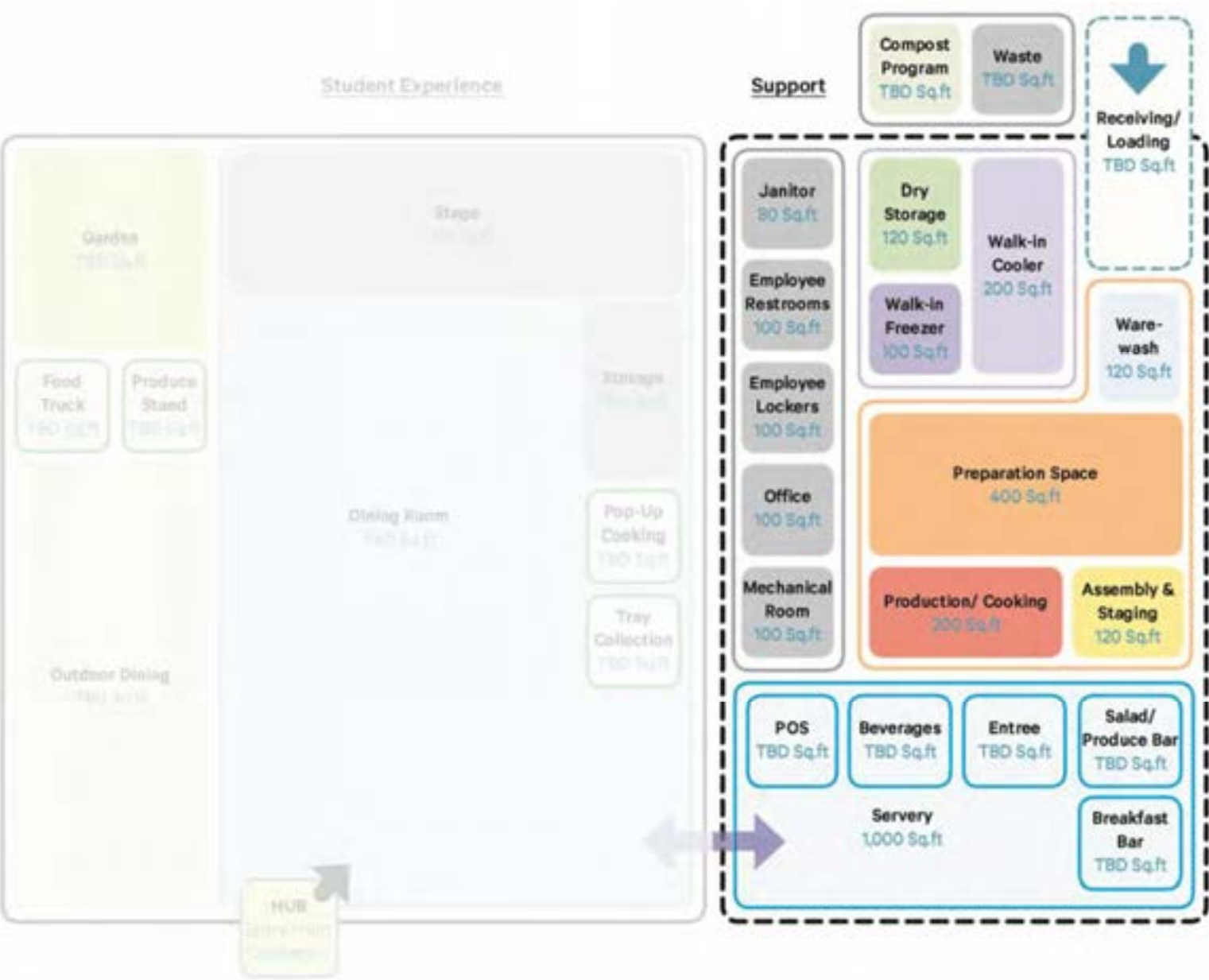


Kitchen Program Summary

Refrigerated Storage	420 sf
Food Prep Area Total	840 sf
Servery Total	1,000 sf
Kitchen Support	480 sf
Warming Kitchen Total	2,740 sf

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

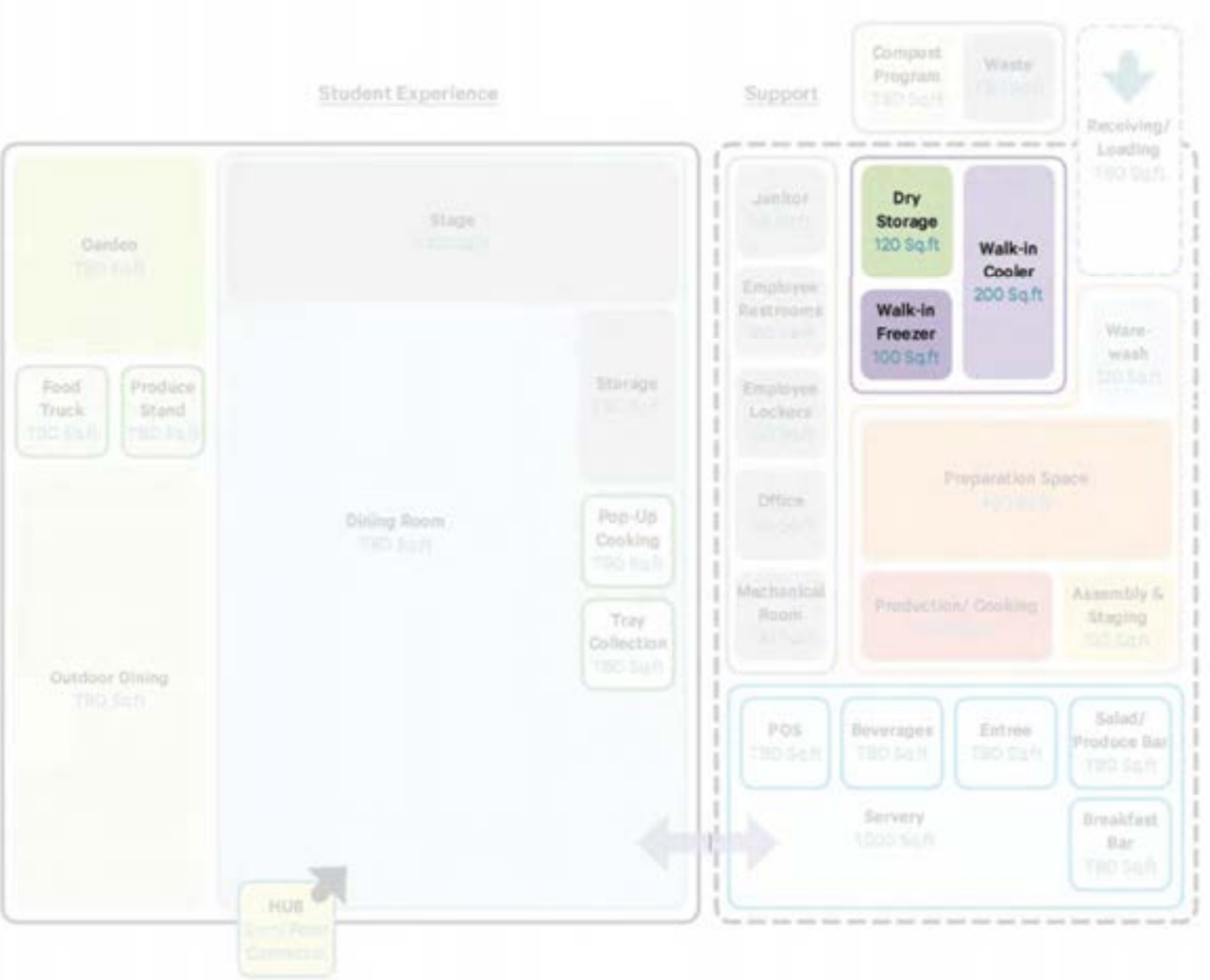


Kitchen Program Summary

Refrigerated Storage	420 sf
Food Prep Area Total	840 sf
Servery Total	1,000 sf
Kitchen Support	480 sf
Warming Kitchen Total	2,740 sf

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom



Kitchen Program Summary

Refrigerated Storage

Dry Storage 120 sf
32 Running feet of four tier high shelving

Cold Storage
Refrigeration System
Low GWP

Walk-in Cooler 200 sf
Produce Storage
Milk

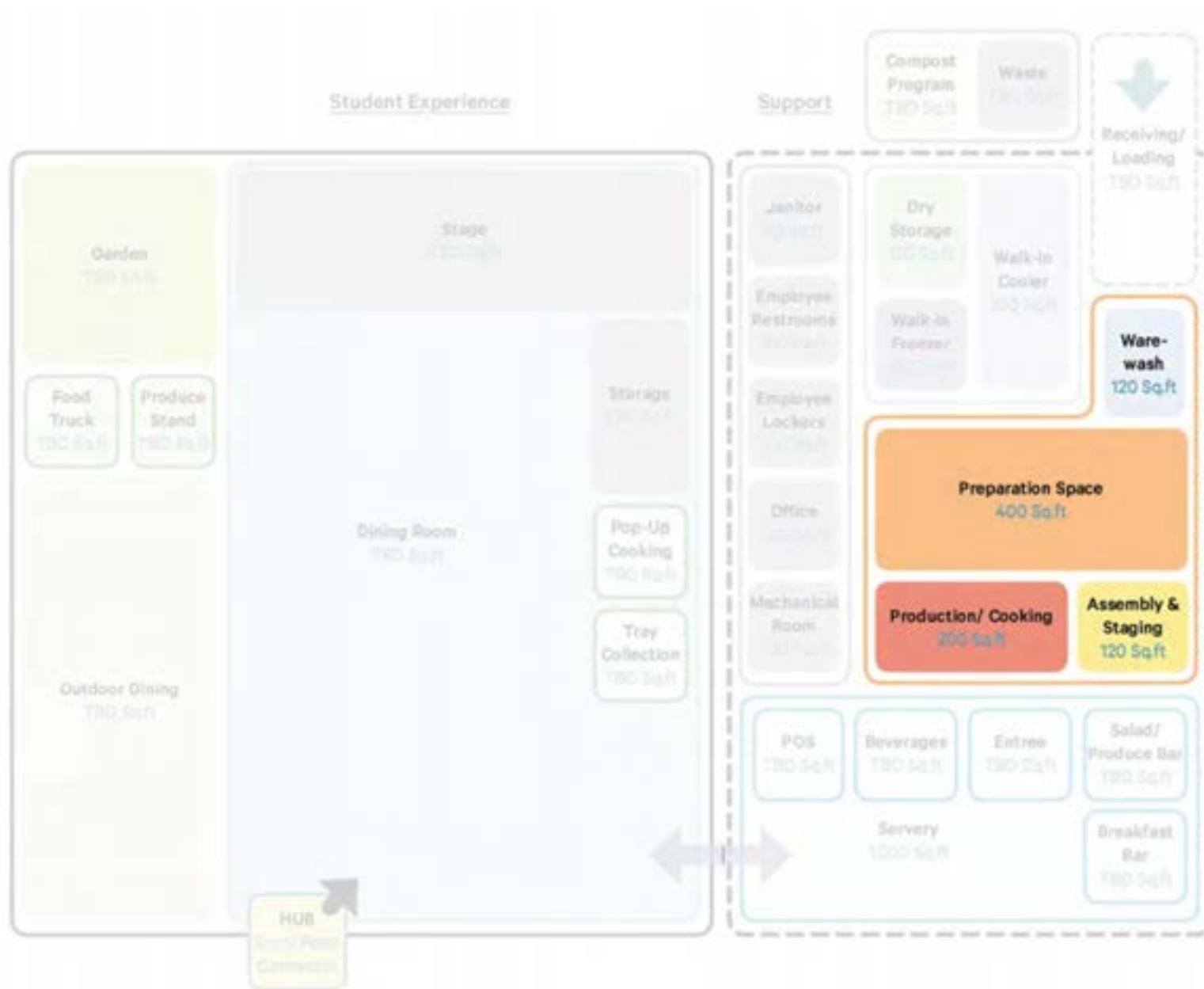
Walk-in Freezer 100 sf
Chicken Nuggets
Meats
Frozen Fruit
No Ramp

Sustainability Initiatives
Cooler/ Min. 5" Insulated Walls
Freezer/ Min. 6" Insulated walls
9.5" Insulated Floor Depression
LED Lighting
Door Alarm
Temperature Monitoring w/ Remote Notification

Refrigerated Storage 420 sf

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom



Kitchen Program Summary

Food Prep Area

Preparation Space 400 sf
 Produce Prep
 Two compartment sink with spray rinse
 Refrigerated Preparation Station
 Sandwich Prep
 Rice Bowls

Sustainability Initiatives
 Energy Star Equipment
 Low GPH Spray Rinse

Production/ Cooking 200 sf
 Type 1 Exhaust Hood
 Combi-Oven
 Open Burner Range Pizza Oven (Middle School)

Sustainability Initiatives
 Energy Rebate Equipment (Fisher-Nickel)
 No Four Way Diff users adjacent to Exhaust Hood
 Multi-functional equipment

Assembly & Staging 120 sf
 Expedite Service
 Pre-plated meals staging for expedited service
 Supported by Condiments station

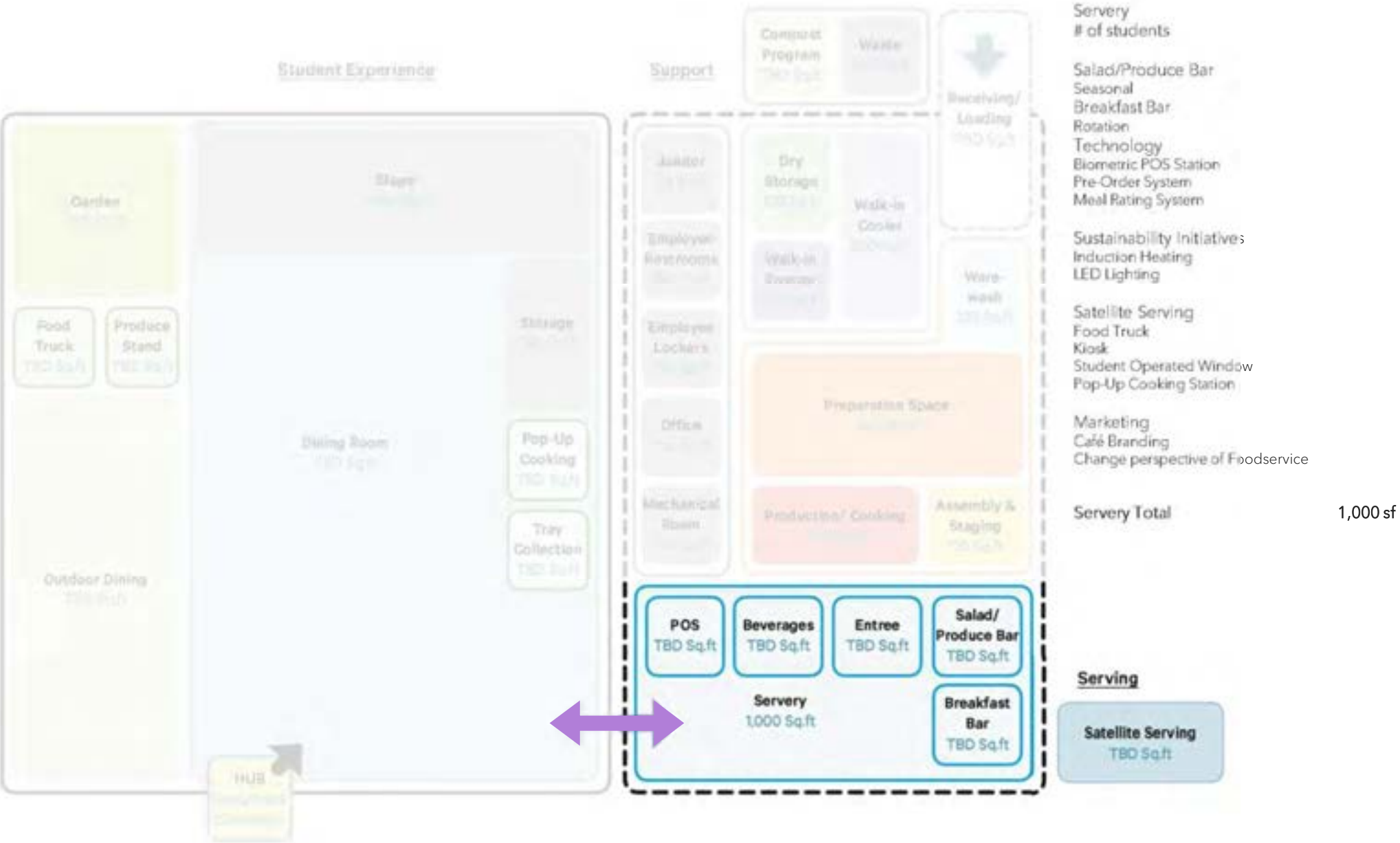
Ware-wash 120 sf
 Re-usable utensil & tray program
 Conveyor Dish Machine
 Dish Drop
 Direct Adjacency to dining area Sustainability Initiatives
 Compost Program
 Pulp Collection
 Energy Star Equipment
 Heat Recovery

Food Prep Area Total 840 sf

Santa Monica Malibu Unified School District SMASH / MUIR

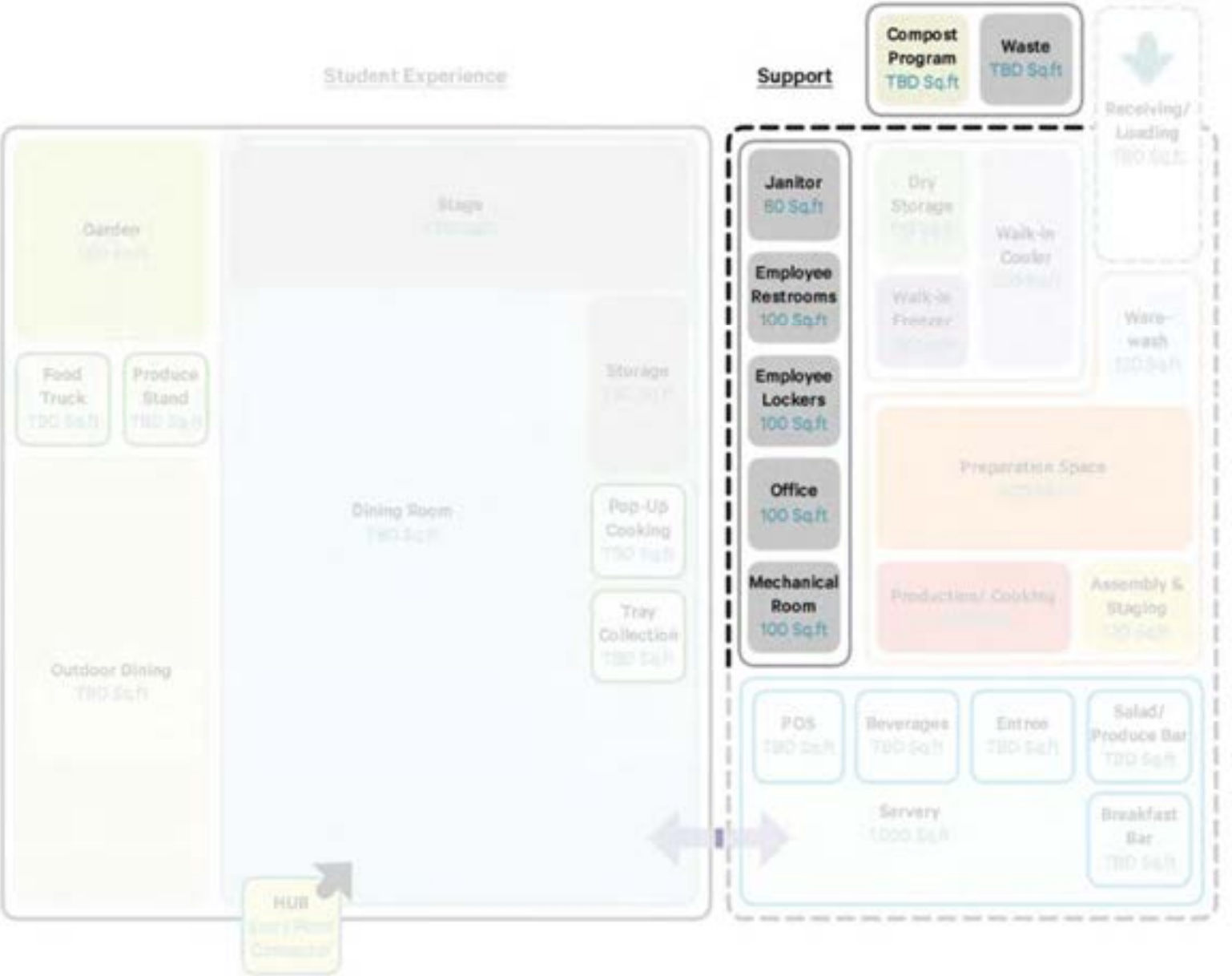
Multipurpose/Full Kitchen/Student Culinary Classroom

Kitchen Program Summary



Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram



Kitchen Program Summary

Kitchen Support

Janitors Room 80 sf

Employee Restrooms 100 sf
Unisex
ADA Compliant

Employee Lockers 100 sf
Changing Bench
Adjacency to Restrooms

Off ice 100 sf
Windows
Store Safe
One Desk
Adjacency to Receiving

Waste
Recycle Program

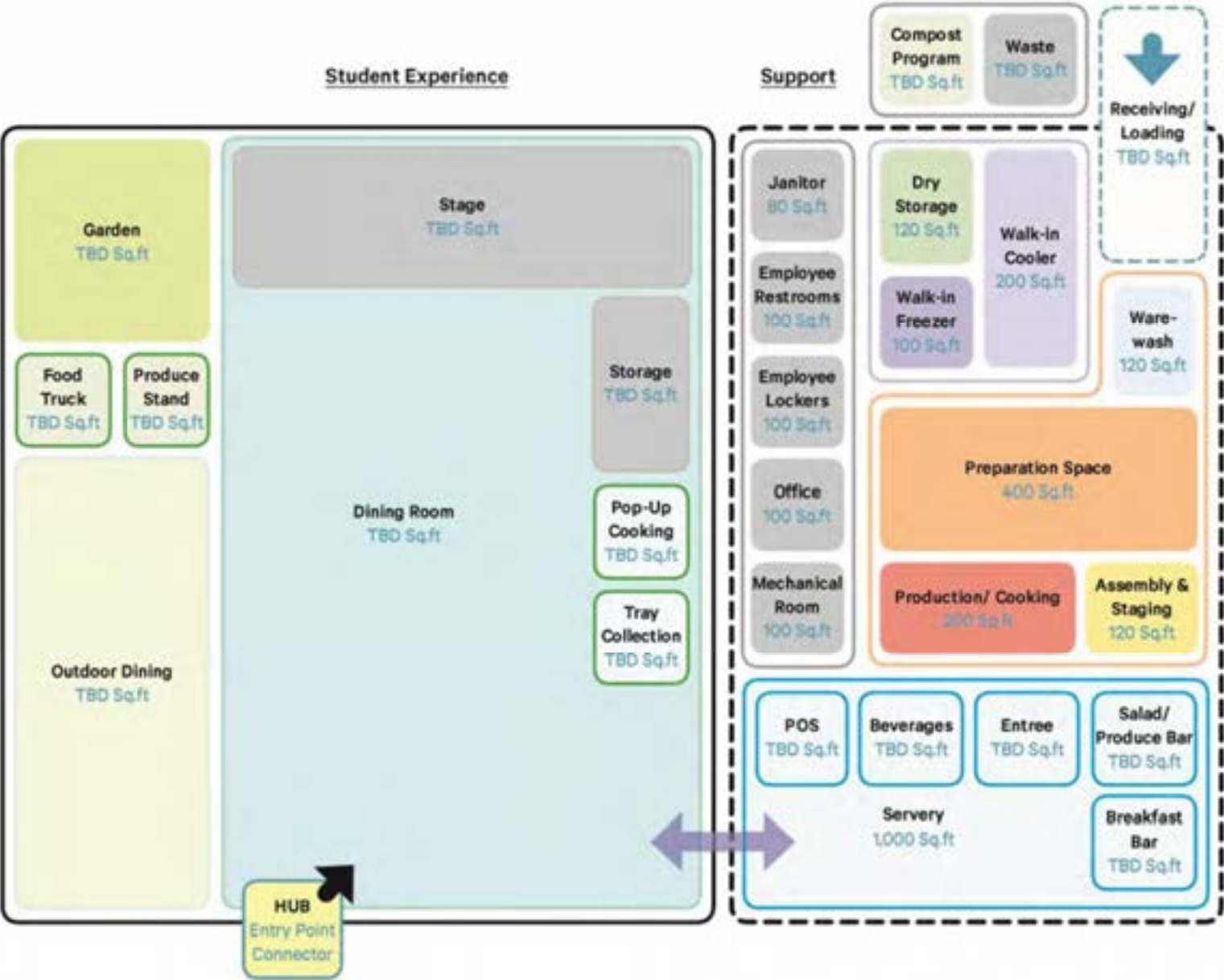
Compost Program
Support Gardens

Mechanical Room 100 sf
Water Heater
Water Treatment

Kitchen Support 480 sf

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram



Kitchen Program Summary

Refrigerated Storage	420 sf
Food Prep Area Total	840 sf
Servery Total	1,000 sf
Kitchen Support	480 sf
Warming Kitchen Total	2,740 sf

Classroom Bldg 400

Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - Second Floor Level Classrooms (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - Second Floor Level Classrooms (Existing)



- 1 Administration/Student Services
- 2 **Classroom**
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR
450 Students/280 Students

Building 400

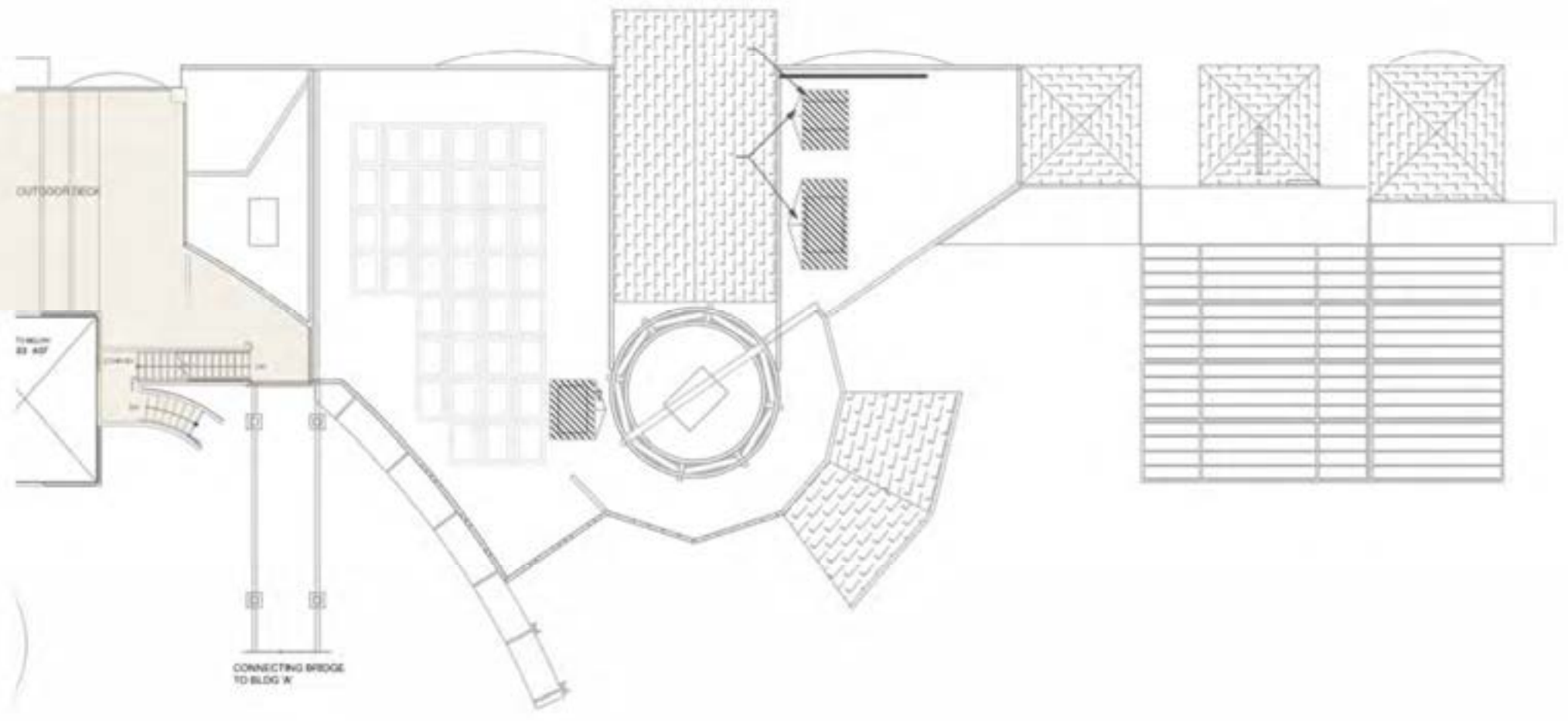
Existing Classrooms: Approx. 828.28 sf - 890.34 sf
Existing Collaboration Area: 232.53* sf
Existing Teacher Prep Area: 108.47* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

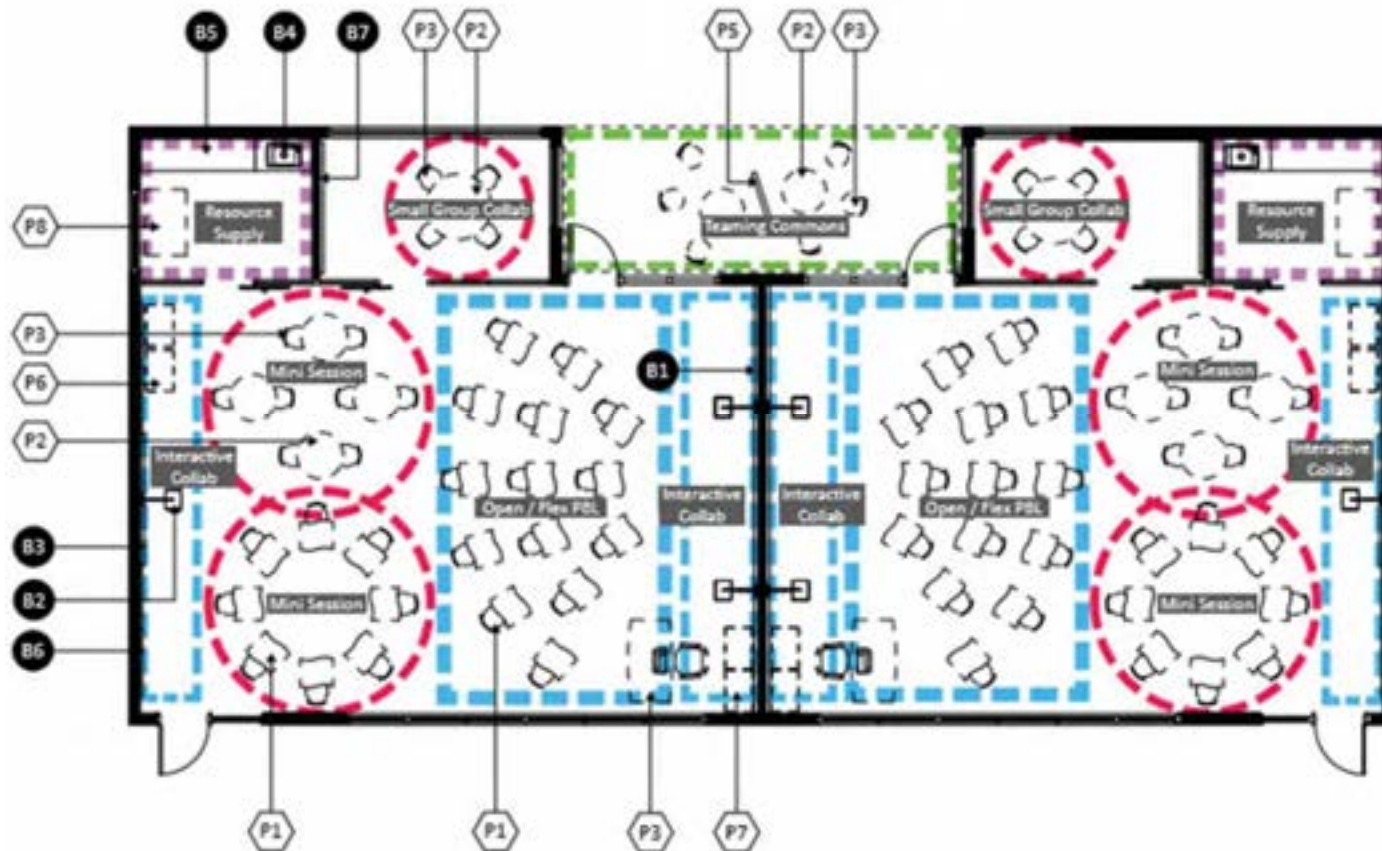
Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - Second Floor Level Outdoor Patio (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

6th thru 8th Grade - Instructional Planning Diagram



6th thru 8th
34 Students

Instructional
1 Instructor, 1 Aide/Volunteer or Guest Speaker

Classroom: 1,040 sf
2 Interactive Instructional Walls
Roll - Up Doors to Outside Classroom
Provide Interconnectivity Between Groups of 2 Classrooms

Ancillary:
Shared Between 2 Classrooms

Small Group Collaboration Room: 100 sf
Supplies, Refrigeration and Sink

Resource Room: 60 sf
Program Specific - Either Shared Between 2 Classrooms or Individual Breakout Space Per Classroom (Refer to Diagrams) for Approach Options

Total 1,200 sf

Outdoor Classroom 500 - 800 sf
When Classrooms Occur on First Floor, Consider Outdoor Classroom Area Adjacent to Classroom, Including Roll-Up Door, Permanent Outdoor Canopy or Shade Structure, Outdoor Classroom Furnishings and Landscape

Legend

P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor Podium
P5 Mobile white board
P6 Mobile Storage

Legend

P7 Mobile files
P8 Mobile project rack
B1 Primary collaboration area
B2 Ultra Short Throw
B3 Secondary collaboration wall with ultra short throw

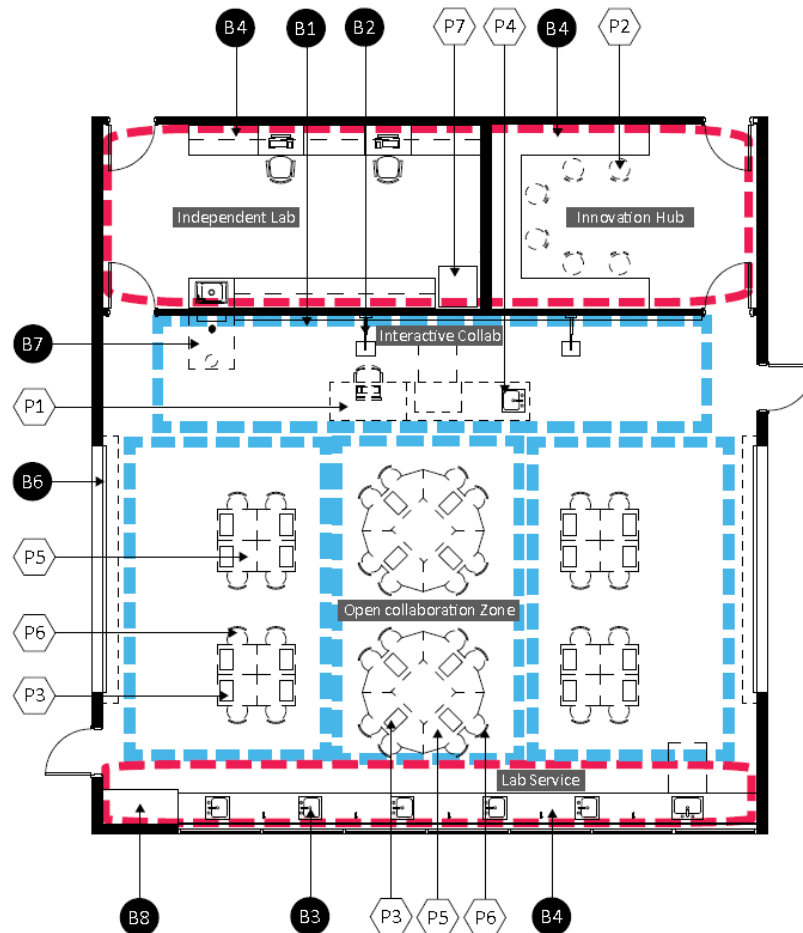
Legend

B4 Sink
B5 Millwork
B6 Tackable surface
B7 Marker Board
B8 Clerestory windows

Santa Monica Malibu Unified School District SMASH / MUIR

6th thru 8th Grade Science/Stem Labs - Instructional Planning Diagram

6th thru 8th Grade Science



Legend

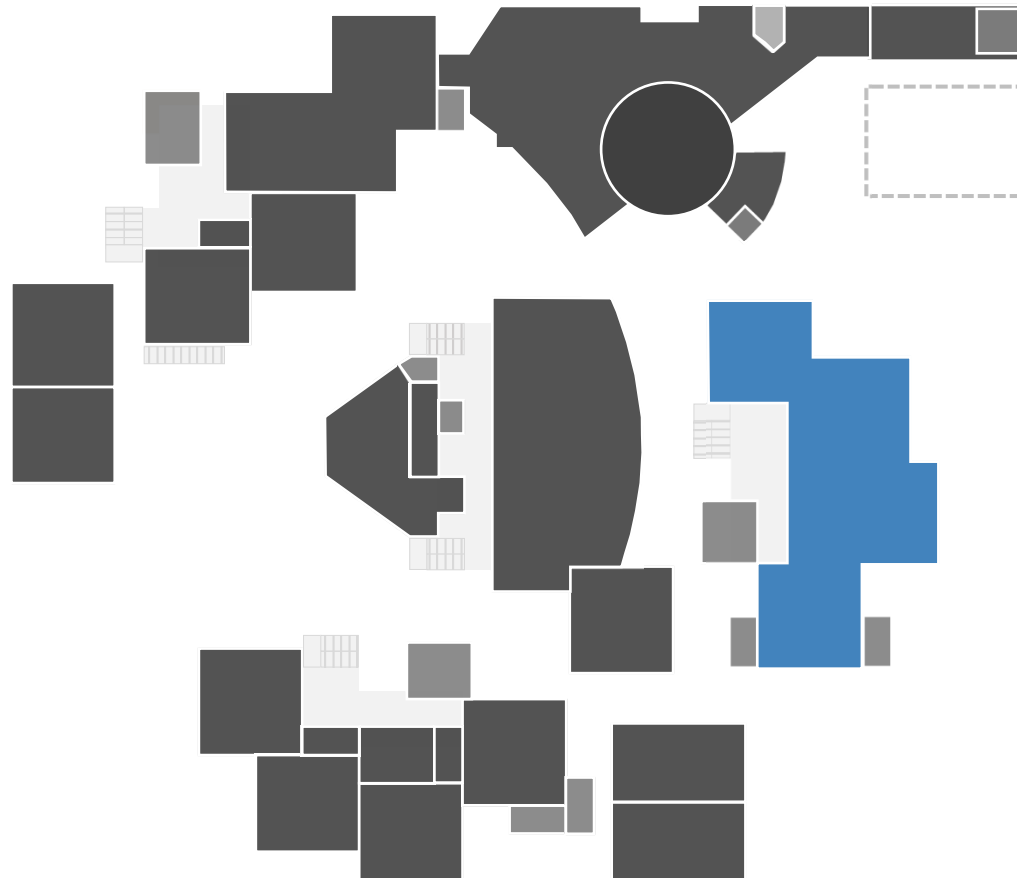
- P1 Seating on casters
- P2 Tables on casters
- P3 Instructor podium with workstation including storage and seating on casters
- P4 Mobile shelving and storage systems
- P5 Lounge seating
- P6 Mobile collaboration white board
- P7 Mobile storage bins and resource carts
- P8 Mobile lateral file storage system
- P9 Circular table units on casters
- P10 Mobile project rack
- P11 Project and outdoor storage racks

- B1 Primary collaboration
- B2 Interactive instructional wall
- B3 Secondary collaboration with interactive instructional wall
- B4 Sink with bubbler at appropriate student height
- B5 Sink accessories
- B6 Operable wall with glass

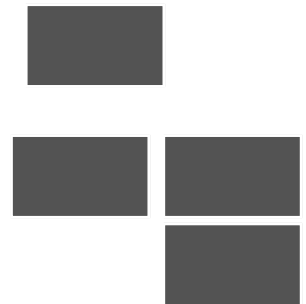
Classroom Bldg 600

Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 **Classroom**
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Music/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 **Special Education**
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)

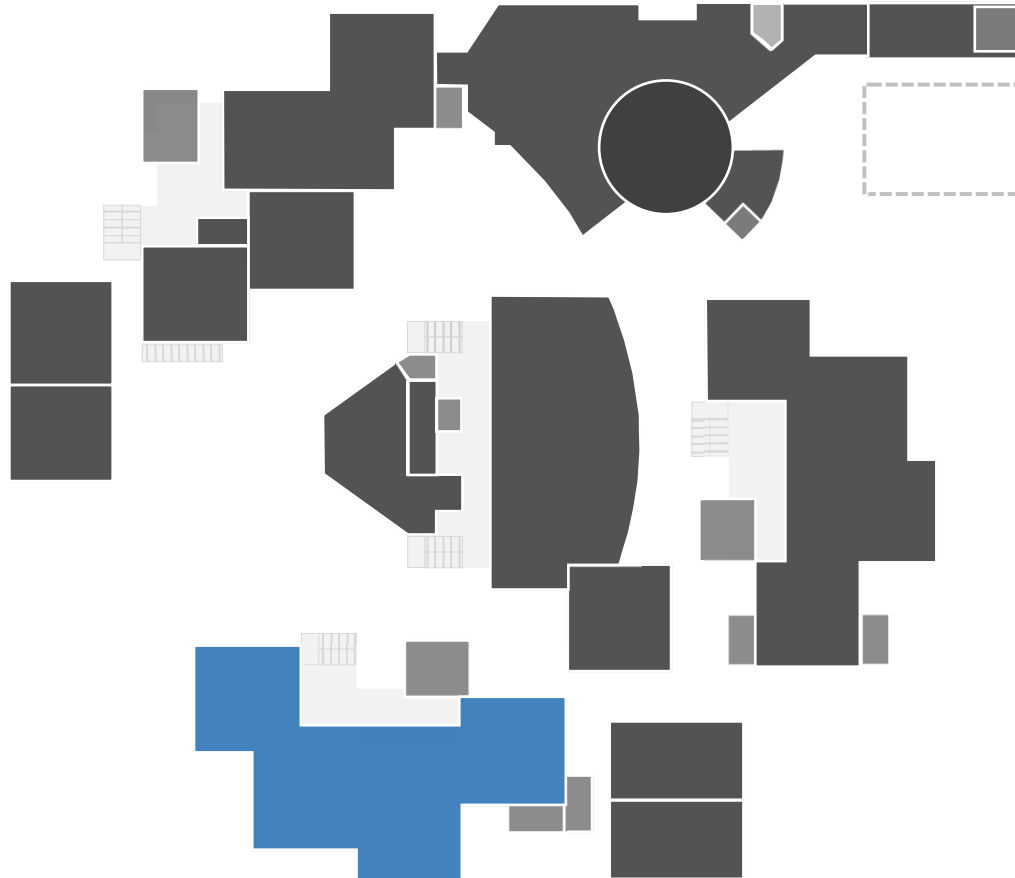


- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

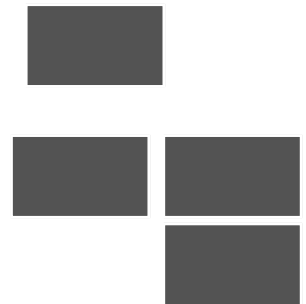
Classroom Bldg 500

Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Music/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

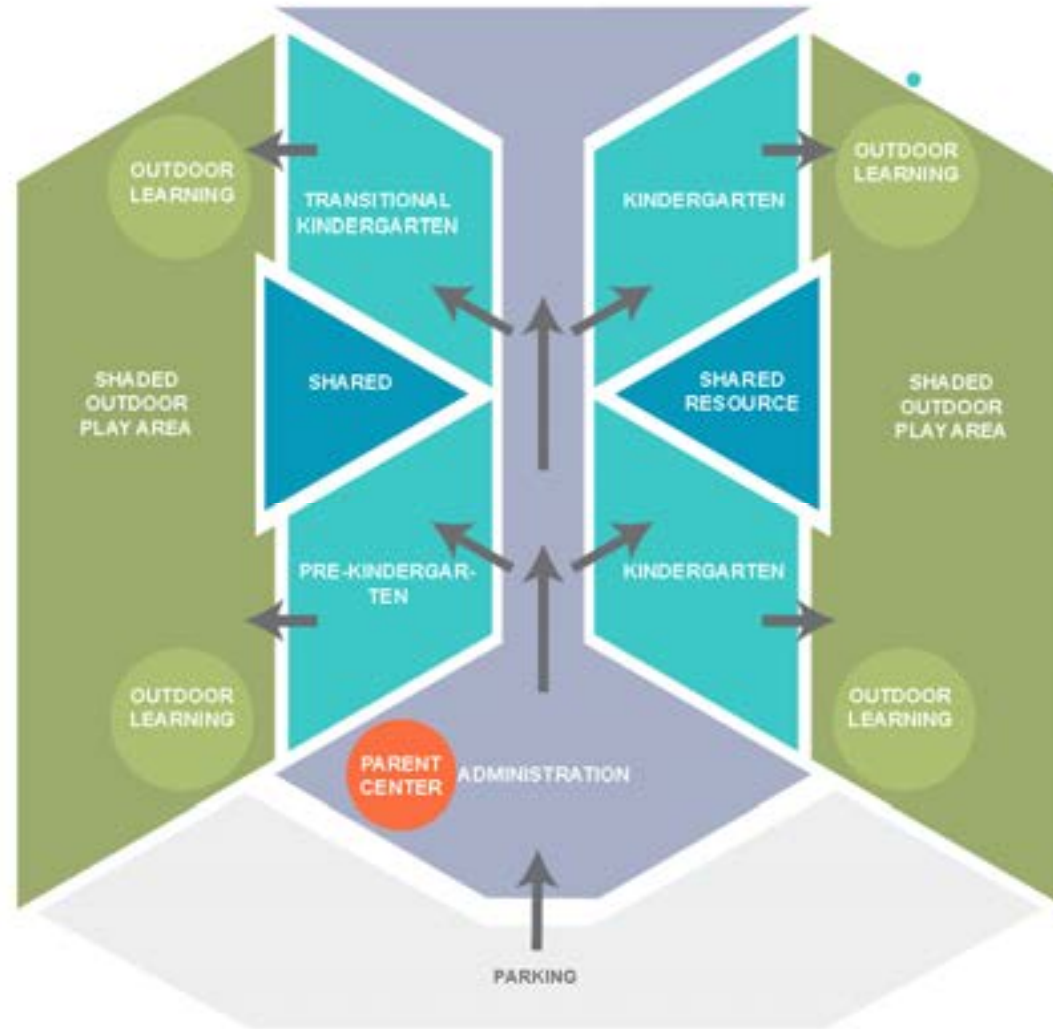
SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Kindergarten

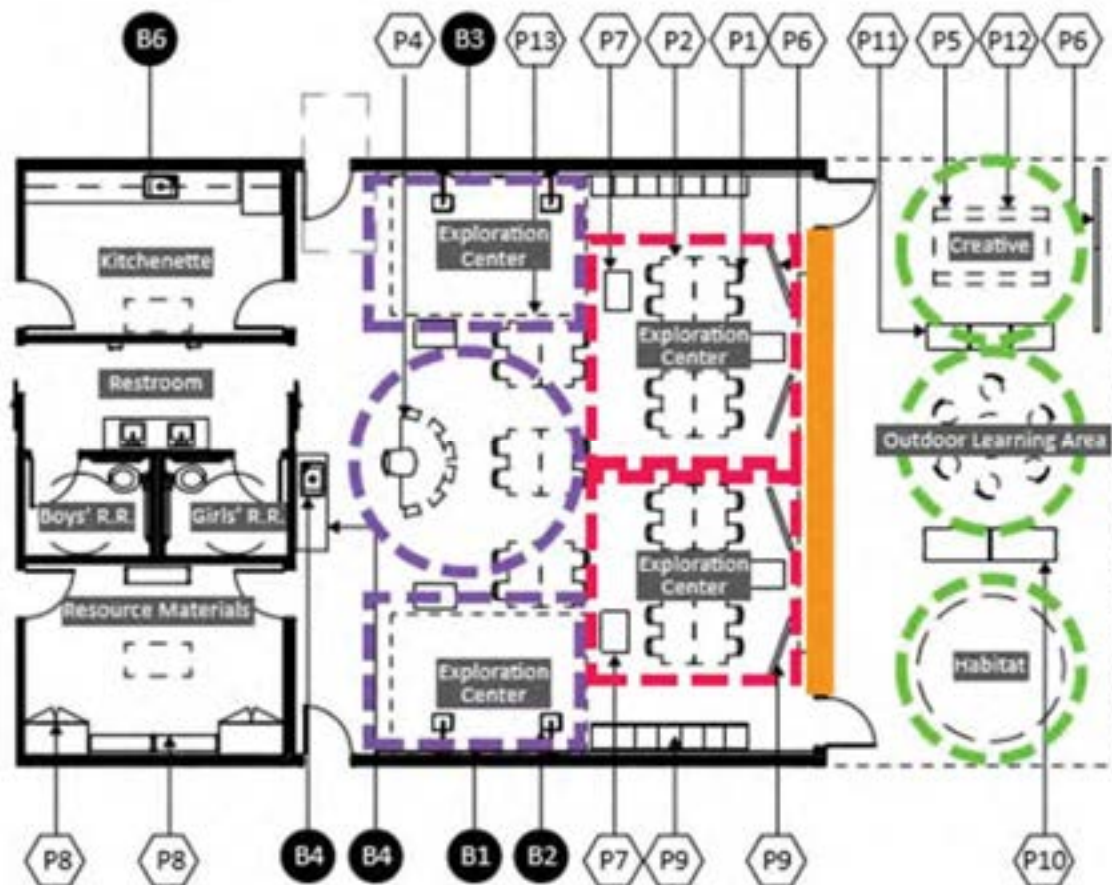
Santa Monica Malibu Unified School District SMASH / MUIR

Pre-Kindergarten, Transitional Kindergarten and Kindergarten - Instructional Planning Diagram



Santa Monica Malibu Unified School District SMASH / MUIR

Pre-Kindergarten, Transitional Kindergarten and Kindergarten - Instructional Planning Diagram



Kindergarten
20 Students

Instructional
1 Instructor, 1 Aide, 1 Volunteer

Classroom: 1,150 sf
Zoned for 4 -6 Learning Zones
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler
Roll - Up Doors to Outside Classroom

Ancillary:
Shared Between 2 Classrooms

Resource Rooms: 80 sf
Supplies, Refrigeration and Sink

Student Restroom : 120 sf
2 W/C, 2 Sink

Total 1,350 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage
and Outdoor Classroom Adjacency to
Dedicated Outdoor Play Area

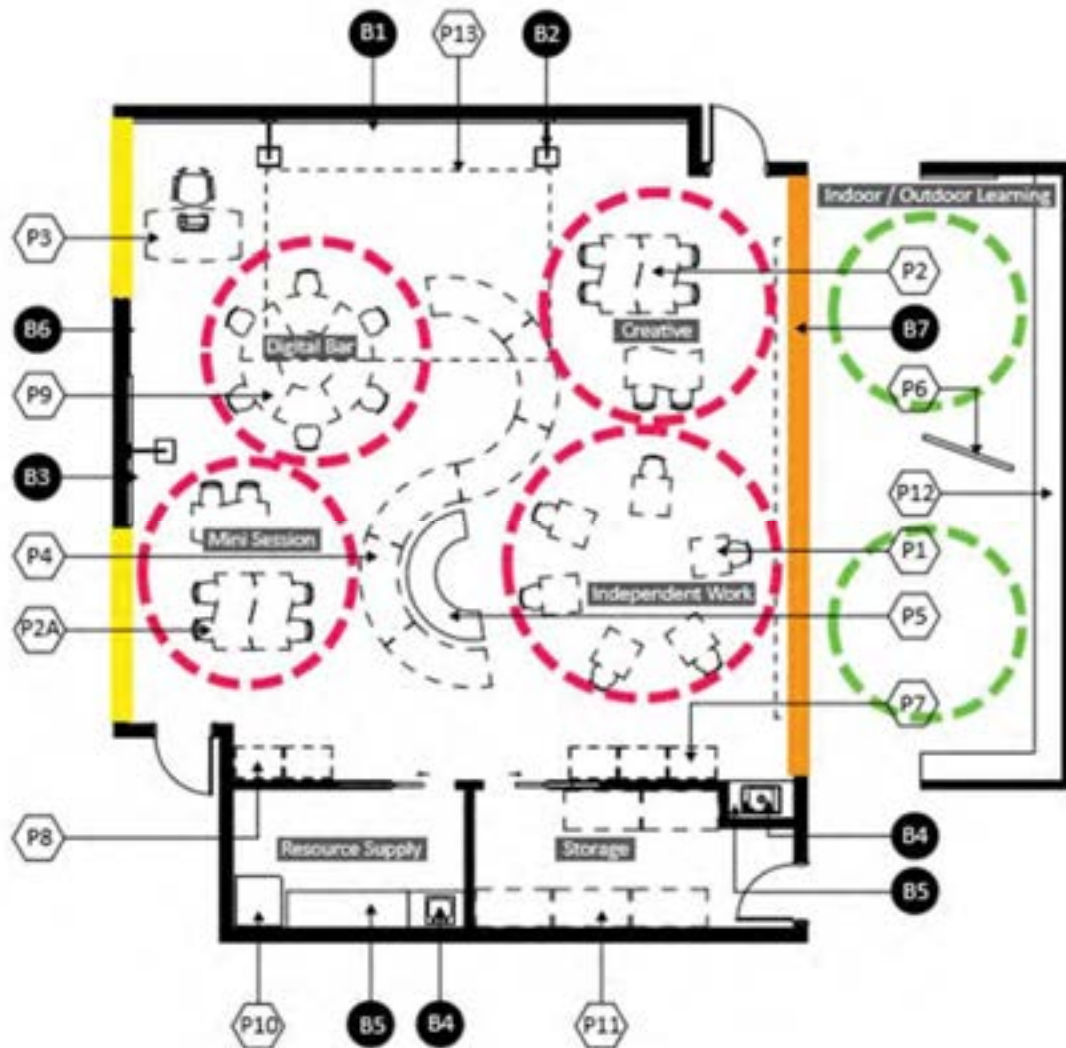
Legend
P1 Movable seating
P2 Movable tables
P3 Mobile Instructor podium with workstation including storage
P4 Mobile shelving and storage systems
P5 Lounge seating
P6 Mobile collaboration white board

Legend
P7 Mobile storage bins and resource carts
P8 Mobile lateral file storage system
P9 Mobile circular table units
P10 Mobile project rack
P11 Project and outdoor storage racks
P12 Bench Seating & Instructional Rug

Legend
B1 Primary collaboration wall
B2 Interactive instructional display
B3 Secondary collaboration wall with interactive instructional display
B4 Sink with bubbler at appropriate student height
B5 Mill work
B6 Tackable surface

Santa Monica Malibu Unified School District SMASH / MUIR

1st and 2nd Grade - Instructional Planning Diagram



1st and 2nd Grade
24 Students

Instructional:
1 Instructor, 1 Aide/Volunteer or Guest
Speaker, Co-Learning Instructor and SPED
Aides

Classroom: 1,200 sf
Zoned for 4 Learning Zones
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler
Roll - Up Doors to Outside Classroom

Ancillary:
Shared Between 2 Classrooms

Resource Rooms: 80 sf
Supplies, Refrigeration and Sink

Storage: 60 sf
Indoor/Outdoor

Total 1,350 sf

Outdoor Classroom 500 - 800 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage
and Outdoor Classroom Adjacency to
Dedicated Outdoor Play Area

Legend
P1 Movable seating
P2 Movable tables
P3 Mobile Instructor podium with workstation including storage
P4 Mobile shelving and storage systems
P5 Lounge seating
P6 Mobile collaboration white board

Legend
P7 Mobile storage bins and resource carts
P8 Mobile lateral file storage system
P9 Mobile circular table units
P10 Mobile project rack
P11 Project and outdoor storage racks
P12 Bench Seating & Instructional Rug

Legend
B1 Primary collaboration wall
B2 Interactive instructional display
B3 Secondary collaboration wall with interactive instructional display
B4 Sink with bubbler at appropriate student height
B5 Mill work
B6 Tackable surface

Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - Second Floor Level (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – Second Floor Level (Existing)

- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



SMMUSD/MUIR
450 Students/280 Students

Building 500

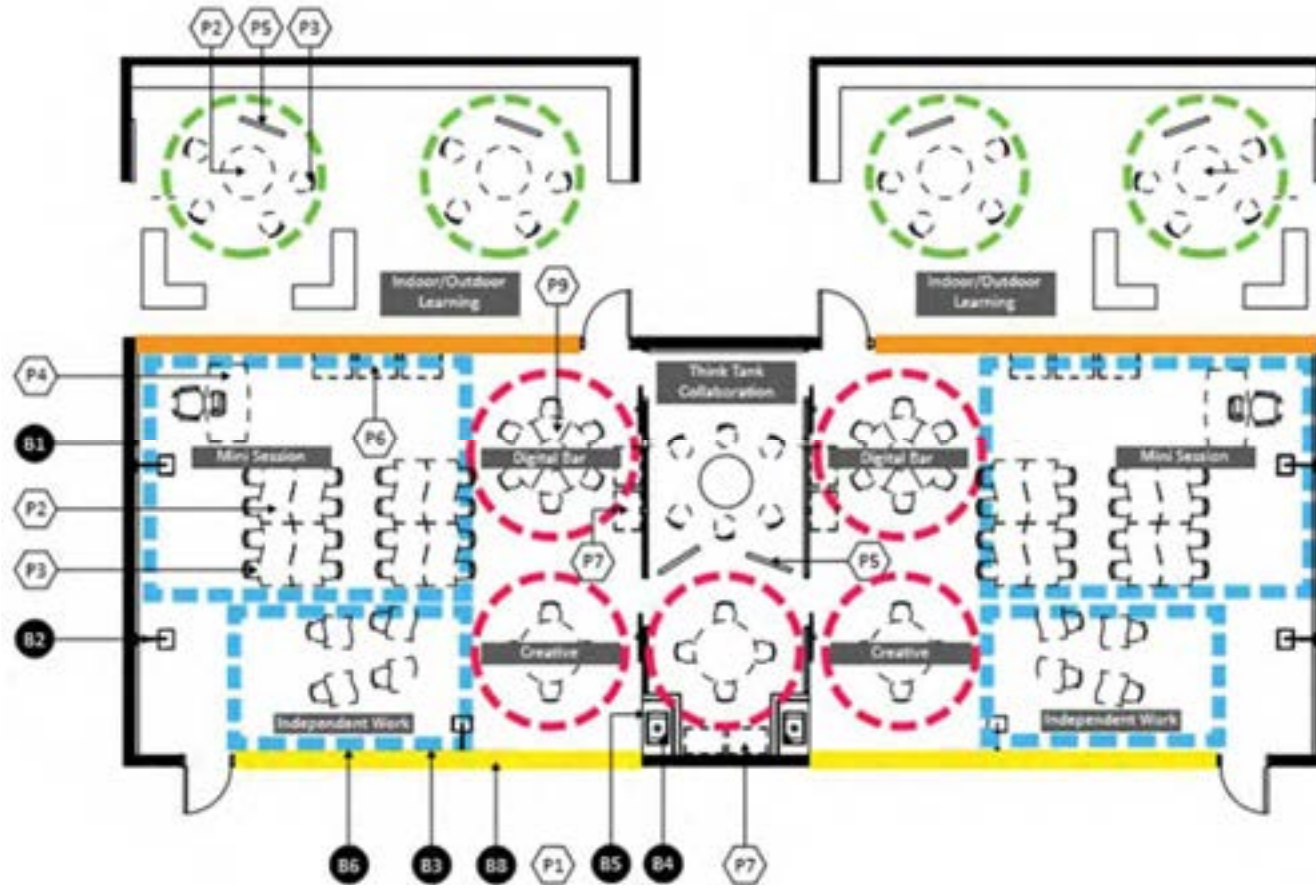
Existing Classrooms:
Approx. 831.24 – 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 – 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

3rd thru 5th Grade - Instructional Planning Diagram



3rd thru 5th Grade
30 Students

Instructional
1 Instructor, 1 Aide, 1 Volunteer

Classroom: 1,200 sf
Zoned for 4 Learning Zones
2 Interactive Instructional Walls
Roll - Up Doors to Outside Classroom

Total 1,200 sf

Think Tank 200 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage
and Outdoor Classroom Adjacency to
Dedicated Outdoor Play Area

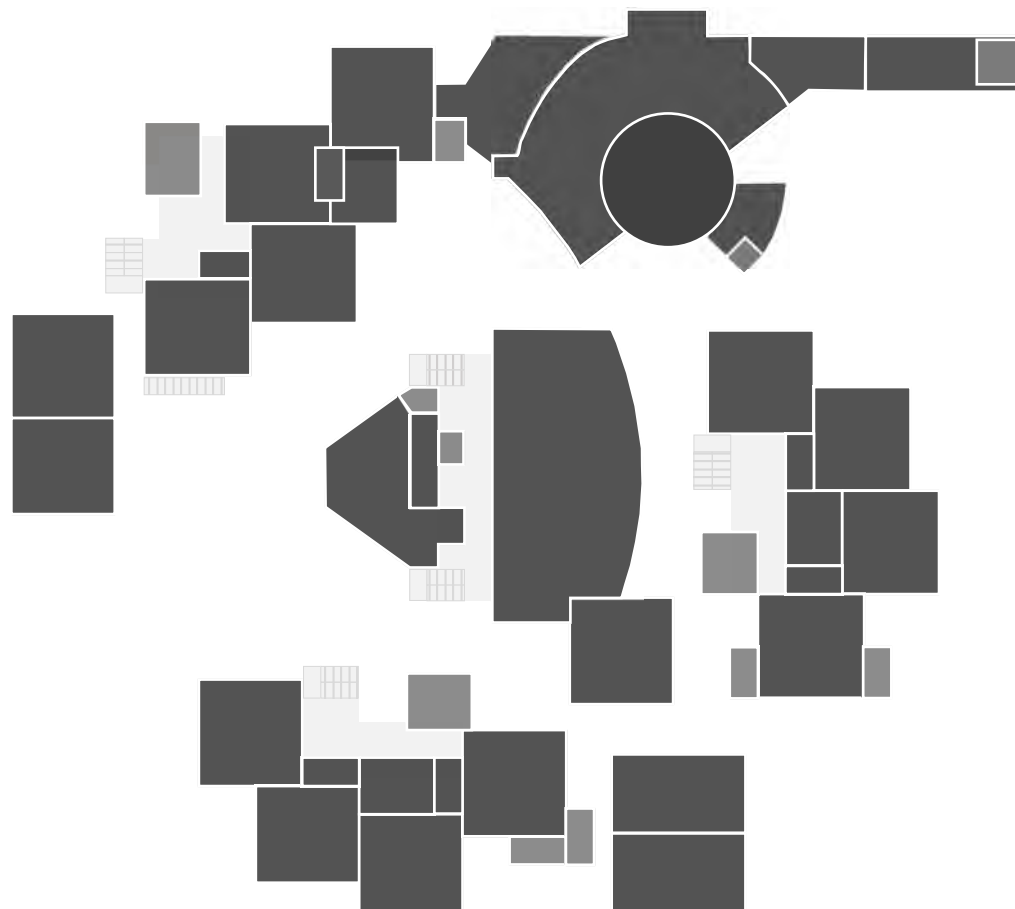
Legend
P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor podium
P5 Mobile white board
P6 Mobile storage

Legend
P7 Mobile files
P8 Mobile circular tables
P9 Bench seating
B1 Primary instruction
B2 Interactive instructional display
B3 Interactive instructional wall

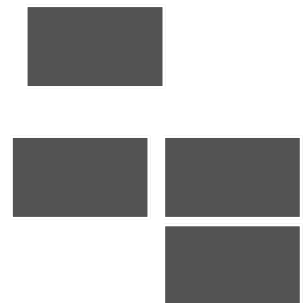
Legend
B4 Sink
B5 Mill work
B6 Tackable surface
B7 Marker board
B8 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan - Specialized/Flexible/Maker Lab/ STEM/Maker Spaces (Existing) - No dedicated classroom exists



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Flex Maker / STEM - Instructional Planning Diagram



Flex Maker / STEM
40 - 45 Students

Instructional:
1 Instructor, 1 Aide/, 1Volunteer

Open Innovation Hub: 1,600 sf
Perimeter Project Resource Stations & Storage
Perimeter Technology Zone
Roll - Up Doors to Outside Classroom

Collaboration Zone (Group Instruction/Social):
1 Interactive Instructional Wall
Display & Pin-Up Area
Collaborative Lounge Seating

Resource Rooms: 200 sf
Tinkering Shop
Think Tank
3D Workshop

Total 2,200 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

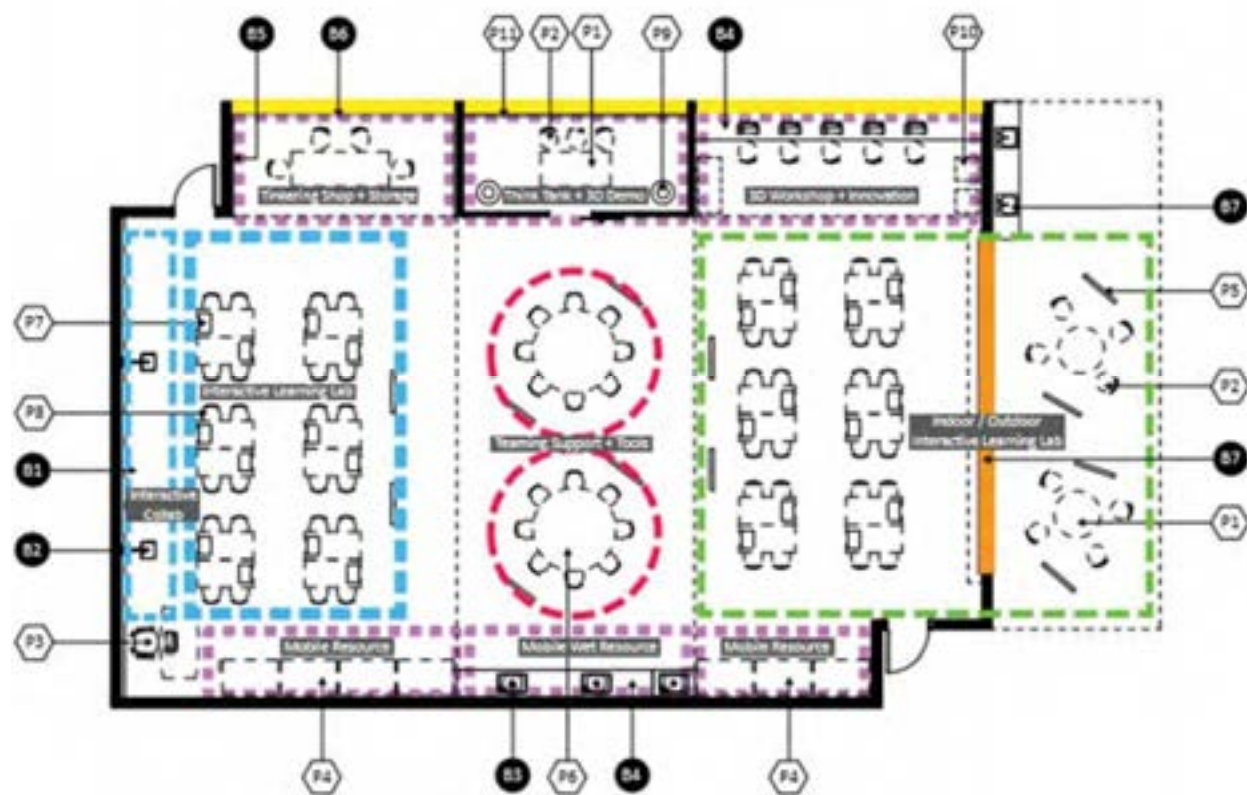
Legend
P1 Movable seating
P2 Movable tables
P3 Adjustable chairs
P4 Mobile instructor podium with workstation
including 6 Circular table units
P5 Mobile collaboration white board

Legend
P6 Mobile circular tables
P7 Mobile instructional storage
P8 Technology 2D/3D printers
P9 Retractable green screen wall
P10 Technology Cart
P11 Mobile storage bins and resource carts

Legend
B1 Primary collaboration
B2 Interactive instructional wall
B3 Utility sink
B4 Millwork
B5 Operable wall with glass

Santa Monica Malibu Unified School District SMASH / MUIR

Maker Spaces - Instructional Planning Diagram



Flex Maker / STEM
30 - 35 Students

Instructional:
1 Instructor, 1 Aide/, 1Volunteer

Open Innovation Hub: 1,200 sf
Open Teaming & Support Area
Perimeter Tinkering Shop & Storage
Perimeter Think Tank & 3D Demonstration
Perimeter 3D Workshop
Perimeter Mobile Resource & Mobile Wet Resource
Roll-Up Doors to Outdoor Classroom

Collaboration Zone
(Group Instruction/Social): 300 sf
1 Interactive Instructional Wall
Display & Pin-Up Area
Collaborative Lounge Seating

Resource Rooms: 300 sf
Tools, Supplies and Project Based Storage - May be Integrated into Open Area or May be Enclosed Storage Room
Include Areas for Display of Work Either Inside or Outside of the Classroom

Total 1,800 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

Legend
P1 Movable tables
P2 Adjustable chairs
P3 Mobile instructor podium with workstation including 6 Circular table units
P4 Mobile shelving and storage systems
P5 Mobile collaboration white board

Legend
P6 Mobile circular tables
P7 Adjustable height tables with mobile storage bins
P8 Adjustable height tables chairs
P9 Technology: video camera system
P10 Technology 2D/3D printers

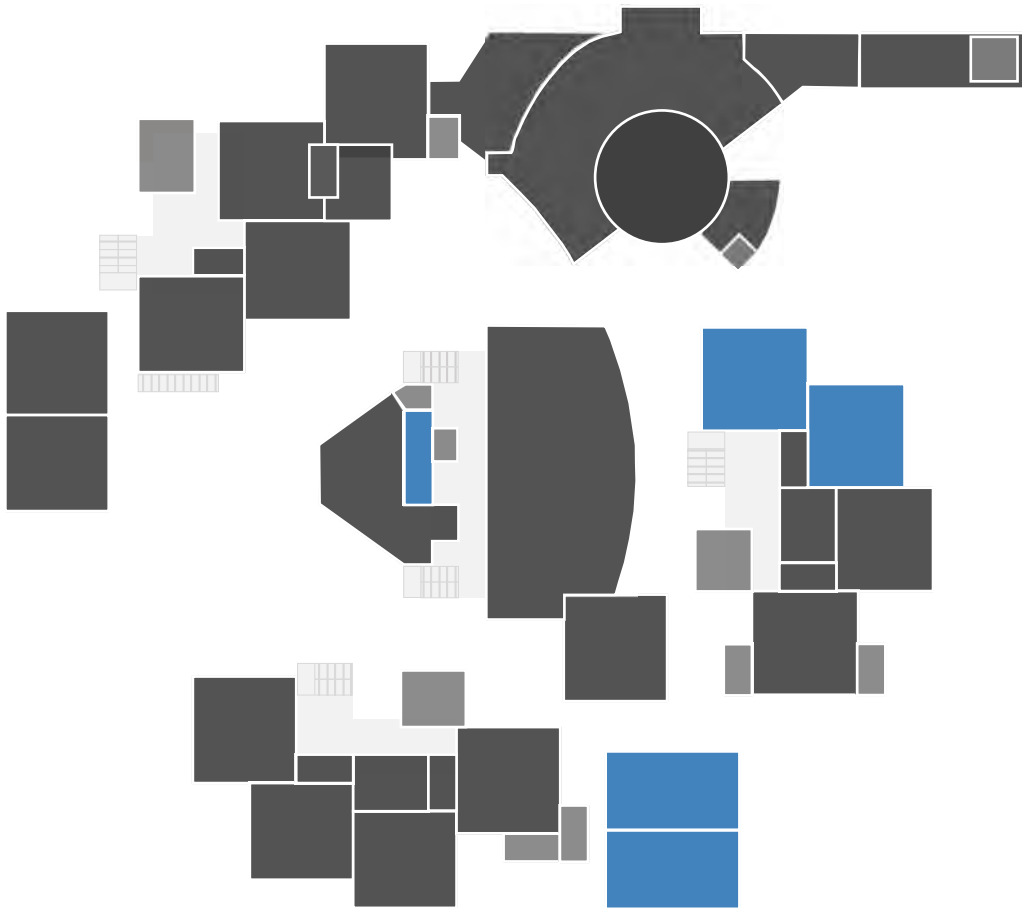
Legend
P11 Green Screen
B1 Primary instruction
B2 Interactive instructional wall
B3 Sink with bubbler at appropriate student height
B4 Mill work

Legend
B5 Tackable surface
B6 Secondary collaboration wall
B7 Operable wall with glass
B8 Outdoor sink

Special Needs

Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan - Specialized Needs (Existing)



- 1 Administration
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 **Specialized Needs**
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

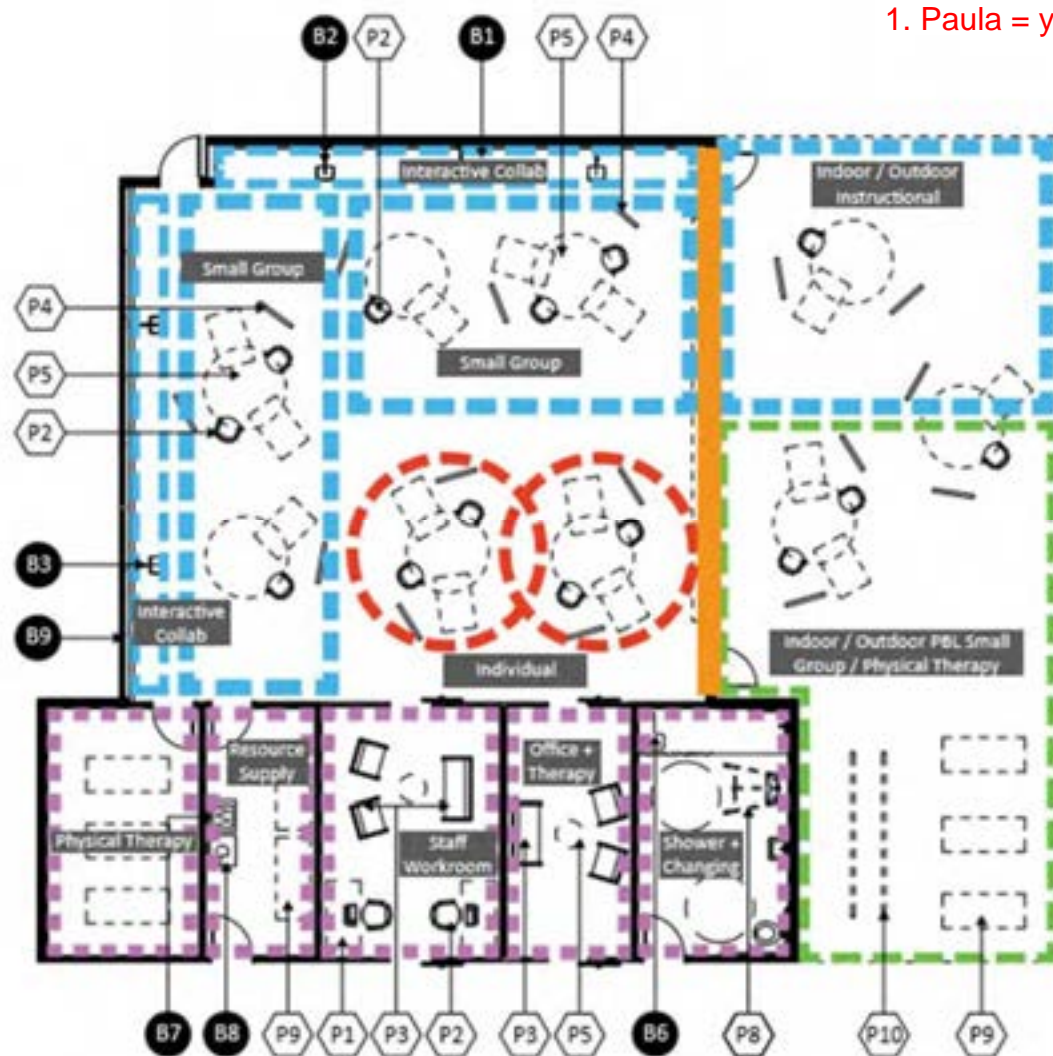


Santa Monica Malibu Unified School District SMASH / MUIR

K-5 Special Needs - Instructional Planning Diagram

notes:

1. Paula = yes we need the spaces.



6th thru 8th Grade Special Needs
8 Students

Instructional 10
1 Instructor, 8 Aide, 1 Volunteer

Classroom: 1,200 sf
Organized for Individual & Small Group
2 Interactive Instructional Walls
Dedicated Life Skills Area: Small Kitchen, Stove, Dishwasher, Microwave, Sink, Counter and Cabinets at Dedicated Wet Zone
Roll - Up Doors to Outside Classroom

Support Space:
Staff Workroom: 200 sf
Include mobile teacher workstations as well as lounge seating. Space will accommodate parent/teacher conferences, instructor prep area, and impromptu student push-in space..

Deescalation Office: 100 sf
Dual purpose push-in office as well as soft, flexible space for when students require time alone.

Shower/Restroom: 100 sf
Restroom to include changing table, full size shower with hoier lift, toilet and sink facilities to accommodate student and one assistant including at shower area

Physical Therapy: 200 sf

Therapy workroom

Resource/Supply: 100 sf
Workroom to accommodate therapy mats, therapy equipment and wheelchair storage, instructional supplies, and washer/dryer facilities including towel and product storage

Total 1,500 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Outdoor Classroom & Outdoor Physical Therapy Zones

Legend
P1 Movable seating
P2 Movable tables
P3 Lounge seating
P4 Mobile collaboration white board
P5 Mobile circular tables
P6 Mobile storage bins and resource carts

Legend
P7 Mobile lateral file storage system
P8 Hoyer lift
P9 Physical therapy table
P10 Physical therapy exercise bars
B1 Primary instruction
B2 Interactive instructional display

Legend
B3 Secondary instructional display
B4 Sink with bubbler at appropriate student height
B5 Millwork
B6 Accessible shower
B7/B8 Clerestory Glazing

Santa Monica Malibu Unified School District SMASH / MUIR

6th thru 8th Grade Special Needs - Instructional Planning Diagram

6th thru 8th Grade Special Needs
8 Students

Instructional 10
1 Instructor, 8 Aide, 1 Volunteer

Classroom: 800 sf
Organized for Individual & Small Group
2 Interactive Instructional Walls
Roll - Up Doors to Outside Classroom

Support Space:
Staff Workroom: 400 sf
Include mobile teacher workstations as well as lounge seating. Space will accommodate parent/teacher conferences, instructor prep area, and impromptu student push-in space..

Deescalation Office: 120 sf
Dual purpose push-in office as well as soft, flexible space for when students require time alone.

Workroom/Restroom: 120 sf
Workroom to accommodate therapy mats, therapy equipment and wheelchair storage, instructional supplies, and washer/dryer facilities including towel and product storage. Restroom to include changing table, full size shower with hoier lift, toilet and sink facilities to accommodate student and one assistant including at shower area

Total 1,840 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Outdoor Classroom & Outdoor Physical Therapy Zones



Legend

P1 Movable tables
P2 Movable chairs
P3 Lounge seating
P4 Mobile collaboration white board
P5 Mobile circular tables
P6 Mobile storage bins and resource carts

Legend

P7 Mobile file storage system
P8 Hoyer lift
P9 Physical therapy table
P10 Physical therapy exercise bars
B1 Primary instruction
B2 Interactive instructional wall

Legend

B3 Secondary collaboration with interactive instructional wall
B4 Sink with bubbler at appropriate student height
B5 Millwork
B6 Accessible shower
B6 Accessible shower
B7 Washer

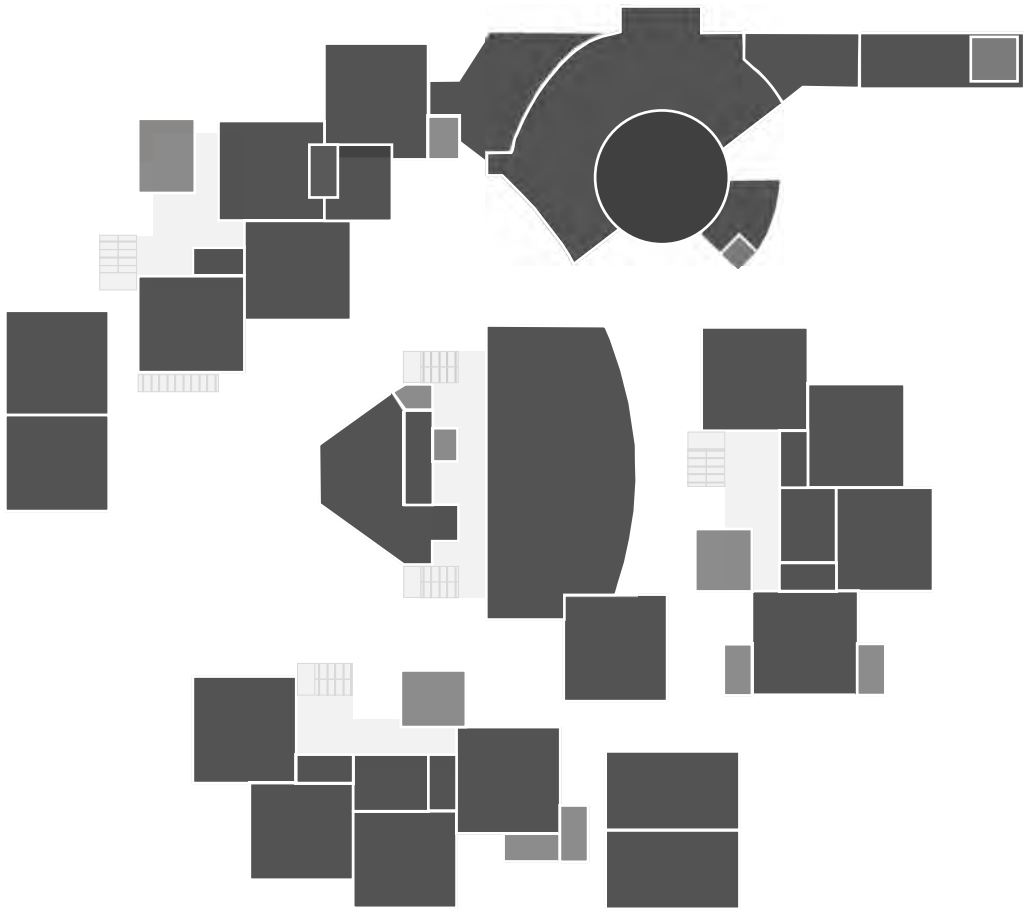
Legend

B8 Dryer
B9 Stove with oven
B10 Dishwasher
B11 Microwave
B12 Double sink
B13 Undercounter ref

Portable

Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan - Portables (Existing)



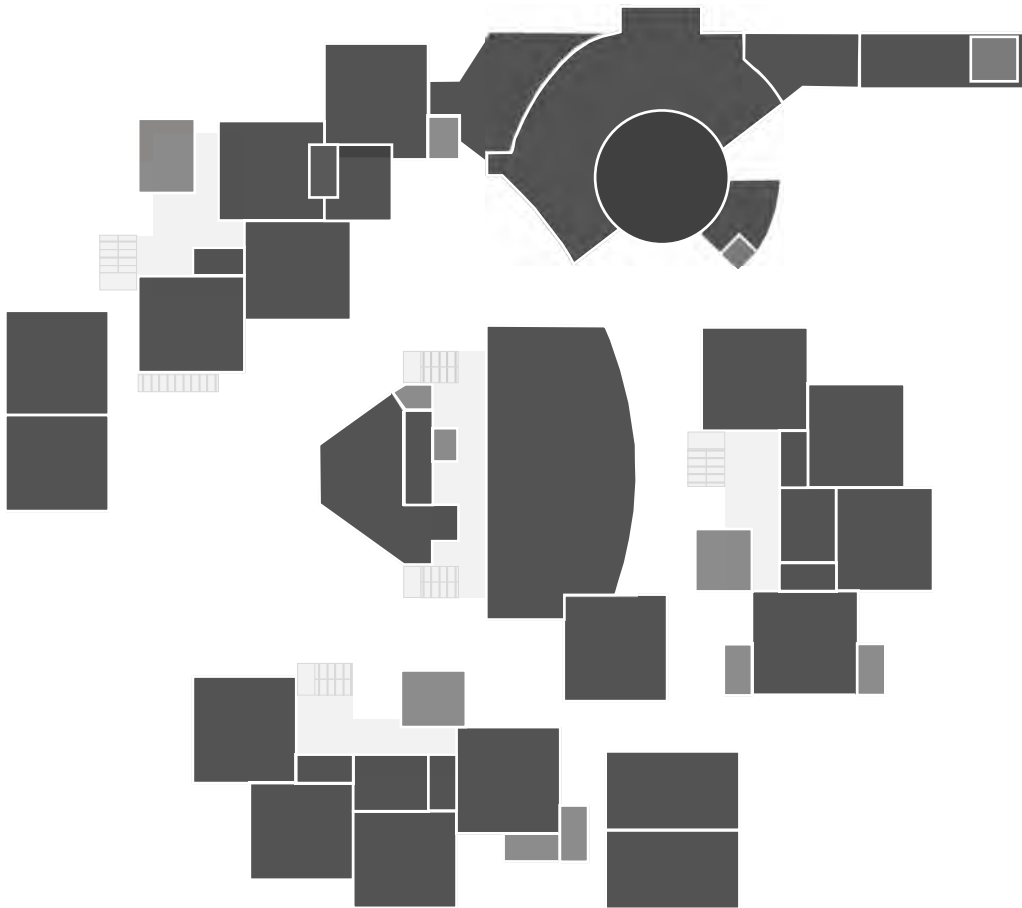
- 1 Administration
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Specialized Needs
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables**
- 18 Fitness



Art/Science

Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan - Portables Art and Science (Existing)

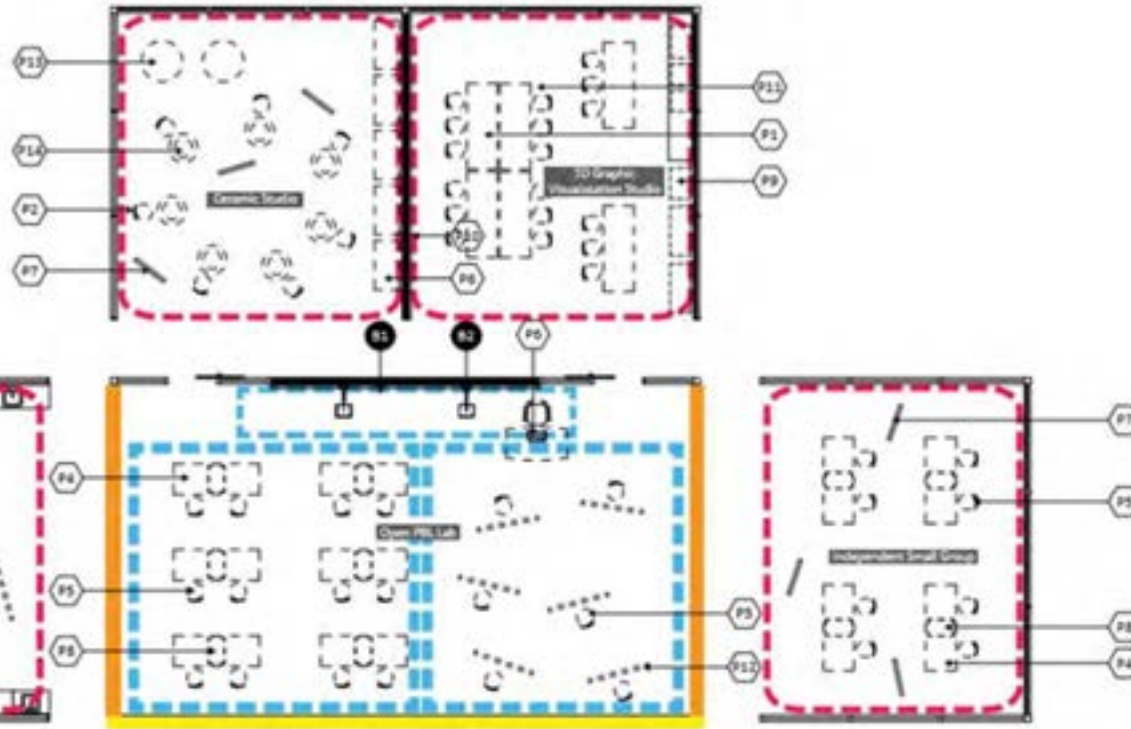


- 1 Administration
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Specialized Needs
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Art / Design - Instructional Planning Diagram



3D Design / Art & Ceramics
30 - 35 Students

Instructional:
1 Instructor, 1 Aide

Open Innovation Hub: 1,500 sf
Perimeter Project Resource Stations & Storage
Clearly Defined Wet Zone - Open Connectivity
to Small Group Collaboration Area
Roll-Up Doors to Outside Classroom

Independent Small Group: 300 sf
1 Interactive Instructional Wall
Display & Pin-Up Area
Collaborative Lounge Seating

Ceramics/Sculpture: 200 sf
Include Areas for Work in Progress & Supply
Storage

3D Graphics Visualization Studio: 200 sf
Tools, Supplies and Project Based Storage

Total 2,200 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

Legend

P1 Movable tables
P2 Movable chairs
P3 Mobile instructor podium
P4 Mobile adjustable height tables
P5 Mobile adjustable chairs
P6 Storage shelving

Legend

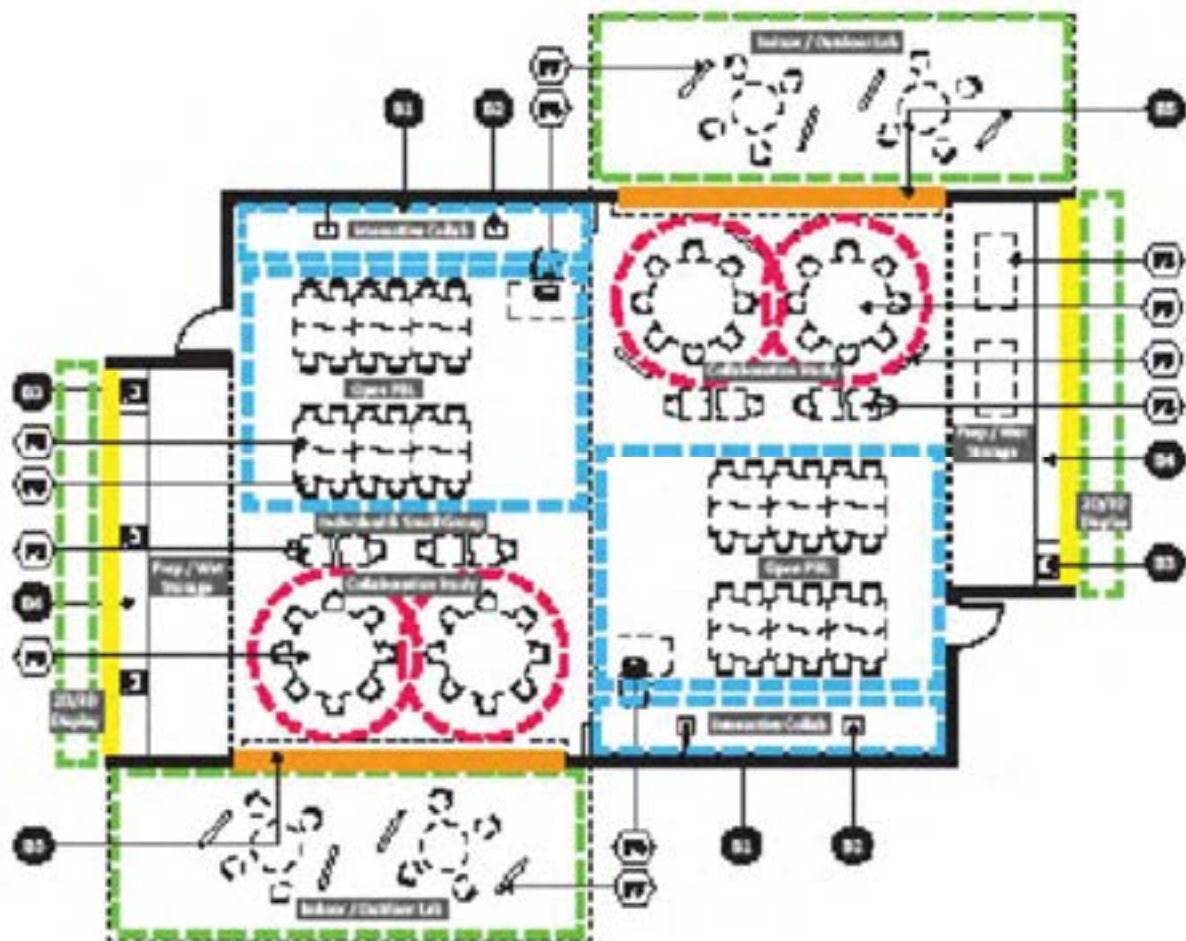
P7 Mobile collaboration white board
P8 Mobile storage bins
P9 Technology 2D/3D printers
P10 Digital media
P11 Digital interactive media
P12 Art easel

Legend

P13 Kiln
P14 Pottery wheel
B1 Primary collaboration wall
B2 Ultra short throw projection
B3 Sink
B4 Millwork

Santa Monica Malibu Unified School District SMASH / MUIR

Art and Science - Instructional Planning Diagram



Legend

- P1 Movable seating
- P2 Movable tables
- P3 Movable chairs
- P3 Mobile instructor podium with workstation including storage
- P4 Mobile collaboration white board
- P5 Mobile circular tables
- P7 Mobile collaboration white board

Legend

- B1 Interactive instructional wall
- B2 Interactive instructional wall
- B3 Sink at appropriate student height
- B4 Millwork
- B5 Operable wall with glass

3D Design / Art & Ceramics

30 - 32 Students

Instructional:

1 Instructor, 1 Aide. 1 Guest Speaker or Volunteer

Open Innovation Hub:

1,000 sf

Perimeter Storage, Wet Areas, Demonstration Areas & Counter Space With Open Central Space for Flexible Furniture
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler

Ancillary:

Workroom & Resource
2 Wet Rooms & Production

200 sf

Total 1,200 sf

Outdoor Classroom

500 - 800 sf

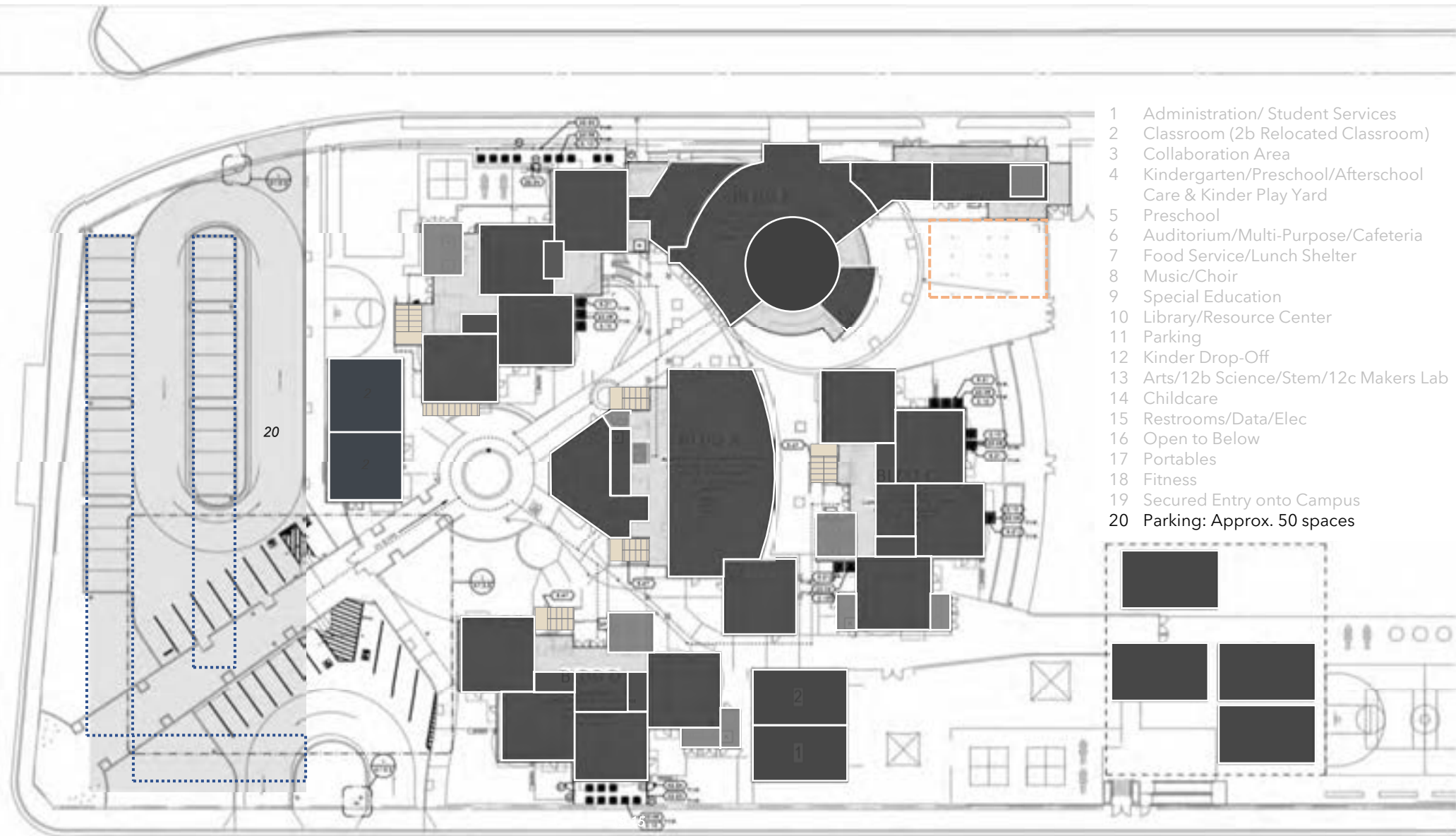
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

Proposed Projects in Phases

Parking

Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study



New Building

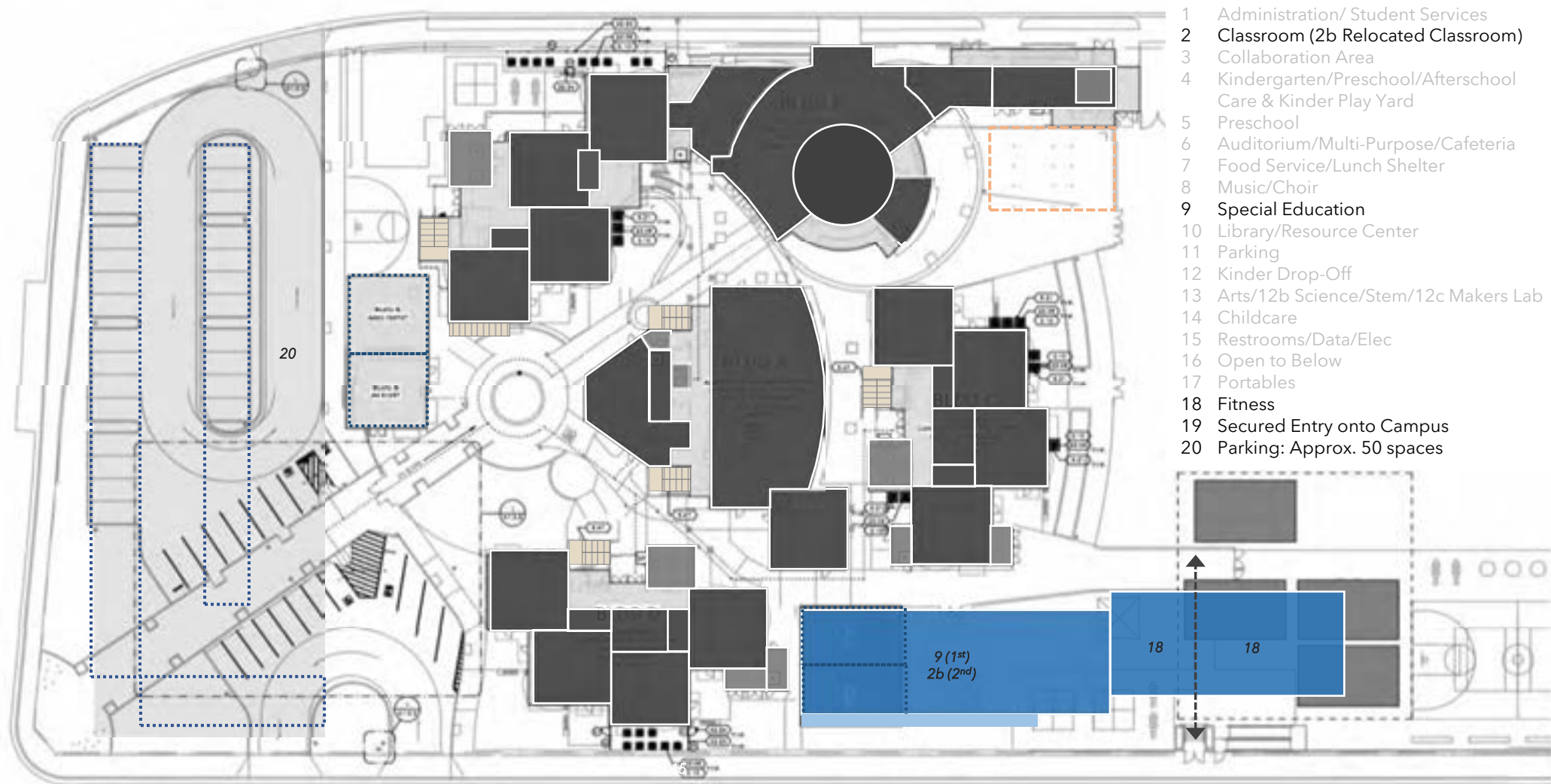
Santa Monica Malibu Unified School District SMASH / MUIR

Remove Portables and Build New 2 Story Typical Classroom/Special Need Classroom/Health & Fitness Wellness Center

Relocate Special Needs Bung 1, Bung 2 and Classroom 615: First Floor of New 2 Story Building

Health & Fitness Wellness Center: First Floor of New 2 Story Building

Relocate Classrooms 425, 440 and 490 Second Floor of New 2 Story Building



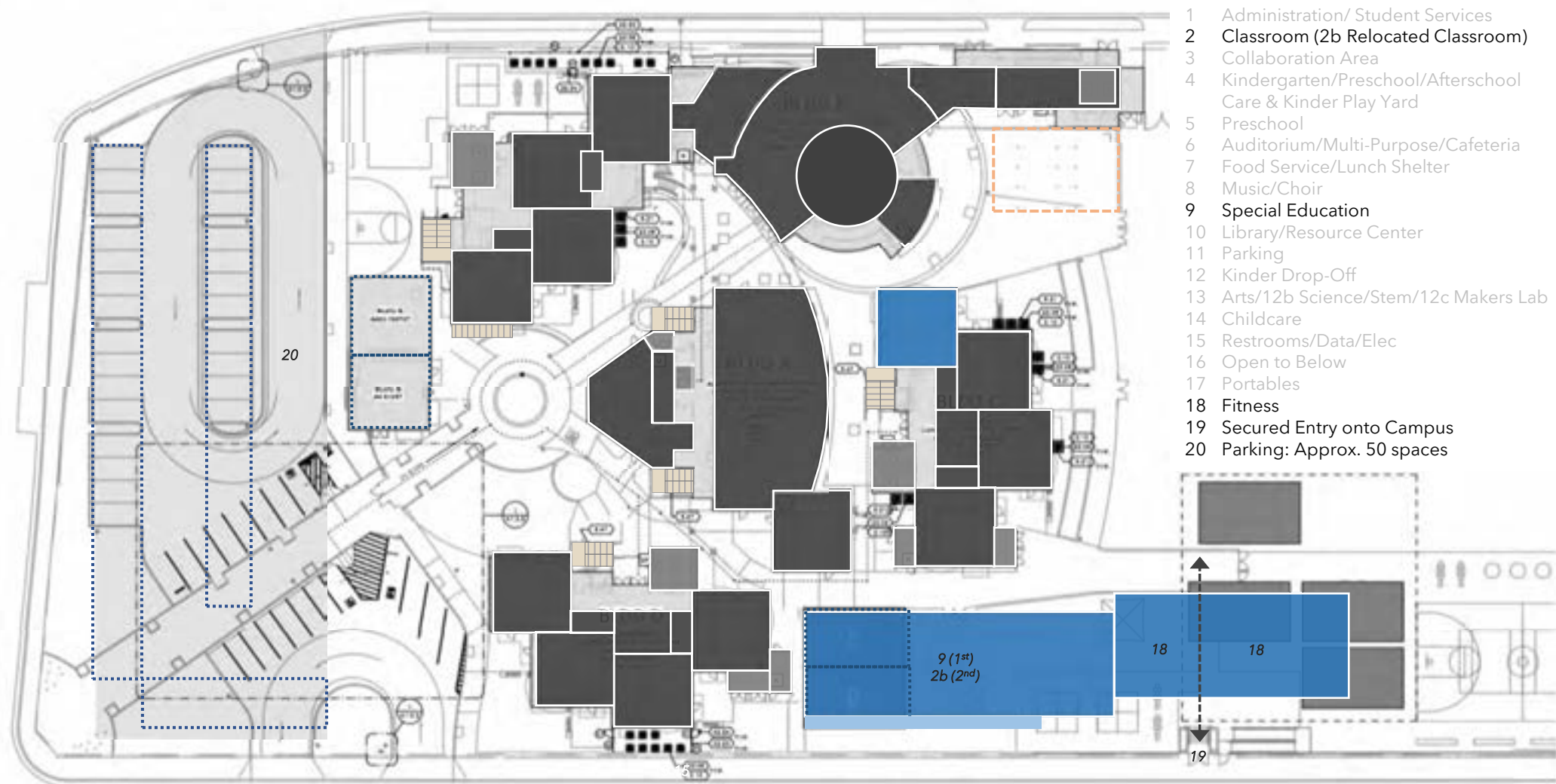
Santa Monica Malibu Unified School District SMASH / MUIR

Remove Portables and Build New 2 Story Typical Classroom/Special Need Classroom/Health & Fitness Wellness Center

Relocate Special Needs Bung 1, Bung 2 and Classroom 615: First Floor of New 2 Story Building

Health & Fitness Wellness Center: First Floor of New 2 Story Building

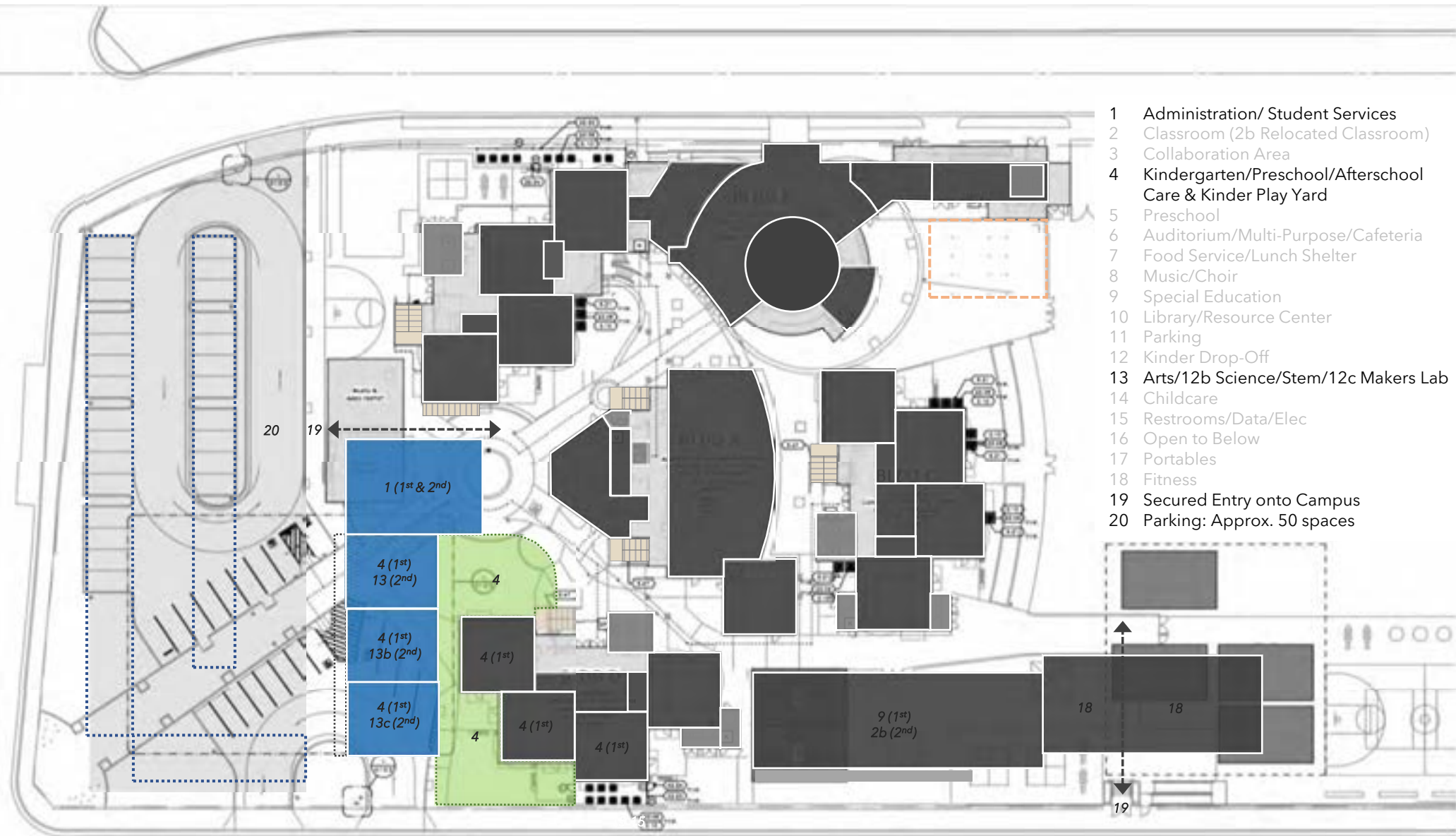
Relocate Classrooms 425, 440 and 490 Second Floor of New 2 Story Building



New Admin/ Kindergarten/ Art/Stem/ Maker's Lab

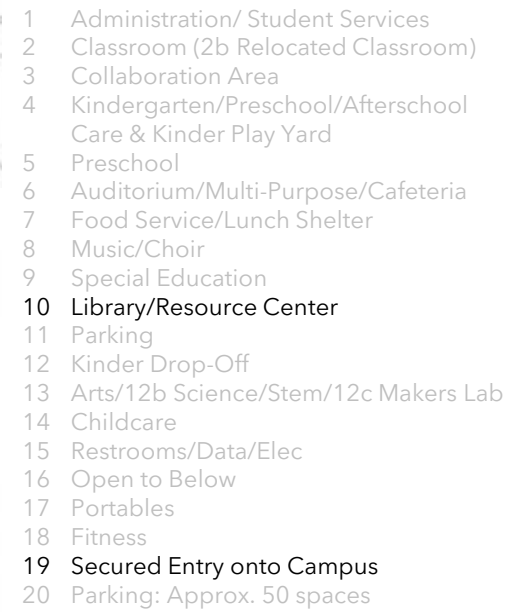
Santa Monica Malibu Unified School District SMASH / MUIR

New 2 Story Administration/Student Services/Kindergarten



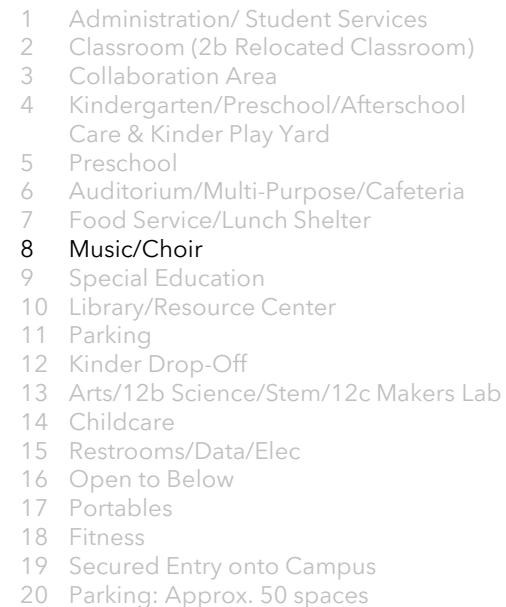
New Library/Media Center

Library/Media Center



New Music

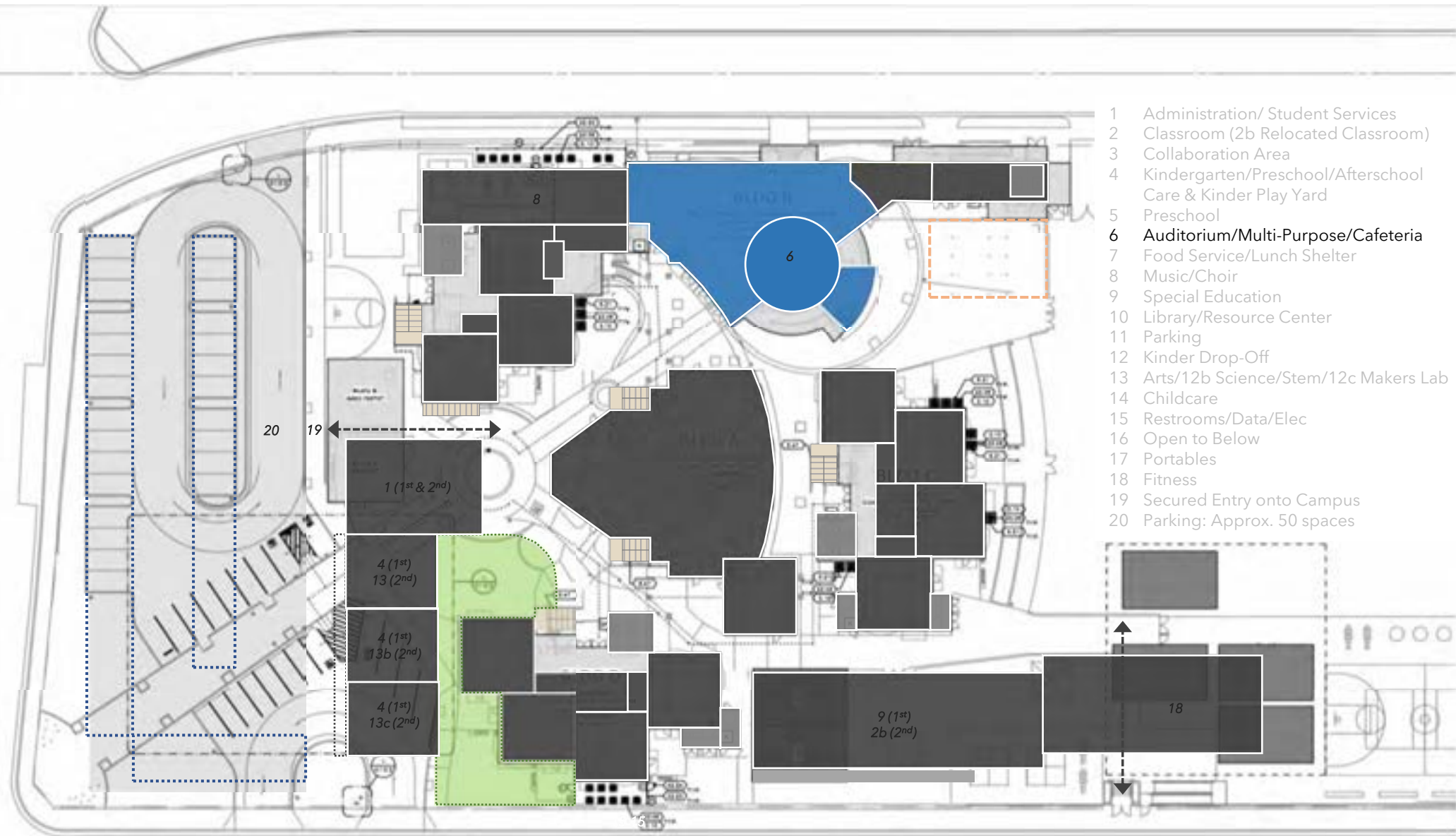
Music/Choral



Renovated Multipurpose

Santa Monica Malibu Unified School District SMASH / MUIR

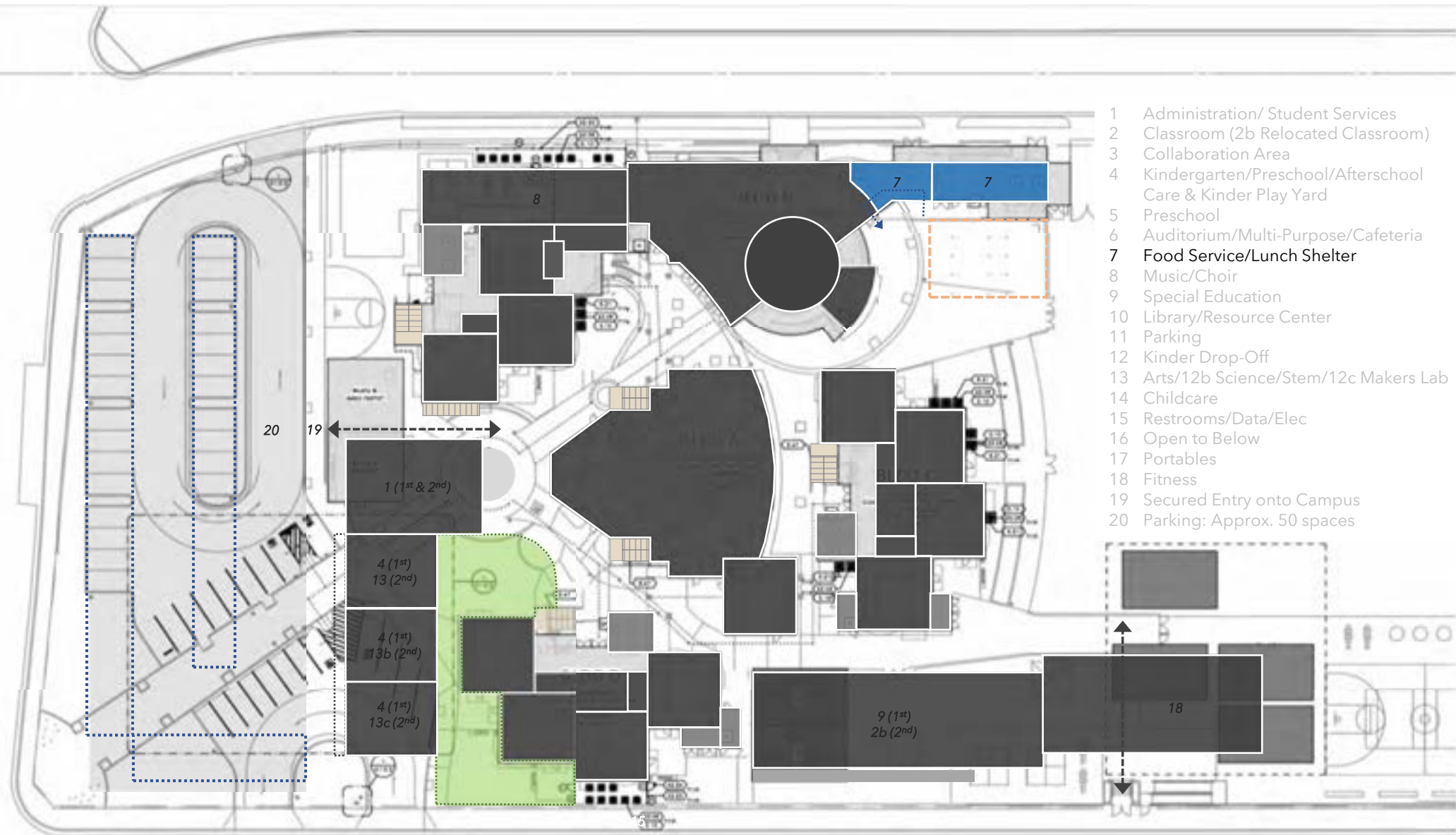
Multipurpose/Cafetorium



Renovated Kitchen Services

Santa Monica Malibu Unified School District SMASH / MUIR

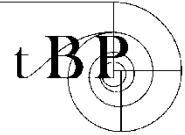
Food Service



Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 04/16/2020

Report Issued: 04/22/2020

PRESENT

Roosevelt Brown	-	SMMUSD	
Terance Venable	-	SMMUSD	
Elizabeth Villalobos	-	SMMUSD	
Richard Marchini	-	SMMUSD	
John Castillo	-	SMMUSD	
Kevin Klaus	-	SMMUSD	
Jerry Gibson	-	SMMUSD	-
Brain Part	-	SMMUSD	
Michael Burke	-	SMMUSD	
Carey Upton	-	SMMUSD	
Barbara Chiavelli	-	SMMUSD	
Jason Dodd	-	SMMUSD	
Kathy Staib	-	SMMUSD	
Steve Massetti	-	SMMUSD	
Jeremy Carver	-	WEBB	
Bryan Tran	-	IMEG	
Nestor Ignacio	-	IMEG	
Gary Moon	-	tBP/Architecture	
Tonya Pawli	-	tBP/Architecture	
Robert Morales	-	tBP/Architecture	

PURPOSE OF THE MEETING

To discuss an overview of potential projects.

DISCUSSION

tBP's Presentation:

1. Renovating the food service area following SMMUSD education specifications near the Multipurpose Area.

2. Conceptual diagrams presented to the staff on April 2, 2020 and identified the challenges of a multipurpose space that accommodates music, performing arts and food service within one building. The staff also identified that the administration area is too small, and its location is challenging to monitor visitors once they enter the campus. tBP presented a solution that will resolve the visibility/security challenge by building a new building toward the front of the school.
3. Conceptual diagrams illustrating that providing a dedicated Maker's Lab, Innovation Labs and/or Art Labs will include dedicated storage and will allow the teachers to remove the supplies they currently store within their rooms for STEAM instruction. This will give the teachers more room for storage so that the collaboration rooms between the classrooms will be functional again rather than used as storage.
4. Conceptual diagrams illustrating kindergarten classrooms with dedicated restrooms and shared play area.

Discussion Items

1. Ideal organization is to separate food service from multipurpose functions.
2. Music, art, and fitness compete with other functions that take place in the multipurpose room. Rentals trucks need access from the street.
3. Water intrusion into buildings occurs throughout the campus and upper decks are a consistent problem. Concealed drainpipes are problematic to clean and several have been replaced.
4. Access to food service is challenging with the existing loading dock .
5. Requested a new or enlarged trash area since the existing trash area is too small.
6. Custodial requested storage.
7. Security is an issue on campus.
8. Playfields:
 - a. Joint use agreement is challenging.
 - b. Playfields working but wayfinding is problematic.
 - c. Lunch areas scheduling is challenging.
9. Parking – not enough spaces
10. Need storage spaces in each building cluster.
11. Challenging with performing arts spaces
12. Existing food service is undersize.

Page 3

13. Second floor: Some leaking areas and outdoor spaces are noise issues.
14. Folding partitions do not work properly and need to be replaced.
15. Overall, the drainage system's pipes need to be cleaned when it drains, cast iron pipes are detreating, and have changed pipes in (4) areas.
16. Have not been able to determine where the site drainage goes.
17. Entrance tree has issues and have replaced pipes.
18. Roofing system has been replaced in some areas and it is not the worst system.
19. Railing at deck: Some students can climb on roofs.
20. tBP to check allowable building footages for site.
21. Multi-purpose area is crowded and separated from their arts.
22. Kitchen and portables flood during the rain.
23. Storage for custodians needed. Using wrong rooms.
24. A lot of trip hazards on the sidewalks.
25. Gates out back to play field should be a redesign gate system.

NEXT STEPS

1. Workshop 2 scheduled for April 23.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica Malibu Unified School District



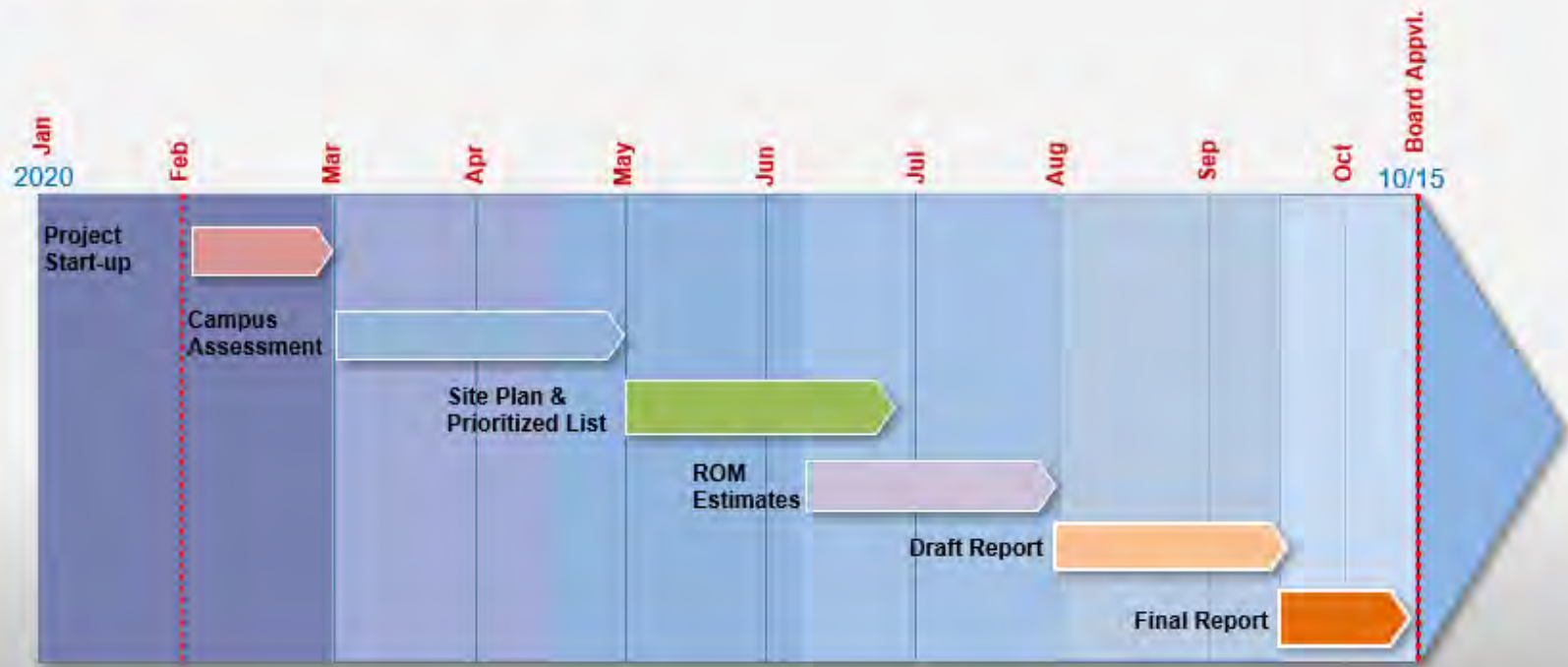
SMASH/ Muir Elementary School
District M&O and Food Service Staff Meeting 1

Mission: *"Extraordinary achievement for all while simultaneously closing the achievement gap."*



SMASH Muir ES Schedule

3.20.20



Campus Assessment

- Project Start-up: 1 month
- Campus Assessment: 2 months
- Site Plan & Prioritized List: 2 months
- ROM Estimates: 2 months
- Draft Report: 1.5 month
- Final Report: 1 month

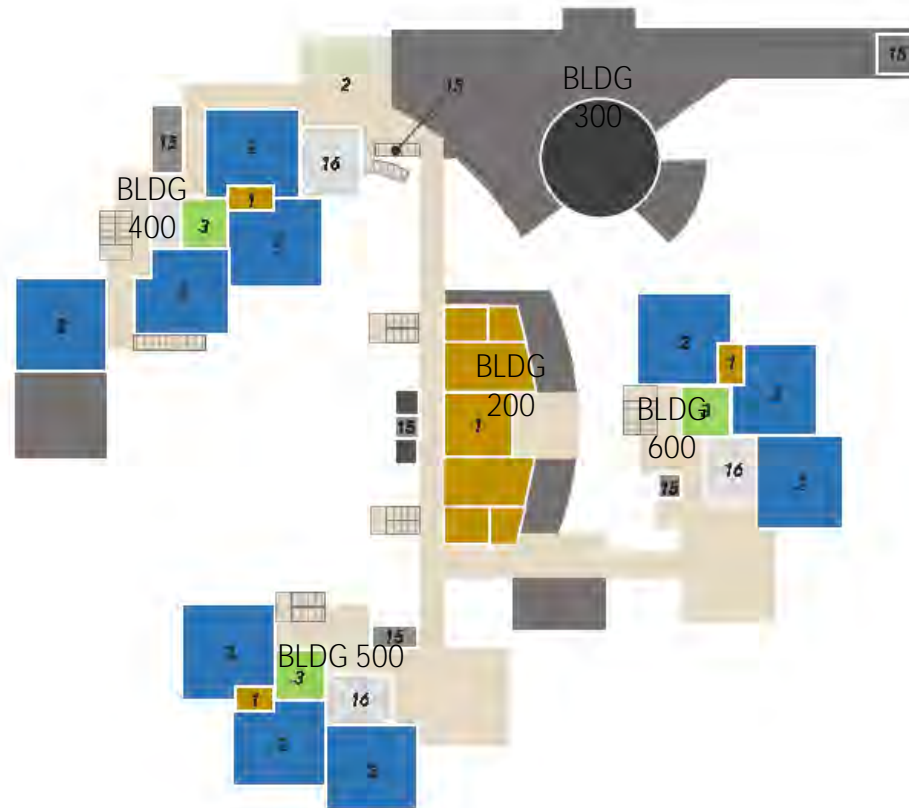
Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan (Existing)



Santa Monica Malibu Unified School District SMASH / MUIR

Second Level Campus Plan (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study



Santa Monica Malibu Unified School District SMASH / MUJR

Remove Portables and Build New 2 Story Typical Classroom/Special Need Classroom/Health & Fitness Wellness Center

Relocate Special Needs Bung 1, Bung 2 and Classroom 615: First Floor of New 2 Story Building

Health & Fitness Wellness Center: First Floor of New 2 Story Building

Relocate Classrooms 425, 440 and 490 Second Floor of New 2 Story Building



Santa Monica Malibu Unified School District SMASH / MUIR

New 2 Story Administration/Student Services/Kindergarten



Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Workshop #2 Meeting Date: 04/23/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Theresa Kelly	-	SMASH
Aimee Koeplin	-	SMMUSD
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To discuss potential projects.

DISCUSSION

1. tBP Several options were presented that included relocating administration into a new building and placing a 1,300 sf innovation/design lab in the existing administration area.
 - a. Reviewed adjacencies of the library/media center.
 - b. Original circulation casework does not exist.
 - c. More community shared space needed for guest speakers/volunteers and 21st learning.
 - d. Lacking storage area (consensus entire campus).
 - e. Verify size of MDF for campus located in the media center.
 - f. Middle school classrooms are challenged for area because they are storing all equipment for instruction within their own teaching area including music instruments.
 - g. Need to know is which programs would use the renovated space.
 - h. District will address furniture.
 - i. Loosing the passageway is acceptable since it is not used much.
2. tBP reviewed SMMUSD food service ed specifications.
 - a. Food service delivery and service access will be also included in the revised layout of the new food service area.
 - b. The consensus with the District and the campus is that each campus is unique.

- c. Accommodations will be specific for each campus.
- 3. Parent / student access:
 - a. Currently SMASH parents' drop-off & pick-up along 5th street and students enter through gates into the SMASH kindergarten play area. Circulation is very congested and at times chaotic. An alternate entrance may be proposed.
 - b. Muir drop-off & pick-up areas along 6th street along with childcare and TK. Muir students all enter through the main gates.
 - c. The campus agreed that one monitored pedestrian entrance through a welcoming secured entry will be ideal, but that it would be difficult for everyone to enter through one entrance.
 - d. Parking layout will be reviewed to increase the number of parking spaces.
- 4. tBP presented a new two-story administration building that included Administration located on both floors: possibly one school on each floor or a combined layout.
 - a. Either two kindergarten classes within the new building or special education classrooms located on the first floor with dedicated art/science/makers lab located on the second floor.
 - b. tBP to provide play area requirements.
 - c. Visitor parking are would be move toward Ocean Park Blvd. and have one access at 6th Street. Layout will be reviewed to maximize the number of parking spaces.
- 5. tBP presented relocating special education into rooms with access to restrooms; either in existing rooms or in new Administration building.
- 6. tBP presented that by having a dedicated art/science/maker's lab, supplies for each instructional area can be located within the dedicated classroom. This will provide additional area within the typical classroom so that teachers have more storage and/or instructional area for instruction and group activities.
- 7. tBP presented several options that include repurposing collaboration areas, teacher offices and circulation area within 400, 500 and 600 buildings for group activities and instruction.
- 8. tBP presented that teacher workrooms, dedicated student services, separate parent/teacher volunteer and teacher lounge will be included in the new administration building.
- 9. tBP presented a new multi-purpose building along 6th Street with a fitness/multi-purpose room and after-school facilities.
 - a. Staff is concerned about losing play areas.
 - b. Existing modular buildings next to Building 500 should be replaced along with the portable buildings.
- 10. Staff requested additional outdoor learning areas.
- 11. District's goal is to have pre-schools at all elementary schools.
 - a. tBP to provide pre-school field requirements and areas.

NEXT STEPS

1. Scheduled Site Walk on May 7, Workshop #3 on May 22, and Community Meeting #1 on June 3rd.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica Malibu Unified School District

SMASH/ Muir Elementary School
Workshop 2
4.23.2020

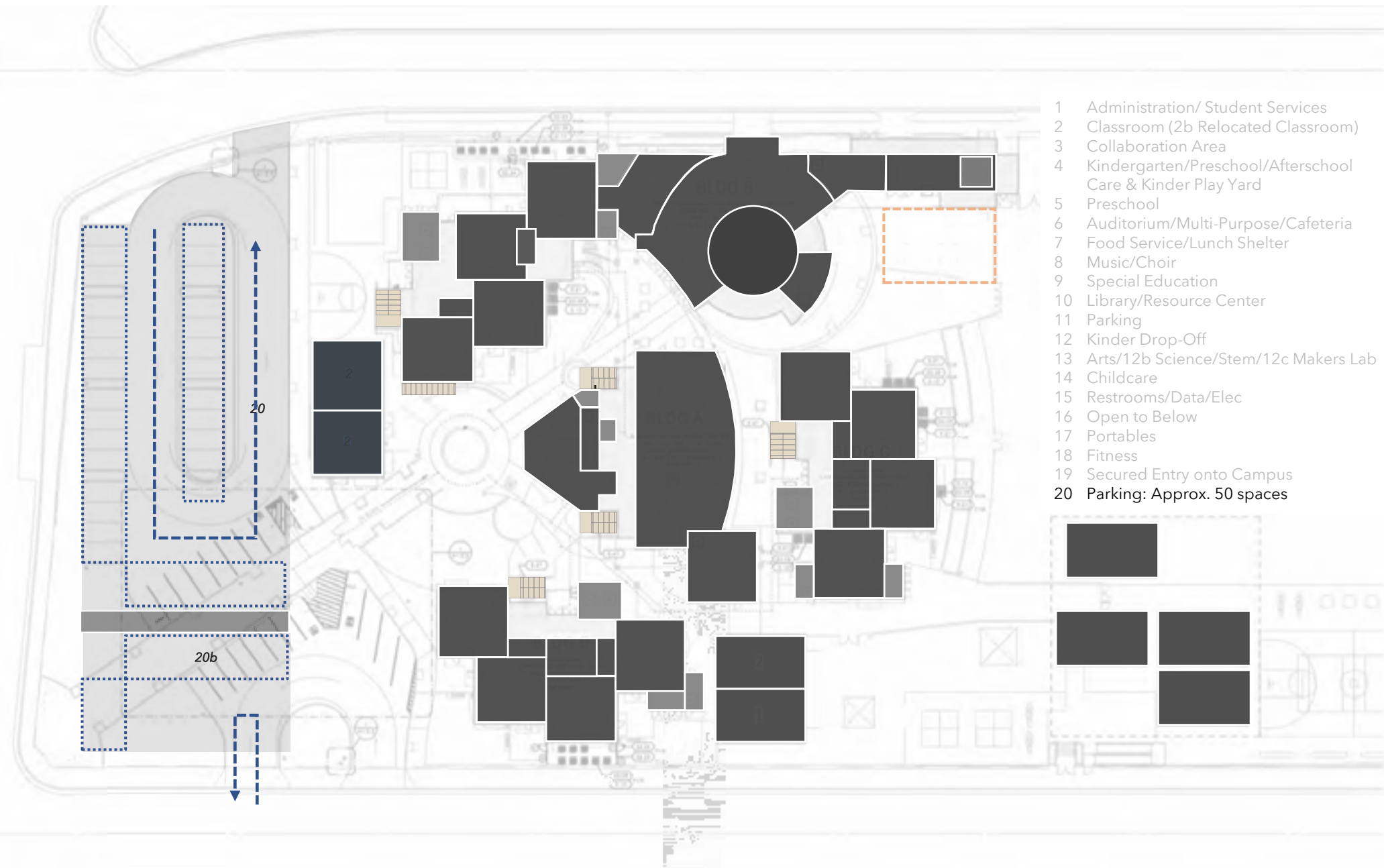


Mission: *"Extraordinary achievement for all while simultaneously closing the achievement gap."*



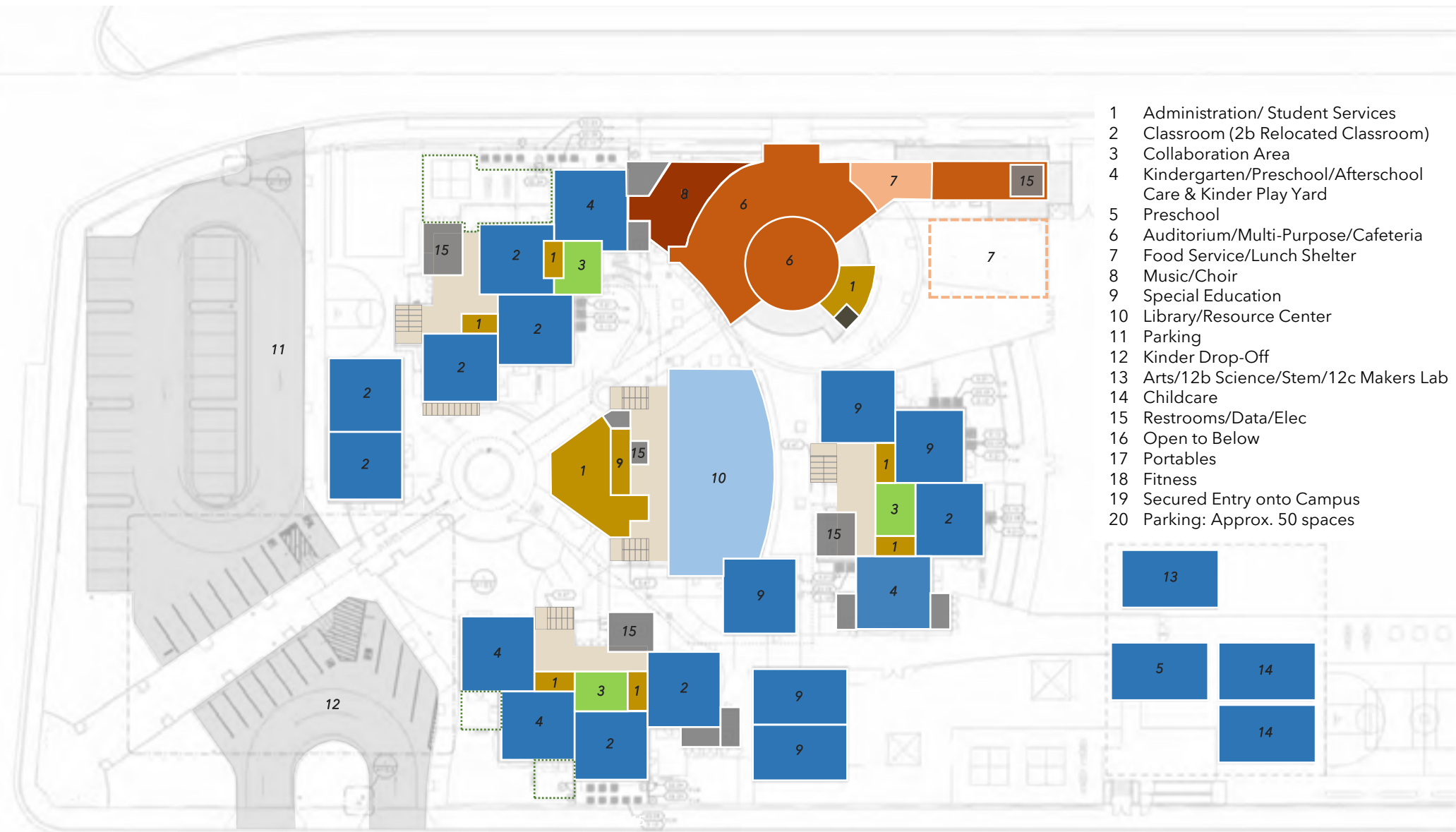
Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study



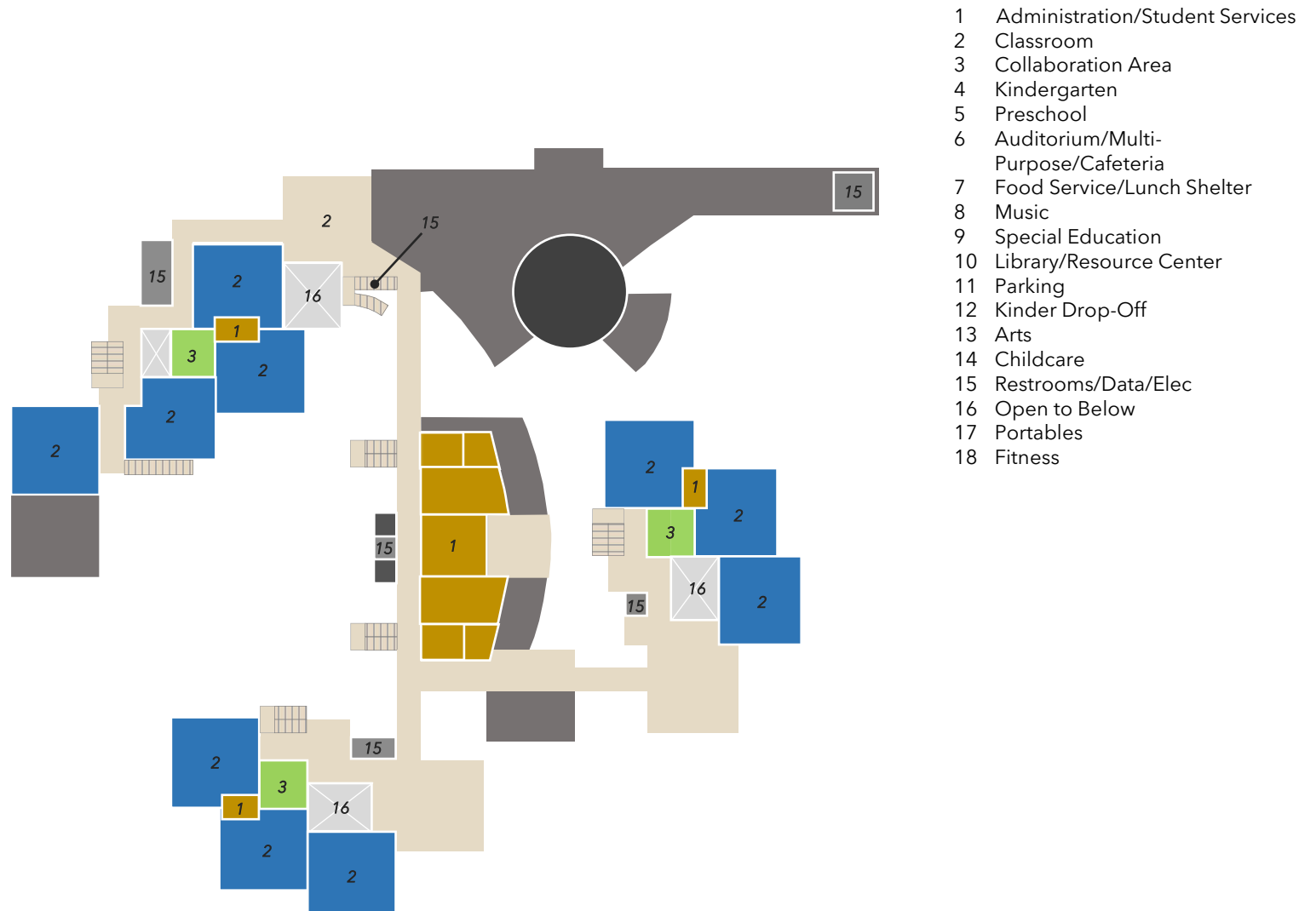
Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan (Existing)



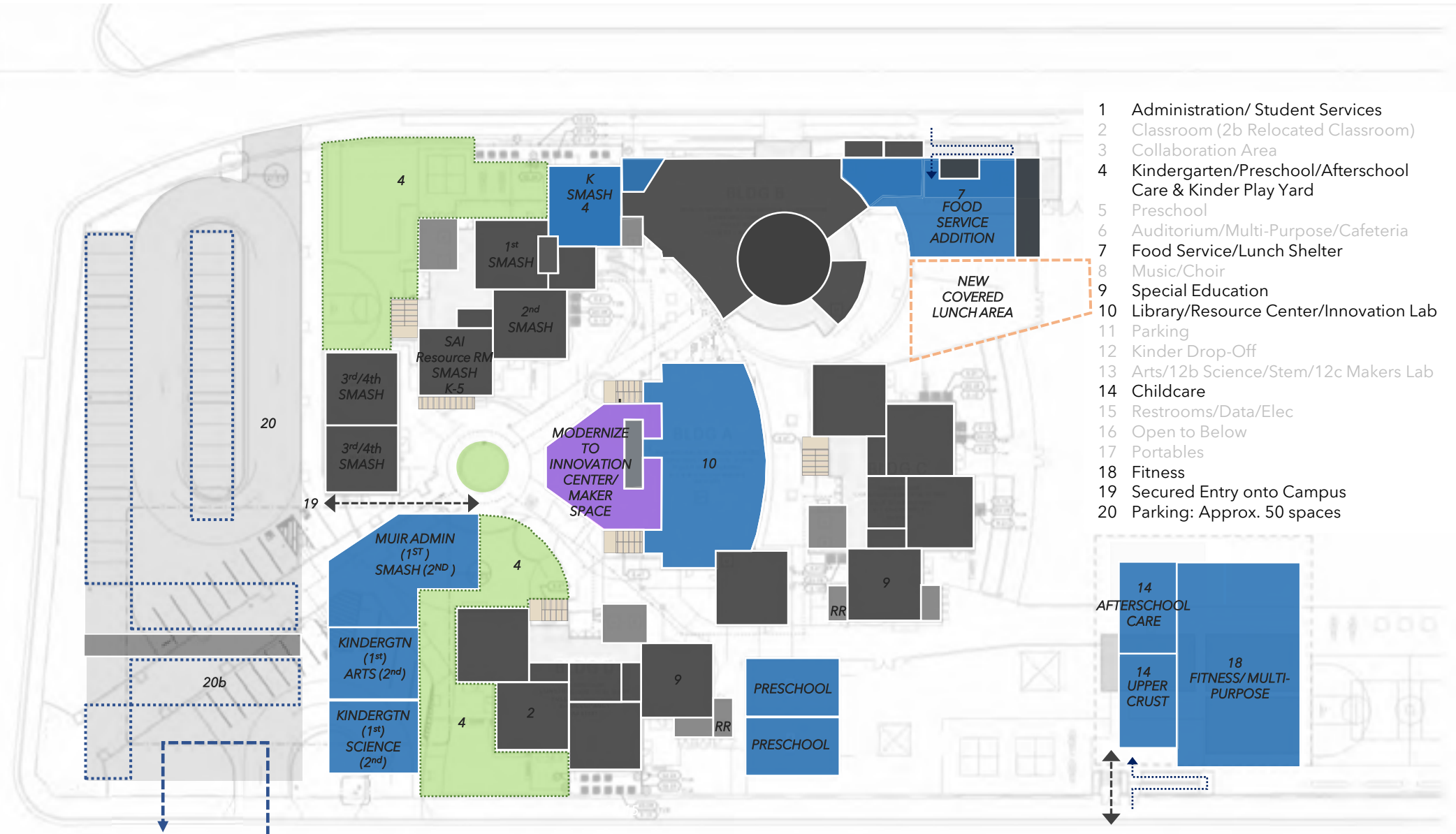
Santa Monica Malibu Unified School District SMASH / MUIR

Second Level Campus Plan (Existing)



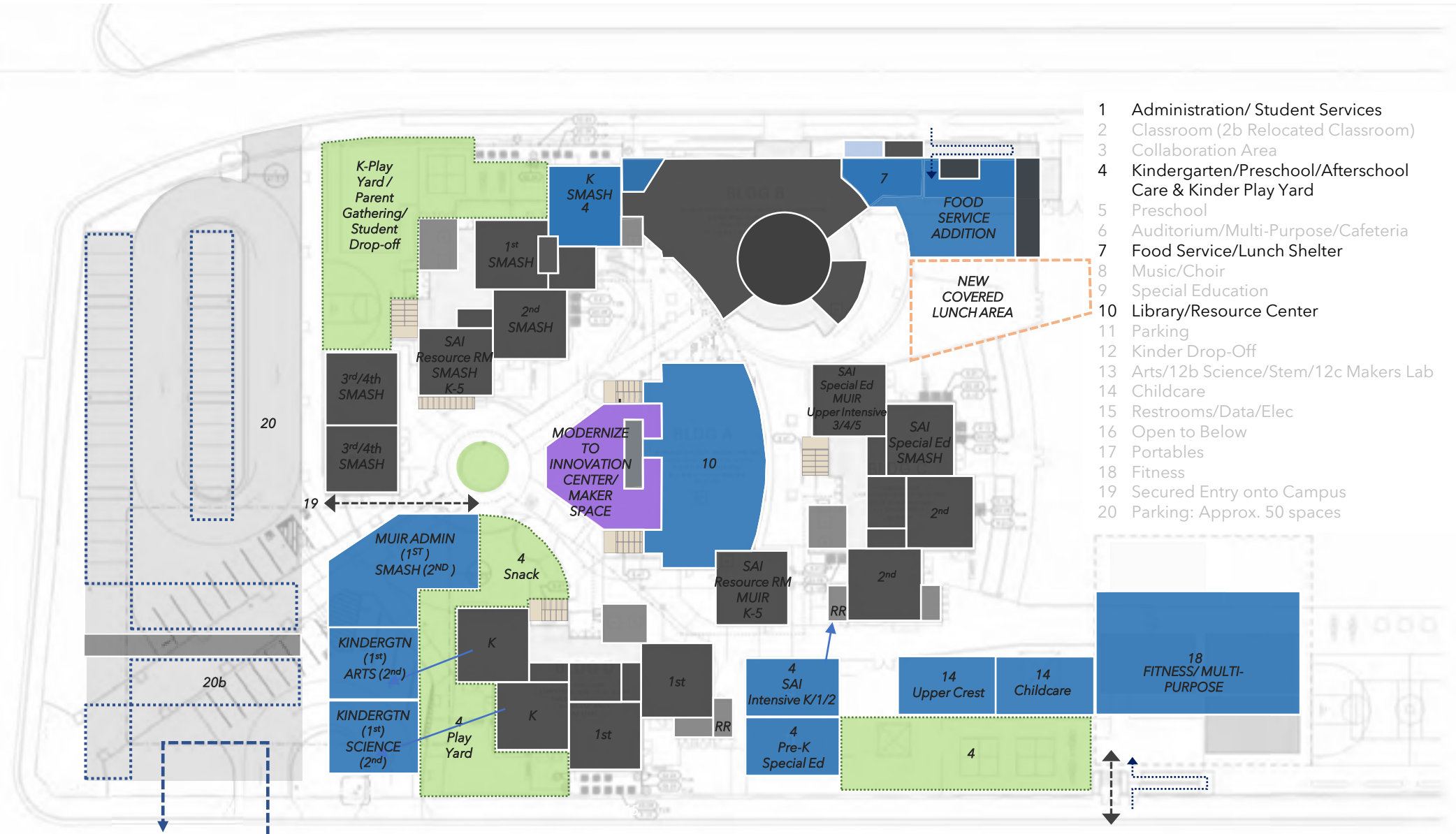
Santa Monica Malibu Unified School District SMASH / MUIR: **Option 1**

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables /Art and Science/Fitness

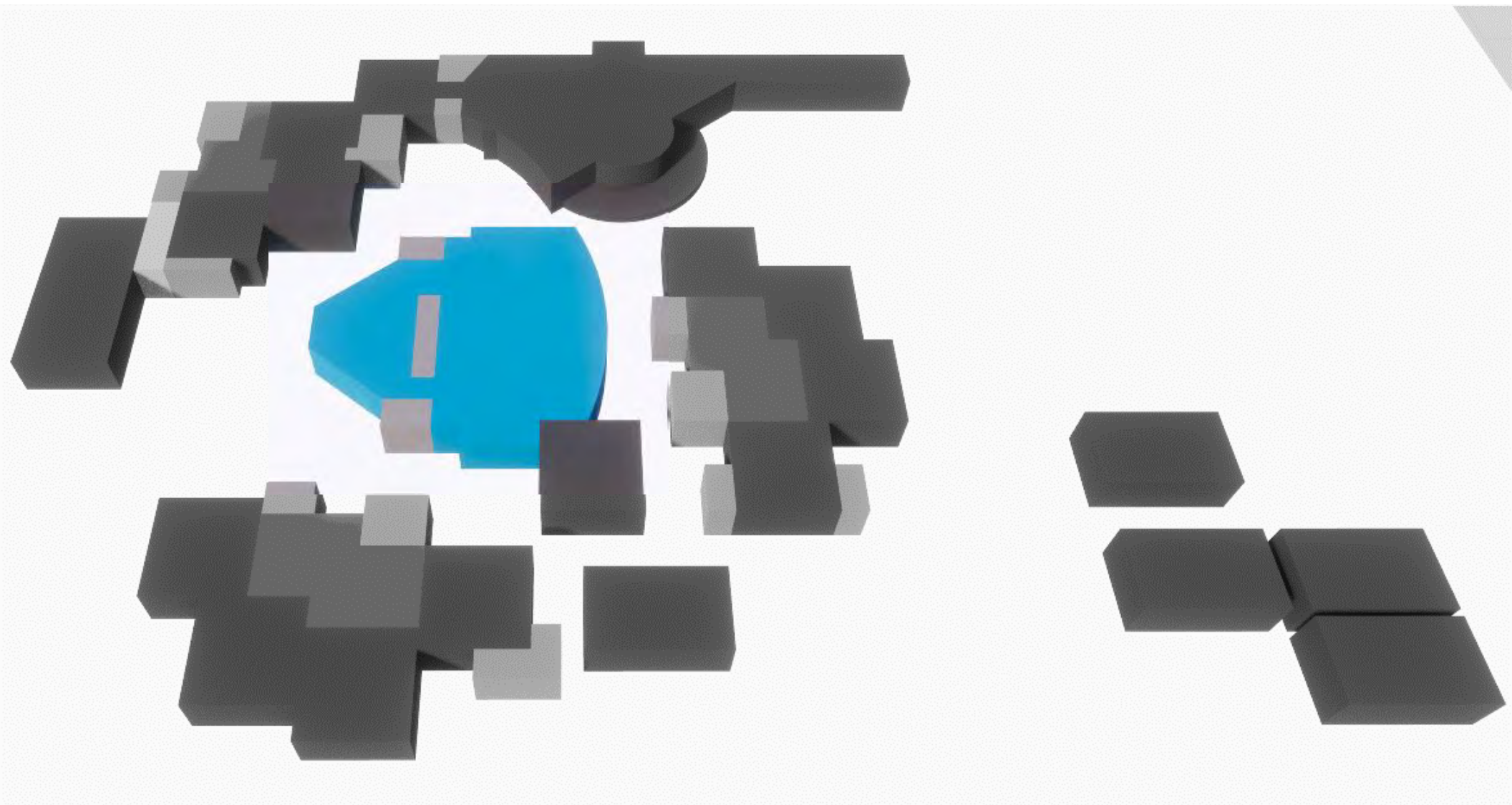


Santa Monica Malibu Unified School District SMASH / MUIR: **Option 2**

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables
/Art and Science/Fitness



Administration/ Media Center



Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - First Floor Level Administration (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten/Preschool/Afterschool Care & Kinder Play Yard
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music/Choir
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness
- 19 Campus Entry
- 20 Parking

SMMUSD/MUIR

450 Students/280 Students

Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

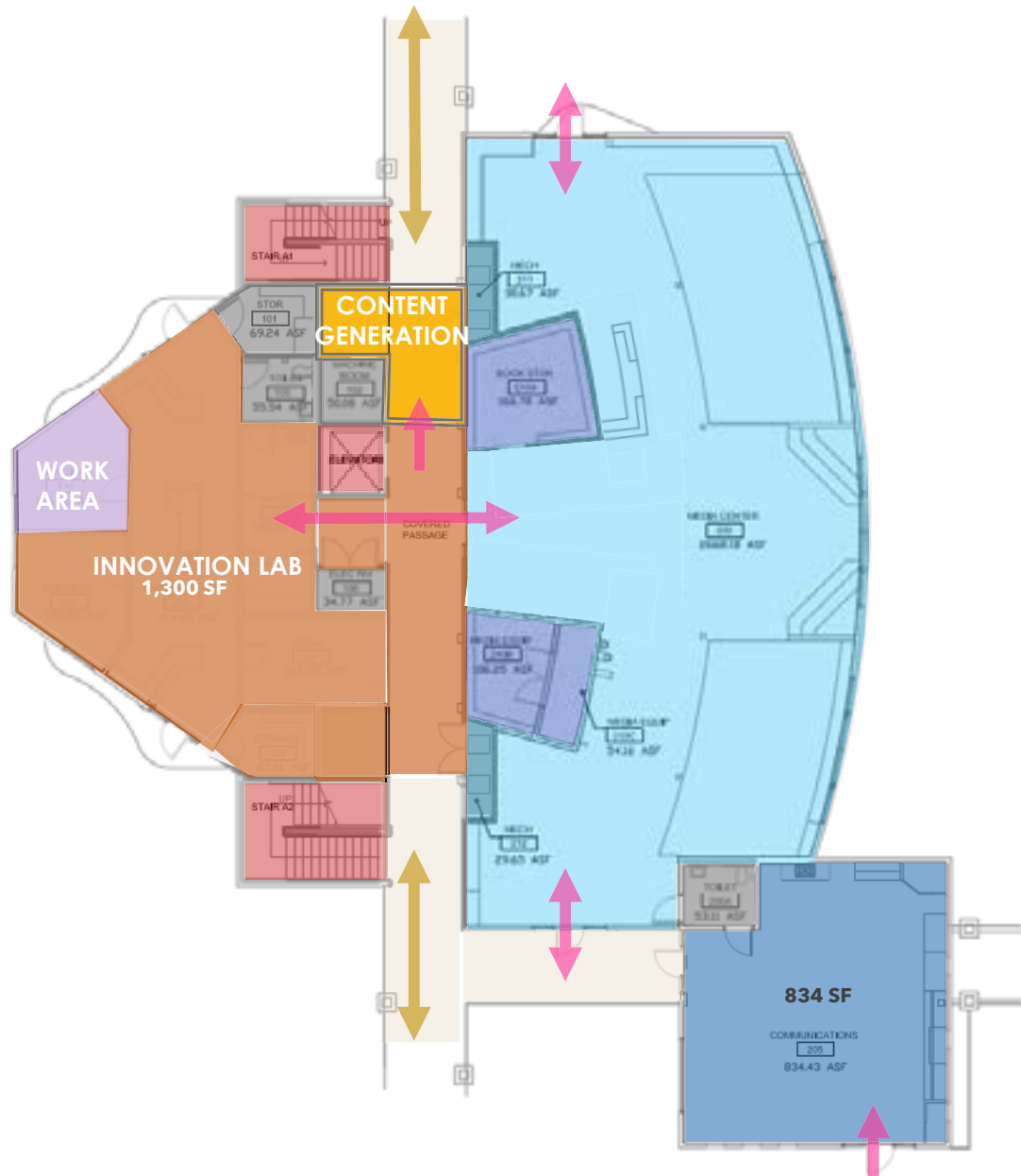
SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 – First Floor Level Library (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR

450 Students/280 Students

Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School

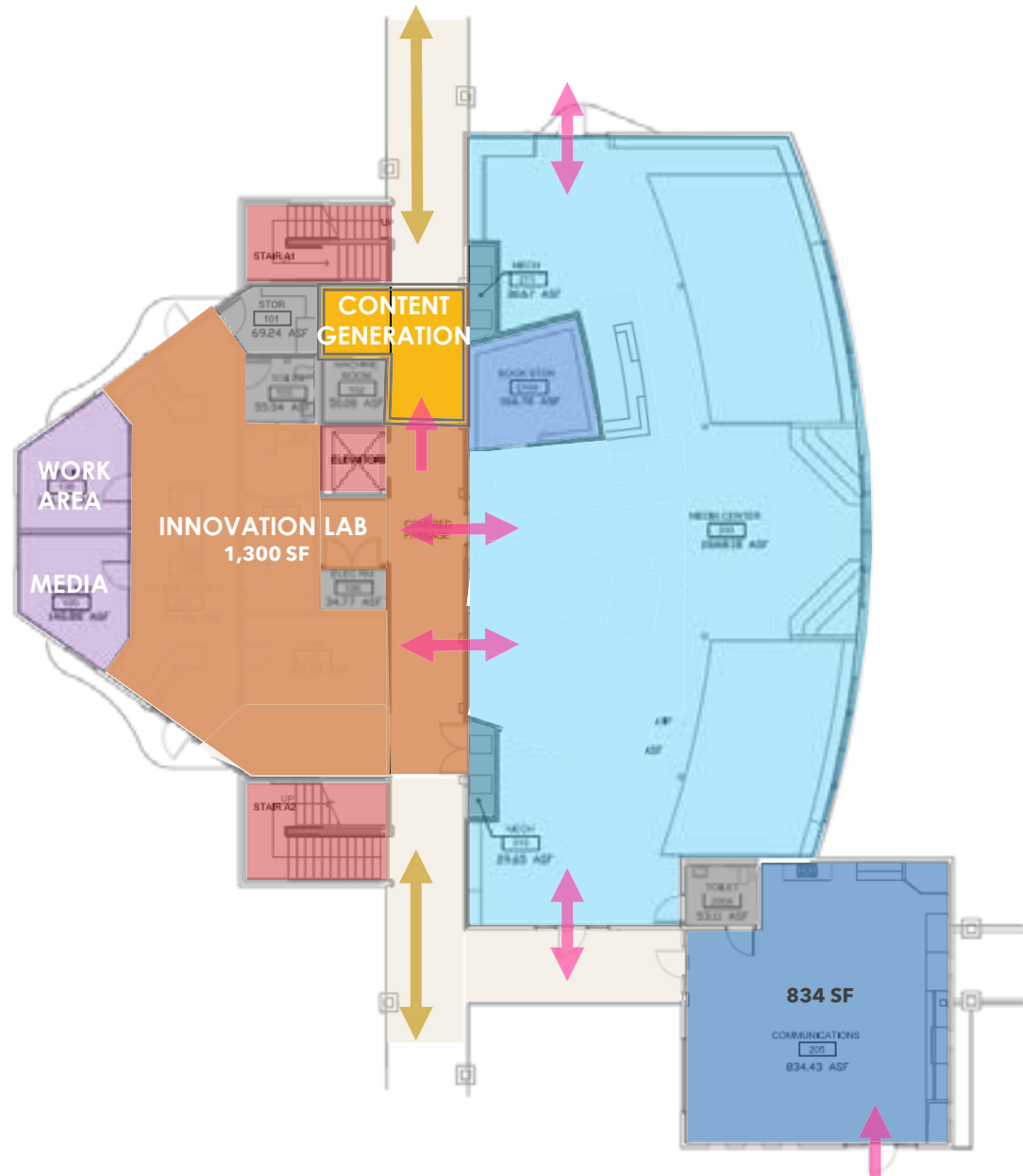
600 - 700 students:

Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 - First Floor Level Library (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR
450 Students/280 Students

Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Library Proposed Area - 7,900 sf

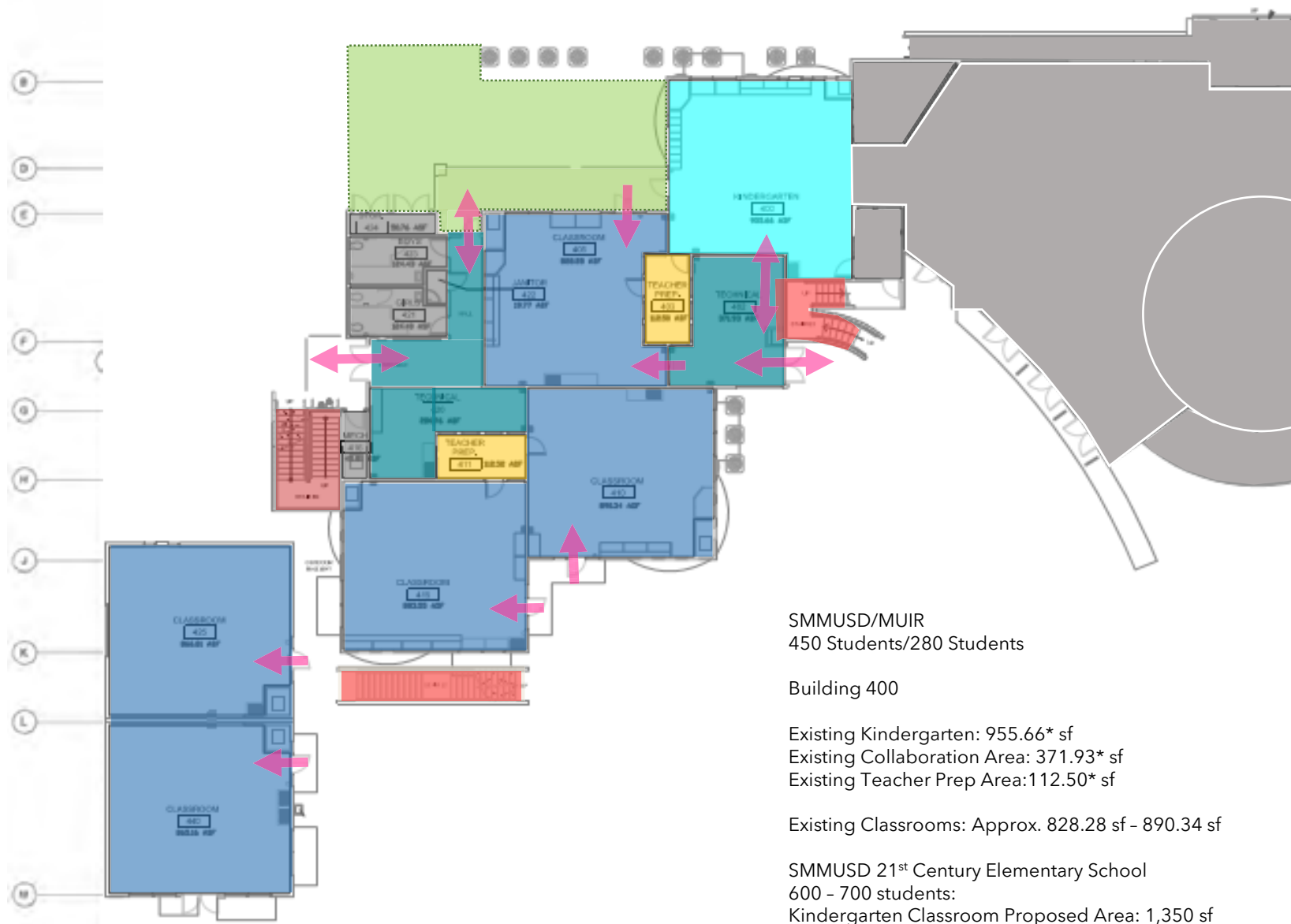
* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Classroom Bldg 400



Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

Existing Kindergarten: 955.66* sf
Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

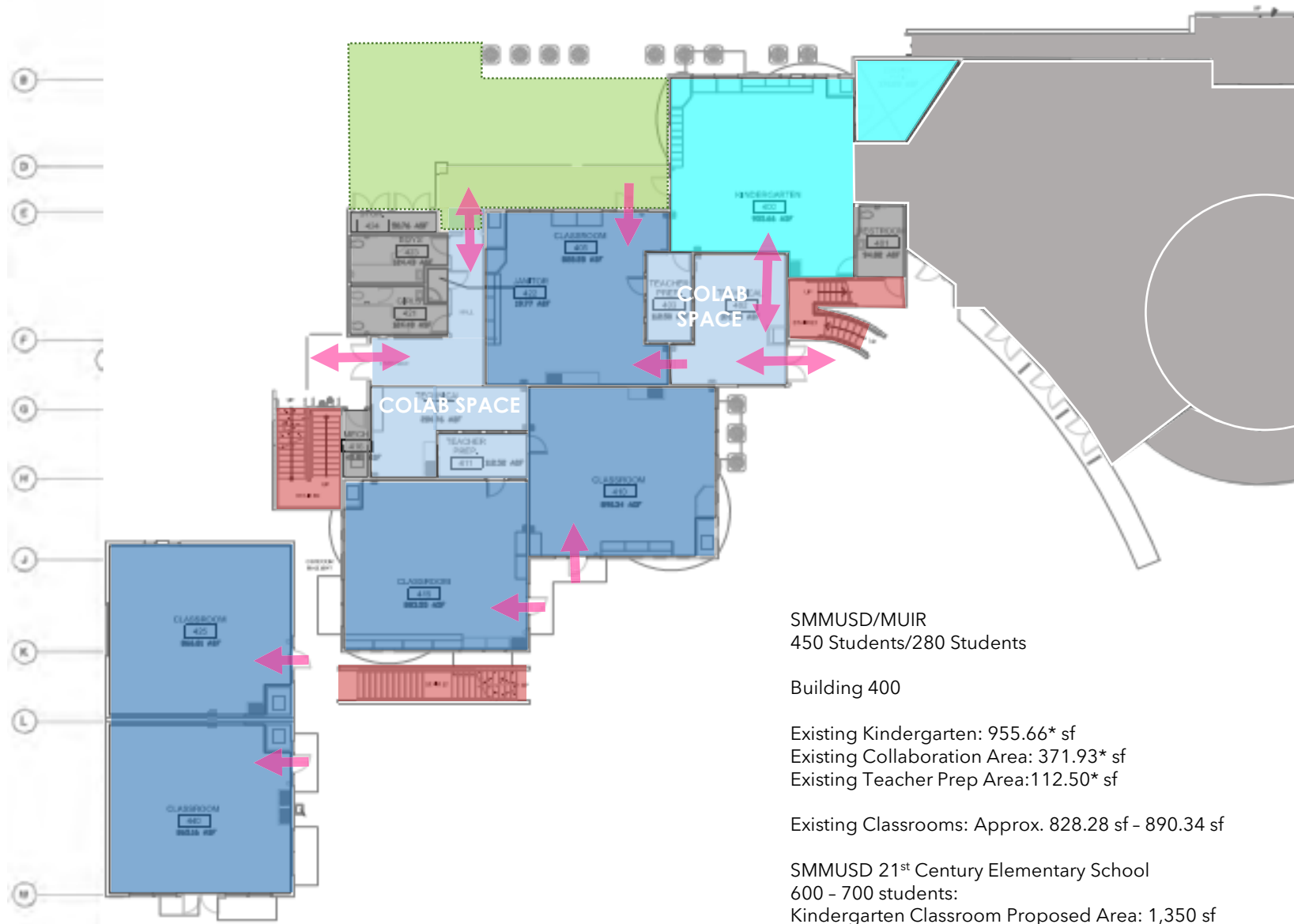
Existing Classrooms: Approx. 828.28 sf - 890.34 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

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Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

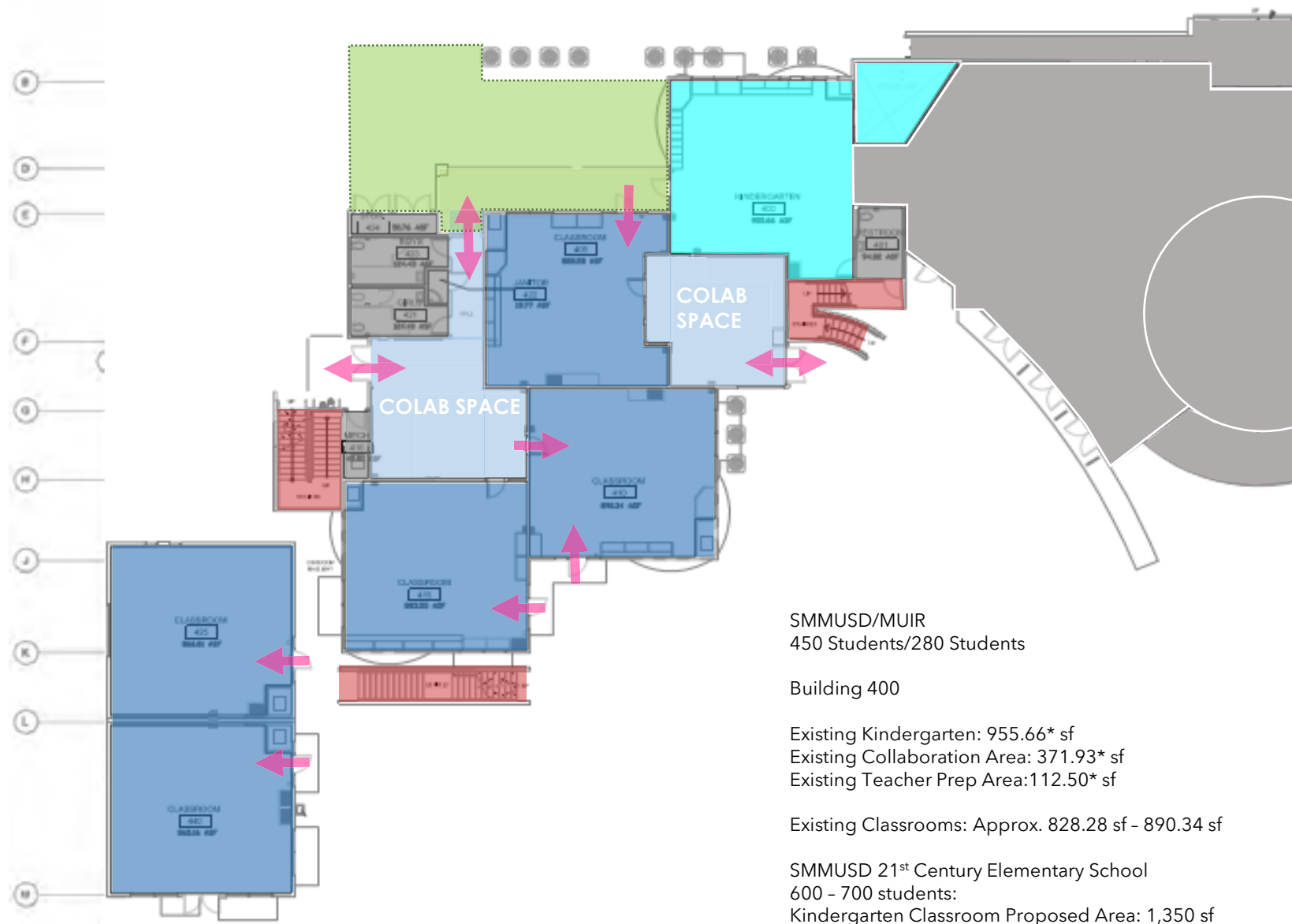
Existing Classrooms: Approx. 828.28 sf - 890.34 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 – First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

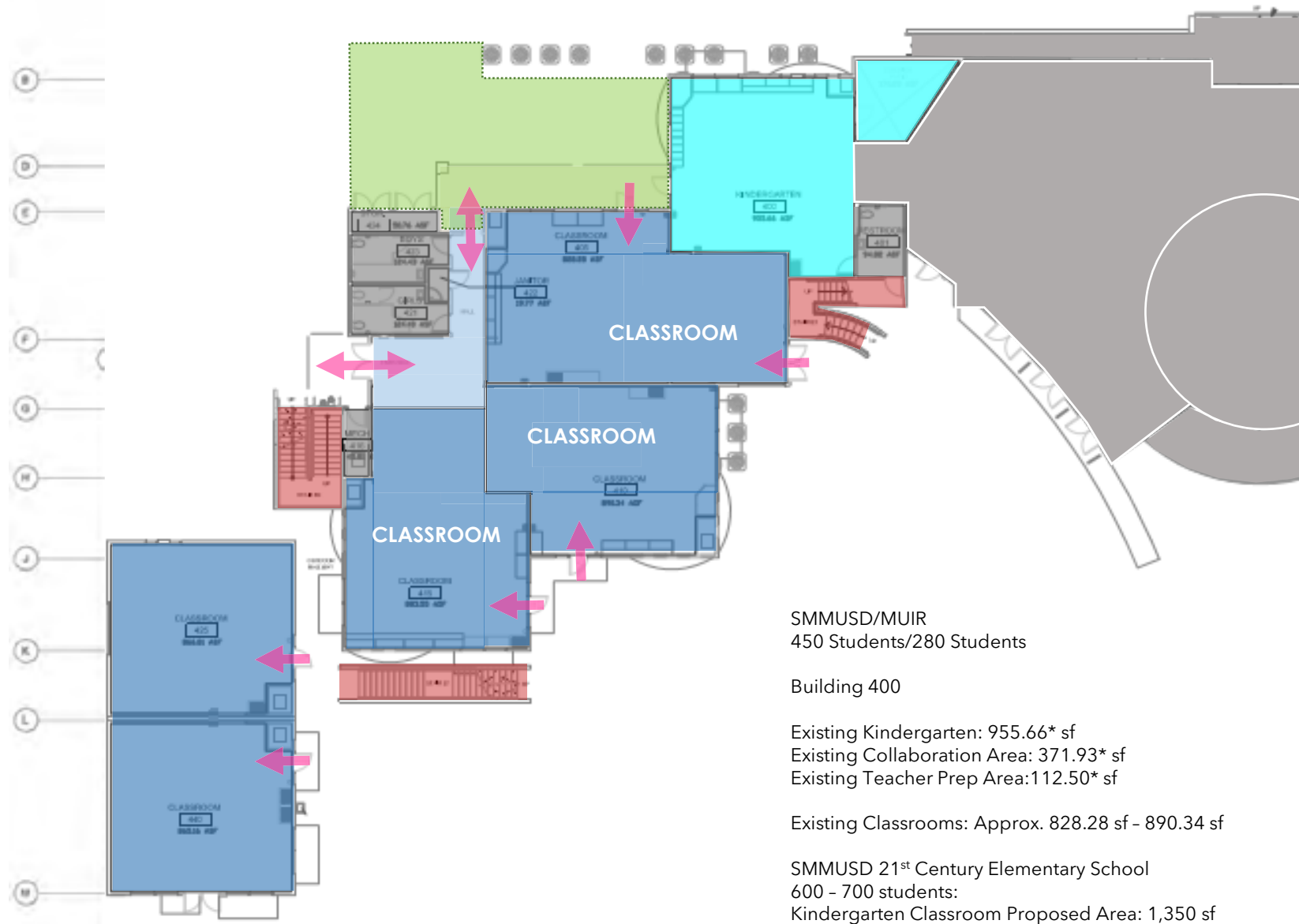
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Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

Existing Classrooms: Approx. 828.28 sf – 890.34 sf

SMMUSD 21st Century Elementary School
600 – 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

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Building 400 - First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

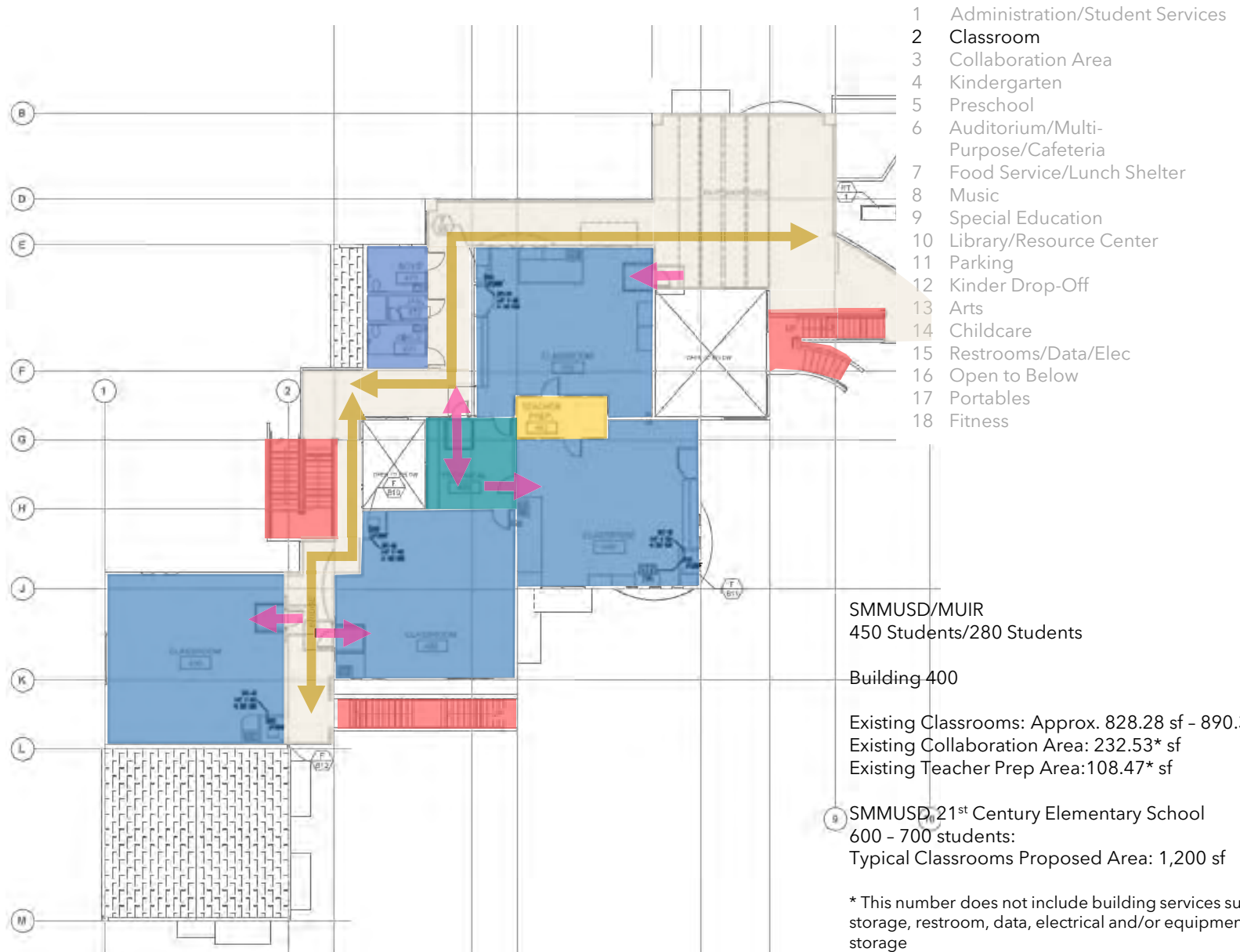
Existing Kindergarten: 955.66* sf
Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

Existing Classrooms: Approx. 828.28 sf – 890.34 sf

SMMUSD 21st Century Elementary School
600 – 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

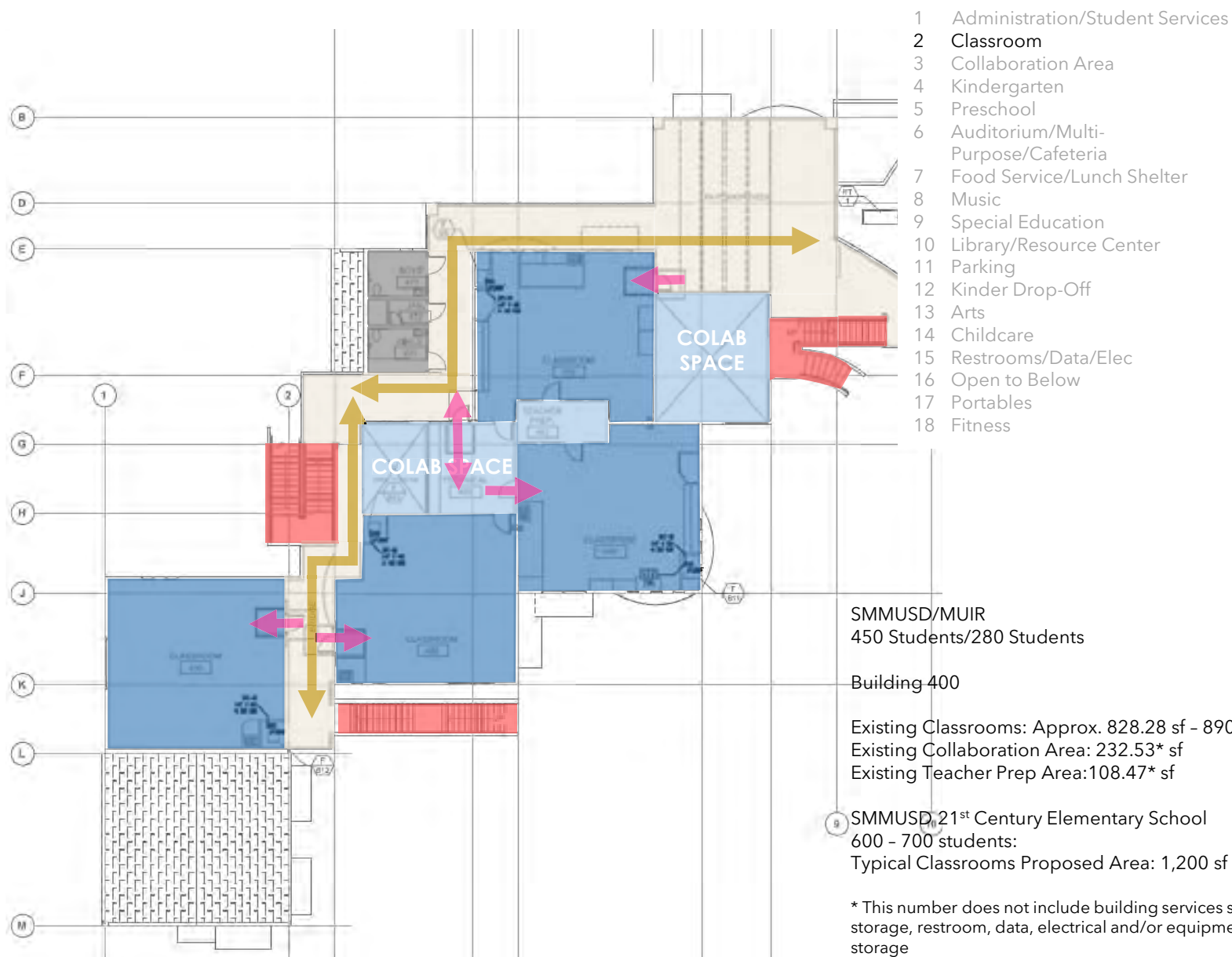
* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Building 400 - Second Floor Level Classrooms (Existing)



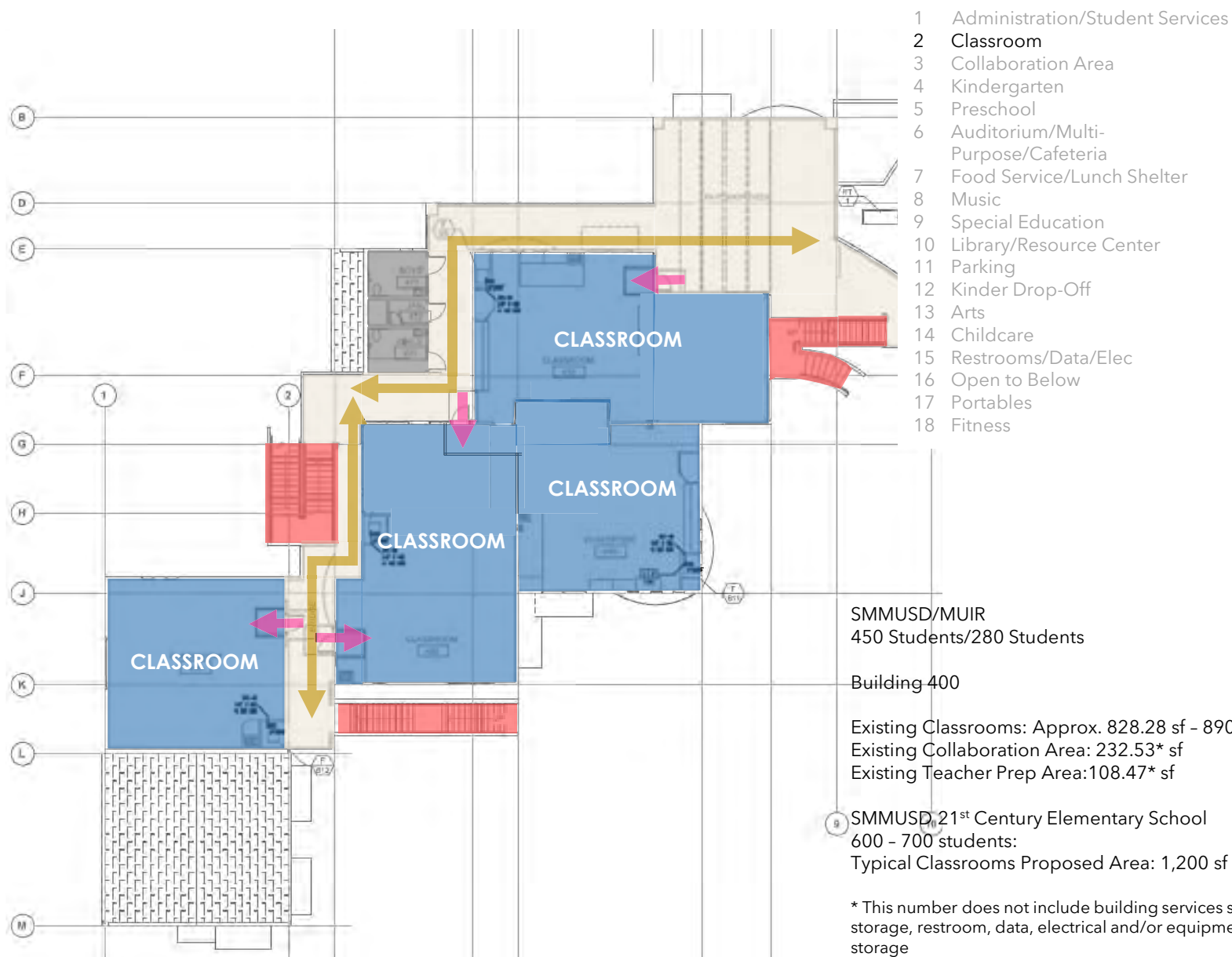
Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - Second Floor Level Classrooms (Existing)

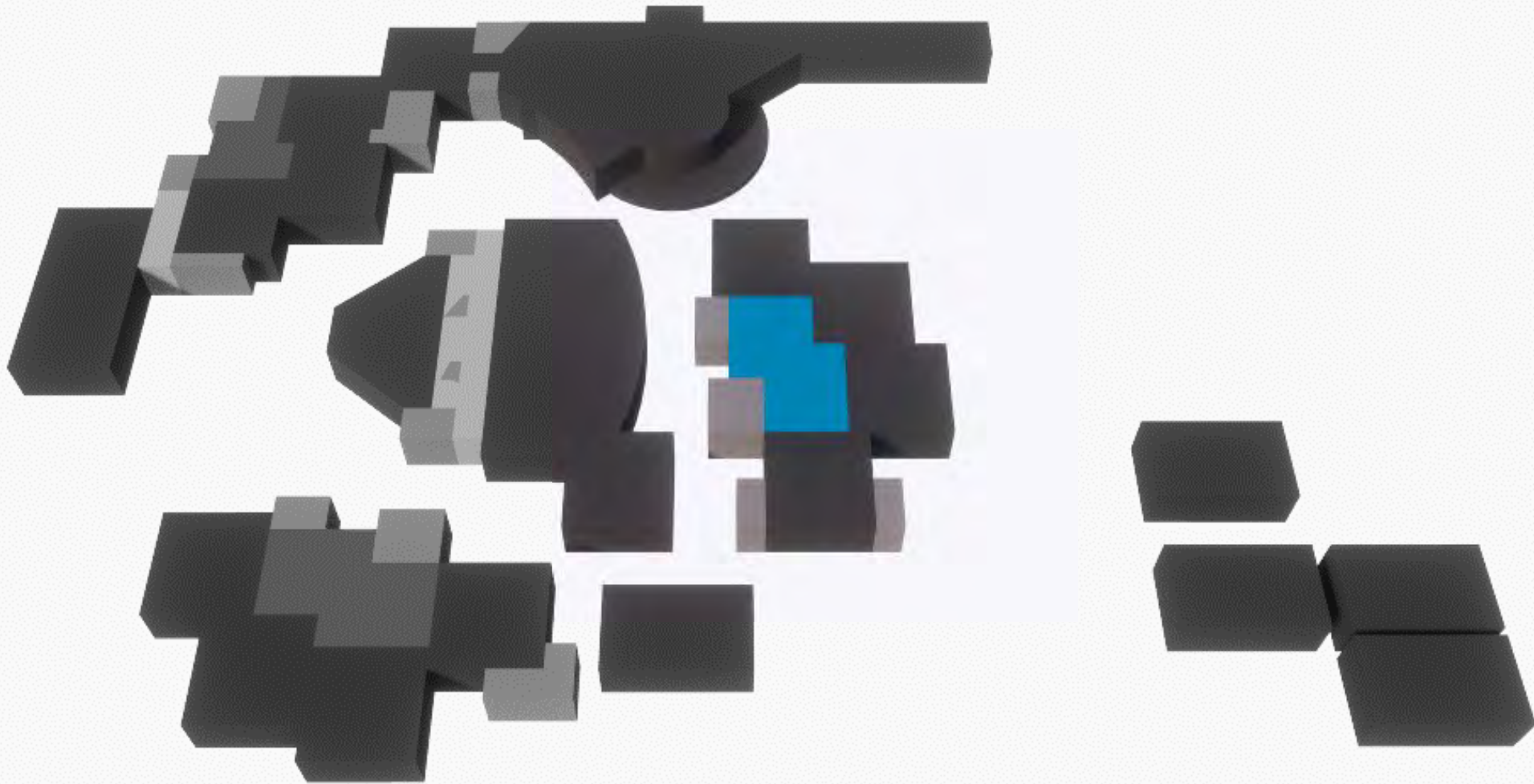


Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - Second Floor Level Classrooms (Existing)

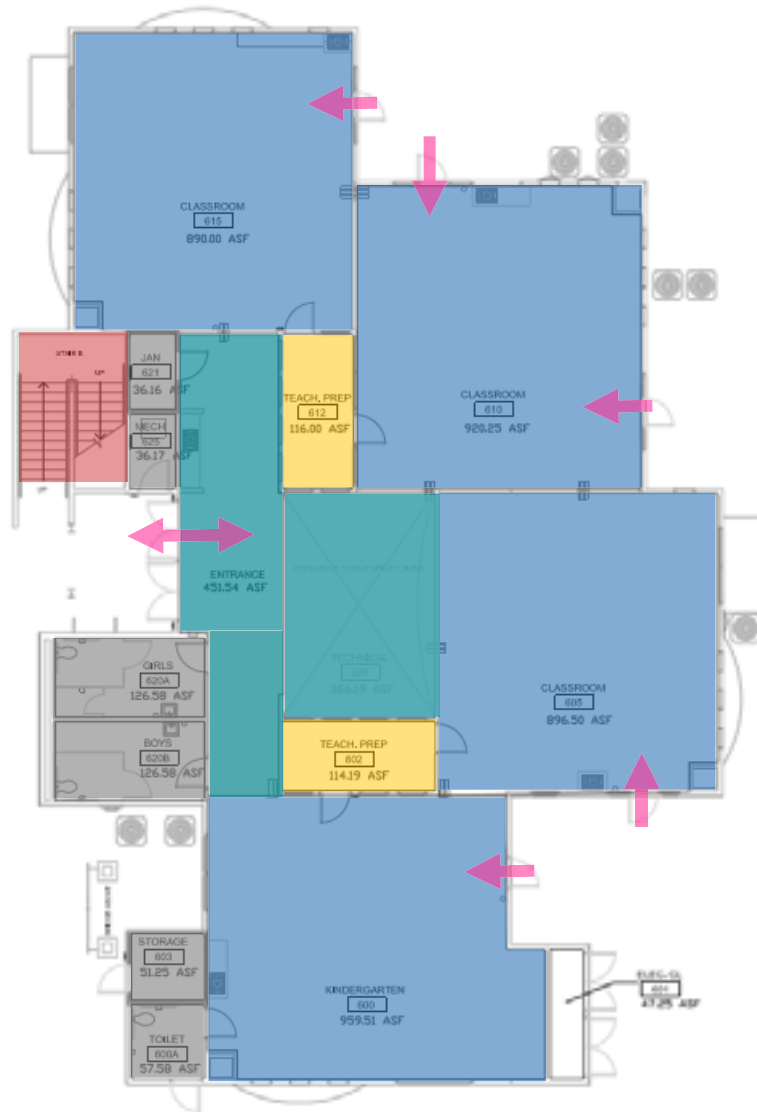


Classroom Bldg 600



Santa Monica Malibu Unified School District SMASH / MUIR

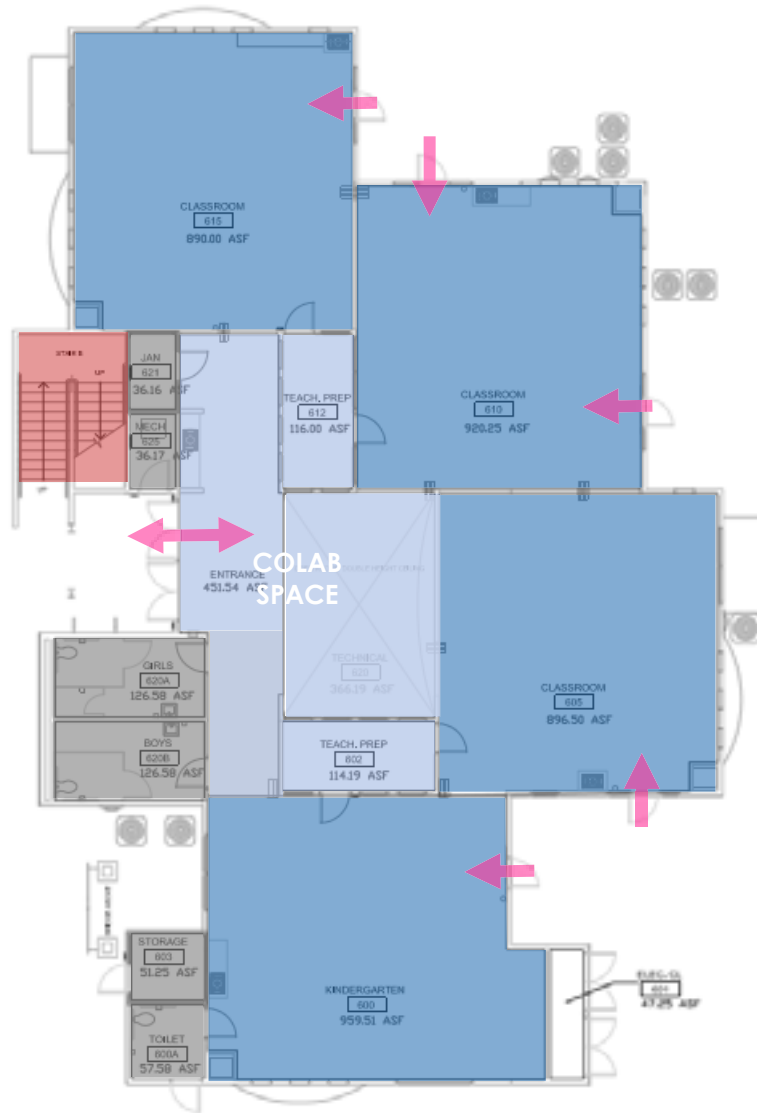
Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

Santa Monica Malibu Unified School District SMASH / MUIR

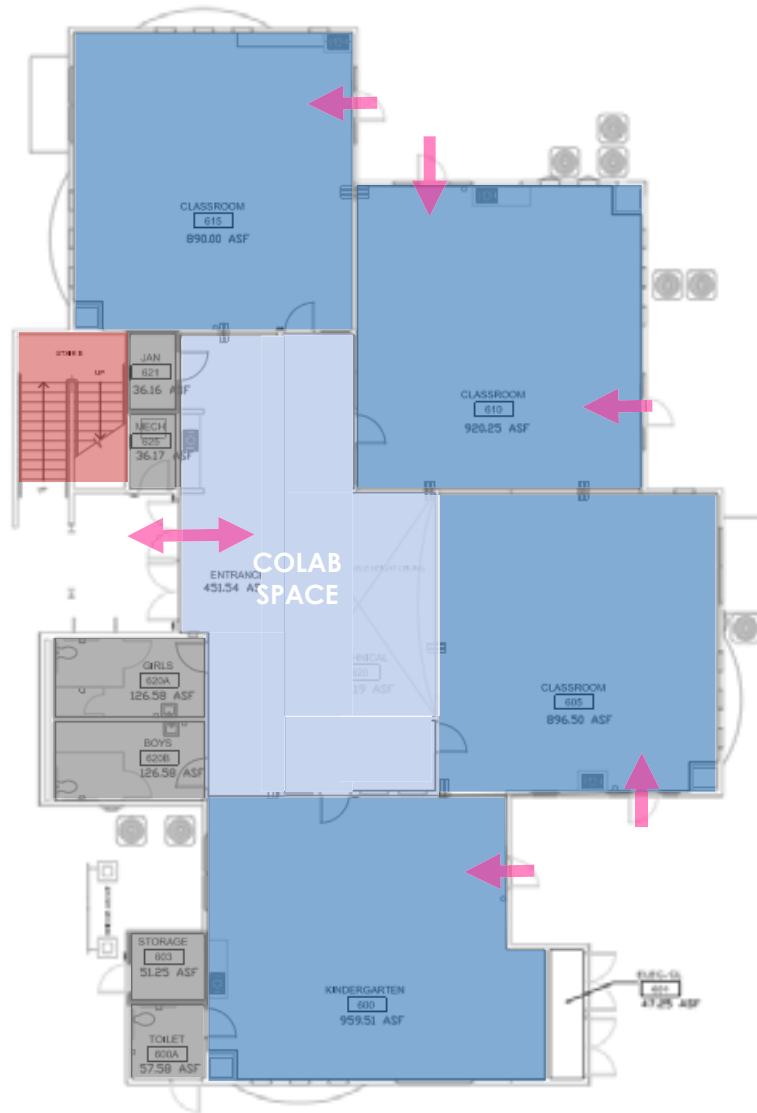
Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

Santa Monica Malibu Unified School District SMASH / MUIR

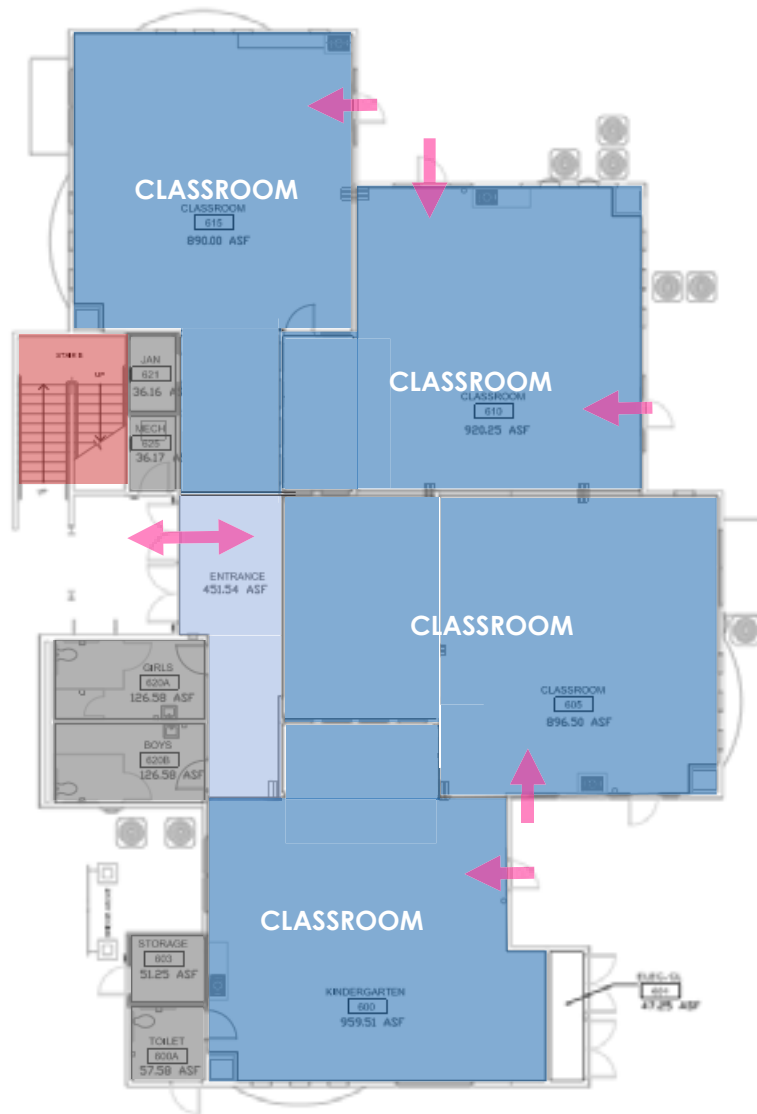
Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
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Santa Monica Malibu Unified School District SMASH / MUIR

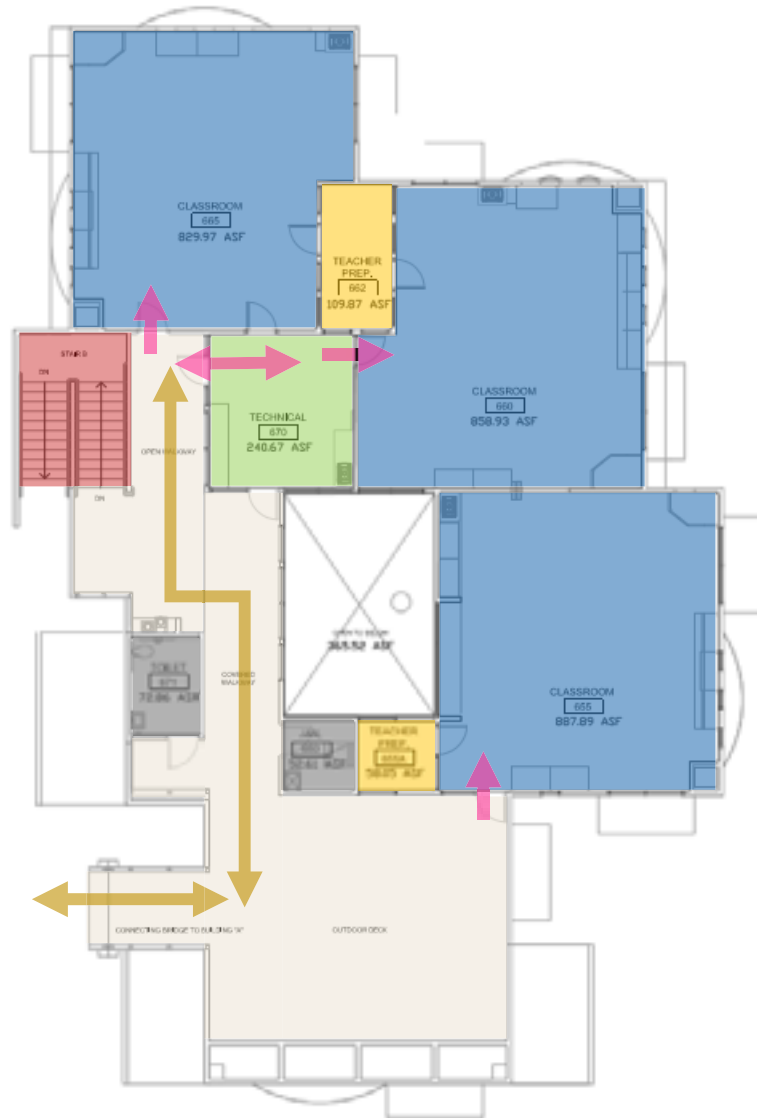
Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
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- 18 Fitness

Santa Monica Malibu Unified School District SMASH / MUIR

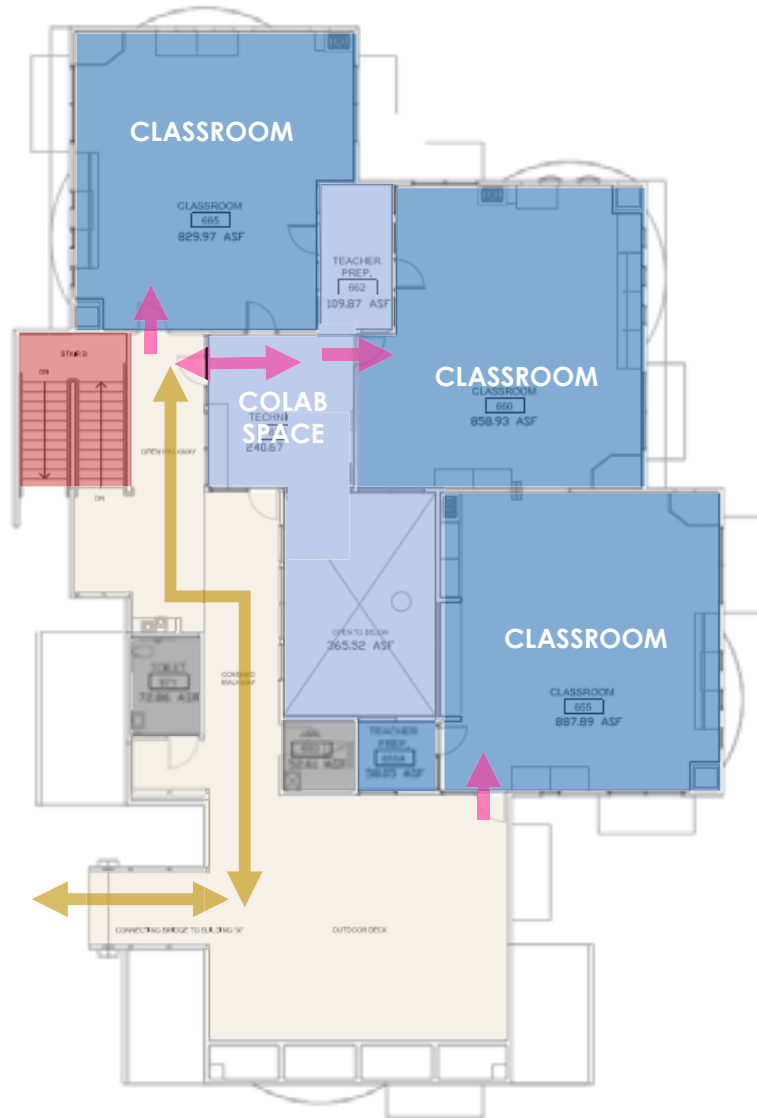
Building 600 - Second Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
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Santa Monica Malibu Unified School District SMASH / MUIR

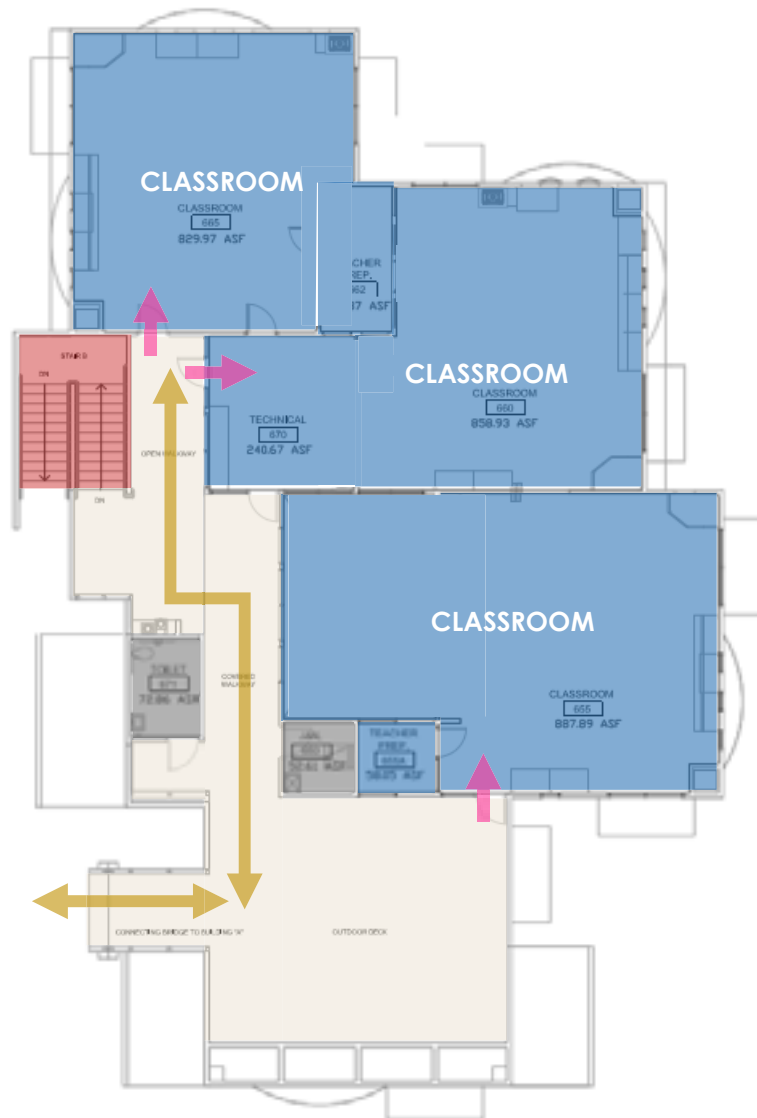
Building 600 - Second Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
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- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

Classroom Bldg 500



Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

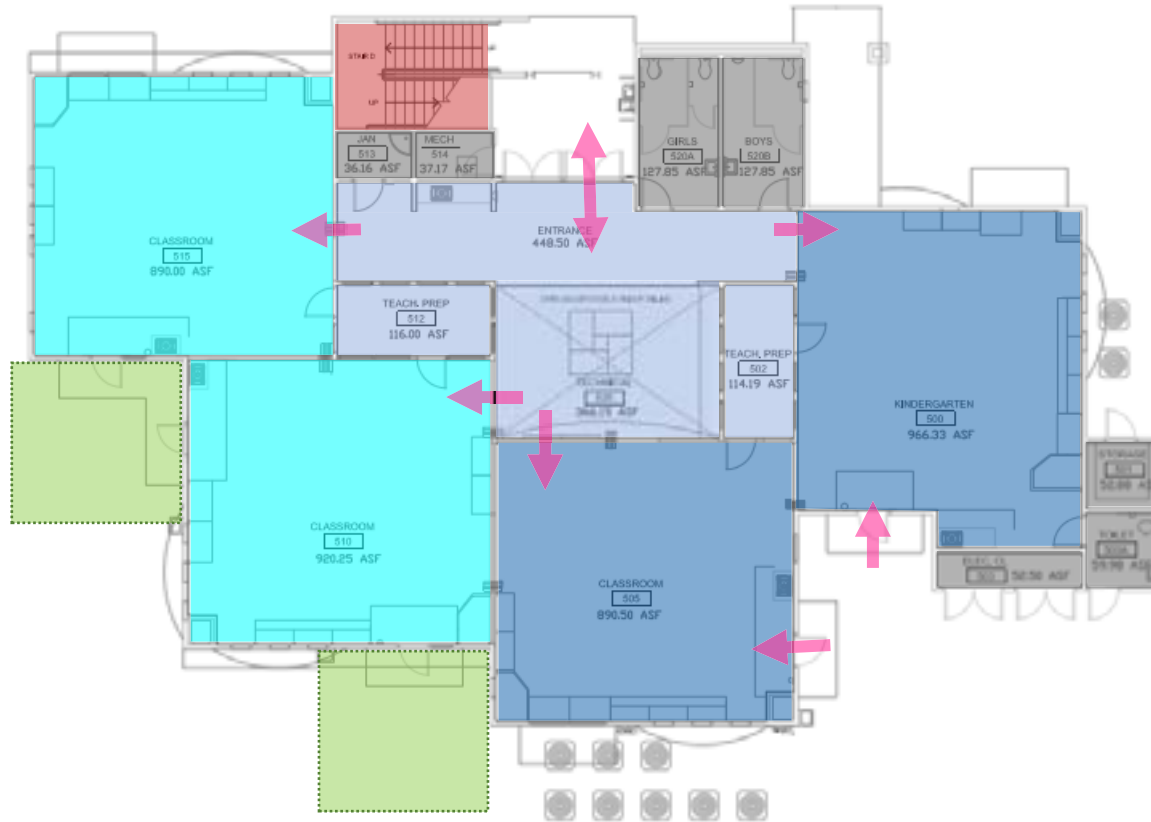
Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

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Existing Collaboration Area: 366.19* sf
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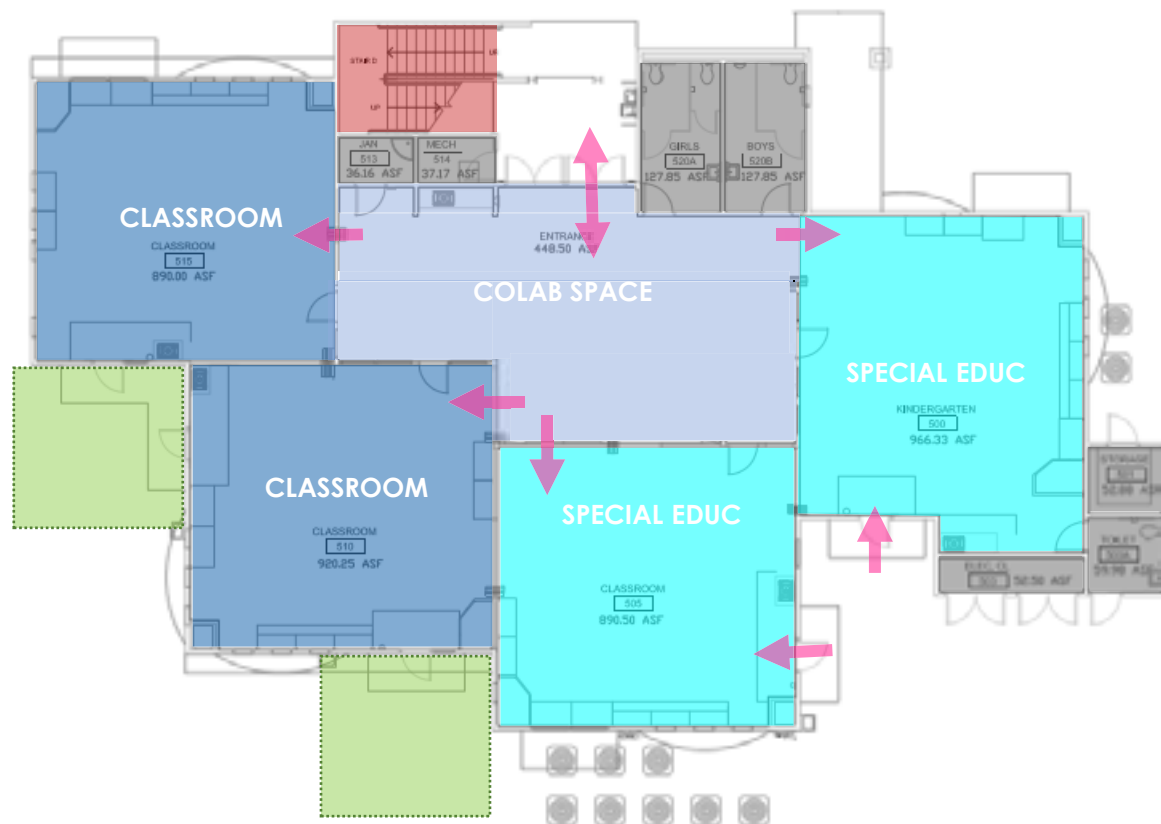
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SMMUSD 21st Century Elementary School
600 - 700 students:
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

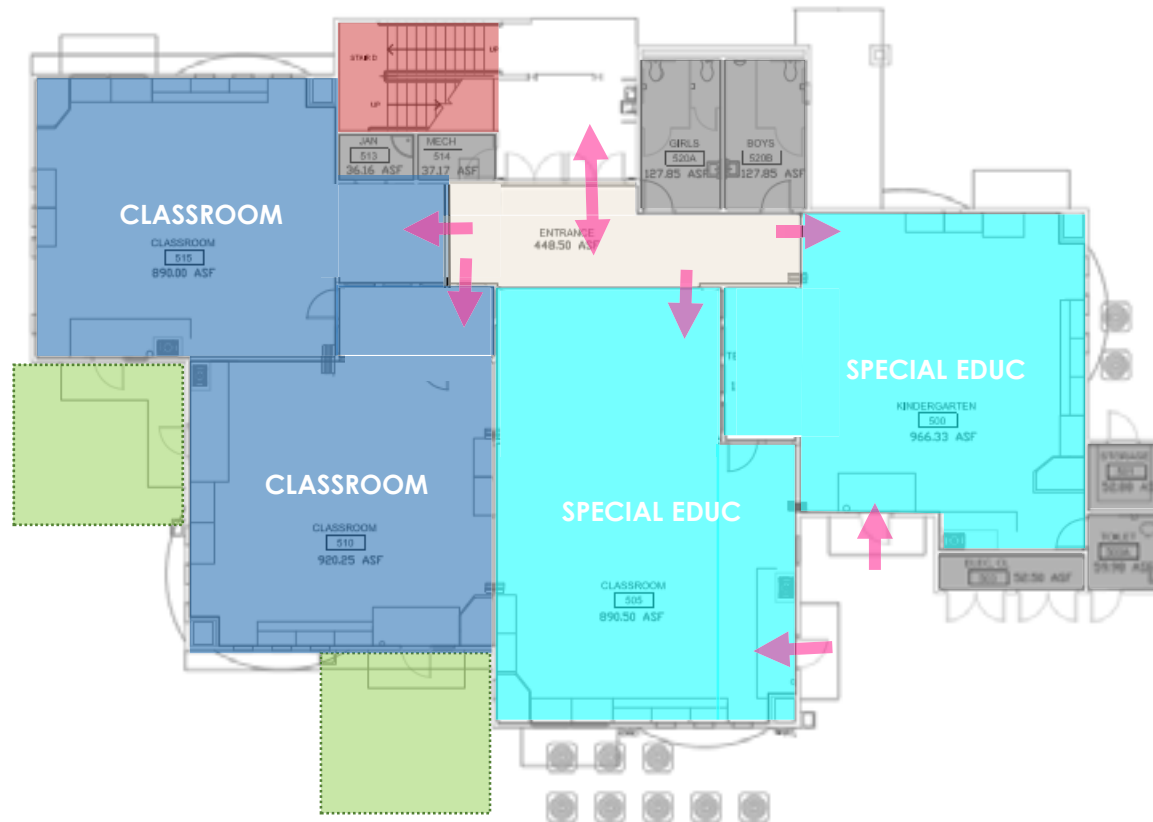
Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

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Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

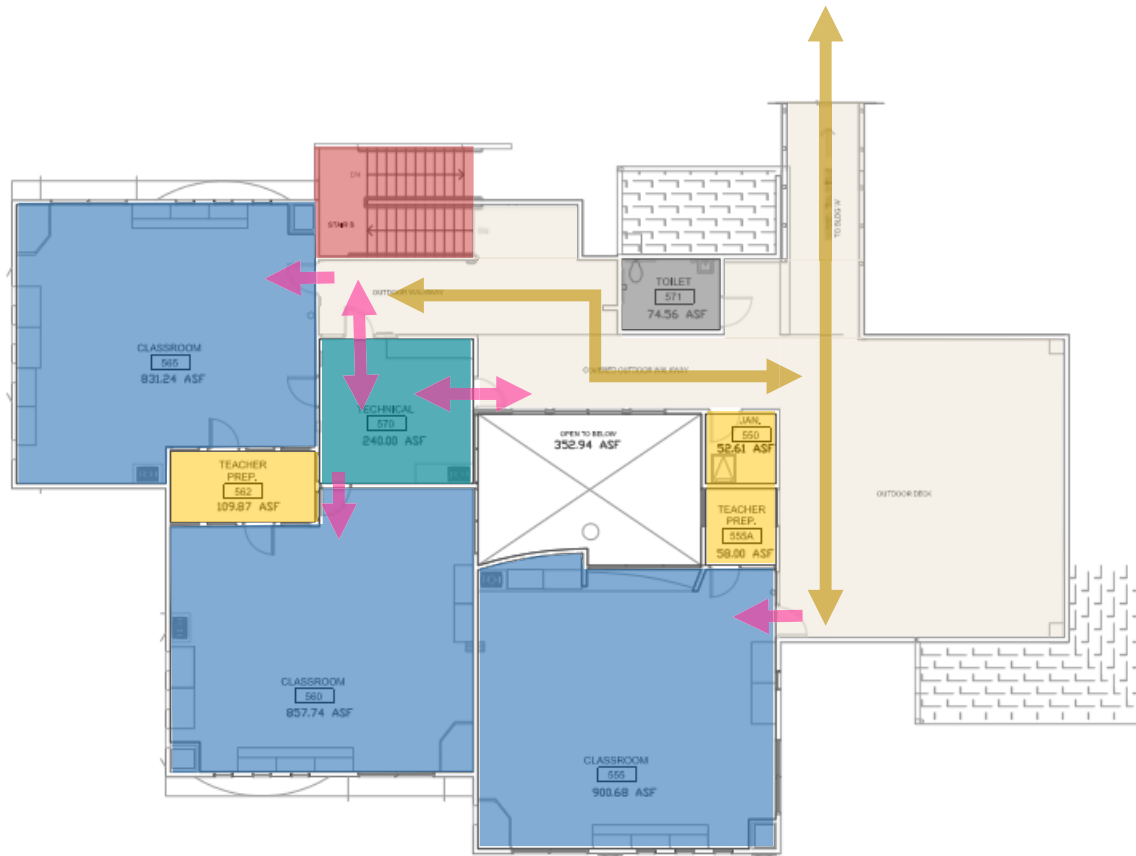
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600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – Second Floor Level (Existing)

- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Classrooms:
Approx. 831.24 – 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

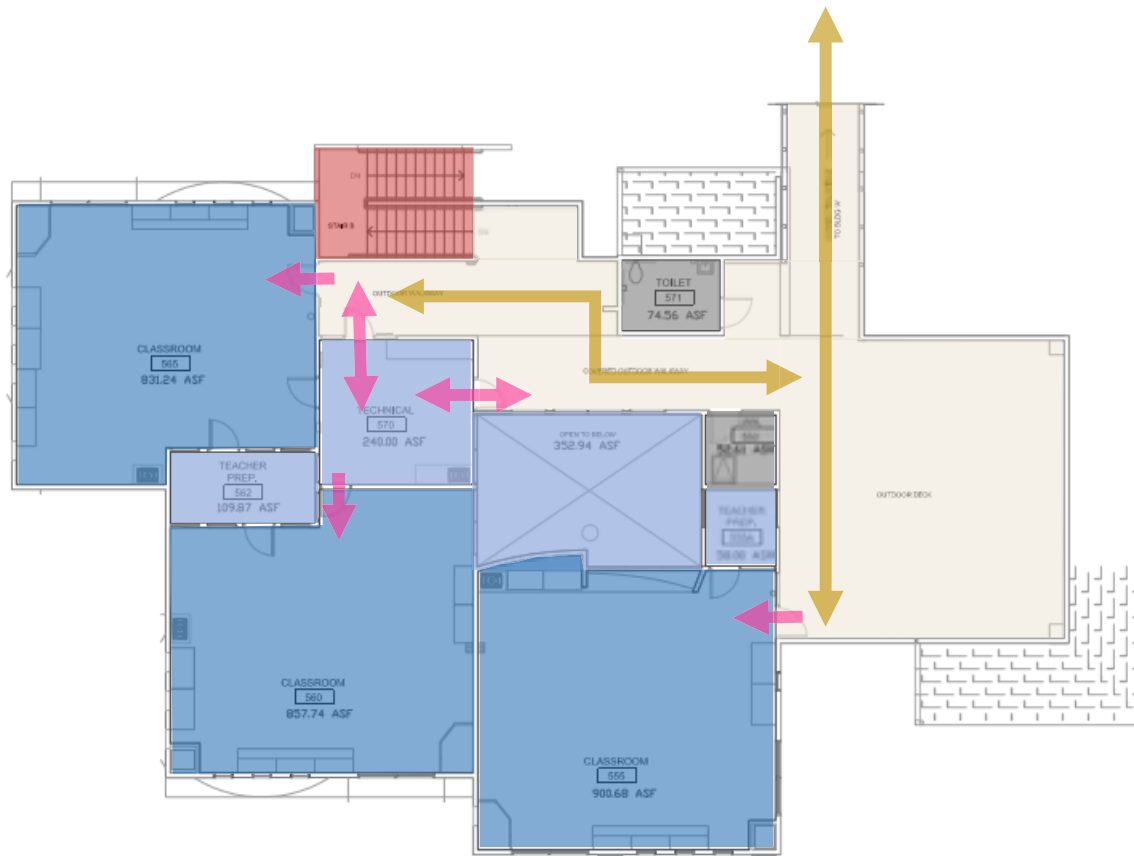
SMMUSD 21st Century Elementary School
600 – 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – Second Floor Level (Existing)

- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
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SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Classrooms:
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Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

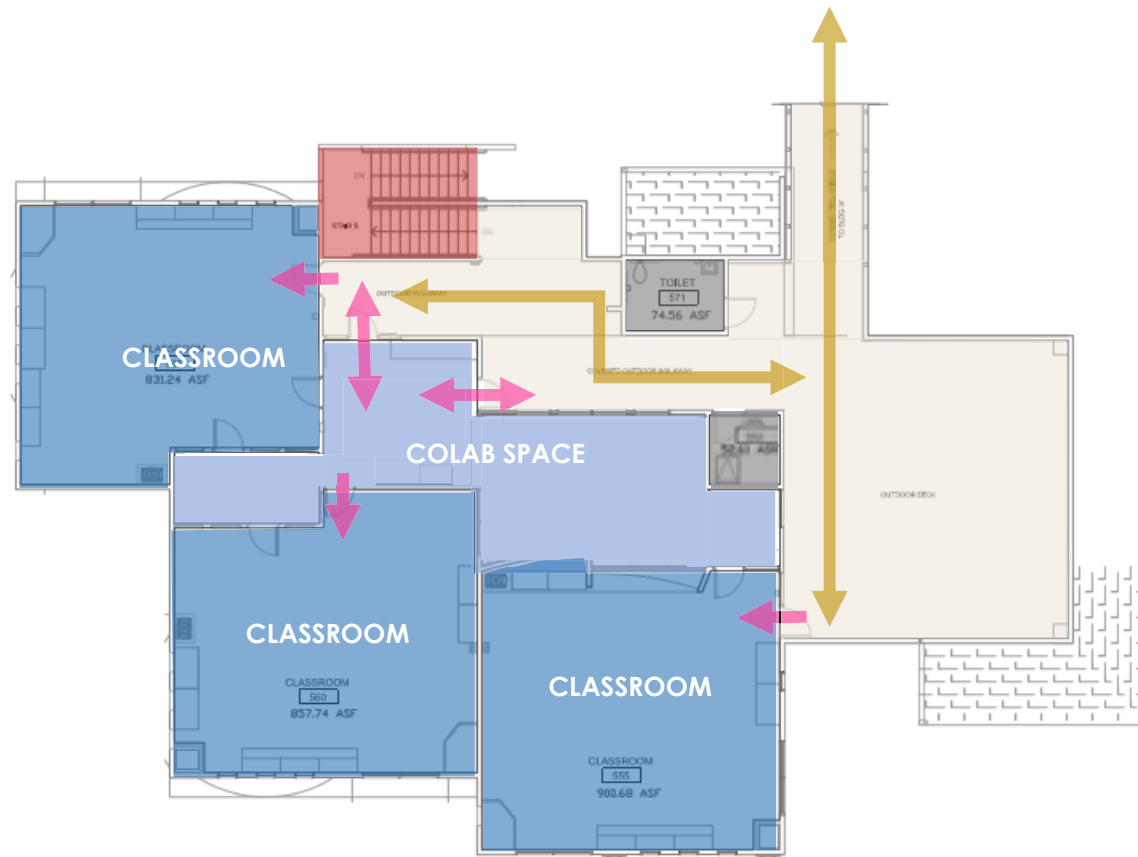
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600 – 700 students:
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Think Tank: 200 sf

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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – Second Floor Level (Existing)

- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
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SMMUSD/MUIR
450 Students/280 Students

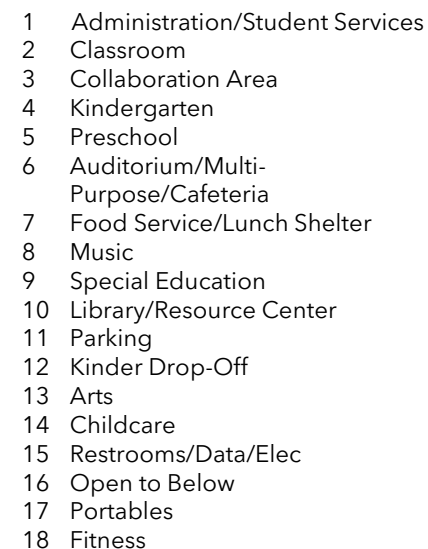
Building 500

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Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 – 700 students:
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Building 500 - Second Floor Level (Existing)



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Existing Teacher Prep Area: 58 sf* - 109.879* sf

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Think Tank: 200 sf

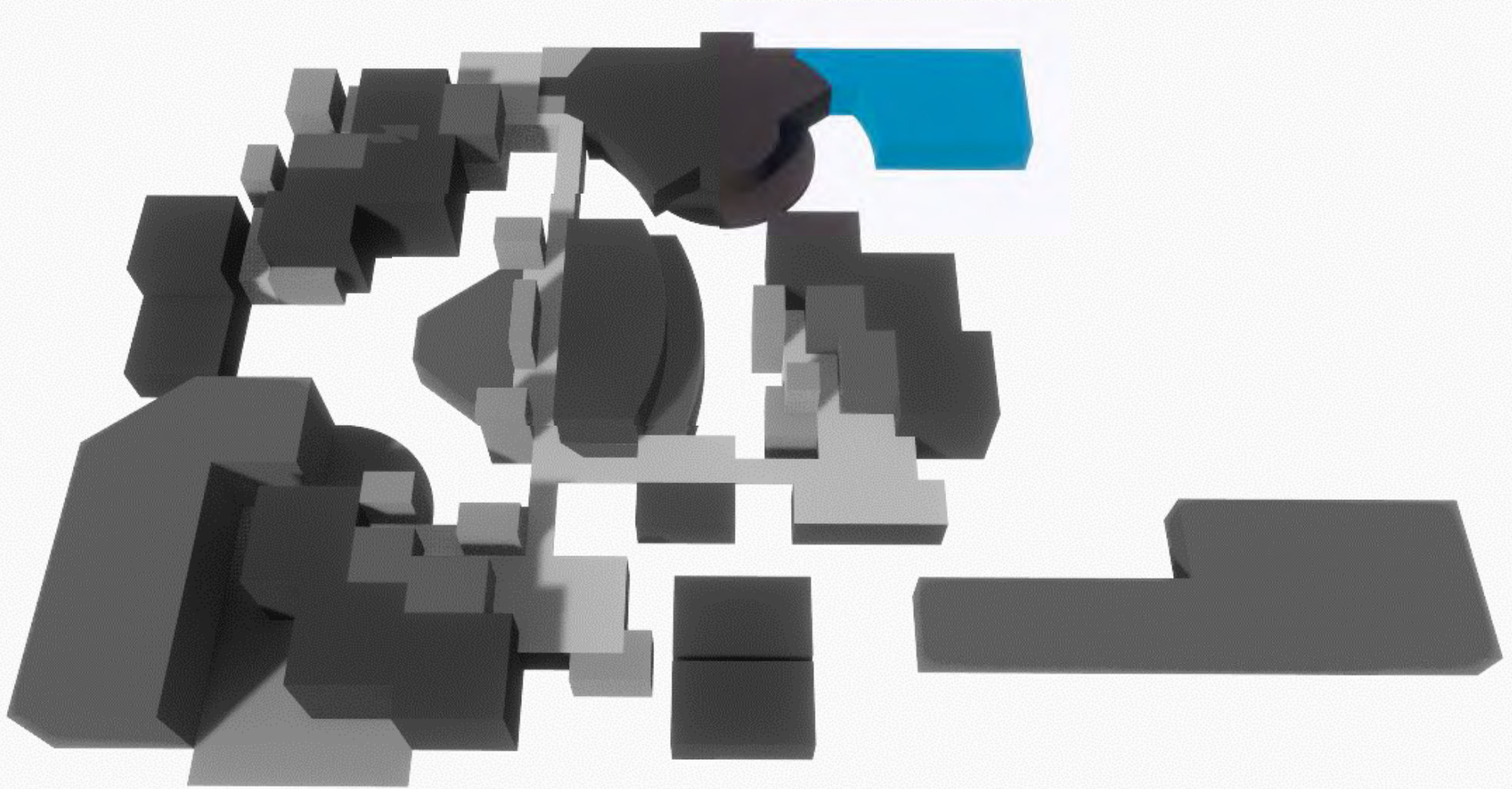
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Thank You!

Multipurpose/ Food Service/ Cafeteria

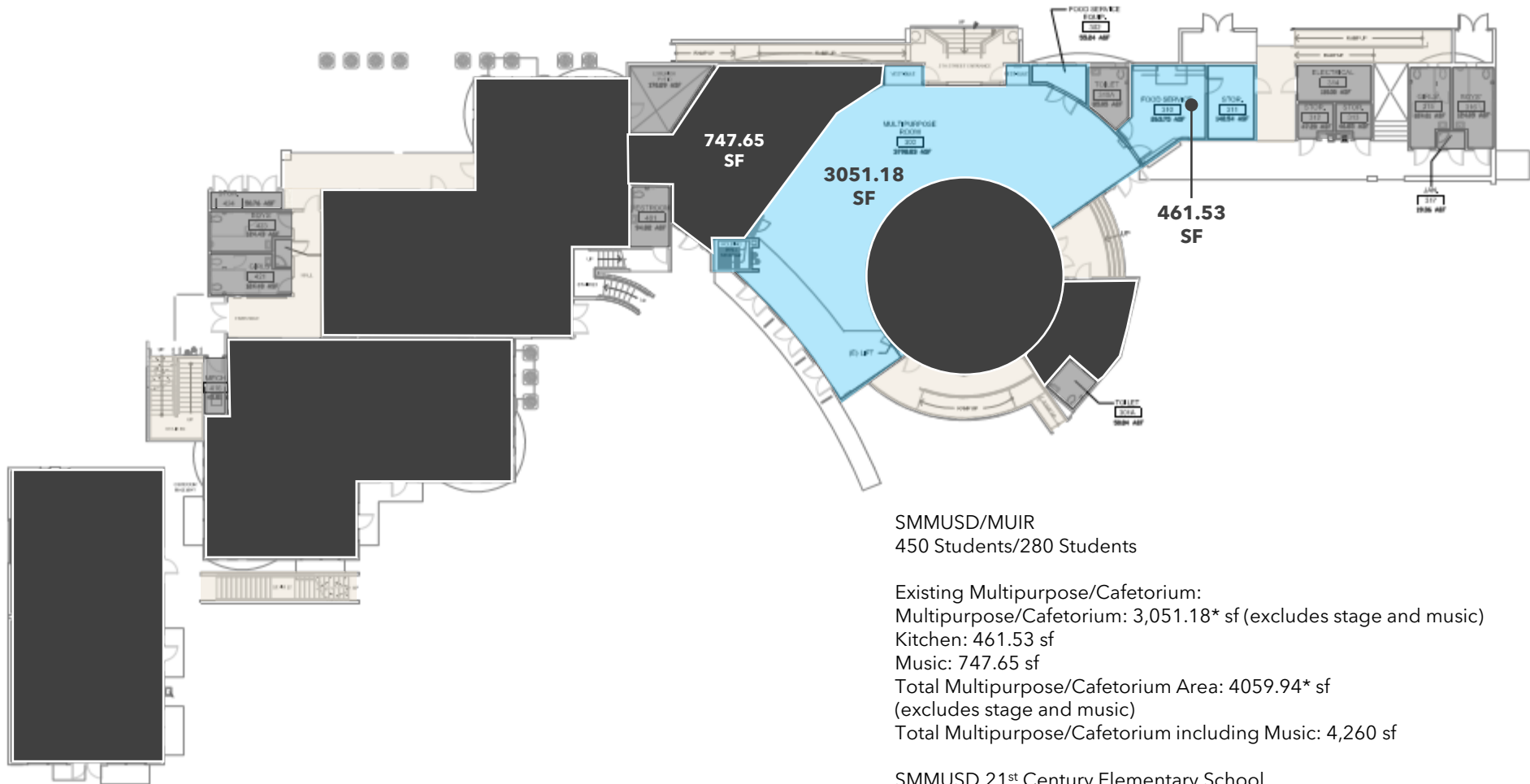
Santa Monica Malibu Unified School District SMASH / MUIR: Option 2

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables/Art and Science/Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Building 300 - First Floor Level **Multipurpose**/Music/**Cafetorium**/Kitchen/Classrooms (Existing)



SMMUSD/MUIR
450 Students/280 Students

Existing Multipurpose/Cafetorium:

Multipurpose/Cafetorium: 3,051.18* sf (excludes stage and music)

Kitchen: 461.53 sf

Music: 747.65 sf

Total Multipurpose/Cafetorium Area: 4,059.94* sf
(excludes stage and music)

Total Multipurpose/Cafetorium including Music: 4,260 sf

SMMUSD 21st Century Elementary School

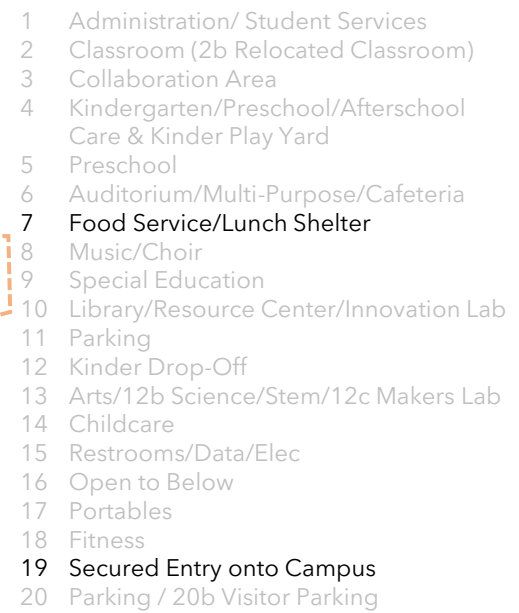
600 - 700 students:

MPR/Cafeteria proposed area: 8,000 sf (excludes stage and music)

MPR/Cafeteria proposed area with Webb Kitchen: 8,540 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables /Art and Science/Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

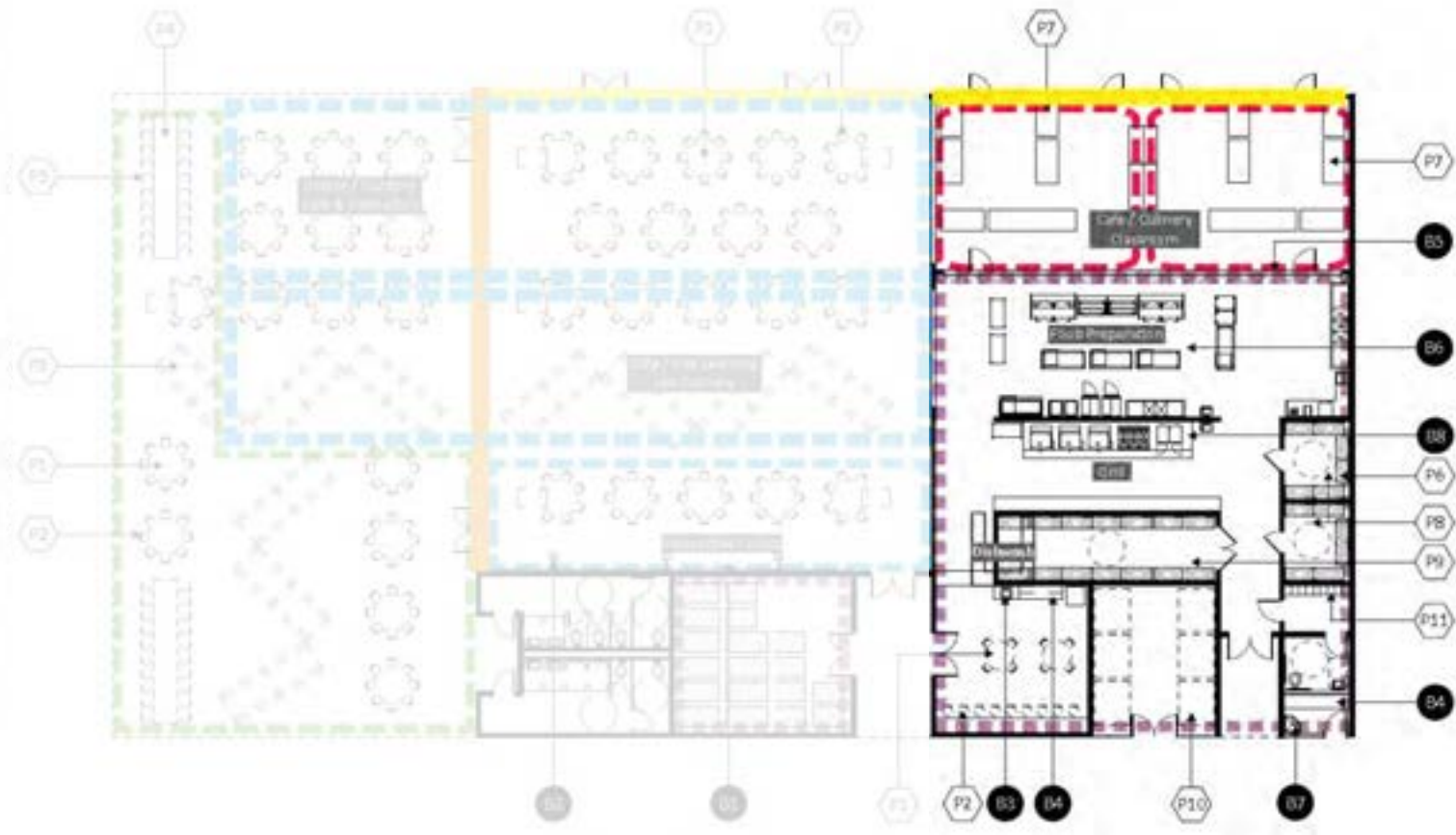
Capacity:
Multipurpose 1 - Culinary Café
Approximately 400 Students
5,160 sf

Kitchen (Full Service):	
Student Food Service	350 sf
Food Prep Kitchen	400 sf
Grill & Oven Kitchen	400 sf
Walk-In Refrigerator	100 sf
Walk-In Freezer	100 sf
Dish Washing Station	100 sf
Dry Storage	250 sf
Office	100 sf
Staff Restroom	80 sf
Locker & Changing Area	
Teacher & Staff Dining	400 sf
Kitchen	2,280 sf
Kitchen by Webb	2,740 sf

Restrooms	280 sf
Custodial	80 sf
Storage	200 sf
Movable Furniture	

Total 8,000 sf

Outdoor Dining	2,630 sf
Outdoor Campus Garden	1/2 acre



- Legend
- P1 Movable seating
 - P2 Movable tables
 - P3 Movable chairs
 - P4 Instructor podium
 - P5 Mobile collaboration board
 - P6 Mobile storage bins

- Legend
- P7 Mobile metal shelving
 - P8 Mobile ballet bars
 - P9 Mobile mirrors
 - B1 Interactive instructional wall
 - B2 Secondary instructional wall
 - B3 Performance stage

- Legend
- B4 Operable wall with glass
 - B5 Clerestory glazing

New Building

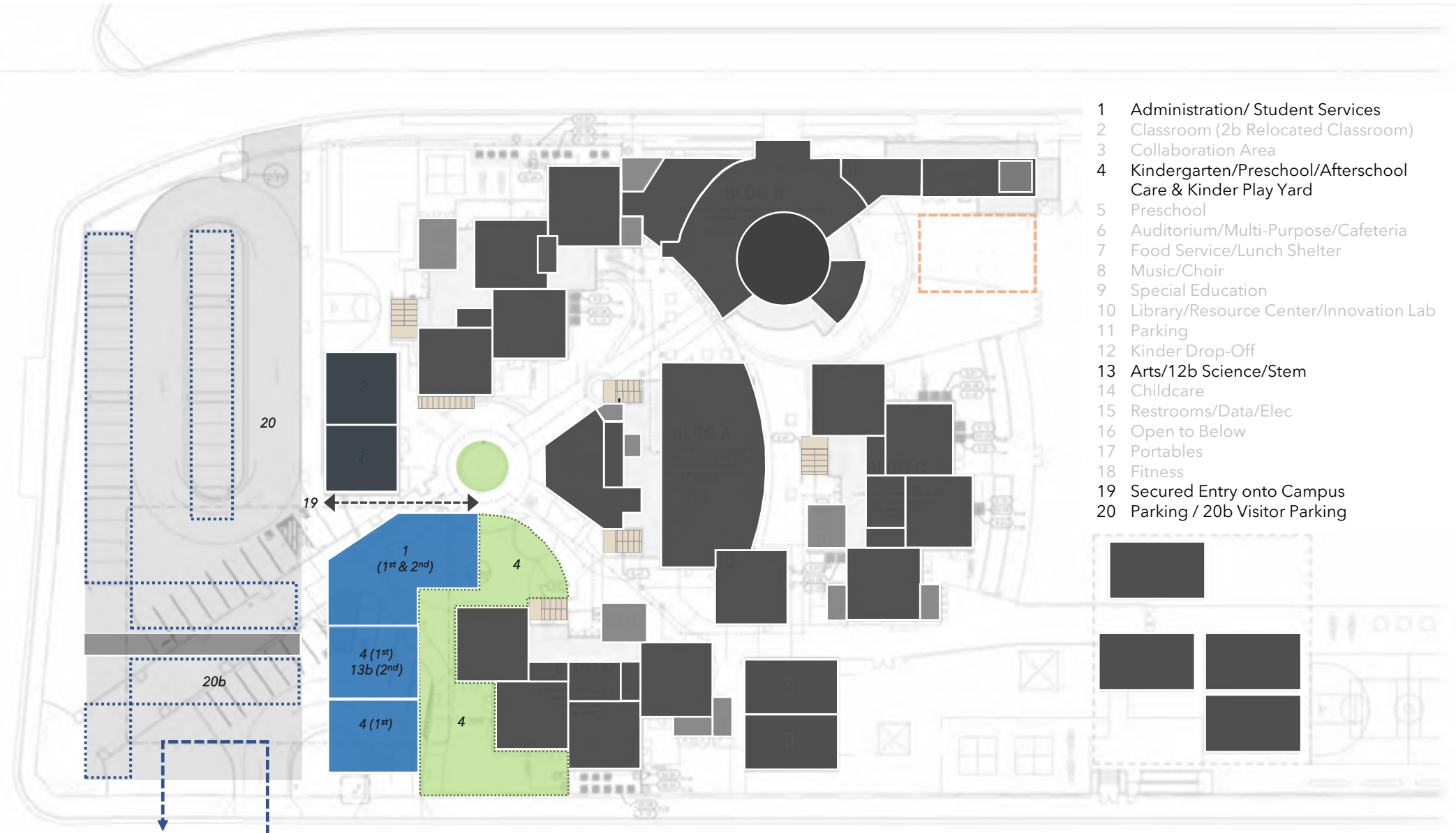
Santa Monica Malibu Unified School District SMASH / MUIR: Option 2

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables/Art and Science/Fitness



Santa Monica Malibu Unified School District SMASH / MUIR

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables
/Art and Science/Fitness



Fitness

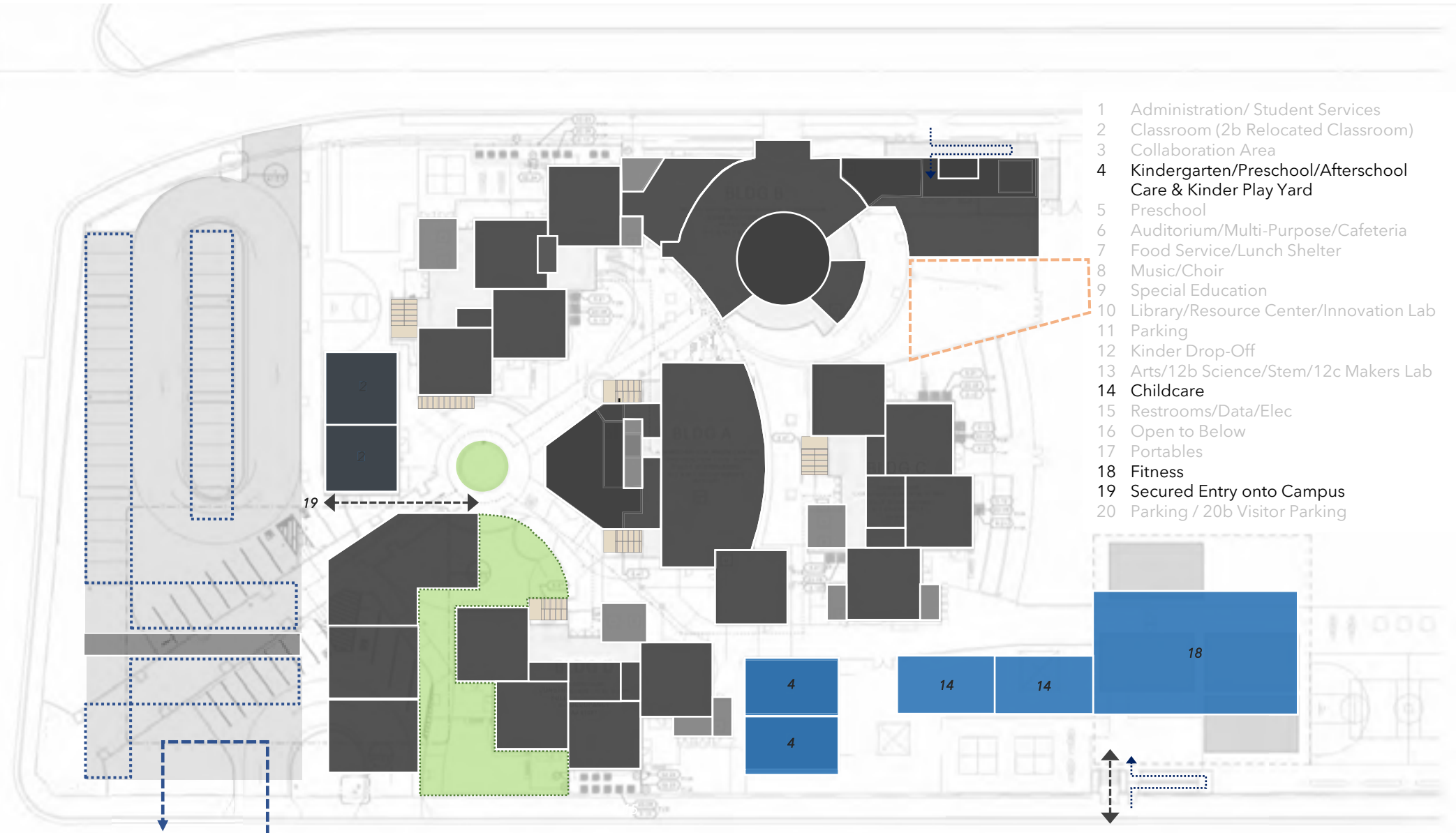
Santa Monica Malibu Unified School District SMASH / MUIR: Option 2

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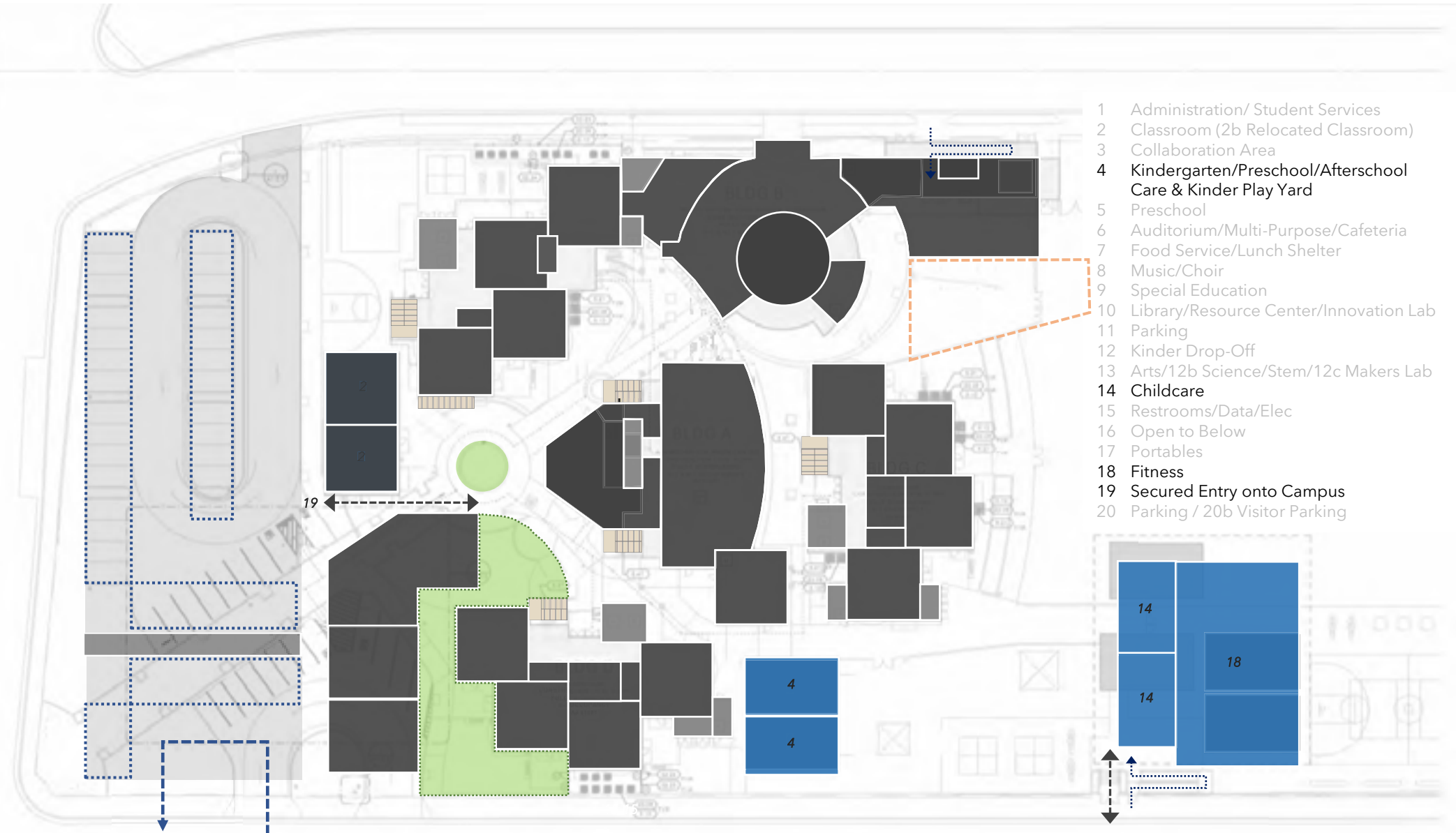
Santa Monica Malibu Unified School District SMASH / MUIR: Option 1

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables
/Art and Science/Fitness



Santa Monica Malibu Unified School District SMASH / MUIR: Option 2

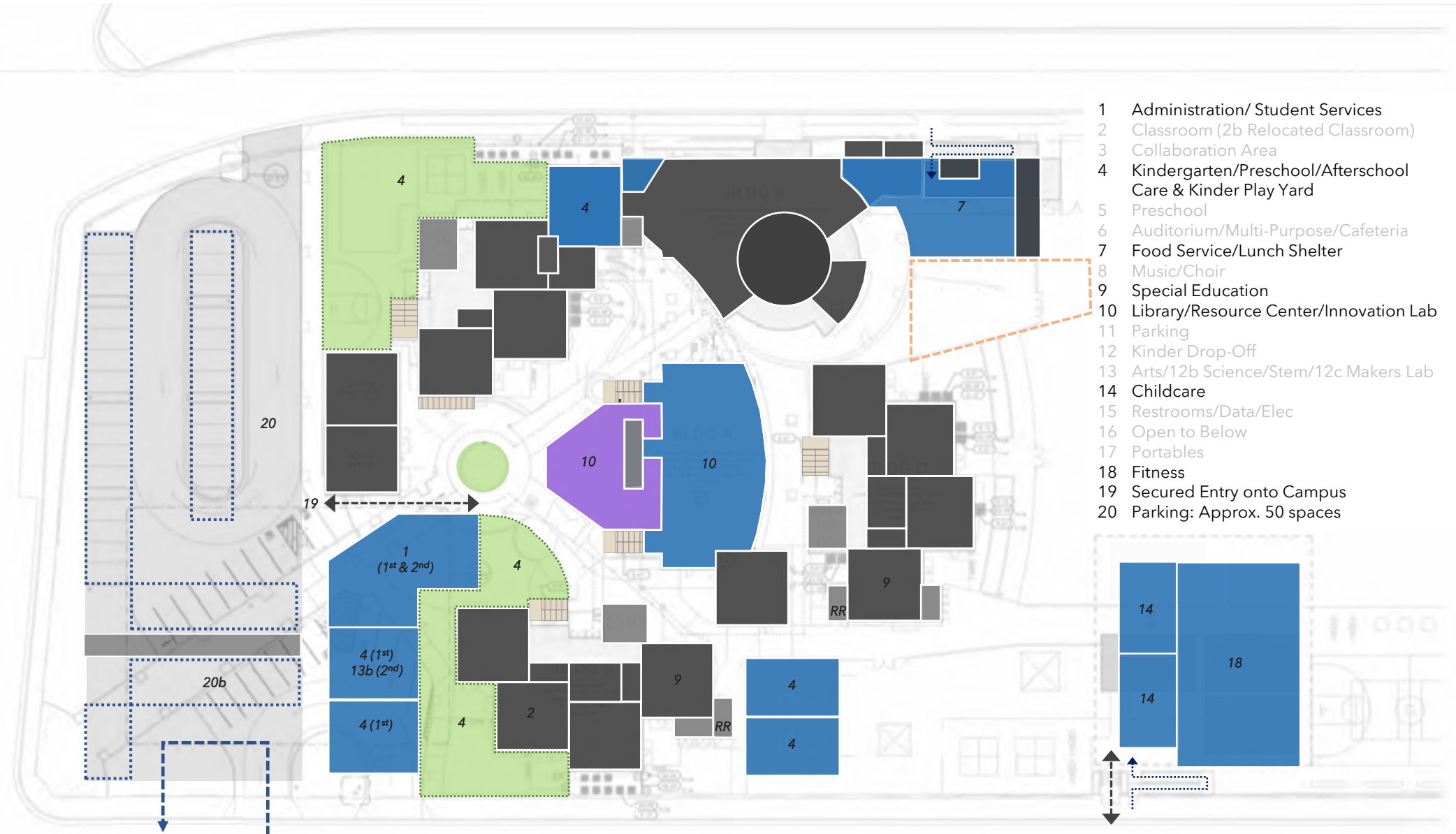
First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables
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Overall Work

Santa Monica Malibu Unified School District SMASH / MUIR: **Option 1**

First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables /Art and Science/Fitness



First Level Campus Plan: Administration/Kindergarten/Kinder Play/Library/Resource Center/Innovation Lab/Classrooms/Multipurpose/Cafetorium/Food Service/Portables
/Art and Science/Fitness



Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Workshop #3 Meeting Date: 05/22/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Theresa Kelly	-	SMASH
Aimee Koeplin	-	John Muir
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To discuss potential projects.

DISCUSSION

1. tBP presented two options
 - a. Option 1: Separate visitor and staff parking lots like existing with on-site student access to main entrance.
 - b. Option 2: Similar to Option 1 except with separate driveways on 5th street into the visitor parking lot.
 - c. Not a good idea for parents to drop-off within parking lots.
 - d. Staff asked about electronic gates.
2. tBP presented new administration building
 - a. Single story with separate spaces for SMASH and Muir.
 - b. Kindergarten classrooms will be the original rooms in Buildings 500 and 600.
 - c. Staff liked the plan.
3. Renovated Media Center was presented
 - a. Staff liked plan.
 - b. Flagpole needs to be relocated to the new administration building.
 - c. Existing solar panel transformer is very noisy and needs to be addressed.

4. tBP presented for the new science/art/maker lab/MPR/fitness/food service along 6th street
 - a. Staff like the plan.
 - b. Staff like the kinder play area and discussed sharing the kinder play area and stagger the play time with preschool.
 - c. Adjacency of preschool with mpr/fitness and kinder preschool play area.
 - d. Building will buffer the students from the community preventing noise and ability to monitor students.
 - e. Discussion of childcare, upper crest, and preschool.
 - f. Susan stated they needed 3 preschools located on campus.
 - g. Food service will be from 6th Street and there is a 4' grade difference.
 - h. Existing food service location is noisy and 6th street neighbors are sensitive to noise. Solution will need to address site acoustics.
 - i. Need outdoor learning space.
 - j. Using original kindergarten classrooms is a concern to be in separate buildings and the Building 600 classroom may be located within Building 500.
 - k. Plan is missing pre-school classrooms.
 - l. Crest facilities needs storage which can be within the fitness room.
 - m. Maybe pre-school can use the fitness room after school.
5. tBP presented Building 300 renovate building to accommodate a dedicated music instructional space on the stage with moveable wall separating stage from auditorium
 - a. Plan needs to be further developed.
 - b. Address acoustics.
 - c. Challenge is the shape of the rooms.
6. tBP presented Renovations to Building 400
 - a. Possibly create two entrances, one for reach school.
 - b. Parents gather and need a dedicate area to socialize.
 - c. Need a parent work room.
 - d. Need to solve pedestrian routes.
7. tBP presented Renovations to Buildings 500 and 600
 - a. Staff like plans.
8. The following potential projects were agreeable
 - a. Parking
 - b. New Admin Building and Renovate media Center.
 - c. New Building along 6th Street.
 - d. Renovate MPR building.

Page 3

CHATS

From Carey Upton to Everyone: 09:11 AM

Street cleaning is going from once a week to once a month. that will open up street parking.

From Paula Lytz to Everyone: 09:11 AM

Nice!

From Aimee Koeplin to Everyone: 09:13 AM

This parking lot has been a real struggle.

From Jessica Rishe to Everyone: 09:41 AM

I'm good with that

I am moving to a space you can hear me.

Sorry, I live next door to a park and there is very loud construction happening there so I had to find keys to our converted garage so I can hear now and you can hear me. My son is playing saxophone inside my house right now so this is the only place I could find!

From Carey Upton to Everyone: 09:42 AM

I gave up and came into the office.

From Jessica Rishe to Everyone: 09:47 AM

Carey, what about crest belongings?

From Aimee Koeplin to Everyone: 09:52 AM

I agree. Parent community is very important.

From Paula Lytz to Everyone: 09:52 AM

This is a real important point!

From Therese to Everyone: 09:52 AM

From Aimee Koeplin to Everyone: 09:54 AM

Yes! And a gathering space that won't interrupt classes in progress.

From Paula Lytz to Everyone: 09:54 AM

Yes, Aimee and Jessica!

From Aimee Koeplin to Everyone: 09:59 AM

Agree!!!

From Therese to Everyone: 10:01 AM

Yes, it's best to keep parent drop off separate from staff parking.

Aggressive vigilance at parking/drop off isn't a great welcome feeling to the school, either

Page 4

Design solution is better

From Paula Lytz to Everyone: 10:01 AM
Yes, Therese! Totally agree!

From Therese to Everyone: 10:02 AM
Did any of your staff parking options consider weekday use of parts of Los Amigos Park?
This was mentioned at an earlier meeting.

From Aimee Koeplin to Everyone: 10:02 AM
Is it possible to move parking to Los Amigos side?

From Aimee Koeplin to Everyone: 10:17 AM
That would be great!

From Jessica Rishe to Everyone: 10:17 AM
Our site was designed with aesthetically pleasing shaped buildings but not for functionality

From Therese to Everyone: 10:24 AM
You might want to share photos of built examples of how the stage/music room is
acoustically separated to help the group envision it.

From barbara chiavelli to Everyone: 10:25 AM
good suggestion

From Aimee Koeplin to Everyone: 10:29 AM
True.

From Therese to Everyone: 10:33 AM
It seems like you could add hand ball on the basketball side of the fitness building
Thanks everyone, I can only stay until 10.30. Please let me know about future
meetings/steps, and meeting minutes. therese_kelly@yahoo.com

From Aimee Koeplin to Everyone: 10:34 AM
Thank you, Therese!

From Paula Lytz to Everyone: 10:34 AM
Thank you, Therese, for adding in your valuable insight

From Aimee Koeplin to Everyone: 10:44 AM
I agree. If we can make progress on the parking/dropoff situation that would be very
reassuring.

NEXT STEPS

1. Scheduled Community Meeting #1 on June 3rd.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica Malibu Unified School District

**SMASH/ Muir Elementary School
Workshop 2
5.22.2020**



Mission: *"Extraordinary achievement for all while simultaneously closing the achievement gap."*



The background image shows a school building with a green roof and green awnings over the windows. In front of the building is a large, green grassy field. To the left of the building, there are several tall palm trees. The sky is blue with some white clouds. A semi-transparent white box is overlaid on the right side of the image, containing the agenda text.

Agenda

1. Review Site Upgrades
2. Review Building Upgrades
3. Next Meeting



Santa Monica Malibu Unified School District SMASH / MUIR

Existing Campus Plan



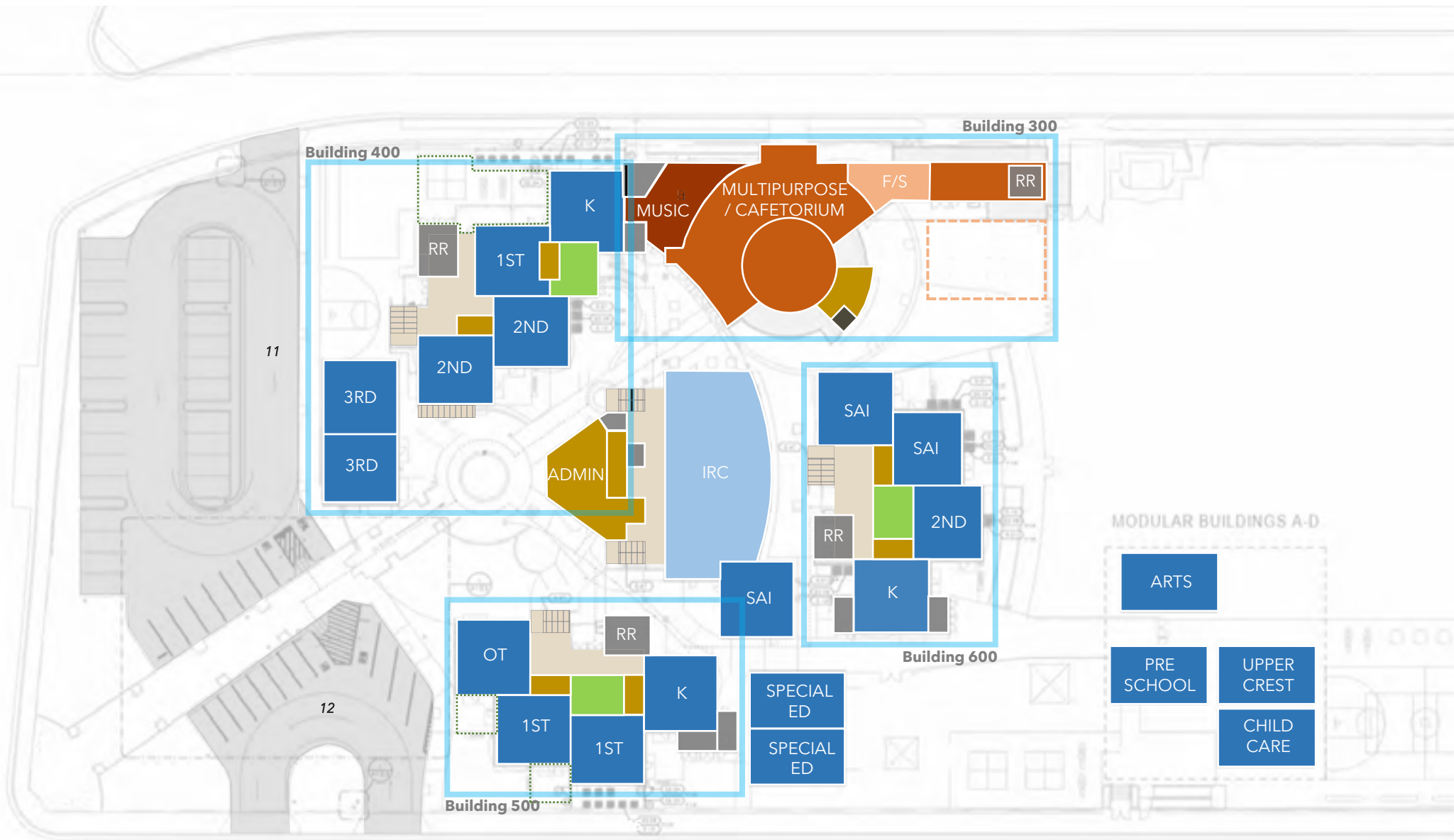


Existing Campus Maps



Santa Monica Malibu Unified School District SMASH / MUIR

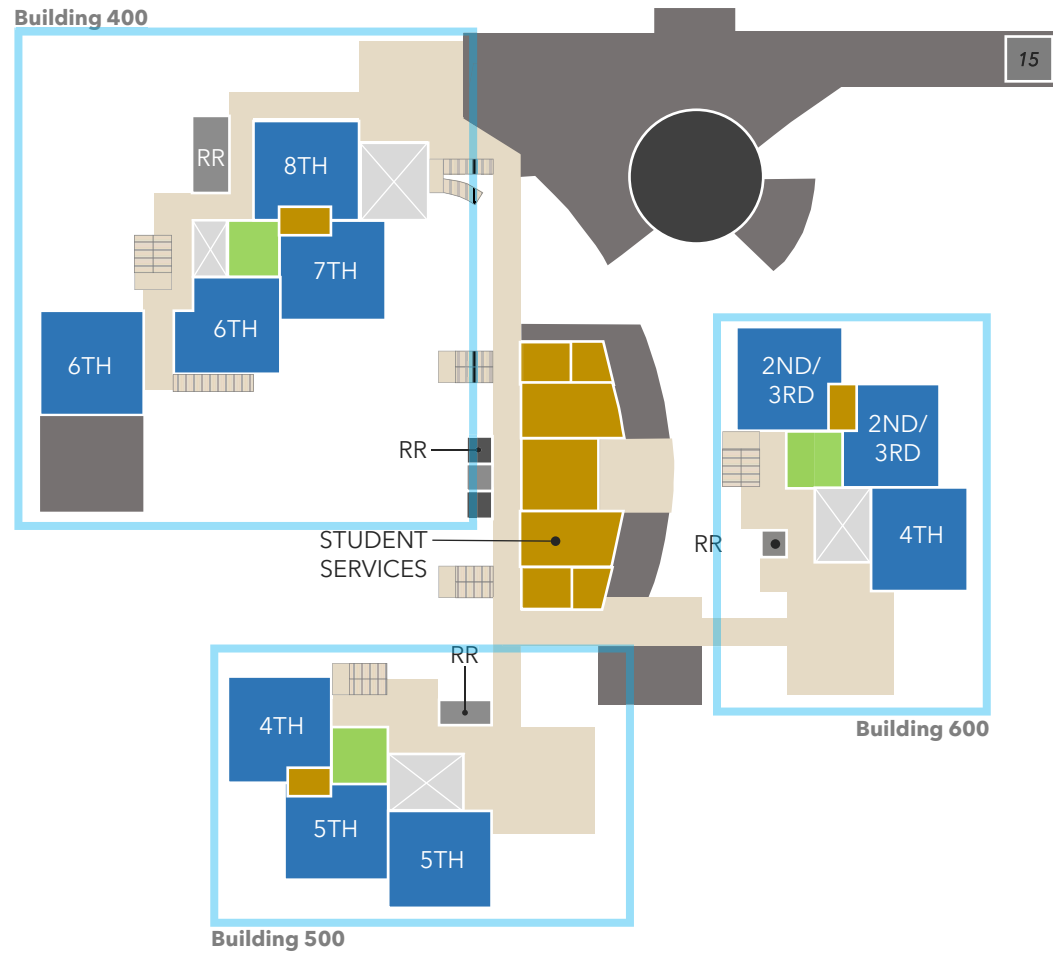
First Level Campus Plan (Existing)





Santa Monica Malibu Unified School District SMASH / MUIR

Second Level Campus Plan (Existing)





Parking Studies



Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study Option 1





Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study Option 2





Santa Monica Malibu Unified School District SMASH / MUIR

Parking Study Option 2





Administration



Santa Monica Malibu Unified School District SMASH / MUIR

New Administration Option 1





Capacity: 600 - 700 Students	Existing	Proposed
Public Waiting	450 sf	400 sf
Parent Center / Conference	0 sf	200 sf
Clerical Front Office	64 sf	250 sf
Principal's Office (with restroom)	147 sf	220 sf
Principal's Conference Room	163 sf	200 sf
Accommodate 6-8 Individuals		
Assistant Principal's Office	147 sf	160 sf
Counselor Office (2)	370 sf	220 sf
Itinerant Offices (4)	138 sf	400 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus		
Records Storage	386 sf	200 sf
Filing & Supply Storage		
Open Office Work Area	370 sf	400 sf
Volunteer Work Area/Impromptu Meeting File Storage Printer & Computer Access		
MDF Data Center	107 sf	140 sf
Health Center	157 sf	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage		
Health Aid Office	0 sf	100 sf
Teacher & Staff Workroom	372 sf	200 sf
Teacher & Staff Lounge	450 sf	300 sf
Faculty Restrooms (2)	50 sf	160 sf
Custodian	70 sf	80 sf
Circulation (+/- 10% of Overall Area)	300 sf	300 sf
Admin/Student Services Total	3,741 sf	4,330 sf
Media Center	2,668 sf	2,729 sf
Work Area	315 sf	180 sf
Circulation Desk		
Book Storage	166 sf	240 sf
Media Equipment	107 sf	107 sf
Mechanical	115 sf	115 sf
Restroom	54 sf	54 sf
Circulation	0 sf	680 sf
Media Center Total	3,425 sf	4,105 sf
Innovation Lab Total	0 sf	1,500 sf



Santa Monica Malibu Unified School District SMASH / MUIR

Administration - Instructional Planning Diagram



Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf

Legend
P1 Movable tables
P2 Movable chairs
P3 Mobile lateral file storage
P4 Mobile collaboration board
P5 Mobile circular tables
P6 Mobile shelving

Legend
P7 Copy and production
P8 High production copy
P9 Lounge chairs
P10 L-shaped tables
P11 Nursing Couch
B1 Primary collaboration wall

Legend
B2 Ultra short throw projection
B3 Sink with bubbler at approp. Student ht
B4 Millwork
B5 Millwork
B6 Refrigerator
B7 Entrance security control buzzer and security camera



Science/ Art/

Makers Lab/

Innovation Lab/

Fitness/ Food/

Special Ed



Santa Monica Malibu Unified School District SMASH / MUIR

New Science/Art/Maker's Space/Innovation Lab/Food Service/Student Culinary Arts/Special Education/Fitness



	Existing	Proposed
Science/Art:	0 sf	1,200 sf
Maker's Lab/ Innovation Lab:	0 sf	2,200 sf
Food Service:	400 sf	2,200 sf
Student Culinary Arts:	0 sf	300 sf
Fitness/Multipurpose Room:	0 sf	5,000 sf
Total	2,320 sf	10,900 sf
Circulation @ 70%		18,530 sf

Administration Second Level		
Special Education (2)	1,920 sf	3,000 sf

Santa Monica Malibu Unified School District SMASH / MUIR

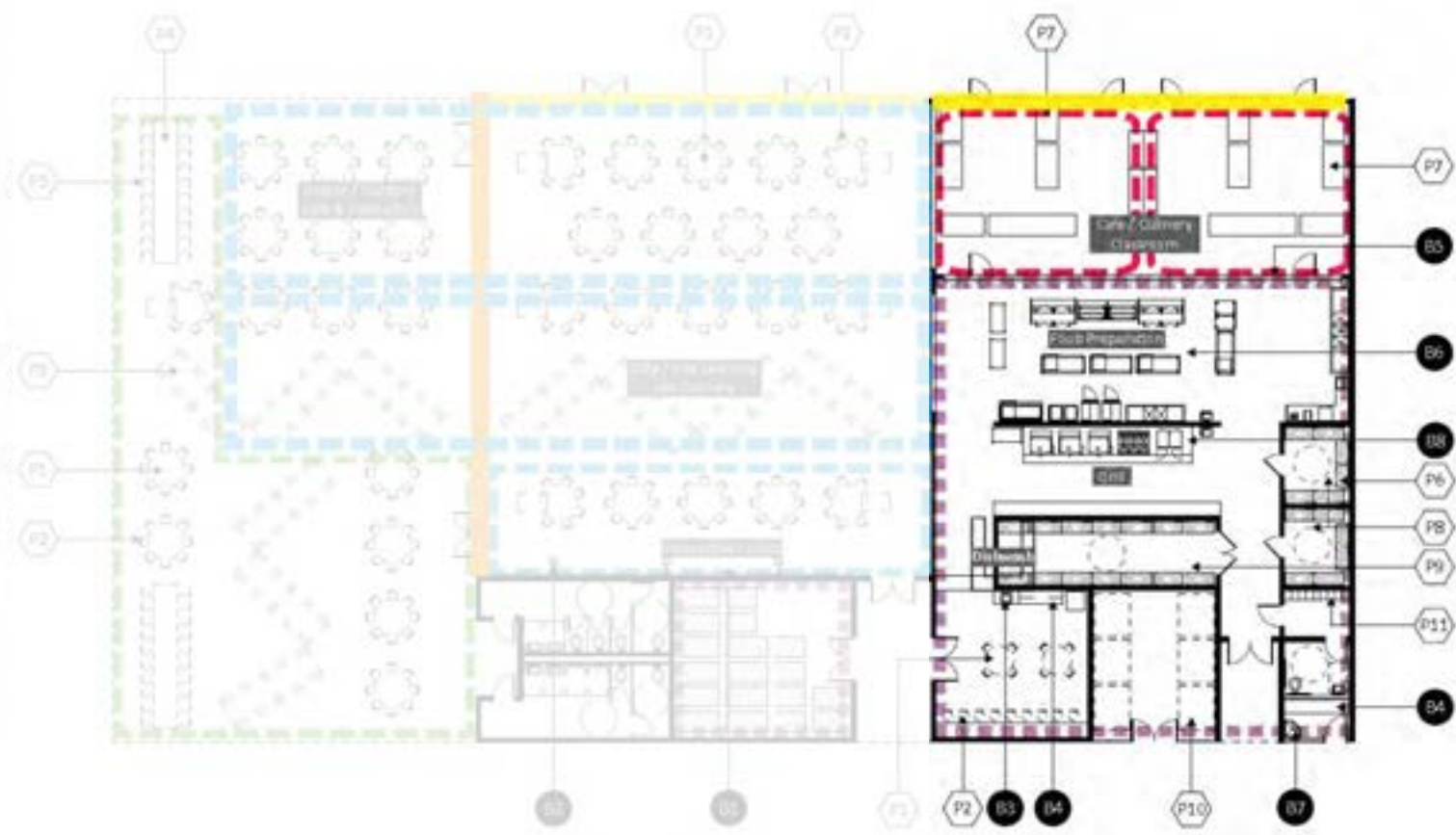
Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

Capacity:
Multipurpose 1 - Culinary Café
Approximately 400 Students
5,160 sf

Kitchen (Full Service):	
Student Food Service	350 sf
Food Prep Kitchen	400 sf
Grill & Oven Kitchen	400 sf
Walk-In Refrigerator	100 sf
Walk-In Freezer	100 sf
Dish Washing Station	100 sf
Dry Storage	250 sf
Office	100 sf
Staff Restroom	80 sf
Locker & Changing Area	
Teacher & Staff Dining	400 sf
Kitchen	2,280 sf
Kitchen by Webb	2,740 sf
Restrooms	280 sf
Custodial	80 sf
Storage	200 sf
Movable Furniture	

Total 8,000 sf

Outdoor Dining 2,630 sf
Outdoor Campus Garden 1/2 acre



- Legend
- P1 Movable seating
 - P2 Movable tables
 - P3 Movable chairs
 - P4 Instructor podium
 - P5 Mobile collaboration board
 - P6 Mobile storage bins

- Legend
- P7 Mobile metal shelving
 - P8 Mobile ballet bars
 - P9 Mobile mirrors
 - B1 Interactive instructional wall
 - B2 Secondary instructional wall
 - B3 Performance stage

- Legend
- B4 Operable wall with glass
 - B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Multipurpose/Full Kitchen/Student Culinary Classroom - Instructional Planning Diagram

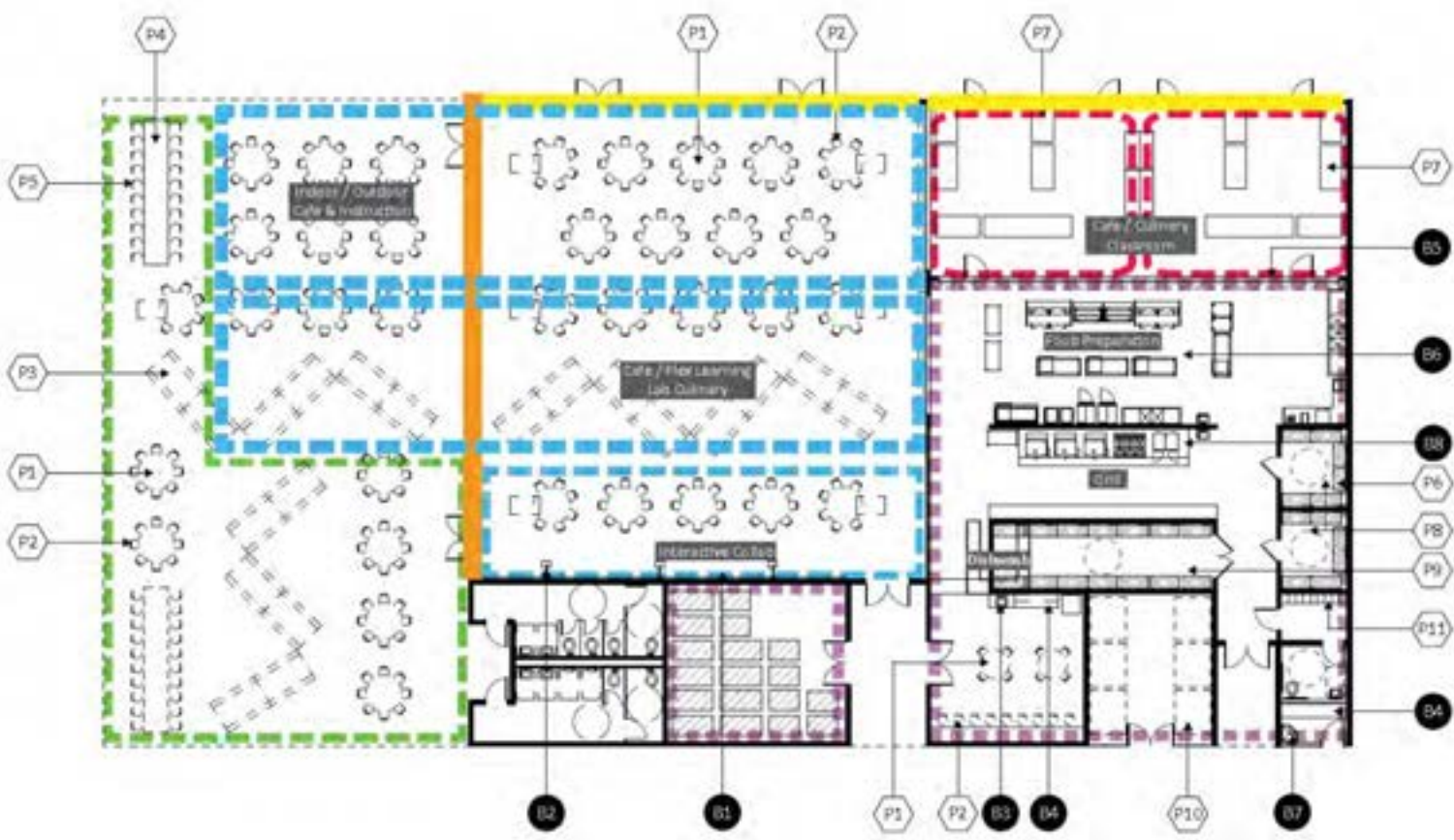
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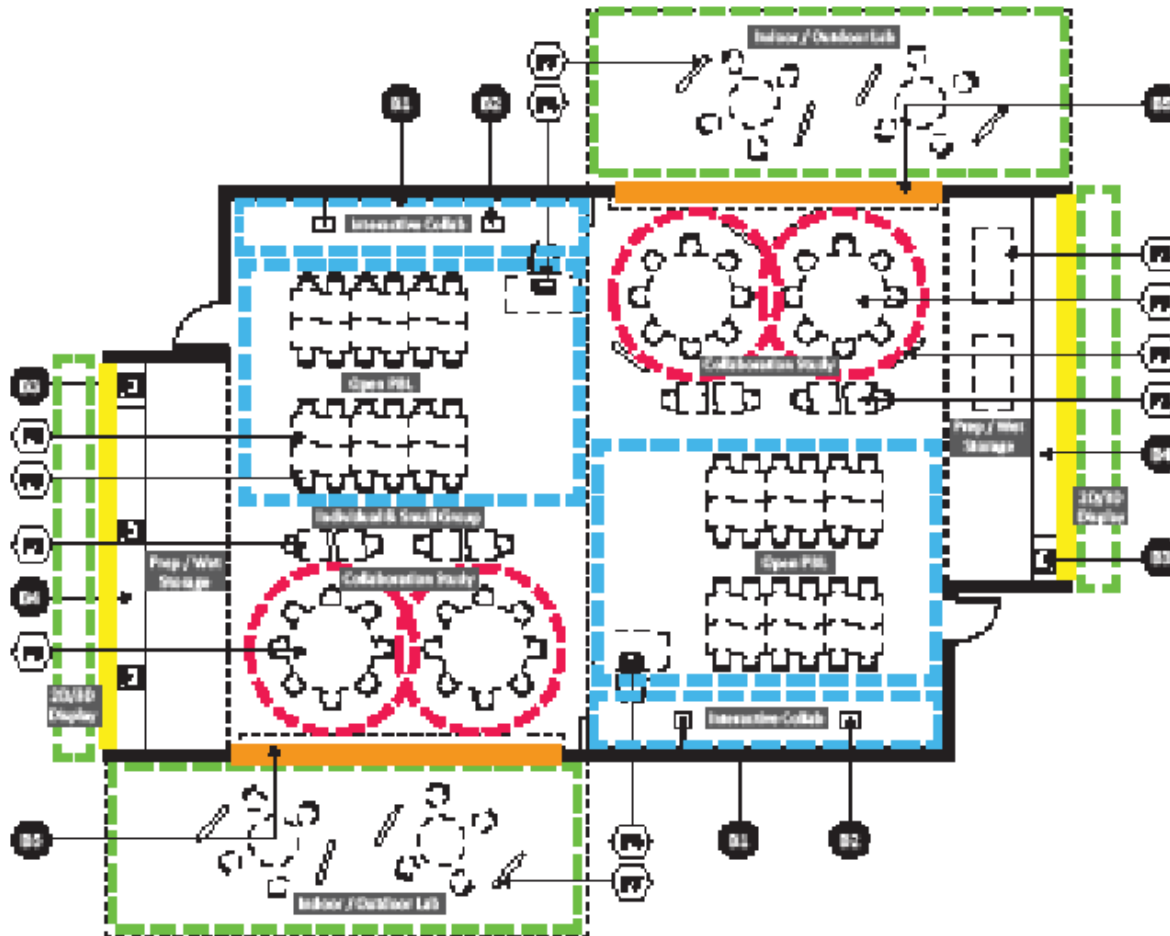
Legend
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P3 Movable chairs
P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

Legend
P7 Mobile metal shelving
P8 Mobile ballet bars
P9 Mobile mirrors
B1 Interactive instructional wall
B2 Secondary instructional wall
B3 Performance stage

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District SMASH / MUIR

Art and Science - Instructional Planning Diagram



- Legend
- P1 Movable seating
 - P2 Movable tables
 - P3 Movable chairs
 - P3 Mobile instructor podium with workstation including storage
 - P4 Mobile collaboration white board
 - P5 Mobile circular tables
 - P7 Mobile collaboration white board

- Legend
- B1 Interactive instructional wall
 - B2 Interactive instructional wall
 - B3 Sink at appropriate student height
 - B4 Millwork
 - B5 Operable wall with glass

3D Design / Art & Ceramics
30 - 32 Students

Instructional:
1 Instructor, 1 Aide, 1 Guest Speaker or Volunteer

Open Innovation Hub: 1,000 sf
Perimeter Storage, Wet Areas, Demonstration Areas & Counter Space With Open Central Space for Flexible Furniture
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler

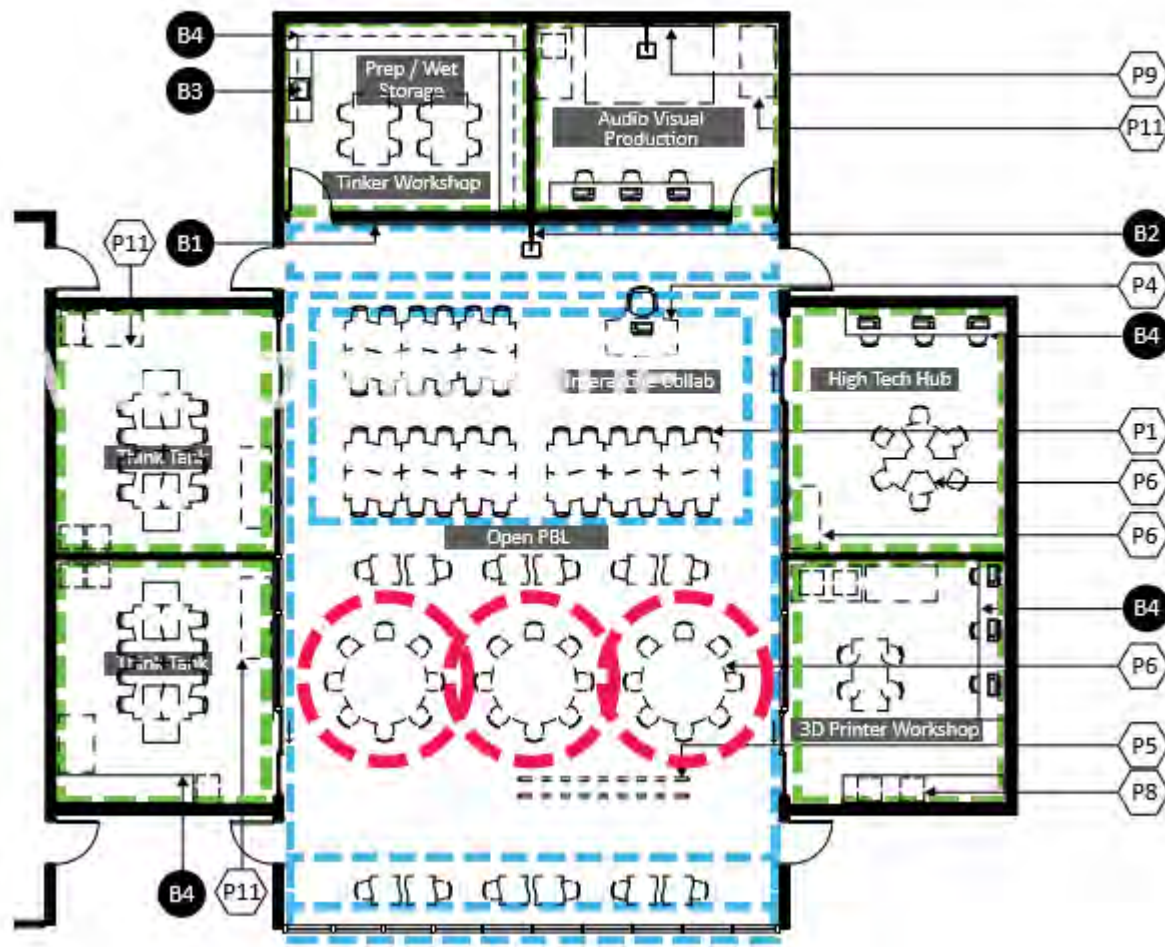
Ancillary: 200 sf
Workroom & Resource
2 Wet Rooms & Production

Total 1,200 sf

Outdoor Classroom 500 - 800 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

Santa Monica Malibu Unified School District SMASH / MUIR

Flex Maker / STEM - Instructional Planning Diagram



Flex Maker / STEM
40 - 45 Students

Instructional:
1 Instructor, 1 Aide/, 1Volunteer

Open Innovation Hub: 1,600 sf
Perimeter Project Resource Stations & Storage
Perimeter Technology Zone
Roll - Up Doors to Outside Classroom

Collaboration Zone (Group Instruction/Social):
1 Interactive Instructional Wall
Display & Pin-Up Area
Collaborative Lounge Seating

Resource Rooms: 200 sf
Tinkering Shop
Think Tank
3D Workshop

Total 2,200 sf

Outdoor Classroom 500 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

Legend
P1 Movable seating
P2 Movable tables
P3 Adjustable chairs
P4 Mobile instructor podium with workstation
including 6 Circular table units
P5 Mobile collaboration white board

Legend
P6 Mobile circular tables
P7 Mobile instructional storage
P8 Technology 2D/3D printers
P9 Retractable green screen wall
P10 Technology Cart
P11 Mobile storage bins and resource carts

Legend
B1 Primary collaboration
B2 Interactive instructional wall
B3 Utility sink
B4 Millwork
B5 Operable wall with glass



Media Center/ Innovation Lab



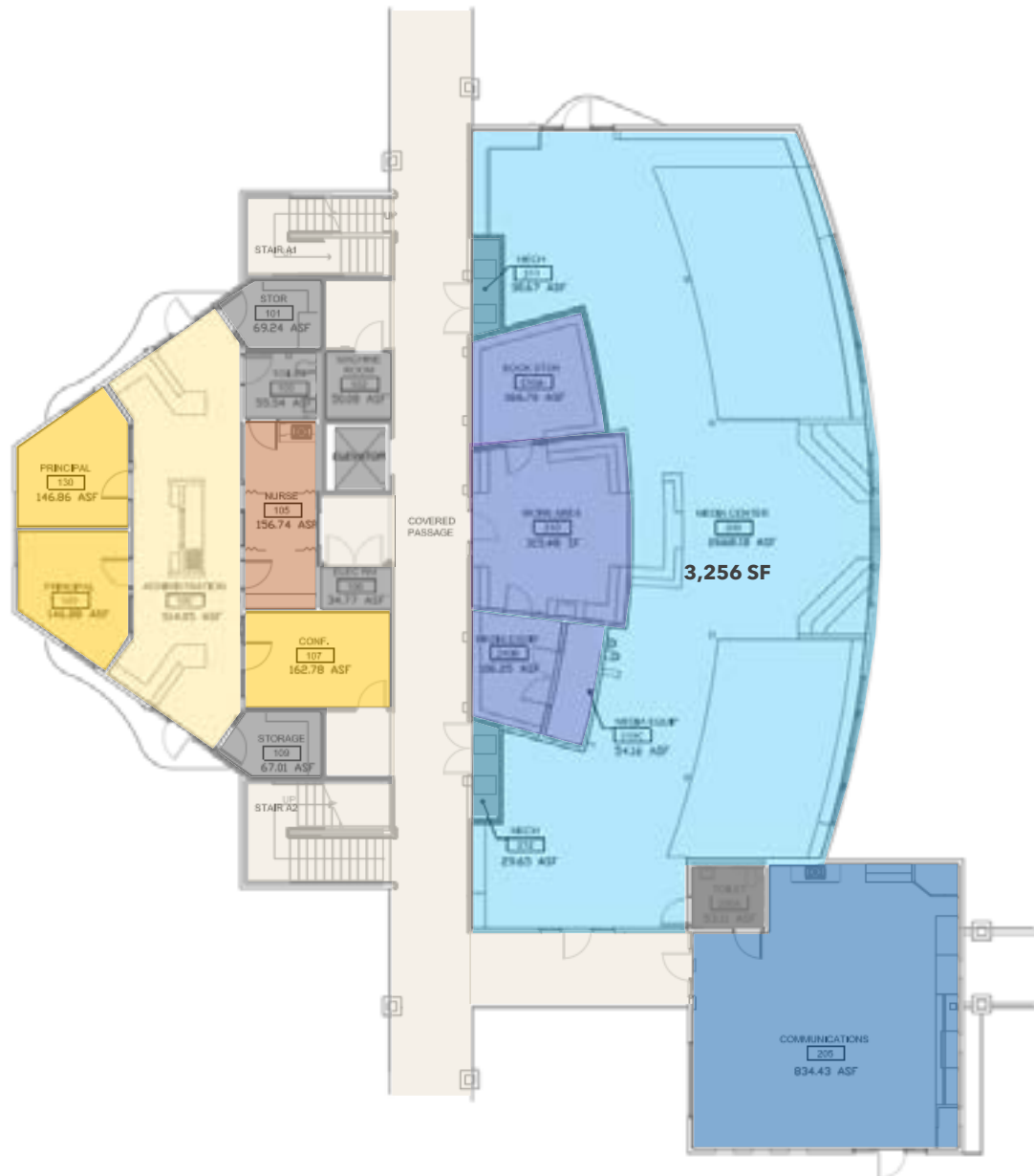
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Book Storage	166 sf	240 sf
Media Equipment	107 sf	107 sf
Mechanical	115 sf	115 sf
Restroom	54 sf	54 sf
Circulation	0 sf	680 sf
Media Center Total	3,425 sf	4,105 sf
Innovation Lab Total	0 sf	1,500 sf





Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - First Floor Level Administration (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten/Preschool/Afterschool Care & Kinder Play Yard
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music/Choir
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness
- 19 Campus Entry
- 20 Parking

SMMUSD/MUIR

450 Students/280 Students

Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

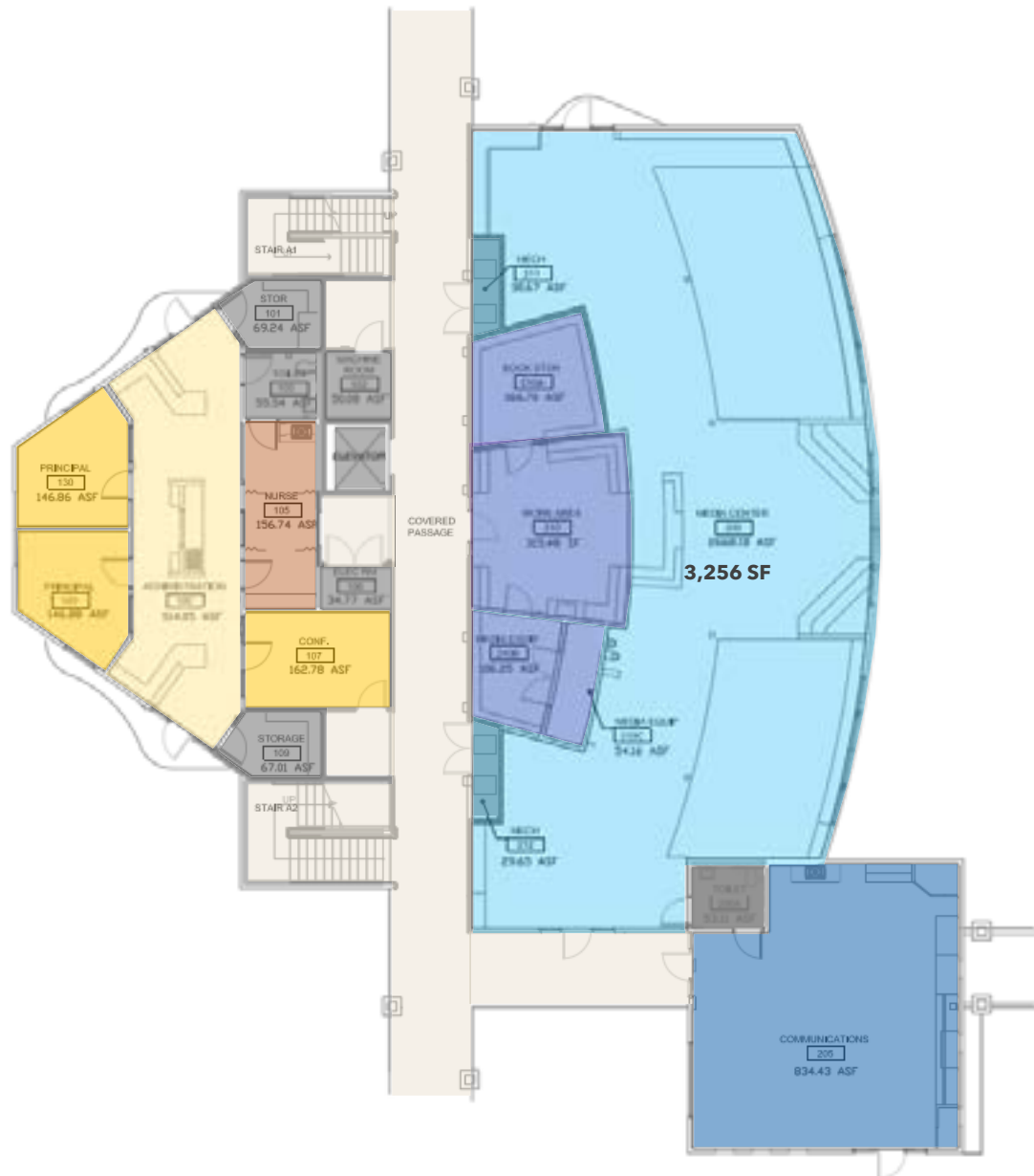
* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage





Santa Monica Malibu Unified School District SMASH / MUIR

Building 100 - First Floor Level Administration (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten/Preschool/Afterschool Care & Kinder Play Yard
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music/Choir
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness
- 19 Campus Entry
- 20 Parking

SMMUSD/MUIR

450 Students/280 Students

Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

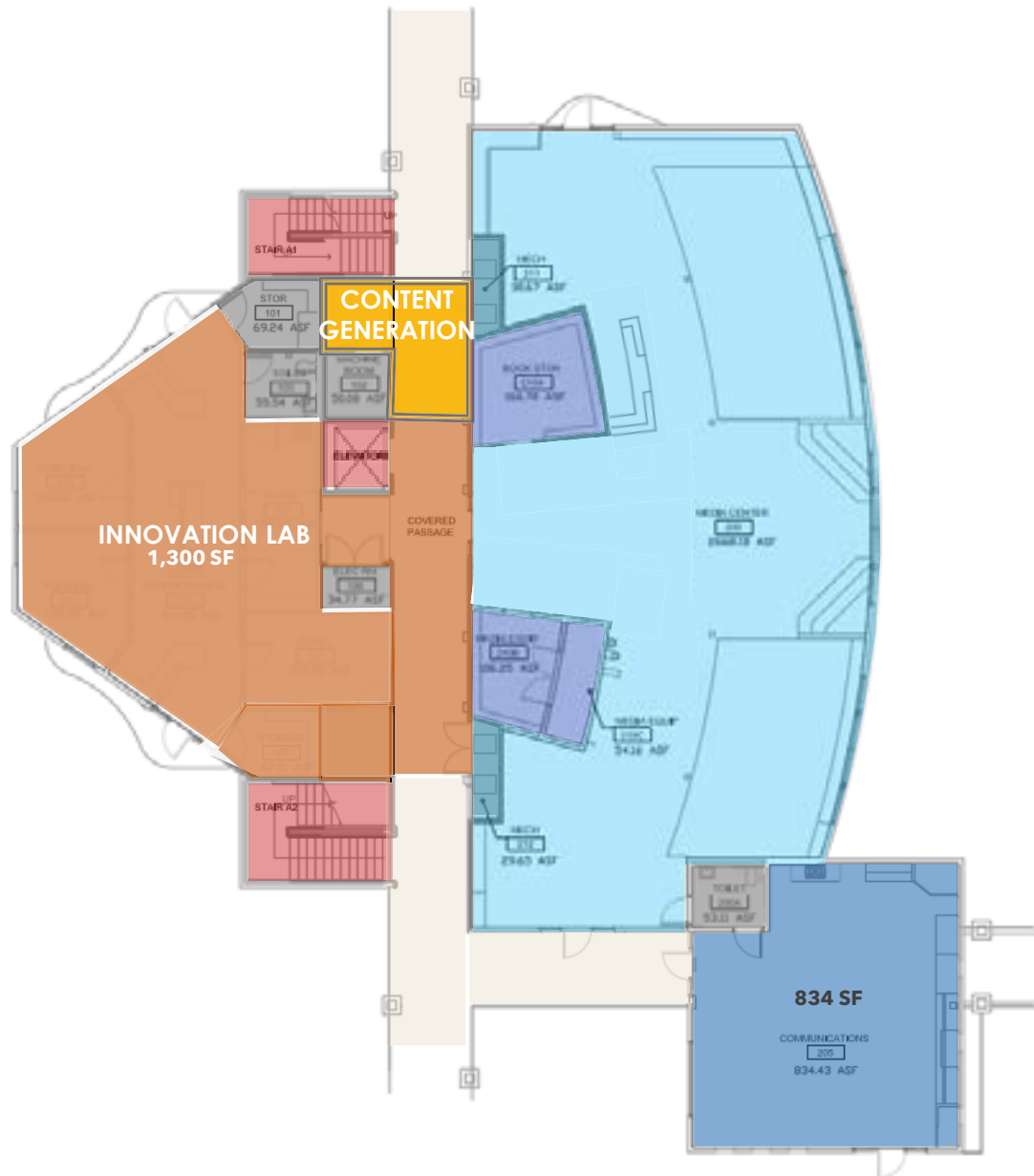
* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage





Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 – First Floor Level Library (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMMUSD/MUIR

450 Students/280 Students

Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School

600 - 700 students:

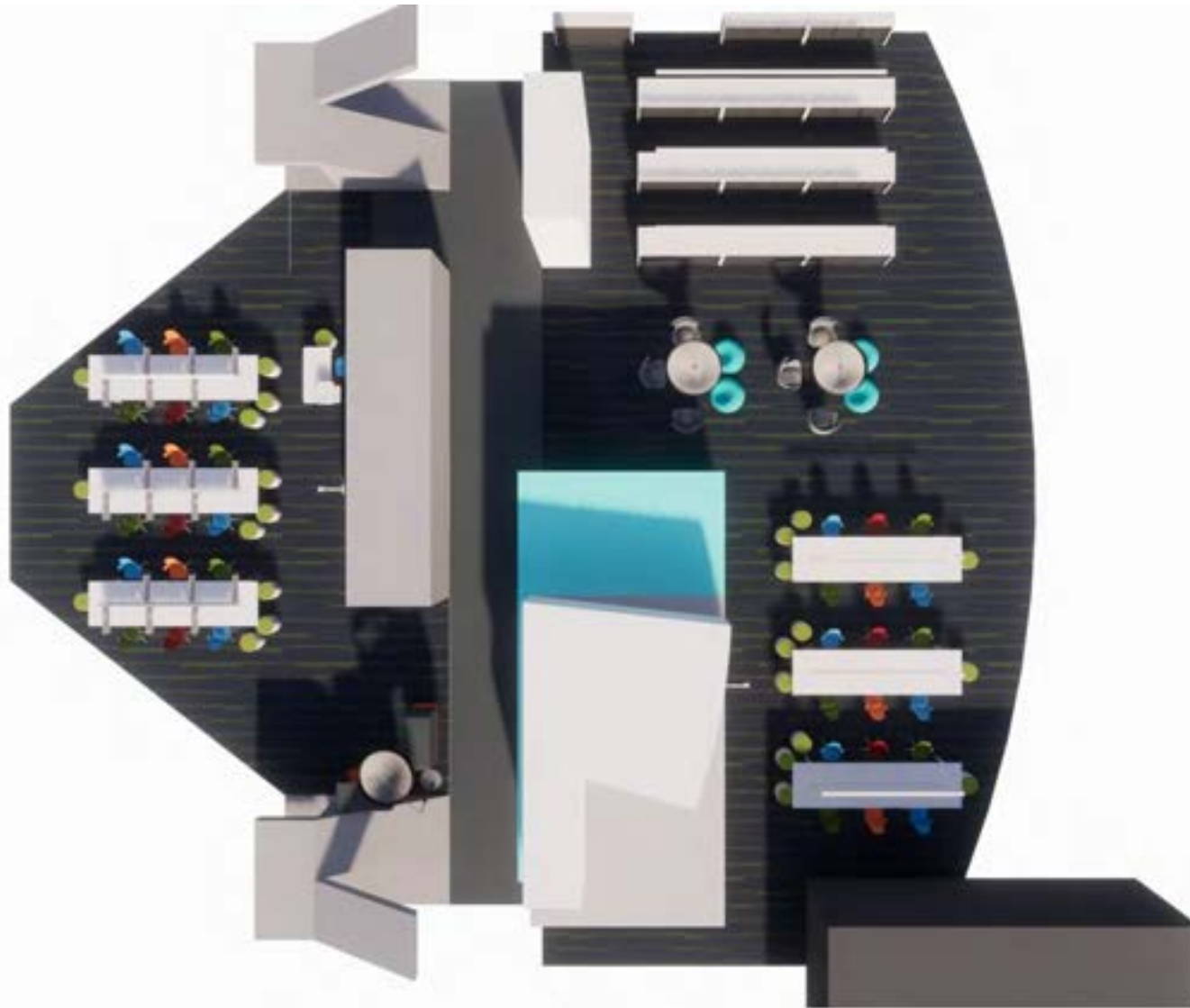
Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



Santa Monica Malibu Unified School District SMASH / MUIR

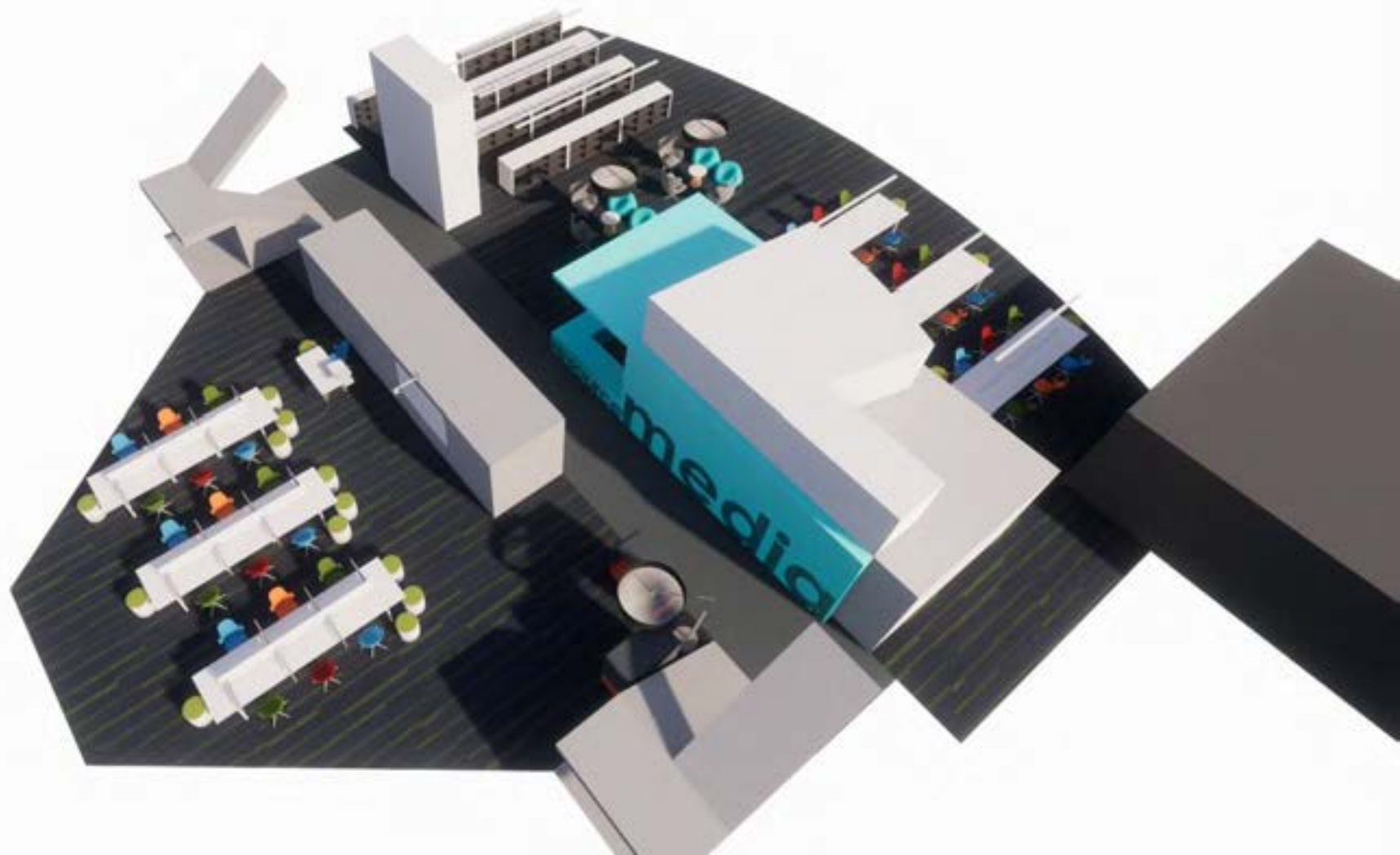
Building 200 - First Floor Level Library (Proposed)





Santa Monica Malibu Unified School District SMASH / MUIR

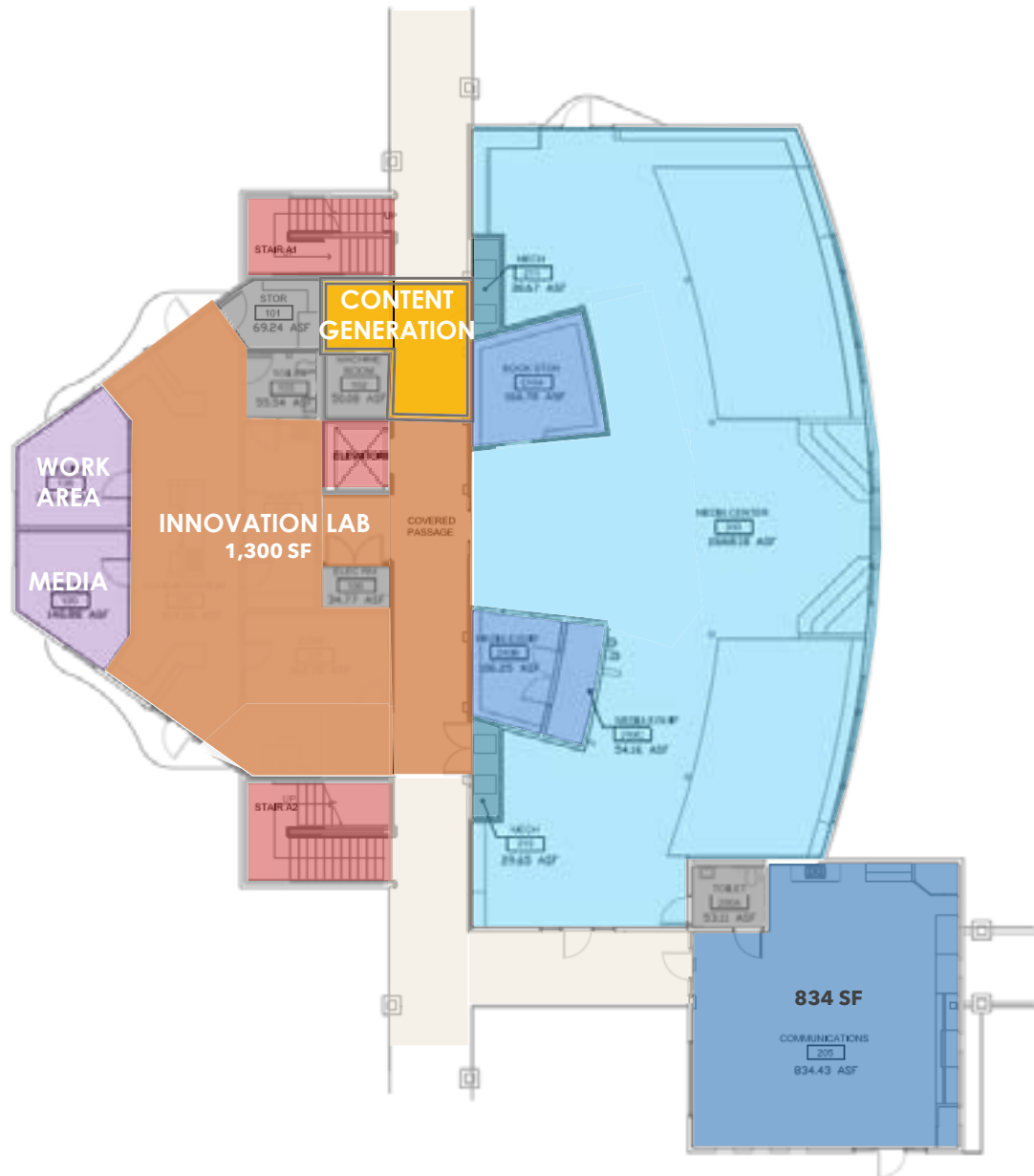
Building 200 - First Floor Level Library (Proposed)





Santa Monica Malibu Unified School District SMASH / MUIR

Building 200 – First Floor Level Library (Existing)



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
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SMMUSD/MUIR

450 Students/280 Students

Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School

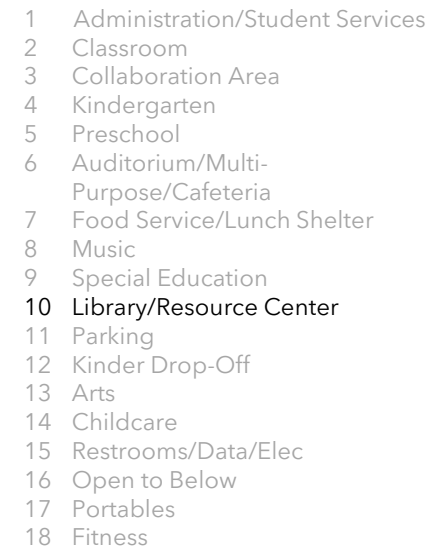
600 - 700 students:

Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



Option 2



* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



Proposed New Buildings



Capacity:		
600 - 700 Students		
	Existing	Proposed
Public Waiting	450 sf	400 sf
Parent Center / Conference	0 sf	200 sf
Clerical Front Office	64 sf	250 sf
Principal's Office (with restroom)	147 sf	220 sf
Principal's Conference Room	163 sf	200 sf
Accommodate 6-8 Individuals		
Assistant Principal's Office	147 sf	160 sf
Counselor Office (2)	370 sf	220 sf
Itinerant Offices (4)	138 sf	400 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus		
Records Storage	386 sf	200 sf
Filing & Supply Storage		
Open Office Work Area	370 sf	400 sf
Volunteer Work Area/Impromptu Meeting File Storage Printer & Computer Access		
MDF Data Center	107 sf	140 sf
Health Center	157 sf	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage		
Health Aid Office	0 sf	100 sf
Teacher & Staff Workroom	372 sf	200 sf
Teacher & Staff Lounge	450 sf	300 sf
Faculty Restrooms (2)	50 sf	160 sf
Custodian	70 sf	80 sf
Circulation	300 sf	300 sf
(+/- 10% of Overall Area)		
Admin/Student Services Total	3,741 sf	4,330 sf
Media Center	2,668 sf	2,729 sf
Work Area	315 sf	180 sf
Circulation Desk		
Book Storage	166 sf	240 sf
Media Equipment	107 sf	107 sf
Mechanical	115 sf	115 sf
Restroom	54 sf	54 sf
Circulation	0 sf	680 sf
Media Center Total	3,425 sf	4,105 sf
Innovation Lab Total	0 sf	1,500 sf





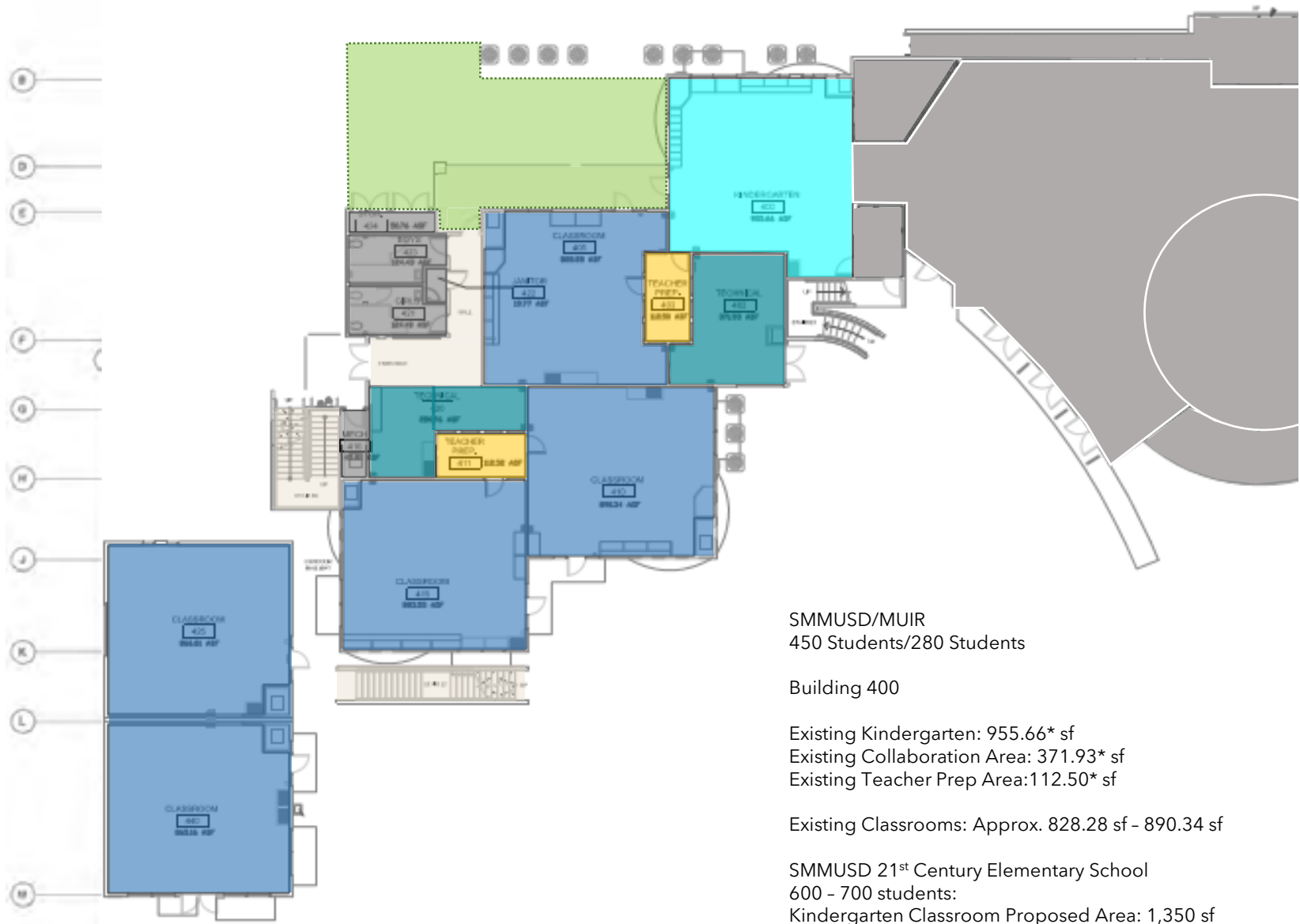
Classroom Bldg 400





Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 – First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

Building 400

Existing Kindergarten: 955.66* sf
Existing Collaboration Area: 371.93* sf
Existing Teacher Prep Area: 112.50* sf

Existing Classrooms: Approx. 828.28 sf – 890.34 sf

SMMUSD 21st Century Elementary School
600 – 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

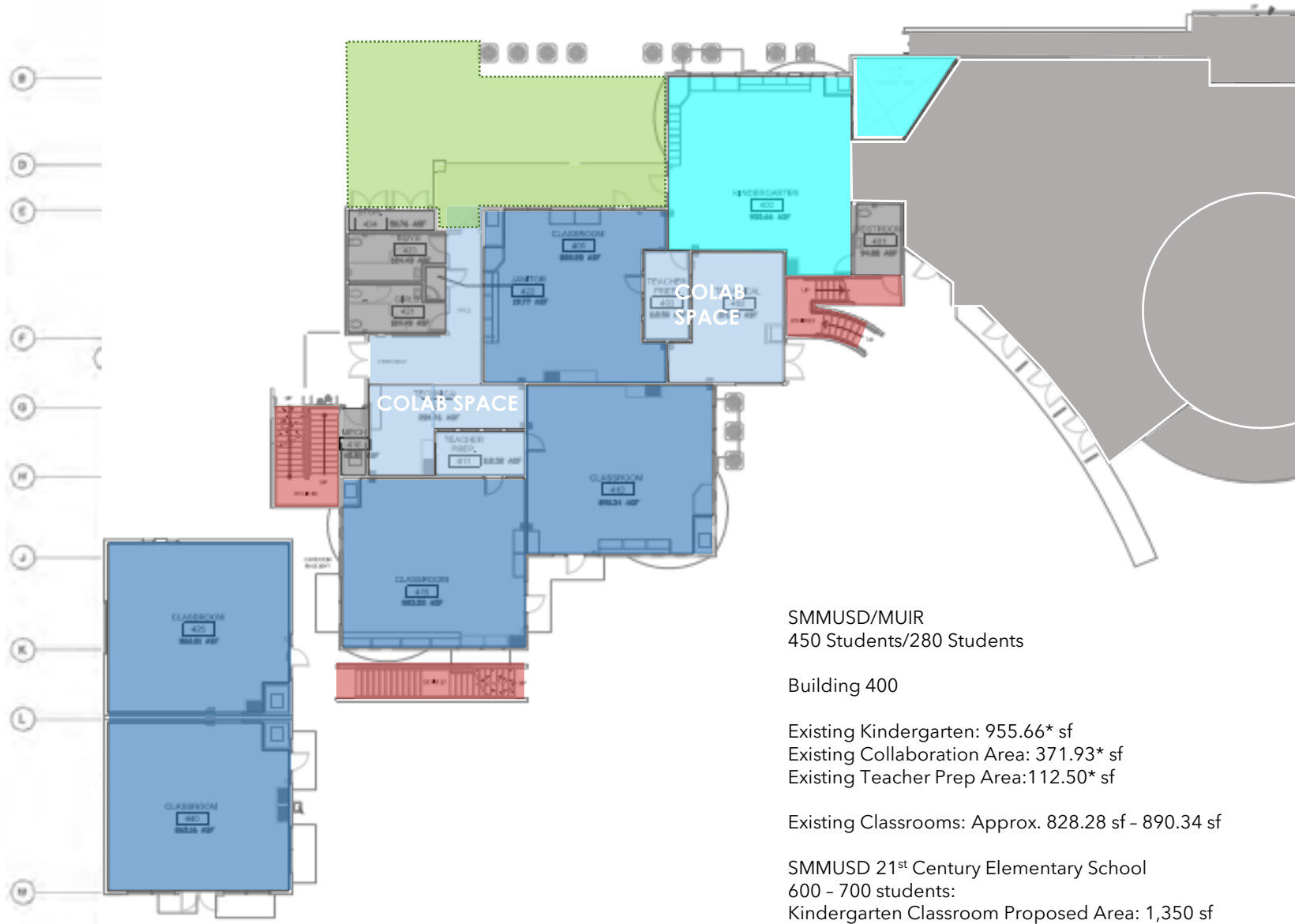
Existing





Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 - First Floor Level Kindergarten/Classroom



SMMUSD/MUIR
450 Students/280 Students

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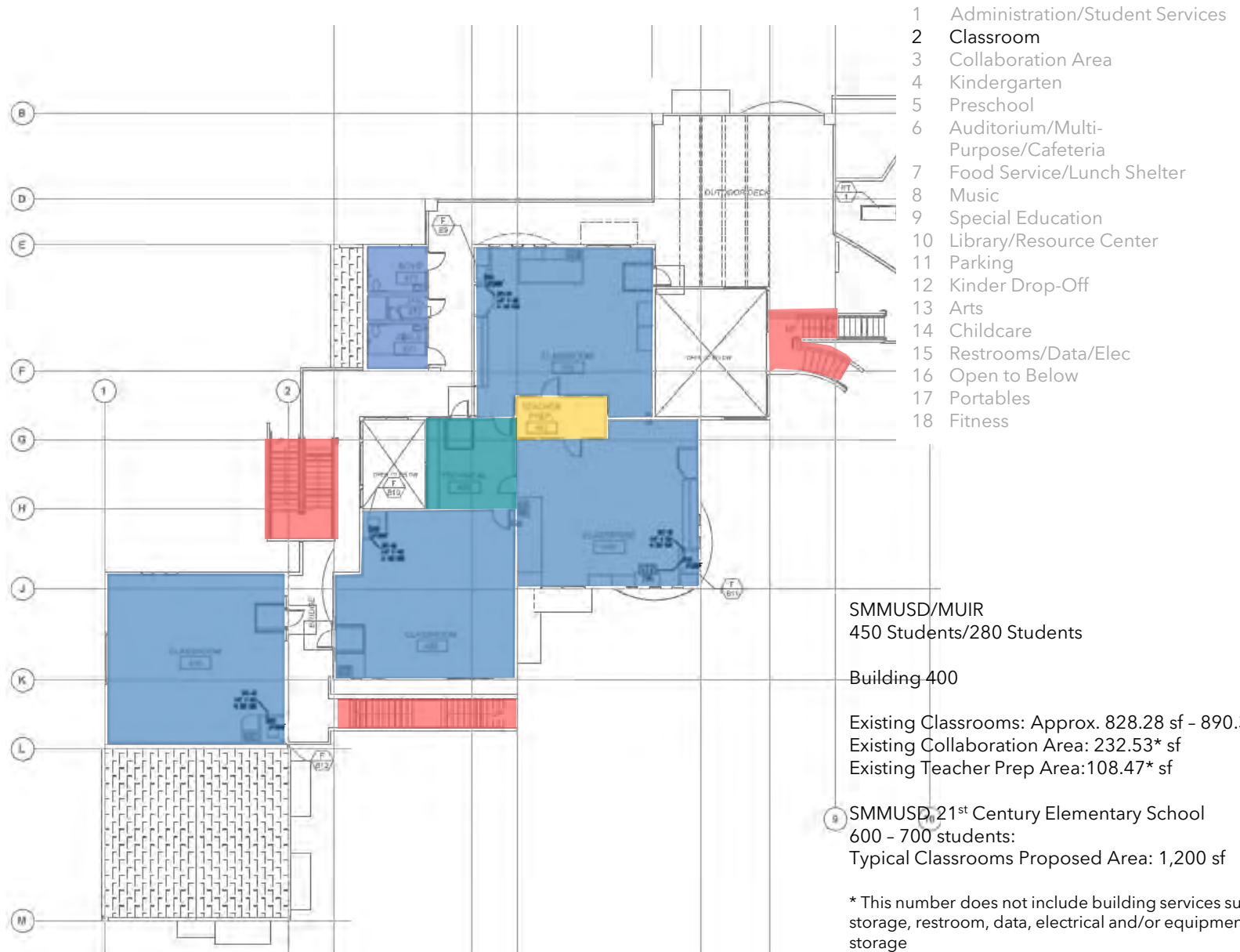


Option 1



Santa Monica Malibu Unified School District SMASH / MUIR

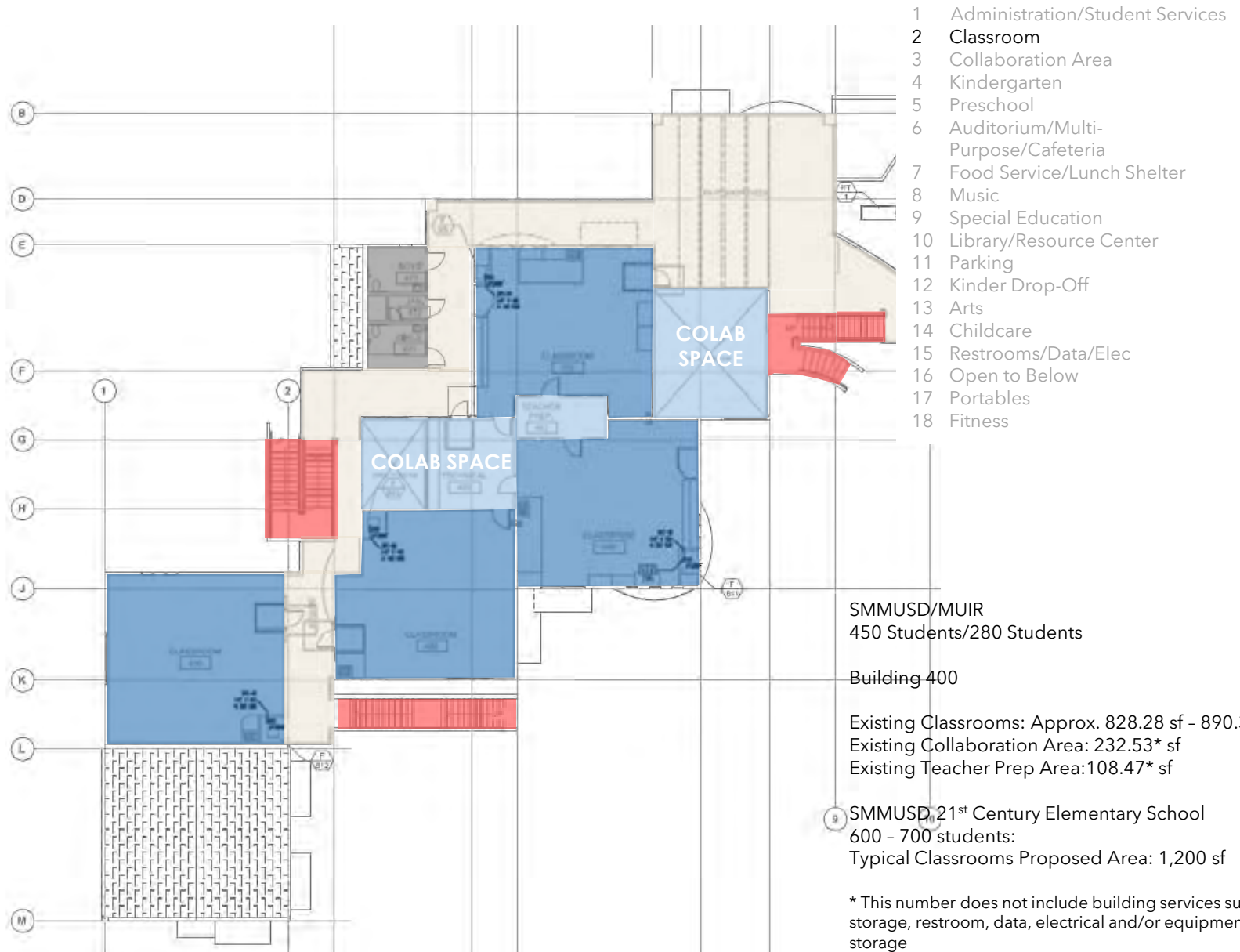
Building 400 – Second Floor Level Classrooms (Existing)





Santa Monica Malibu Unified School District SMASH / MUIR

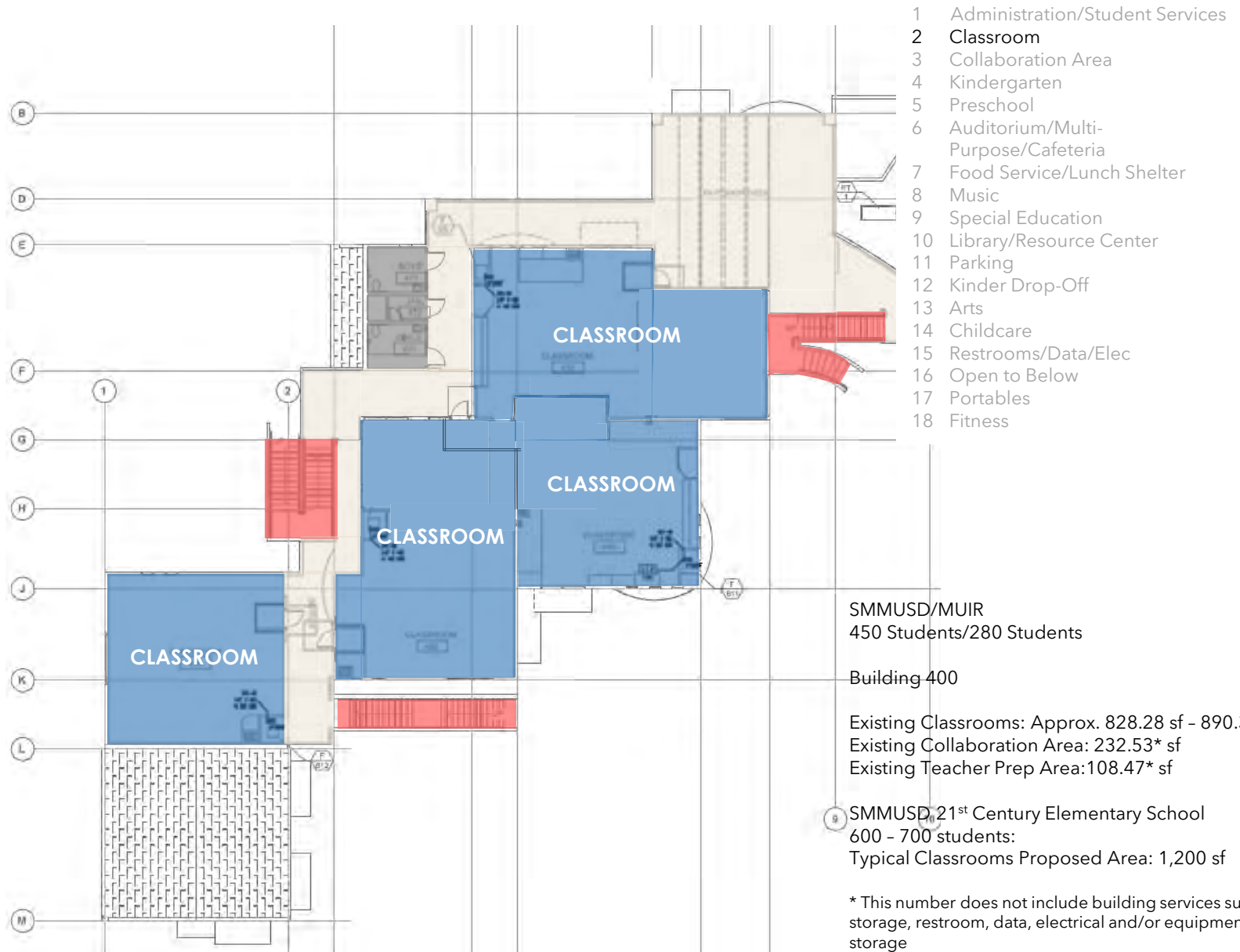
Building 400 – Second Floor Level Classrooms (Existing)





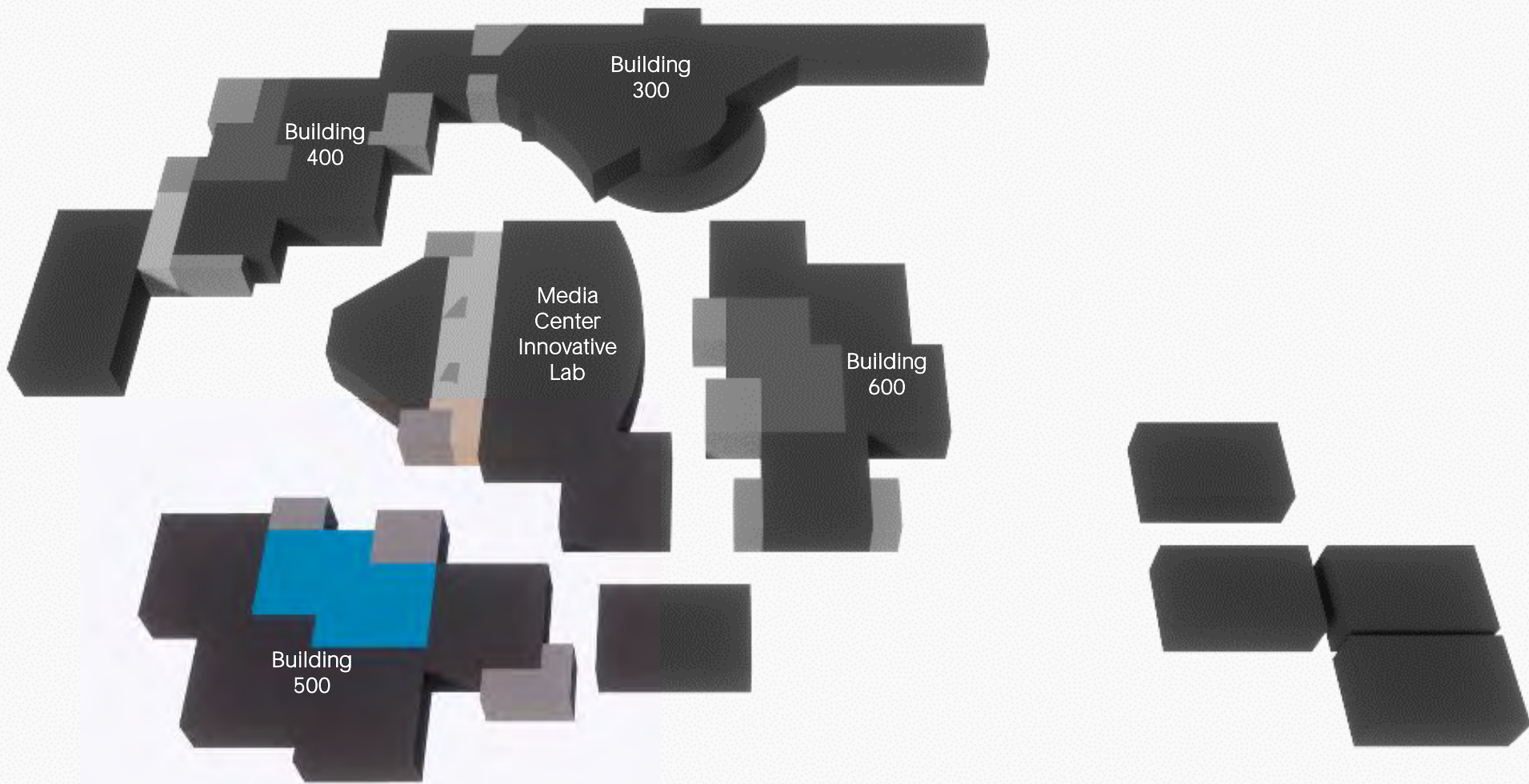
Santa Monica Malibu Unified School District SMASH / MUIR

Building 400 – Second Floor Level Classrooms (Existing)





Classroom Bldg 500





Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

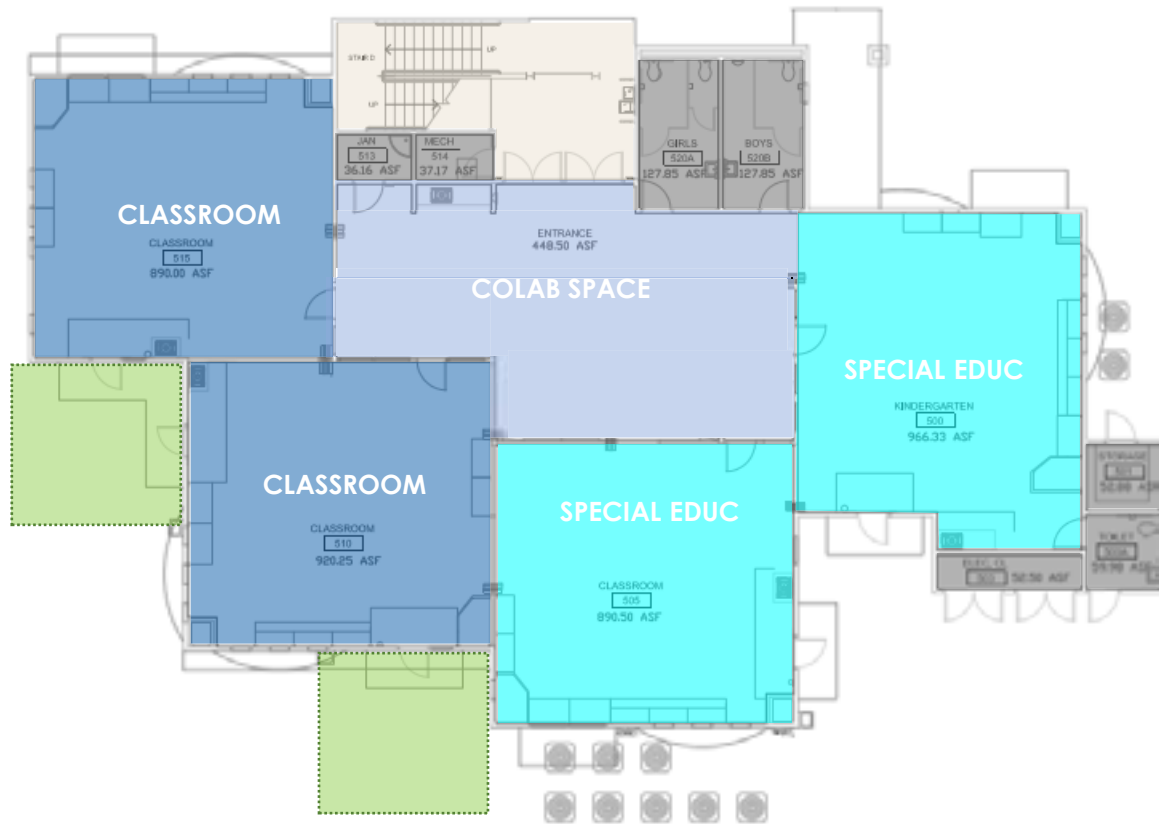
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

Building 500

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SMMUSD 21st Century Elementary School
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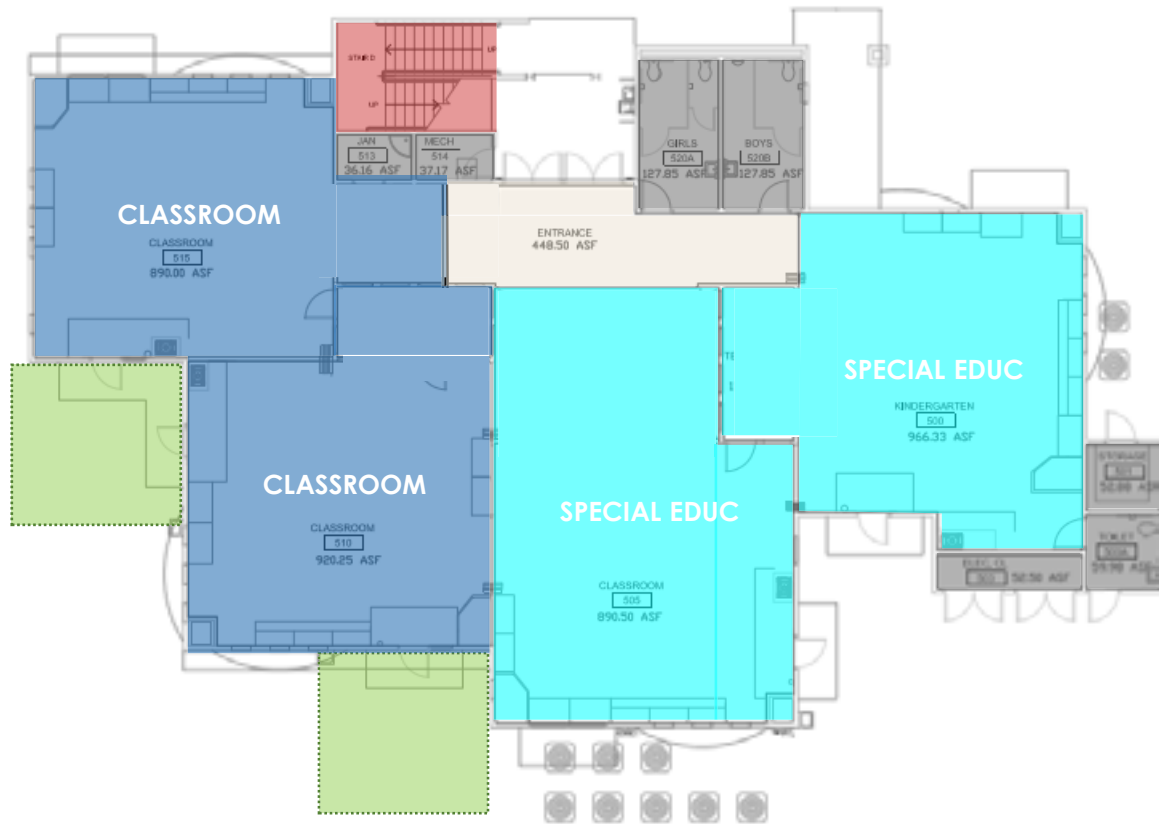
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 – First Floor Level Kindergarten/1st Grade (Existing)



SMMUSD/MUIR
450 Students/280 Students

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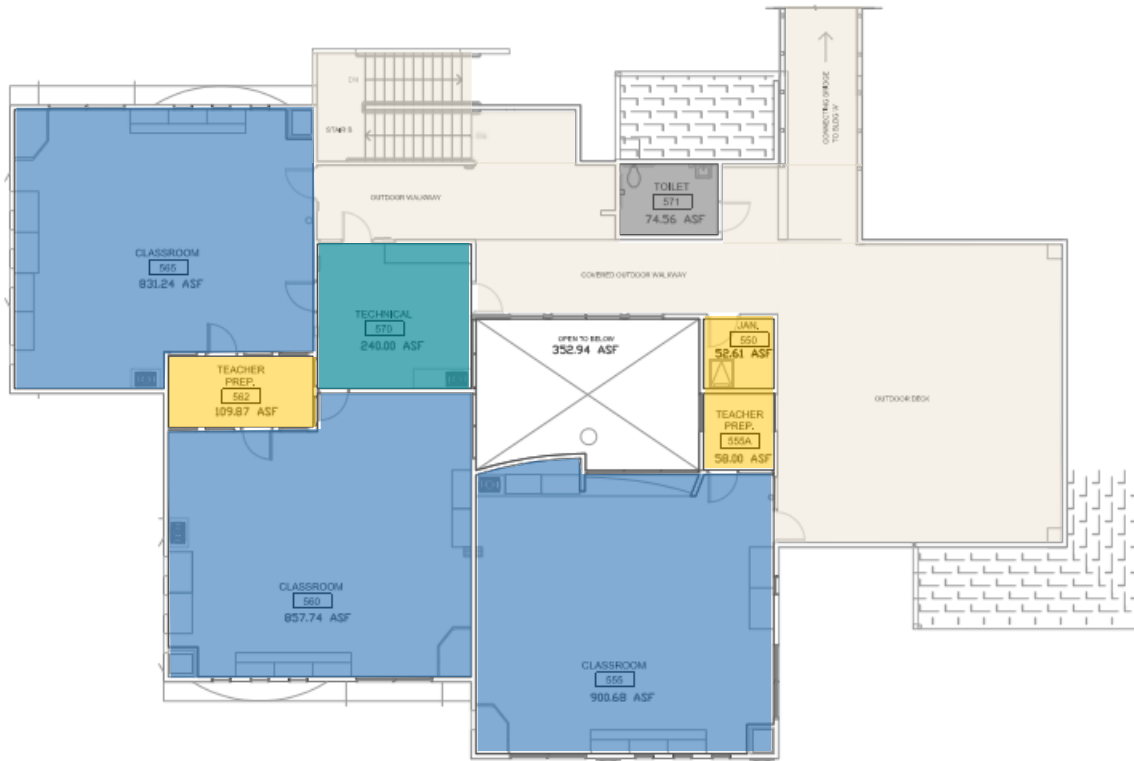




Santa Monica Malibu Unified School District SMASH / MUIR

Building 500 - Second Floor Level (Existing)

- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



SMMUSD/MUIR
450 Students/280 Students

Building 500

Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

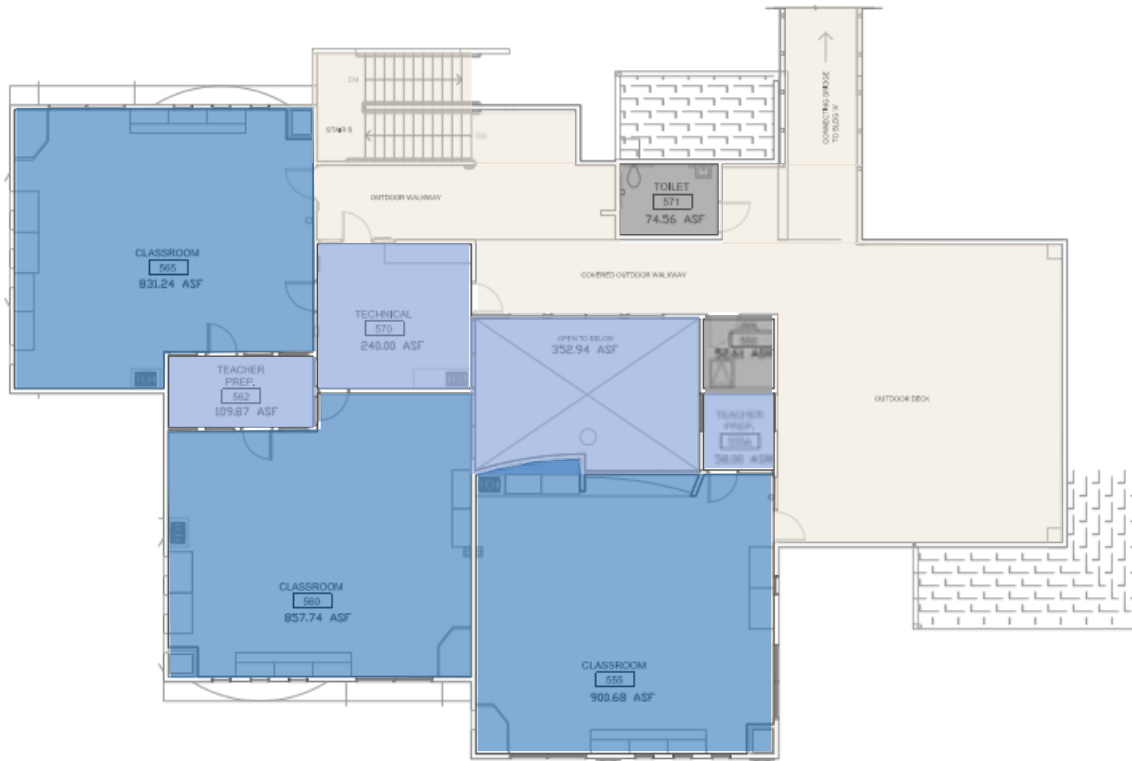




Santa Monica Malibu Unified School District SMASH / MUIR

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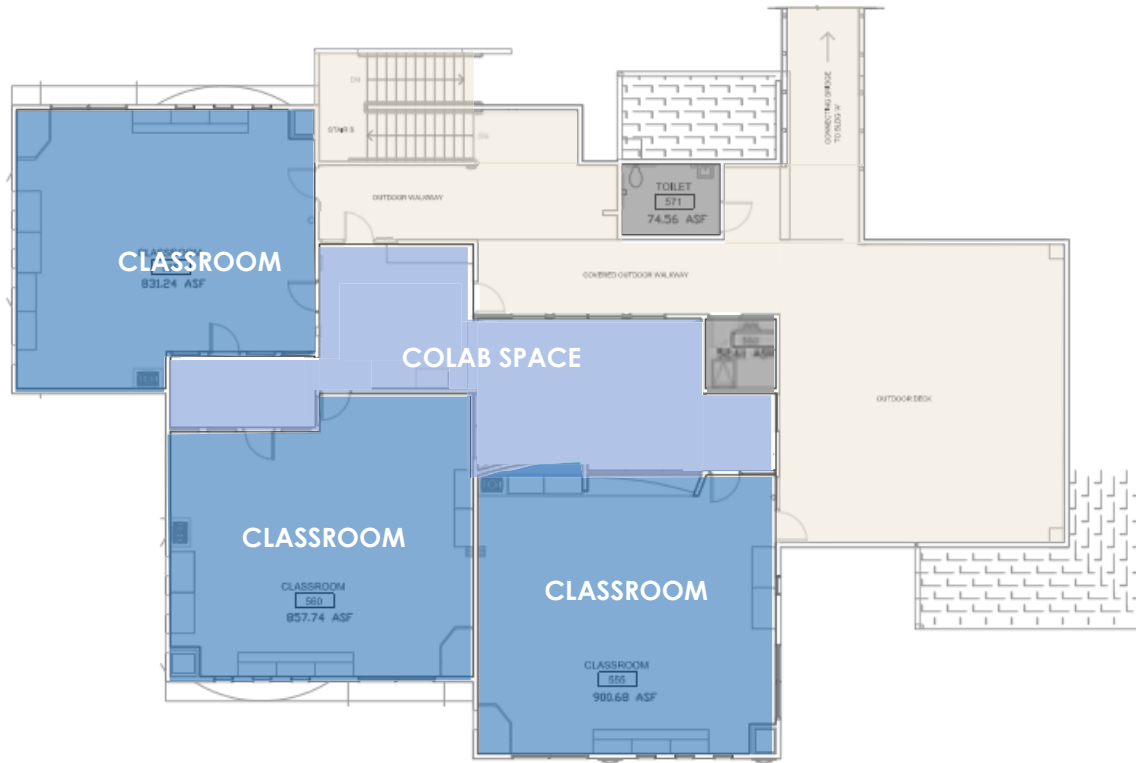




Santa Monica Malibu Unified School District SMASH / MUIR

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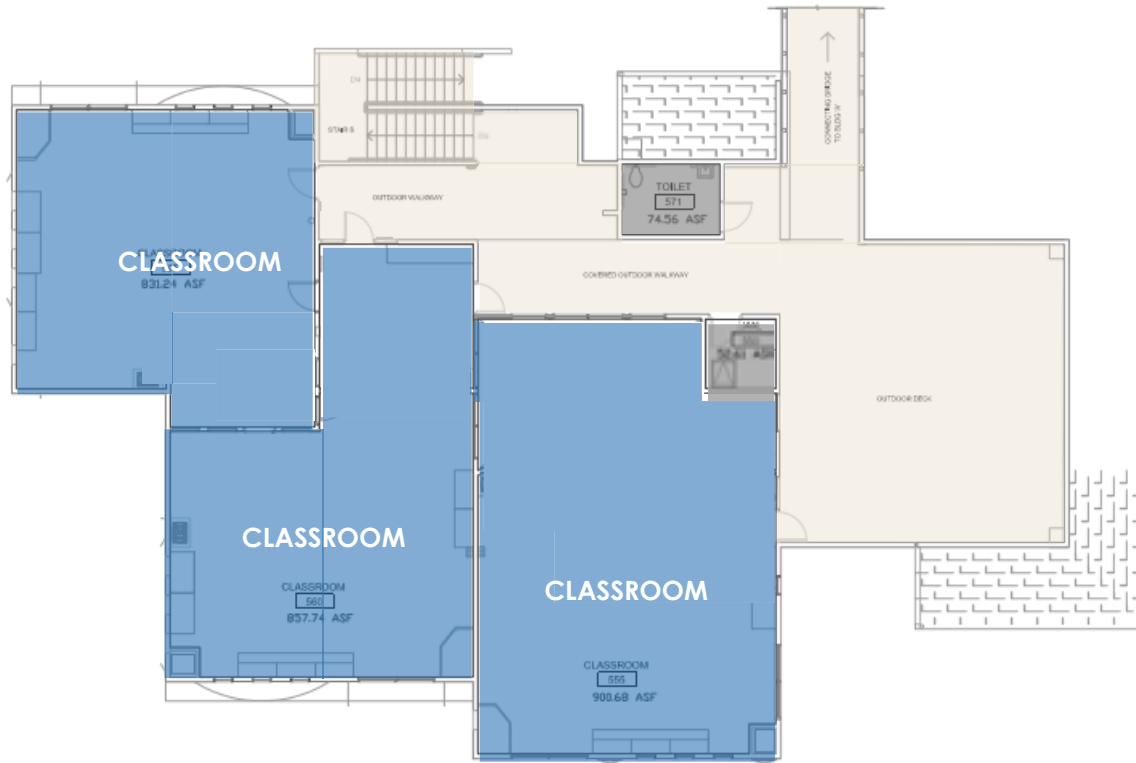
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Santa Monica Malibu Unified School District SMASH / MUIR

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SMMUSD 21st Century Elementary School
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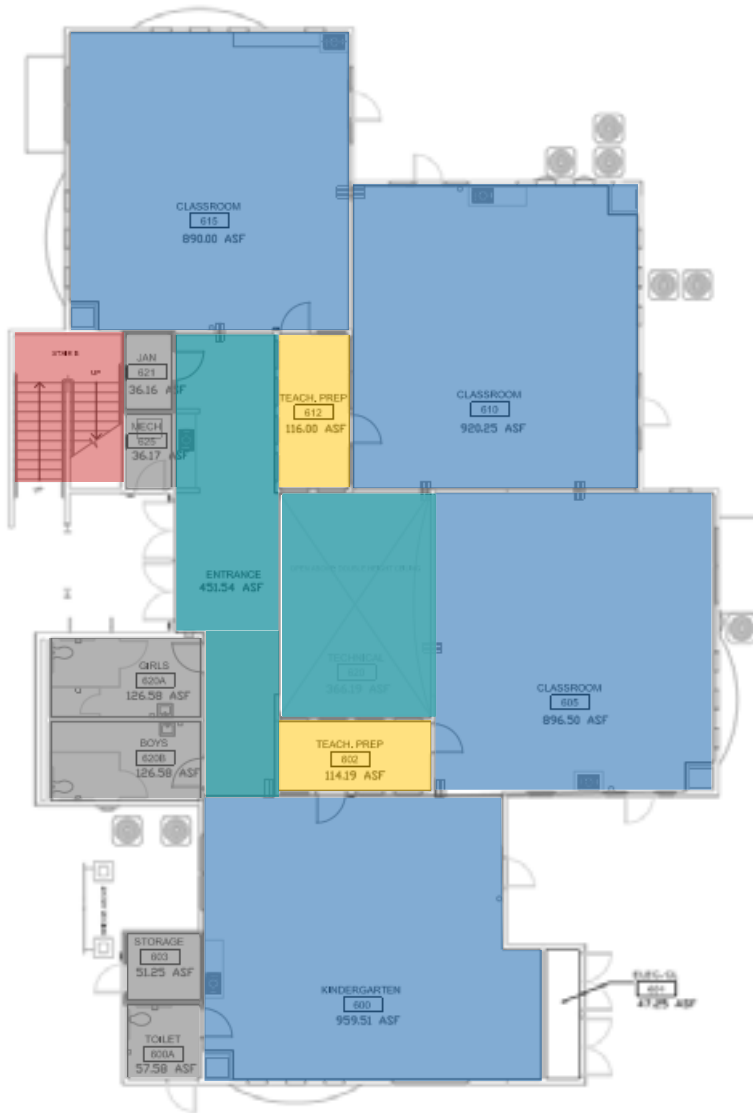
Classroom Bldg 600





Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - First Floor Level (Existing)



- 1 Administration/Student Services
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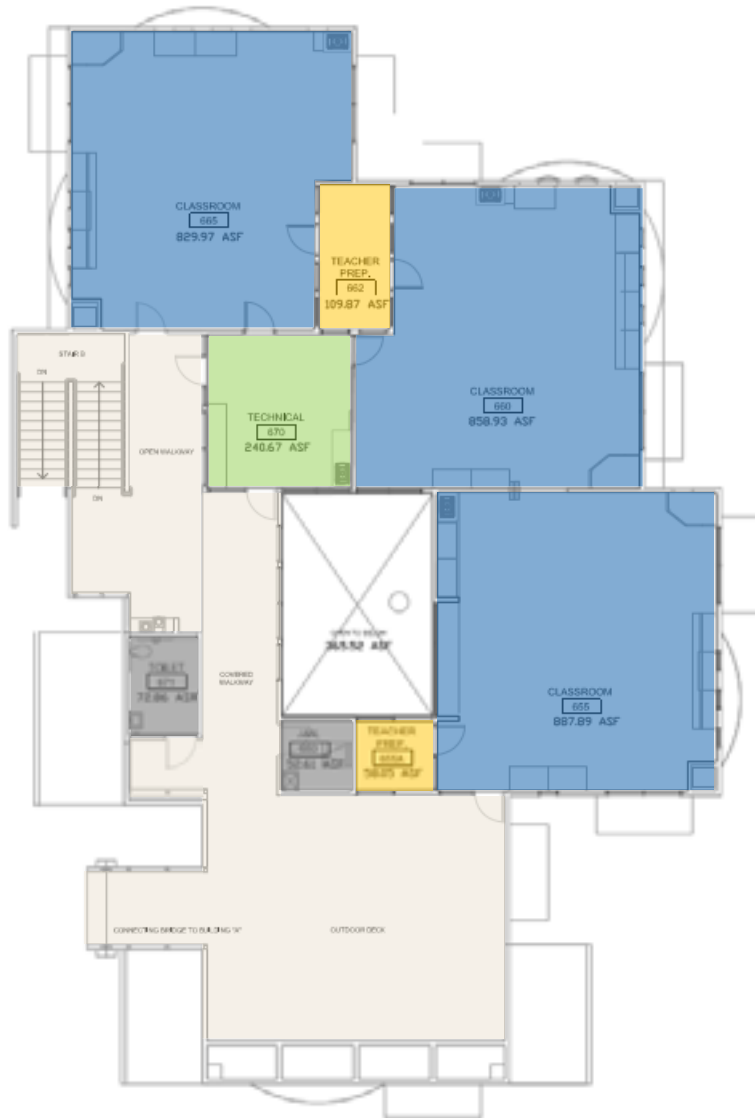


Option1



Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)

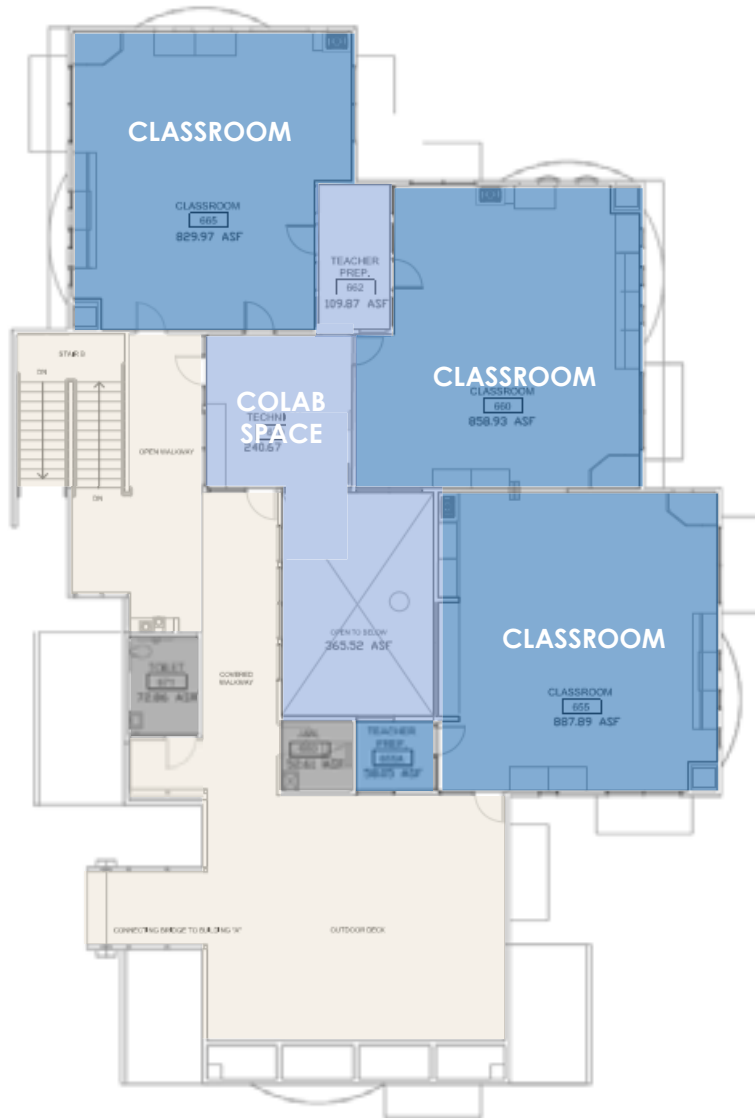


- 1 Administration/Student Services
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)



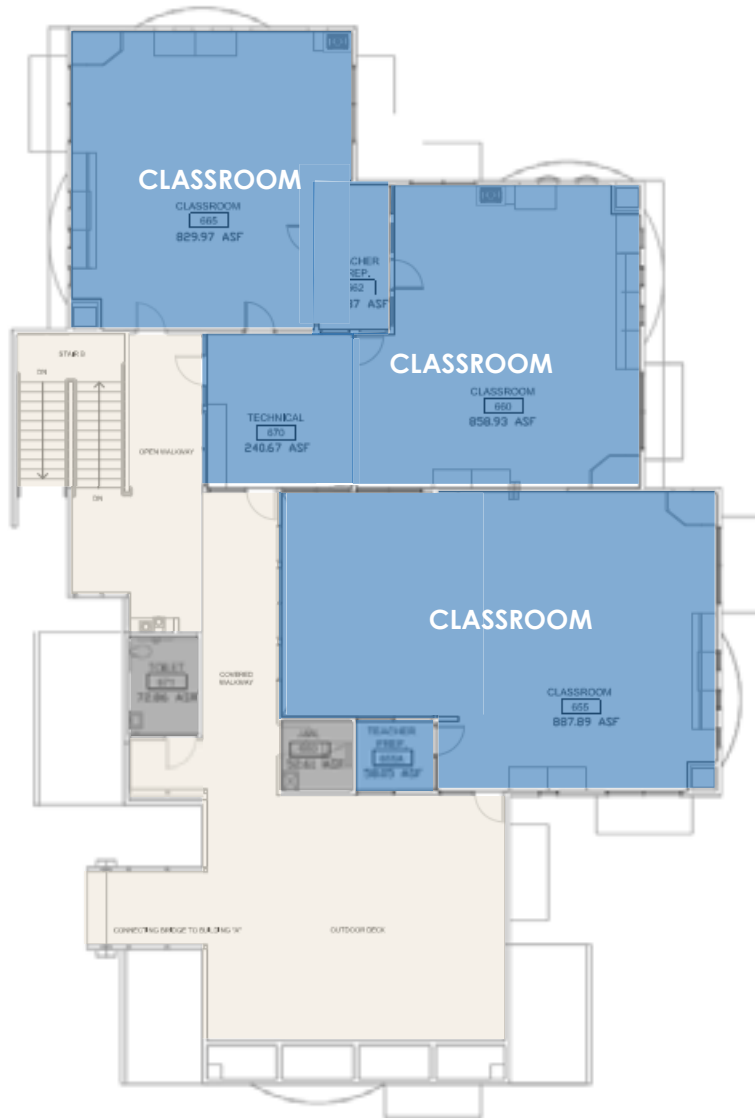
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Santa Monica Malibu Unified School District SMASH / MUIR

Building 600 - Second Floor Level (Existing)



- 1 Administration/Student Services
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Option 2



Potential Building Additions

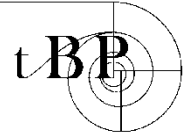
What are the Priority Projects?



Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Community Meeting #1 Meeting Date: 06/03/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Aimee Koeplin	-	John Muir
Theresa Kelly	-	SMASH
Lena Brooks	-	SMASH-Muir
LaDawna Hamilton	-	SMASH-Muir
Barbara Aguilar De Jesus	-	SMASH-Muir
Benitez Lourdes	-	SMASH-Muir
Kunkel Fereshteh	-	SMASH-Muir
Jen Abramson	-	SMASH-Muir
Kimberley Griffen	-	SMASH-Muir
Sabine Werk	-	SMASH-Muir
Kyo Yamashiro	-	SMASH-Muir
Gene Klein	-	SMASH-Muir
Norma Bozin	-	SMASH-Muir
Jessi Gravelle	-	SMASH-Muir
Jar-el Garcia	-	SMASH-Muir
Christina Allen	-	SMASH-Muir
Erin M.	-	SMASH-Muir
Teresa	-	SMASH-Muir
Elena	-	SMASH-Muir
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Steve Massetti	-	SMMUSD
Chris Clonts	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

Progress Presentation of Phase 1 Assessment with the following Agenda:

1. Campus Assessments / Analysis

2. Educational Specifications and Comparison
3. (6) Potential Projects
4. Questions and Answers

DISCUSSION

1. Campus Assessments / Analysis

- a. Presented Phase 1 Assessment schedule indicating activities to date and future activities and discussed that the Board approval of projects is anticipated in December 2020.
- b. Assessment plans of the existing School Statistics were presented which indicate existing conditions including buildings, parking, drop-offs, circulation, security zones, play areas, and uses.
- c. Classroom Building Example of existing Classroom Building 500 spaces were presented.
- d. Administration's. Media Center, and Multi-purpose/Cafeteria Buildings' existing spaces were presented.
- e. Comments:
 - i. Replace gates around the perimeter of the campus or just the entry and/or control security in the afternoon.
 - ii. Benitez Lourdes and Erin M comments on safety considerations of dropping their kids off, families come from all areas of the district and the concern is the safety of the children.
 - iii. Increasing the number of restrooms for both students and staff.
 - iv. Steve Massetti answered the question about A/C and described that the repair is a different project that is not included in the presentation and looking for the appropriate time to get the best bid offer.
 - v. Benitez Lourdes discussed the need to store textbooks and supplies. Currently these items usually end up storing within the classrooms, makes classrooms very cluttered.
 - vi. Kunkel Fereshteh discussed Speech pathologist located on the second floor over the library/ media center. Access to the second floor has been problematic via the existing elevator and asked for alternative access ie ramp.
 - vii. Occupational Therapist discussed current restroom conditions within special education classrooms and students who are considered severe are sharing restrooms with their peers in lieu of restrooms located within classrooms.
 - viii. MUIR special education preschool (some have mobility challenges) and SAI intensive (cerebral palsy; visually impaired; wheelchair)
 - ix. Step program at SMASH.
 - x. La Dawna Hamilton asked question about media lab/ computer lab
 - xi. Lourdes Benitez is concerned about noise from PreK play yard and adjacent instructional area.
 - xii. Will like to have special education on the first floor.
 - xiii. Need to accommodate different types of music instructional area
 - xiv. Lourdes Benitez asked about fencing and security; suggested something similar to Edison especially when amenities / park are open to public

2. Educational Specifications and Comparison

- a. Presented elements of the SMMUSD's Educational Specifications including Shared Values, Future Planning Statistics, Project Based Learning, and Maker Spaces.
- b. Comparisons for existing square footages versus footages per the Educational Specifications were presented for Classrooms, Administration, Media Center, and Multi-purpose / Cafeteria Buildings.

3. (6) Potential Projects

Project #1: Administration

- a. Presented and a new separate building with administration on the first floor and special education rooms on the second floor.
- b. Renovation of existing Building 200 second floor spaces we presented as new student services spaces.

Project #2: Renovate Media Center

- a. Presented renovations to existing Building 100 and 200 first floor spaces which eliminate encloses the exterior walkway to form a contiguous space.

Project #3: Classroom Building 500

- a. Presented renovations to the first and second floors of Building 500 as common Classroom Building renovations to repurpose ancillary spaces for educational support purposes.
- b. Building 500 specific renovations include re-proposing two classroom into Kindergarten Classrooms with restrooms.

Project #4: Outdoor learning Court Reinforcement

- a. Renovations to various enhance existing exterior spaces were presented to include areas next to the existing Stage, proposed building addition along 6th Street, area between Building 400 and the media Center, within the existing SMASH play yard, and areas adjacent/accessible to classrooms.

Project #5: Renovate Multi-purpose Room

- a. Renovations to existing Building 300's spaces include an option to expand existing food service spaces and an option to remodel food service spaces into music, support spaces, and student restrooms.

Project #6: Multi-purpose Room / Science / Art, Pre-K, After School Day Care Options

- a. Campus Plan of Option 1 was presented
 - i. New administration building with new secured visitor entry
 - ii. Renovated media center.
 - iii. Renovated food service.

- iv. New building along 6th Street to include multi-purpose/music/dance/fitness room, science / art / maker lab room, pre-k, and after school day care rooms.
 - b. Campus Plan of Option 2 was presented
 - i. New administration building with new secured visitor entry
 - ii. Renovated media center.
 - iii. Music room addition and renovated food service into support spaces.
 - iv. New building along 6th Street to include food service, multi-purpose/music/dance/fitness room, science / art / maker lab room, pre-k, and after school day care rooms.
 - c. Parking Studies
 - i. Option 1 to renovate existing staff and visitor parking into larger areas with 71 total spaces versus 47 existing spaces.
 - ii. Option 2 to remove visitor parking area and renovate staff parking into a larger area with 72 total spaces versus 47 existing spaces.
- 4. Questions and Answers
 - a. See below Chat Room Notes.

CHATS

From Aimee Koeplin to Everyone: 01:32 PM
Hi Lena! You're not muted

From Lena Brooks to Everyone: 01:32 PM
sorry!! 😊

From Chris Clonts to Everyone: 01:37 PM
If you'd like to download the presentation you're about to see so you can look at it later, it's at:
<https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4259/Smash%20Muir%20Community%20Presentation%2006032020.pdf>
For more (very) detailed information on the district's educational specifications, which you'll hear referenced a few times, you can see that document here: <http://fip.smmusd.org/pdf/ED-SPEC-DRAFT042219.pdf>

From barbara chiavelli to Everyone: 01:37 PM
thank you for your patience in getting this meeting started.

From Carey Upton to Everyone: 01:49 PM
The chat can be used to make comments

From barbara chiavelli to Everyone: 01:49 PM
can you make it a bit larger

From LaDawna Hamilton to Everyone: 01:54 PM
We you calculate the square footage for each school was it based on measurement of classroom spaces (i.e. SMASH 400 building and John Muir 500 and 600's or was there another breakdown used to assess the square footage?

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Community Meeting #1: 06/03/2020

Page 5

From Carey Upton to Everyone: 01:56 PM

I think the sf breakdown is coming up.

From Erin M to Everyone: 01:57 PM

Many SMASH families don't live within walking distance, and it can be quite difficult and dangerous dropping kids off in the morning, particularly younger kids. There's a bus zone on 6th just north of the visitor lot, and there have sometimes been parking enforcement giving tickets to people dropping off there. This creates a very dangerous situation with parents driving into the visitor lot to drop off, kids walking in front of cars, etc. I hope any changes will include safety considerations and ways to make it accessible for parents to safely drop their children off at both schools.

From Therese to Everyone: 01:57 PM

Does Muir K actually use those outdoor spaces as play area? Don't they use what is labeled as pre-k yard?

From Beatrice Aguilar De Jesus to Everyone: 01:58 PM

K uses the pre-k yard

From Jen Abramson to Everyone: 01:59 PM

Will staff have a private space/lounge or will it continued to be shared for uses with students/classes?

From barbara chiavelli to Everyone: 01:59 PM

This will be addressed later in the presentation

From Elena to Everyone: 02:04 PM

Any possibility of increasing the amount of bathrooms for students AND staff?

From Kimberly Griffen to Everyone: 02:05 PM

I thought A/C was coming this year

From Elena to Everyone: 02:07 PM

will there be a dedicated space for parent engagement (parent education)?

From Steve Massetti to Everyone: 02:07 PM

Thanks for asking that question Kimberly.

From Sabine Werk to Everyone: 02:11 PM

Covid or not, common sense health practices dictate frequent hand washing. Will there be ubiquitous hand washing opportunities allowing for ease and speed?

From Aimee Koeplin to Everyone: 02:12 PM

Great question, Sabine!

From Fereshteh Kunkel to Everyone: 02:13 PM

I believe most classrooms have sink

From Sabine Werk to Everyone: 02:15 PM

I don't think one sink in classroom is enough.

From Lena Brooks to Everyone: 02:16 PM

Will the AC be of a grade to deal with smoke in classrooms during fire season?

From Kimberly Griffen to Everyone: 02:17 PM
Good question Lena!

From Carey Upton to Everyone: 02:19 PM
Lena, The filters on the HVAC are rated similar to HEPA filter. It would be sufficient for most of the levels smoke we've seen. If there was a fire on campus or adjacent, it would not be sufficient.

From Steve Massetti to Everyone: 02:22 PM
We're checking which Merv standard is specified. I'll get back to this issue once we confirm that.

From Kyo Yamashiro to Everyone: 02:23 PM
Agree that acoustics are not great and it is difficult to see your own child when the band or orchestra is sitting at ground level as the parents are. So, visibility and acoustics both need some work.

From gene klein to Everyone: 02:24 PM
The kitchen isn't a kitchen, per se. perhaps best labeled a "food warming location"

From Sabine Werk to Everyone: 02:25 PM
Echoing Kyo's comment on acoustics and visibility!

From Steve Massetti to Everyone: 02:26 PM
Lena, regarding HVAC filtration, we typically specify between Merv8 and Merv13. For SMASH/Muir, the project specifies Merv13.
MERV 8 = Effective at controlling particulate down to 3 microns in size to an efficiency of 30-35%.
MERV 11 = Effective at controlling particulate down to 3 microns in size to an efficiency of 60-65%.
MERV 13 = Effective at controlling particulate down to 3 microns in size to an efficiency of 85-90%
To offer you some perspective on particulate size, a human hair is 60 to 80 microns & beach sand is 90+ microns depending upon how fine it is. 3 Microns is invisible to the eye. Particulate at that scale includes things like spores, aerosols, dust allergens, smoke, etc. Of course, the larger the particle the more susceptible to capture.

From Kimberly Griffen to Everyone: 02:28 PM
anyone know if lighting will be revamped (better bulbs, may switches unreachable - behind furniture) many (not May;)

From Carey Upton to Everyone: 02:28 PM
We replaced all of the lighting with LED fixtures last year.

From barbara chiavelli to Everyone: 02:29 PM
We can take a look at the lighting, but it has not been brought up thus far as an issue. Do you consider the amount of light inadequate?

From Jessica Rische to Everyone: 02:30 PM
Paula and I showed Gary Bradbury when he did the site inspection which areas are still dark outside at night. Its in his inspection notes to District.

From barbara chiavelli to Everyone: 02:30 PM
Thank you we will look at it.

From Carey Upton to Everyone: 02:30 PM
Outdoor lighting is another story. I was addressing indoor lighting.

Phase 1 Campus Assessments – SMASH / Muir Schools
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From Kimberly Griffen to Everyone: 02:31 PM

I have lights in my office that I can't reach, set on a timer (keep turning off), now broken switches).

From Steve Massetti to Everyone: 02:31 PM

That seems really inconvenient Kimberly. Has there been an M&O work order?

From Carey Upton to Everyone: 02:31 PM

Kimberly, please put in a work order on this. I'll see if I can get the electricians to move/adapt the switch.

From Kimberly Griffen to Everyone: 02:33 PM

yes, work orders were ignored. Just hoped this would be fixed with the upcoming upgrades

From barbara chiavelli to Everyone: 02:36 PM

Perhaps moving this office to the lower level

From Kimberly Griffen to Everyone: 02:36 PM

Thanks Carey 😊

From Paula Lytz to Everyone: 02:39 PM

Fereshteh is accurately describing the mobility challenges at Muir.

From Norma Bozin to Everyone: 02:42 PM

Will the outlets on the floor inside our classrooms be removed?

From Elena to Everyone: 02:42 PM

library also serves as school liaisons office were I meet with parents and do parent engagement groups

From Kimberly Griffen to Everyone: 02:47 PM

good point, Elena!

Wasn't security being upgraded this summer as well?

From barbara chiavelli to Everyone: 02:48 PM

We will take a look at the proposed location on the second floor of admin for the special ed programs based upon comments.

From gene klein to Everyone: 02:49 PM

Perhaps there is also a discussion to be had about the size and quality specs for an elevator in a building. Just because the current elevator is terrible and breaks down often does not mean all elevators cannot work the way we need them to.

From Carey Upton to Everyone: 02:49 PM

We are working on cameras and a new intrusion alarm system separate from this project.

From Kyo Yamashiro to Everyone: 02:50 PM

Have you decreased the space for books?
(books on display on shelves)

From Jessi Gravelle to Everyone: 02:50 PM

Library and mpr above also serve many students for music classes.

From Therese to Everyone: 02:51 PM

Based on the continual maintenance needs of the existing elevator, maintaining its location may not need to be a constraint. If it would be better to replace/upgrade it altogether, it could be placed in the area it would best serve.

From barbara chiavelli to Everyone: 02:51 PM

I don't believe we have gotten to that level of detail yet. If this project is selected to move forward, we would conduct programming of this space with the school site

From Kimberly Griffen to Everyone: 02:54 PM

Thanks Carey

From Jar-el Garcia to Everyone: 02:56 PM

the cafeteria floor could be better utilized if the sound barrier was better

*for music

From Carey Upton to Everyone: 02:57 PM

back in a moment

From Sabine Werk to Everyone: 02:57 PM

Would there be space to safely store projects in progress in the science/art/maker lab. And will the science lab be a "real" science lab with stations and hook ups for experimentation etc.

From Therese to Everyone: 02:57 PM

It would be lovely to celebrate the courtyard tree as a gathering space

From Kimberly Griffen to Everyone: 02:58 PM

Good point Sabine (I second that;)

From Jessi Gravelle to Everyone: 03:01 PM

Yes! Music teachers agree that current acoustics are a challenge.

From Paula Lytz to Everyone: 03:01 PM

It is currently a shared Muir/SMASH lounge

From Kyo Yamashiro to Everyone: 03:06 PM

Are those new spaces meant to be shared across campuses?

From Ramirez to Everyone: 03:07 PM

very important, good point lulu!

From Carey Upton to Everyone: 03:07 PM

yes

From Therese to Everyone: 03:08 PM

Kyo, yes, they are meant to be shared.

From gene klein to Everyone: 03:09 PM

What is the vision for use of an outdoor amphitheater?

From Kyo Yamashiro to Everyone: 03:11 PM
So no additional drop off points?

From Erin M to Everyone: 03:12 PM
Pickup is also a problem

From Carey Upton to Everyone: 03:12 PM
Schools who have amphitheatres use them for various types of performances, classroom breakout spaces, and individual learning.

From gene klein to Everyone: 03:13 PM
Thanks Carey. Sounds good - obviously one factor to consider is the noise generated in that space during the day proximate to indoor teaching areas. Are there ways to manage or mitigate?

From Therese to Everyone: 03:14 PM
While I like consolidating the music areas into one location along 5th, does the resulting lunch area become too far away for especially some of the younger students at SMASH?

From Carey Upton to Everyone: 03:14 PM
Adding dual paned windows and HVAC will assist with this.

From Elena to Everyone: 03:14 PM
sorry I didn't hear if there will be a dedicated parent engagement space?

From Therese to Everyone: 03:16 PM
Elena, there is supposed to be a parent meeting area in the proposed new administration building

From Jessi Gravelle to Everyone: 03:17 PM
And consolidating music areas will work only if there are multiple rooms...1 or 2 won't be adequate to instruction.

From Jar-el Garcia to Everyone: 03:18 PM
It might be helpful to keep in mind that even with one or two dedicated music spaces we are still teaching 5 or 6 classes simultaneously

From gene klein to Everyone: 03:19 PM
Agree that many of these ideas are useful regardless of merger

From Jessi Gravelle to Everyone: 03:21 PM
And we are currently using the library and upstairs mpr.

From Jar-el Garcia to Everyone: 03:21 PM
we have been using the music room and the cafeteria stage so far and bungalow B as well

From Christina Allen to Everyone: 03:21 PM
music also happens in the library too which is disruptive

From LaDawna Hamilton to Everyone: 03:22 PM
If these plans move forward is there a proposed order to projects or will that be determined at a later time.

From gene klein to Everyone: 03:24 PM

Love the idea of re-imaging how the campus works but seems like the biggest challenge is fitting it all into a budget.

The classroom improvements seem like low hanging fruit. And improving the MPR and music usage is a worthy goal.

From LaDawna Hamilton to Everyone: 03:25 PM

Thank you! This was very informative.

From Erin M to Everyone: 03:25 PM

Thank you

From Lena Brooks to Everyone: 03:25 PM

thank you - looking forward to hearing more

From Kimberly Griffen to Everyone: 03:25 PM

Thank you for being so responsive!

From Jessi Gravelle to Everyone: 03:25 PM

Thank you so much. great thoughts and info!

From gene klein to Everyone: 03:25 PM

Thanks for all of the work so far

NEXT STEPS

SMMUSD will schedule Meetings to Develop Site Plans, Prioritized Lists, and ROMs.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica - Malibu Unified School District

SMASH/ Muir Elementary School
Community Meeting No.1
6.03.2020



Protocols

- Please put yourself on Mute during the presentation so that participants can hear and there isn't background noise.
- You can unmute yourself during Q&A sessions.
- During Q& A sessions, the speaker will call your name to speak/ask your question.
- Please also feel free to use the chat to ask questions throughout. These will be addressed during Q&A questions.

Disclaimer:

- This presentation is being recorded and will be available on a public website.
- If you do not wish for your face to be included on this public presentation, please feel free to turn off your video.

Co-Presenters



- Gary P. Moon AIA, Principal in Charge
- Robert Morales Architect, Project Manager
- Tonya Pawli, Project Designer



- Carey Upton, Chief Operations Officer
- Barbara Chiavelli, Pre-Construction Manager
- Paula Lytz: John Muir Principal
- Jessica Rishe: SMASH Principal

Thank You! Site Committee Members

Carey Upton
Barbara Chiavelli
Paula Lytz: John Muir Principal
Jessica Rishe: SMASH Principal
Aimee Koeplin
Michael Burke
Kevin Klaus
Sarah Daunis: Teacher
Daniel Wheeler: Teacher
Mica Rische

Theresa Kelly;
Devon Smith;
Roosevelt Brown
Terrance Venable;
Elizabeth Villalobos
Richard Marchini;
John Castillo;
Jerry Gibson
Brain Part;
Jason Dodd;
Kathy Staib;
Steve Massetti;

Measure SMS

- Thank you for your support in passing Measure SMS

Agenda

- | | |
|----------------------------------------------|------------------|
| 1. Campus assessments / Analysis | 15 min, 10 Q & A |
| 2. Educational Specifications and Comparison | 15 min, 10 Q & A |
| 3. 6 Projects | 15 min, 10 Q & A |
| 4. Q & A | 45 minutes |





Existing

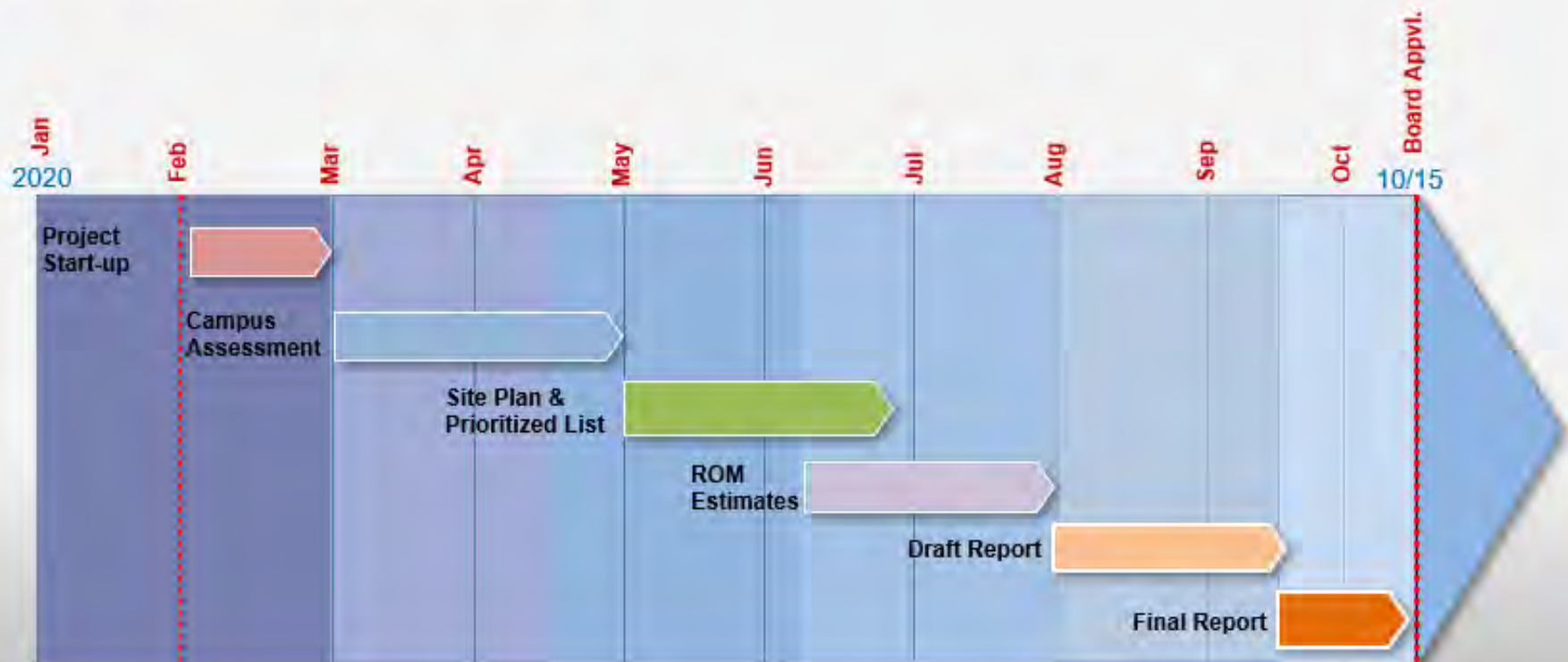


Proposed

Process

SMASH Muir ES Schedule

3.20.20



Campus Assessment

- Project Start-up: 1 month
- Campus Assessment: 2 months
- Site Plan & Prioritized List: 2 months

- ROM Estimates: 2 months
- Draft Report: 1.5 month
- Final Report: 1 month

Process

- Site Visit/Kick Off Meeting: Familiarize, Listen, 3.12.20
- Leadership Meeting: 3.20.20
- Work Shop #1: Kick-off Meeting, 4.1.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Work Shop #2: Campus understanding/ Options, 4.23.20
- Site Visit: 5.7.20
- Work Shop #3: Finalize Options/ 6 Projects, 5.22.20



Why Plan:

- Understand what you have
- To plan for future changes: enrollment, pedagogical changes
- Picture the future
- Be efficient and sequential



Assessment

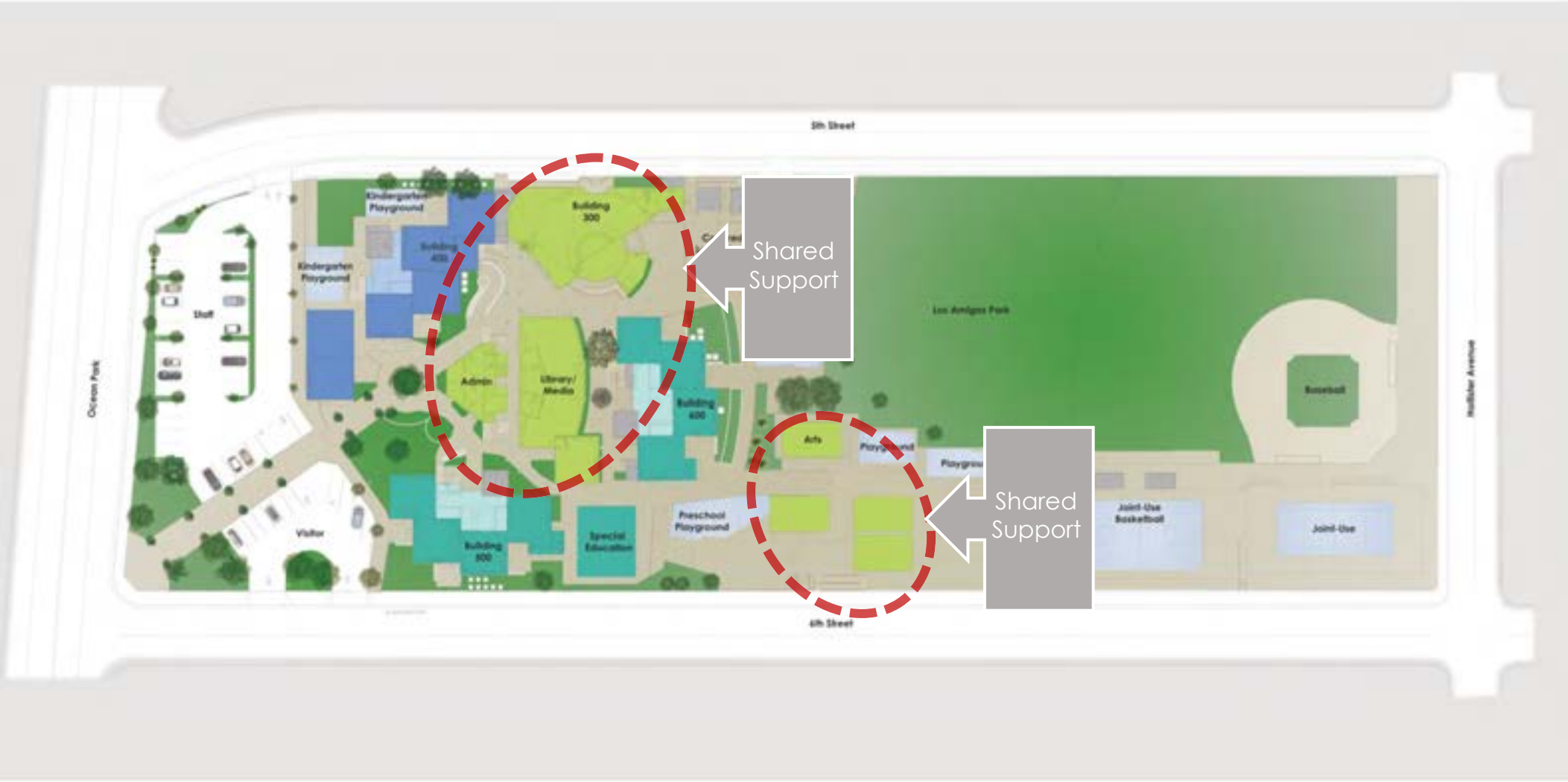
School Statistics

- SMASH serves K-8 Grade
 - Enrollment: 230
 - School Square footage: 15,351 sf
- John Muir serves PreK-5 Grade
 - Enrollment: 285-300
 - School Square footage: 30,844 sf (includes shared facilities by both schools)
- Site size: 5.56 AC





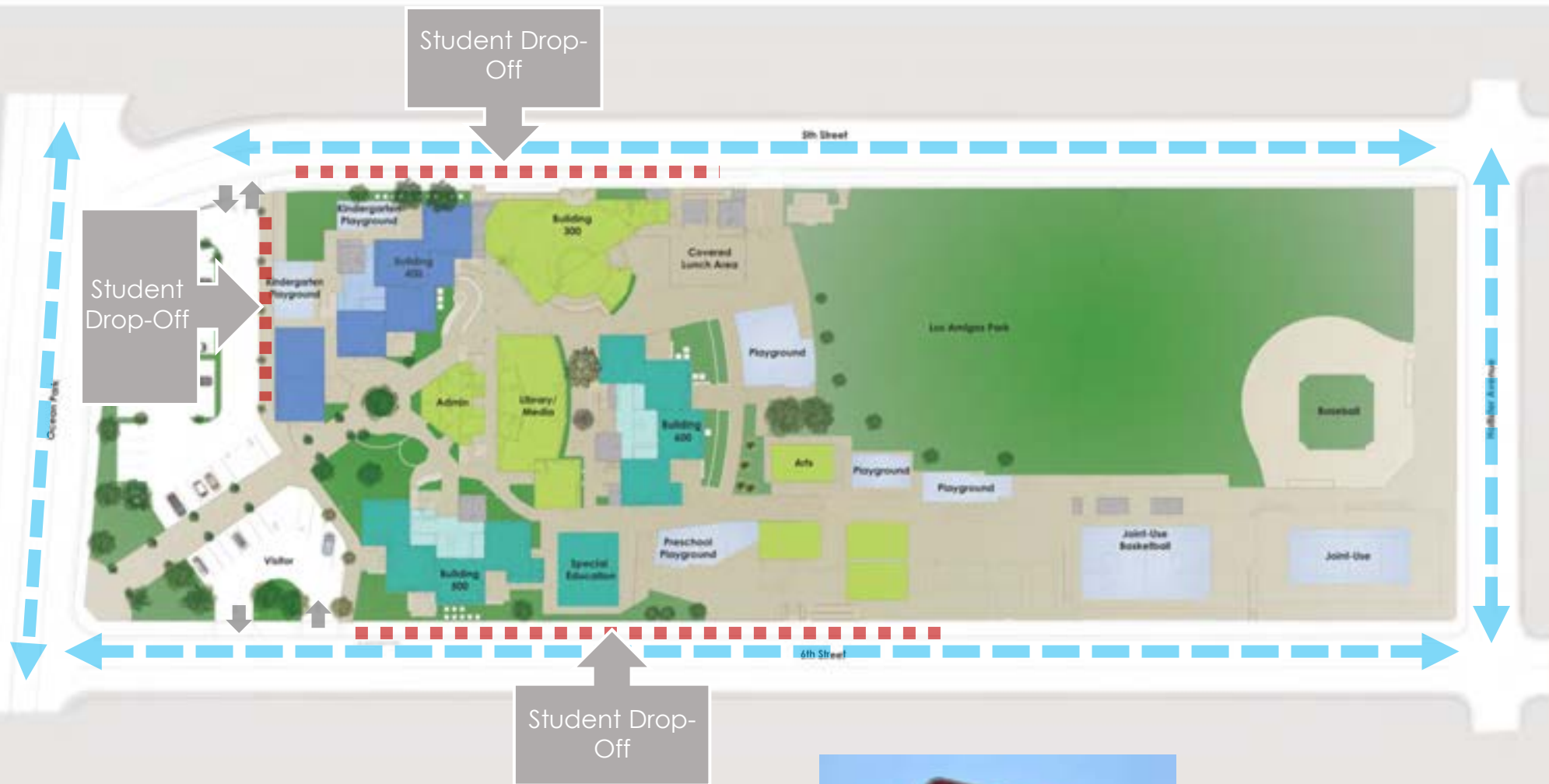


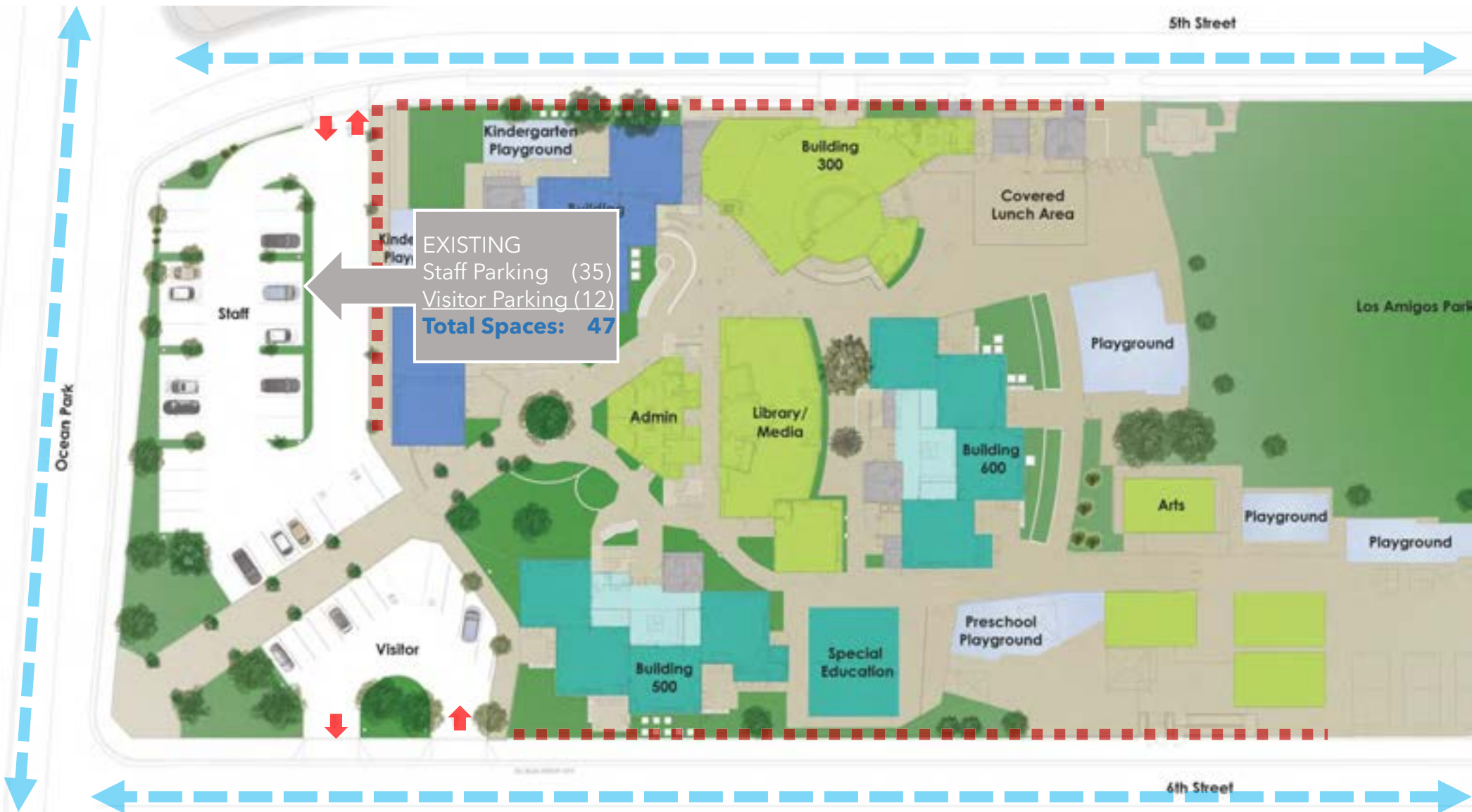




Auto
Circulation

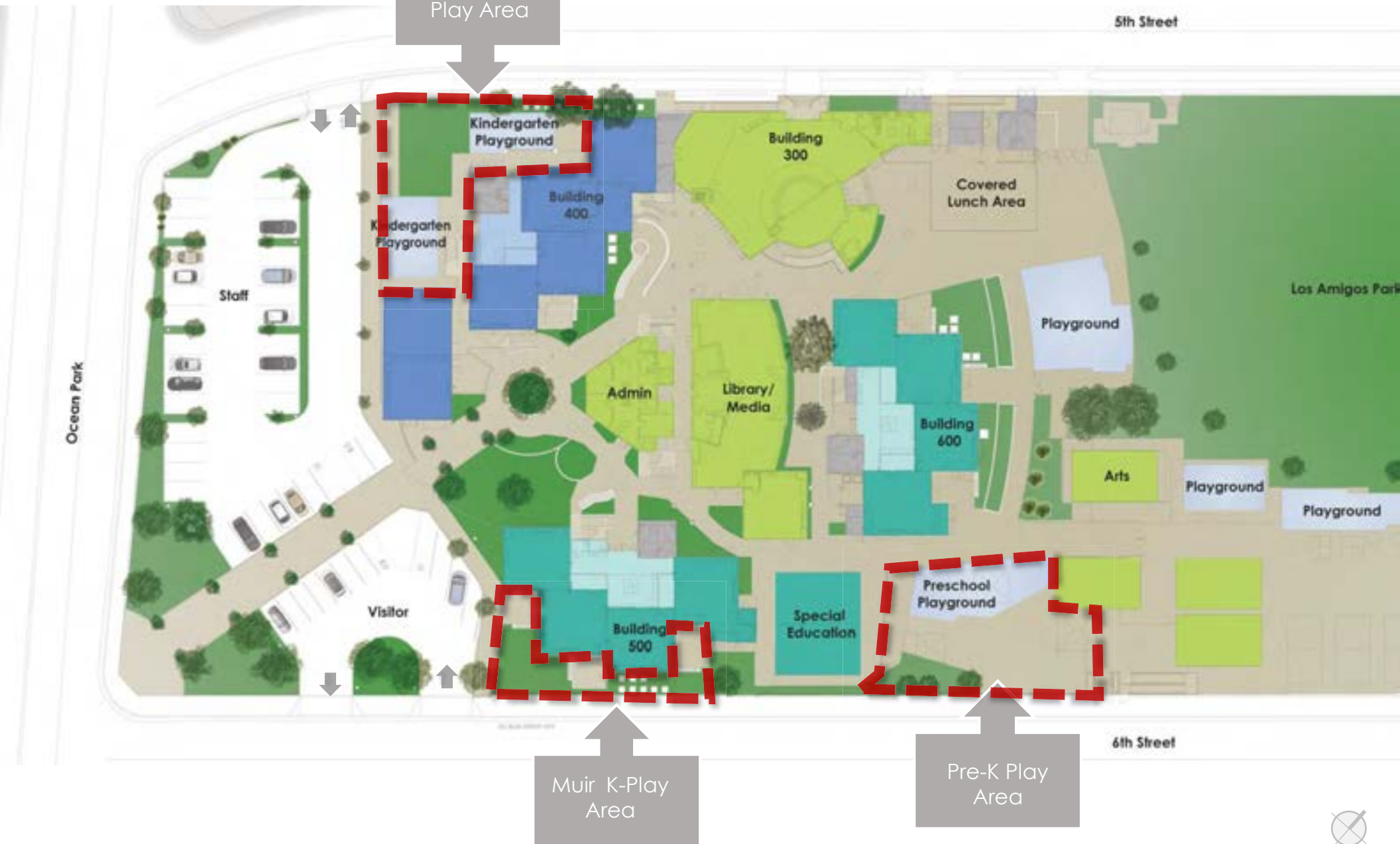














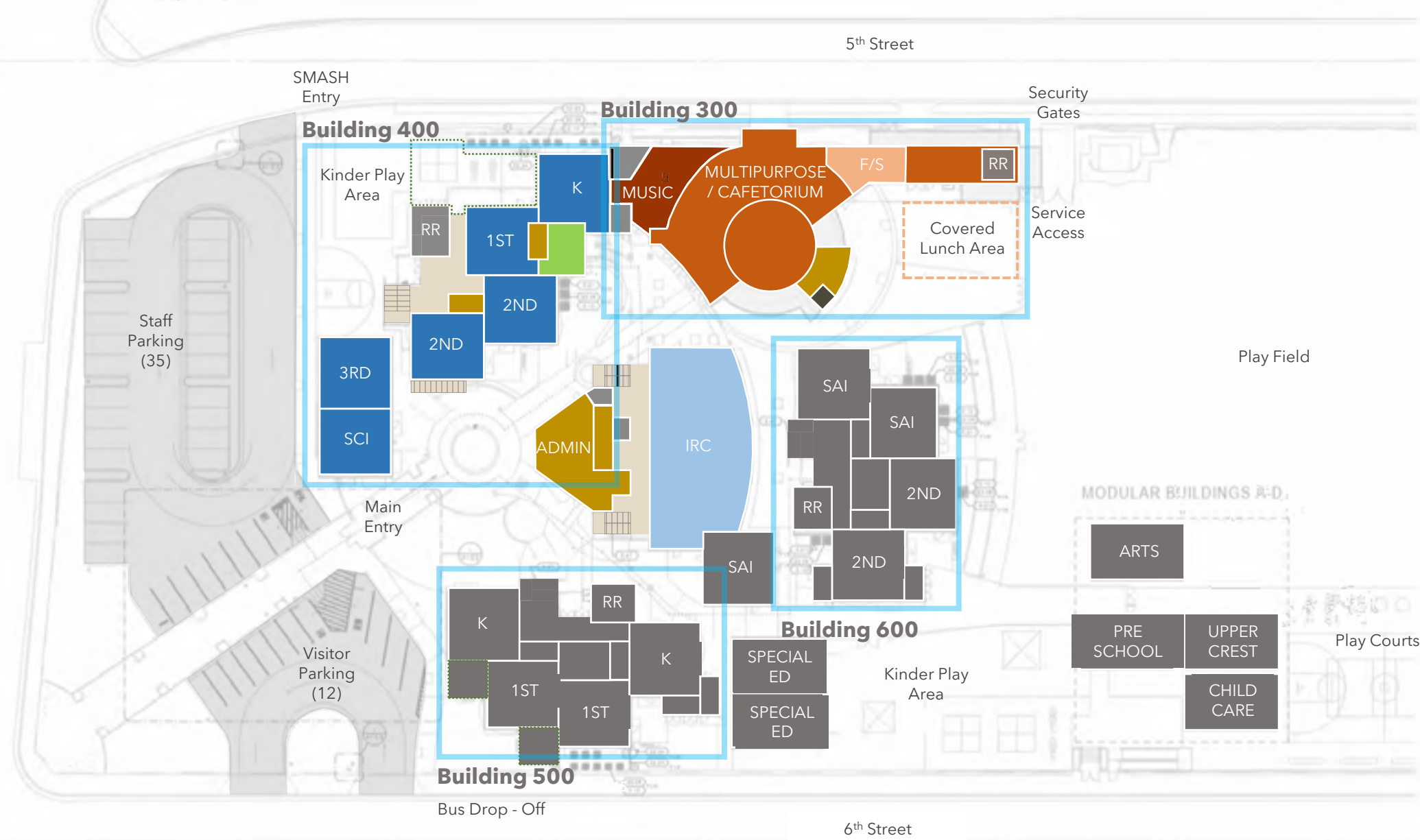


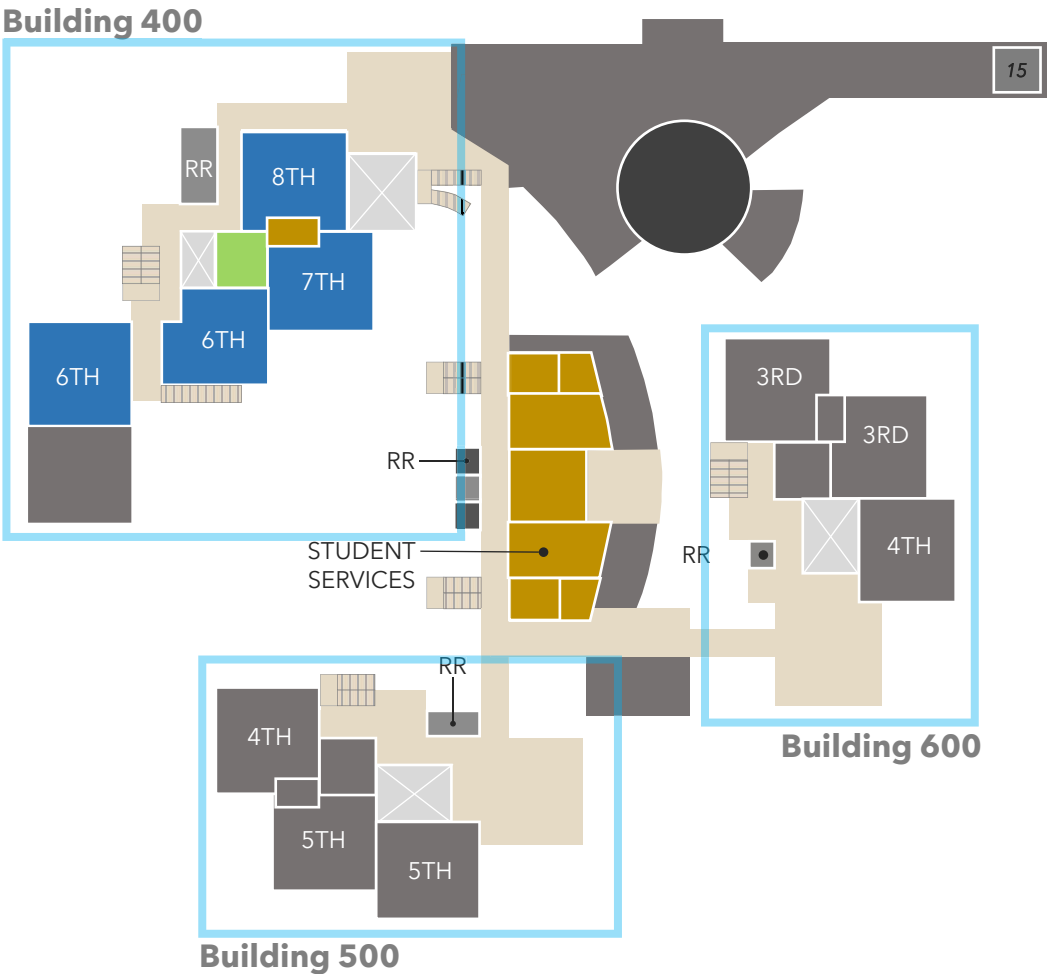
Community Input Opportunity

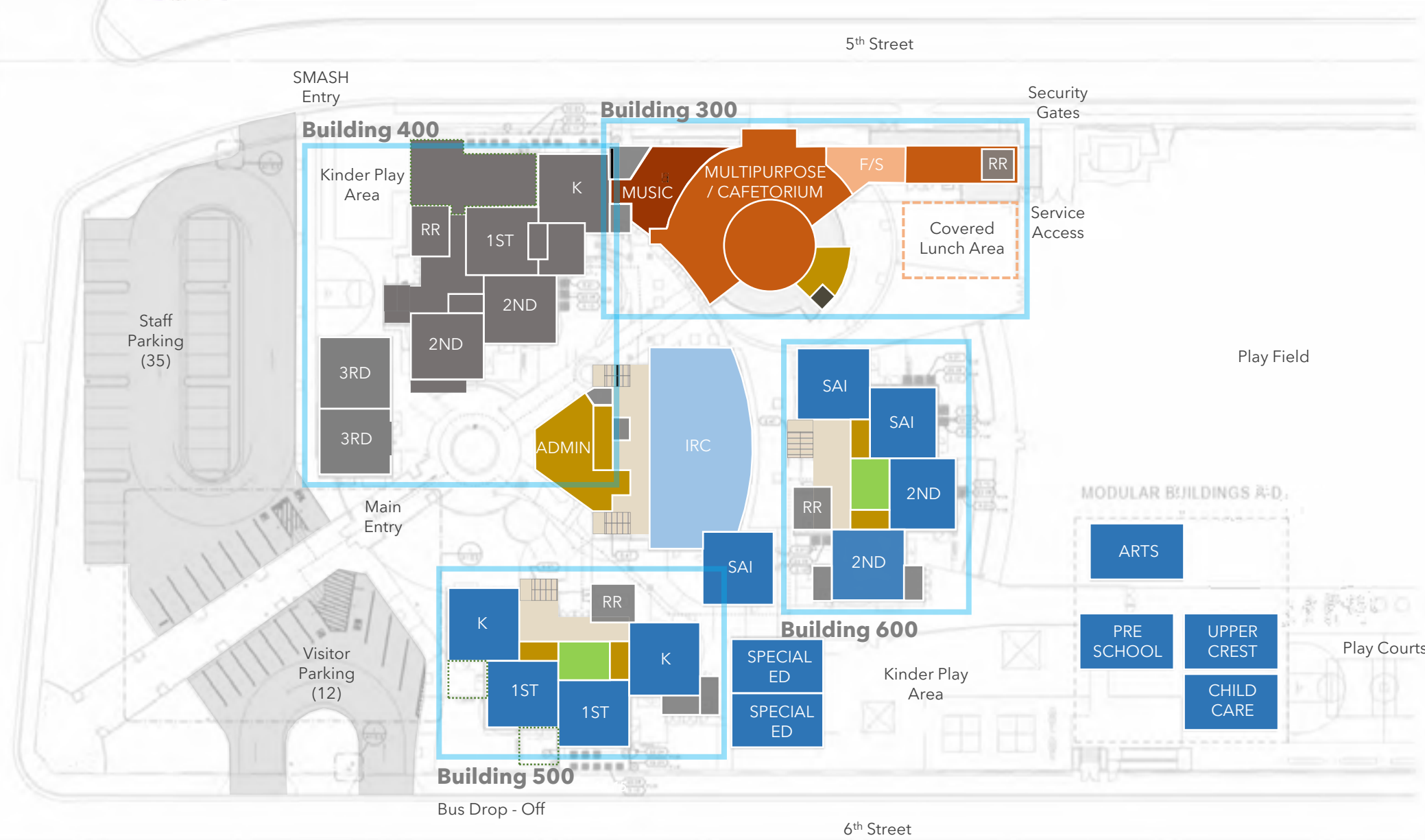
- Do you have questions about what we observed, clarifications?
- Did we miss anything,
- Do you agree or disagree with observations?
- Should there be a particular emphasis on an item?

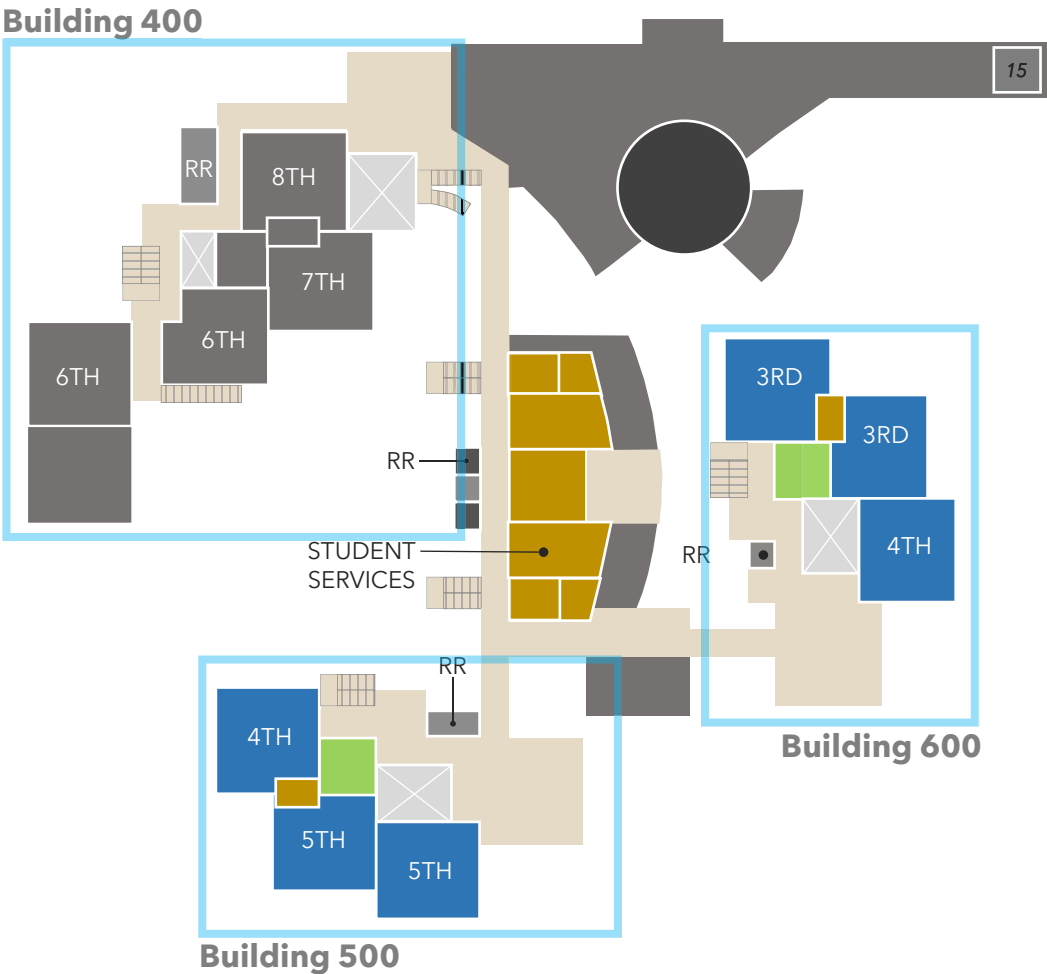
Existing Campus Maps



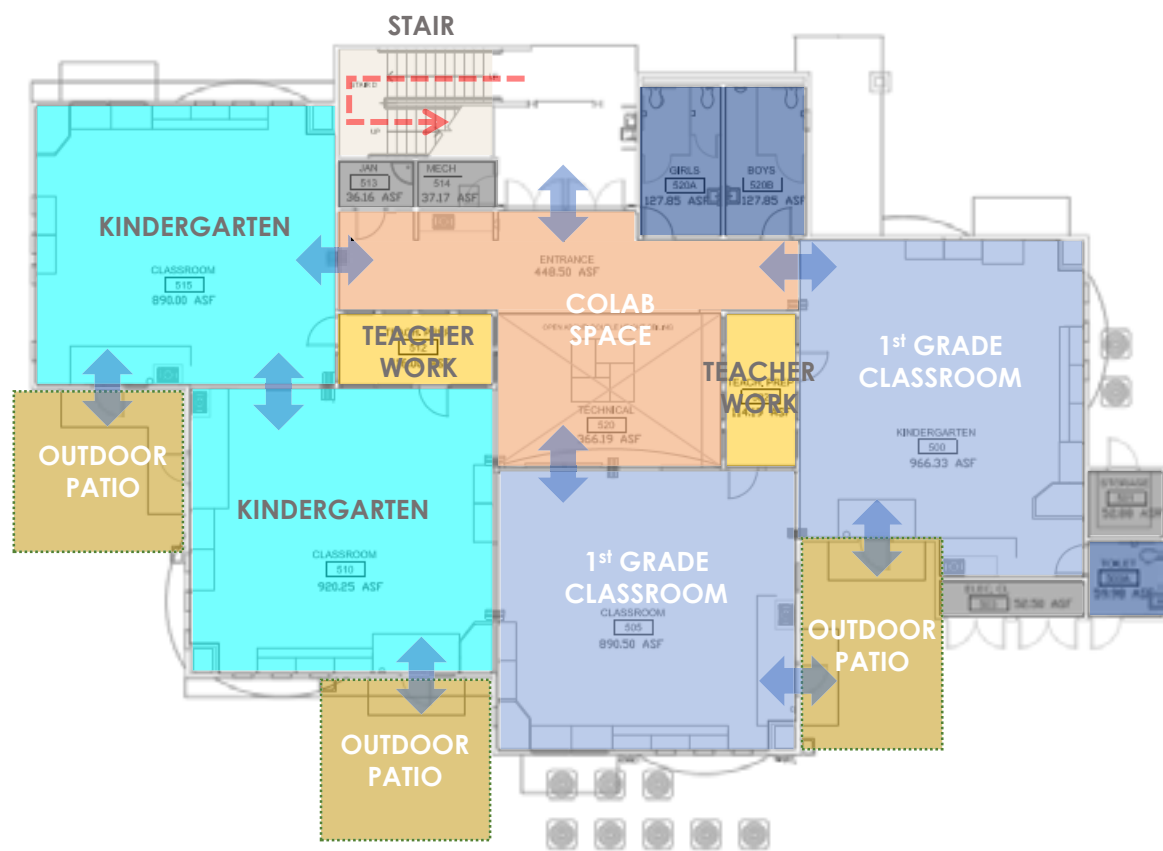




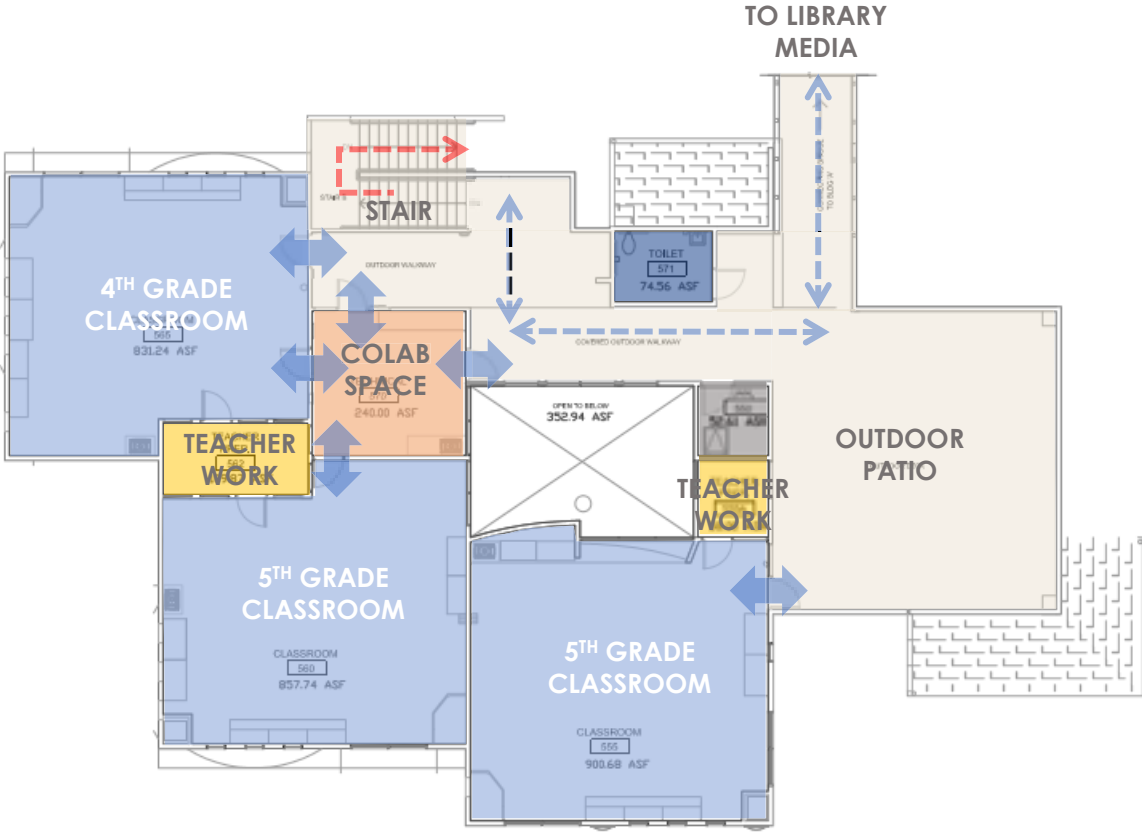




Classroom Building Example Building 500



Building 500 1st Level

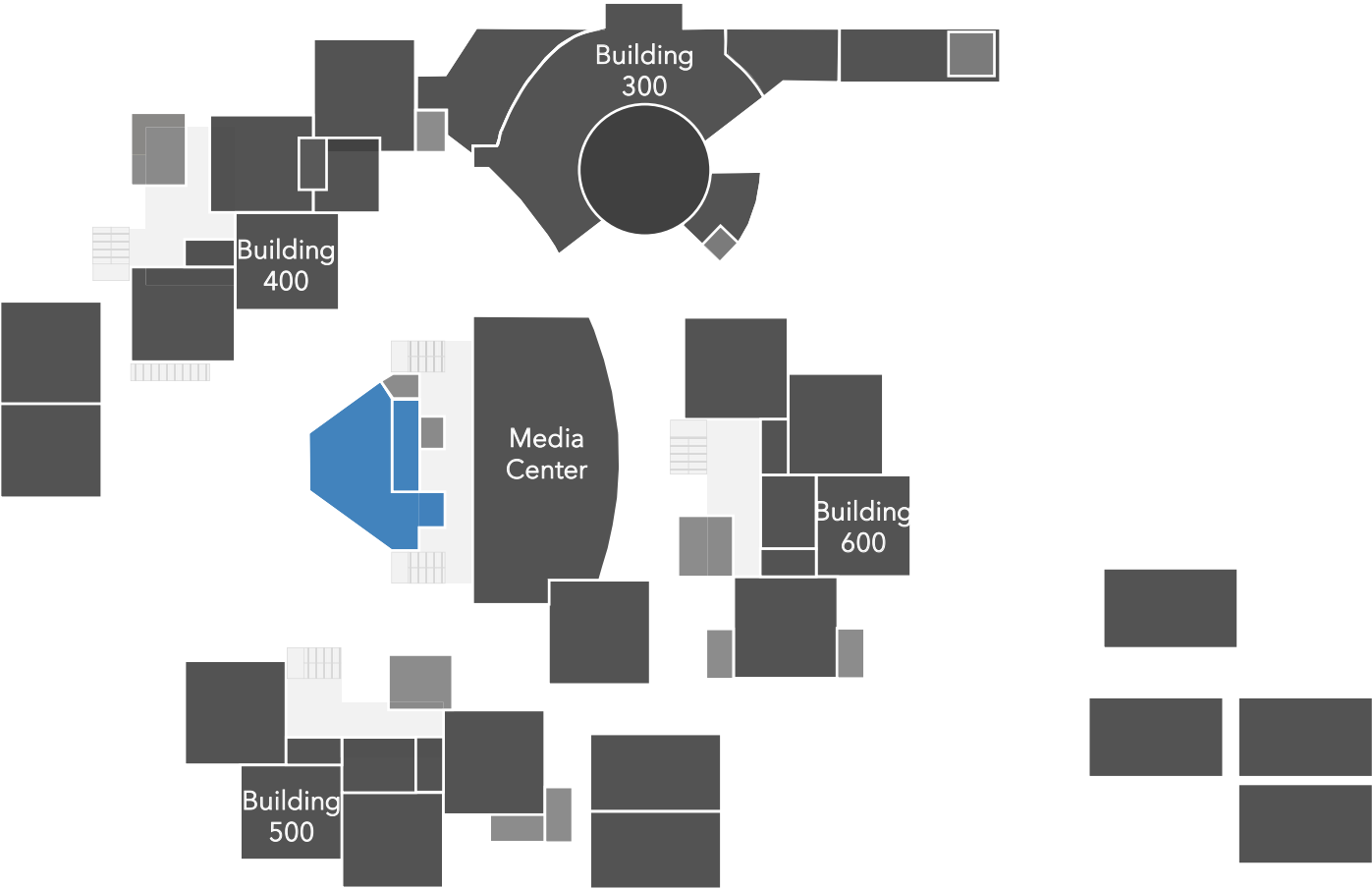


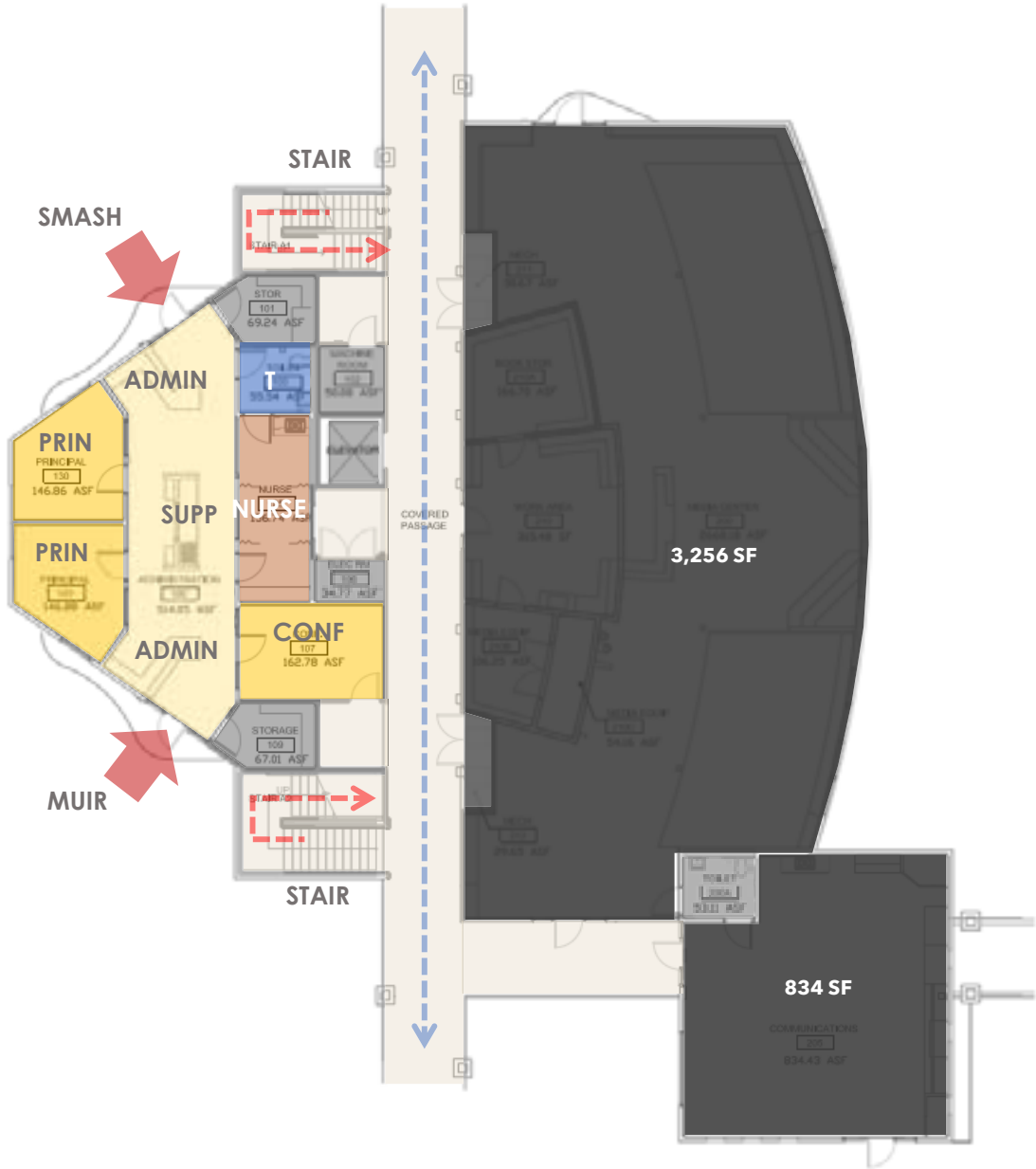
Building 500 2nd Level

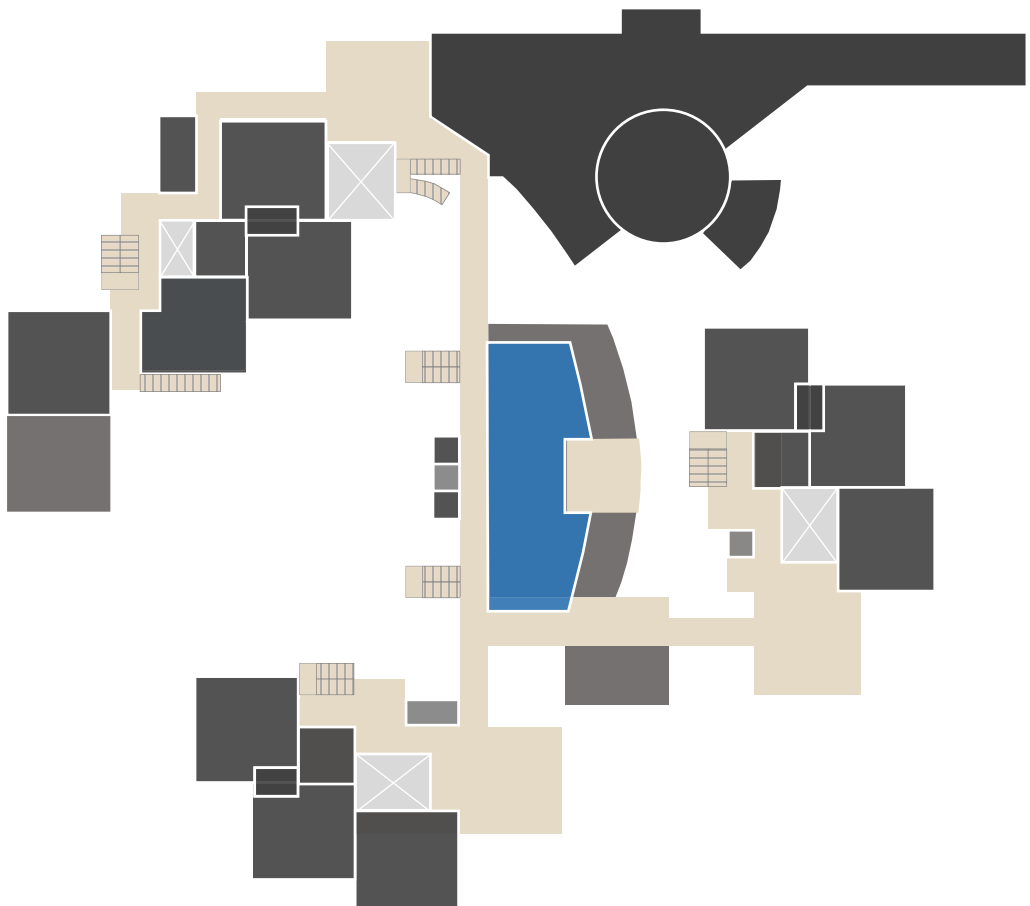
Existing



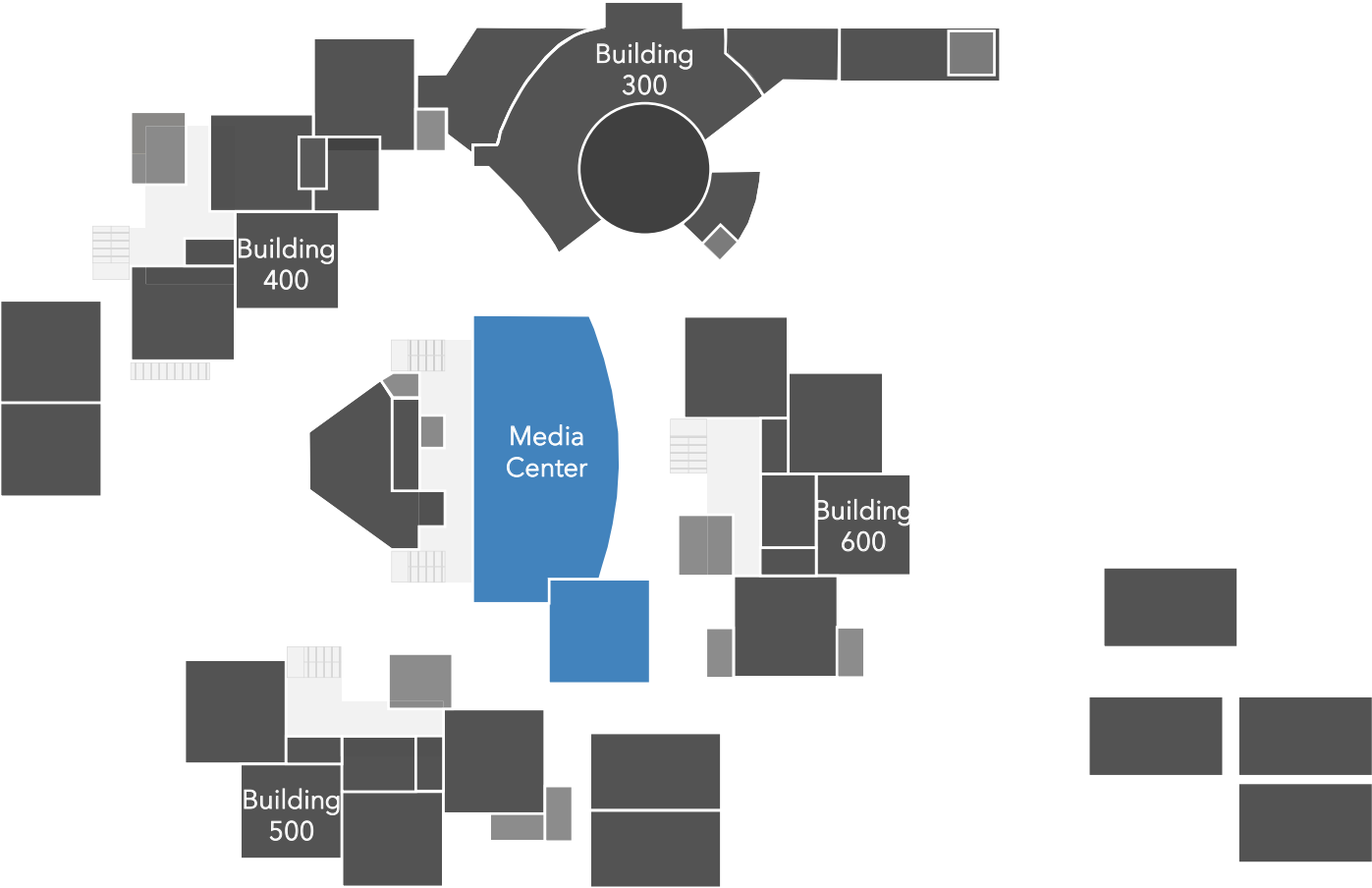
Administration





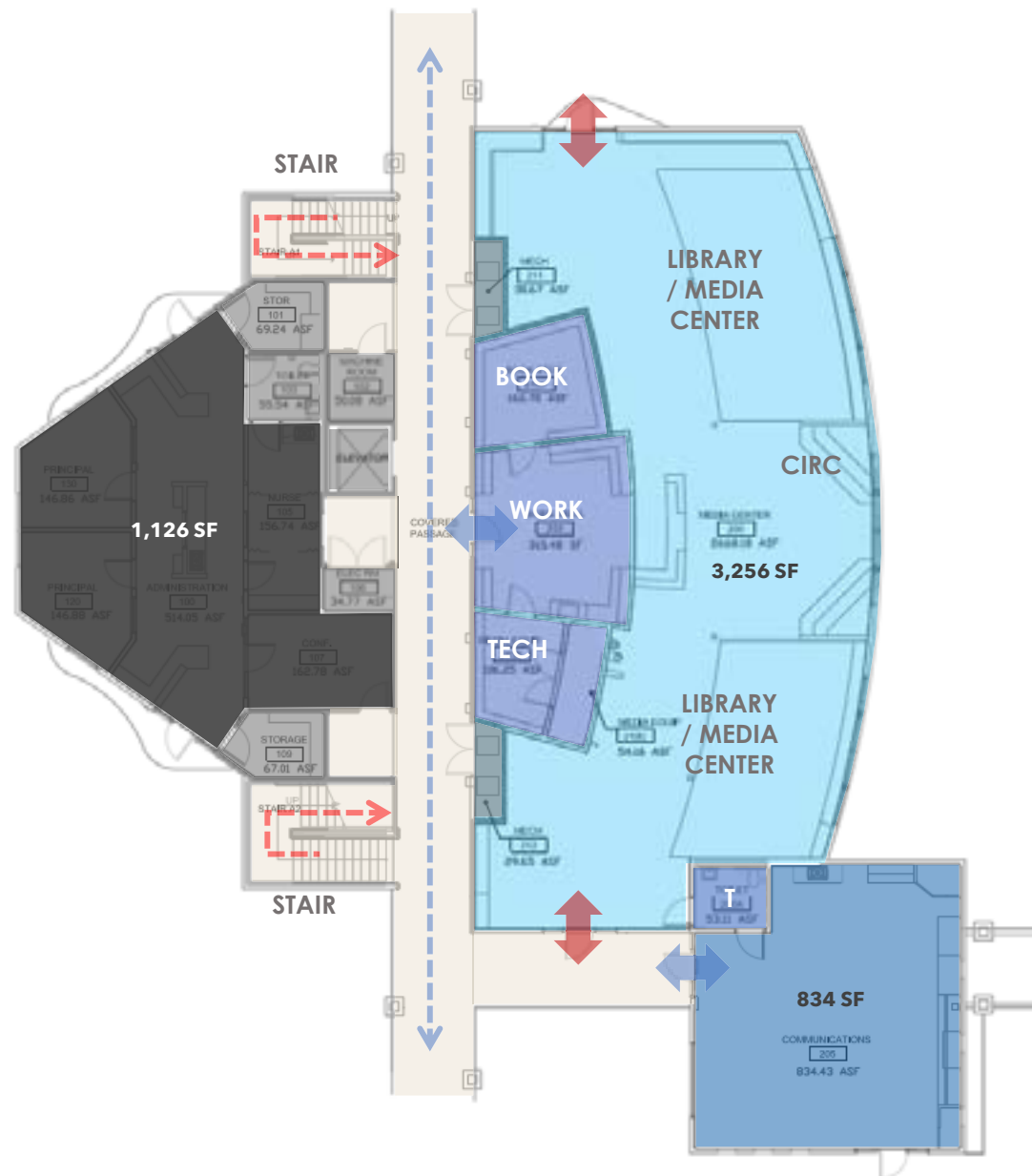


Media Center



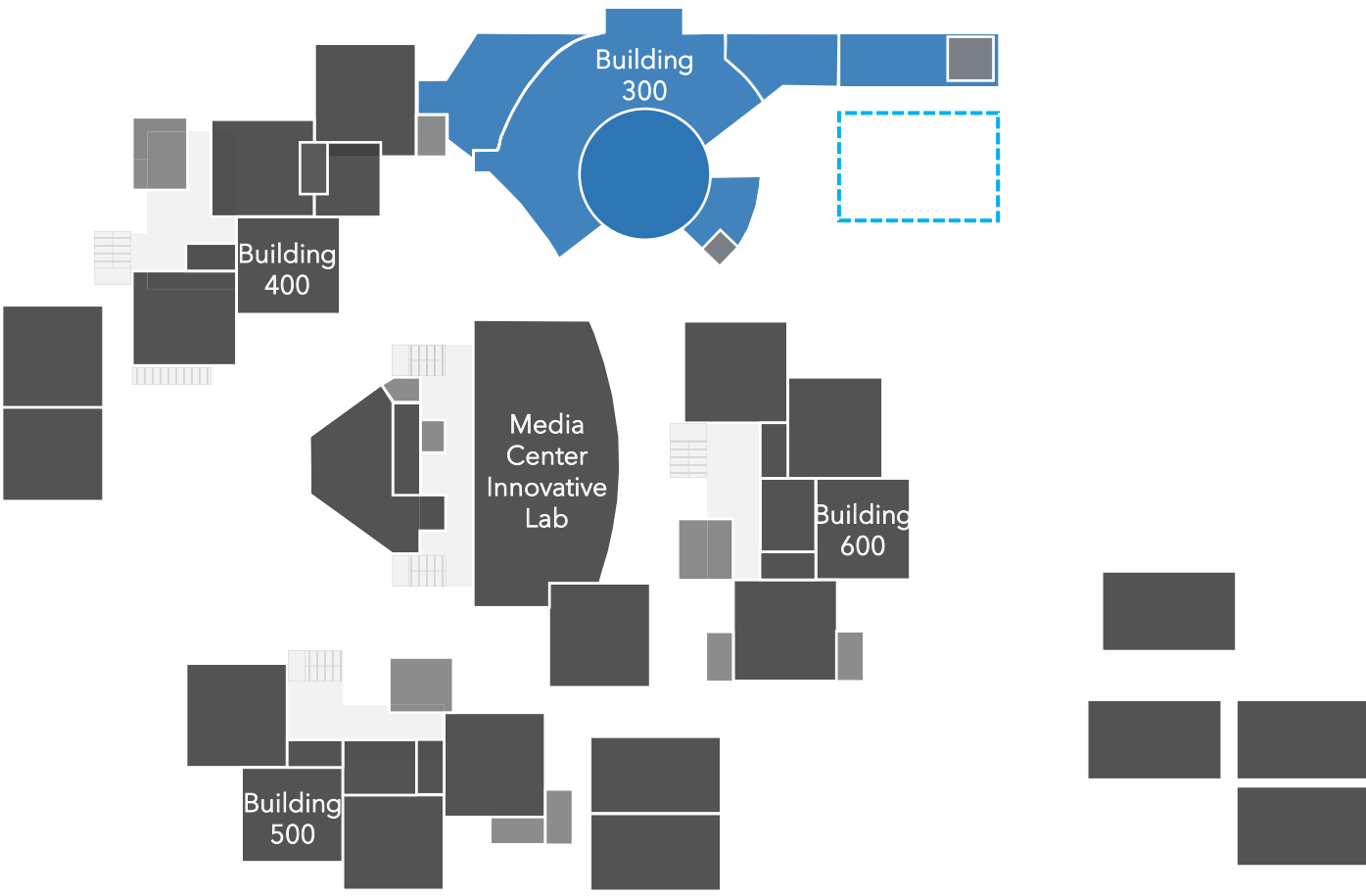


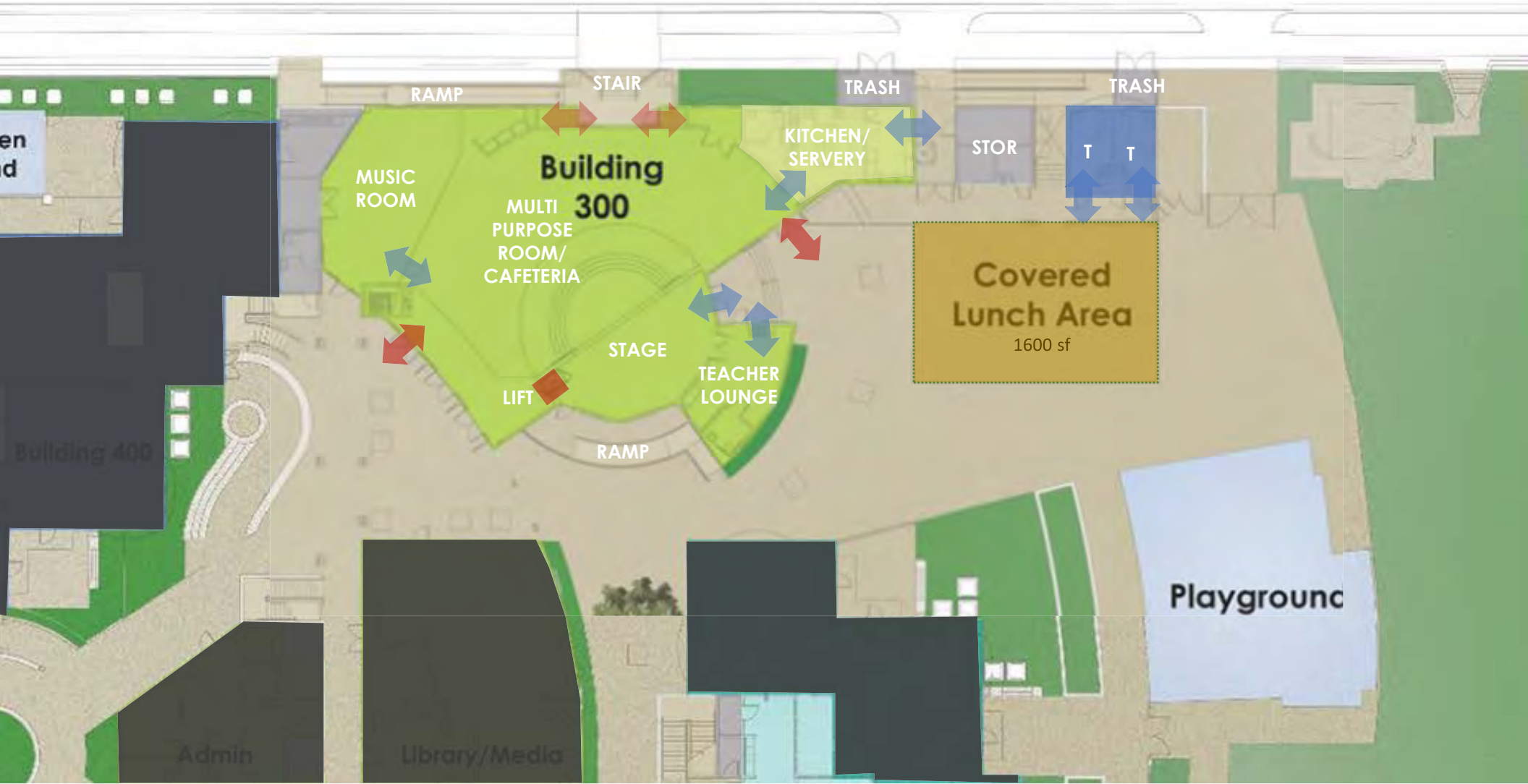
Building 200 - First Floor Level Media Center (Existing)





MPR/Cafeteria





Community Input Opportunity

- Do you have questions about what we observed, clarifications?
- Did we miss anything,
- Do you agree or disagree with observations?
- Should there be a particular emphasis on an item?

A photograph of a beach at sunset. The sky is a warm orange and yellow. In the background, a long wooden pier extends into the ocean. On the pier, there is a large Ferris wheel and other amusement rides. The waves are breaking on the sandy beach in the foreground.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

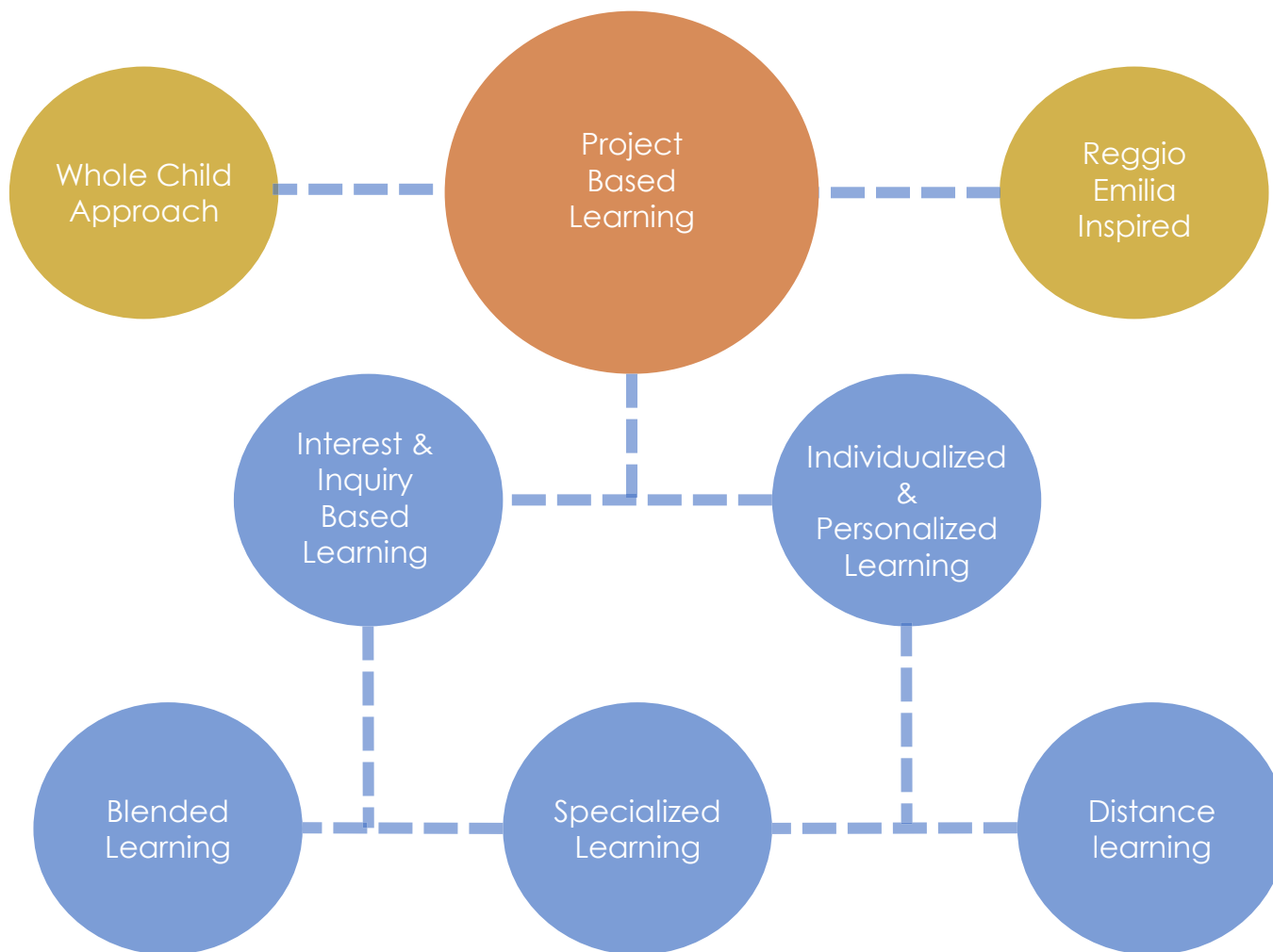
DISTRICTWIDE EDUCATIONAL SPECIFICATIONS

Draft 2
March 2019

Shared Values

- Student Centered
- Equity
- Engagement
- Collaboration
- Diversity
- Civility

Project Based Learning

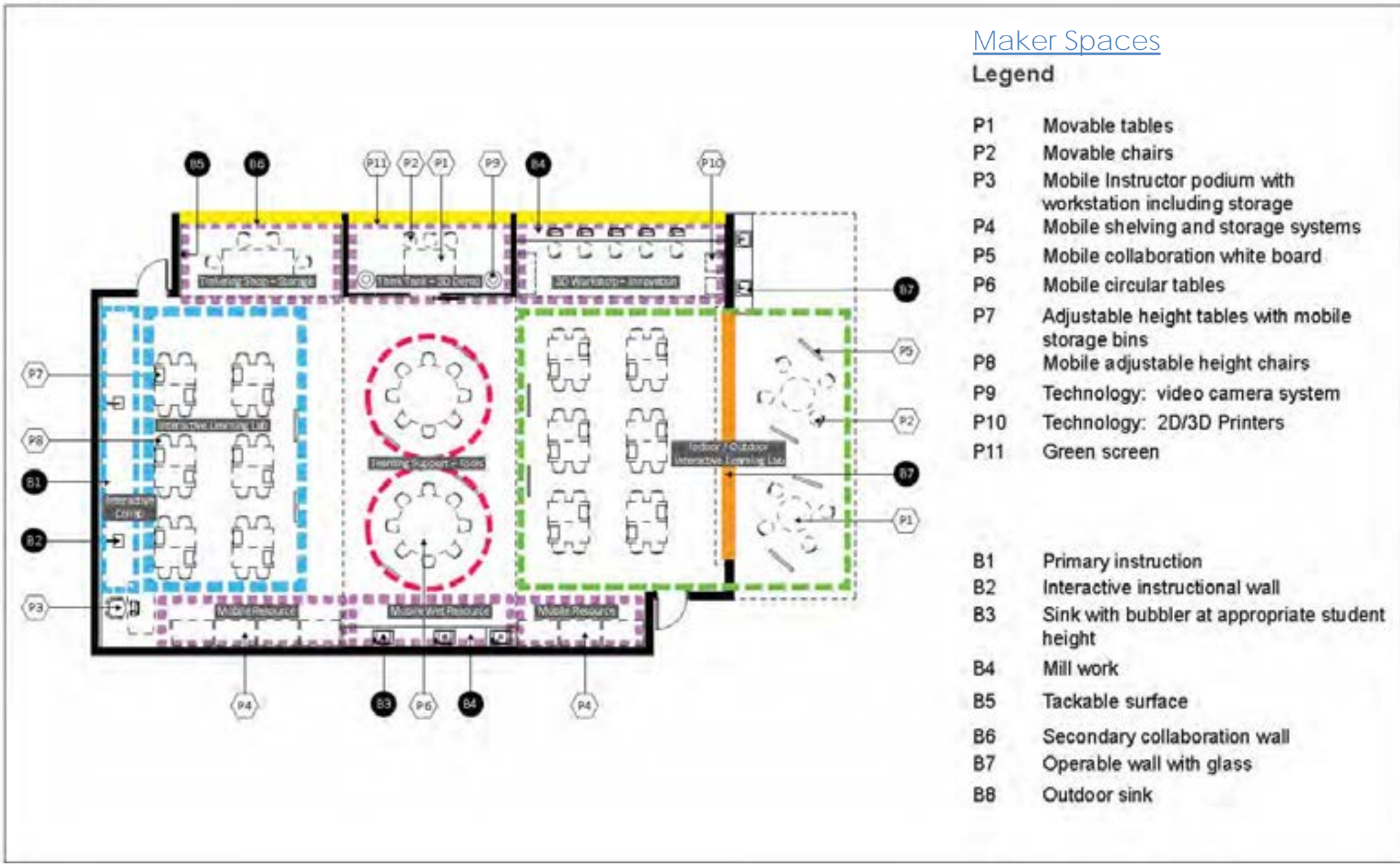


Elementary Model School: Future Planning by Room Type

Campus Capacity		Building & Site Requirements	
Capacity	600-700 Students	Parking	56 Stalls

	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF	
Academic Core						
PK	1	1:20	20	1,350	1,350	
T-K	1	1:20	20	1,350	1,350	
Kindergarten	3	1:24	72	1,350	4,050	
1st Grade	4	1:24	96	1,200	4,800	
2nd Grade	4	1:24	96	1,200	4,800	
3rd Grade	4	1:30	120	1,200	4,800	
4th Grade	4	1:30	120	1,200	4,800	
5th Grade	4	1:30	120	1,200	4,800	
Special Education	3	1:8	24	1,200	3,600	
Total	25		688		34,350	
Specialized/Flexible						
Teaming Area	4	—	—	2,200	8,800	1 for Every 6 Classrooms Use Inventory From Above Distributed as Campus Hubs
Block Classrooms - 4	—	—	—	—	—	
Flex Science/Art	2	1:30	—	1,400	2,800	
Maker Lab	2	1:30	—	2,000	4,000	
Multipurpose	1	400	—	5,200	5,200	Including Flex Sports Including Full Service Kitchen
Cafe/Culinary	1	400	—	8,000	8,000	
Flex Music	2	1:30	—	960	1,920	
Library	1	—	—	7,900	7,900	
Total					38,620	

Floor Plan



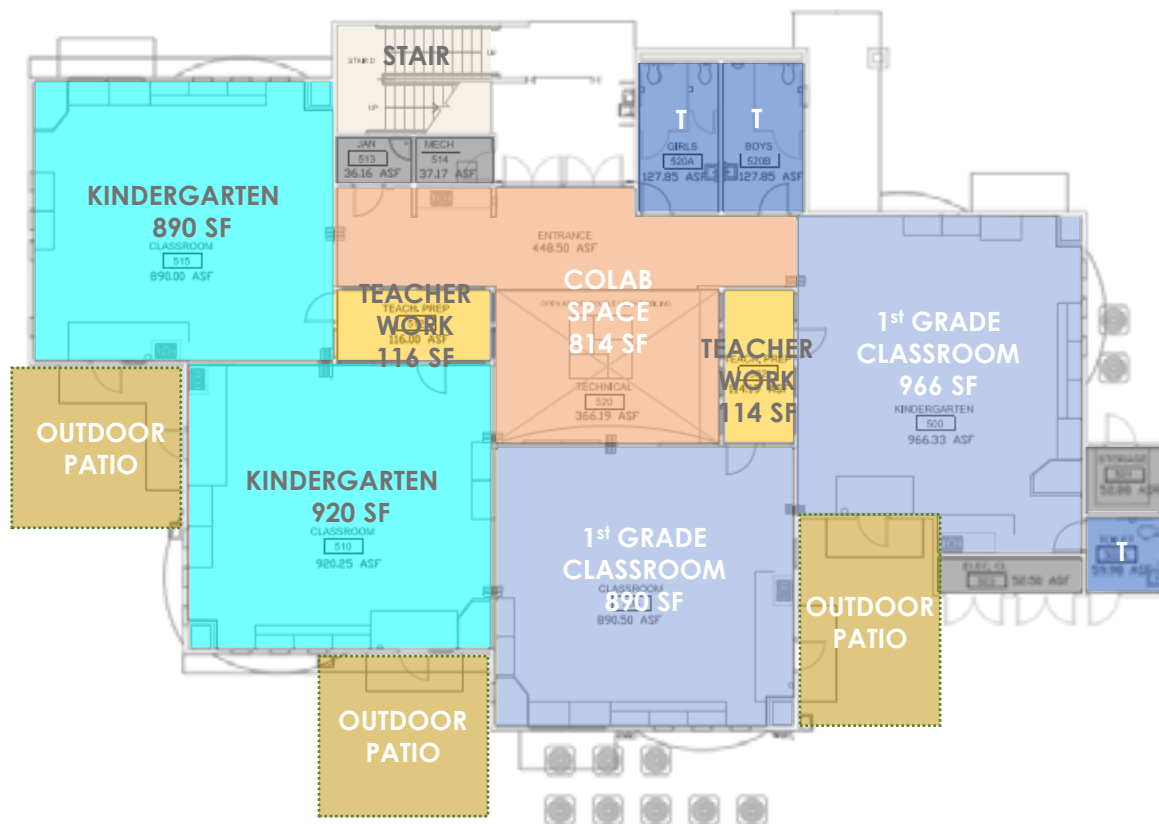
Maker Spaces

Legend

- P1 Movable tables
- P2 Movable chairs
- P3 Mobile Instructor podium with workstation including storage
- P4 Mobile shelving and storage systems
- P5 Mobile collaboration white board
- P6 Mobile circular tables
- P7 Adjustable height tables with mobile storage bins
- P8 Mobile adjustable height chairs
- P9 Technology: video camera system
- P10 Technology: 2D/3D Printers
- P11 Green screen

- B1 Primary instruction
- B2 Interactive instructional wall
- B3 Sink with bubbler at appropriate student height
- B4 Mill work
- B5 Tackable surface
- B6 Secondary collaboration wall
- B7 Operable wall with glass
- B8 Outdoor sink

Classroom Building Example Building 500



Building 500

Existing Kindergarten: 890 - 920.25* sf

Existing Collaboration Area: 366.19* sf

Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:

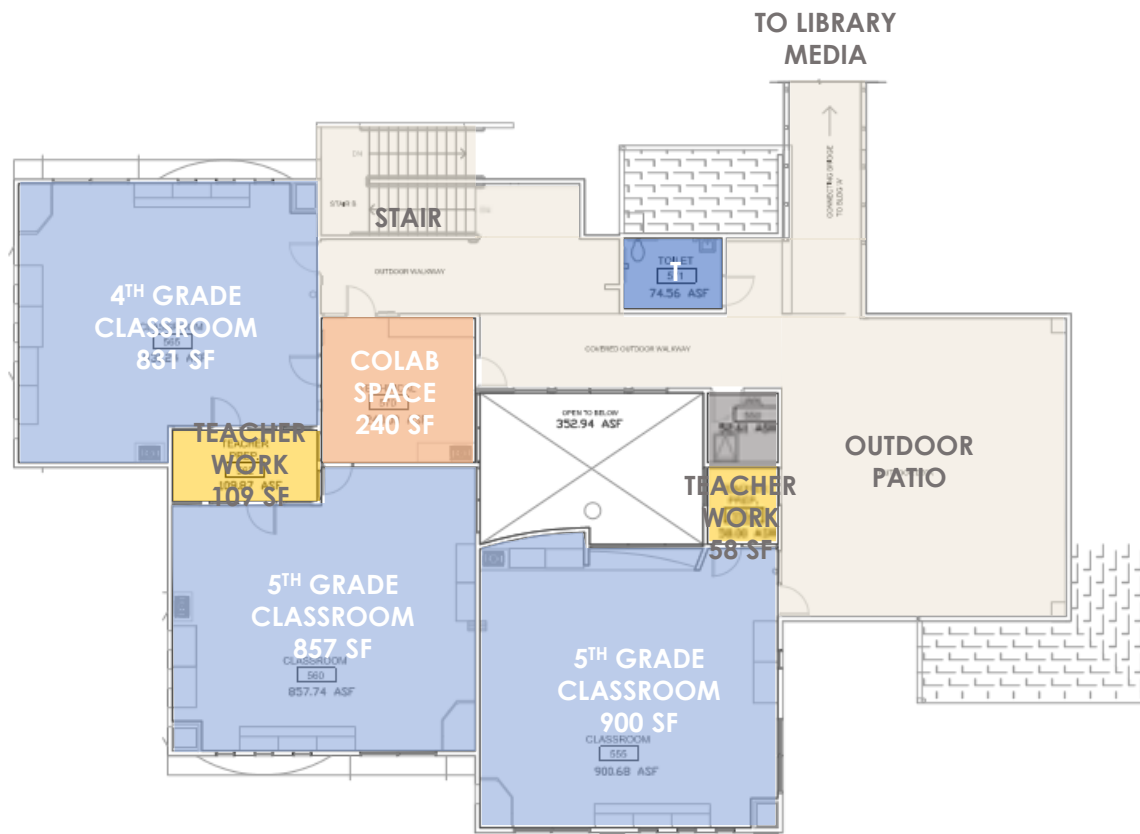
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Kindergarten Classroom Proposed Area: 1,350 sf

Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



Building 500

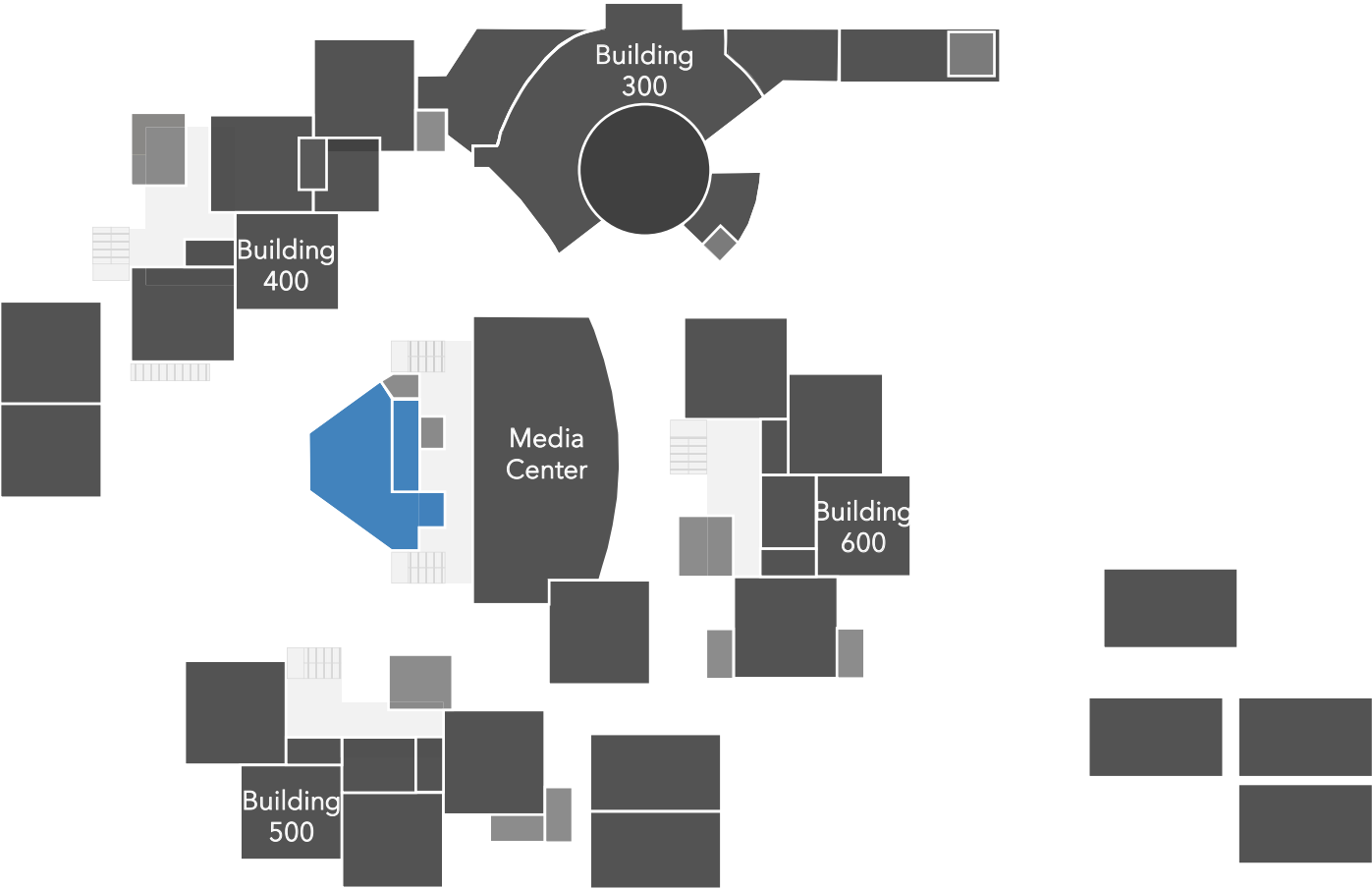
Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

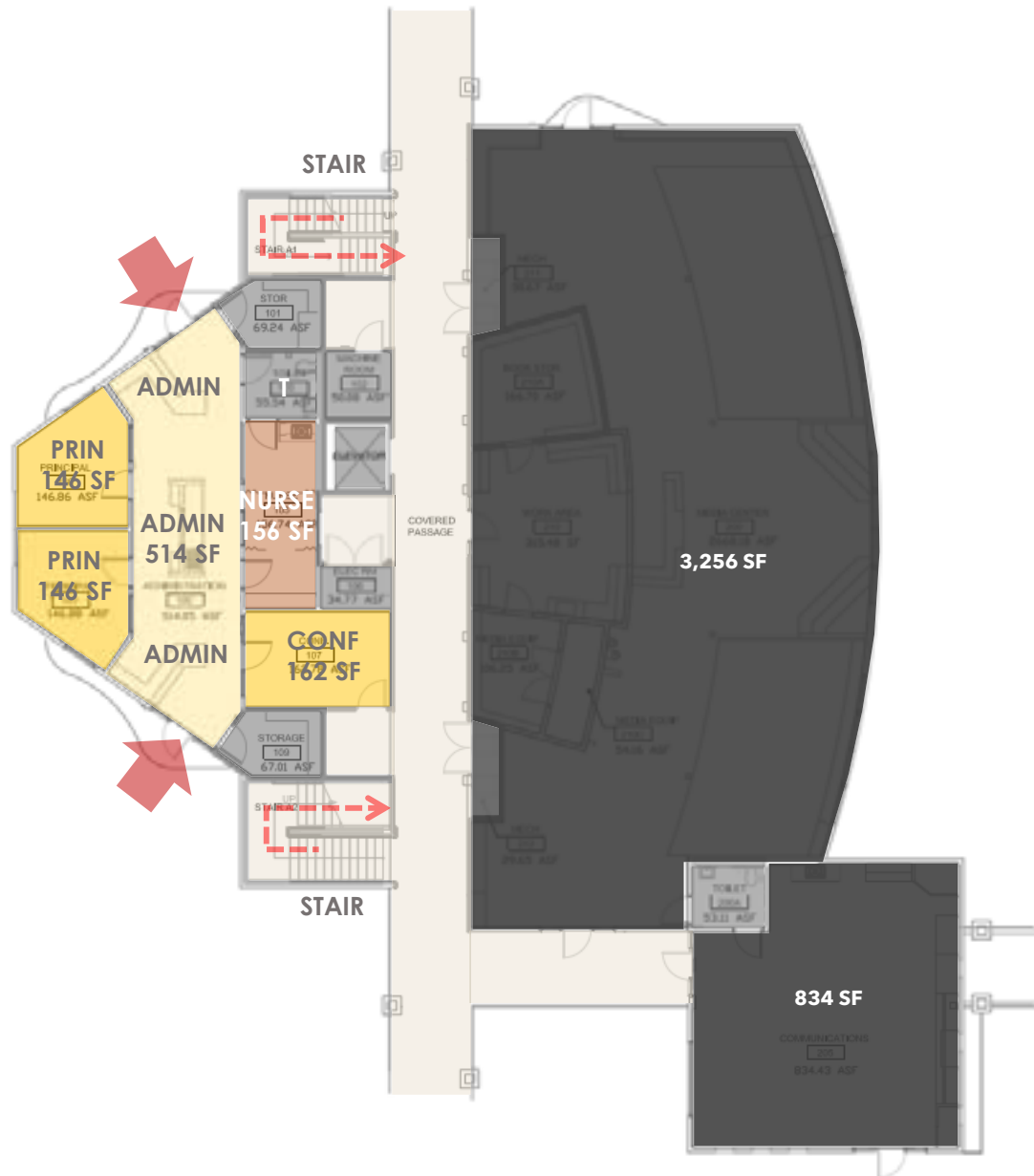
SMMUSD 21st Century Elementary School
600 - 700 students:

Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Administration





Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

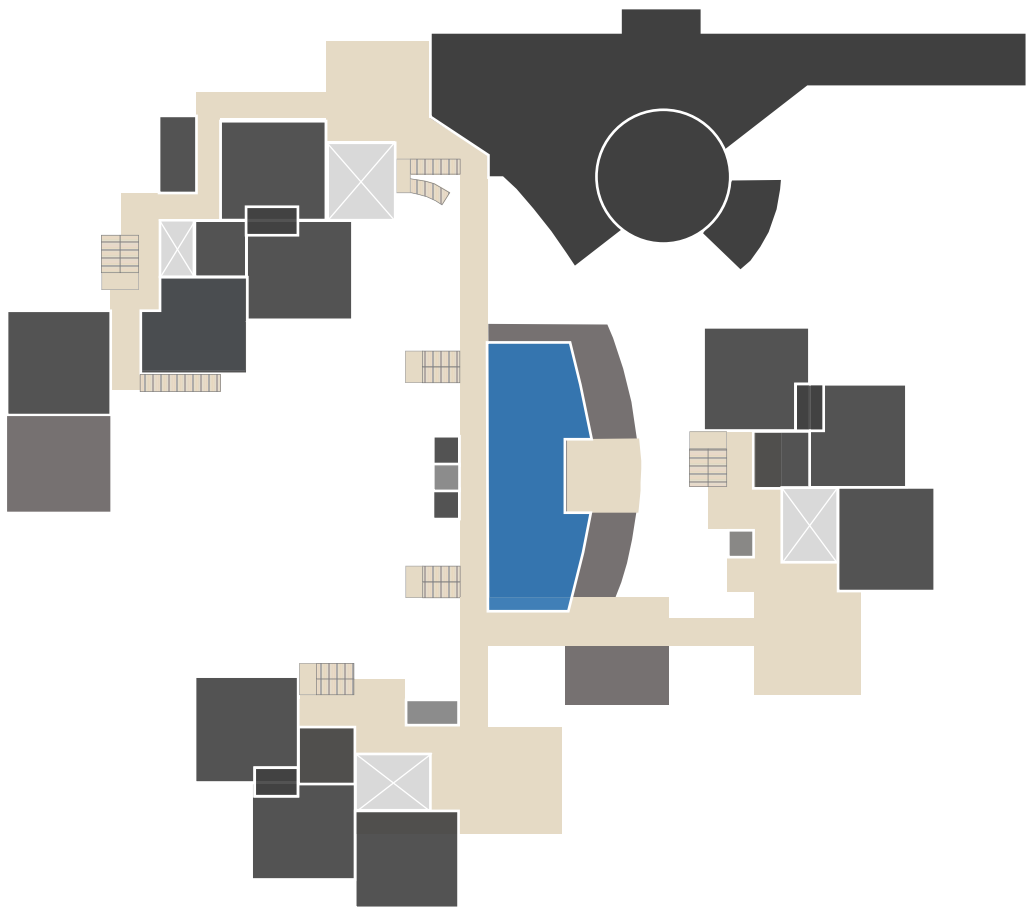
Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage





TO BUILDING 400

STAIR

SPEECH
250
138.51 ASF

STORAGE
252A
107.18 ASF

WORK
252
372.86 ASF

ELEV

WORK
LOUNGE
254
449.34 ASF

DECK
EXTERIOR DECK
535.48 ASF

WORK
369.75 ASF

SPEECH
250
369.75 ASF

STORAGE
250A
107.39 ASF

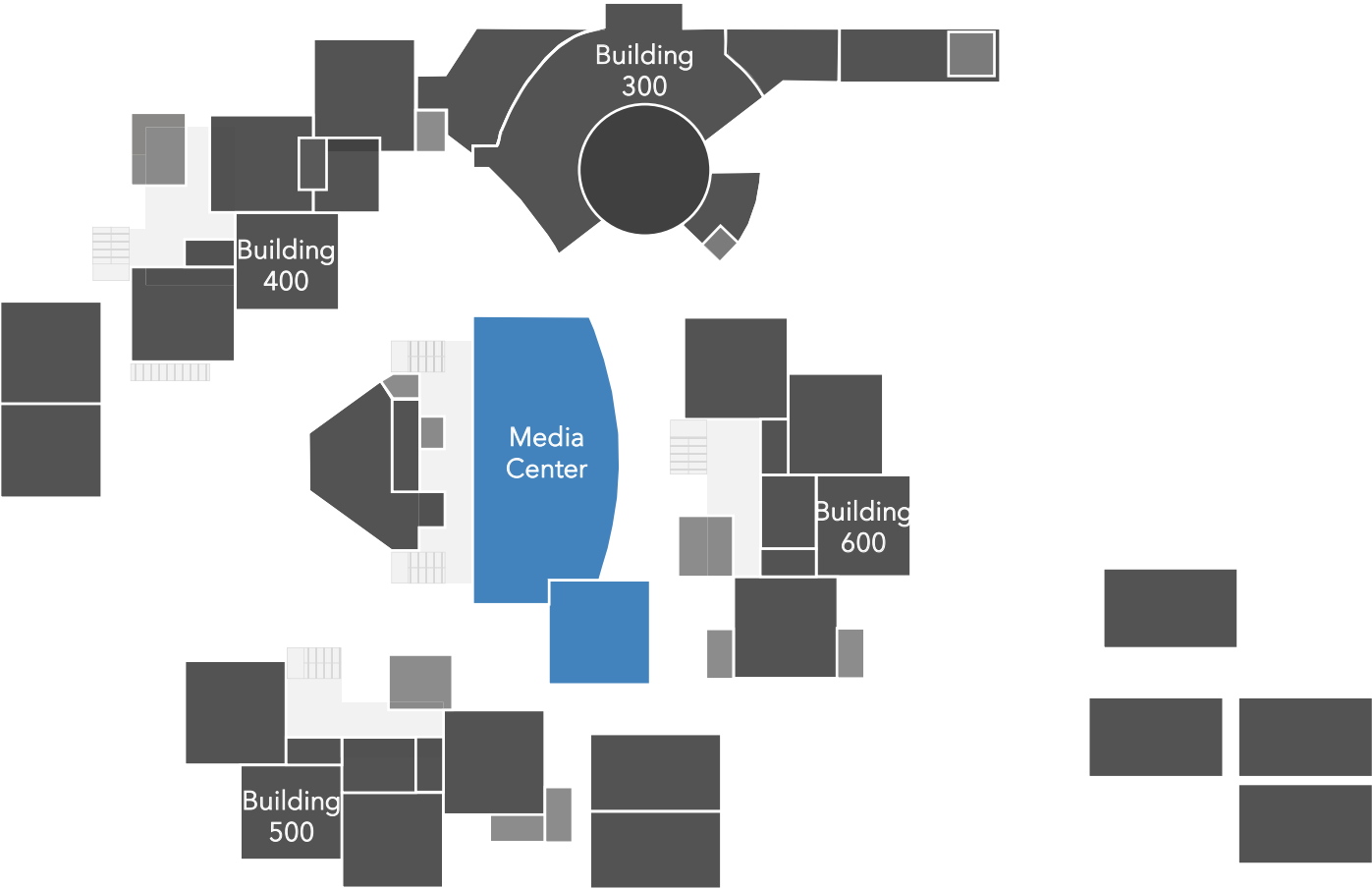
STAIR

TO BUILDING 500

CONNECTING BRIDGE TO BLDG C



Media Center





Existing Library Area: 3,256.61 sf

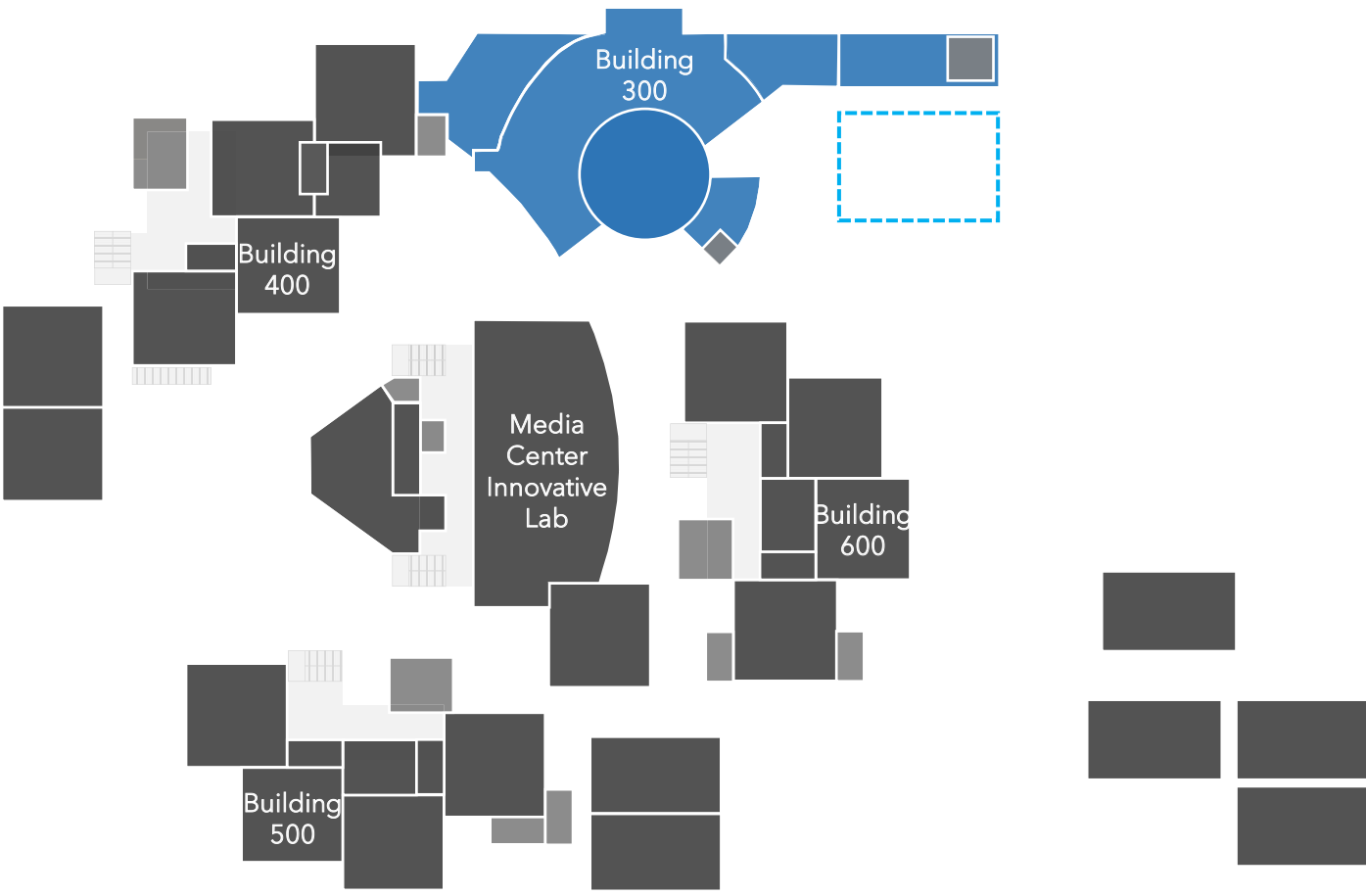
SMMUSD 21st Century Elementary School
600 - 700 students:

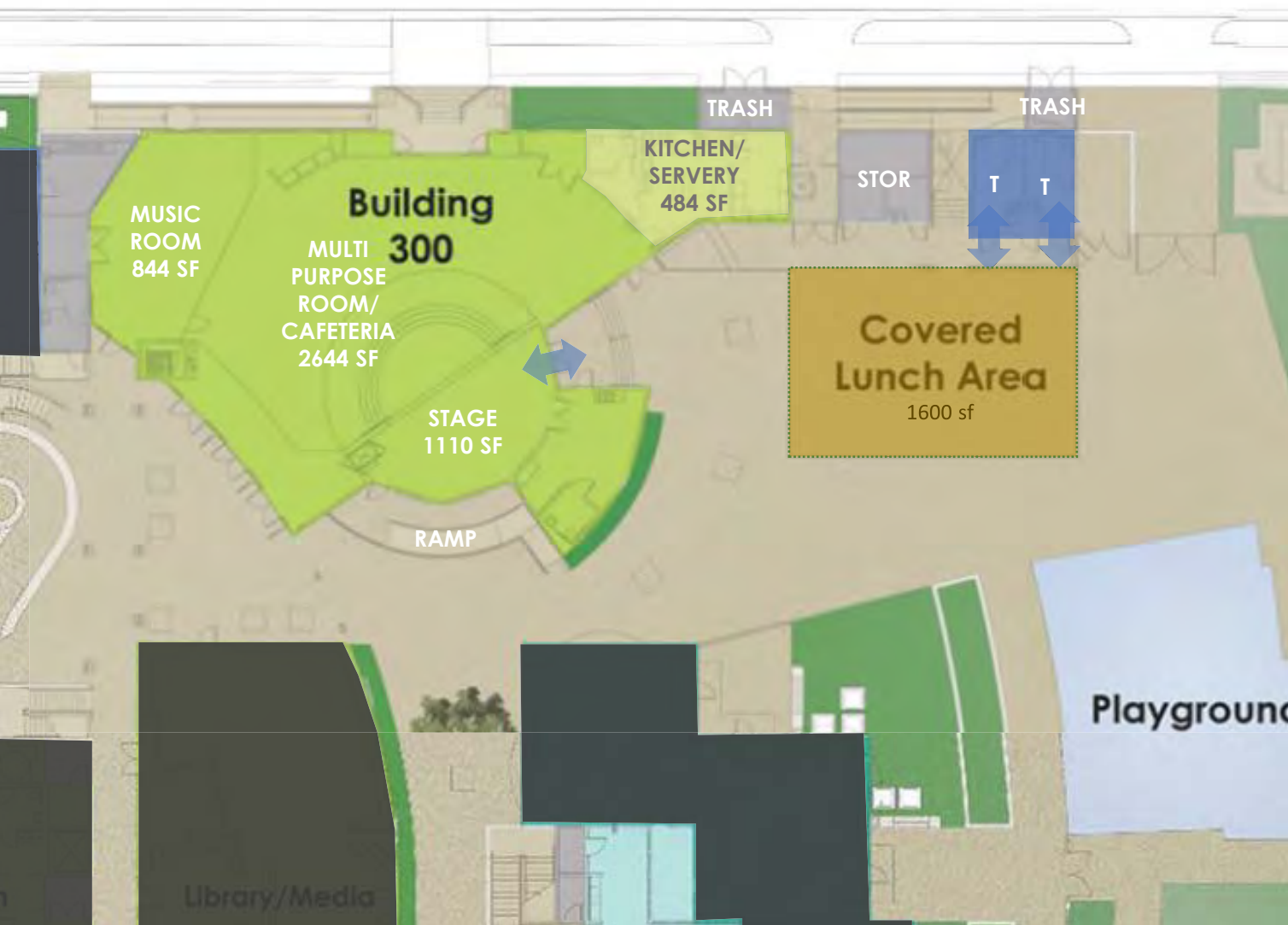
Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



MPR/Cafeteria





Existing MPR Area: 5,048 sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Capacity:

Multipurpose 1 - Auditorium Focus 400
Approximately 400 Students

Assembly Space 4,000 sf
Seating for 400

Stage 1,800 sf
Including Proscenium 20'-0" H

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

Storage 100 sf
Sheet Music, Costumes, Instruments

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

Storage 100 sf
Sheet Music, Costumes, Instruments

Custodial 80 sf

Lobby Restrooms 280 sf

Proposed Multi-Purpose Total 9,160 sf

Outdoor Performance 3,000 sf

Permanent Outdoor Canopy or Shade Structure
Immediate Adjacency to Assembly Space &
Platform Designed to Double Size of
Multipurpose Space for Large Events

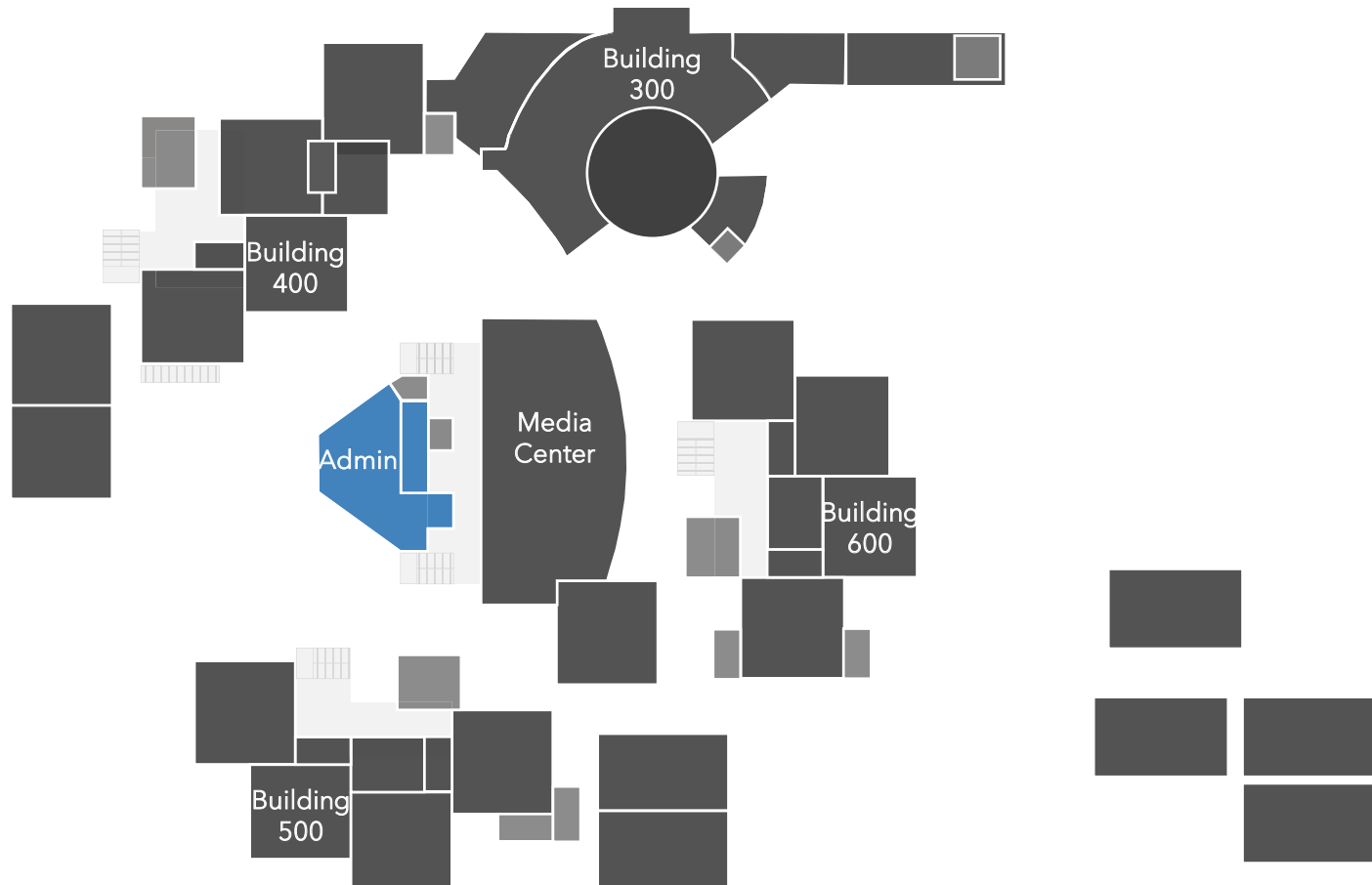


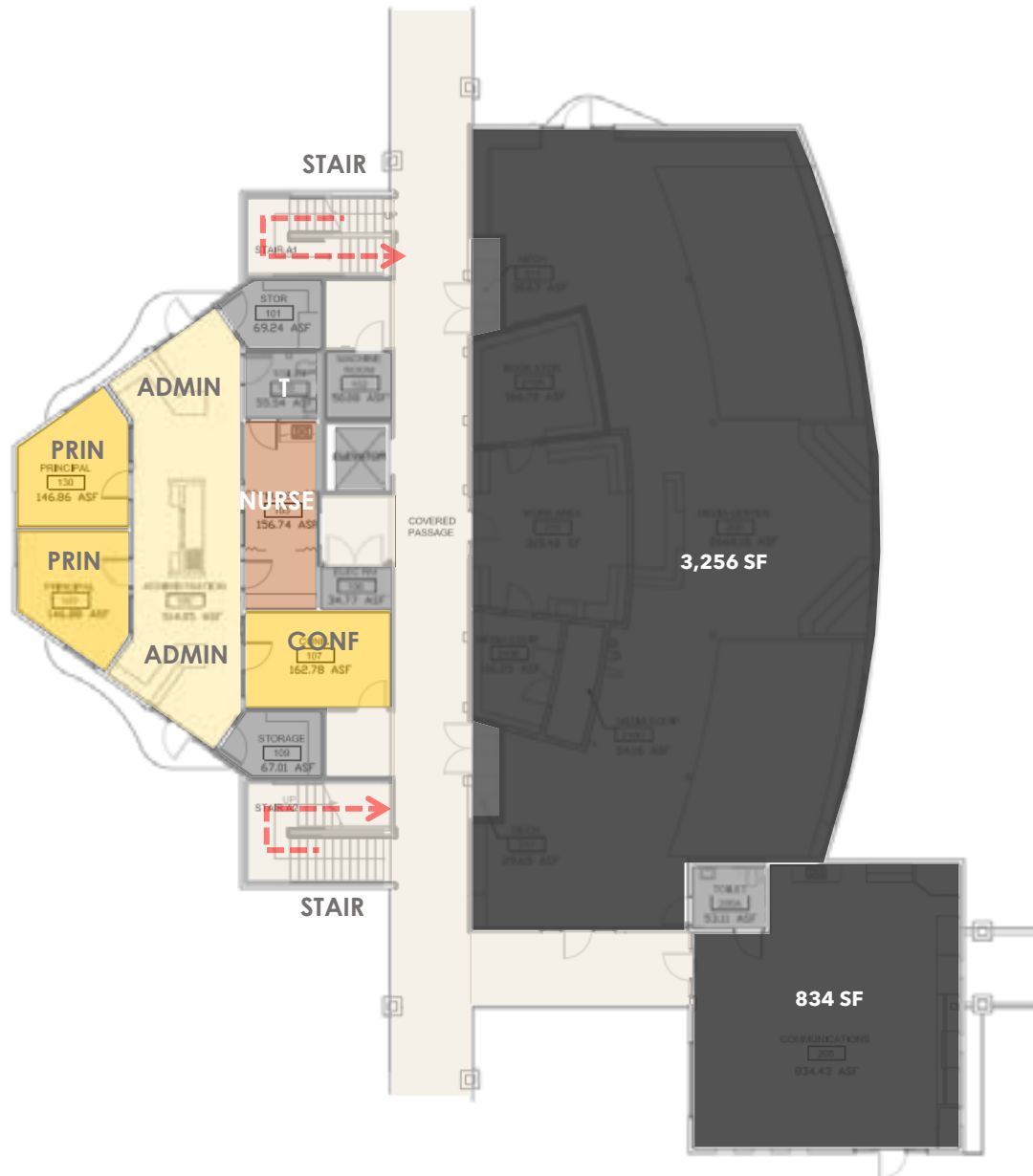
Community Input Opportunity

- Are there challenges with implementing the Educational Specifications that you think we are missing?

Potential Projects

Administration





SMASH K-8: 225 Students
MUIR Elementary: 280 Students

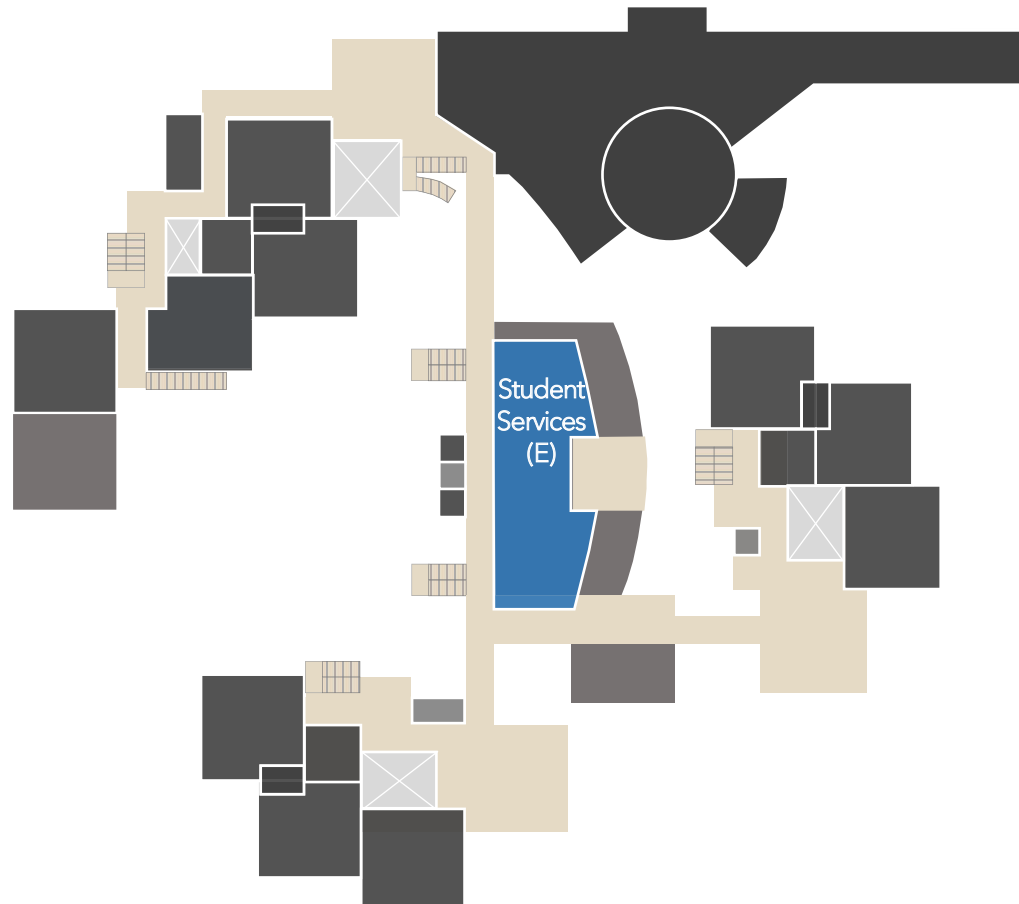
Existing Administration/Student Services
Building 100 & 300:

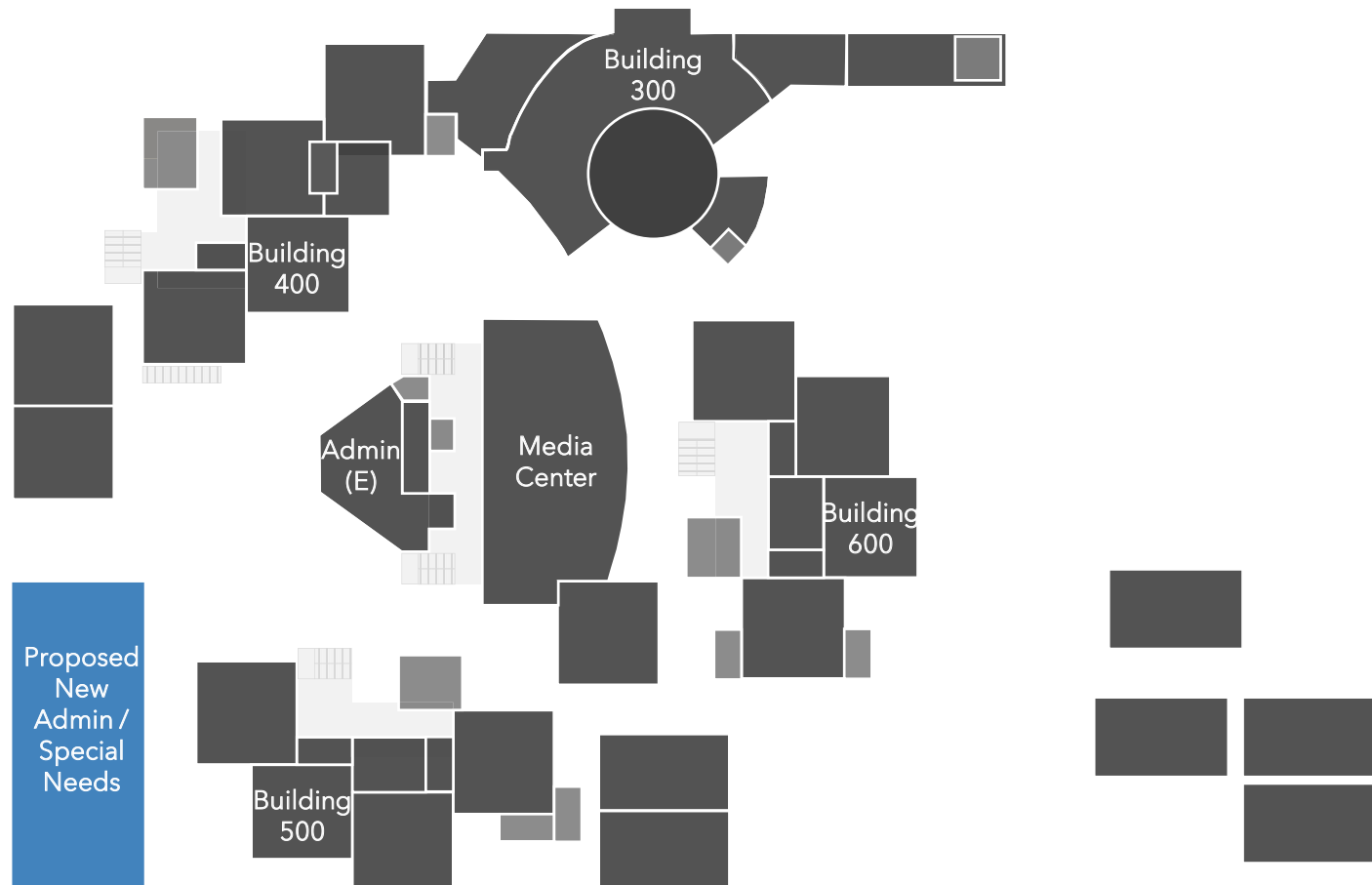
Administration Area: 1,126.54* sf
(First Floor)
Student Services Area: 1,700.21* sf
(Second Floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Administration Proposed Area: 4,330* sf

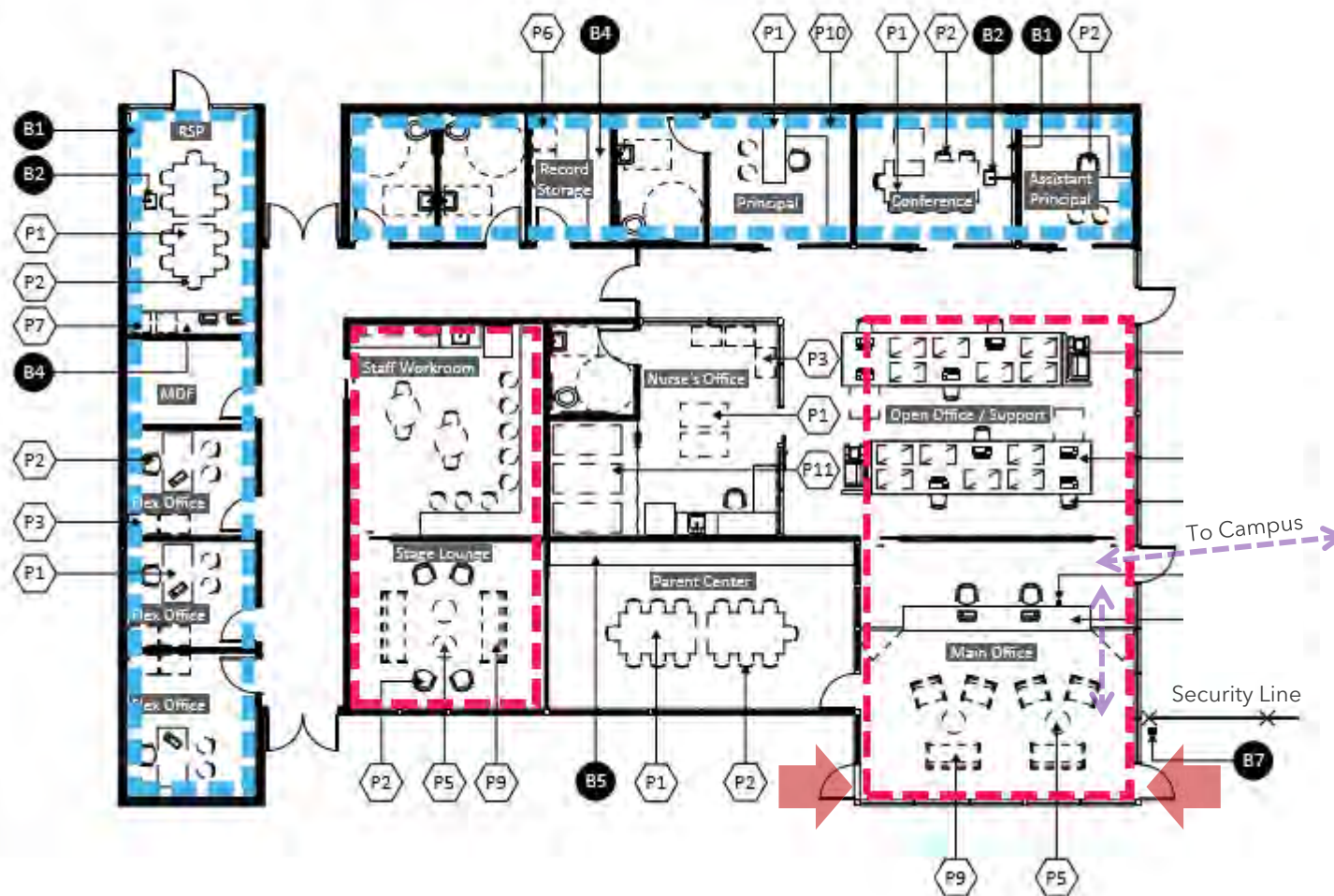
* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage





Santa Monica Malibu Unified School District SMASH / MUIR

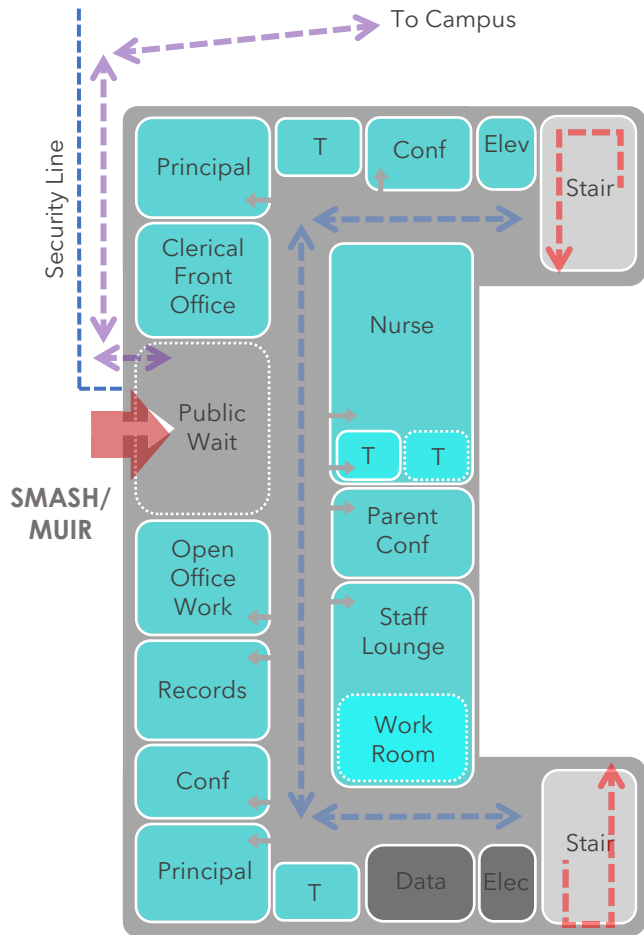
Administration - Instructional Planning Diagram



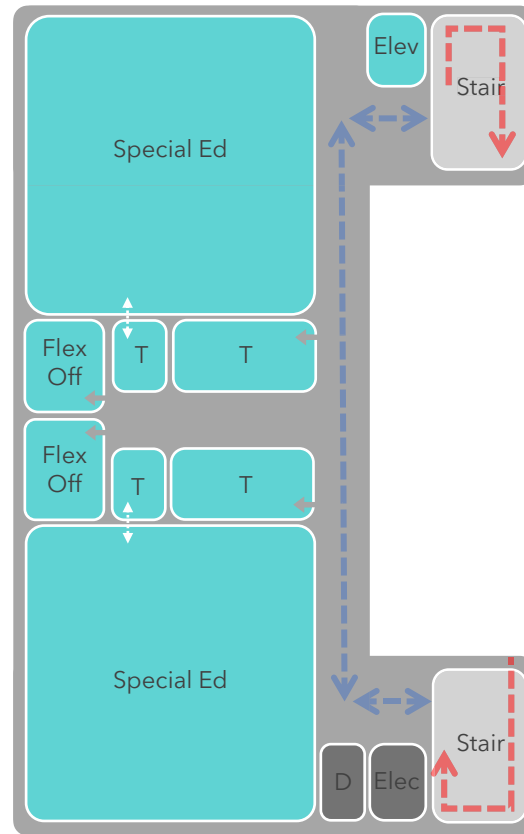
Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf



First Floor



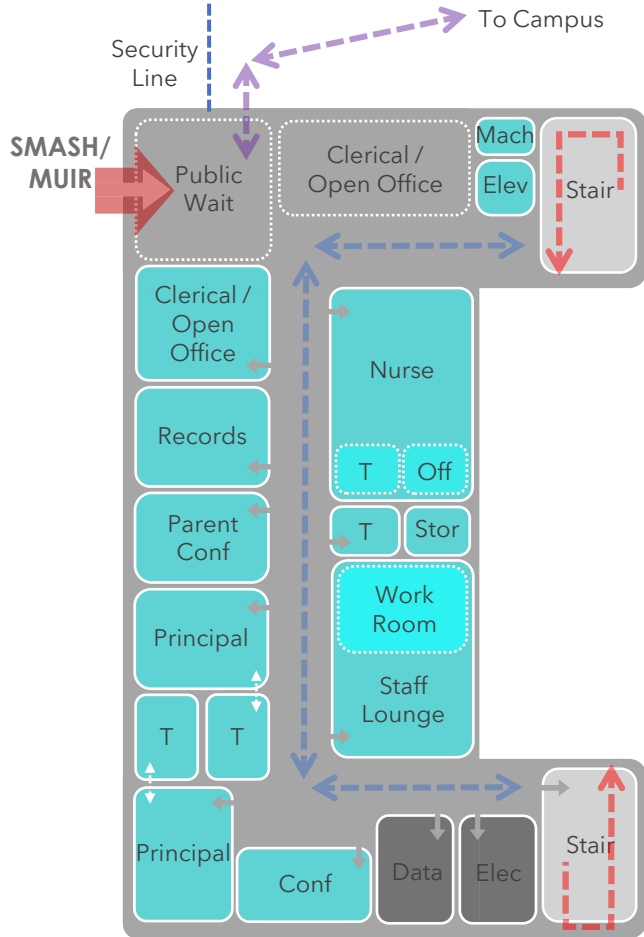
Second Floor

Capacity:
600 - 700 Students

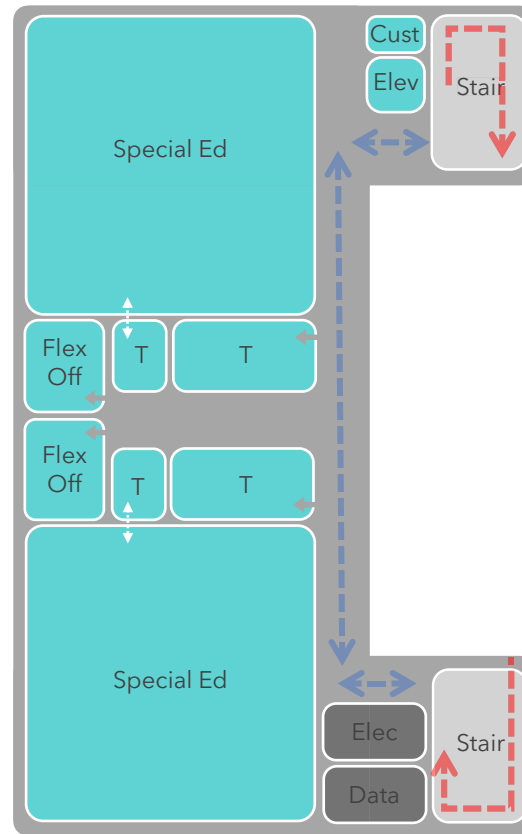
Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
SMASH Principal's Office (w/RR)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Muir Principal's Office (w/RR)	220 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf





First Floor

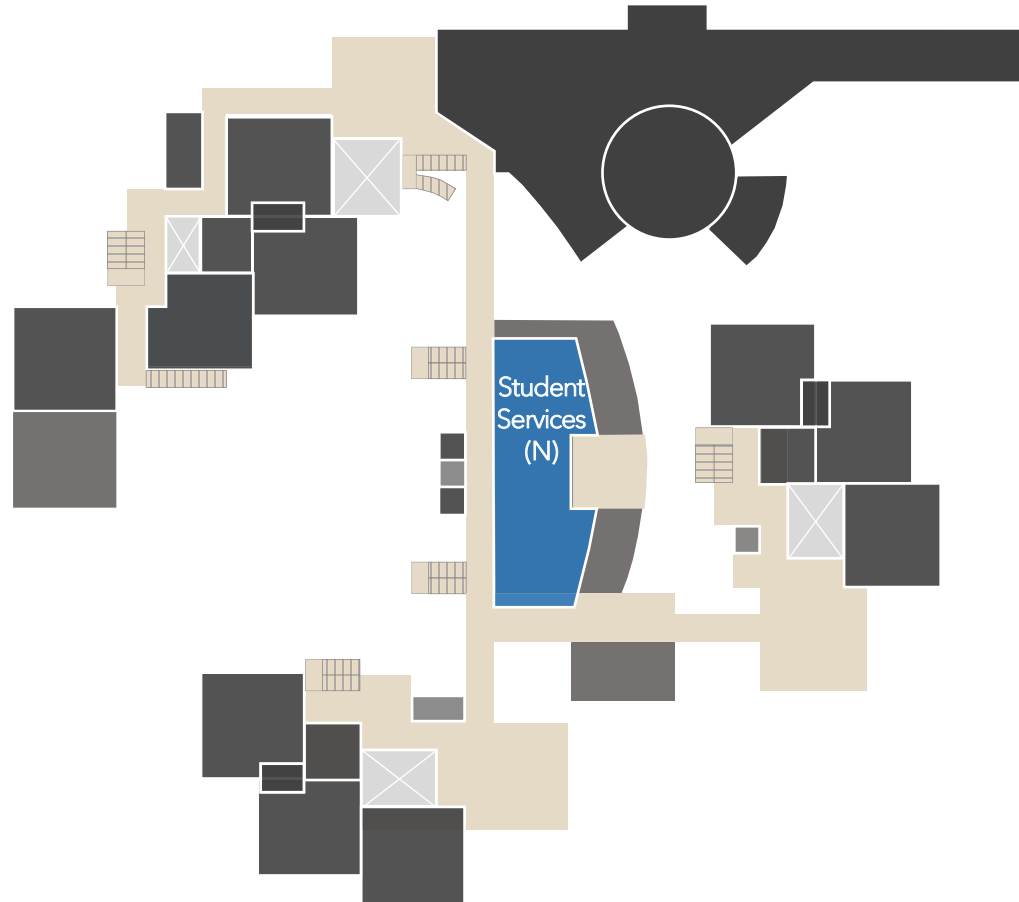


Second Floor

Capacity:
600 - 700 Students

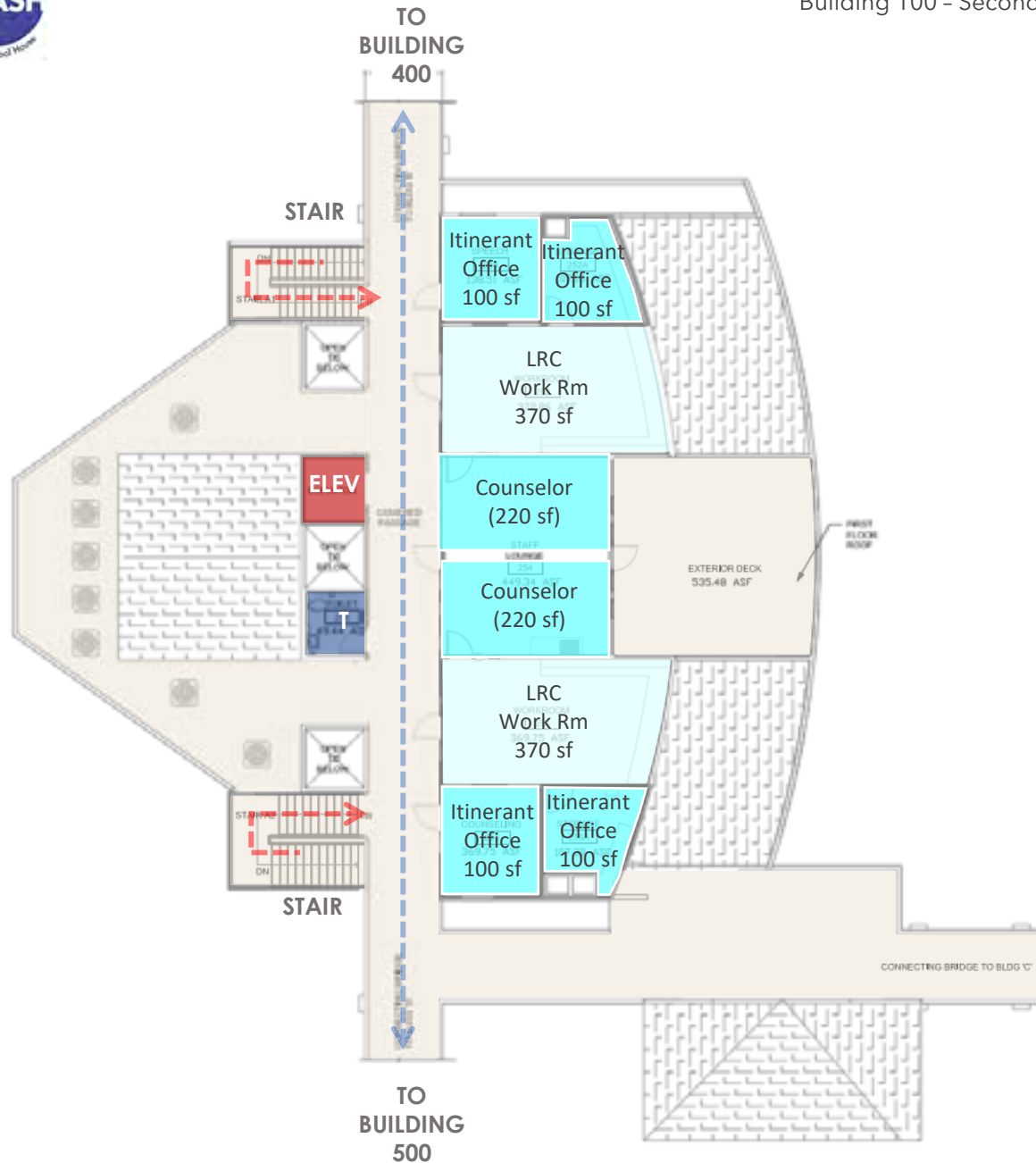
Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
SMASH Principal's Office (w/RR)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Muir Principal's Office (w/RR)	220 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf



Santa Monica - Malibu Unified School District SMASH / MUIR

Building 100 - Second Floor Level Administration & Student Services (Existing)




Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf



 New building areas

Capacity:
600 - 700 Students



Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
SMASH Principal's Office (w/RR)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Muir Principal's Office (w/RR)	220 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf



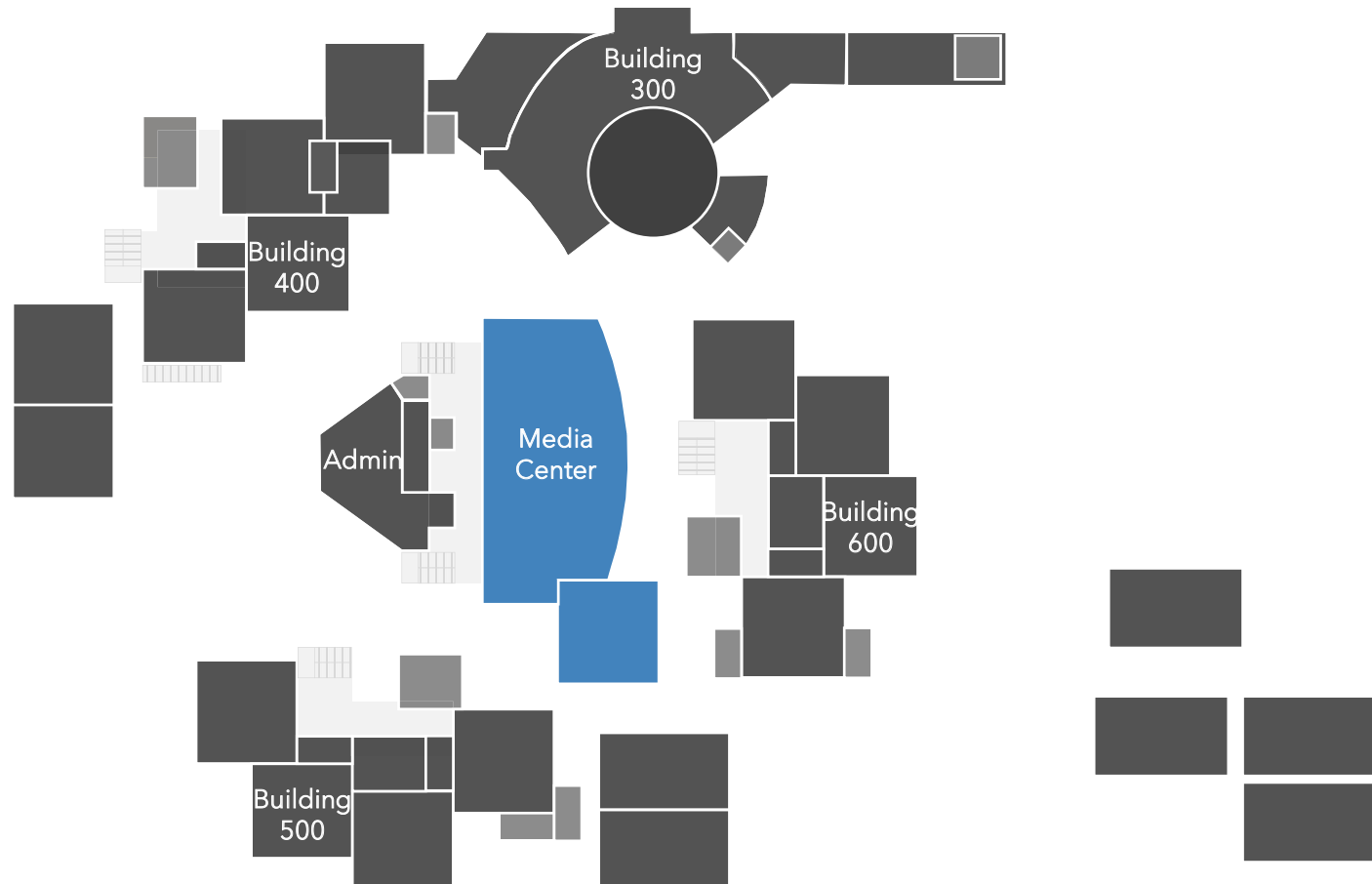
Administration SMASH / Muir

	Existing	SMMUSD Ed Specs	Proposed
Administration (First Floor)	1,126 sf	3,490 sf	4,000 sf
Student Services (Second Floor Media Center)	1,700 sf	840 sf	1,900 sf
Special Education	860 sf	2000 sf	2,400 sf
Special Education (Outdoor Instructional Area)		500 sf	500 sf

	New building areas
	Renovated areas



Renovated Media Center





- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

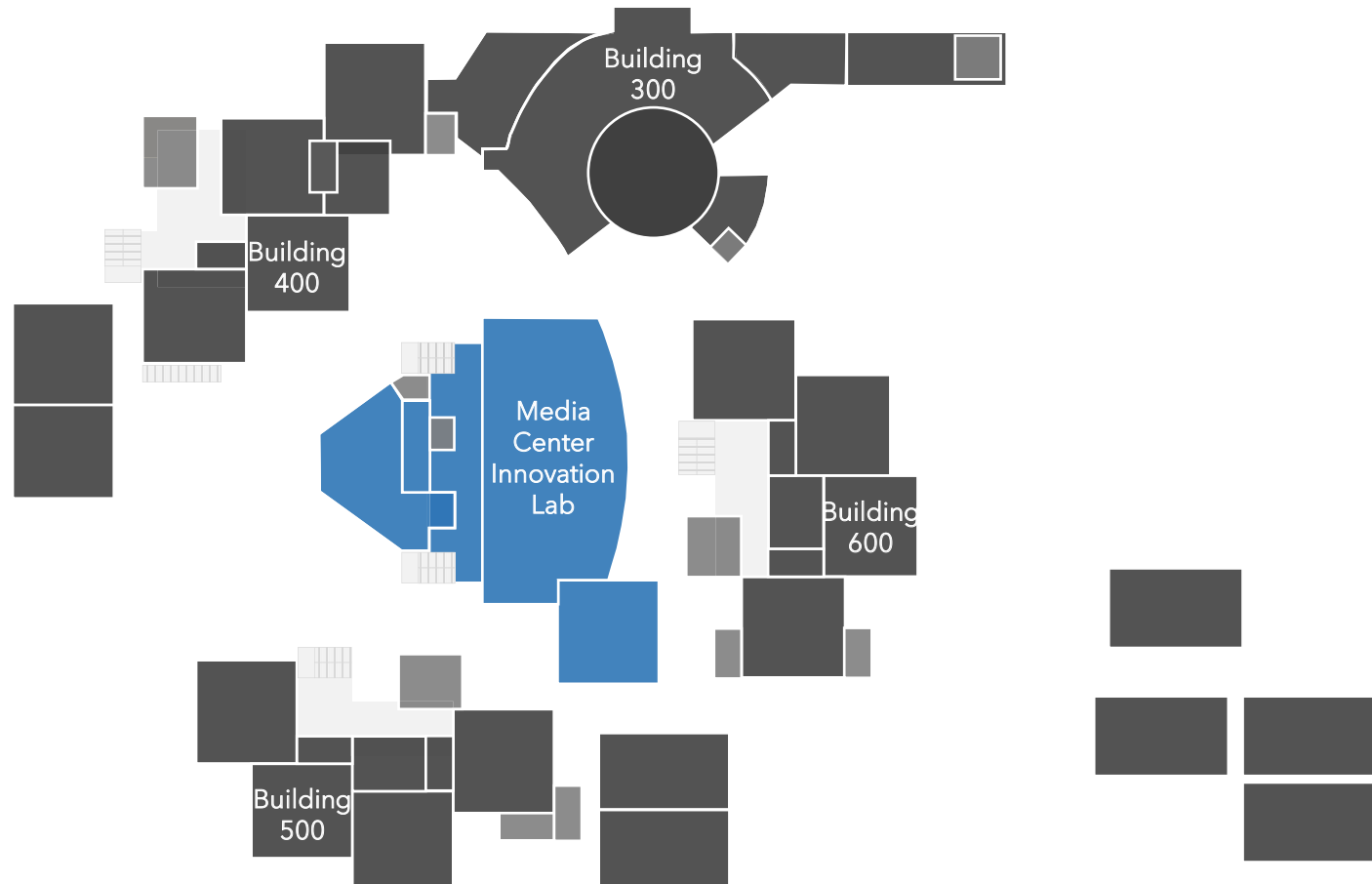
SMASH K-8: 225 Students
MUIR Elementary: 280 Students

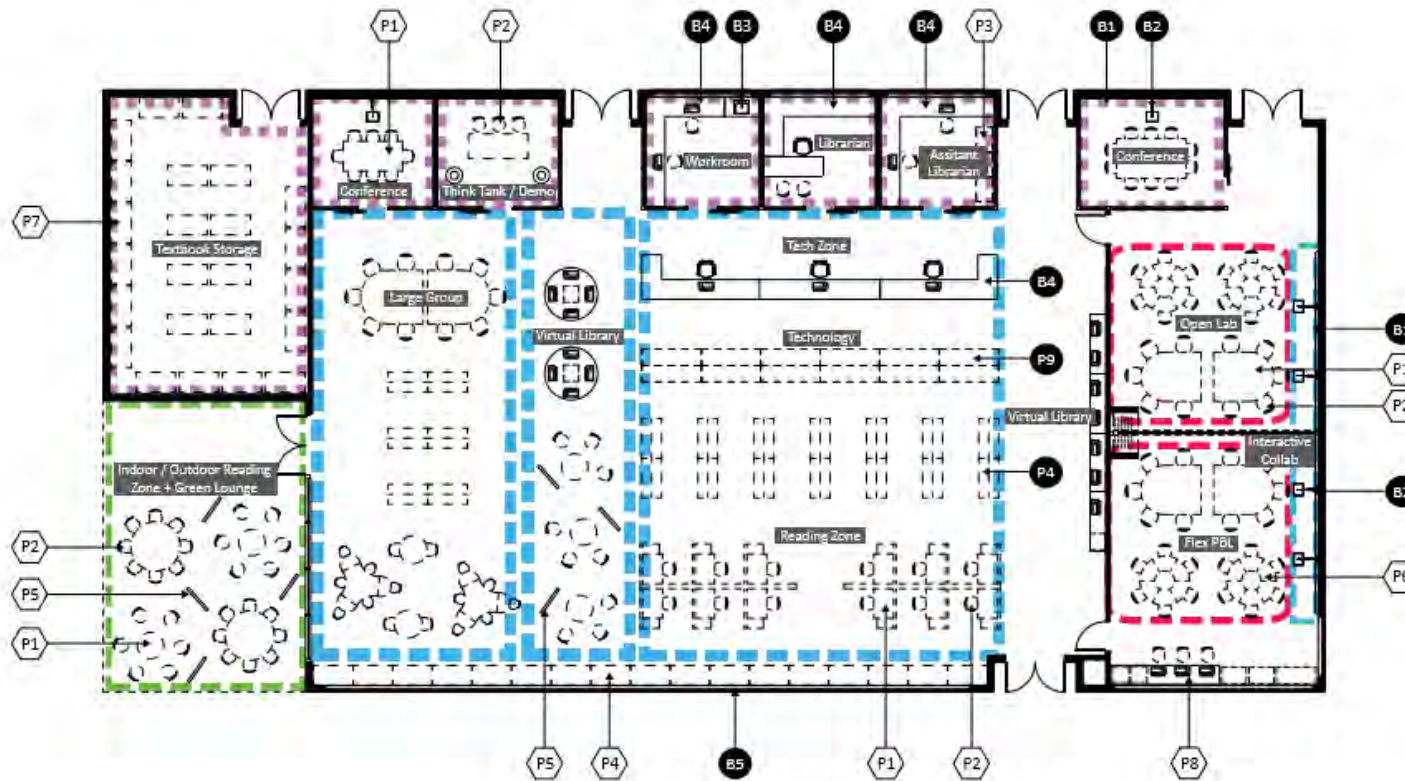
Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Library Proposed Area - 7,900 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage





Open Library 2,700 sf

Individual Study
Small Group Study & Collaboration Areas
Individual & Small Group Soft Seating

Computer Stations:
8-10 walk-up tablets with printer access near library entrance

Main Stacks:

Interior Shelving (Max 4'-6" high)
Perimeter Shelving (Max 7'-6" high)

Individual Study Rooms: 80 sf/each

Accommodate up to 2 Students

Small Study Rooms: 100 sf/each

Accommodate up to 4 Students

Large Study Rooms: 200 sf/each

Accommodate up to 8 Students and 1 Staff

1 wall equipped with rewritable surfacing

1 wall equipped with tackable surfacing

Provide ample space for storage in large study rooms to accommodate small group crafts and project-based resources

Classroom/Maker/Tutoring Lab: 1,200 sf

1 wall equipped with rewritable surfacing

1 wall equipped with storage & display

Lab areas will be available before and after school via separate entrance from main library

Circulation Desk: 150 sf

Desk to accommodate 2-3 staff

Provide for sitting and standing position with visibility and clear lines of sight

Adjacent to librarian office

Book check-out with queuing for 25

Book drop

Include self service check out counter

Tablet & Laptop Charging Stations & Check-Out

Librarian Office: 260 sf

Unobstructed view to open area of library with workspace for 2 individuals

Librarian Workroom: 240 sf

Work counter for book repair, storage, sink, and area for 2 additional staff

Textbook Storage Room: 400 sf

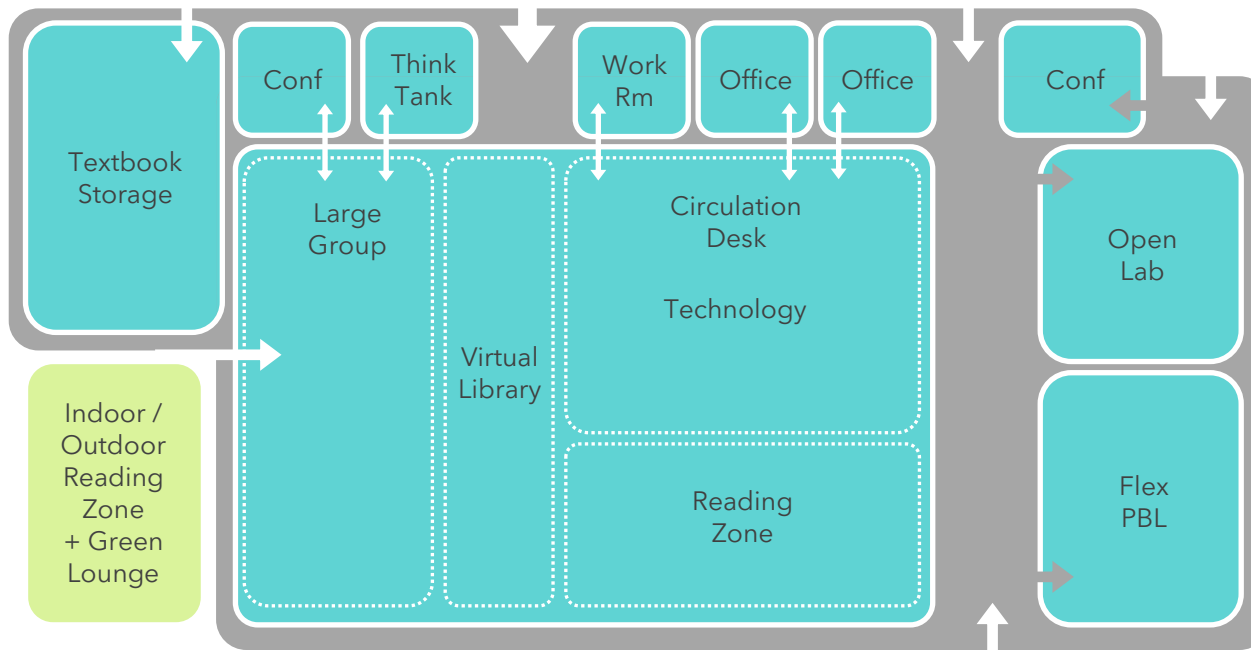
Instructional Storage Room: 200 sf

Total 5,600 sf

Outdoor Library Reading Room 800 - 1000 sf

Maximize Relationships to Outdoor

Area for Outdoor Reading Opportunities



Open Library 2,700 sf

Individual Study
Small Group Study & Collaboration Areas
Individual & Small Group Soft Seating

Computer Stations:
8-10 walk-up tablets with printer access near library entrance

Main Stacks:

Interior Shelving (Max 4'-6" high)
Perimeter Shelving (Max 7'-6" high)

Individual Study Rooms: 80 sf/each

Accommodate up to 2 Students

Small Study Rooms: 100 sf/each

Accommodate up to 4 Students

Large Study Rooms: 200 sf/each

Accommodate up to 8 Students and 1 Staff

1 wall equipped with rewritable surfacing

1 wall equipped with tackable surfacing

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Classroom/Maker/Tutoring Lab: 1,200 sf

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Circulation Desk: 150 sf

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Provide for sitting and standing position with visibility and clear lines of sight

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Tablet & Laptop Charging Stations & Check-Out

Librarian Office: 260 sf

Unobstructed view to open area of library with workspace for 2 individuals

Librarian Workroom: 240 sf

Work counter for book repair, storage, sink, and area for 2 additional staff

Textbook Storage Room: 400 sf

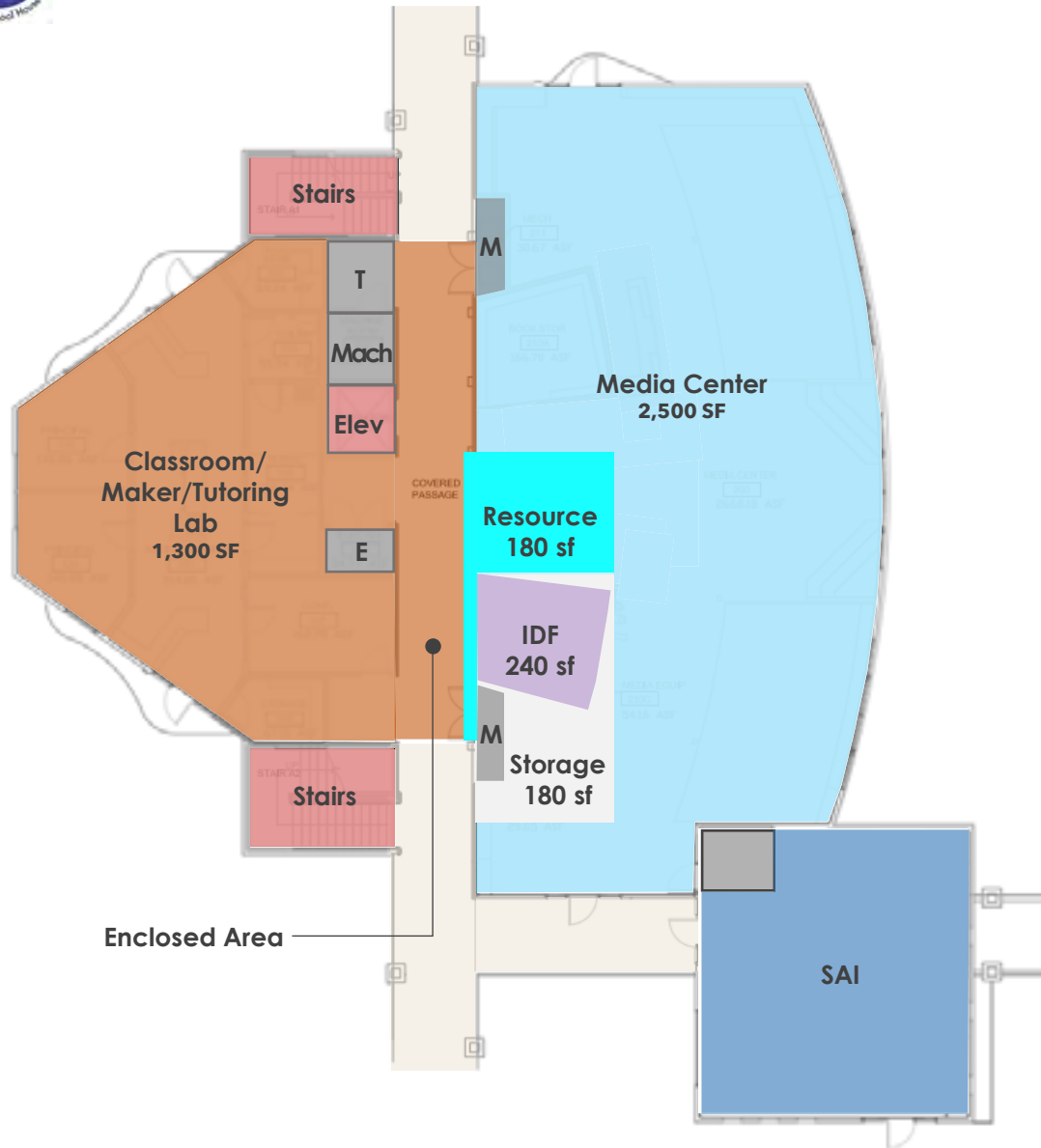
Instructional Storage Room: 200 sf

Total 5,600 sf

Outdoor Library Reading Room 800 - 1000 sf

Maximize Relationships to Outdoor

Area for Outdoor Reading Opportunities



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

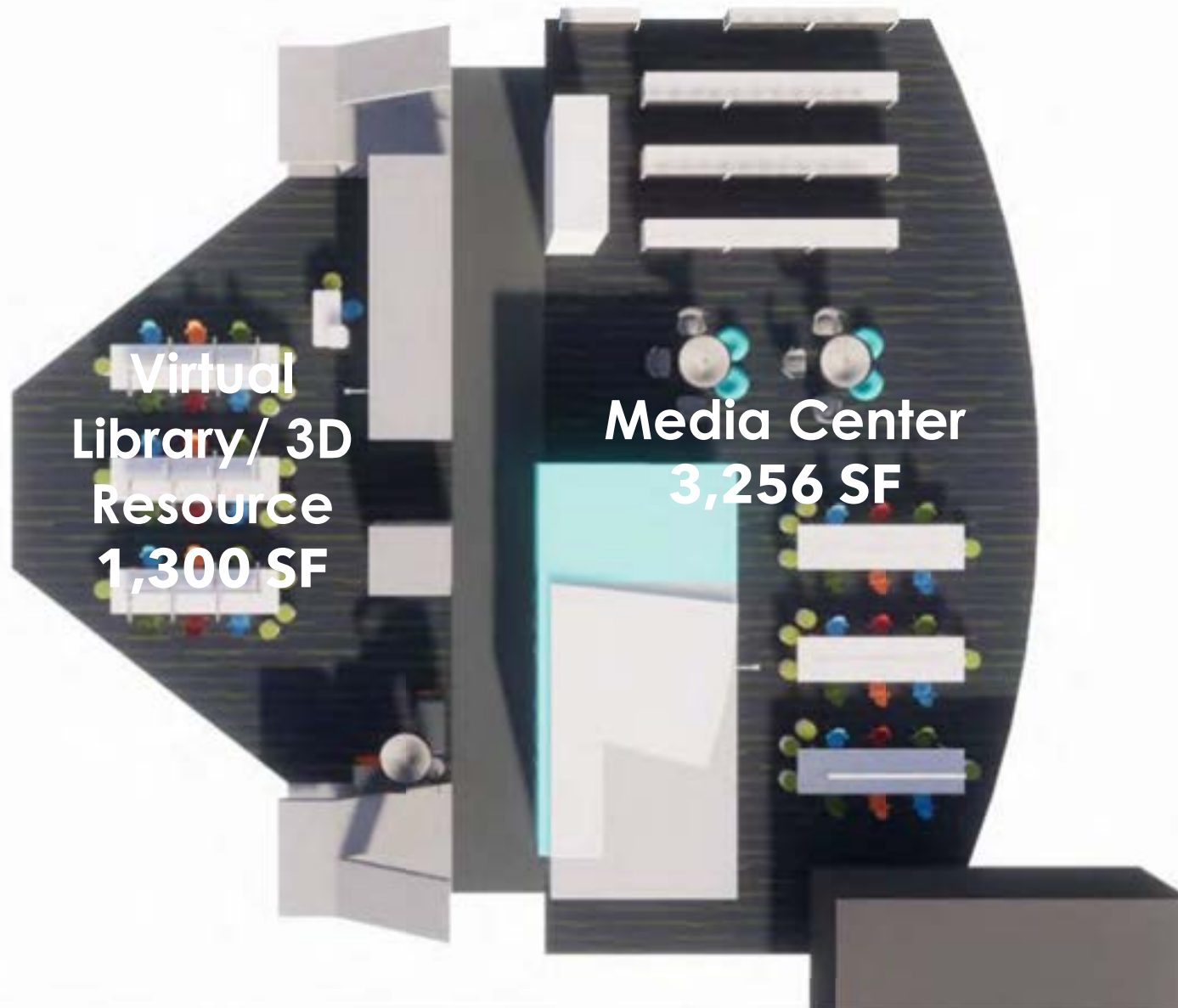
SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Existing Library Area: 3,256.61 sf

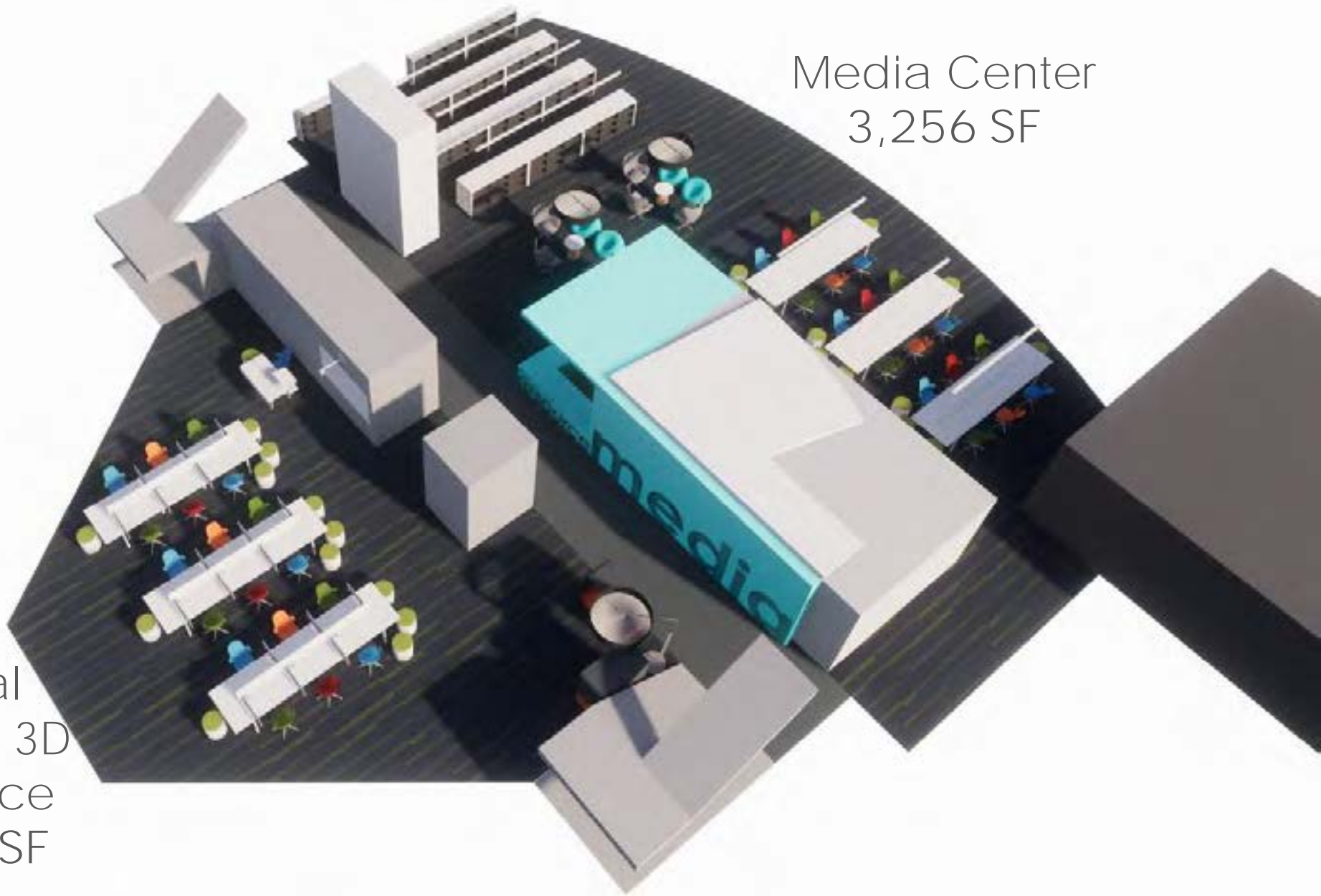
SMMUSD 21st Century Elementary School
600 - 700 students:
Library Proposed Area - 5,600 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

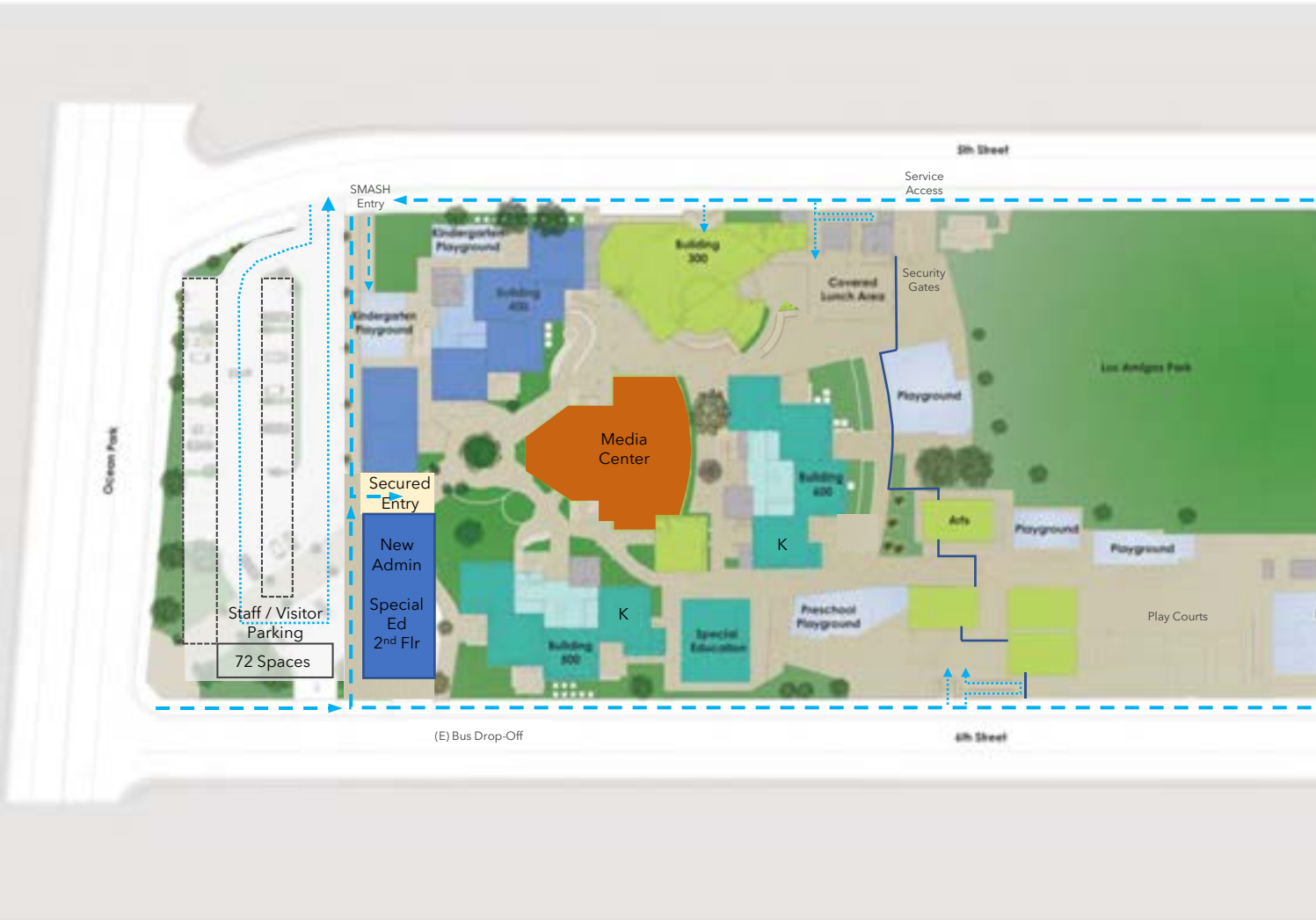




Media Center
3,256 SF



Virtual
Library/ 3D
Resource
1,300 SF



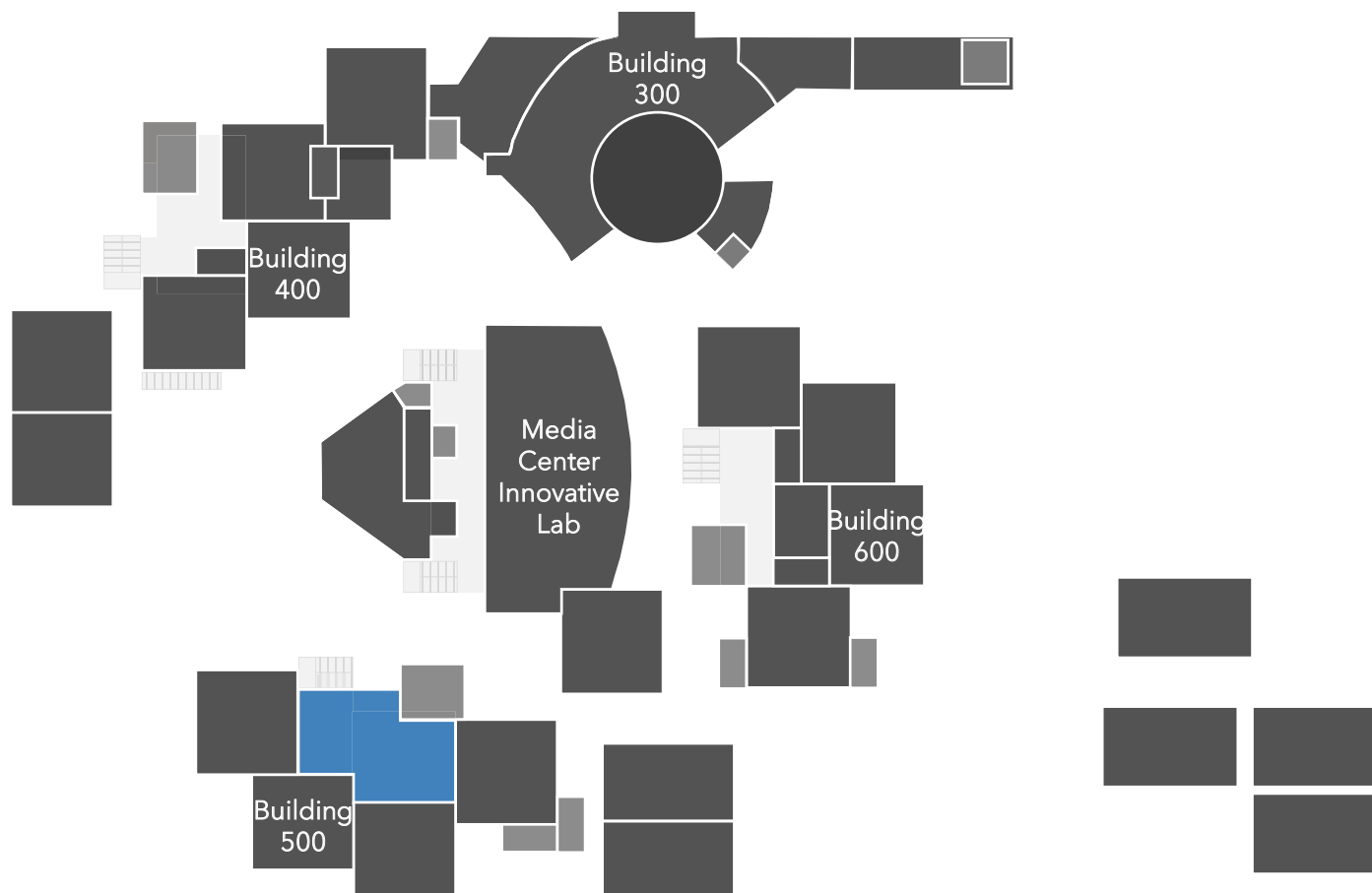
Capacity:	Existing	Proposed
600 - 700 Students		
Public Waiting	450 sf	400 sf
Parent Center / Conference	0 sf	200 sf
Clerical Front Office	64 sf	250 sf
Principal's Office (with restroom)	147 sf	220 sf
Principal's Conference Room	163 sf	200 sf
Accommodate 6-8 Individuals		
Assistant Principal's Office	147 sf	160 sf
Counselor Office (2)	370 sf	220 sf
Itinerant Offices (4)	138 sf	400 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus		
Records Storage	386 sf	200 sf
Filing & Supply Storage		
Open Office Work Area	370 sf	400 sf
Volunteer Work Area/Impromptu Meeting File Storage Printer & Computer Access		
MDF Data Center	107 sf	140 sf
Health Center	157 sf	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage		
Health Aid Office	0 sf	100 sf
Teacher & Staff Workroom	372 sf	200 sf
Teacher & Staff Lounge	450 sf	300 sf
Faculty Restrooms (2)	50 sf	160 sf
Custodian	70 sf	80 sf
Circulation	300 sf	300 sf
(+/- 10% of Overall Area)		
Admin/Student Services Total	3,741 sf	4,330 sf
Media Center	2,668 sf	2,729 sf
Work Area	315 sf	180 sf
Circulation Desk		
Book Storage	166 sf	240 sf
Media Equipment	107 sf	107 sf
Mechanical	115 sf	115 sf
Restroom	54 sf	54 sf
Circulation	0 sf	680 sf
Media Center Total	3,425 sf	4,105 sf
Innovation Lab Total	0 sf	1,500 sf

Media Center	Existing	SMMUSD Ed Specs	Proposed
Media Center	2,668 sf	3,195 sf	2,500 sf
Work Area	315 sf	240 sf	0 sf
Book Storage	166 sf	400 sf	180 sf
Media Equipment/Instructional Storage	107 sf	200 sf	0 sf
Mechanical	115 sf	115 sf	442 sf
Restroom	54 sf	100 sf	55 sf
Resource Desk	0 sf	150 sf	180 sf
Circulation	0 sf	0 sf	680 sf
Total	3,425 sf	4,400 sf	4,037 sf
Classroom/Maker/Tutoring Lab	0 sf	1,200 sf	1,300 sf
Total	3,425 sf	5,600 sf	5,337 sf

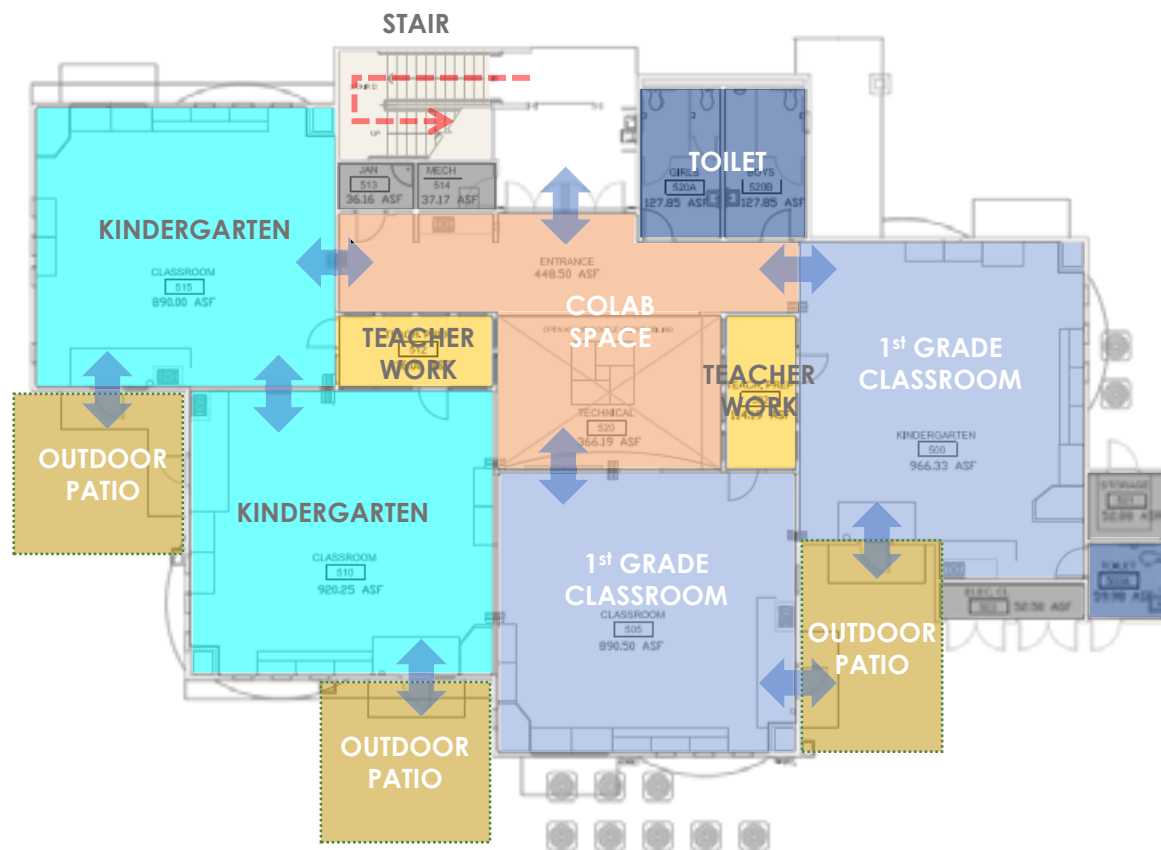
	New building areas
	Renovated areas
	New covered walkway
	Existing covered walkways



Classroom Building 500







SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

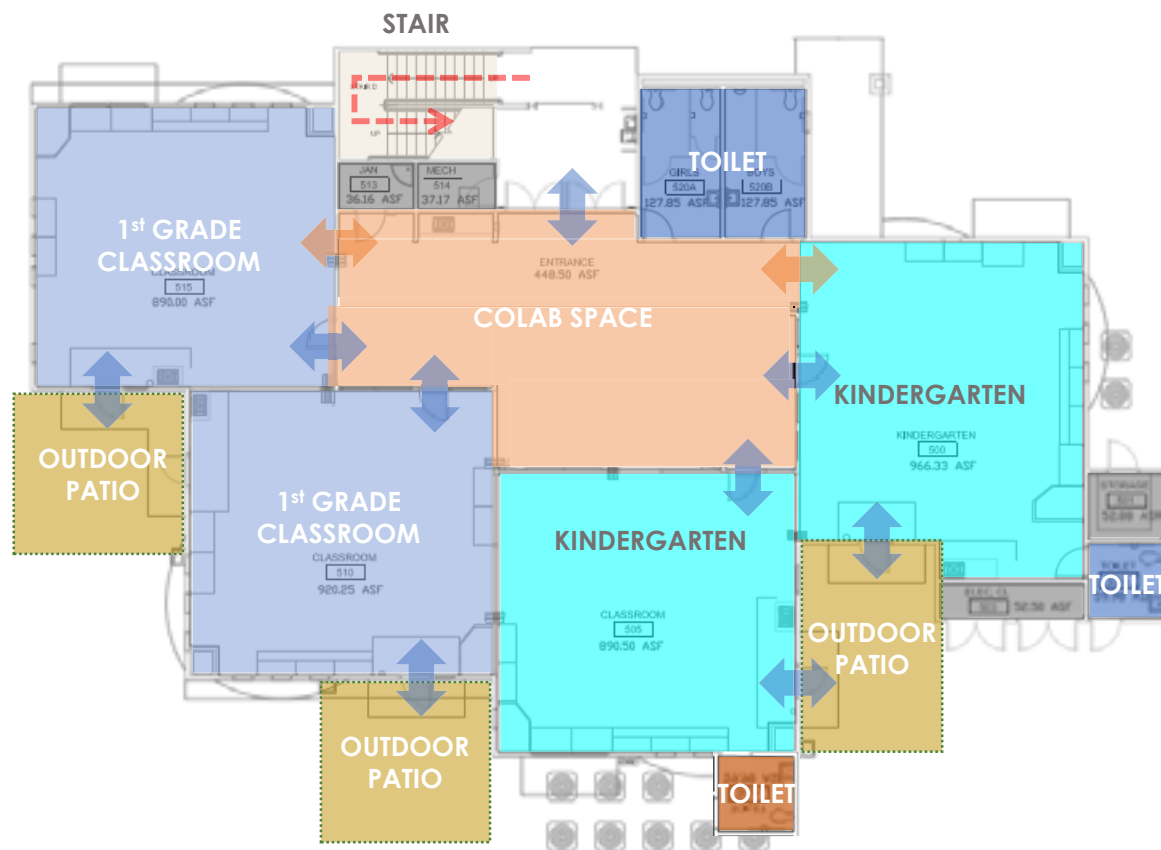
SMMUSD 21st Century Elementary School
600 - 700 students:

Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



Building 500 1st Level



SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

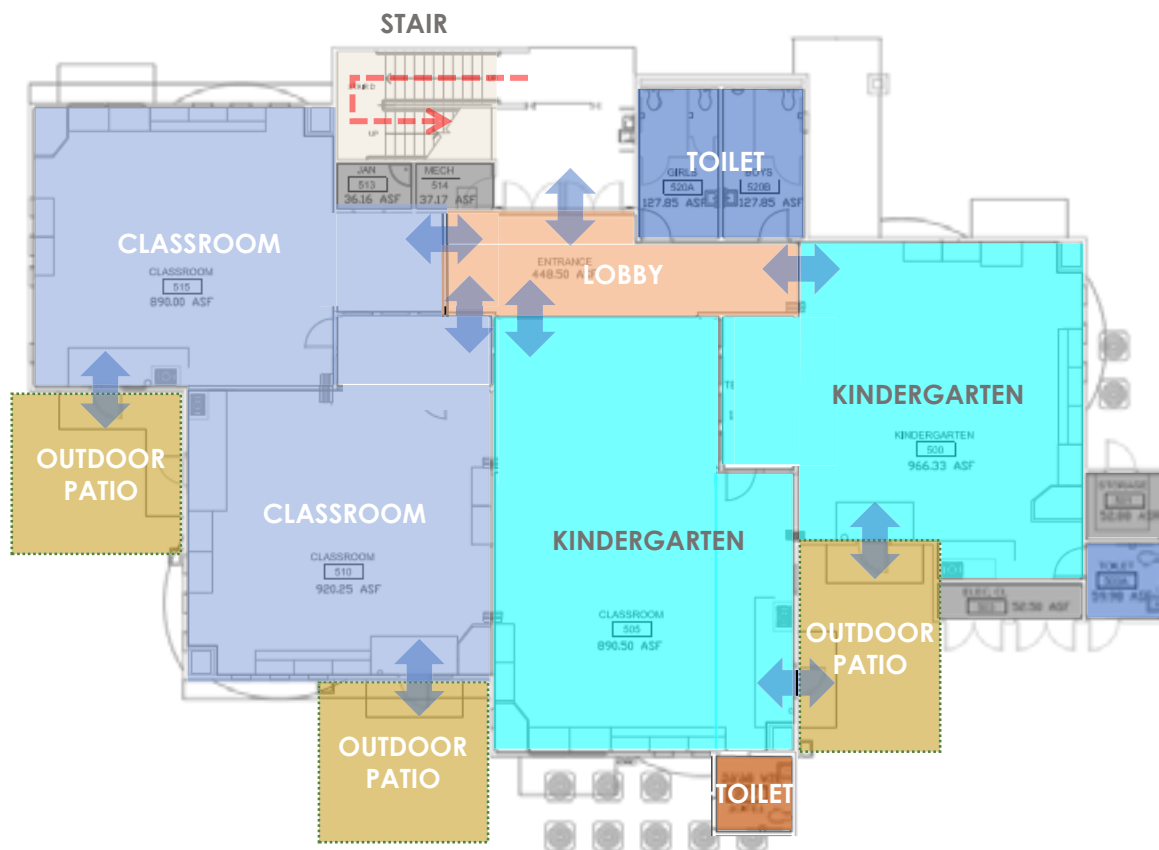
Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage





SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

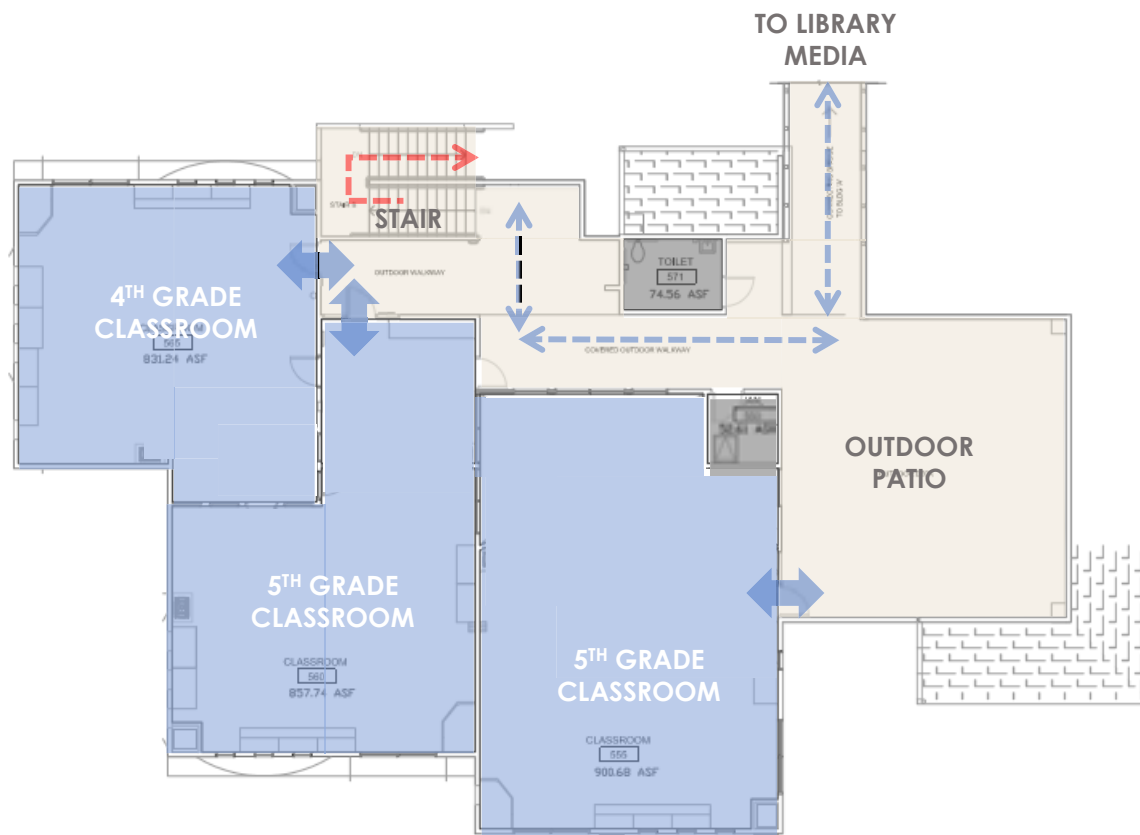
Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

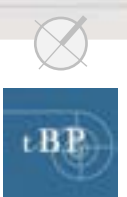
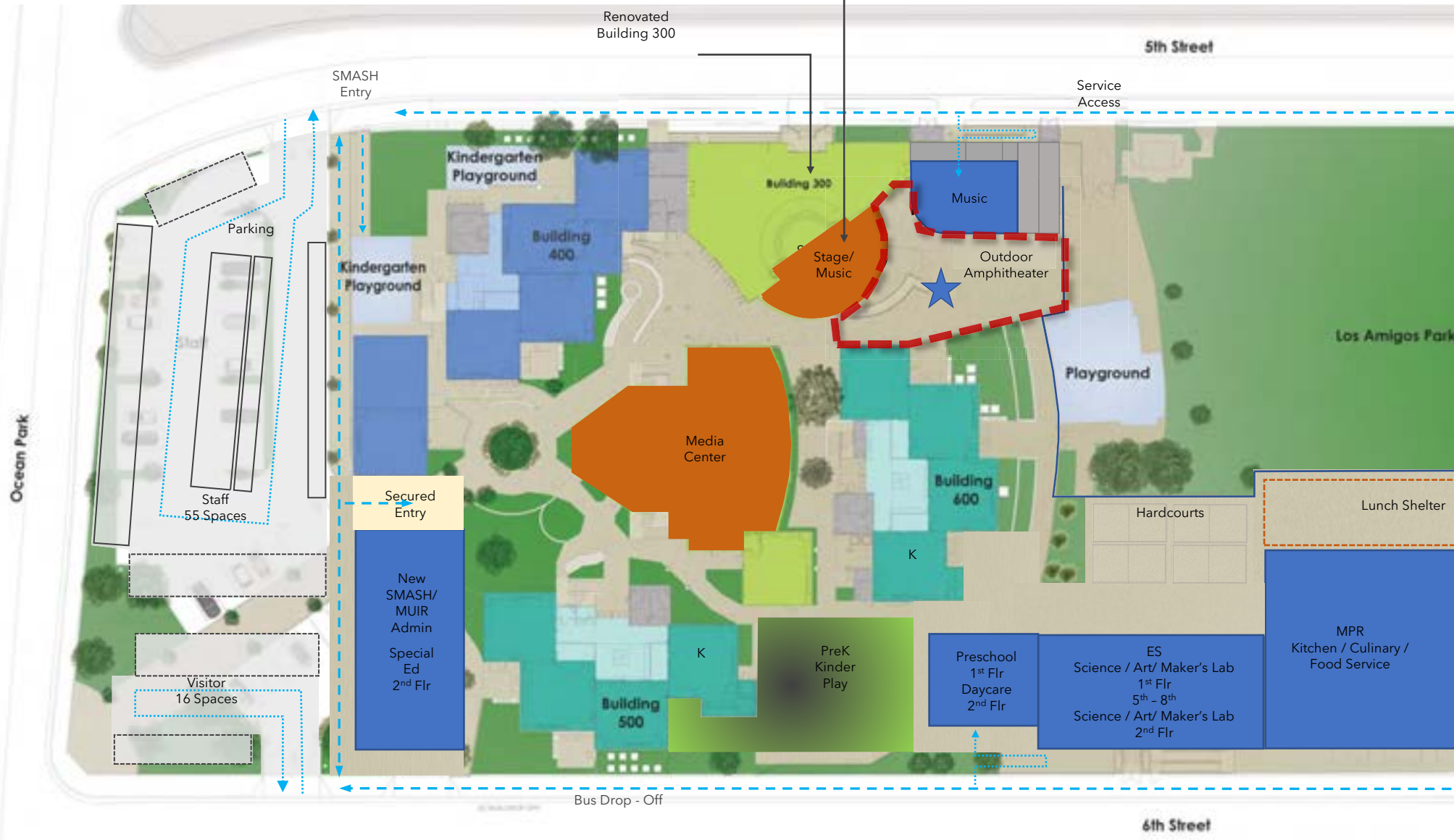
Outdoor Learning Court Reinforcement

Goals & Objectives for Outdoor Areas

- Physical Activity Zones
- Dramatic Spaces
- Art & Creativity Areas
- Animal & Local Habitats
- Quiet Spaces
- Social Spaces
- Environmental Stewardship Education
- Discovery Areas
- Club Activity Spaces
- Craft Corner
- Reading Spaces
- Maker Display

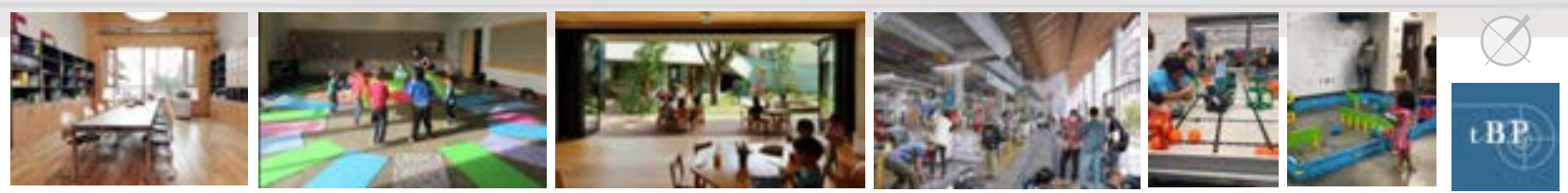
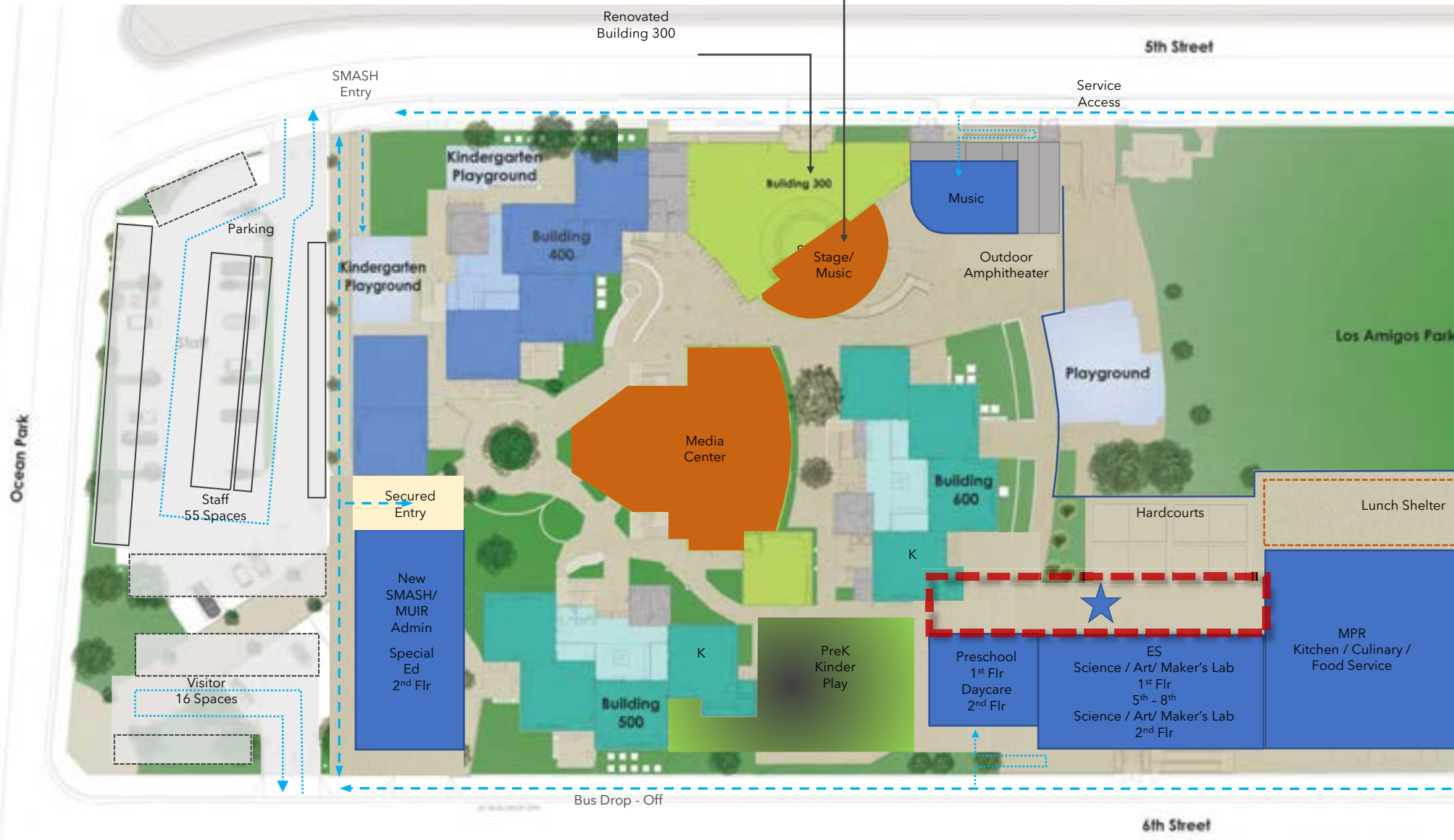
Addition @ Stage
for Music Instruction

Renovated
Building 300



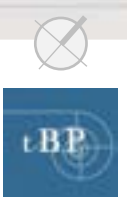
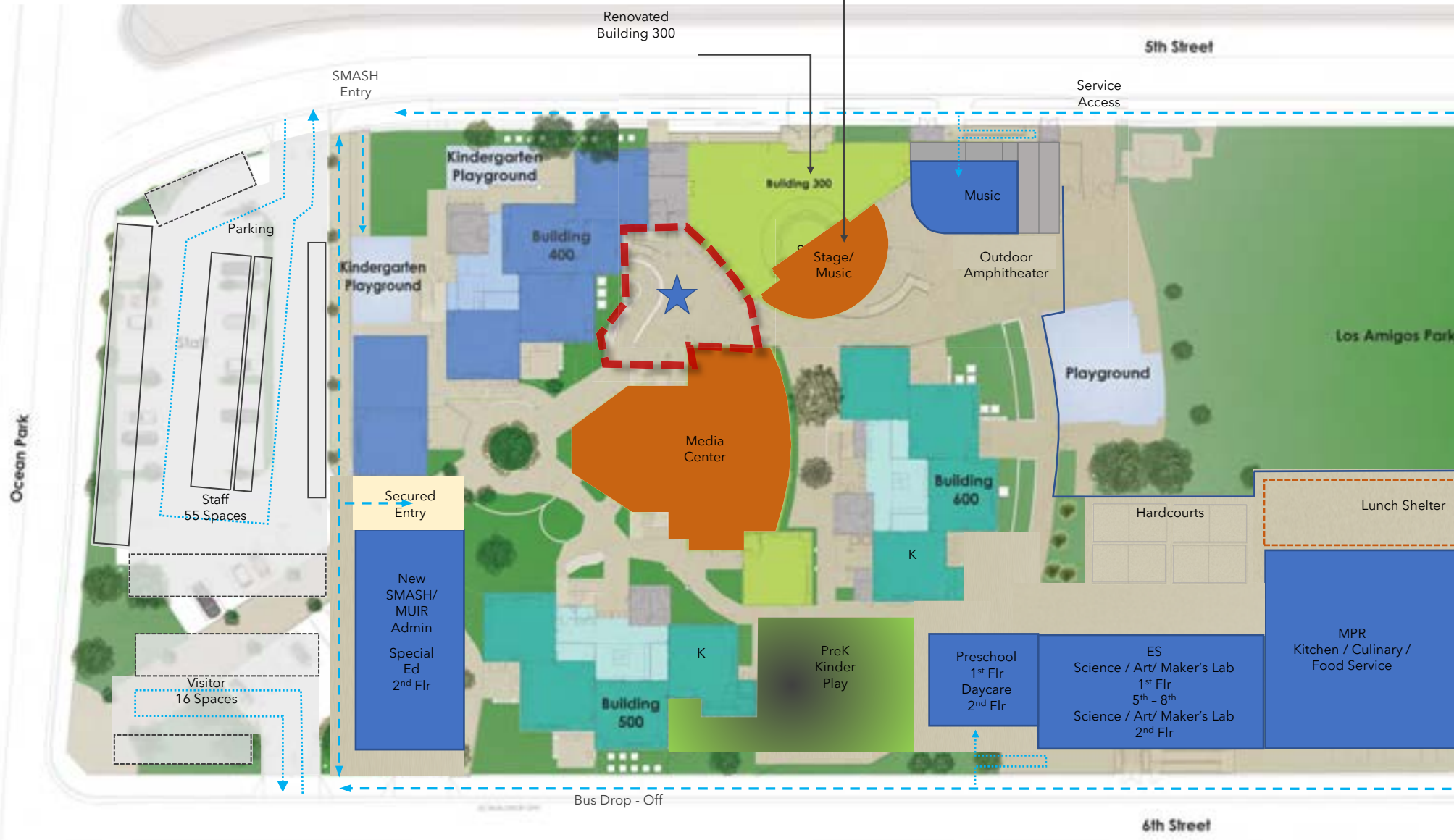
Addition @ Stage
for Music Instruction

Renovated
Building 300



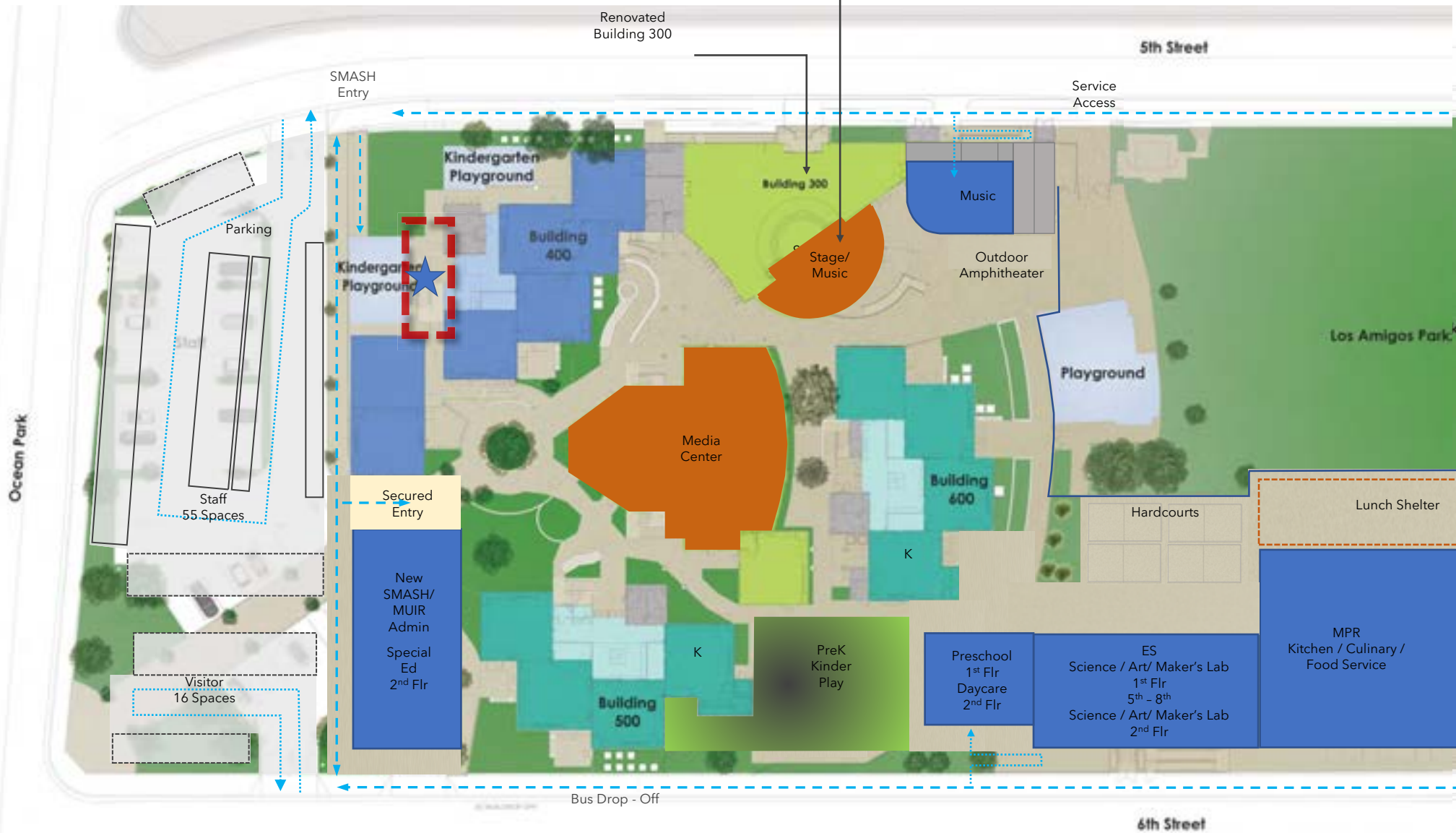
Addition @ Stage
for Music Instruction

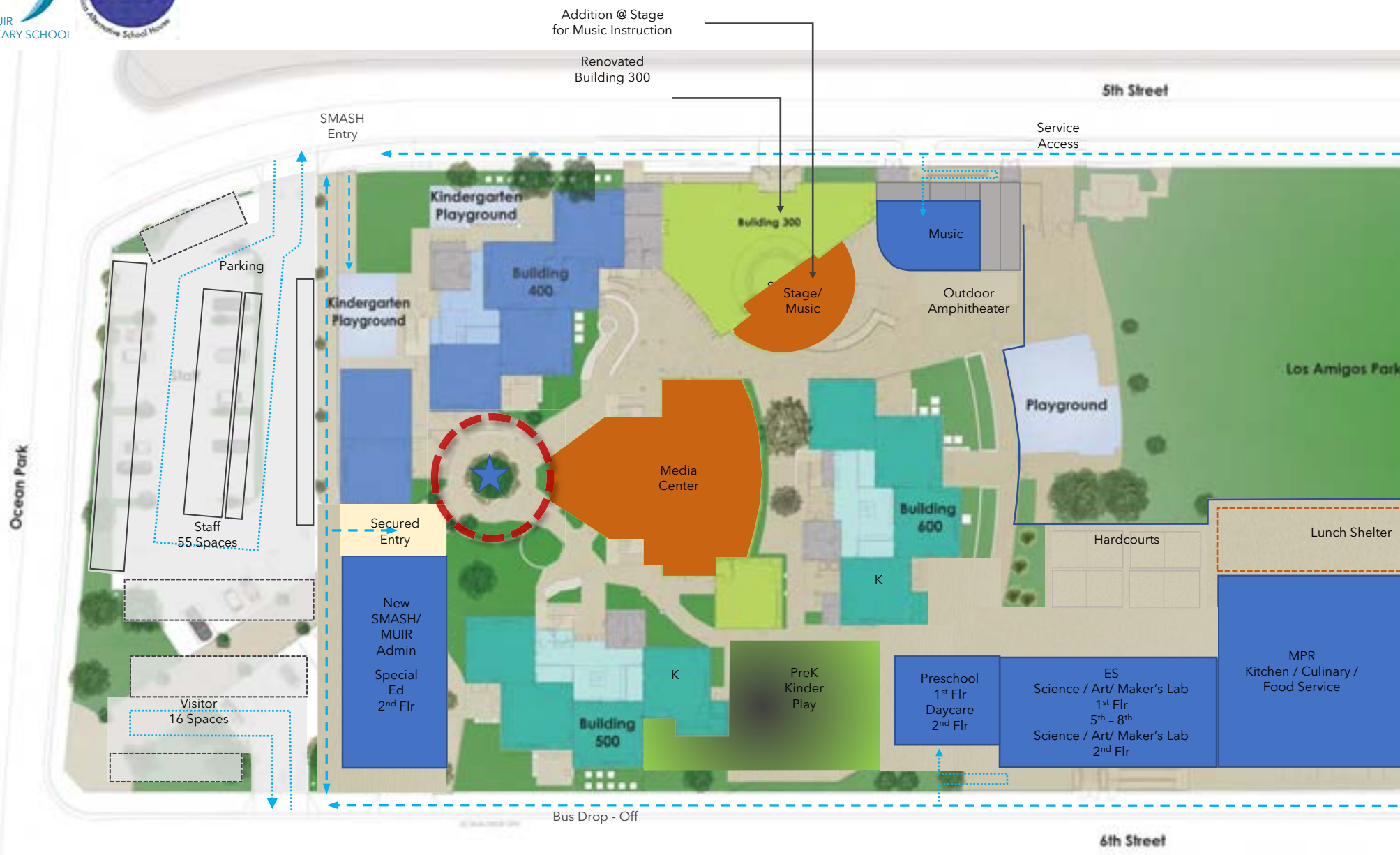
Renovated
Building 300



Addition @ Stage
for Music Instruction

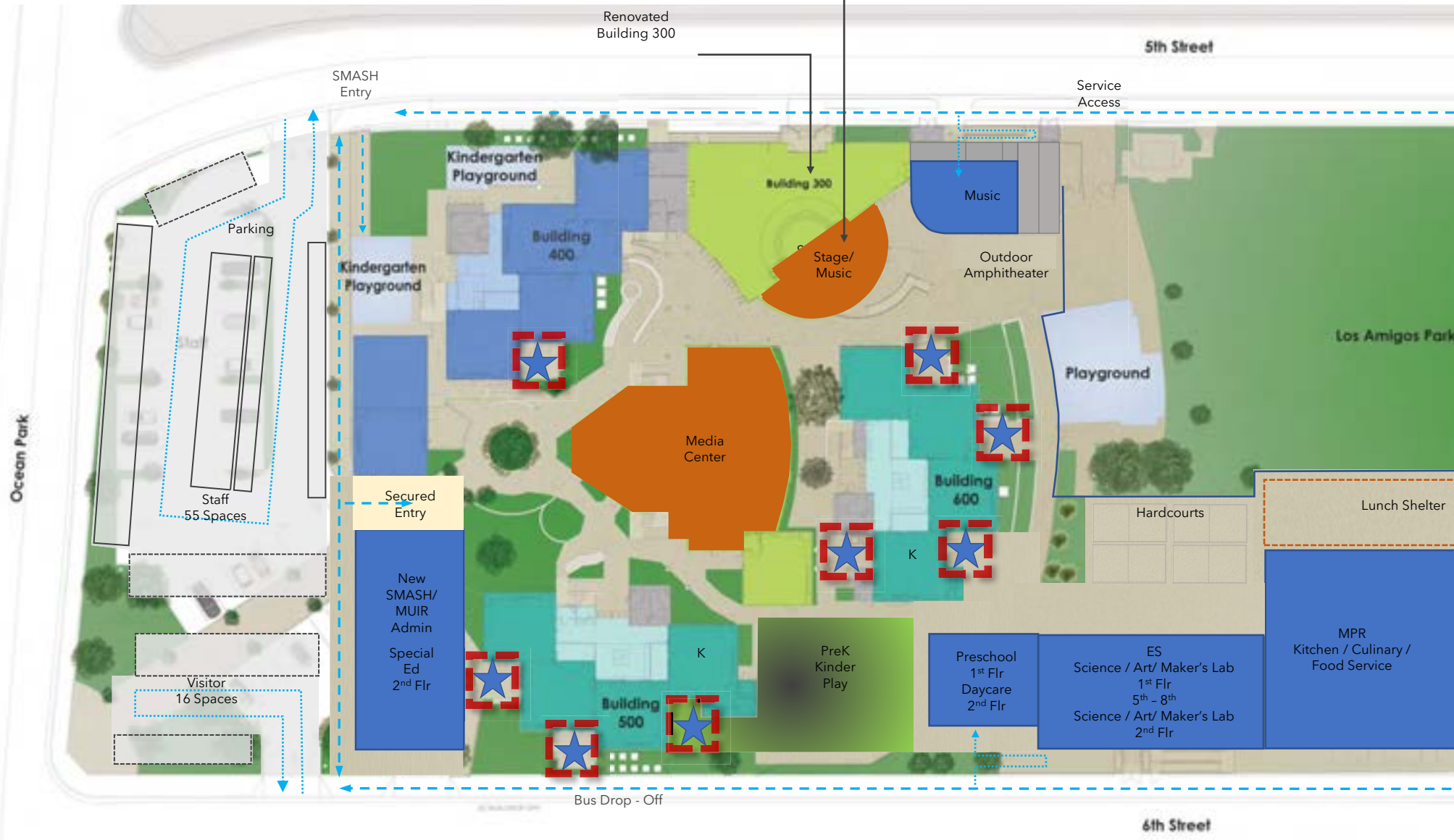
Renovated
Building 300





Addition @ Stage
for Music Instruction

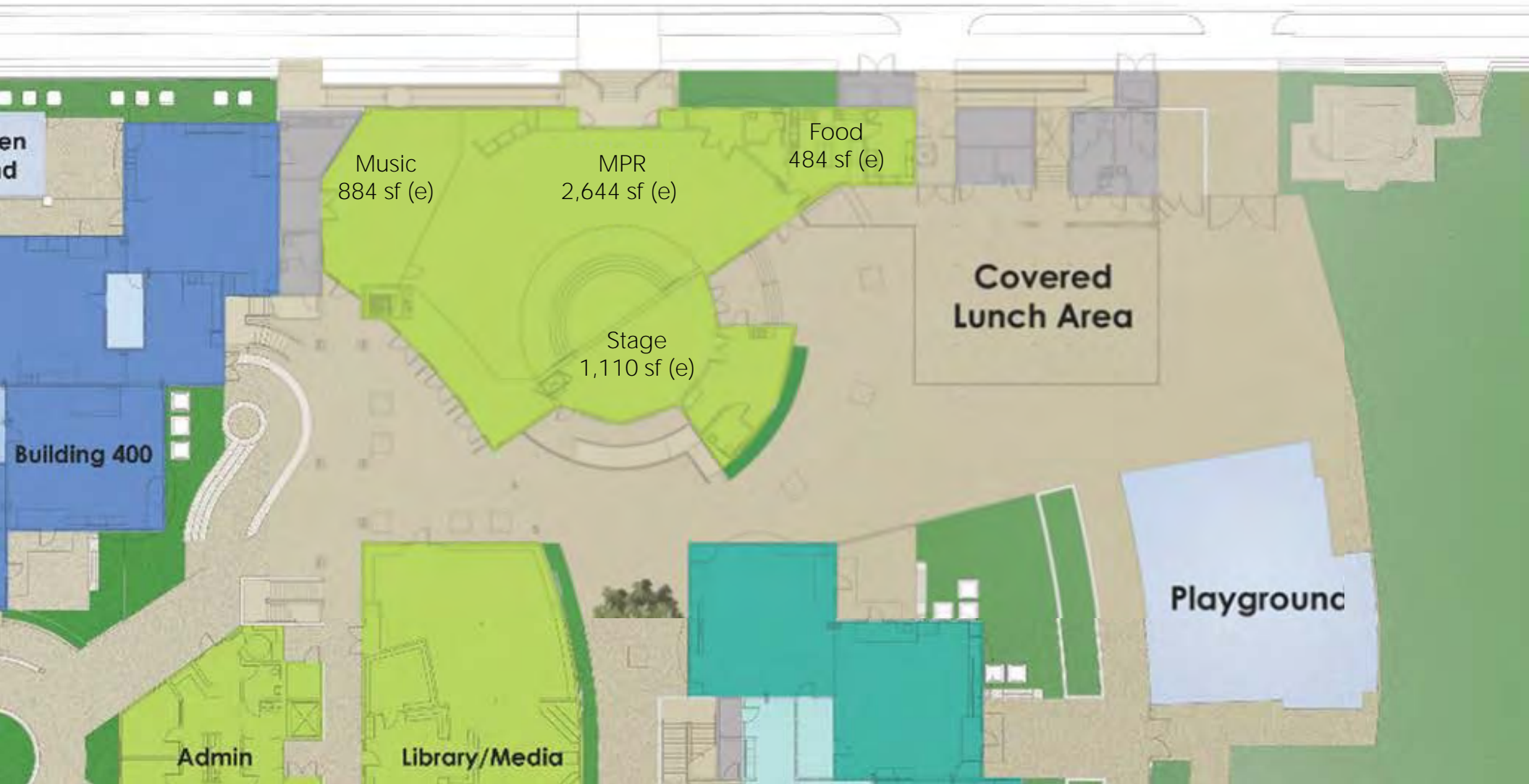
Renovated
Building 300

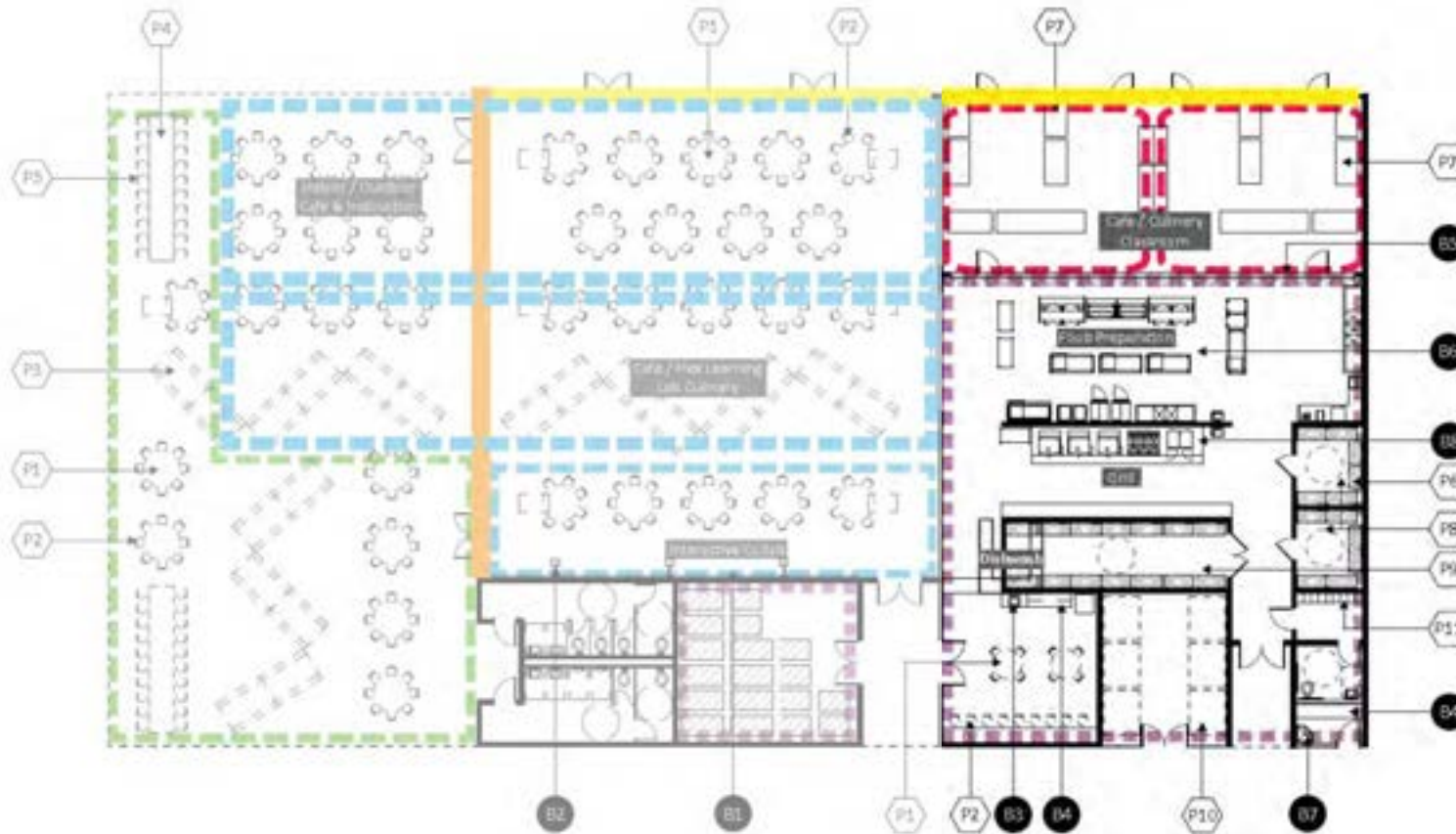




Renovate MPR







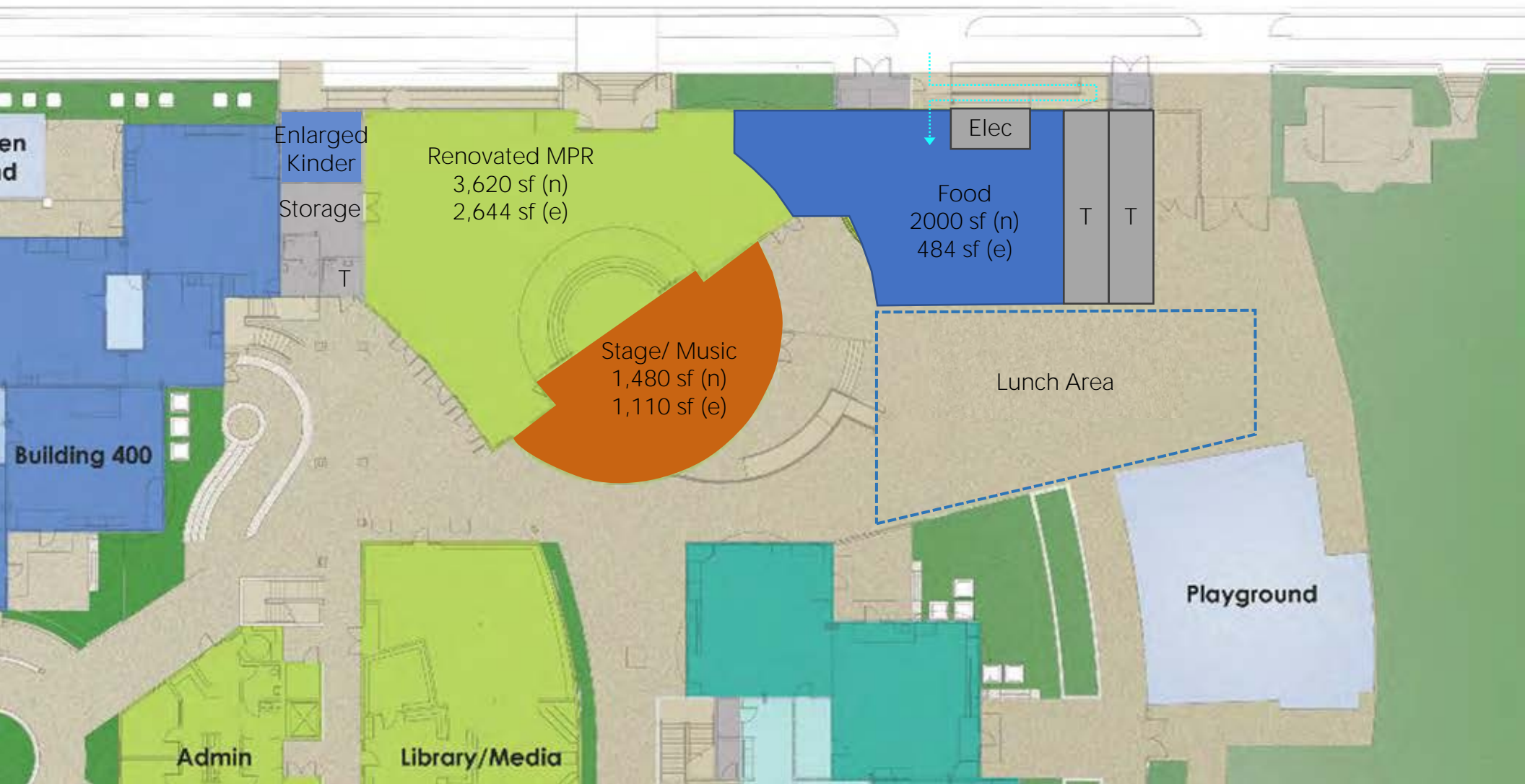
Capacity:
Multipurpose 1 - Culinary Café
Approximately 400 Students **5,160 sf**

Kitchen (Full Service):
Student Food Service 350 sf
Food Prep Kitchen 400 sf
Grill & Oven Kitchen 400 sf
Walk-In Refrigerator 100 sf
Walk-In Freezer 100 sf
Dish Washing Station 100 sf
Dry Storage 250 sf
Office 100 sf
Staff Restroom 80 sf
Locker & Changing Area
Teacher & Staff Dining 400 sf
Kitchen 2,280 sf
Kitchen by Webb 2,740 sf

Restrooms 280 sf
Custodial 80 sf
Storage 200 sf
Movable Furniture

Total 8,000 sf


Outdoor Dining 2,630 sf
Outdoor Campus Garden 1/2 acre




400 Seat Auditorium

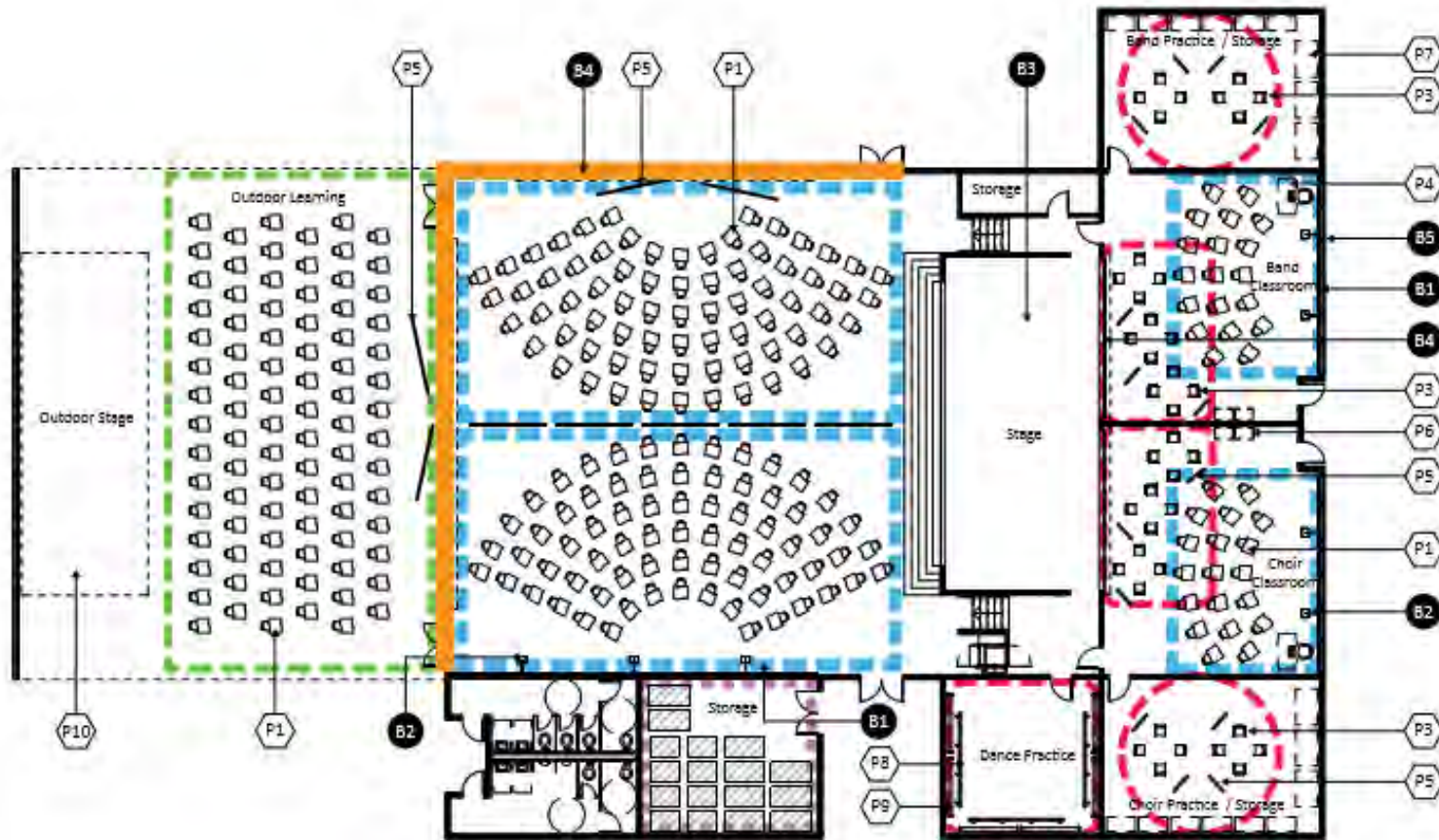
Multipurpose Assembly Space
Storage (Performing Arts, Costumes, Instruments)
Stage (Proscenium 20'-0" H)
Kitchen (SMMUSD)
Custodial
Lobby Restrooms
Outdoor Dining

Existing	SMMUSD Ed Specs	Proposed
2,644 sf	4,000 sf	3,620 sf
0 sf	100 sf	260 sf
1,110 sf	1,800 sf	1,480 sf
484 sf	2,280 sf	2,000 sf
80 sf	80 sf	80 sf
300 sf	280 sf	800 sf
2,000 sf	2,630 sf	2,000 sf

 New building areas

 Renovated areas





Capacity:
Multipurpose 1 - Auditorium Focus 400
Approximately 400 Students

Assembly Space 4,000 sf
Seating for 400

Stage 1,800 sf
Including Proscenium 20'-0" H

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

Storage 100 sf
Sheet Music, Costumes, Instruments

Music & Choir Classroom 1,400 sf
Provide access to stage and to corridor

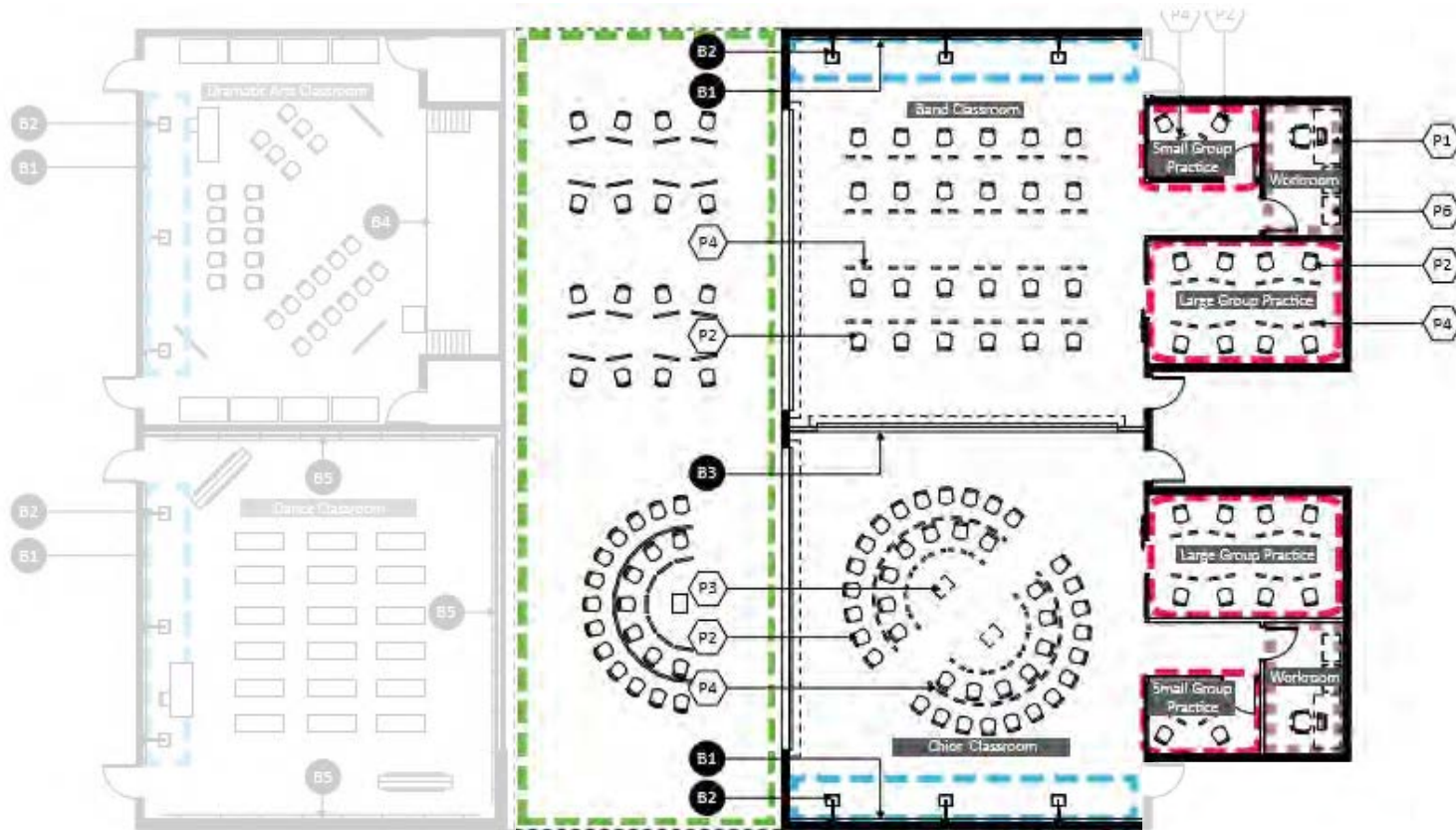
Storage 100 sf
Sheet Music, Costumes, Instruments

Custodial 80 sf

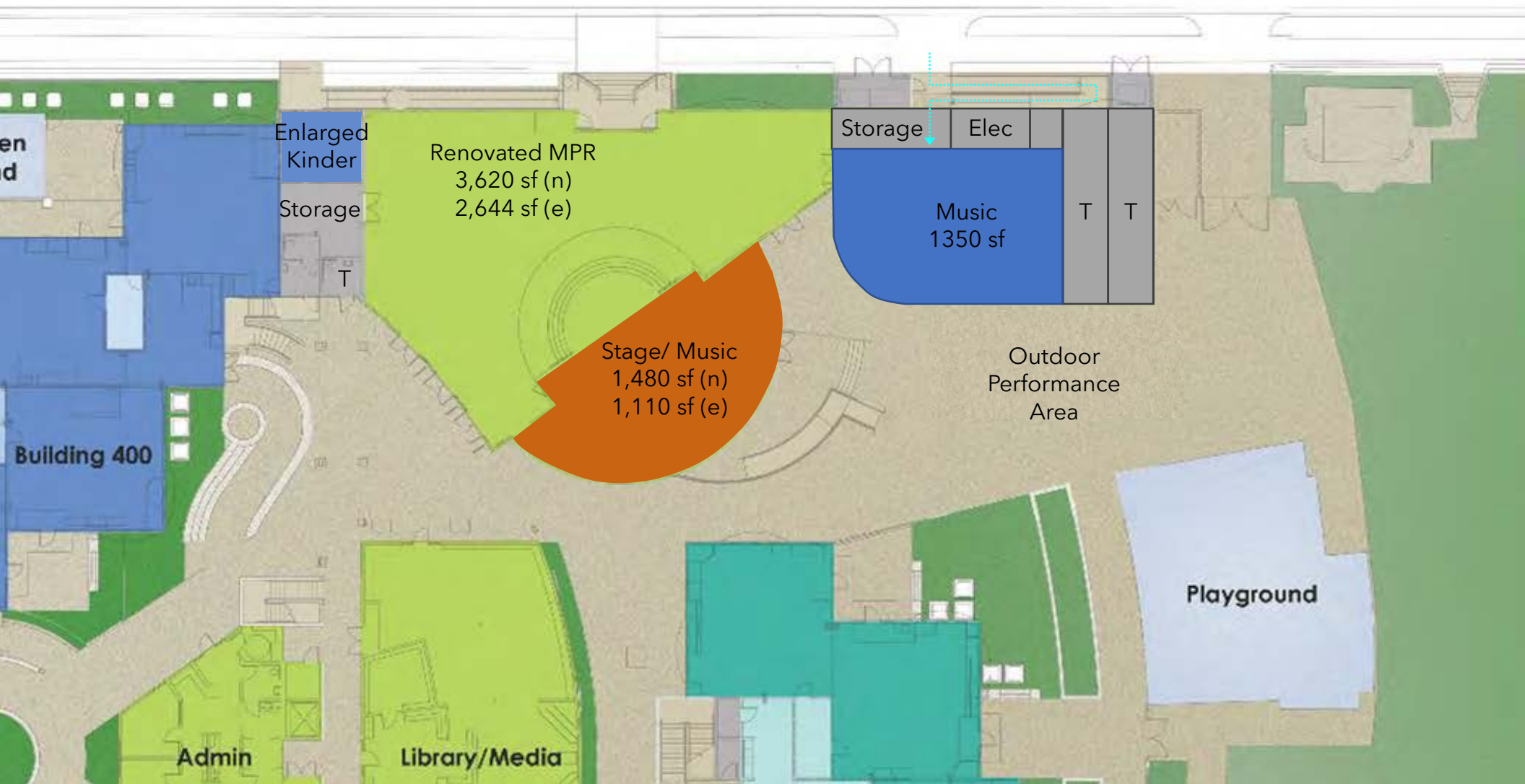
Lobby Restrooms 280 sf

Total 9,160 sf

Outdoor Performance 3,000 sf
Permanent Outdoor Canopy or Shade Structure
Immediate Adjacency to Assembly Space &
Platform Designed to Double Size of
Multipurpose Space for Large Events



Capacity:	
Performing Arts/Music	35 - 45
Music/Choir/Band Classrooms	1,400 sf
Retractable interior wall between classrooms	
Flexibility for indoor/outdoor performance	
Storage	200 sf
Sheet Music, Costumes, Instruments	
Dance/Dramatic Arts Classroom	1,400 sf
Retractable interior wall between classrooms	
Flexibility for indoor/outdoor performance	
Storage	200 sf
Sheet Music, Costumes, Movable Mirrors & Props	
Outdoor Performance	1,400 sf
Permanent Outdoor Canopy or Shade Structure	
Immediate Adjacency Designed to Double Size of Spaces for Large Events	

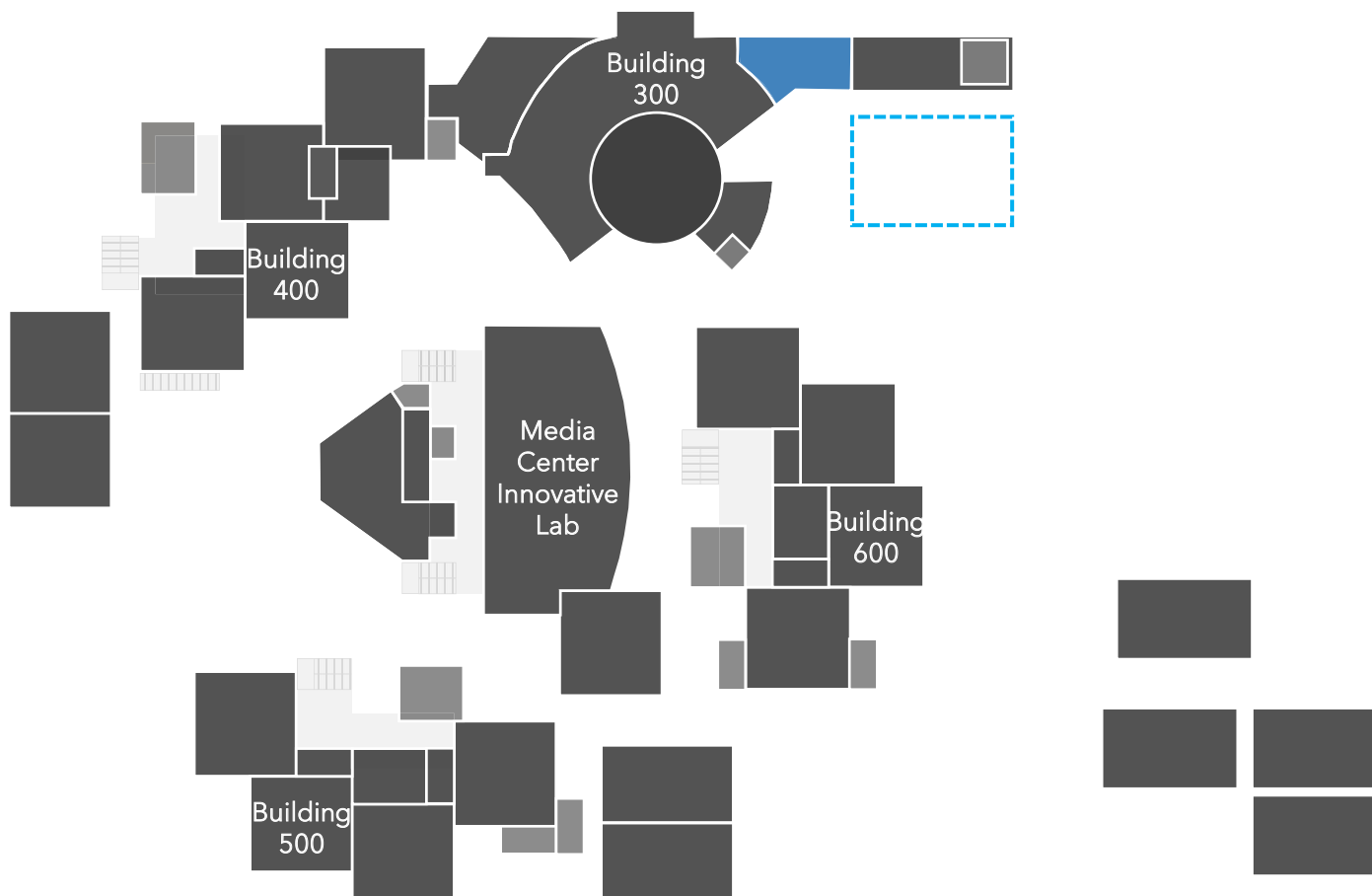


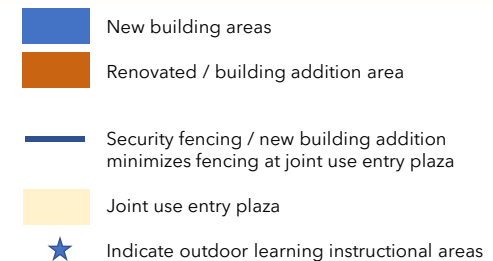
400 Seat Auditorium

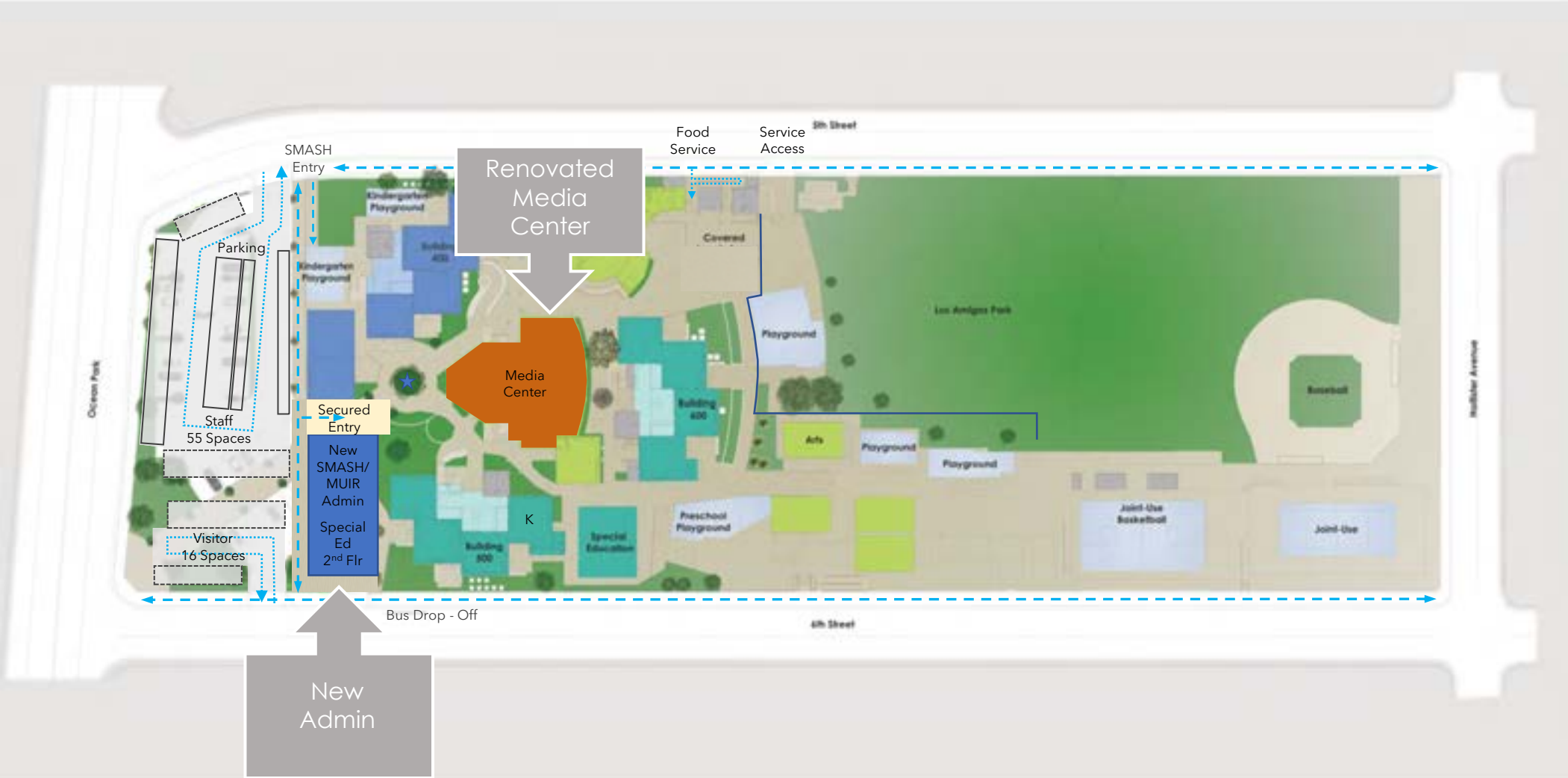
	Existing	SMMUSD Ed Specs	Proposed
Multipurpose Assembly Space	2,644 sf	4,000 sf	3,620 sf
Storage (Performing Arts, Costumes, Instruments)	0 sf	100 sf	100 sf
Stage (Proscenium 20'-0" H)	1,110 sf	1,800 sf	1,480 sf
Music & Choir Classroom	484 sf	1,400 sf	1,350 sf
Custodial	80 sf	80 sf	80 sf
Lobby Restrooms	300 sf	280 sf	800 sf
Outdoor Performance	2,000 sf	3000 sf	2,000 sf

- New building areas
- Renovated areas

MPR/ Science/ Art, Pre-K, After School Day Care Options







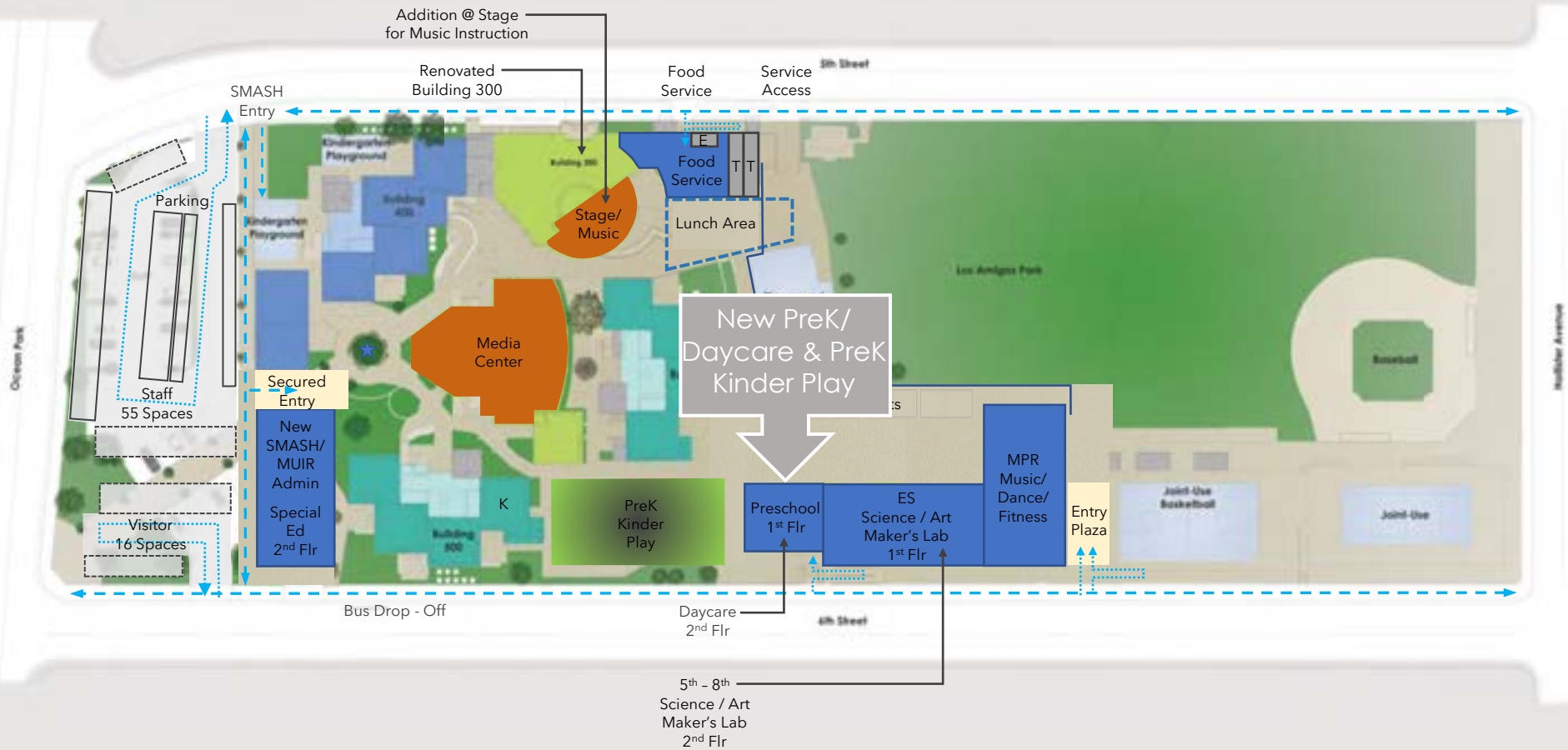
- New building areas
- Renovated / building addition area
- Security fencing / new building addition minimizes fencing at joint use entry plaza
- Joint use entry plaza
- ★ Indicate outdoor learning instructional areas



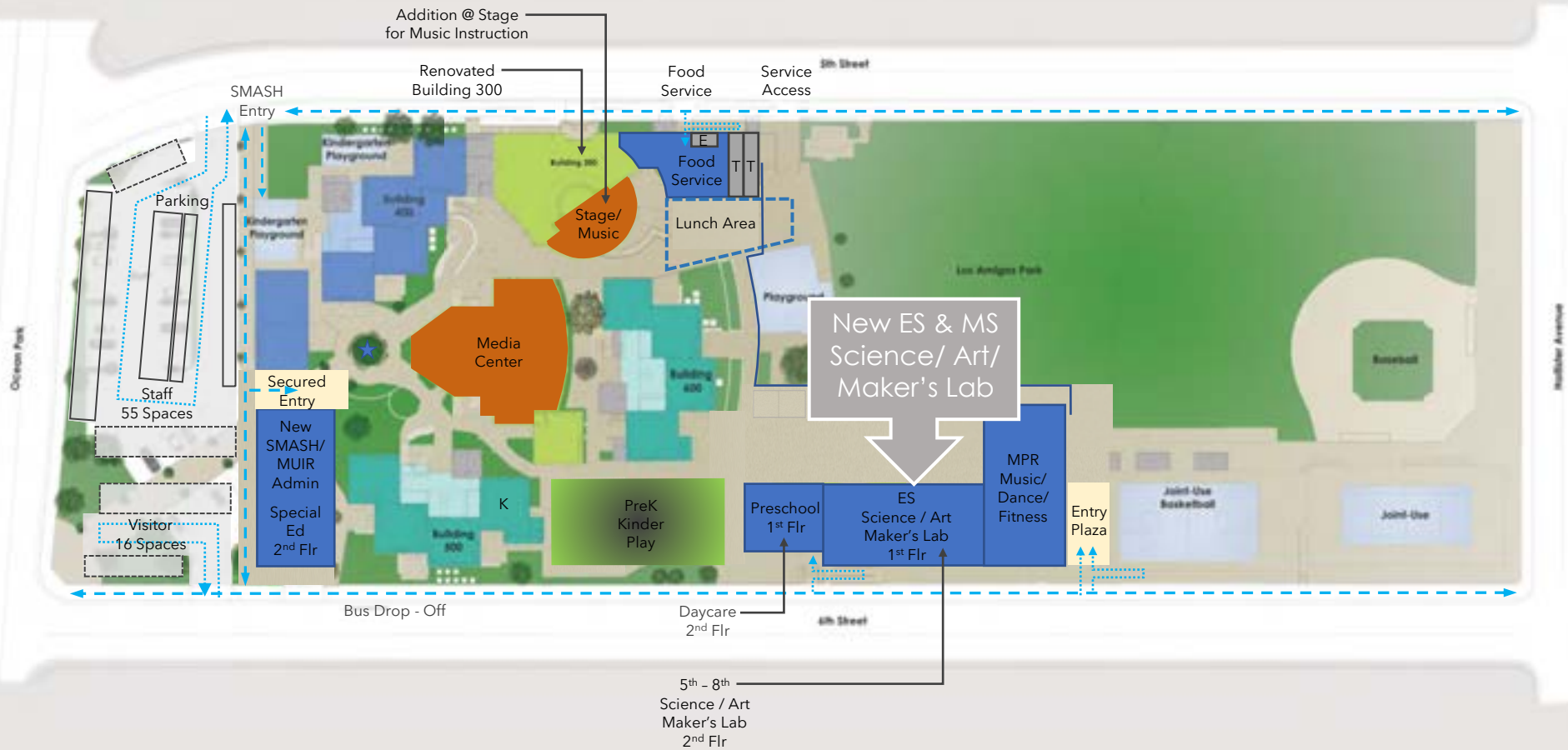


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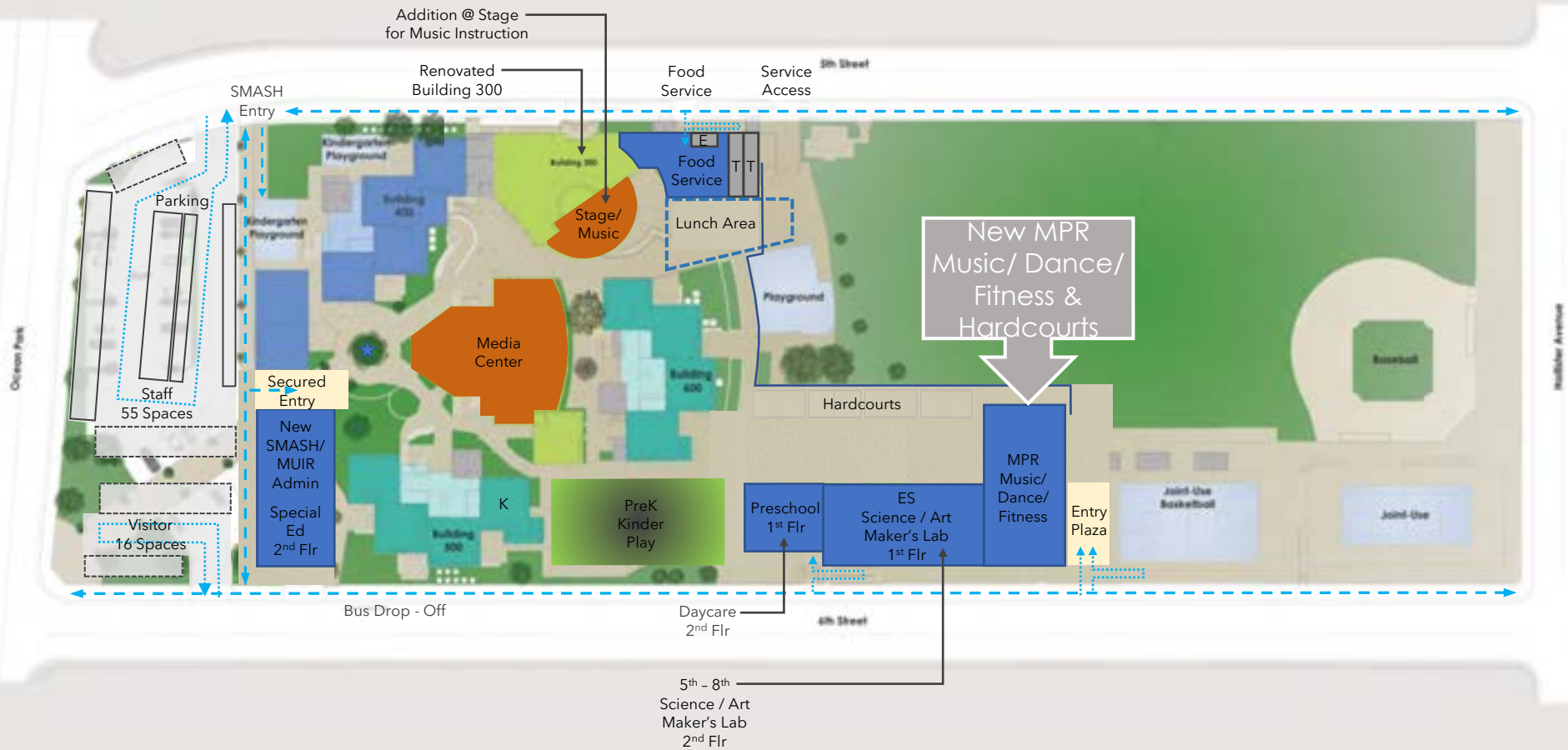




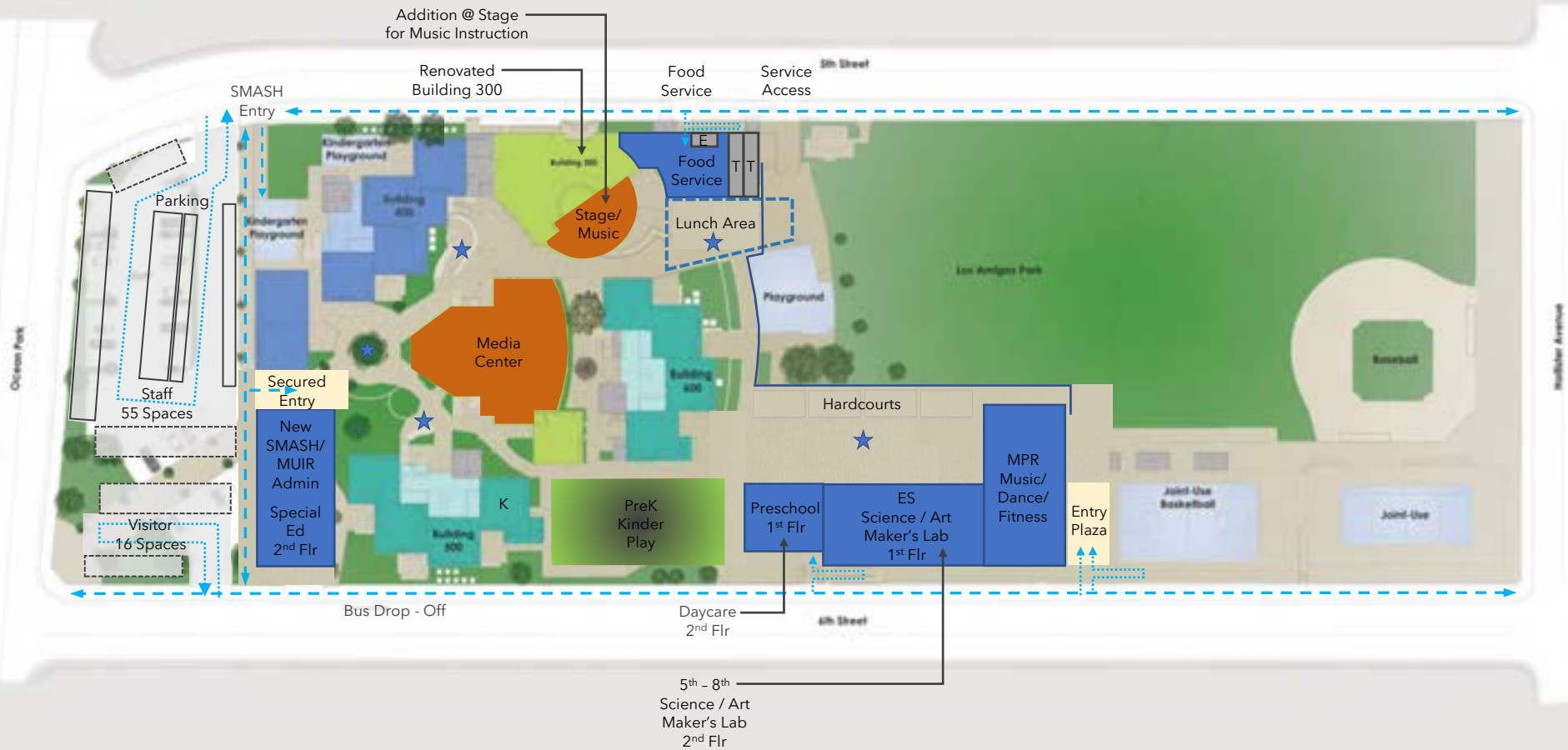
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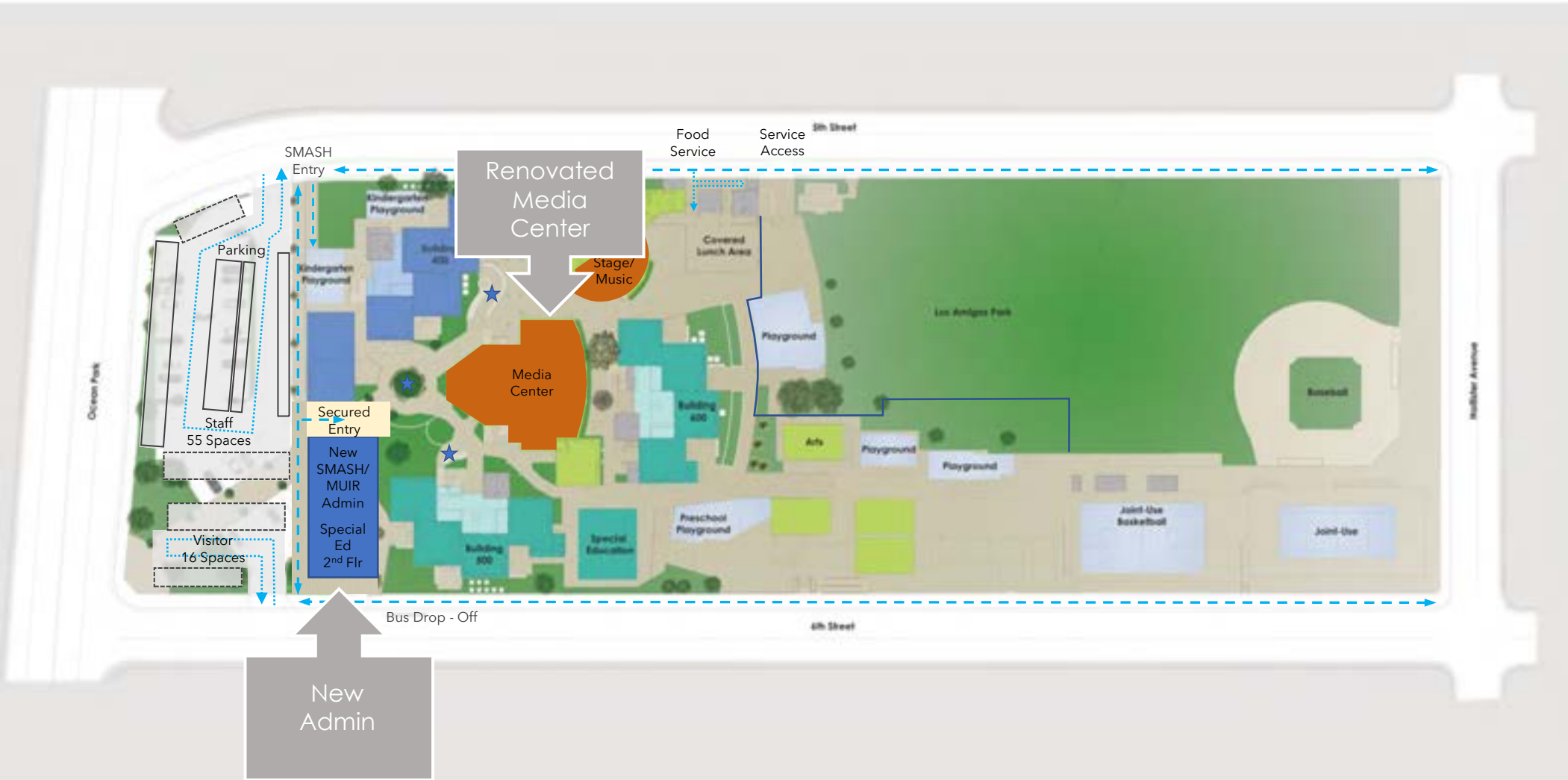
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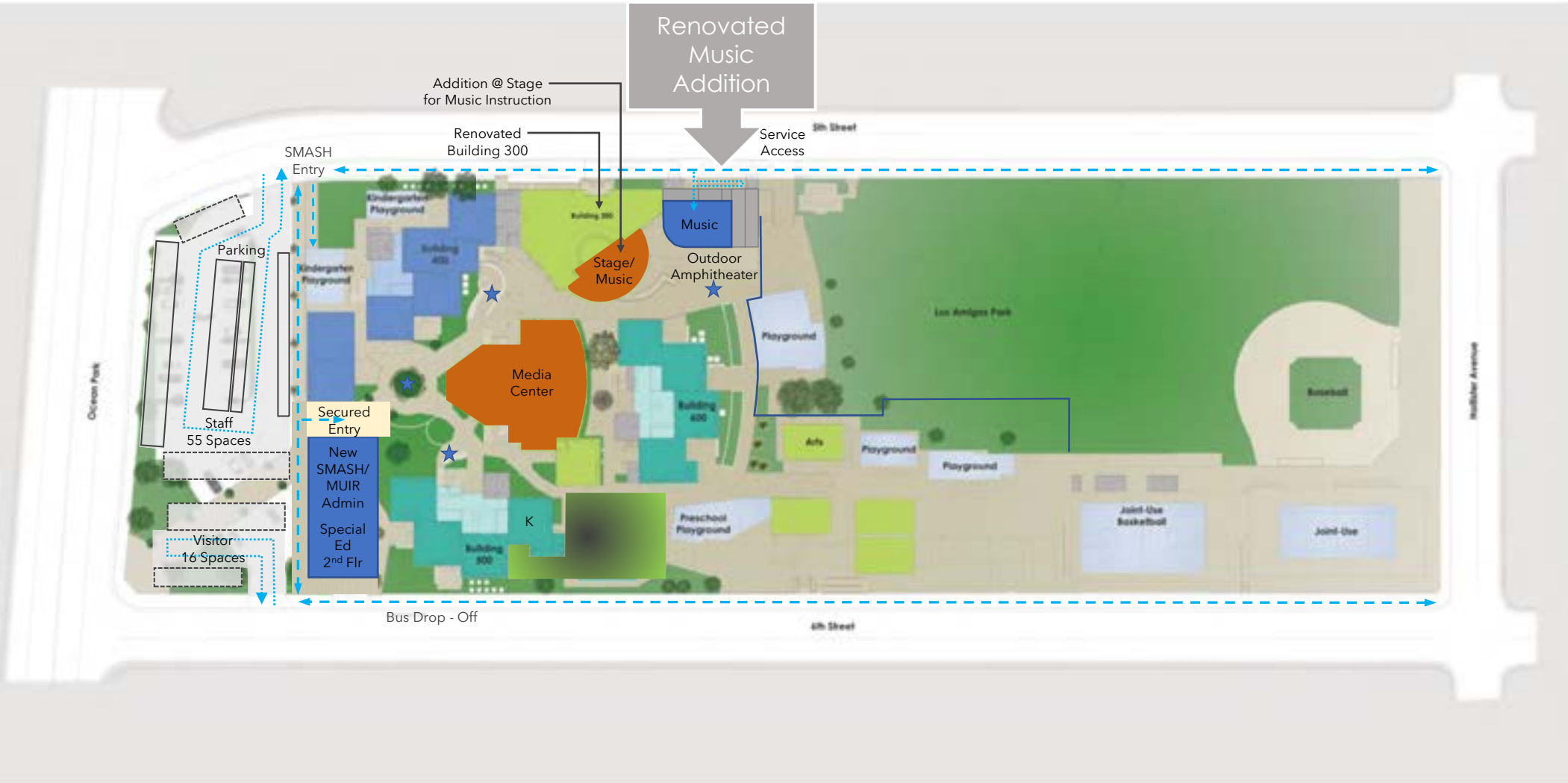


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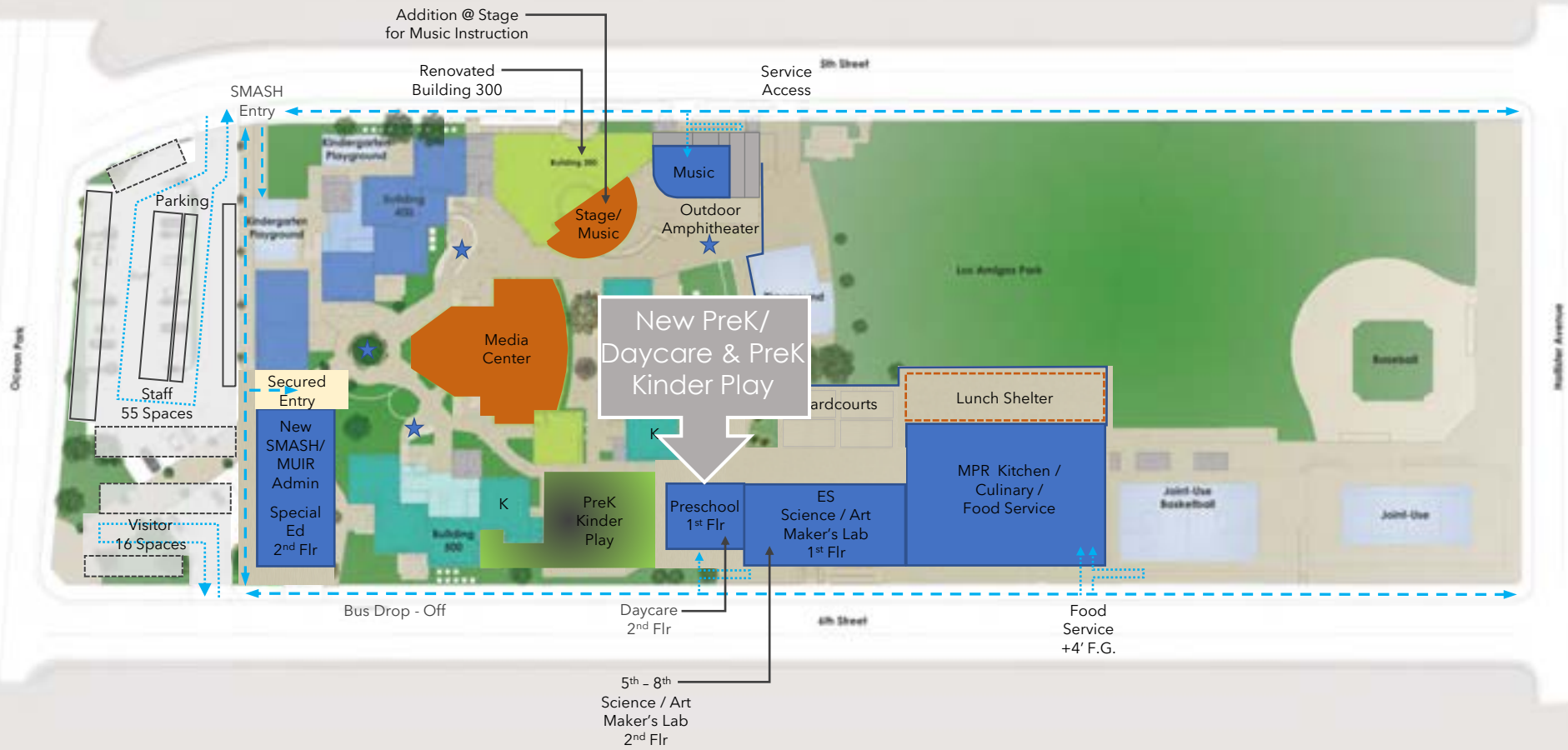


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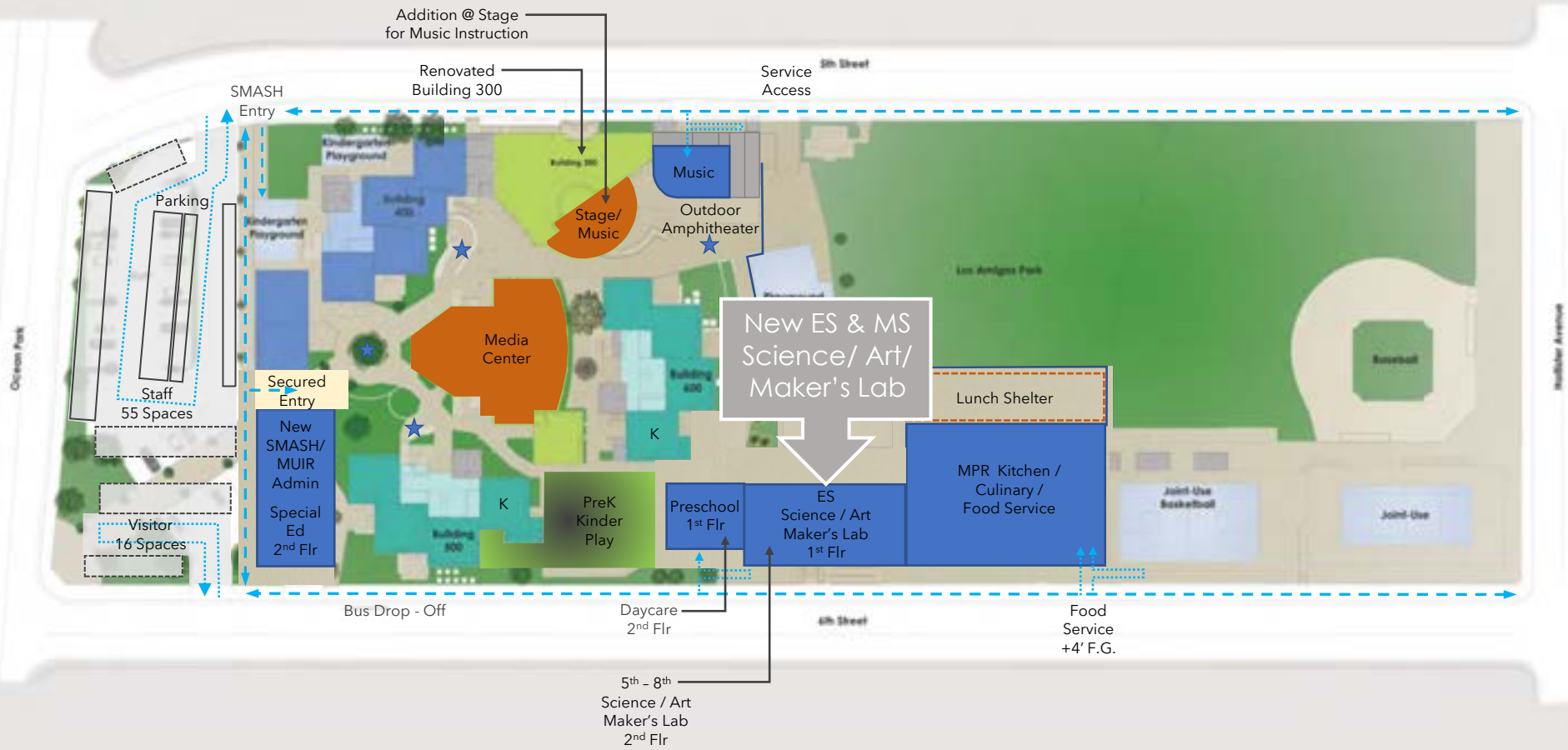




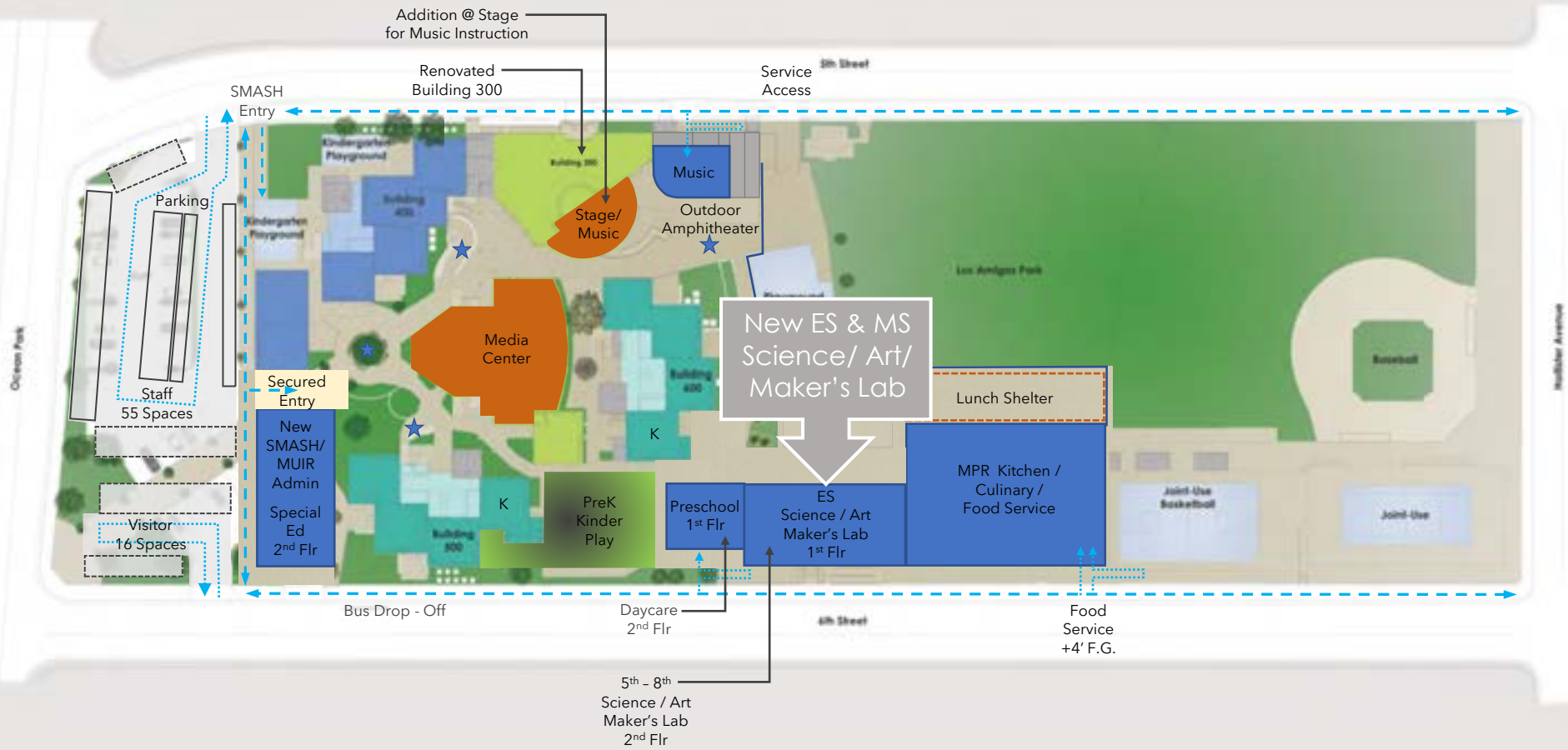
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



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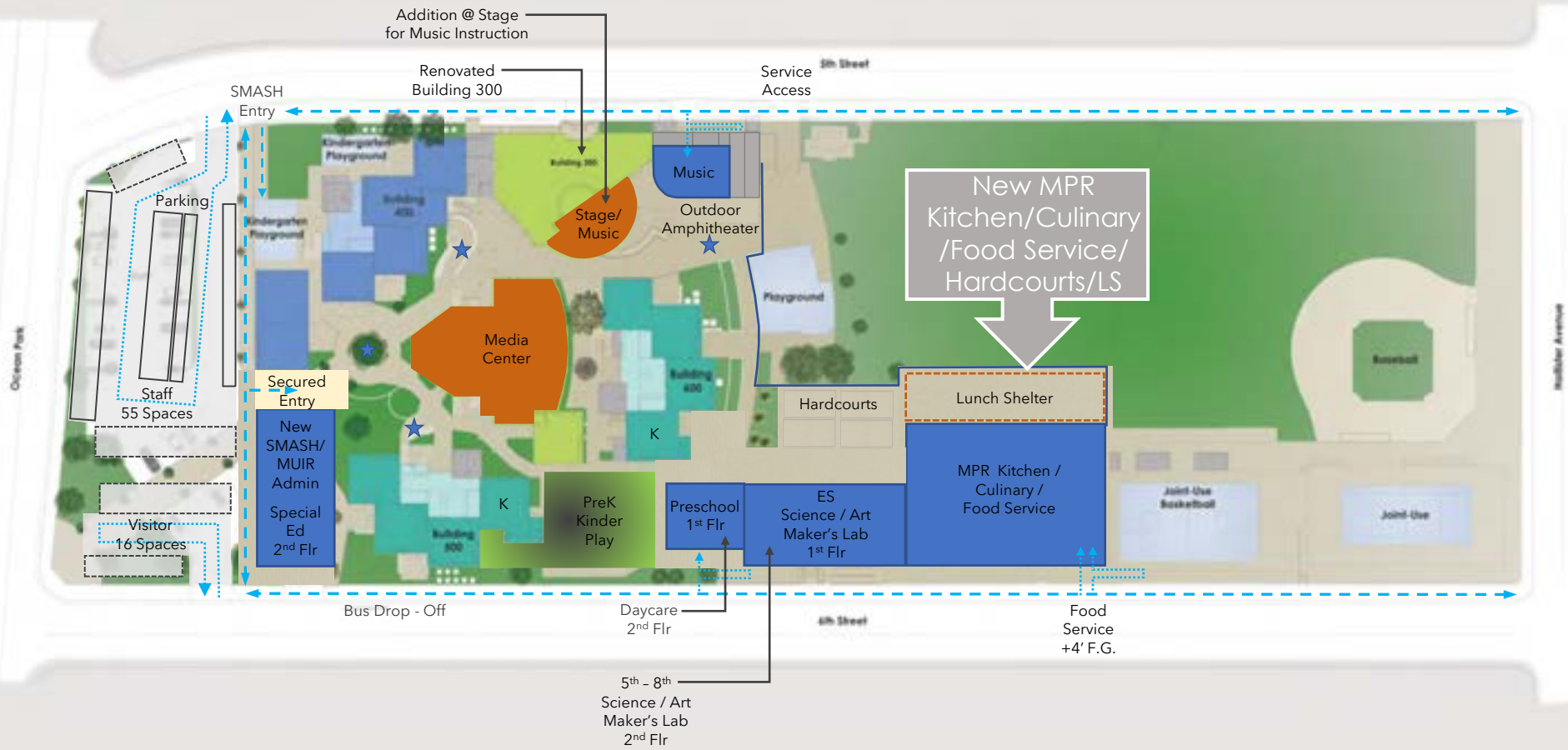


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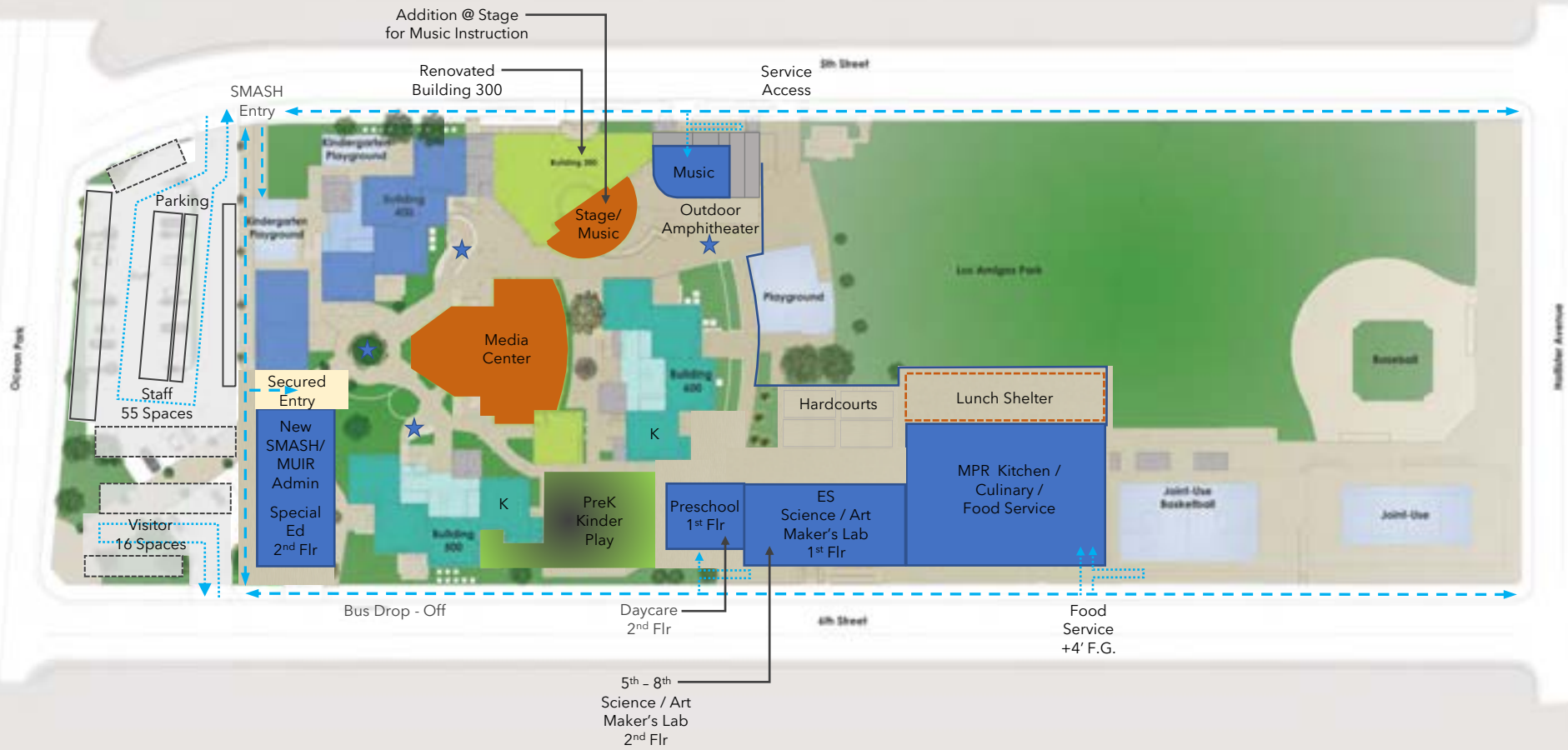


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-  Indicate outdoor learning instructional areas





- New building areas
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- Indicate outdoor learning instructional areas



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- Joint use entry plaza
- Indicate outdoor learning instructional areas

Parking Studies



EXISTING
Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

PROPOSED
Staff Parking (55)
Visitor Parking (16)
Total Spaces: 71



EXISTING
Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

PROPOSED
Staff Parking (56)
Visitor Parking (16)
Total Spaces: 72

Community Input Opportunity

- Do these projects resonate with you?
- Do you think there are other opportunities?

Further Questions?



Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Principals' Meeting Date: 08/10/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To discuss the Status of Phase 1 and overview the SMASH-Muir Projects' Site Plans.

DISCUSSION

1. Barbara discussed the status of the Phase 1 process and that the next meeting is a Community meeting which will be scheduled for September or October.
2. Carey discussed \$350M is available for Phase 1 projects and that the District will be meeting in the next few months to discussed priorities for all schools, and that the Board will approve projects in December.
3. tBP will submit the cost estimates today.
4. Project Presentations

Project #1 – New Administration Building / Special Education and Parking Renovations

- a. Discussed to provide Science and Maker rooms on the second floor instead of Special Education Rooms.
- b. Presented 3D exterior building massing images which will be further developed.

Project #2 – Renovate Media Center

- a. Presented additional 3D images.
- b. Discussed that the Project #1 needs to be completed before this project can renovate the existing administration spaces.

Page 2

Project #3 – Renovation Classroom Buildings

- a. Presented additional 3D images.

Project #4 – Outdoor Learning Court Reinforcement

- a. Presented additional 3D images.

Project #5 – Renovate Multi-Purpose, Music Addition

- a. Presented additional 3D images.
- b. Discussed that project is contingent on Project #6 being completed before existing food service spaces can be changed into other uses.

Project #6 – Renovate Multi-Purpose, Music Addition

- a. Presented additional 3D images.
- b. Discussed to delete Maker and Science spaces which will be moved to Project #1.

5. Other Discussions

- a. Carey asked Jessica and Paula which are the most important projects:
 - i. Project #3 and Project #1 are most important projects.
 - ii. Project #2 is next and then Project #4.
 - iii. Projects #5 and #6 are least important.

NEXT STEPS

- 1. Community meeting will be scheduled in September or October

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

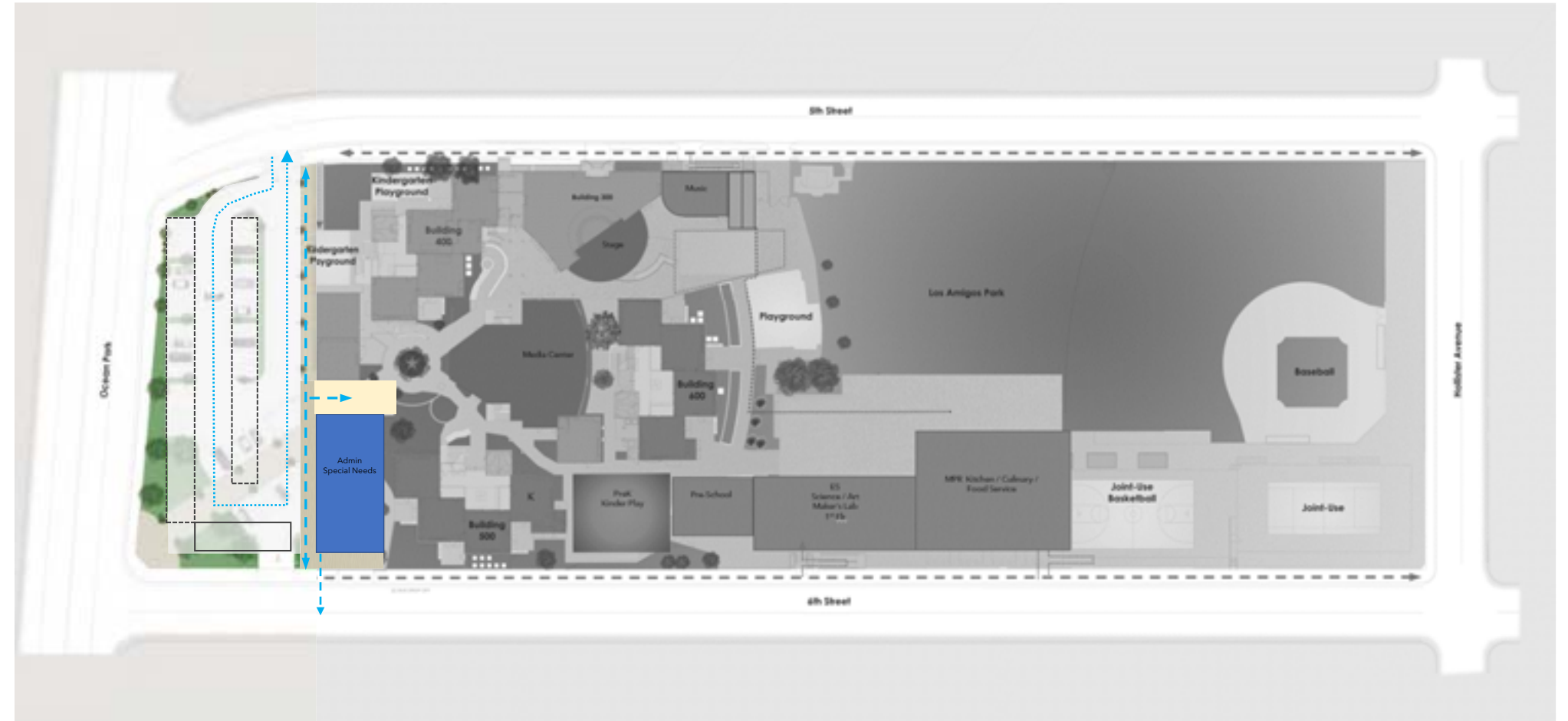
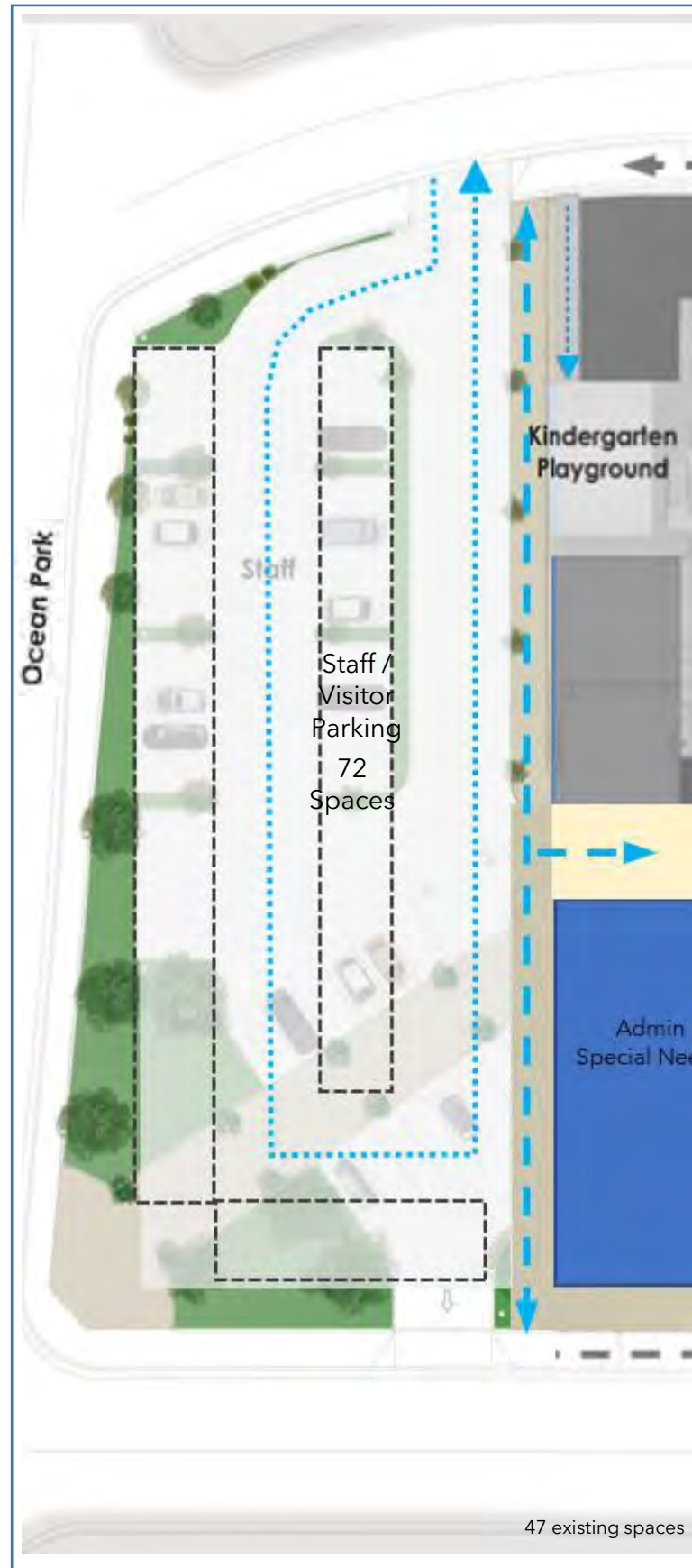
By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides



SMASH/ Muir ES Potential Project 1: New Administration Building/Special Education and Parking Renovation

Santa Monica Malibu Unified School District





SMASH/ Muir ES Potential Project 2: Renovate Media Center

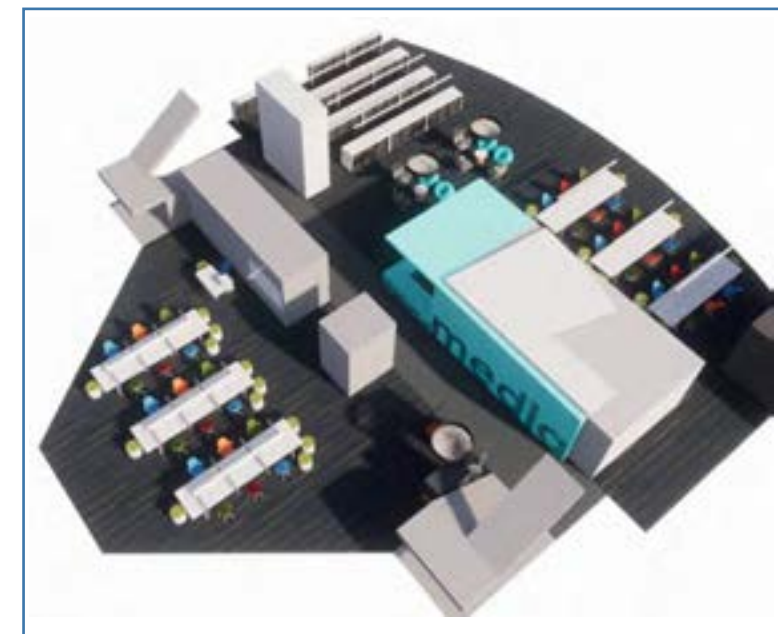
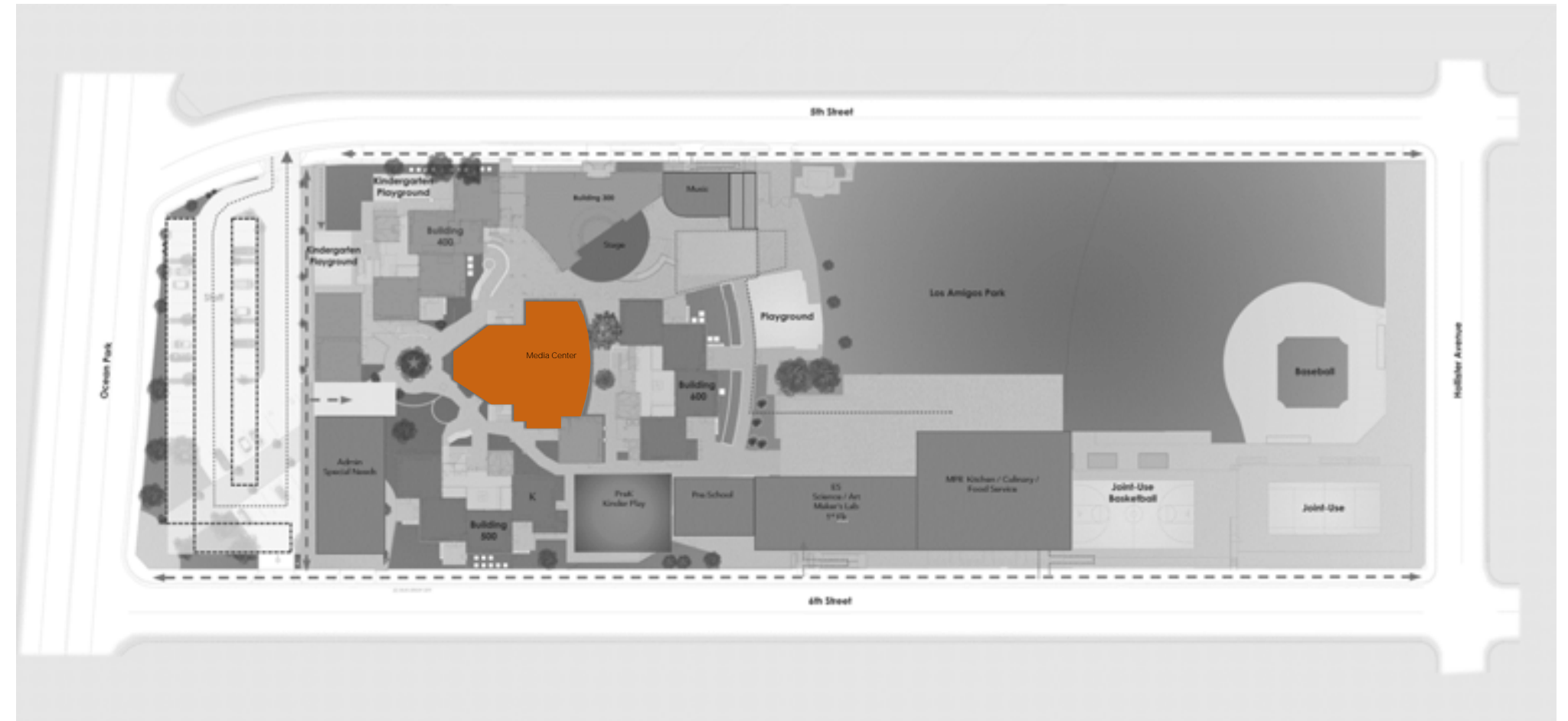
Santa Monica Malibu Unified School District



FIRST FLOOR



SECOND FLOOR



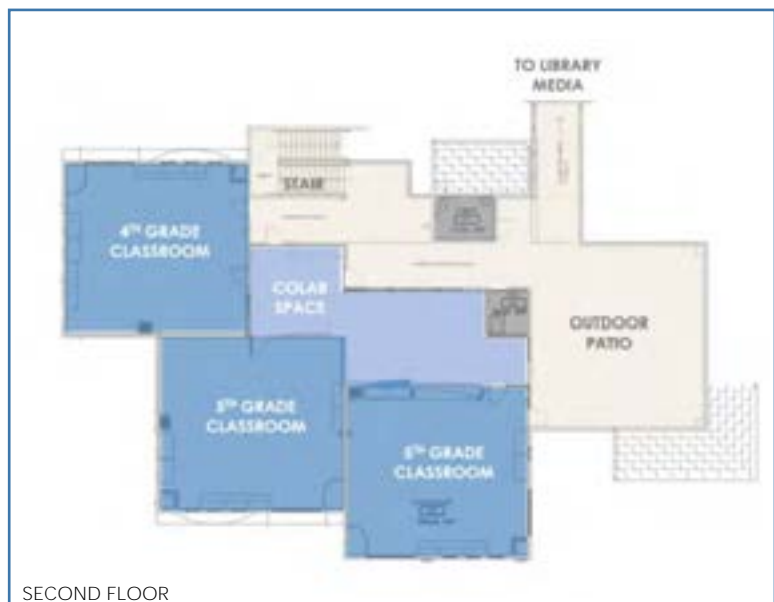


SMASH/ Muir ES Potential Project 3: Renovate Classroom Buildings

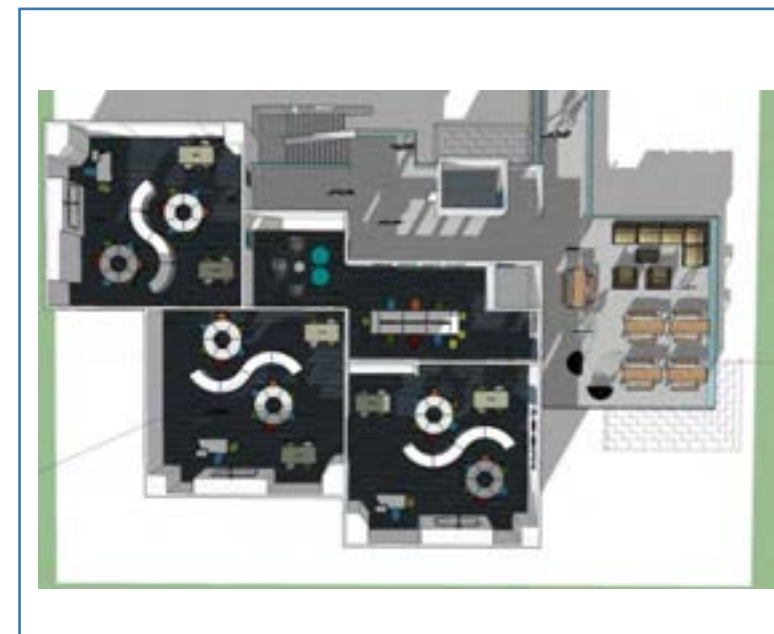
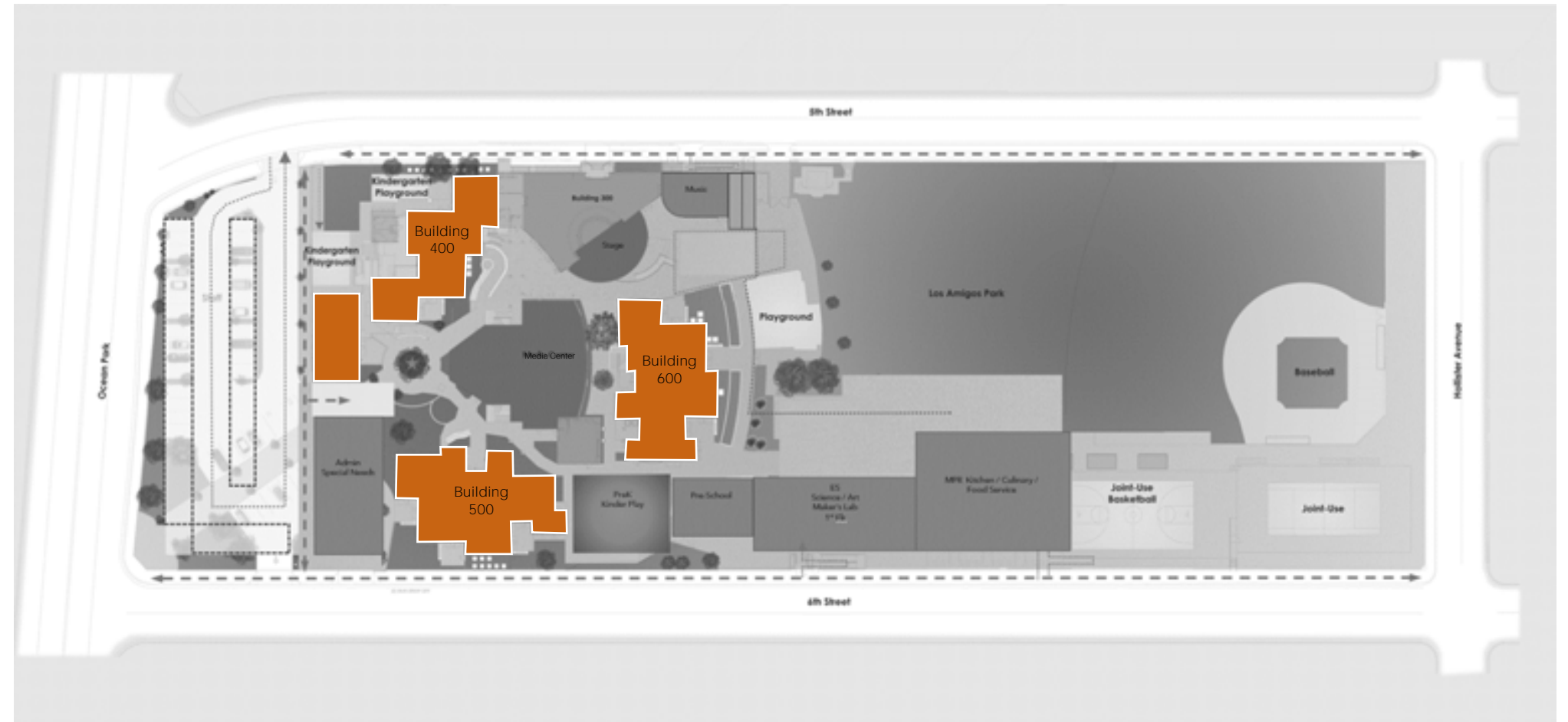
Santa Monica Malibu Unified School District



FIRST FLOOR



SECOND FLOOR





SMASH/ Muir ES Potential Project 4: Outdoor Learning Court Reinforcement

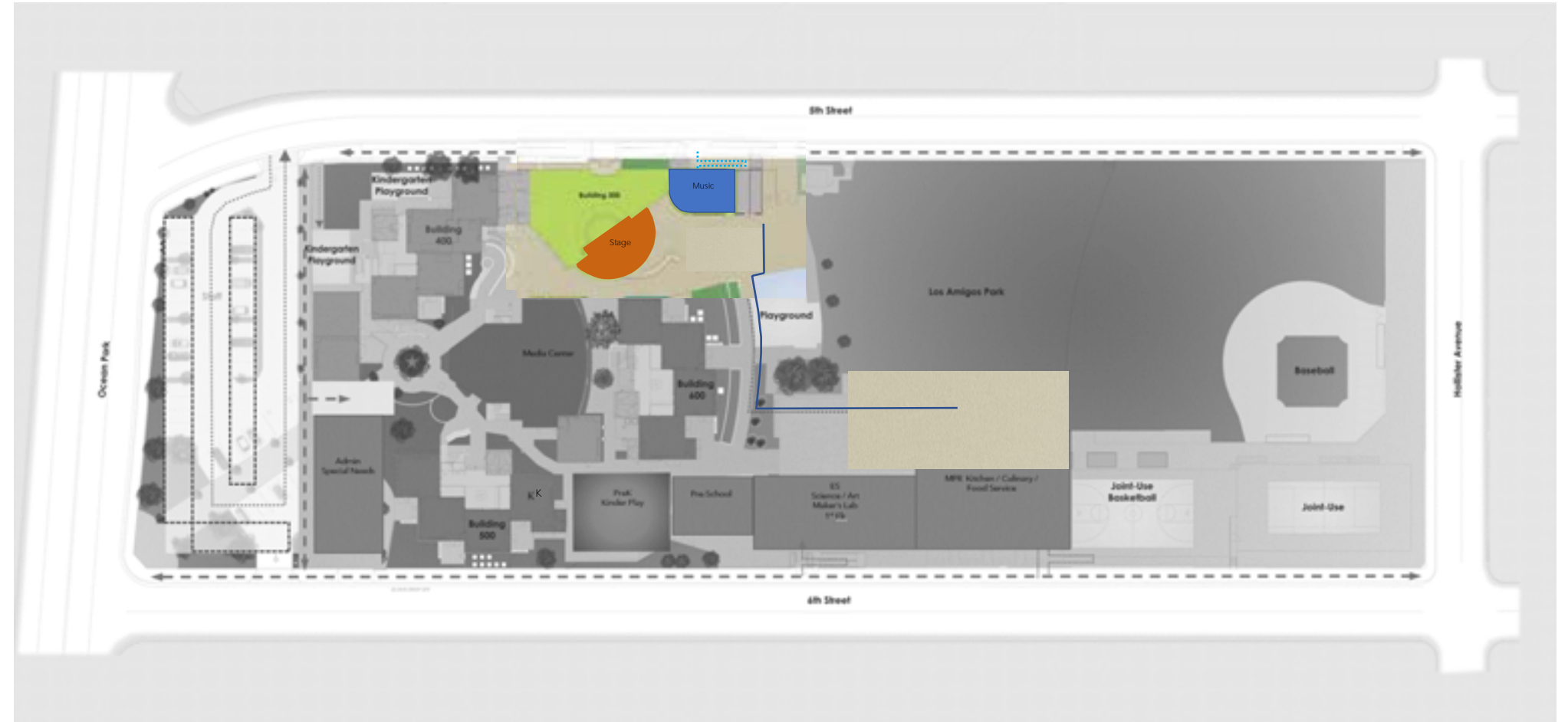
Santa Monica Malibu Unified School District





SMASH/ Muir ES Potential Project 5: Renovate Multi-Purpose, Music Addition

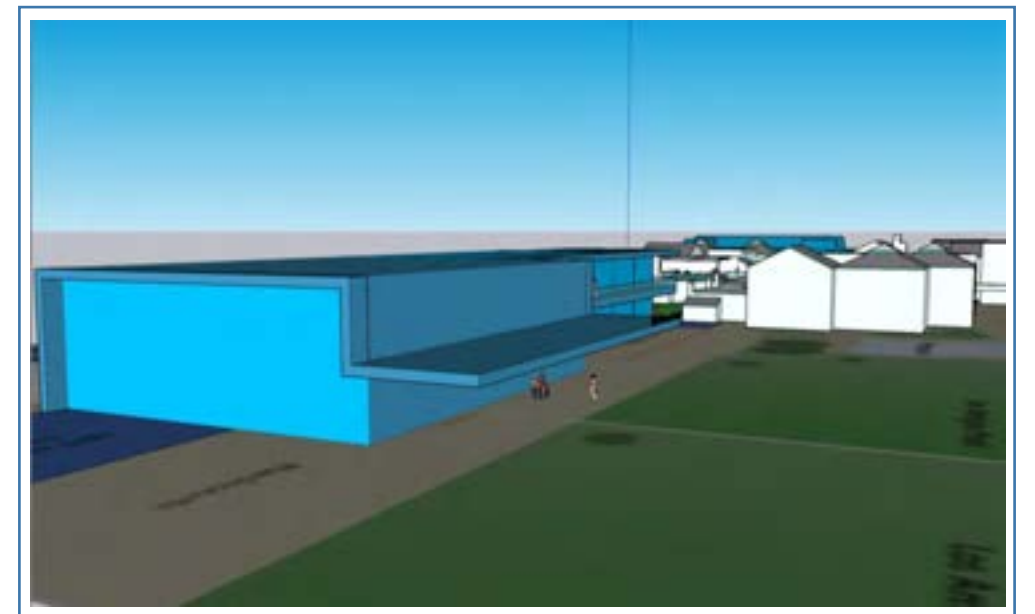
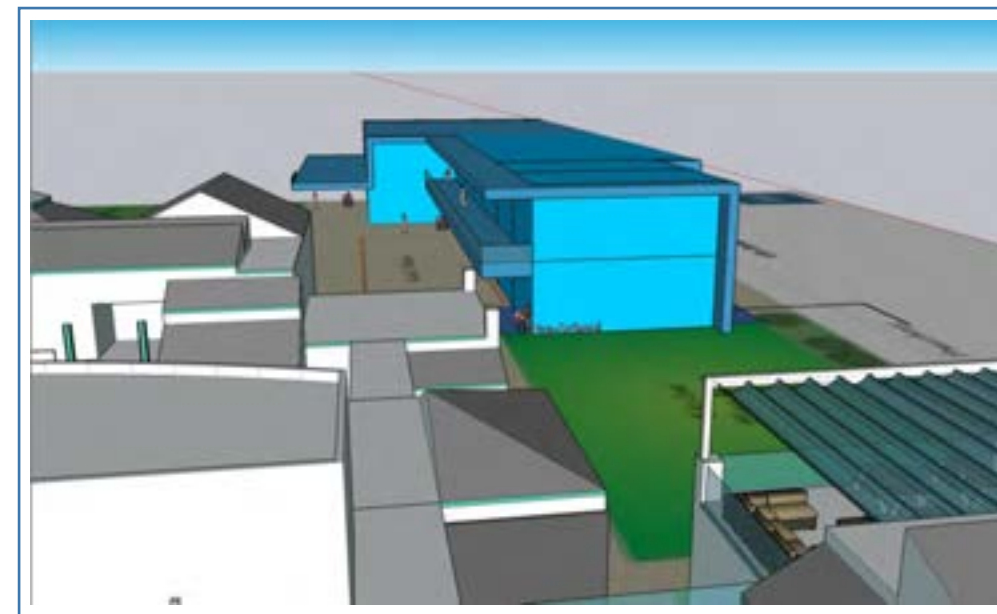
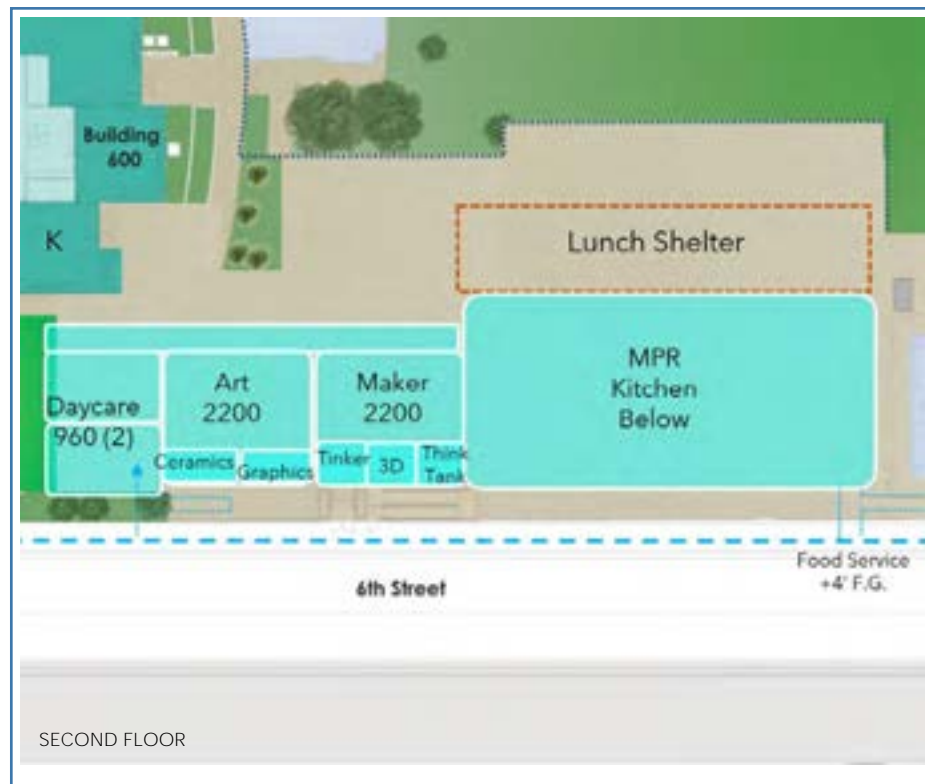
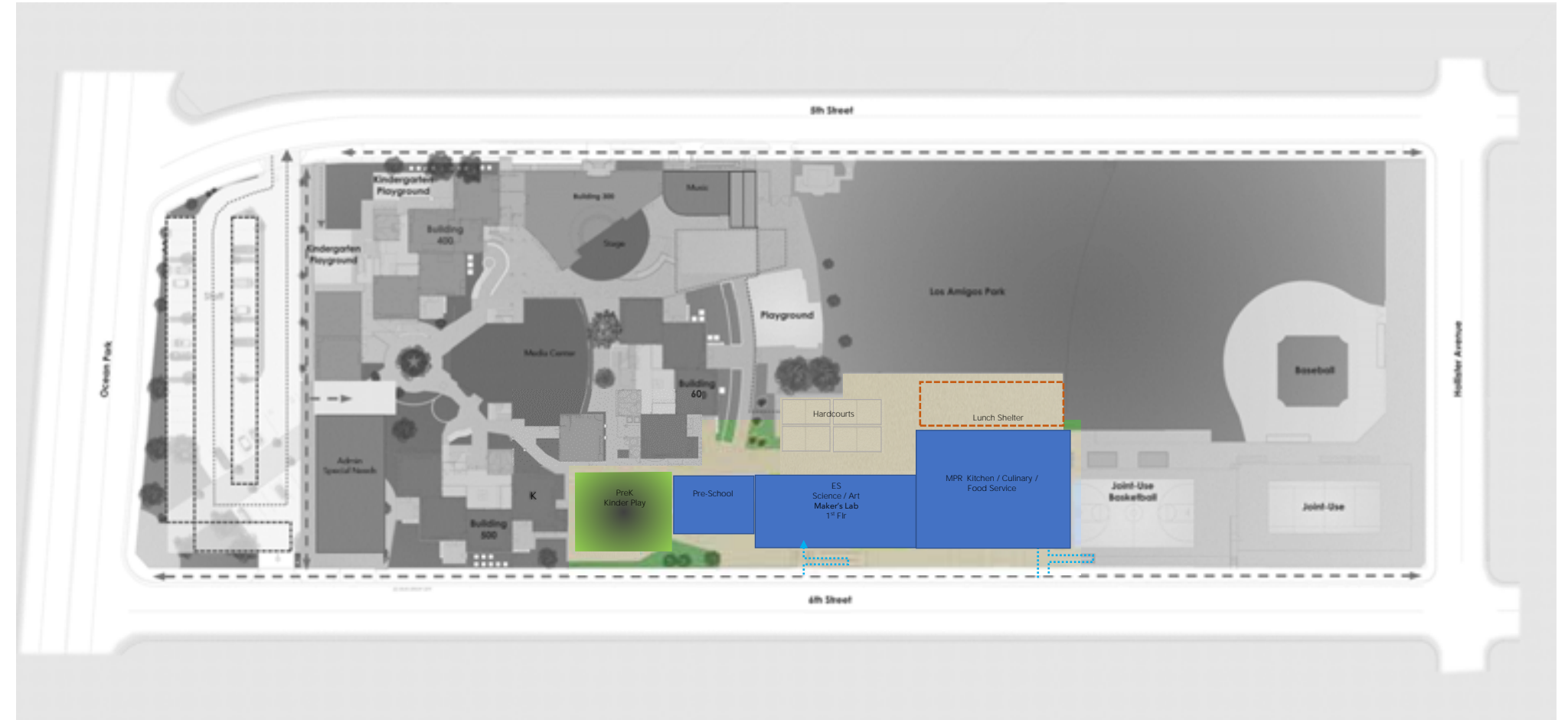
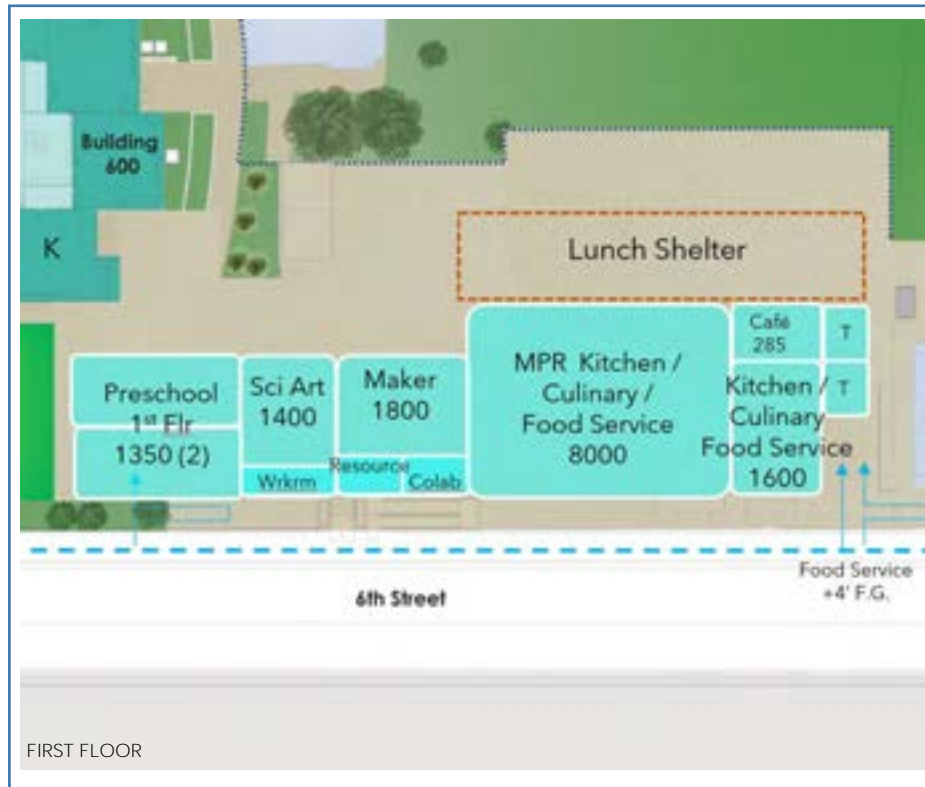
Santa Monica Malibu Unified School District





SMASH/ Muir ES Potential Project 6: New MPR/ Fitness/ Maker Spaces/ Science/ Art/ Food Service/ Pre-K Building

Santa Monica Malibu Unified School District



Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Leadership Meeting Date: 09/11/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Theresa Kelly	-	SMASH
Aimee Koeplin	-	John Muir
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Herbert Ng	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Discuss the Status of Phase 1 and Overview the SMASH-Muir Project Site Plans.

DISCUSSION

1. Project 1 – Administration Building and Parking Renovation
 - a. Presented previous parking layout and discussed recent comments from the City that best vehicle access be only from 6th street.
 - i. Ramp on Ocean Park up to 4th street is problematic.
 - ii. 6th Street and Ocean Park is controlled with traffic signal.
 - b. Presented new parking layout with access from 6th street.
 - i. Principles: Pervious conversations having on-site drop-off is not safe. Also, students will cross through parking lot and McKinley school is not a good solution.
 - ii. Therese: Crossing guard already has a lot of work.
 - iii. Carey: Need to be solved during design with City and School meetings.
 - iv. Jessica: A traffic study done, and recommended parking and drop-off be separated. Study also discussed a gated entry.
 - v. Theresa: Pervious meetings discussed adding staff parking along 6th street or in a parking structure.
 - c. New Administration Building
 - i. Updated floor plans were presented.

- ii. Jessica said records room looks small and maybe be split into two rooms. Staff liked plan.
- iii. Entrance into the campus was discussed.
 - 1. Entrance gates are between Building 400 and the New Administration Building, like location of existing entrance gates.
 - 2. When entrance gates are locked Students would go through the front office and through the hallway to enter the campus. Same for visitors.
 - 3. Staff said having a person stationed at the entrance gates to oversee access never happens.
- iv. Second Floor: Restrooms are ok and change offices to storage for Science and Maker Space.
- v. Exteriors: Aerials, photographs, and 3D images was presented.
 - 1. Building has decorative elements and campus central courts/tree has related meaning.
 - 2. Tree I meant to connect with new administration building.
 - 3. Roof can provide space for solar panels.
 - 4. Concepts are to provide a lower ribbon and colorful picture to reinforce a sense of home.
 - 5. Currently the District may paint all buildings blue.
 - 6. Theresa liked focusing on the central tree.
 - 7. Carey like the progress from the massing study

2. Project 2 – Renovate Media Center

- a. Presented additional 3D images.
- b. Discussed that the Project #1 needs to be completed before this project can renovate the existing administration spaces.

3. Project 3 – Renovate Classroom Buildings

- a. Presented additional 3D images.
- b. Paula: Replace folding doors or add wall with a door or leave open.
- c. Paula: Room in design for collaborative spaces may be best to be given to the classrooms and decision needs more teacher input. Too difficult to have staff attend meeting so recommends issuing a list of (5) items/questions for staff to provide responses.
- d. Discussed providing additional girls and boys restrooms. Confirm where they exist and how far students must walk to nearest restrooms.
- e. Upper level rooms are extremely uncomfortable. Confirm if shades can be added to windows to save on cooling costs.

4. Project 4 – Outdoor Learning Court Reinforcement

- a. Presented additional 3D images.
- b. Sunshade indicated over second floor courtyard.

Page 3

5. Project #5 – Renovate Multi-Purpose, Music Addition
 - a. Presented additional 3D images.
 - b. Discussed that project is contingent on Project #6 being completed before existing food service spaces can be changed into other uses.
6. Project #6 – Renovate Multi-Purpose, Music Addition
 - a. Presented additional 3D images.
 - b. Showed previous floor plan diagrams and updated diagrams.
7. The Projects have been shown to City and others. District is trying to establish priorities for \$400M total projects. Board to make final decision in December and the Design Team would start designing the projects in early 2021 which may take 1-1/2 years to design and 6-8 months for DSA approval.
8. The modernization project planned for this summer is still a priority and will go to bid in December and January and start construction at spring break and finishing in mid-fall.
9. Staff was asked the Schools' Project Priorities
 - a. Therese: Classroom seems the first and then admin. Aimer agrees.
 - b. Jessica and Paula said what they said last time is ok.

NEXT STEPS

1. Barbara said a Community Meeting is scheduled for October 14 and another Leadership meeting should be scheduled.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

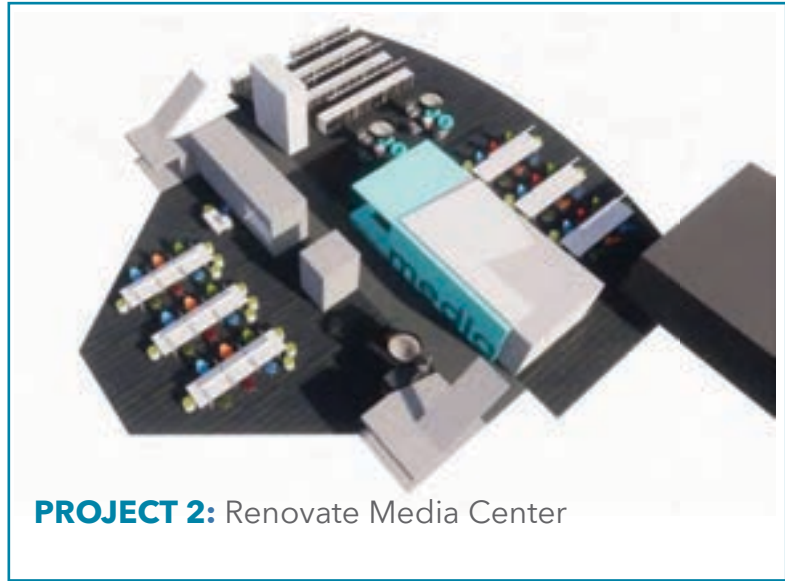
By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

SMASH/ Muir ES Potential Projects: MEDLEY



PROJECT 1: New Administration Building/Special Education and Parking Renovation



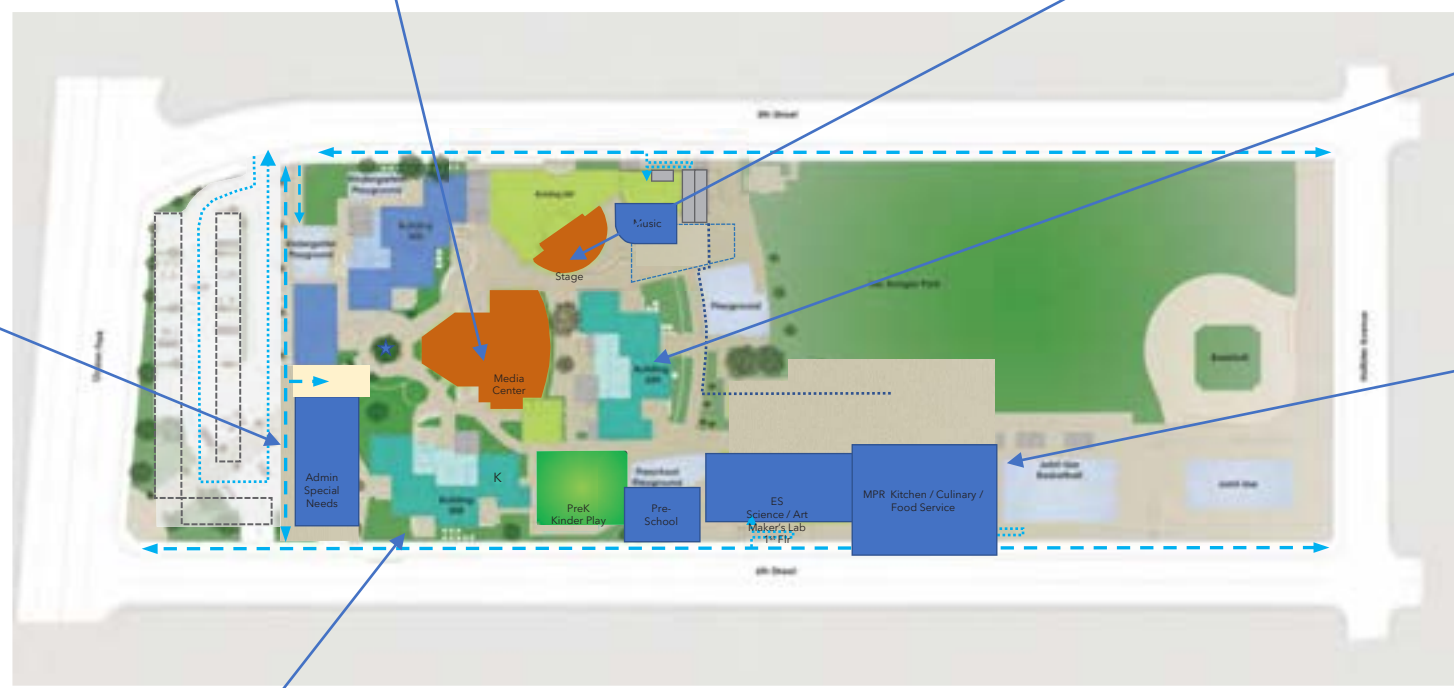
PROJECT 2: Renovate Media Center



PROJECT 5: Renovate Multi-Purpose, Music Addition



PROJECT 4: Outdoor Learning Court Reinforcement



PROJECT 6: New MPR/ Fitness/ Maker Spaces/ Science/ Food Service/ Art/ Pre-K Building

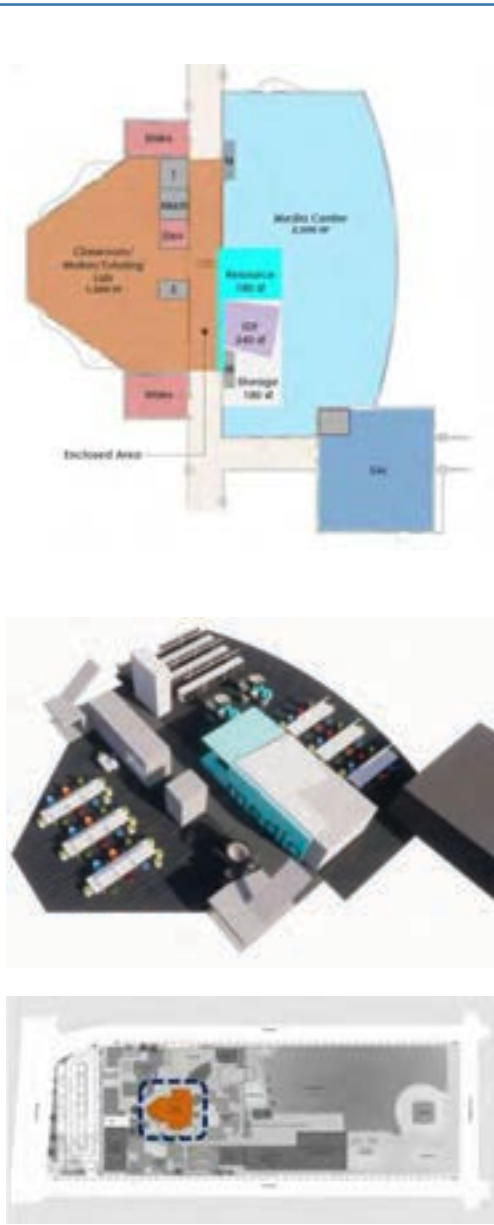


PROJECT 3: Renovate Classroom Buildings



PROJECT 1: New Administration Building/Special Education and Parking Renovation

- New 2 story Administration and Special Education Building
- New secure visitor entrance court
- Renovate associated landscape
- Modernize staff and visitor parking



PROJECT 2: Renovate Media Center

- Modernize Library
- Modernize old administrative area into 3D Resource area
- Renovate associated landscape
- Expand Media center into central corridor
- Renovate 2nd Floor Administration support area



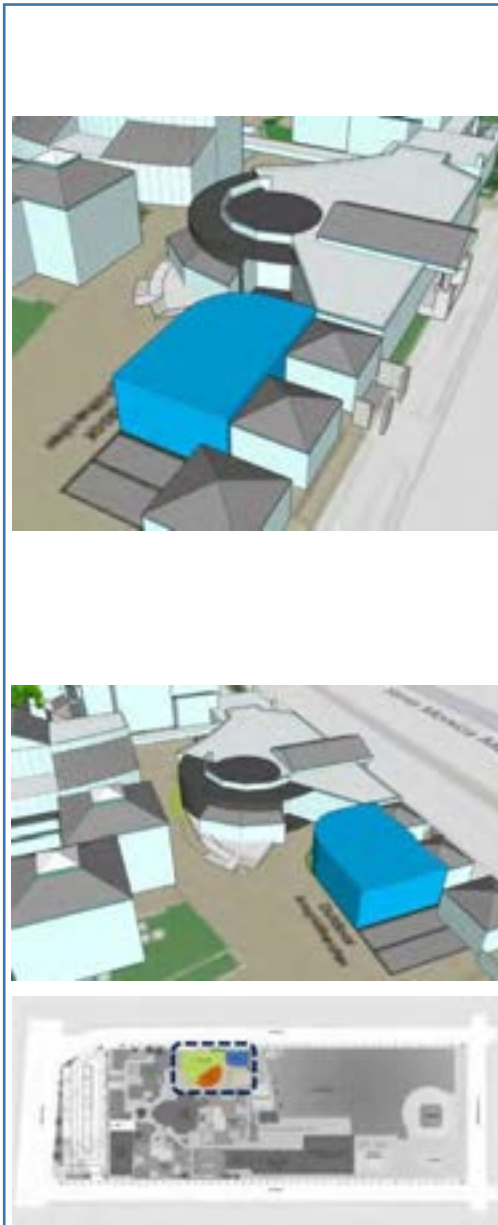
PROJECT 3: Renovate Classroom Buildings

- Renovate and modernize Classroom Buildings 400, 500 and 600 to eliminate teacher work areas and increase the collaboration spaces.
- Remove and replace all moveable partition walls
- Renovate associated landscape areas
- Add a toilet to the Kindergarten room building 500.
- Construct new floor in 2 story collaboration area so that 2nd floor has a collab area too.



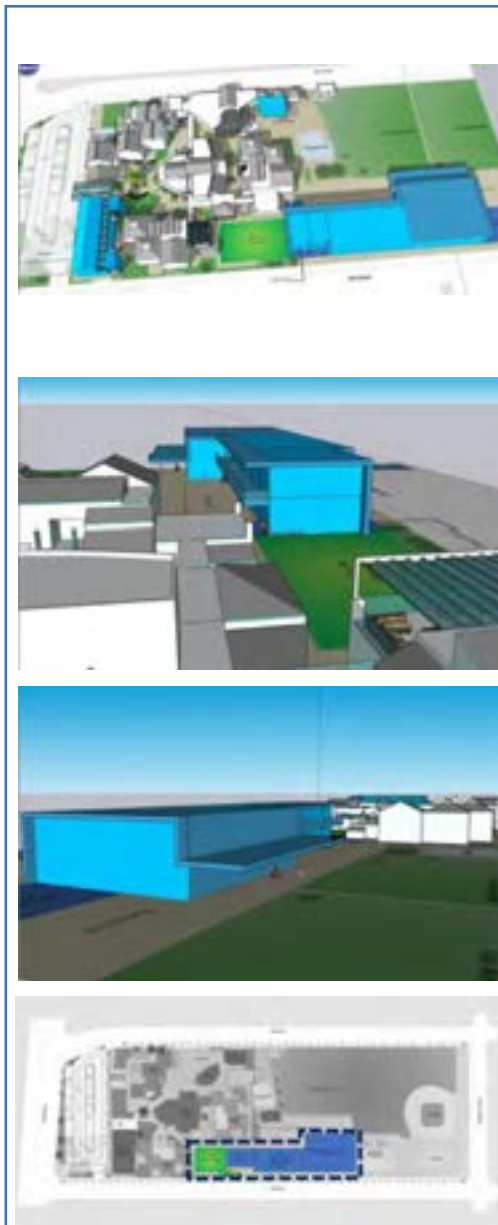
PROJECT 4: Outdoor Learning Court Reinforcement

- New Music courtyard development
- Reinforce existing small learning courts adjacent to classrooms
- Reinforce central courtyard
- Create shaded outdoor learning areas adjacent to classrooms on the 2nd floor



PROJECT 5: Renovate Multi-Purpose, Music Addition

- New Stage addition added to multi-purpose building
- Renovate entire Multi-Purpose building
- Improve Multi-Purpose acoustics
- Renovate associated landscape areas
- New outdoor stage and hardscape
- Eliminate moveable partitions in Multi-Purpose room to create 1 room.



PROJECT 6: New MPR/ Fitness/ Maker Spaces/ Science/ Food Service/ Art/ Pre-K Building

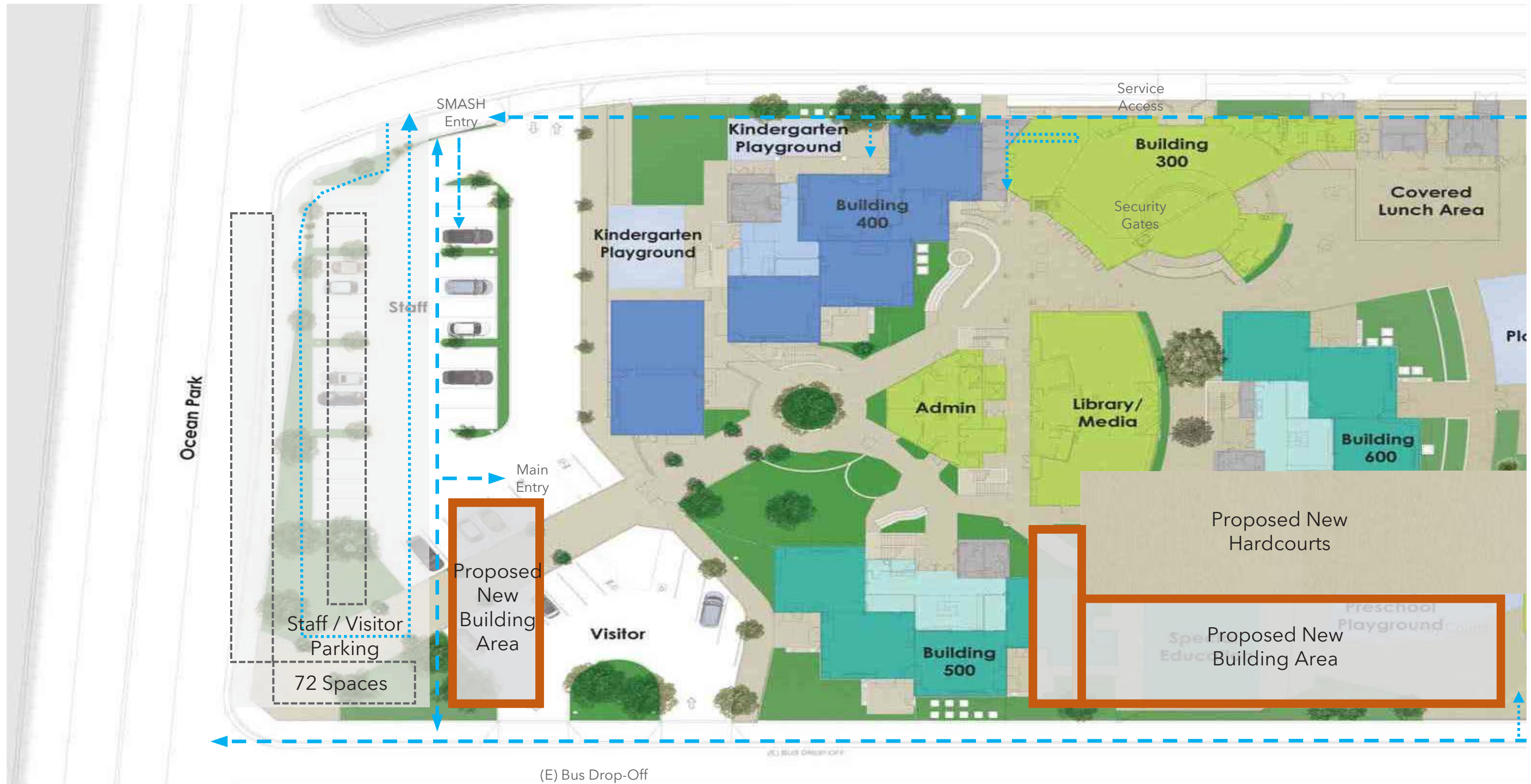
- Remove and replace all existing relocatables with new construction
- New 2 story building to house MPR, Fitness area, Maker space, Science Lab, Pre-School, Daycare, Dance, Art, Food Service area
- New covered lunch shelter adjacent to building
- Renovate adjacent hardscape
- New ramps and stairs to building from 6th Street
- New Pre-K Play area

SMASH/ Muir ES Projects 1: Admin Building and Parking



SMASH/ Muir ES Potential Project 1: New Administration Building/ Maker Space / Science and Parking Renovation

Santa Monica Malibu Unified School District



EXISTING
Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

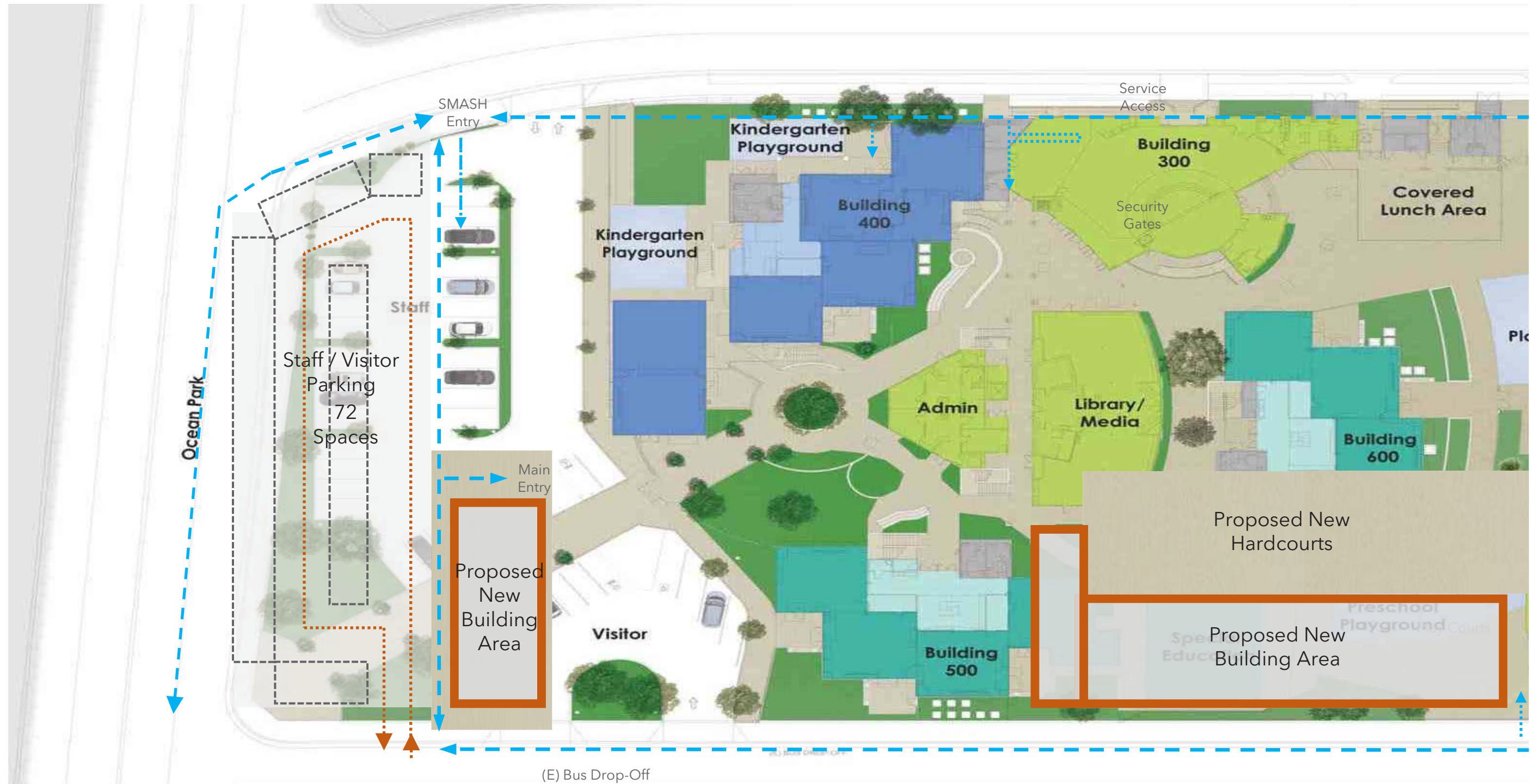
PROPOSED
Staff Parking (56)
Visitor Parking (16)
Total Spaces: 72





SMASH/ Muir ES Potential Project 1: New Administration Building/ Maker Space / Science and Parking Renovation

Santa Monica Malibu Unified School District



EXISTING
Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

PROPOSED
Staff Parking (56)
Visitor Parking (16)
Total Spaces: 72





LEVEL 1



LEVEL 2



SMASH/ Muir ES Potential Project 1: New Administration Building/ Maker Space / Science and Parking Renovation

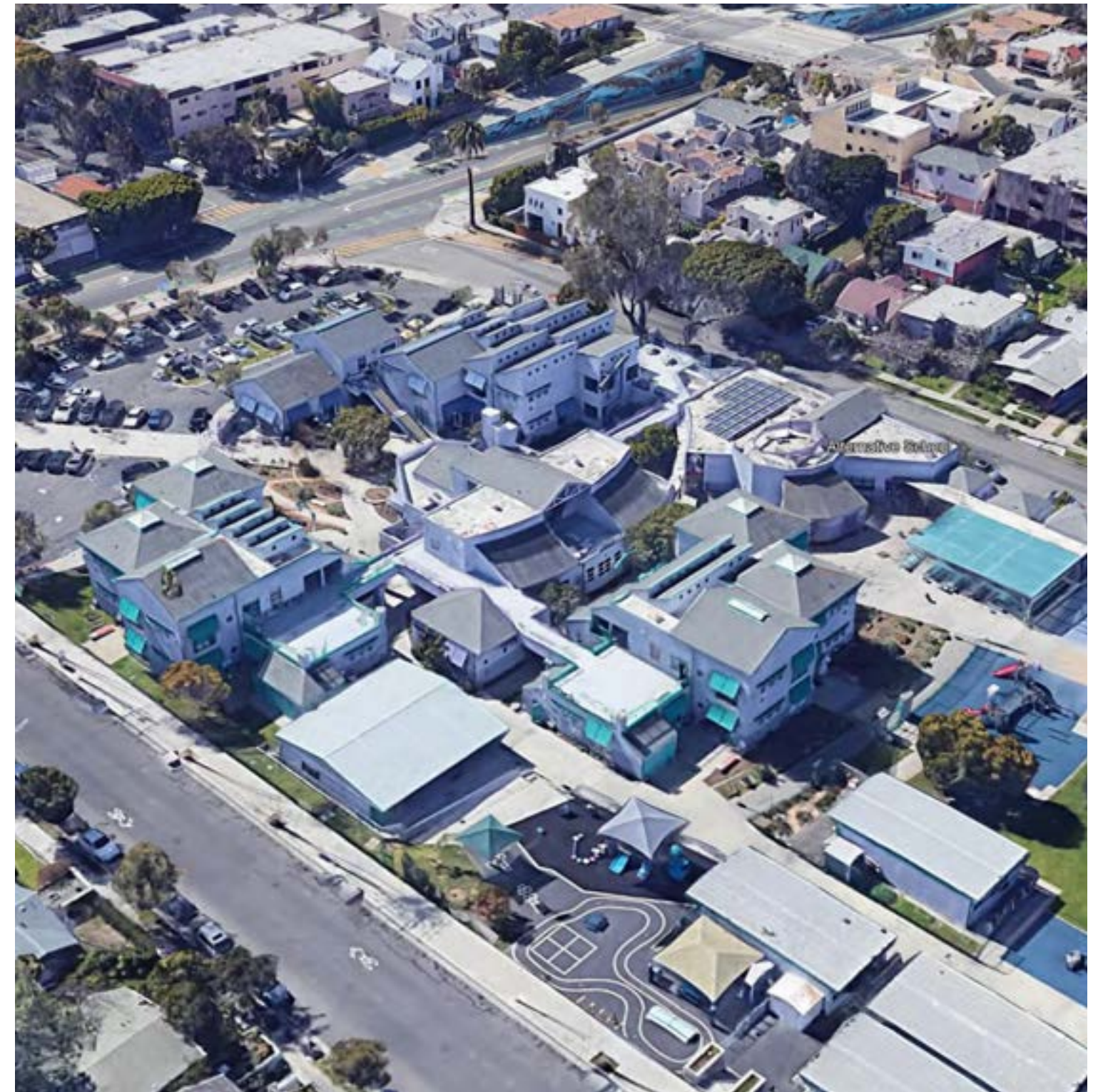
Santa Monica Malibu Unified School District





SMASH/ Muir ES Potential Project 1: New Administration Building/ Maker Space / Science and Parking Renovation

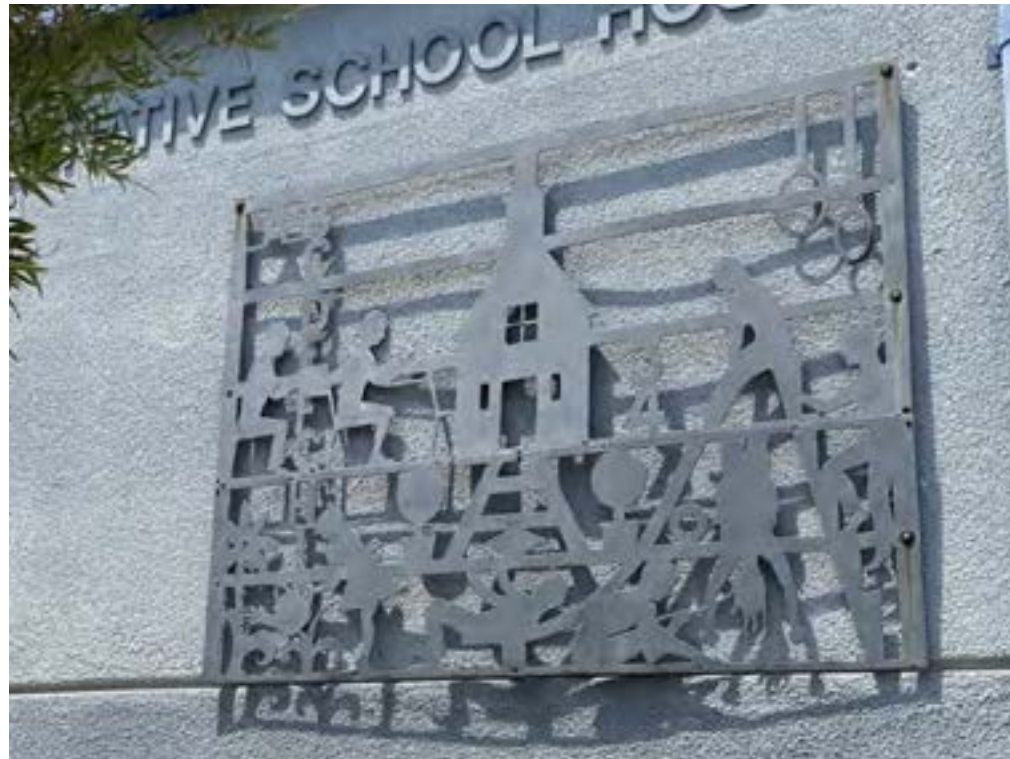
Santa Monica Malibu Unified School District

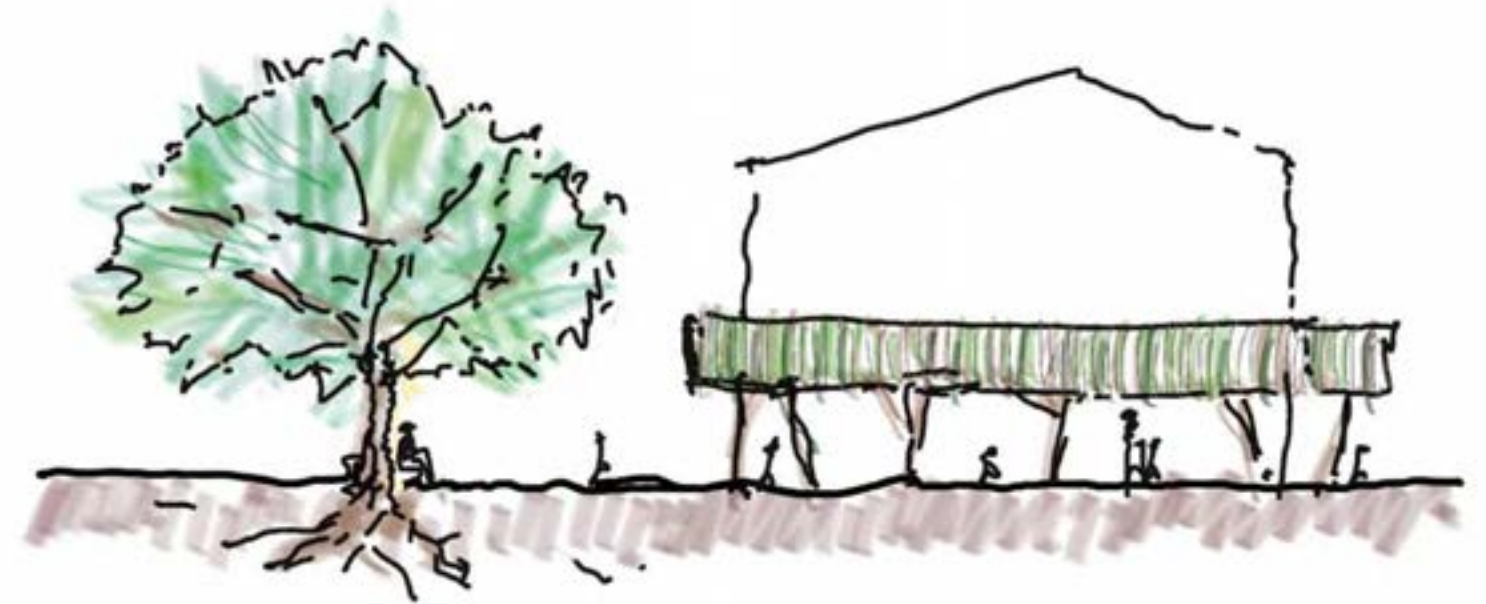
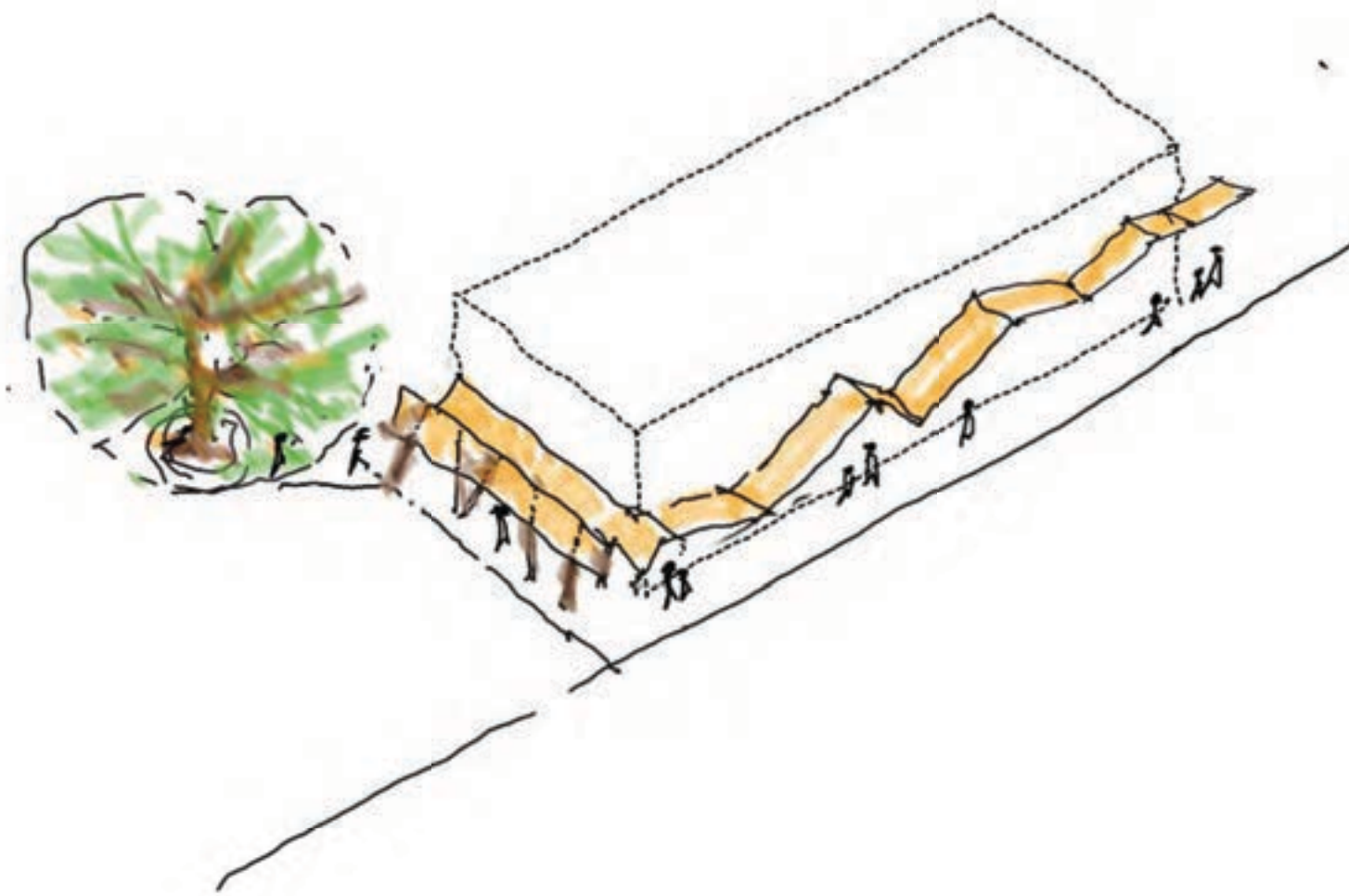




SMASH/ Muir ES Potential Project 1: New Administration Building/ Maker Space / Science and Parking Renovation

Santa Monica Malibu Unified School District







GARDEN



OPTION 1



OPTION 1



OPTION 1



OPTION 1



OPTION 2



OPTION 2



OPTION 2



OPTION 2



GARDEN



OPTION 1

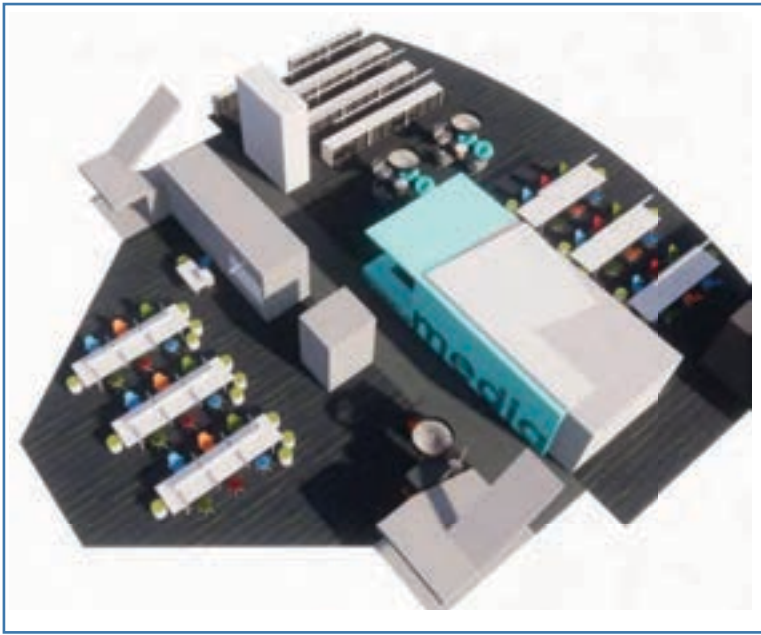
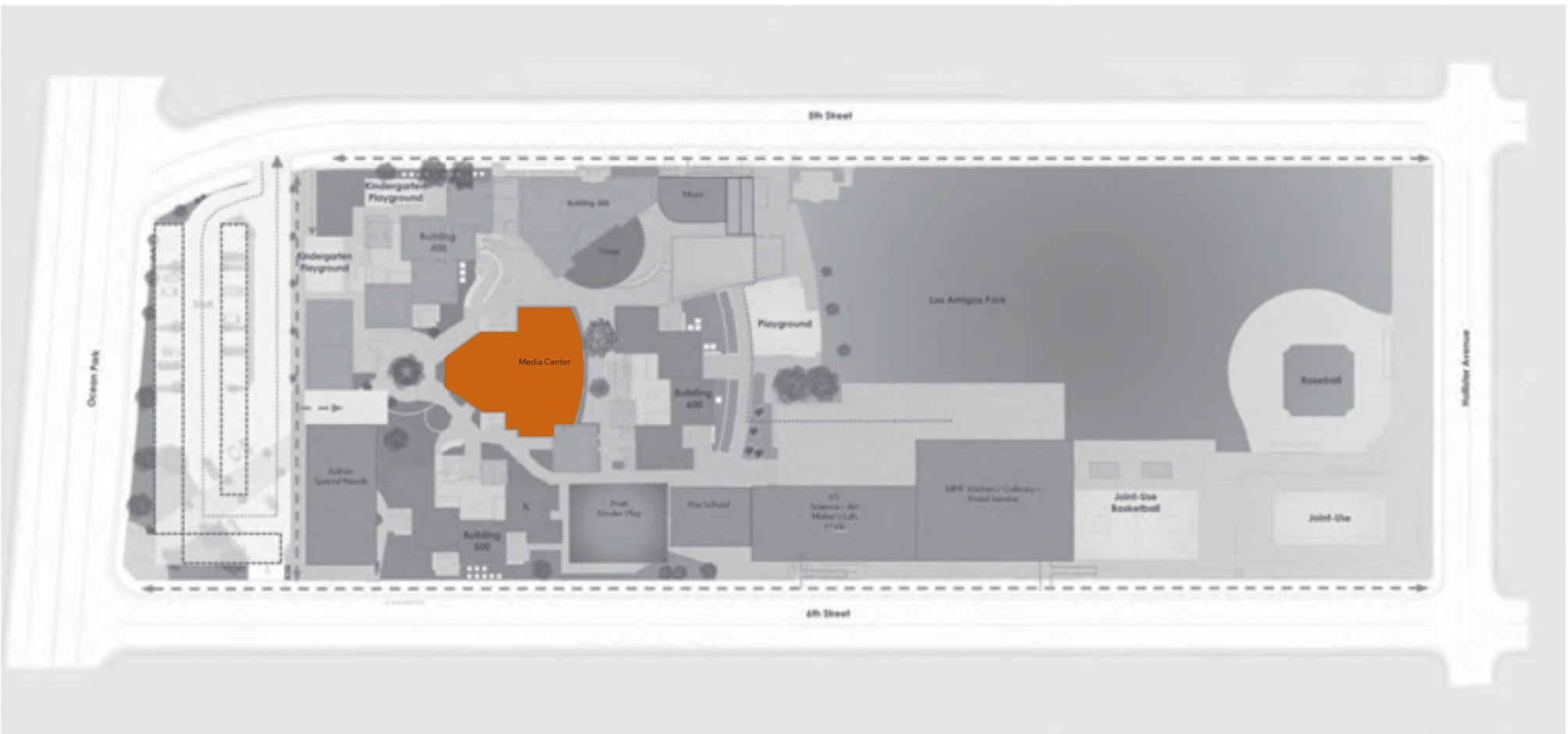
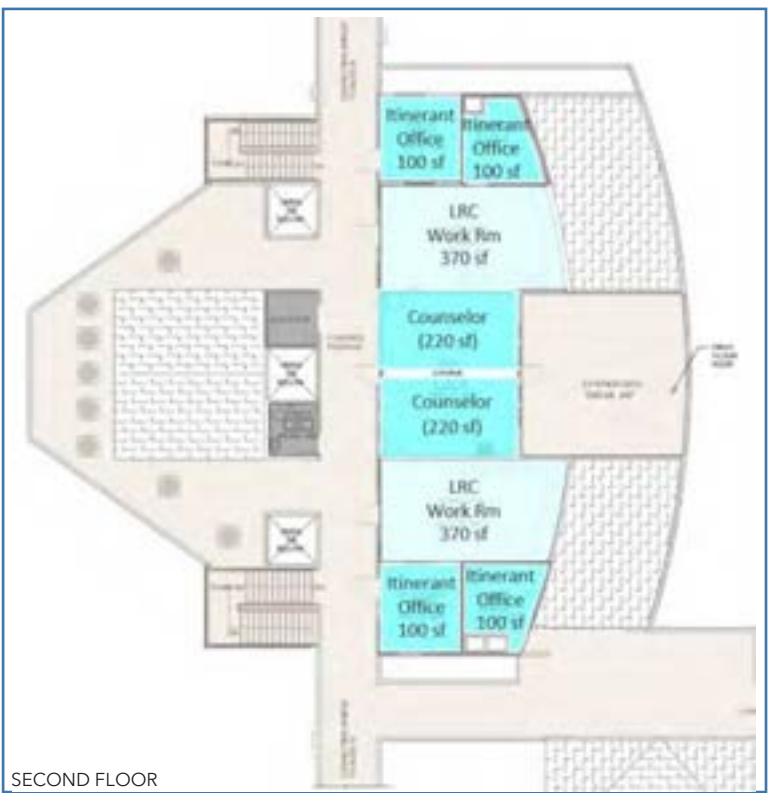


OPTION 2

SMASH-Muir Elementary Schools

DRAFT 7.30.20

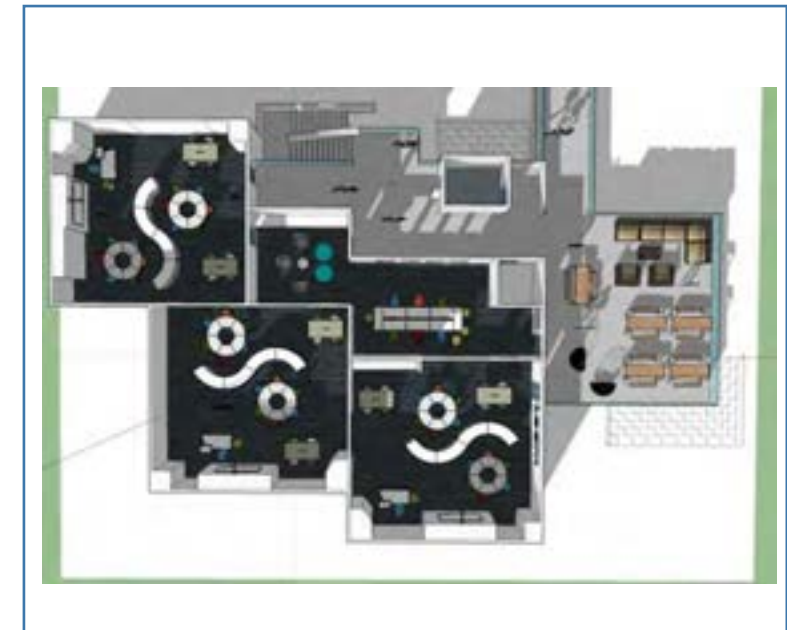
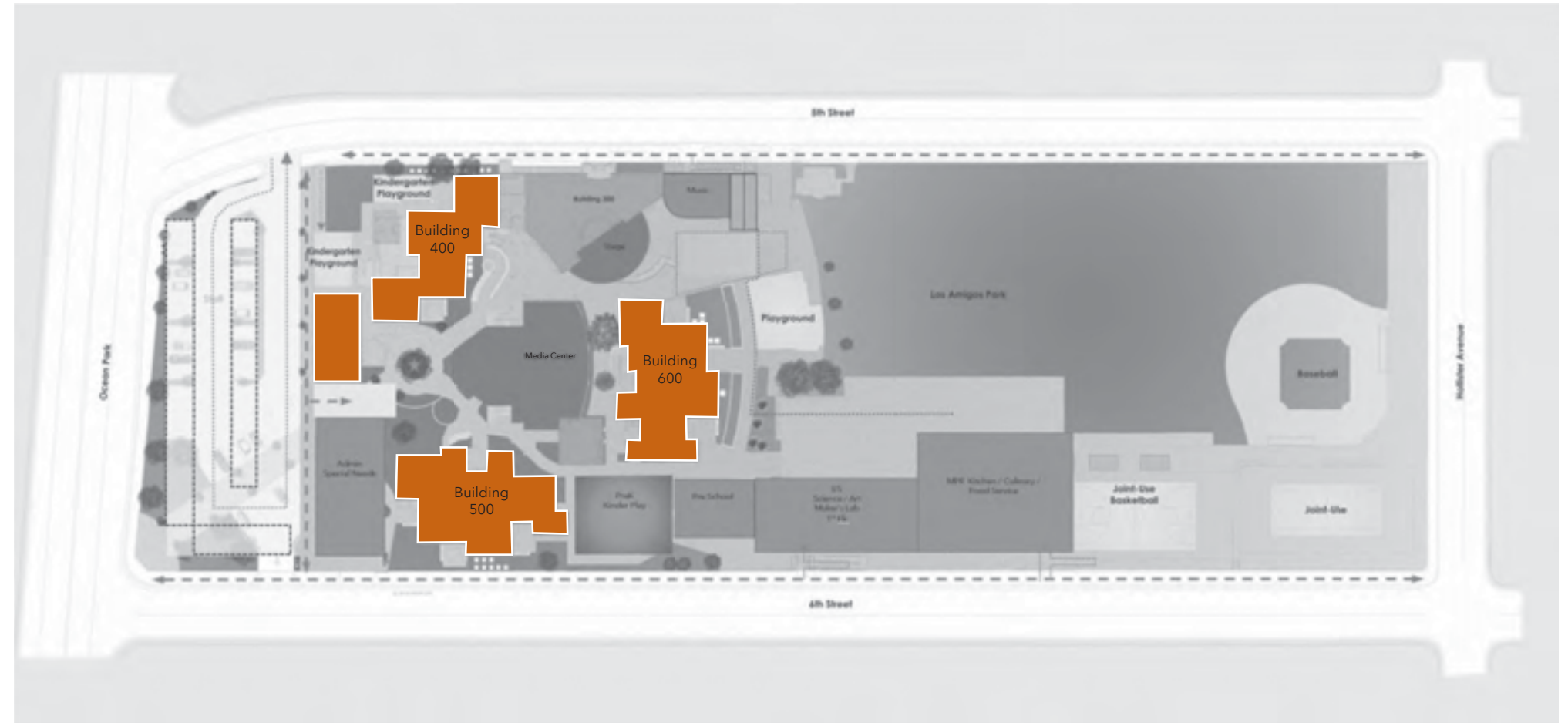
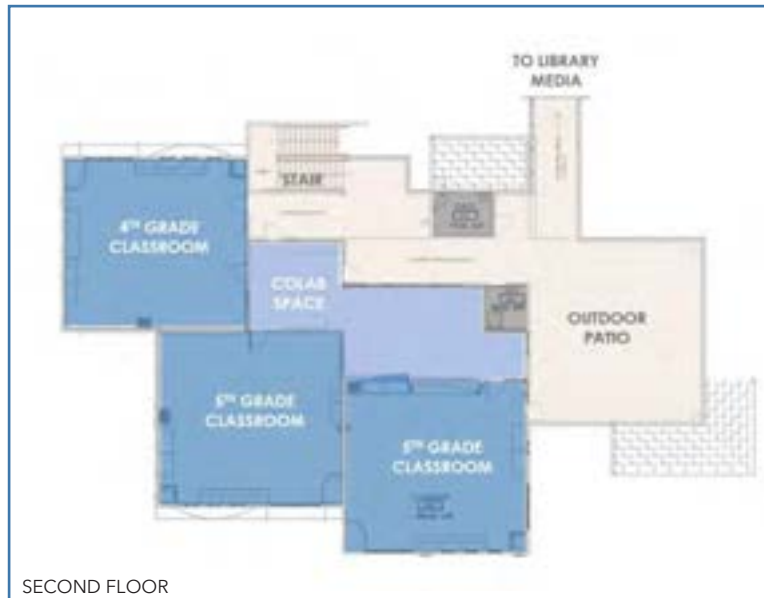
Site	Project Name	Scope	Renovation or New	Square Feet	Rationale	ROM Cost Estimate	Contingent on what other project	Phase No.
SMASH-Muir ES	Project 1: New Administration Building and Renovations	Construct new 2-story building that includes Administration and Special Education classrooms. A secured campus entry will be located north of the new building. Renovate existing Staff and Visitor parking lots into one lot with access only from 5th Street. Renovate existing Administration spaces on second floor of Building 200. Renovate landscape / hardscaping and campus quad.	New	Bldg: 9,200 SF Site: 6,000 SF	To provide a secured entrance to the campus and an administration and special education classroom that aligns with the SMMUSD District Education Specifications.	Pending	N/A	Pending ROM
SMASH-Muir ES	Project 2: Renovate Media Center	Locate and prep for an interim portable for Library Media Center including utilities. Demolish existing Media Library Center interiors, exterior breezeway, and existing Administration interiors after new Administration building is completed. Electrical room, elevator and machine room shall remain. Renovate Media Library Center expansion and renovate landscape / hardscaping and campus quad.	Renovation	Bldg: 5,400 SF Site: 5,000 SF	To increase the area of the Media Library Center to accommodate a new computer lab and enclose the passageway to make it one contiguous space to align with the SMMUSD District Education Specifications.	Pending	Project 1, 5.1/5.2	Pending ROM
SMASH-Muir ES	Project 3: Renovate Classroom Buildings 400, 500, and 600.	Change support spaces/rooms in to Collaboration spaces.	Renovation	Bldg: Various SF per Bldg. Site: N/A	To provide spaces to support the instructional activities.	Pending	N/A	Pending ROM
SMASH-Muir ES	Project 4: Outdoor Learning Court Reinforcement	Accommodate outdoor learning instructional areas such as Sustainable Gardens, Art, Reading, Gathering, Science, Makers Lab, etc.	Renovation	Bldg: N/A Site: 10,000 SF	These outdoor learning environments are important to be able to support teachers' various instructional activities and align with the SMMUSD District Education Specifications.	Pending	N/A	Pending ROM
SMASH-Muir ES	Project 5.1: Renovate Multi-purpose:	Option 1 Provide interim portable for Food Service including utilities and interim food service delivery. Demolish existing Food Service interior, MPR interior, stage and music interior. Construct Food Service, MPR, Stage, Music interiors and outdoor courtyard. Renovate landscape / hardscaping and outdoor campus quad that allows for the renovation of landscaping / hardscaping and 5 feet from renovated building including new ramp and stair access to new MRP / Stage / Music	Renovation	Bldg: 7,100 SF Site: 8,000 SF	To provide the appropriate-sized food service area for the number of students on campus and to facilitate their on-site music curriculum to align with the SMMUSD District Education Specifications.	Pending	Project 5.1	Pending ROM
SMASH-Muir ES	Project 5.2: Renovate Multi-purpose	Option 2 Prior to demolishing food service, relocate kitchen and MPR equipment, locate and prep for an interim portable for Food Service including utilities and interim food service delivery. Demolish existing Food Service interior, MPR interior, stage and music interior. Expansion and renovation of Food Service, Stage Music area, MPR and outdoor courtyard. Renovate landscape / hardscaping and outdoor campus quad that allows for the renovation of landscaping / hardscaping and renovated building including new ramp and stair access to new MRP / Stage / Music	Renovation/Expansion	Bldg: 6,450 SF Site: 8,000 SF	Expanding music facilities to accommodate the music curriculum on campus to align with the SMMUSD District Education Specifications.	Pending	Project 5.2	Pending ROM
SMASH-Muir ES	Project 6.1: New MPR / Fitness / Maker Spaces / Science / Music / Pre-K / After School Building	Option 1 Demolish existing Special Education Classrooms, Art, Preschool and Daycare portables for new construction of Preschool, Science / Art / Maker's Lab, MPR Music / Dance / Fitness, Lunch Area and PreK Kinder Play Area. Renovate landscape / hardscaping and outdoor campus quad at new building including new ramp and stair access, lunch area and hard courts. Renovate existing parking area.	New	Bldg: 12,000 SF Site: 23,000 SF	To provide for specialized instructional areas that is shared by the entire campus to reduce the requirements of teaching these specialized activities in their own typical classrooms to align with the SMMUSD District Education Specifications.	Pending	Project 4.1	Pending ROM
SMASH-Muir ES	Project 6.2: New MPR / Fitness / Maker Spaces / Science / Music / Pre-K / After School Building	Option 2 Demolish existing Special Education Classrooms, Art, Preschool and Daycare portables. Construct Preschool, Science / Art / Maker's Lab, MPR / Food Service / Culinary Arts, Lunch and PreK Kinder Play Area. Renovate landscape / hardscaping and outdoor campus quad around new building including new ramp and stair access, lunch area and hard courts. Renovate existing parking area.	New	Bldg: 12,000 SF Site: 23,000 SF	To provide for specialized instructional areas that is shared by the entire campus to reduce the requirements of teaching these specialized activities in their own typical classrooms. Lunch shelter will allow for the opportunity for the culinary arts component, and the indoor/outdoor learning opportunity of having a sustainable garden, and ease of access to align with the SMMUSD District Education Specifications.	Pending	Project 4.2	Pending ROM





SMASH/ Muir ES Potential Project 3: Renovate Classroom Buildings

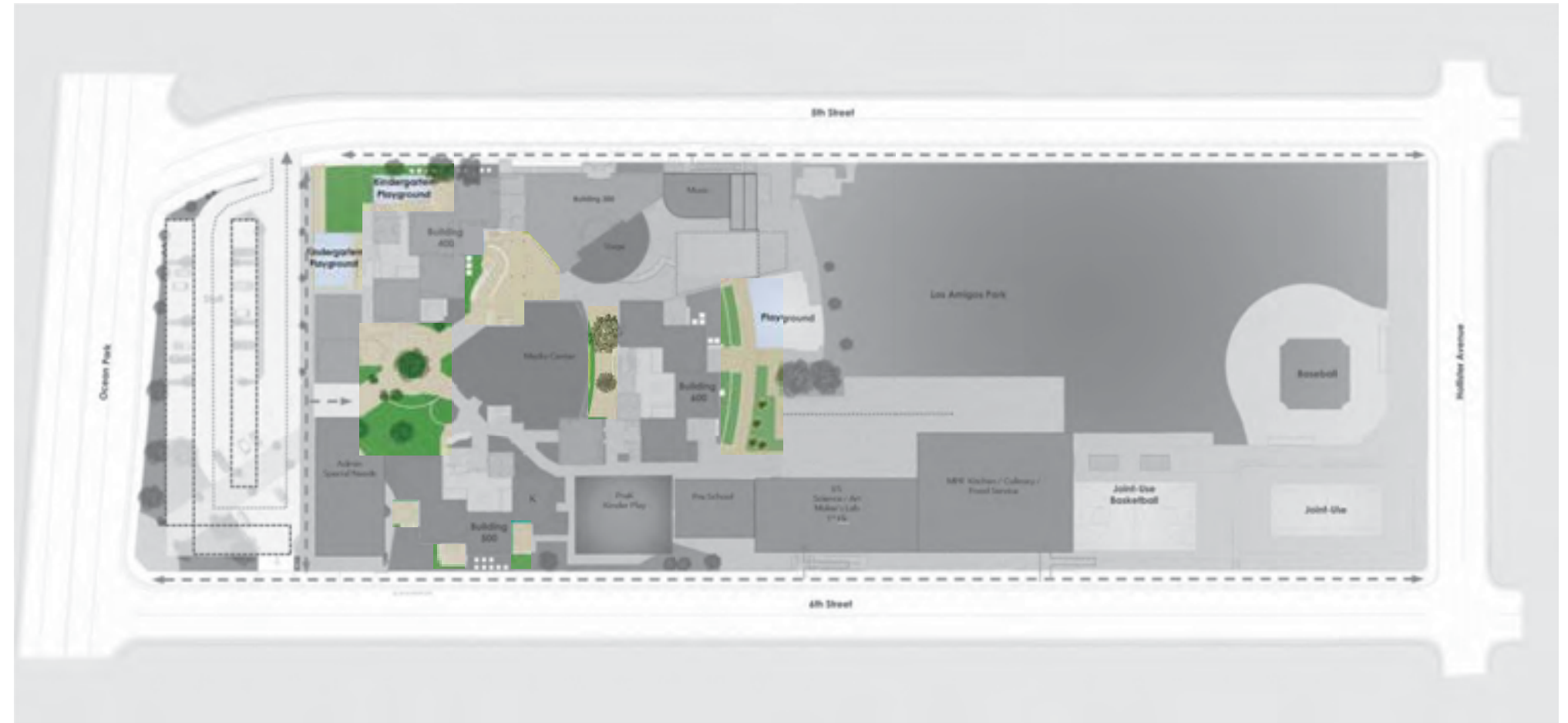
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SMASH/ Muir ES Potential Project 4: Outdoor Learning Court Reinforcement

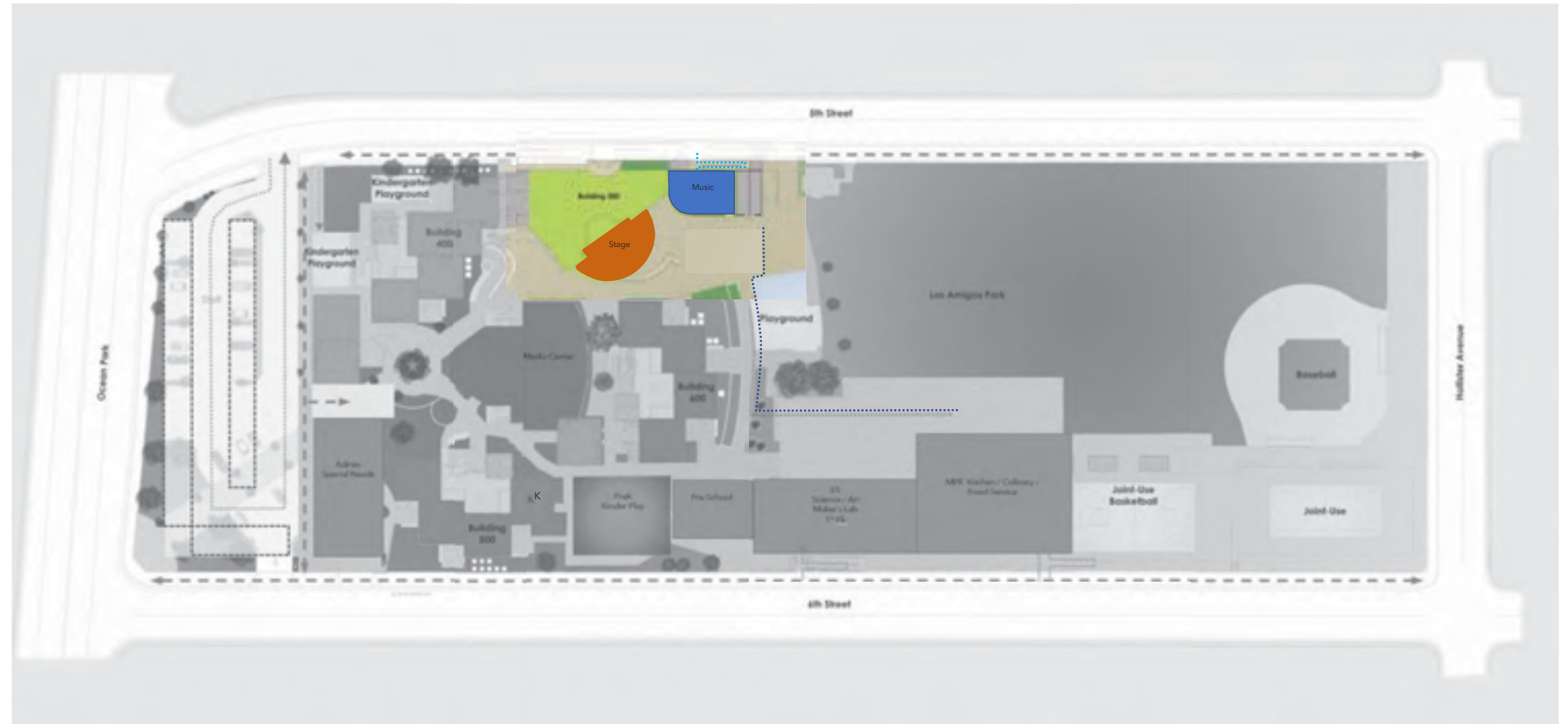
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SMASH/ Muir ES Potential Project 5: Renovate Multi-Purpose, Music Addition

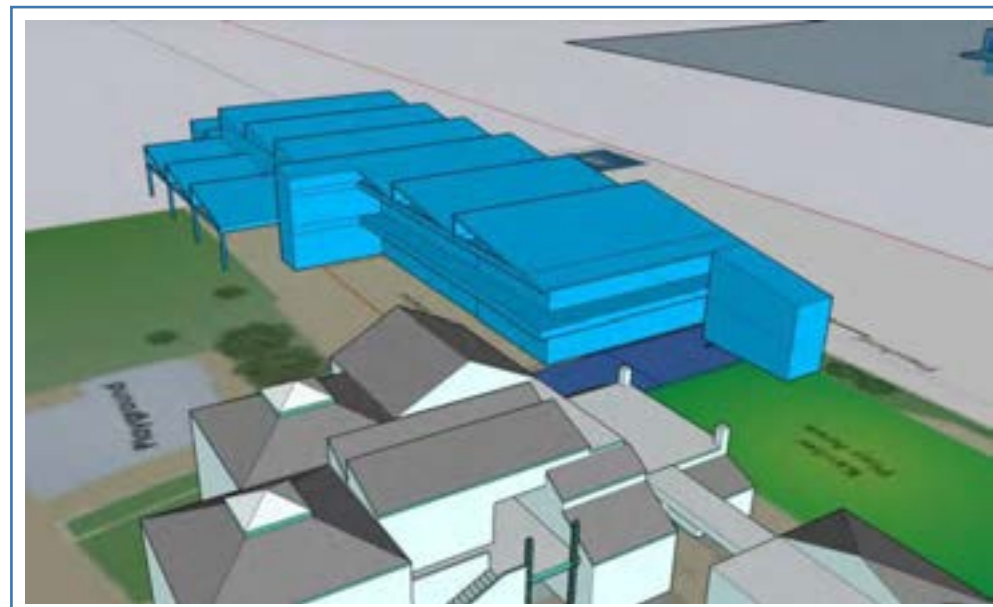
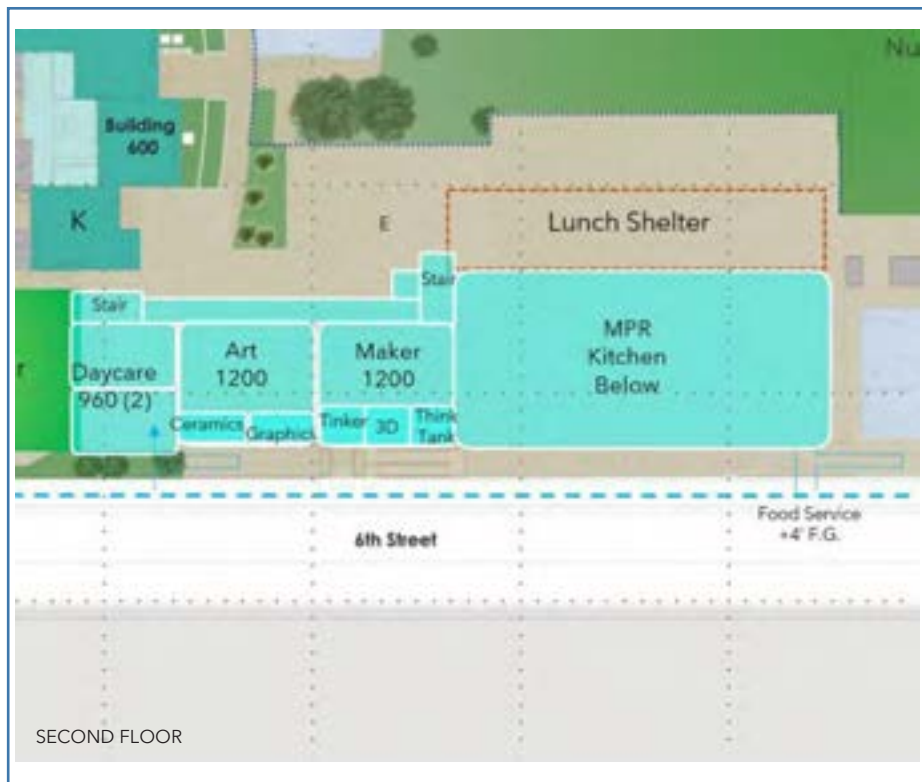
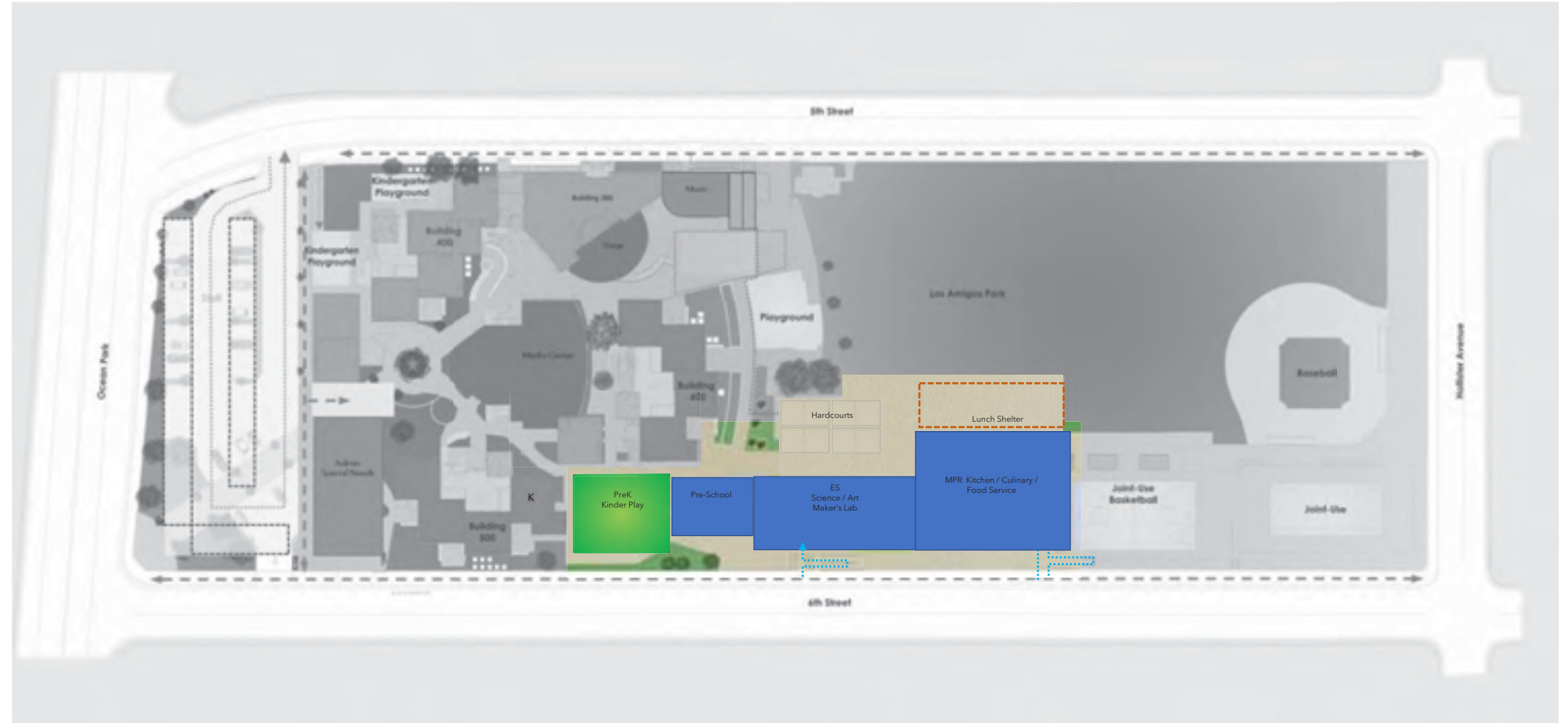
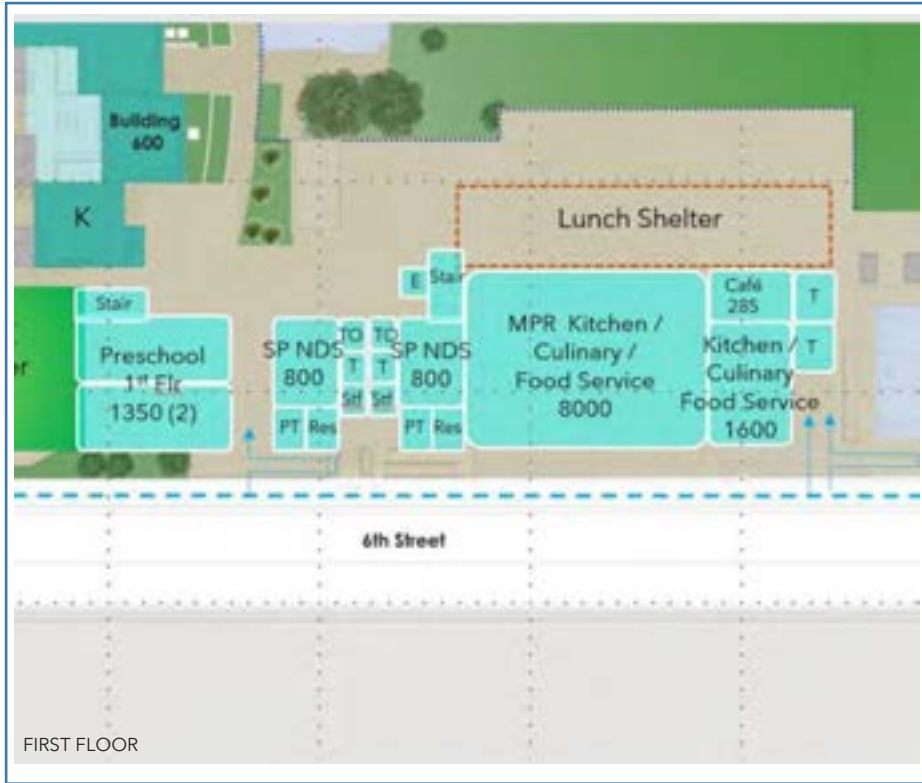
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SMASH/ Muir ES Potential Project 6: New MPR/ Fitness/ Maker Spaces/ Science/ Art/ Food Service/ Pre-K Building

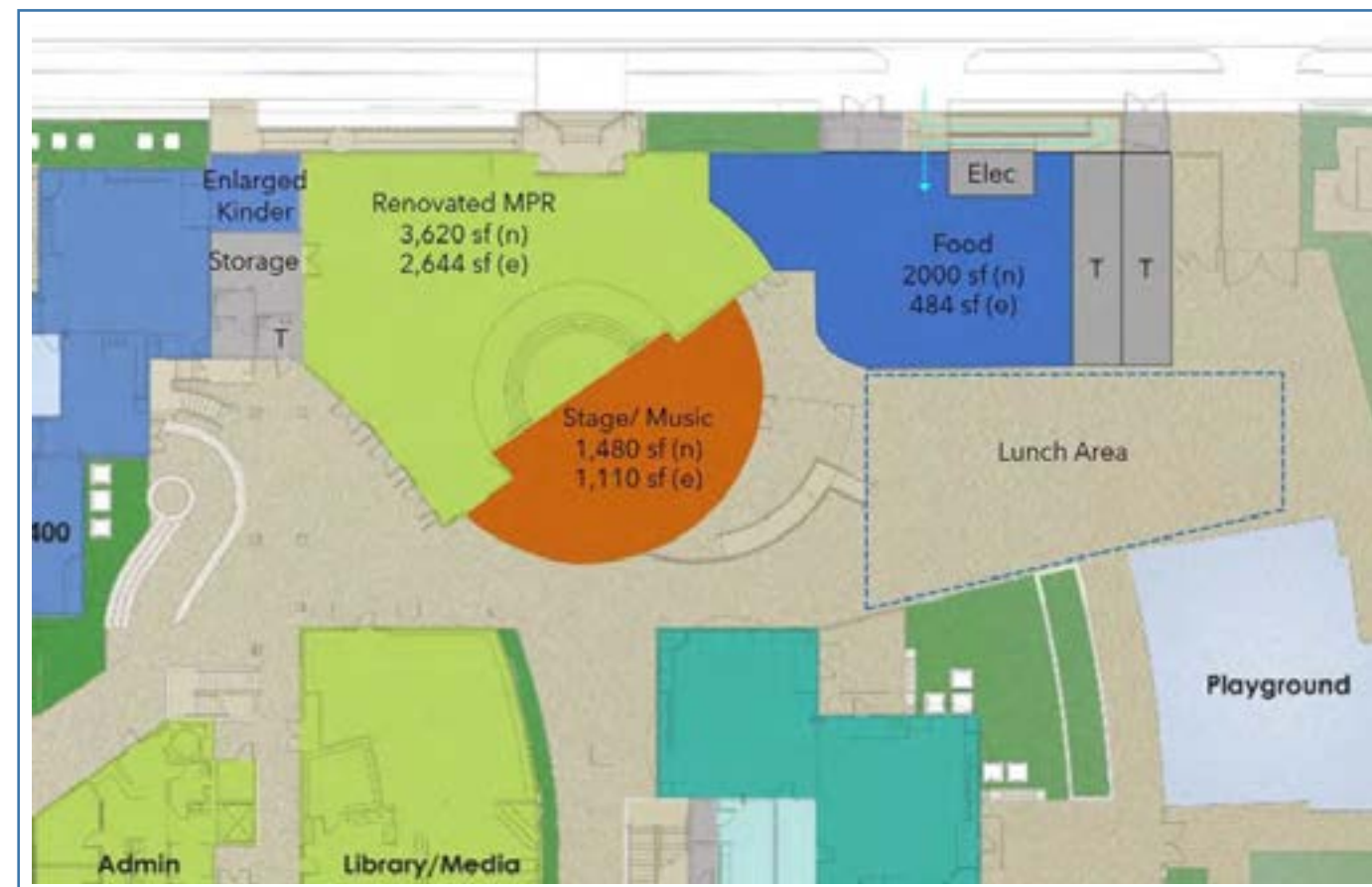
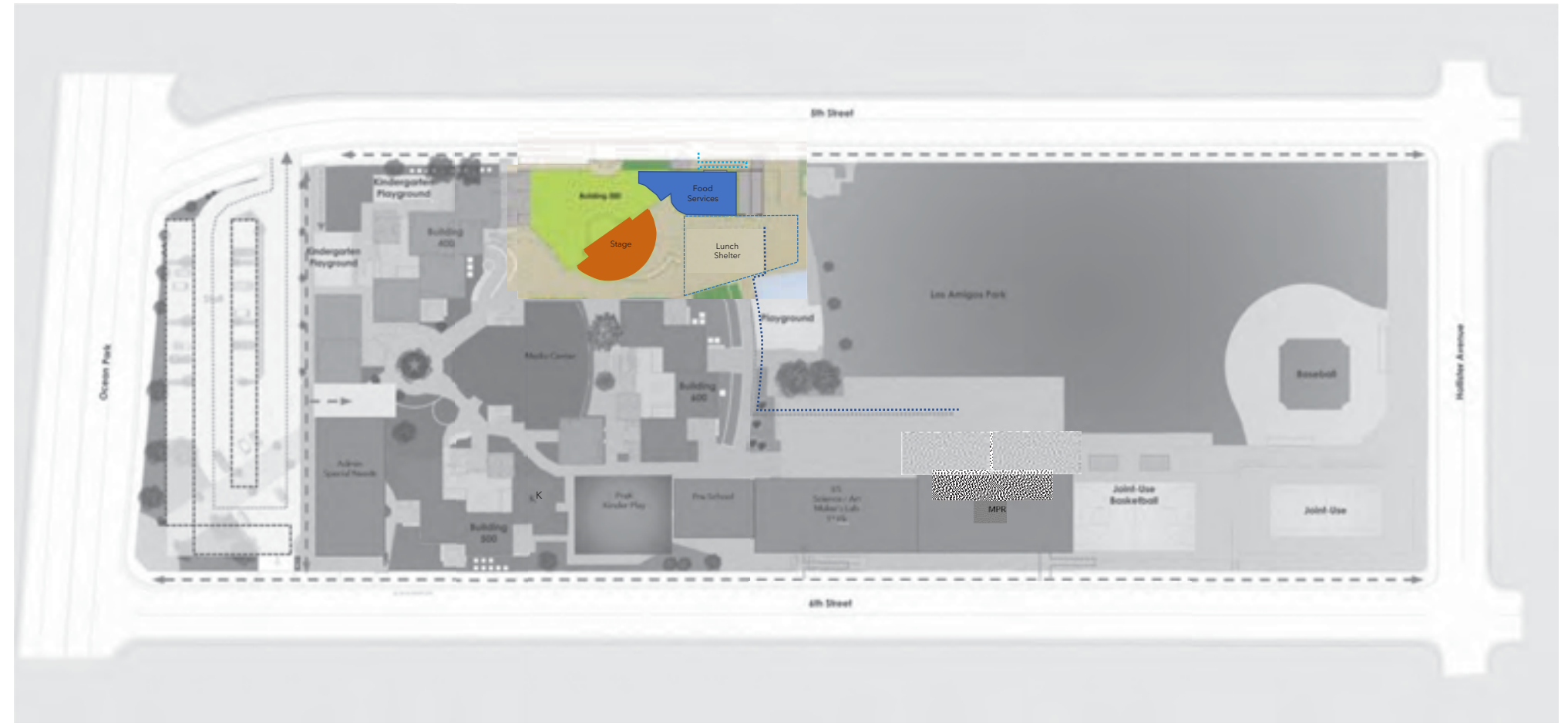
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SMASH/ Muir ES Potential Project 5a: Renovate Multi-Purpose, Music Addition

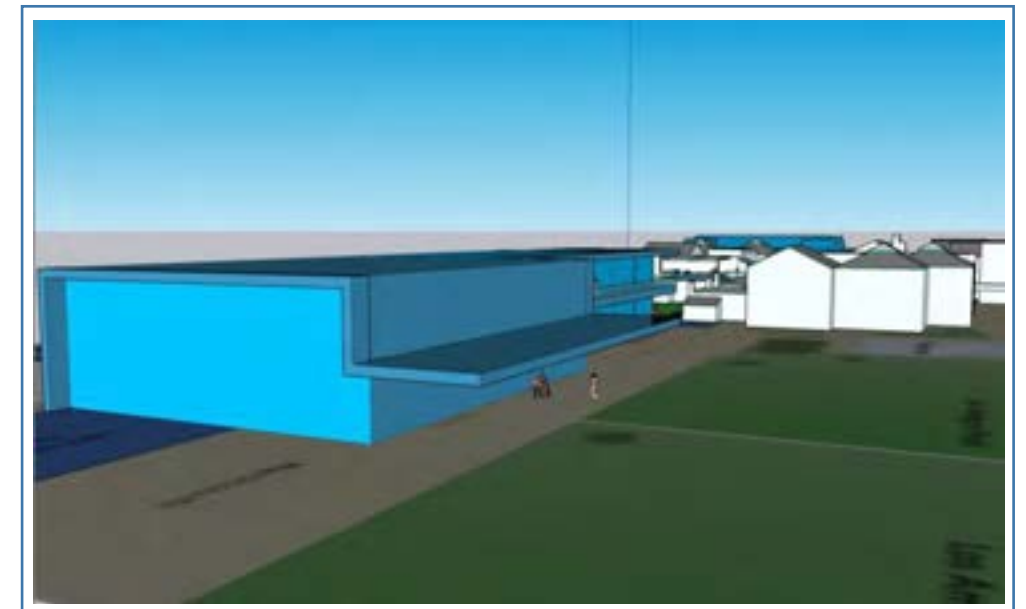
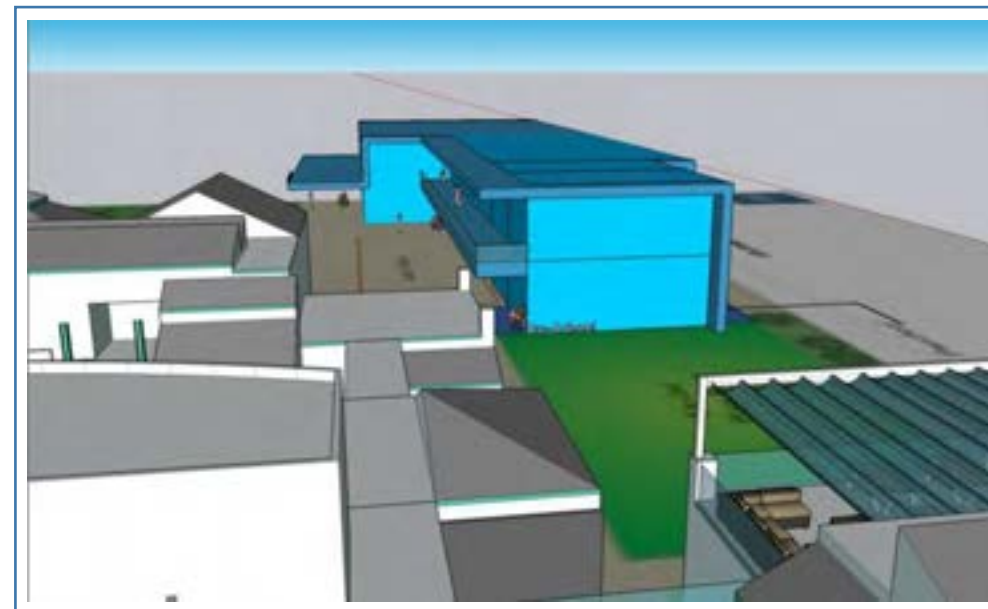
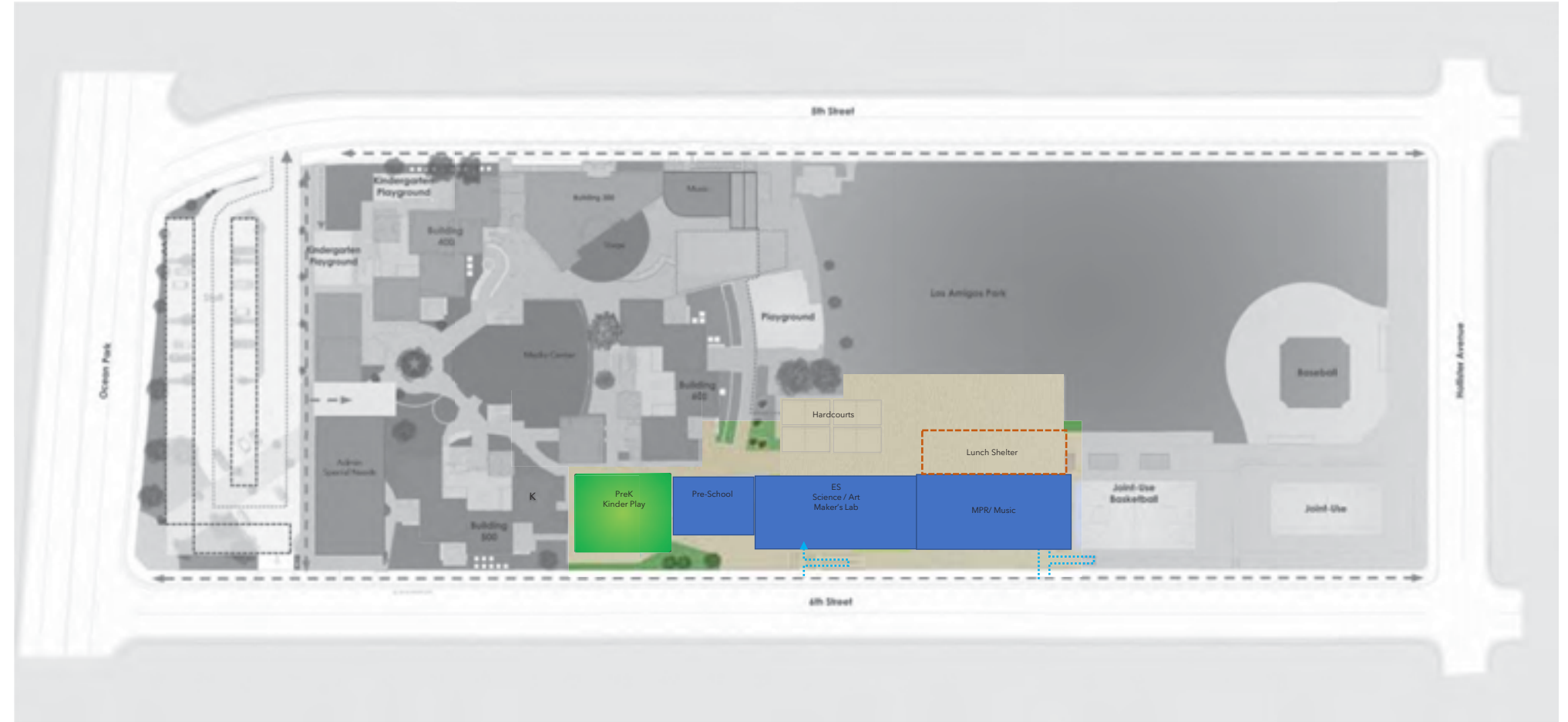
Santa Monica Malibu Unified School District





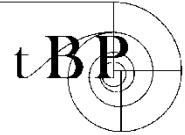
SMASH/ Muir ES Potential Project 6a: New MPR/ Fitness/ Maker Spaces/ Science/ Art/ Food Service/ Pre-K Building

Santa Monica Malibu Unified School District



Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660



Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Community Meeting #2 Date: 10/14/2020

PRESENT

Paula Lytz	-	John Muir Principal
Jessica Rishe	-	SMASH Principal
Theresa Kelly	-	SMASH
Aimee Koeplin	-	John Muir
Cole Cooper	-	SMASH-Muir
Anne Serapiglia	-	SMASH-Muir
Craig Ochikubo	-	SMASH-Muir
Fereshteh Kunkel	-	SMASH-Muir
Genie Hwan	-	SMASH-Muir
Graciela Barba-Castro	-	SMASH-Muir
Jared Levy	-	SMASH-Muir
Jay Heiserman	-	SMASH-Muir
Junki Saita	-	SMASH-Muir
LaDawna Hamilton	-	SMASH-Muir
Molly	-	SMASH-Muir
Paula Lytz	-	SMASH-Muir
Rebecca Ruschell	-	SMASH-Muir
Scout Campos	-	SMASH-Muir
Terrel	-	SMASH-Muir
Threse Kelly	-	SMASH-Muir
Steve Massetti	-	SMMUSD
Kevin Klaus	-	SMMUSD
Chris Clounts	-	SMMUSD
Kelcey David	-	SMMUSD
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Gary Moon	-	tBP/Architecture
Herbert Ng	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Present Phase 1 Assessment projects for the SMASH-Muir Elementary Schools

DISCUSSION

1. Projects being presented tonight are being reviewed by the District and are planned to be presented to the Board in December. The designs are conceptual and selected projects will be designed early next year and may take up to 1-1/2 years to start construction.
2. A separate HVAC project/modernization project is being re-planned for construction early next year.
3. The projects are part of Measure SMS and the Phase 1 designs work started in early 2020 and included meetings with School and District Staff, as well as a previous presentation to the Community.
4. Sequencing of construction is a concern and will be worked out during design.
5. tBP presented an overview of the process, the existing campus, and the District's Educational Specifications.
6. Project 1 – New Administration / Maker Space. Science / Art Building and Parking Renovation
 - a. Presented plans of the existing administration spaces in Building 100 and plans of a new administration building along the existing parking area at 6th Street.
 - b. The new building would be occupied by both schools on the first floor and there would be a Maker Space and a Science/Art Classroom on the second floor.
 - c. The existing central campus quad and “central tree” will be retained and part of the site enhancements.
 - d. The second floor has a bridge connecting to the adjoining SMASH classroom building 400.
 - e. Three (3) parking area renovation concepts were presented and there have been discussions with the City about potential changes to the parking entrances. When the project is designed there will be additional meetings with the City, Staff, and the Community to develop the safest plan. Parking is problematic and the following briefly describes the options:
 - Options 1 will have Students walk to 5th St. to entry the site.
 - Option 2 is similar to existing routing of Students.
 - Option 3 Students will walk along 6th street to entry the site.
7. Project 2 – Renovate Media Center
 - a. Presented renovations to the existing Library into a Media Center and that this project is contingent on Project 1's completion.
 - b. Improvements are to update the spaces to meet the District's Educational Specifications by expanding the library into the existing administration spaces by also removing the existing exterior corridor.
8. Project 3 – Renovate Classroom Buildings
 - a. This project helps ensure project-based learning can take place in the three (3) existing Classroom Buildings 400, 500, and 600.
 - b. Building 500 was presented to illustrate the potential improvements to each building.
 - c. Looked at two options to utilize the existing collaborative spaces as either expansion of classrooms or use as one large collaborative space.

- d. Project would also add student toilet rooms to the second floors and replace existing folding walls.
 - e. Building 500 would also add a kindergarten toilet room so a classroom to enable two functioning kindergarten classrooms in the building.
9. Project 4 – Outdoor Learning Court Reinforcement
- a. Presented site plans indicating existing outdoor and potential improvements for outdoor learning spaces.
 - b. Some spaces could receive shade coverings.
 - c. to existing outdoor areas Thought about spaces for educational spaces for project inside and outside.
 - d. Building 500 was presented as an example of second floor outdoor deck and to provide shade.
10. Project #5 – Renovate Multi-Purpose and Music Lab Addition
- a. Presented improvements to the existing Multi-purpose Building that would enhance the music programs and move the food service facilities to a new building along 6th Street.
 - b. Existing acoustical are problematic especially when multiple uses occur and the spaces need to service multiple programs and uses.
 - c. If new administration building is completed that then staff Lounge can be moved.
 - d. Project is to create one large music space in a renovated MPR and to add a Music Lab with storage vital for programs.
 - e. Existing student toilet rooms would ne enlarged.
11. Project #6 – New Multi-Purpose / Fitness / Special needs / Maker Space / Science--Art / , Pre-School / Day Care . Food Service / Culinary Building
- a. Presented the plans and exteriors of a new MPR building along 6th Street between the existing Building 500 and the basketball courts.
 - b. Will have second floor bridge connecting to the existing Classroom Building 600.
 - c. Covered lunch shelter will be facing the playground and there can be outdoor learning areas provided.
12. Questions and Answers
- a. See below Chat Room Notes.

CHATS

From Therese Kelly, AIA to Everyone: 06:09 PM

Parking options 1 & 3 don't work well for pedestrians.

From Craig Ochikubo to Everyone: 06:12 PM

The parking situation looks like it will be hard to drop off and pick up via a car.

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From jayheiser1 to Everyone: 06:13 PM

Great idea to combine library with the administration building to gain more space.

From Molly to Everyone: 06:13 PM

As you develop further I'd consider putting the nurses area less central and the principal offices more central (swap them). Second in considering the maker space on the second floor, there will be large items built and then do they need to fit in the elevator to be moved. Or are the kids walking down the stairs with finished projects. I would consider a first floor location with large garage door for access. (Easy for me to say of course).

Discussion: Will be developed during design. Maker space is a good idea and will work on it.

From Craig Ochikubo to Everyone: 06:14 PM

What is the "media" center used for?

From Graciela Barba-Castro to Everyone: 06:14 PM

A current concern is that parking and drop off happen at the same time, even though it is not a designated drop-off area. How will we address the traffic congestion in the parking lot if it is now also a drop-off area? How would the drop-off/lot be safer for children being dropped off? How will we prevent staff parking spots from being used as visitor drop-off spots? Will we have enough ADA parking spots for staff and visitors or will those be shared now?

Discussion: Understand and that is why we have three options, and is challenging to make parking work properly. Some campus are looking at drop-off along streets.

From barbara chiavelli to Everyone: 06:15 PM

those are good comments, we will take them into consideration

From Carey Upton to Everyone: 06:16 PM

Media Center is a name for a new library. Libraries are changing.

These are great questions, looking forward to discussing them after we go through the projects.

From Graciela Barba-Castro to Everyone: 06:22 PM

Indoor-outdoor spaces sound great!

From Craig Ochikubo to Everyone: 06:25 PM

Are thoughts to do more covered spaces. One of the challenges in Covid environment has been that using outdoor spaces for classes is tough given the lack of sun protection.

Phase 1 Campus Assessments – SMASH / Muir Schools
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From barbara chiavelli to Everyone: 06:26 PM

Yes, we understand that shade is very necessary.

From Vidya Madiraju to Everyone: 06:27 PM

Outdoor teaching walls sound promising.

From Graciela Barba-Castro to Everyone: 06:27 PM

Grading/elevation/drainage and well as sun concerns make the outdoor spaces difficult to use for indoor/outdoor learning space

Discussion: Part of project for shade and

From Genie Hwang to Everyone: 06:39 PM

We have had issues with enough lunch areas during rainy days or bad air days. They have been in the MPR which isn't big enough or in the classrooms because of the lack of space. Just want to make sure we think about not only outdoor eating areas.
Thank you for thinking about the indoor eating!

From barbara chiavelli to Everyone: 06:40 PM

thank you

From Graciela Barba-Castro to Everyone: 06:40 PM

High volume in the cafeteria is one of the reasons why SMASH Kindergarteners eat in the classroom or on our little yard.

From Chrysta Powell to Everyone: 06:42 PM

That is really beautiful. (Outdoor eating area.)

Question of outdoor spaces: Before was a project is coming along for next summer.

During construction: Projects are on the perimeter and will provide access for contractors and lessen impact for staff and students.

Kindergarten yard: Existing is on sloped

From Therese Kelly, AIA to Everyone: 06:44 PM

with the preliminary cost estimates, how many of these projects can you fund at this point?

Phase 1 Campus Assessments – SMASH / Muir Schools
Santa Monica-Malibu Unified School District
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From Jared Levy to Everyone: 06:46 PM

If only 1 or 2 can be funded at this time, which phases would those be? Would it be the first two - new admin and parking?

From Craig Ochikubo to Everyone: 06:46 PM

For the single entrance to the parking, how long does it take for a car to traverse the loop. What would be the throughput for dropoff.

From Claudia Guerra's iPhone to Everyone: 06:47 PM

can we keep indoor recreation / pe in mind as well. when remodeling the mpr? it also has to serve as a gymnasium and indoor recess on rainy days

From LaDawna Hamilton to Everyone: 06:47 PM

I may have missed this, but outside of the Main administrative building are there additional office spaces throughout the campus. Right now there are a lot of shared spaces and service providers grouped together.

From Fereshteh Kunkel to Everyone: 06:48 PM

What about the A/C, new carpets, windows, painting project? Where does that fit in to all of this?

From Jared Levy to Everyone: 06:51 PM

If we think that COVID isn't going to be a one time thing but we may now be living in a world where virus/pandemics become a bit of the new norm, should outdoor classroom areas and spaces be prioritized when thinking about the phases?

From Graciela Barba-Castro to Everyone: 06:57 PM

Do any options increase the square footage of useable outdoor space for the SMASH Kindergarten yard? The current grading and play structure locations makes it so that we can't set up tables on most of the yard

From Molly to Everyone: 06:57 PM

I am very enthusiastic about outdoor learning spaces and the thoughtful design for shade and furniture that is useful and long-living.

From Fereshteh Kunkel to Everyone: 07:00 PM

Can you review the special needs area? A few questions: 1) Is this a shared space for both schools as we have at least 6 programs that would need rooms 2) is there office space for service providers like the school psychologist, occupational therapist, speech therapist 3) is there a conference room built in? 4) would the outdoor space have adapted play structures? 5) bathrooms? there's a high need for bathrooms that are accessible for that population and more than one for each special education class in that building

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Discussion: Gary discussed project 6 and seems spaces are provided. Will develop during design.

Discussion: Project next year will replace all furniture. District did a pilot project and selected a menu of furniture and will discuss with each school. Rogers and McKinly will have new furniture during the winter break.

Special Ed questions: Review special needs areas.

From Jared Levy to Everyone: 07:05 PM

Apologies for being so focused on outdoor learning, but all of our worlds have been completely turned upside down with distant learning because our kids can't be indoors in classrooms. Just wondering if this can be an opportunity to really re-think classrooms. And things like could all the roofs of the new structures be usable outdoor spaces?

Discussed: Idea is to spill out into outdoor spaces. If we did improvements we have thought about then we would be ahead of Covid planning.

Carey: There will be large public meetings. Send any additional comments please send to Jessica and Paula.

From Aimée Koeplin to Everyone: 07:06 PM

Thank you!!

From Graciela Barba-Castro to Everyone: 07:07 PM

Thank you very much for sharing this presentation!

From Therese Kelly, AIA to Everyone: 07:07 PM

Thank you for this!

From Anne Serapiglia to Everyone: 07:07 PM

Thank you for all of your care and work.

From Chrysta Powell to Everyone: 07:07 PM

Thank you!

From Fereshteh Kunkel to Everyone: 07:07 PM

Thanks for this information

From jayheiserman1 to Everyone: 07:07 PM

Looks amazing thanks guys!

From Molly to Everyone: 07:08 PM

Thanks!

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From Jessica Rishe to Everyone: 07:08 PM

This was very clearly presented, thank you!

From Paula Lytz to Everyone: 07:08 PM

Thank you ALL!

NEXT STEPS

1. District will continue meeting to discuss the projects and tBP will complete their Final Report.

The above notes document our understanding of items discussed in the above referenced meeting. Unless written notice to the contrary is received within 7 days, the notations will be considered correct and acceptable.

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica - Malibu Unified School District

SMASH/ Muir Elementary School
Community Meeting No.2
10.14.2020



Protocols

- Please put yourself on Mute during the presentation so that participants can hear and there isn't background noise.
- You can unmute yourself during Q&A sessions.
- During Q&A sessions, the speaker will call your name to speak/ask your question.
- Please also feel free to use the chat to ask questions throughout. These will be addressed during Q&A questions.

Disclaimer:

- This presentation is being recorded and will be available on a public website.
- If you do not wish for your face to be included on this public presentation, please feel free to turn off your video.

Co-Presenters



- Gary P. Moon AIA, Principal in Charge
- Robert Morales Architect, Project Manager



- Carey Upton, Chief Operations Officer
- Barbara Chiavelli, Pre-Construction Manager
- Paula Lytz: John Muir Principal
- Jessica Rishe: SMASH Principal

Thank You! Site Committee Members

Carey Upton
Barbara Chiavelli
Paula Lytz: John Muir Principal
Jessica Rishe: SMASH Principal
Aimee Koeplin
Michael Burke
Kevin Klaus
Sarah Daunis: Teacher
Daniel Wheeler: Teacher
Mica Rische

Theresa Kelly;
Devon Smith;
Roosevelt Brown
Terrance Venable;
Elizabeth Villalobos
Richard Marchini;
John Castillo;
Jerry Gibson
Brain Part;
Jason Dodd;
Kathy Staib;
Steve Massetti;

Measure SMS

- Thank you for your support in passing Measure SMS

Agenda

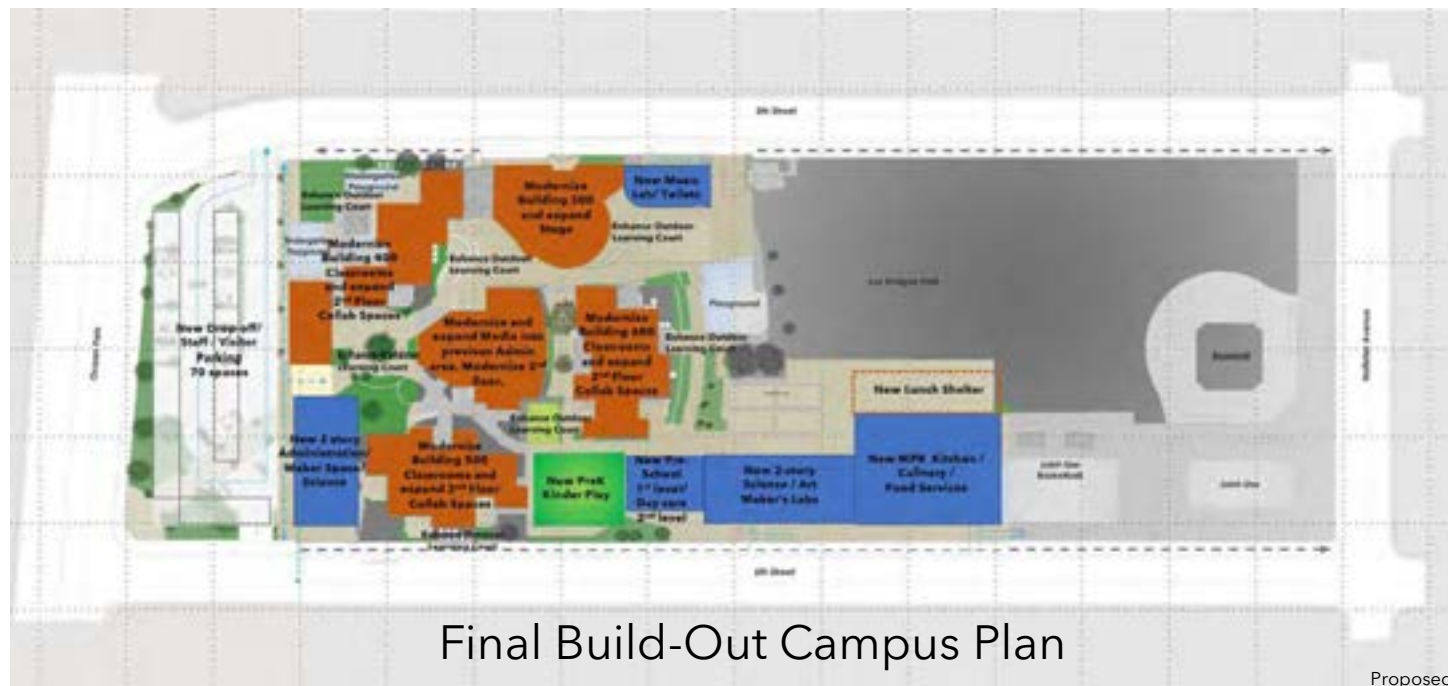
- Introduction
 - 5 Minutes
- Process
 - 1 Minute
- Campus Overview/ Educational Specifications Overview
 - 10 Minutes
- 5 Potential Projects
 - 15 Minutes
- Q&A

Introduction





Existing Campus Plan

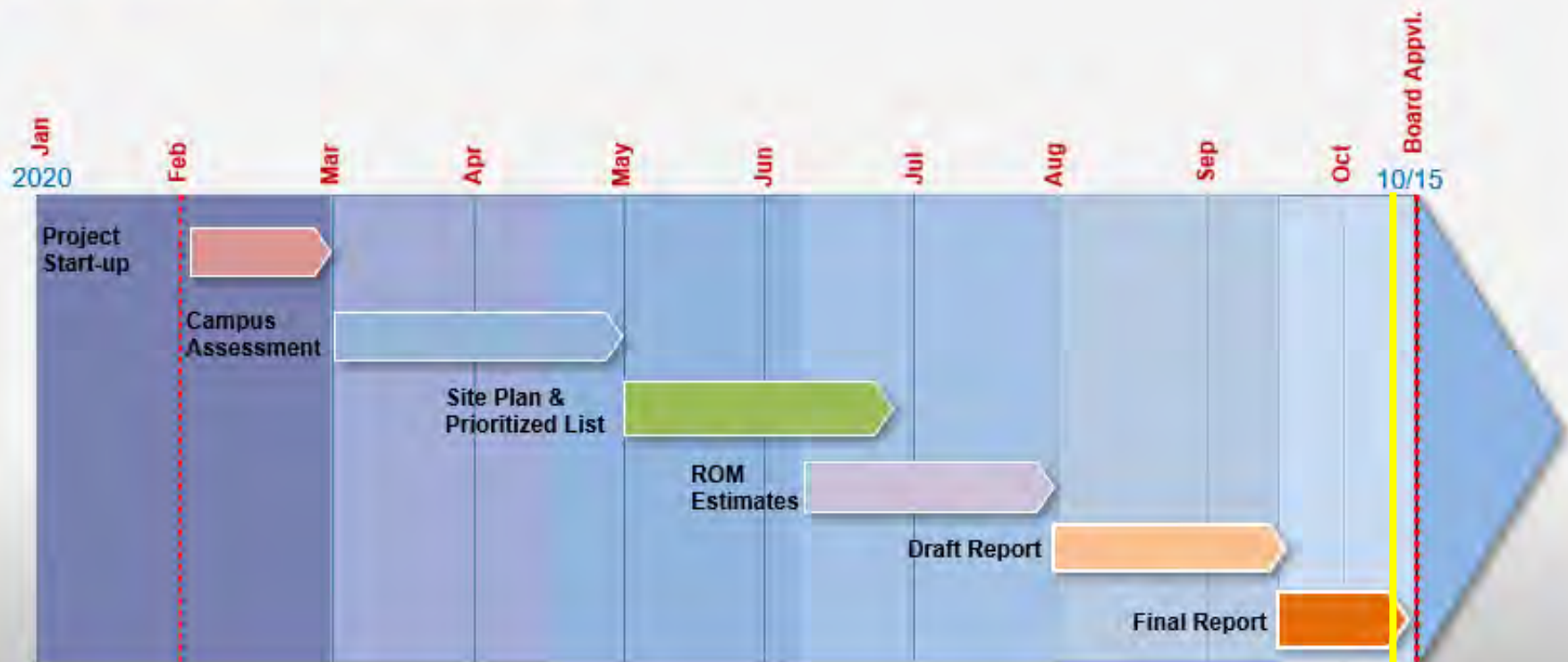


Final Build-Out Campus Plan

Proposed

SMASH Muir ES Schedule

3.20.20



Campus Assessment

- Project Start-up: 1 month
- Campus Assessment: 2 months
- Site Plan & Prioritized List: 2 months
- ROM Estimates: 2 months
- Draft Report: 1.5 month
- Final Report: 1 month

10 Meetings

- Site Visit/Kick Off Meeting: Familiarize, Listen, 3.12.20
- Leadership Meeting: 3.20.20
- Work Shop #1: Kick-off Meeting, 4.1.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Work Shop #2: Campus understanding/ Options, 4.23.20
- Site Visit: 5.7.20
- Work Shop #3: Finalize Options/ 6 Projects, 5.22.20
- Community Meeting #1, 6.3.20
- Work Shop #4: 8.10.20
- Community Meeting #2, 10.14.20



Why Plan:

- Understand what you have.
- To plan for future changes: enrollment, pedagogical changes
- Picture the future.
- Be efficient and sequential.

Result:



Campus Overview

School Statistics

- SMASH serves K-8 Grade
 - Enrollment: 230
 - School Square footage: 15,351 sf
- John Muir serves PreK-5 Grade
 - Enrollment: 285-300
 - School Square footage: 30,844 sf (includes shared facilities by both schools)
- Site size: 5.56 AC



Existing Streets





SMASH Location





Muir ES Location



Facilities Shared by both School's Location



Joint use Playfields

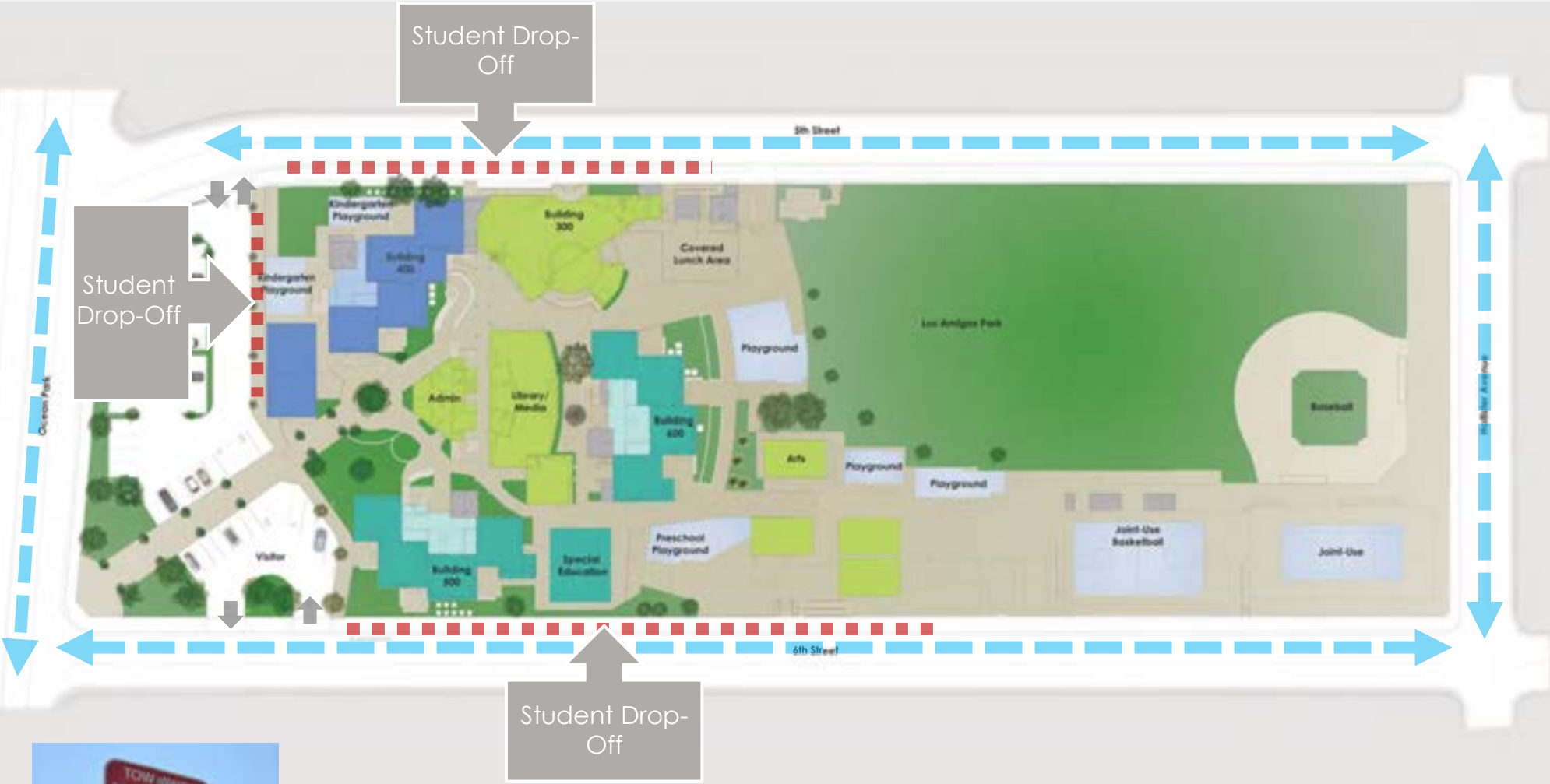


Auto
Circulation



Auto Circulation

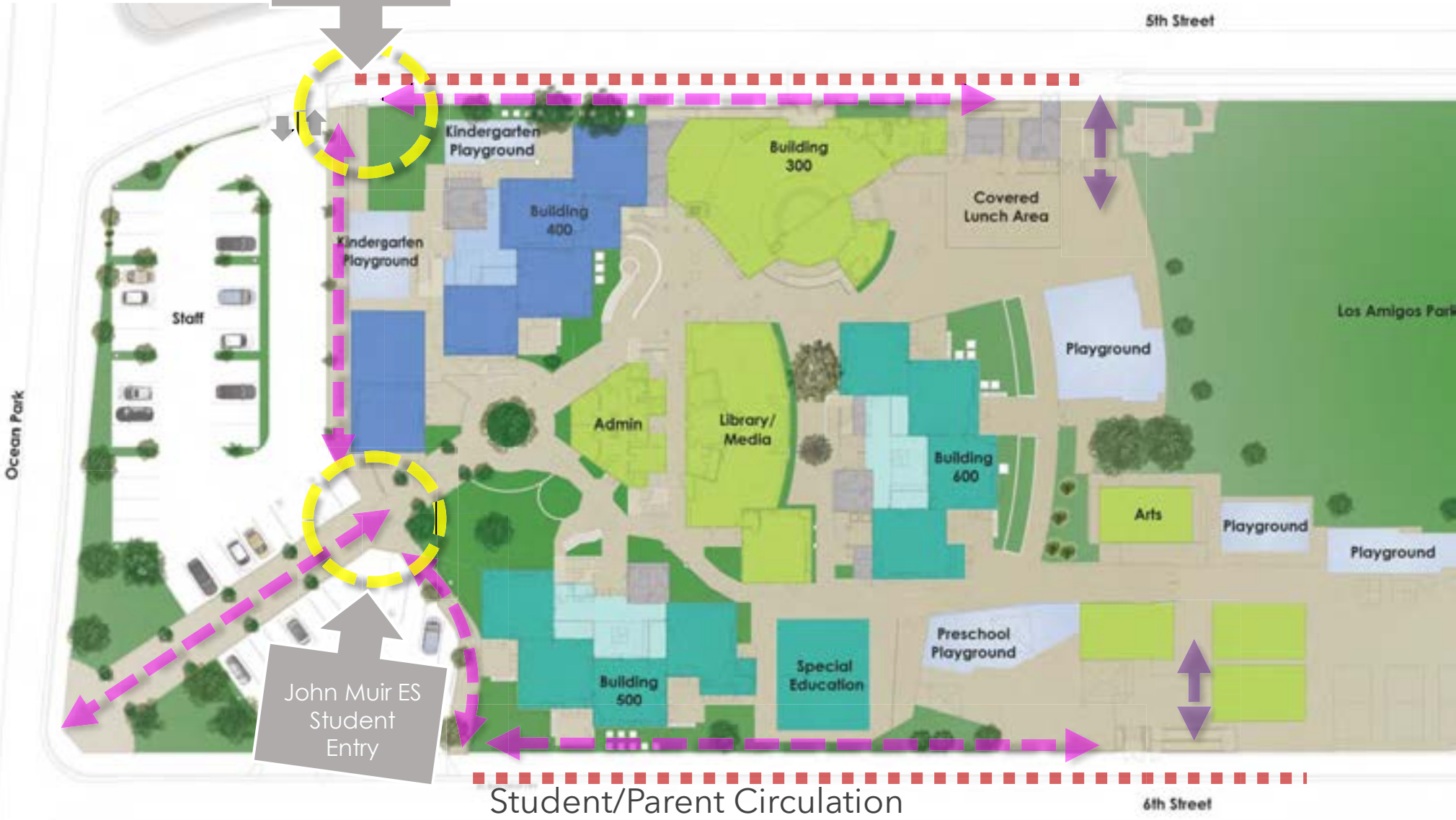




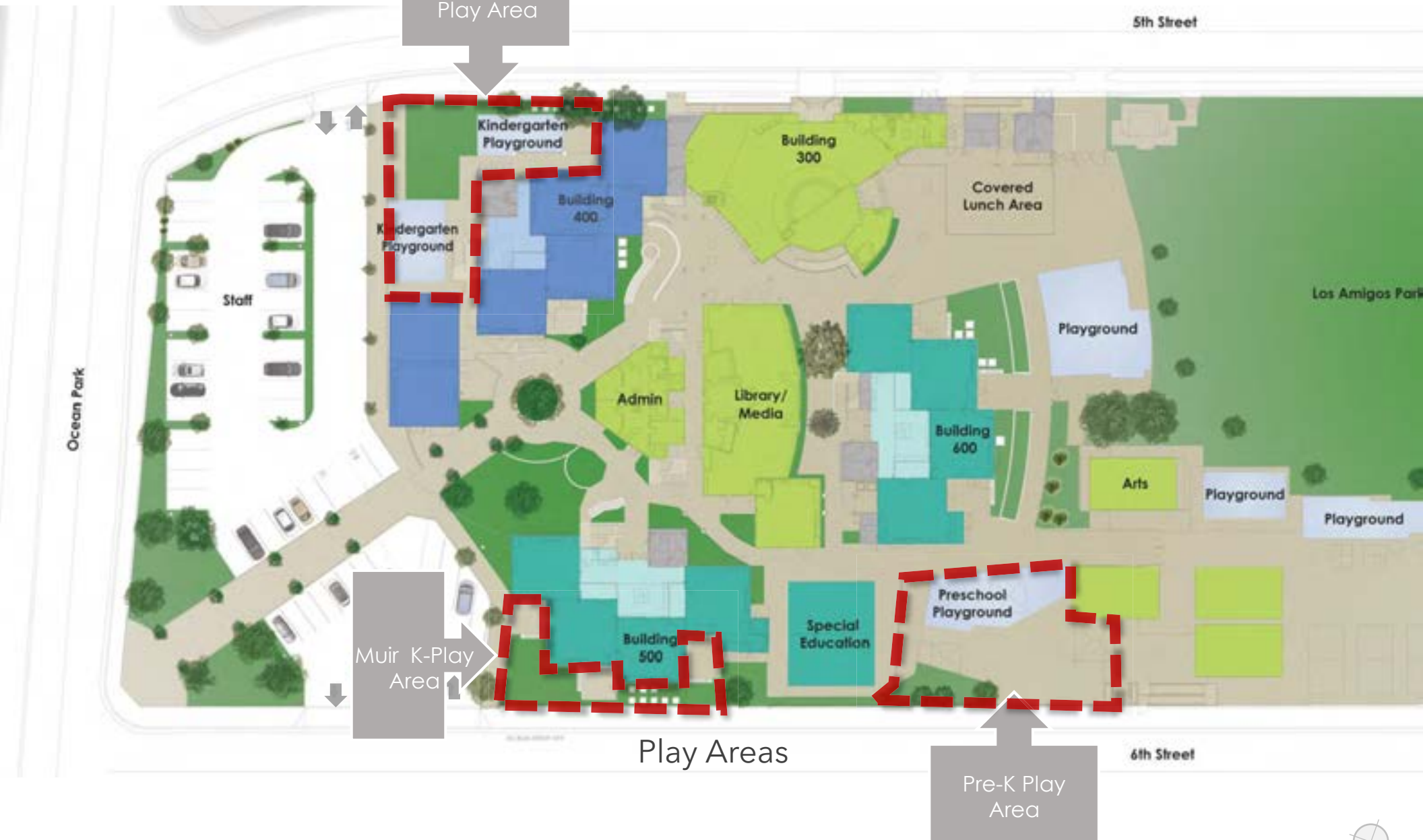
Student Drop-Off Locations



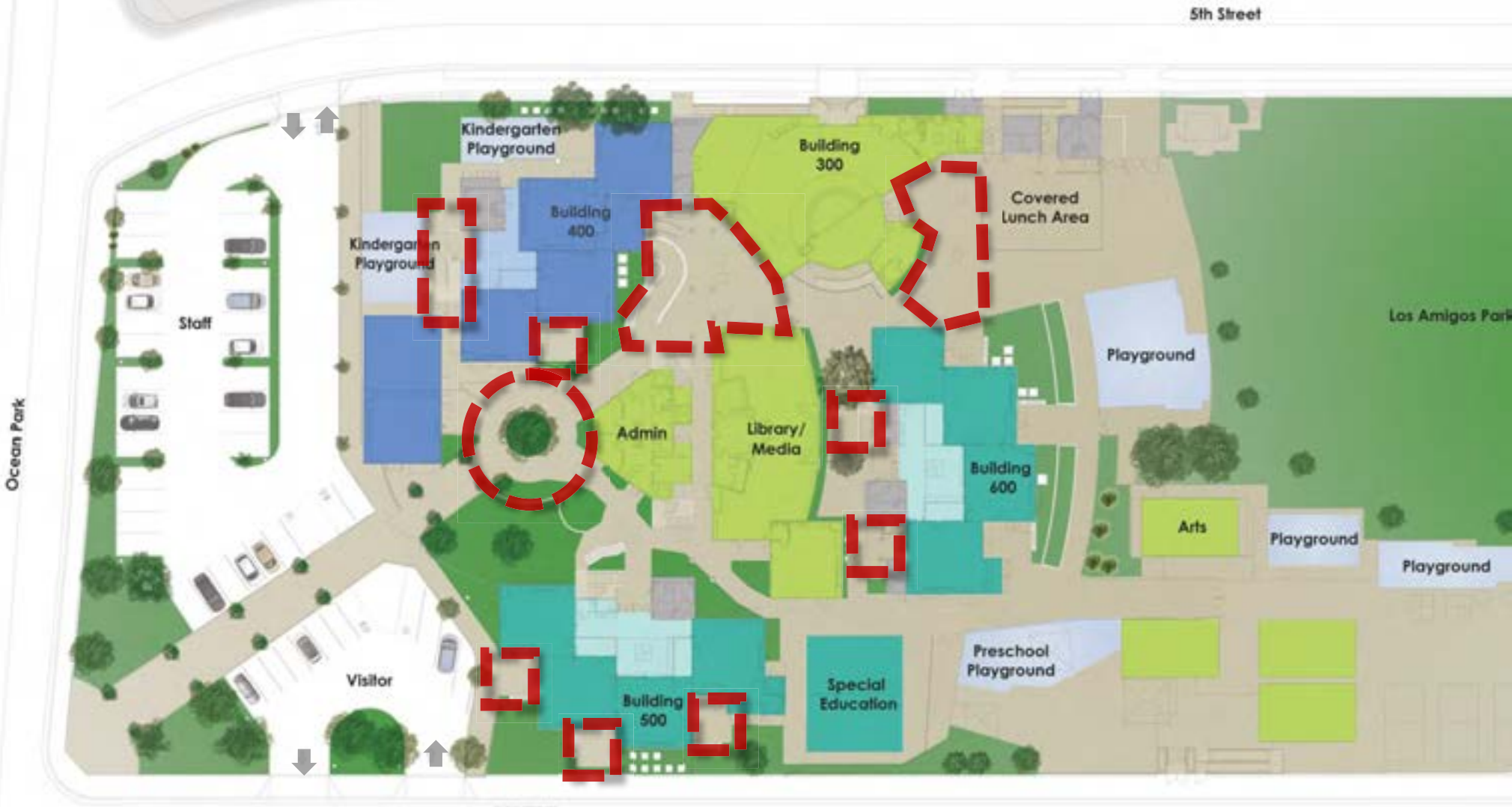






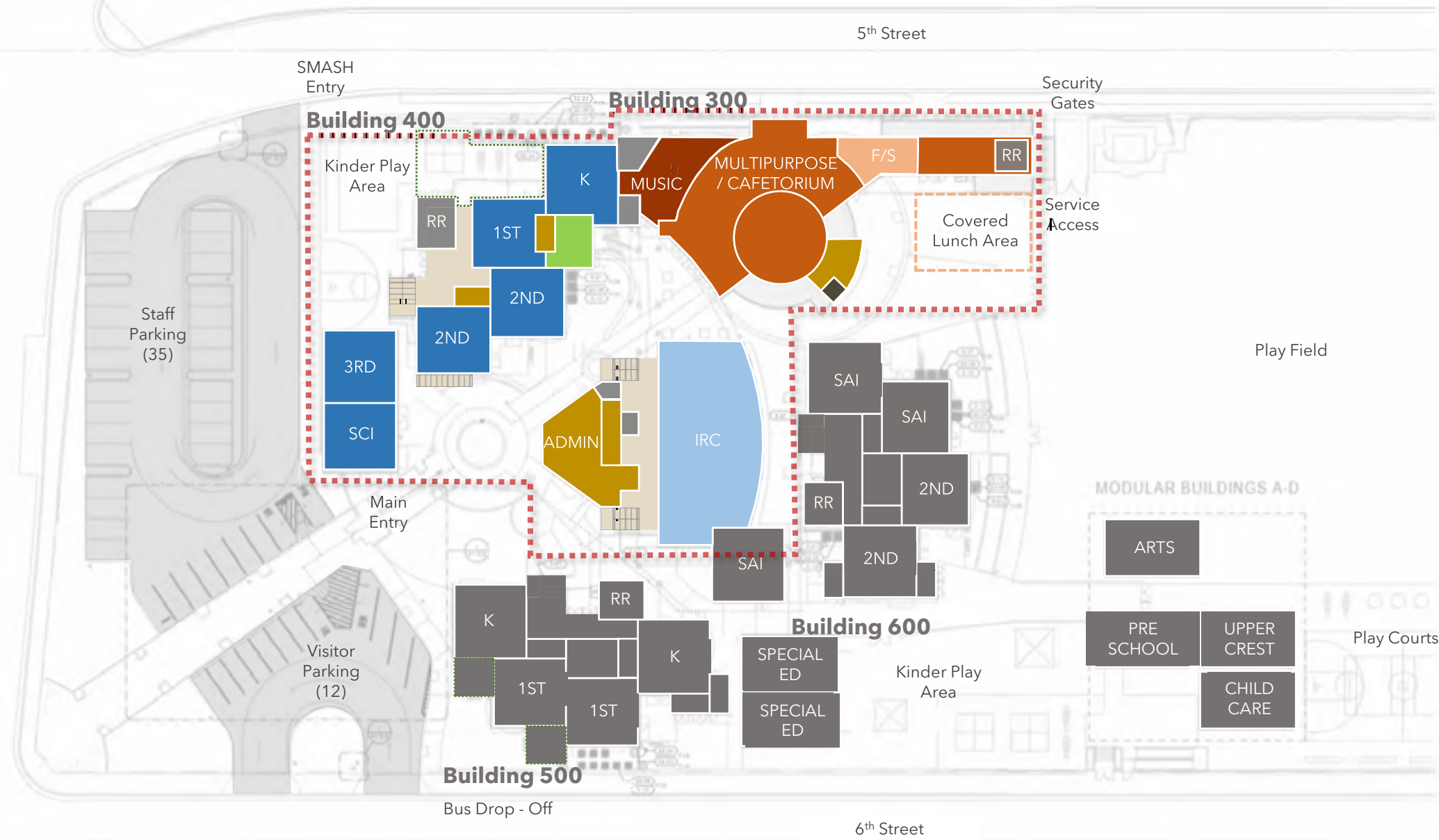


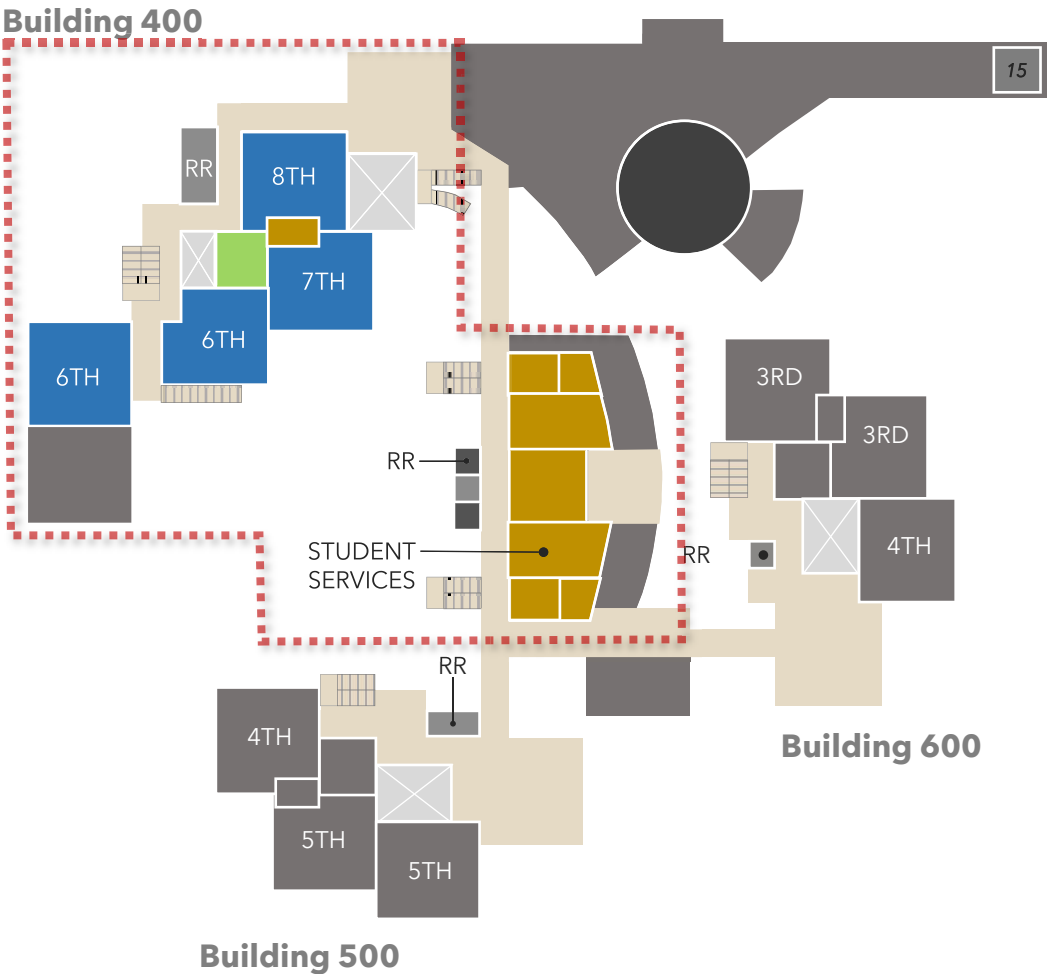


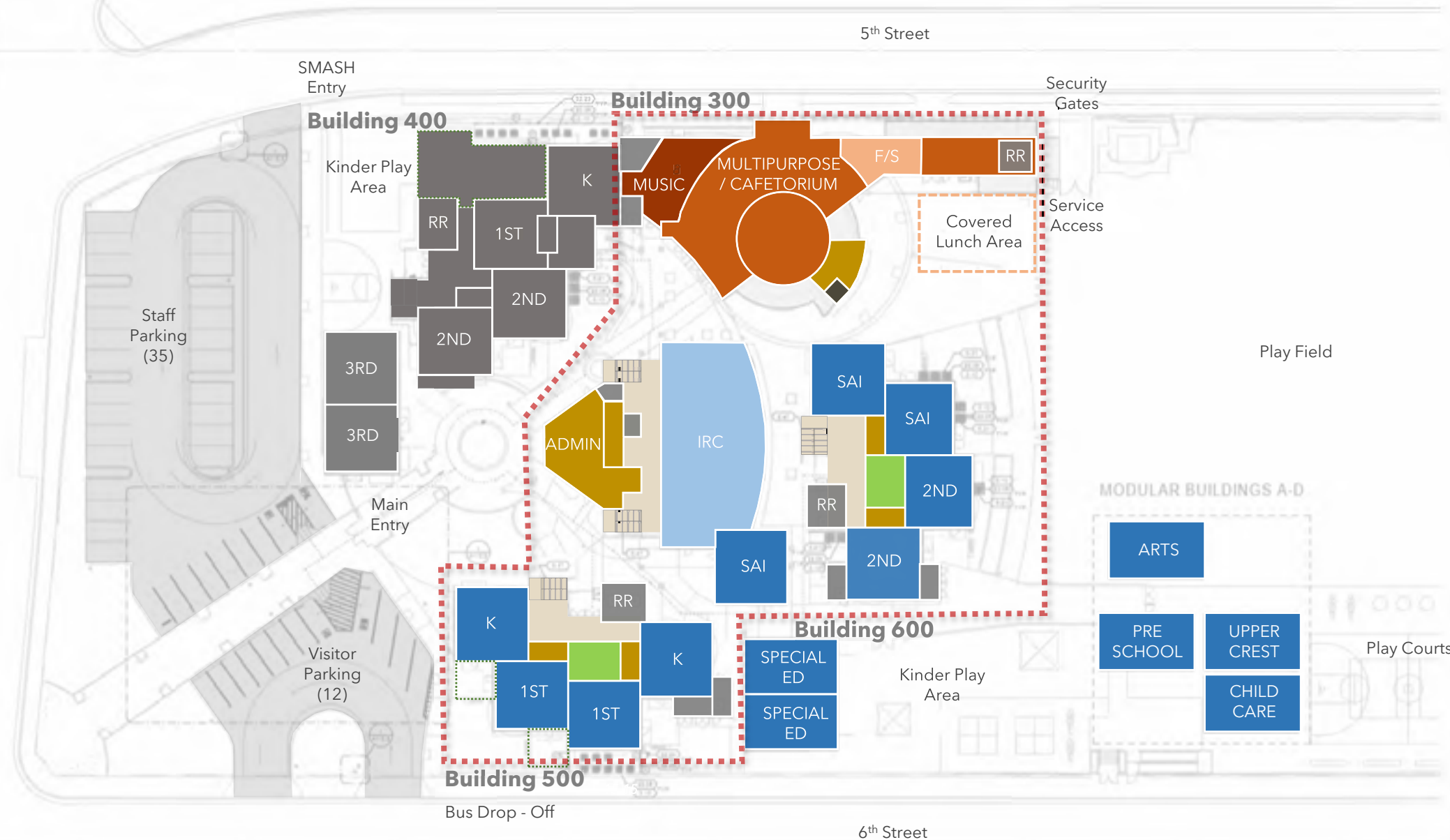


Outdoor Courtyards

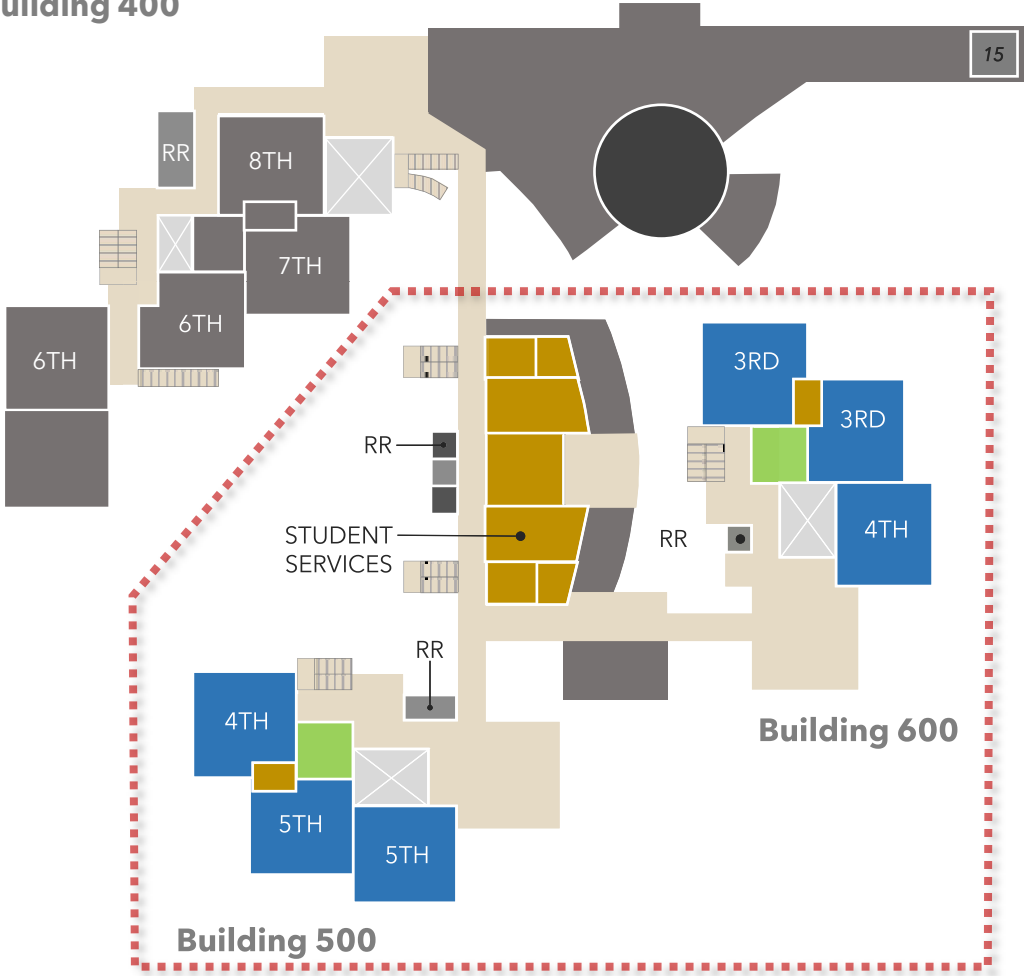








Building 400



Educational Specifications Overview

A photograph of a beach at sunset. The sky is a warm orange and yellow. In the background, a long wooden pier extends into the ocean. On the pier, there is a large Ferris wheel and other amusement rides. The waves are breaking on the sandy beach in the foreground.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

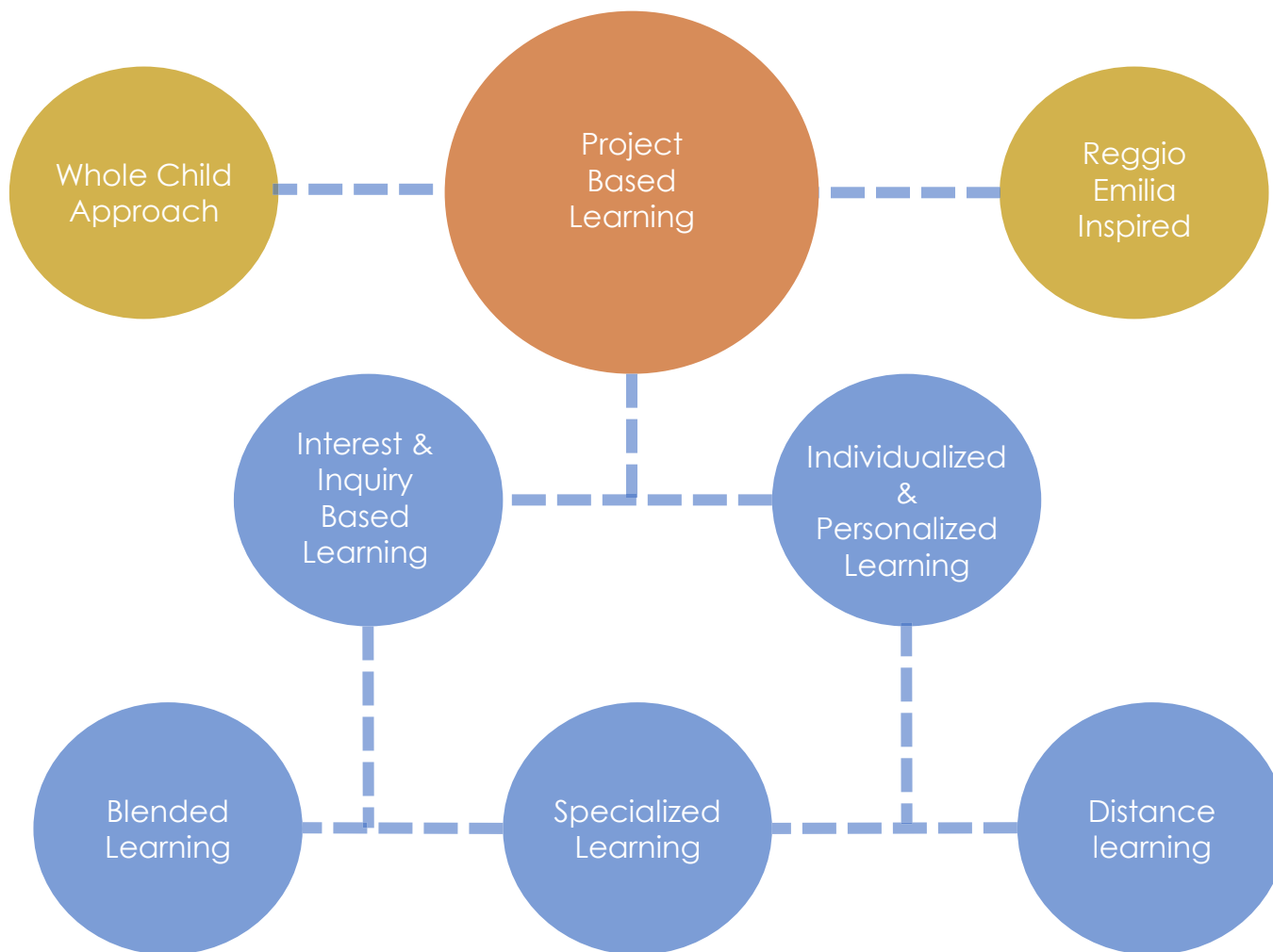
DISTRICTWIDE EDUCATIONAL SPECIFICATIONS

Draft 2
March 2019

Shared Values

- Student Centered
- Equity
- Engagement
- Collaboration
- Diversity
- Civility

Project Based Learning

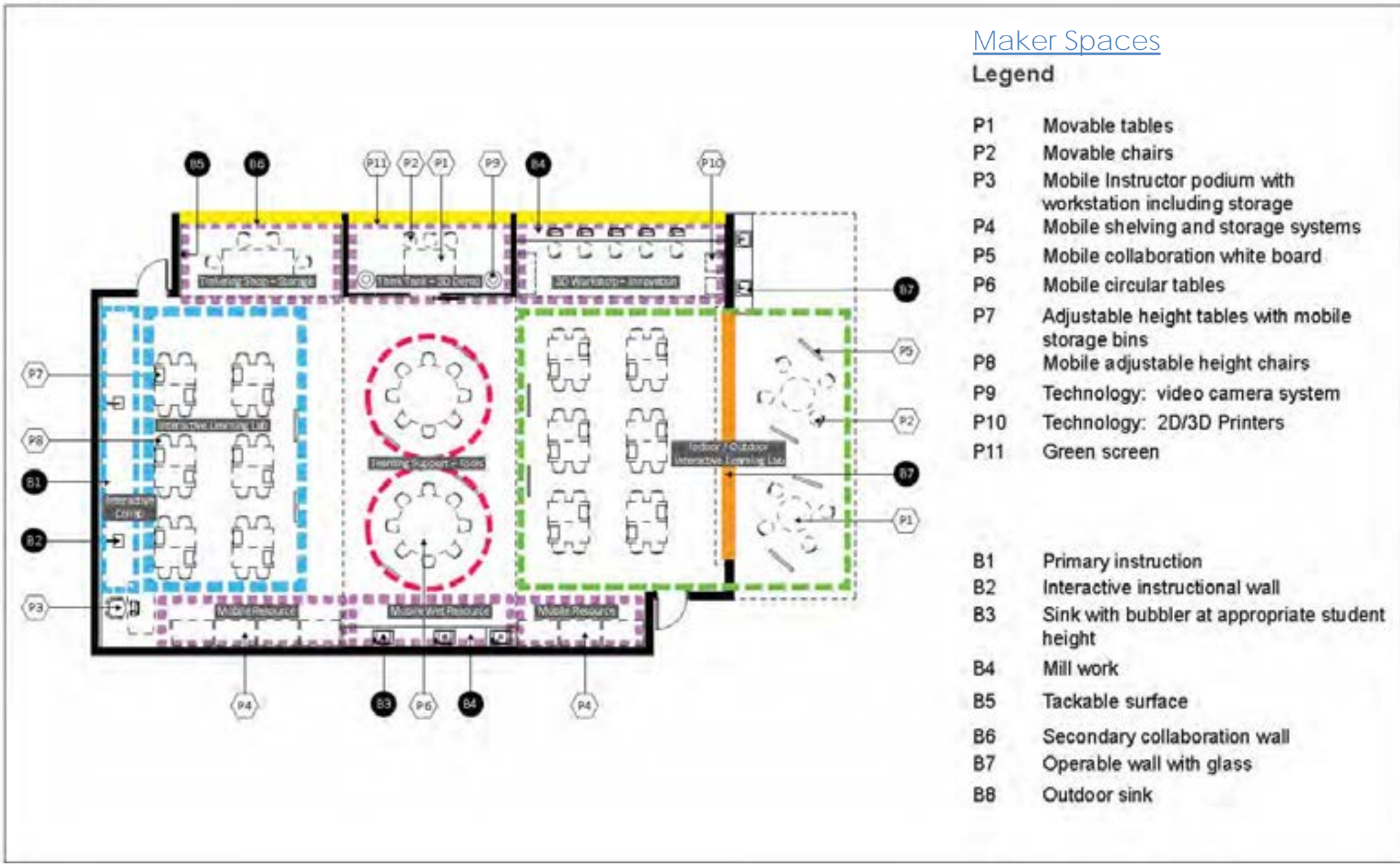


Elementary Model School: Future Planning by Room Type

Campus Capacity		Building & Site Requirements	
Capacity	600-700 Students	Parking	56 Stalls

	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF	
Academic Core						
PK	1	1:20	20	1,350	1,350	
T-K	1	1:20	20	1,350	1,350	
Kindergarten	3	1:24	72	1,350	4,050	
1st Grade	4	1:24	96	1,200	4,800	
2nd Grade	4	1:24	96	1,200	4,800	
3rd Grade	4	1:30	120	1,200	4,800	
4th Grade	4	1:30	120	1,200	4,800	
5th Grade	4	1:30	120	1,200	4,800	
Special Education	3	1:8	24	1,200	3,600	
Total	25		688		34,350	
Specialized/Flexible						
Teaming Area	4	—	—	2,200	8,800	1 for Every 6 Classrooms Use Inventory From Above Distributed as Campus Hubs
Block Classrooms - 4	—	—	—	—	—	
Flex Science/Art	2	1:30	—	1,400	2,800	
Maker Lab	2	1:30	—	2,000	4,000	
Multipurpose	1	400	—	5,200	5,200	Including Flex Sports Including Full Service Kitchen
Cafe/Culinary	1	400	—	8,000	8,000	
Flex Music	2	1:30	—	960	1,920	
Library	1	—	—	7,900	7,900	
Total					38,620	

Floor Plan

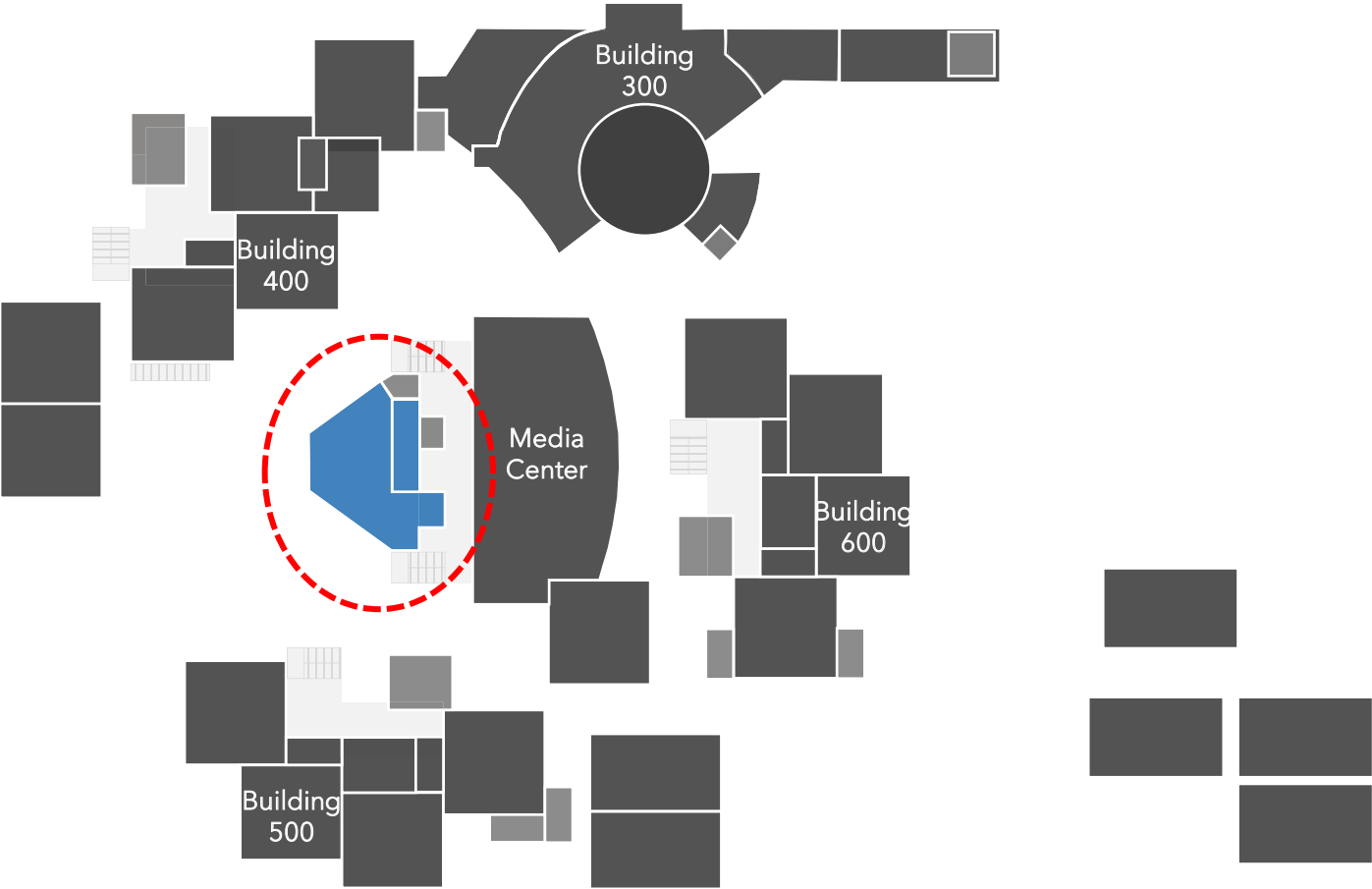


SMASH / Muir ES

6 Potential Projects:

Project 1

New Administration/
Maker Space,
Science/Art Building,
Parking Renovation

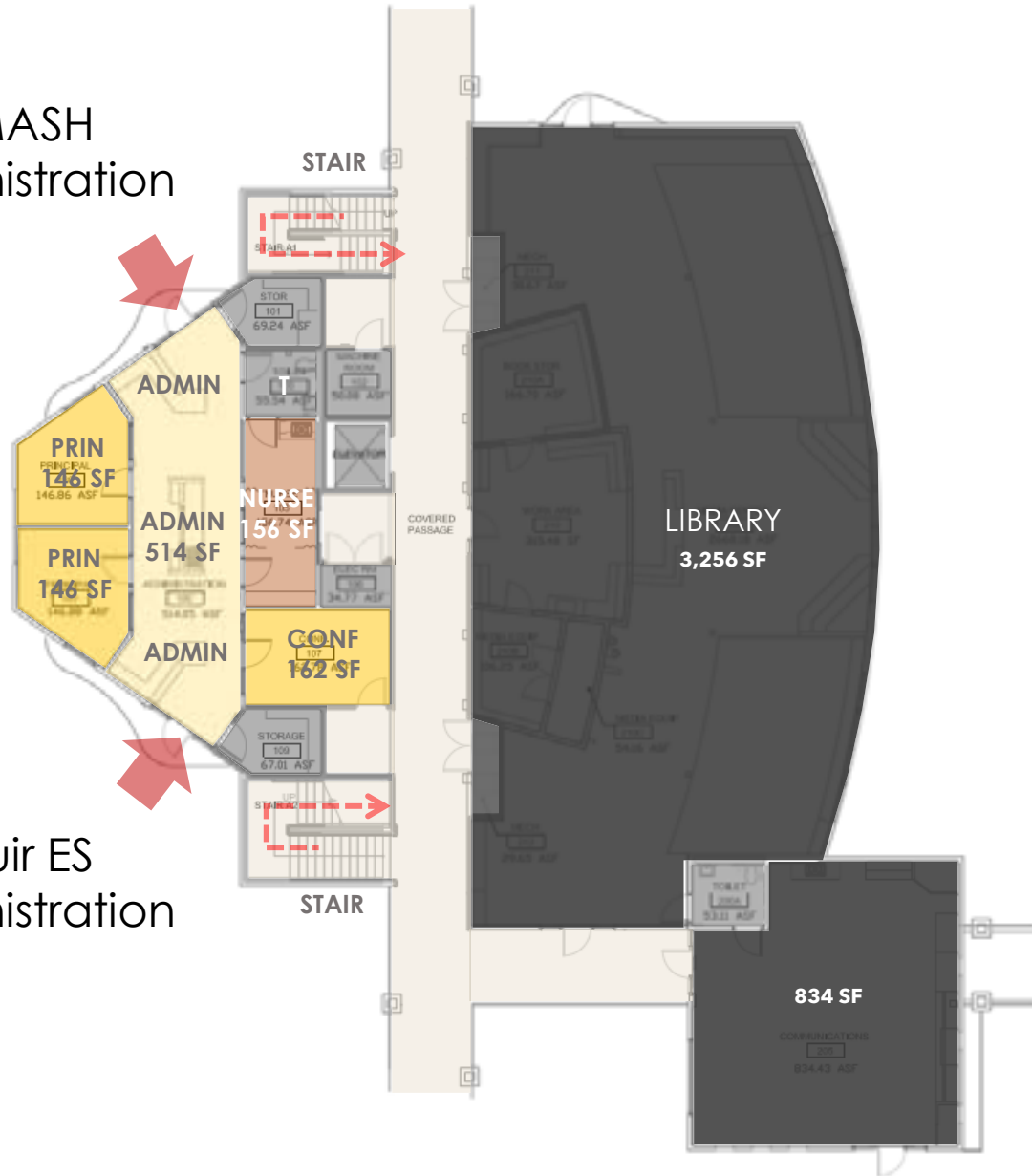


Complex Plan: Administration



SMASH
Administration

Muir ES
Administration



Existing Administration/Student Services
Building 100 & 300:

Administration Area: 1,126.54* sf
(First Floor)

Student Services Area: 1,700.21* sf
(Second Floor)

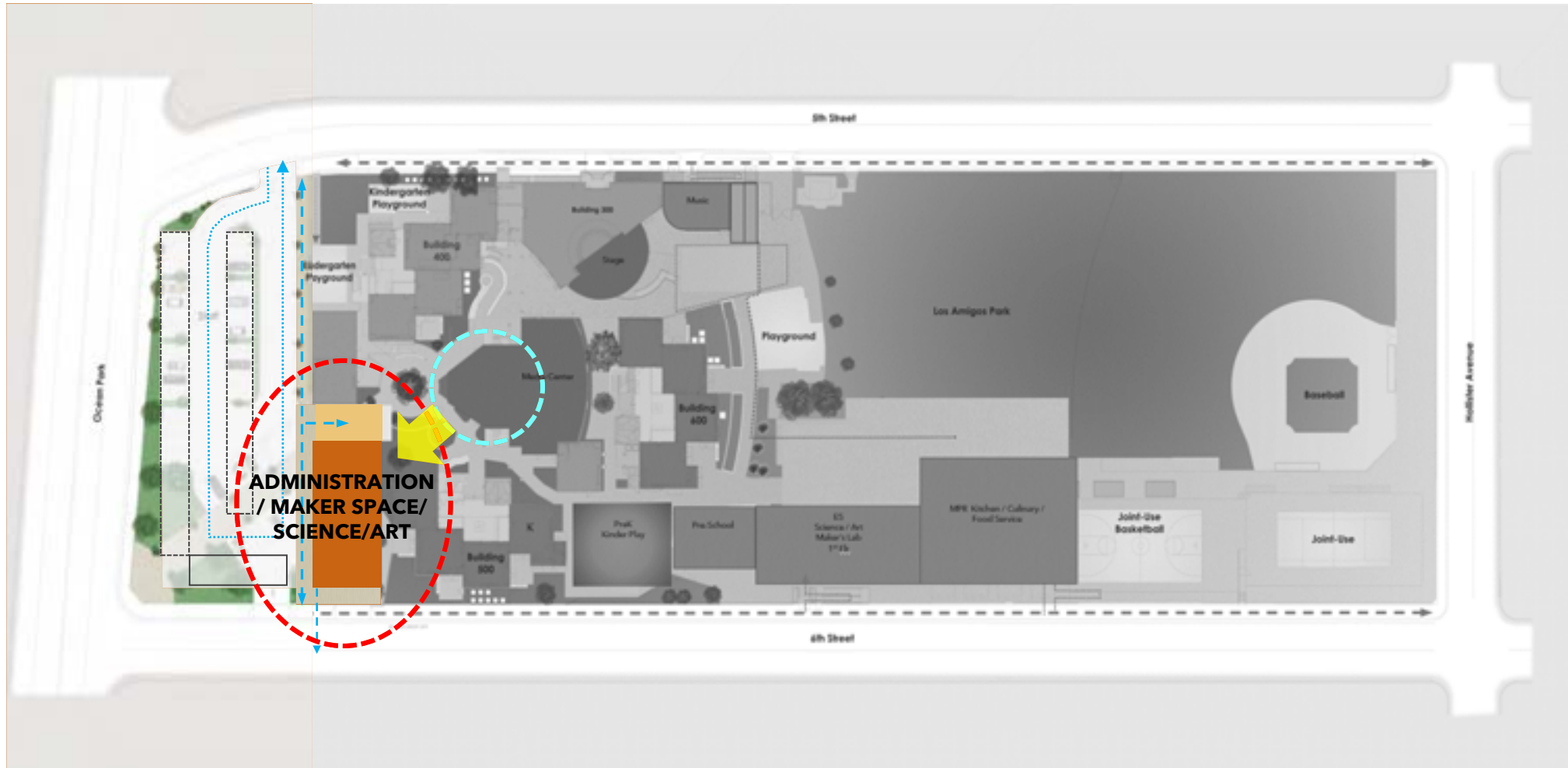
Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

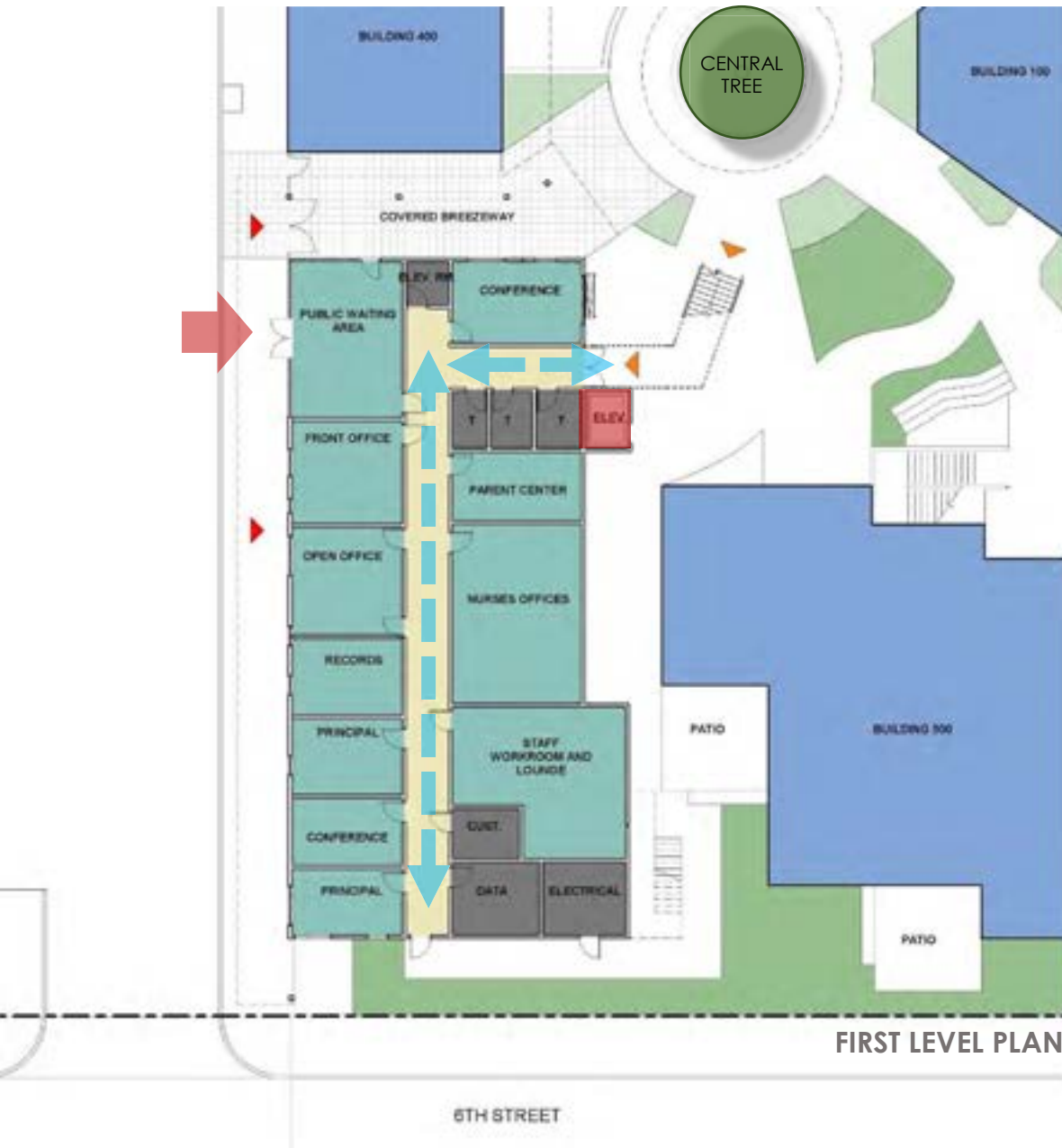
* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage

Existing Administration Building Plan



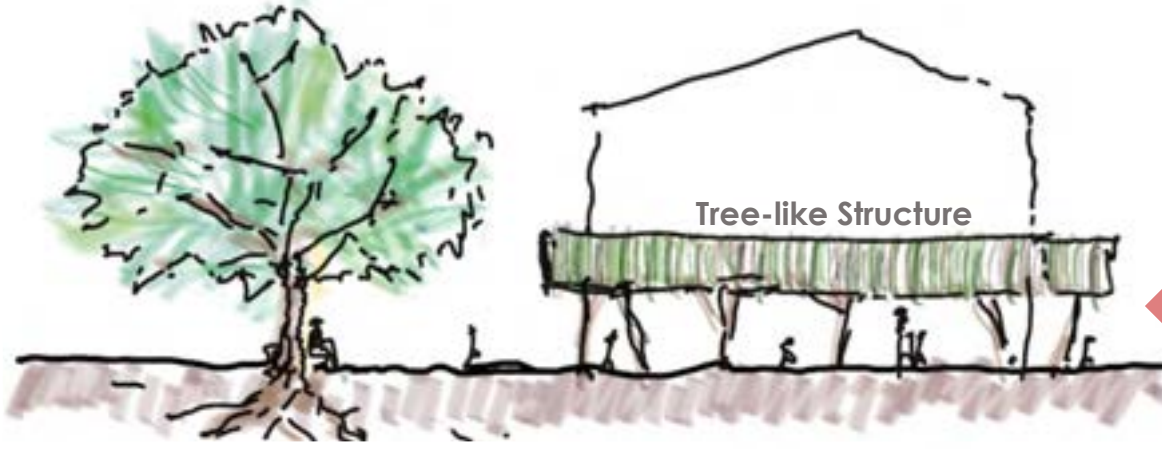
Campus Plan: New Administration/
Maker/ Science/ Art Lab





New Administration/ Maker/
Science/ Art Lab Floor Plans

Central Tree

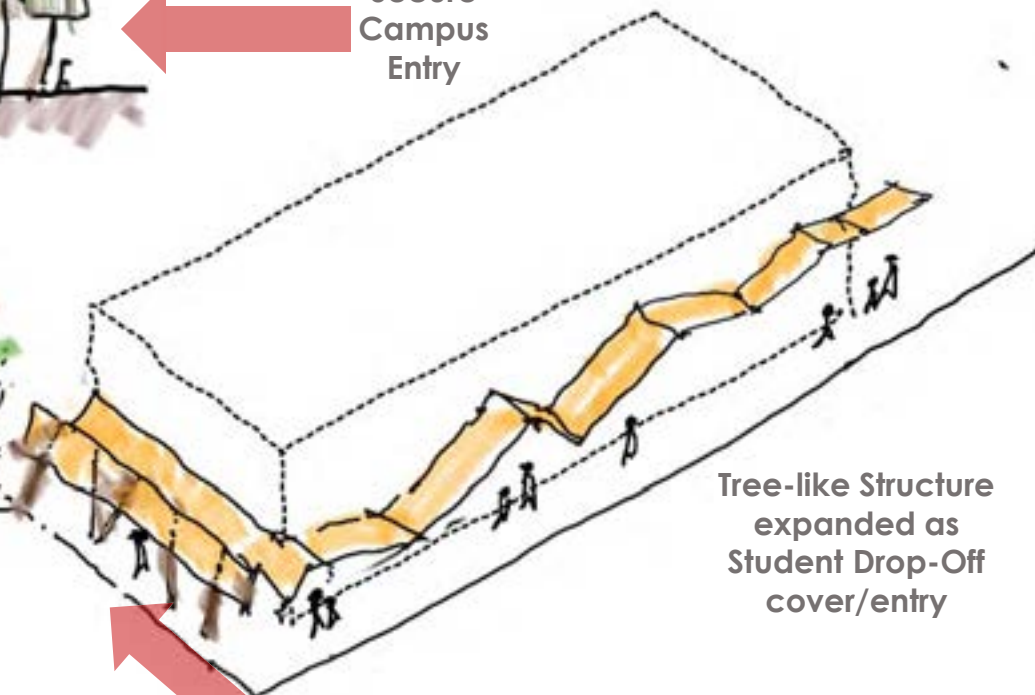


Tree-like Structure

Secure
Campus
Entry



Central Tree



Tree-like Structure
expanded as
Student Drop-Off
cover/entry

Secure
Campus
Entry



New Administration/ Maker/
Science/ Art Lab Concept Sketch



Birdseye View from 6th and Ocean Park



View from Parking Area



View from Central Tree Courtyard



View from 6th Street



Birdseye View from above Building 400

EXISTING
Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47



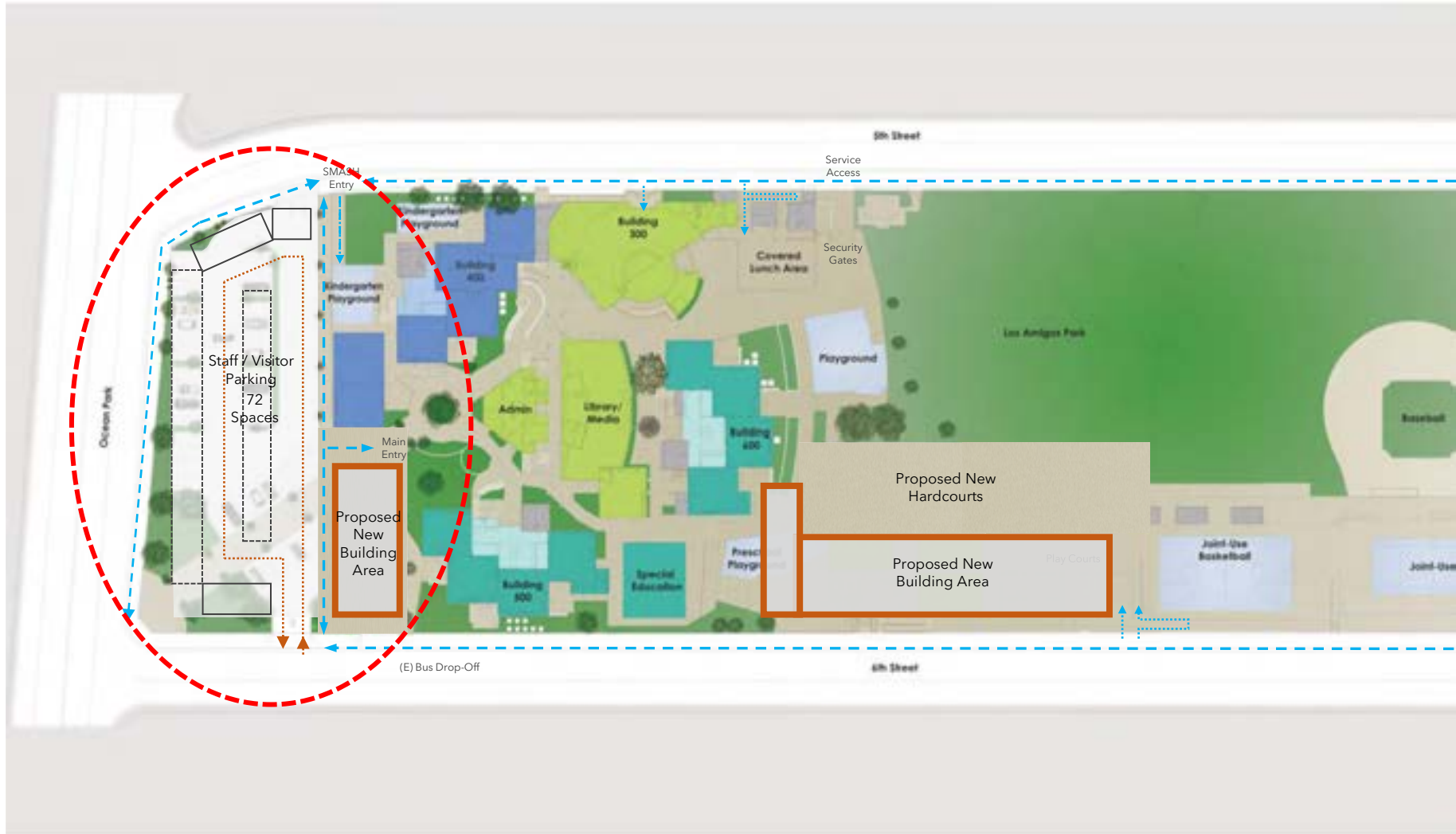
Existing Parking

EXISTING

Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

PROPOSED

Staff Parking (56)
Visitor Parking (16)
Total Spaces: 72



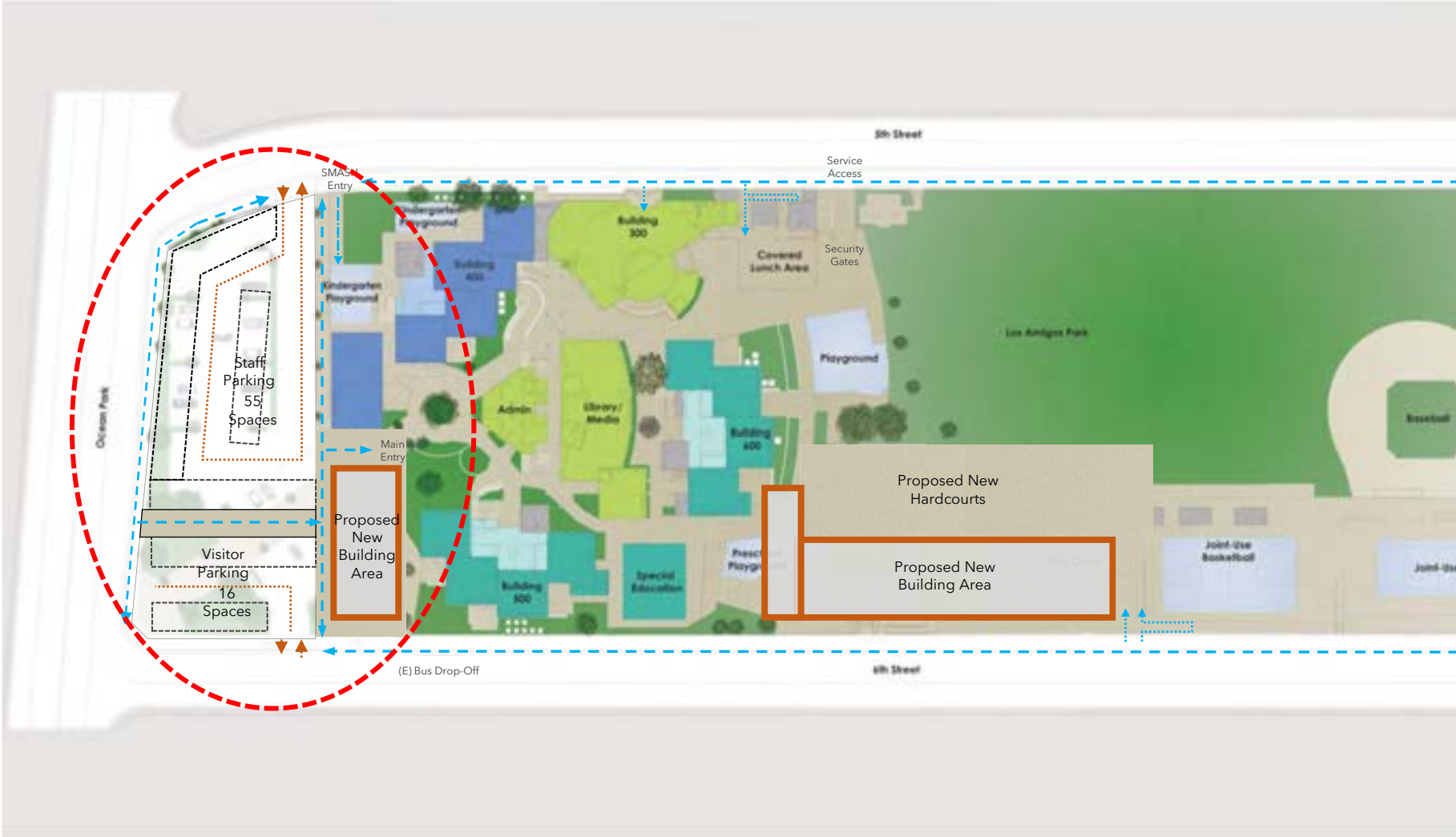
New Parking: Option 1

EXISTING

Staff Parking (35)
Visitor Parking (12)
Total Spaces: 47

PROPOSED

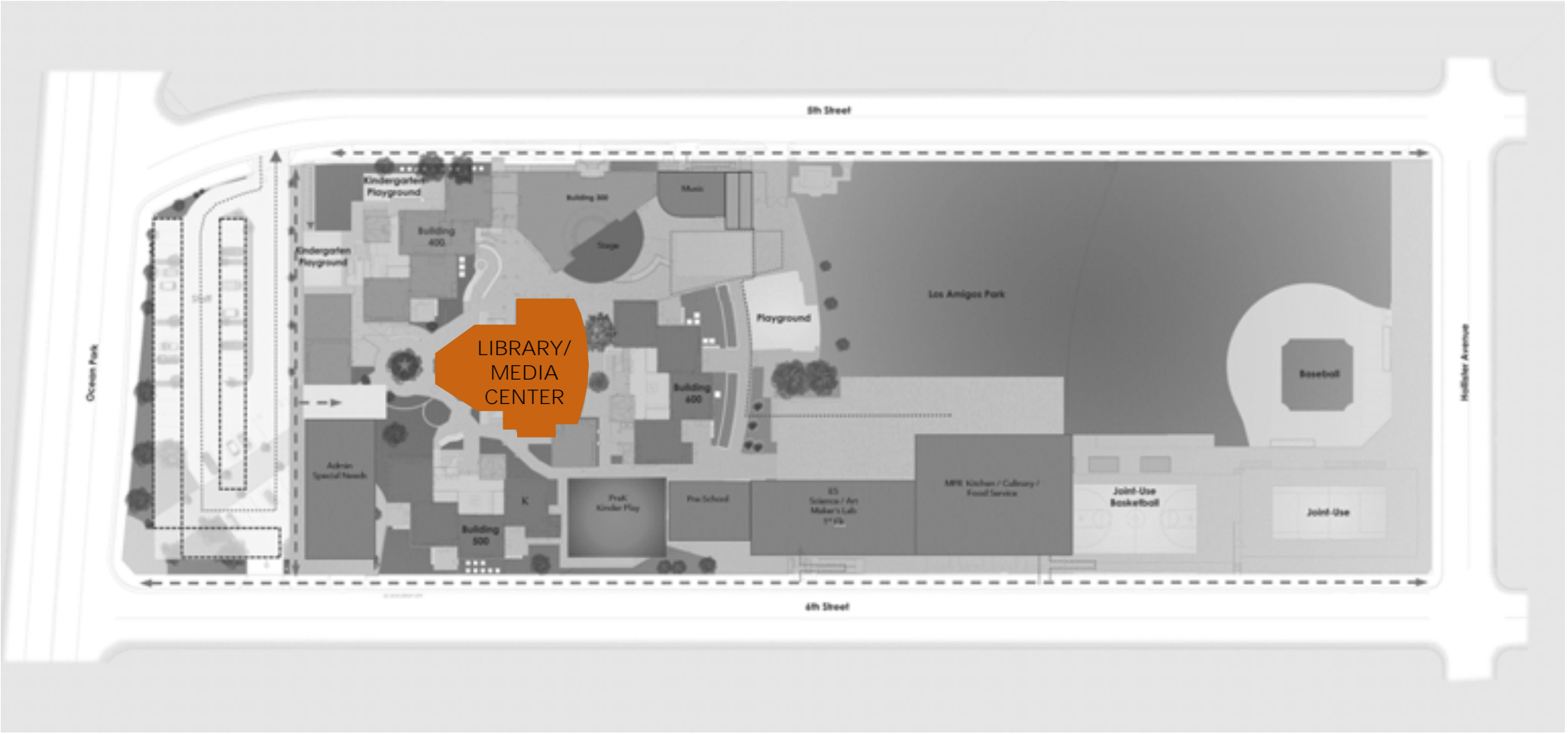
Staff Parking (56)
Visitor Parking (16)
Total Spaces: 72



New Parking: Option 2

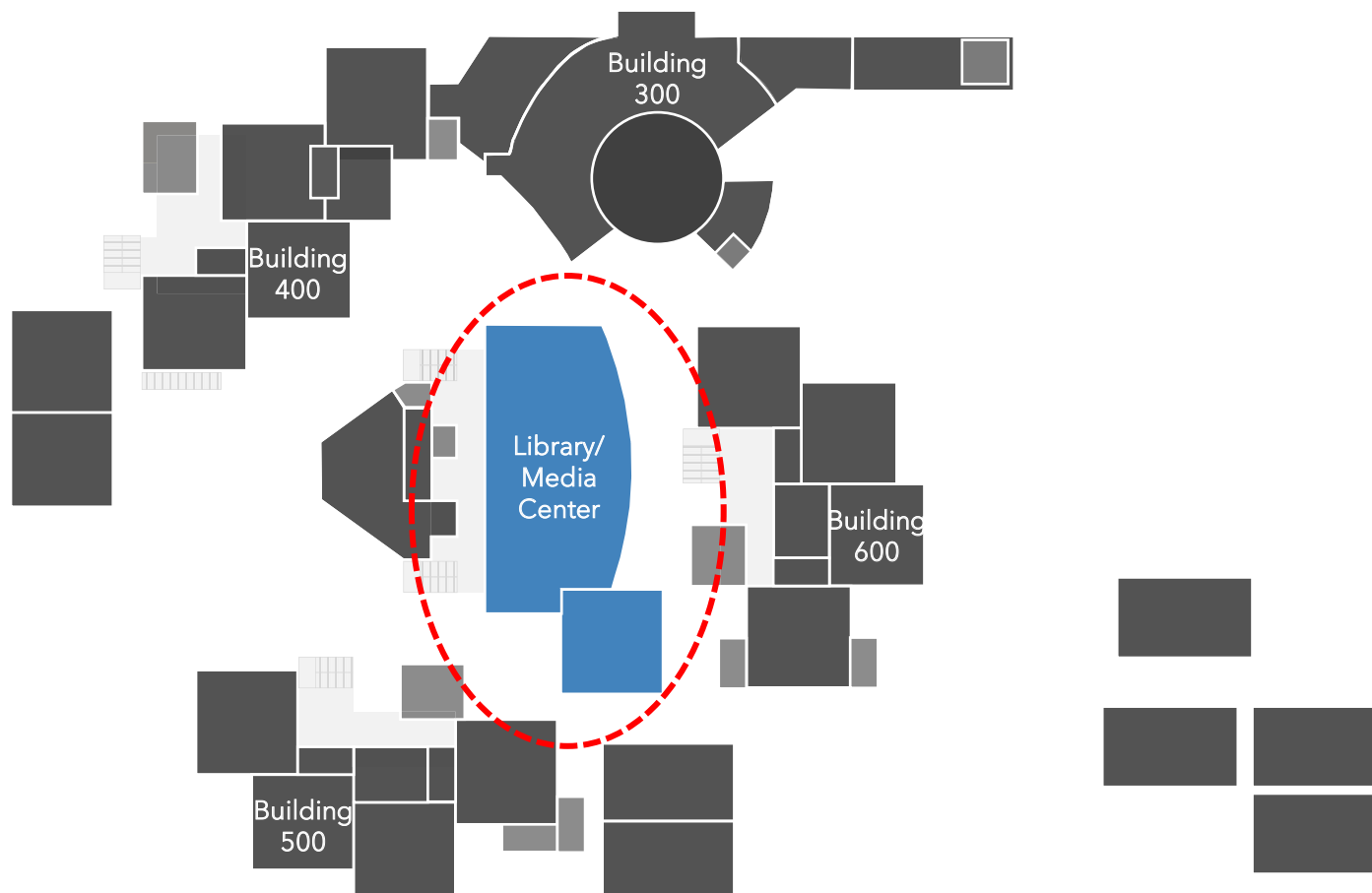
Project 2

Media Center Renovation



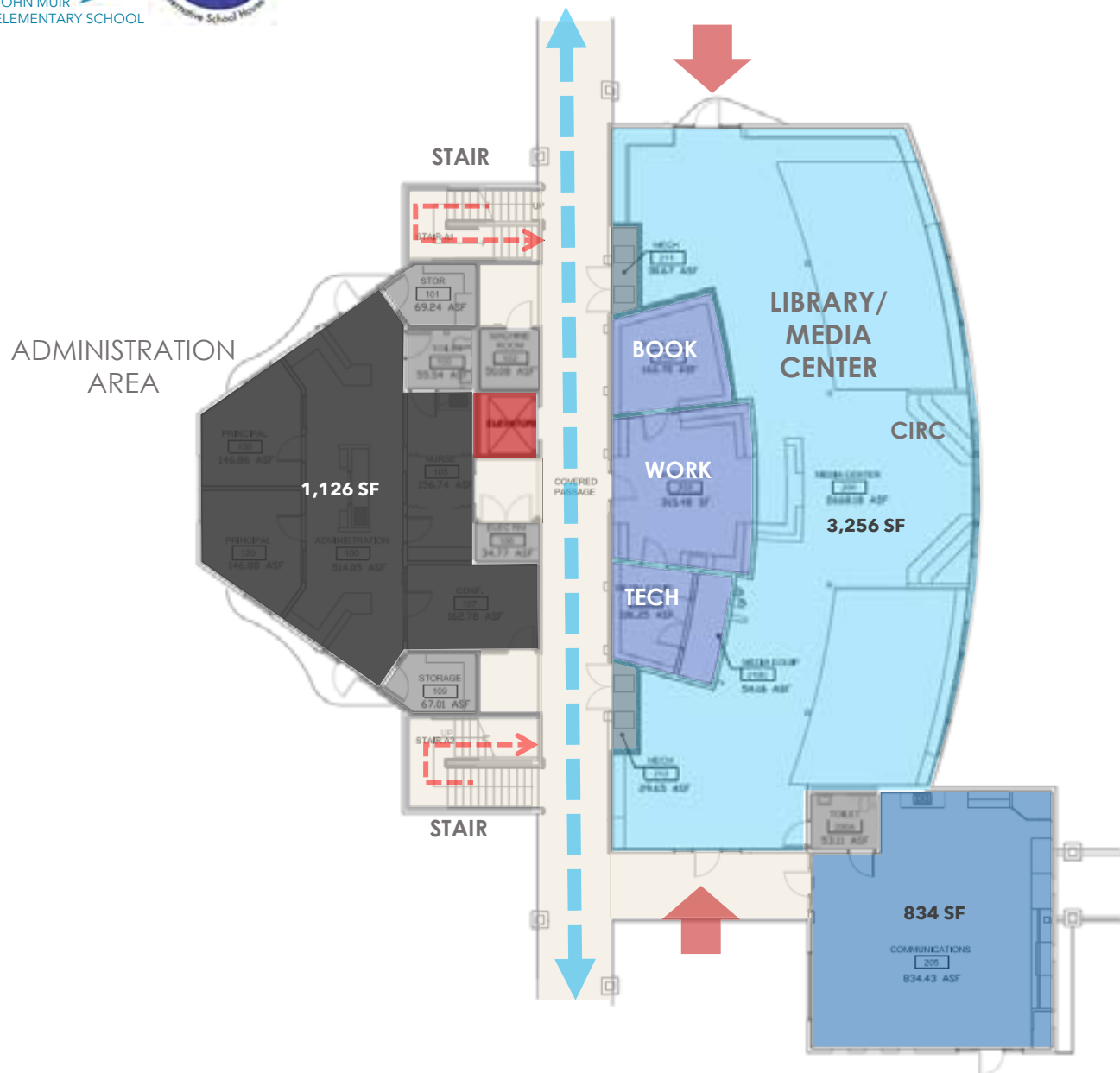
Campus Plan: Library Media Center

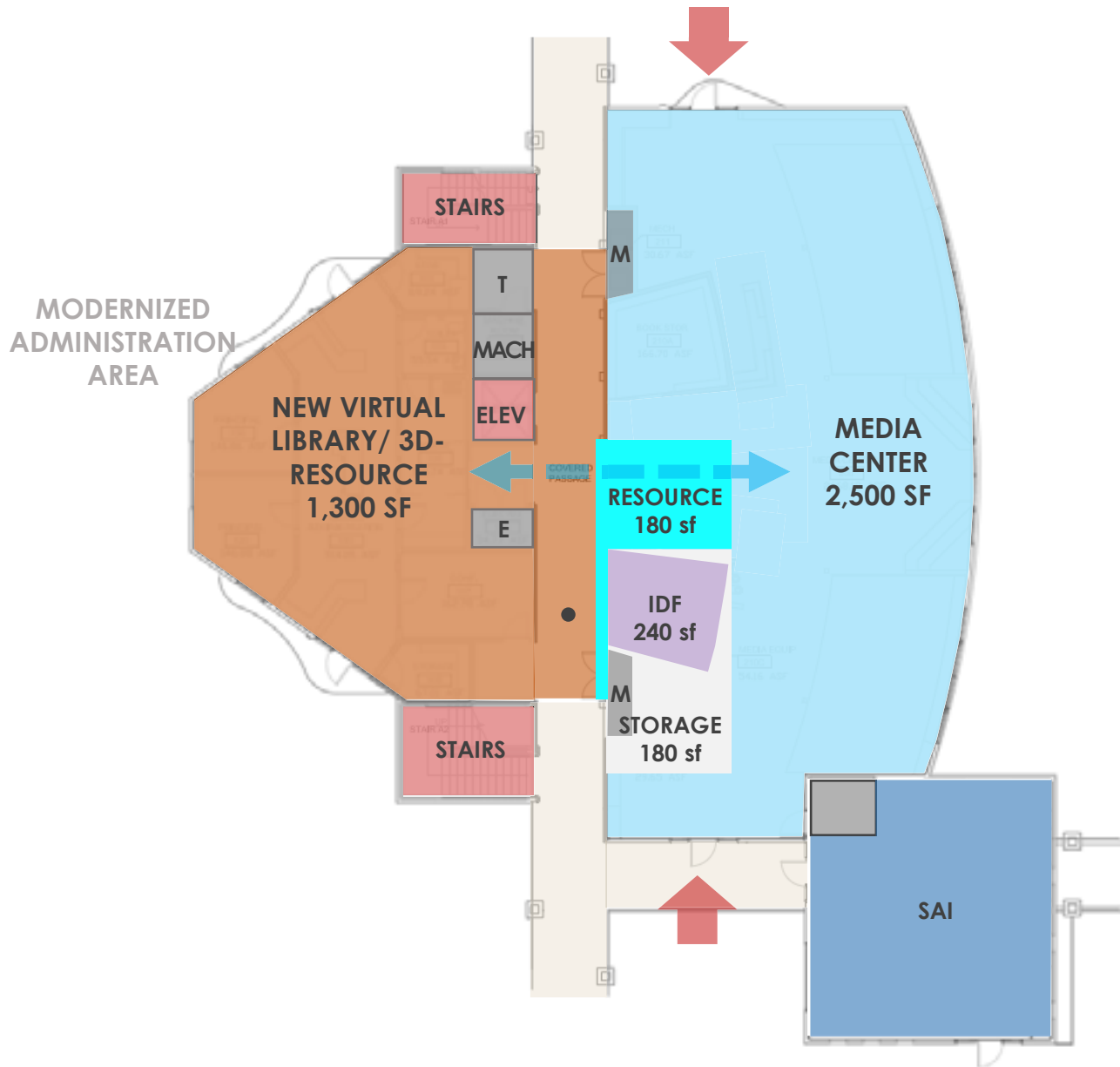




Complex Plan: Library Media Center







- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

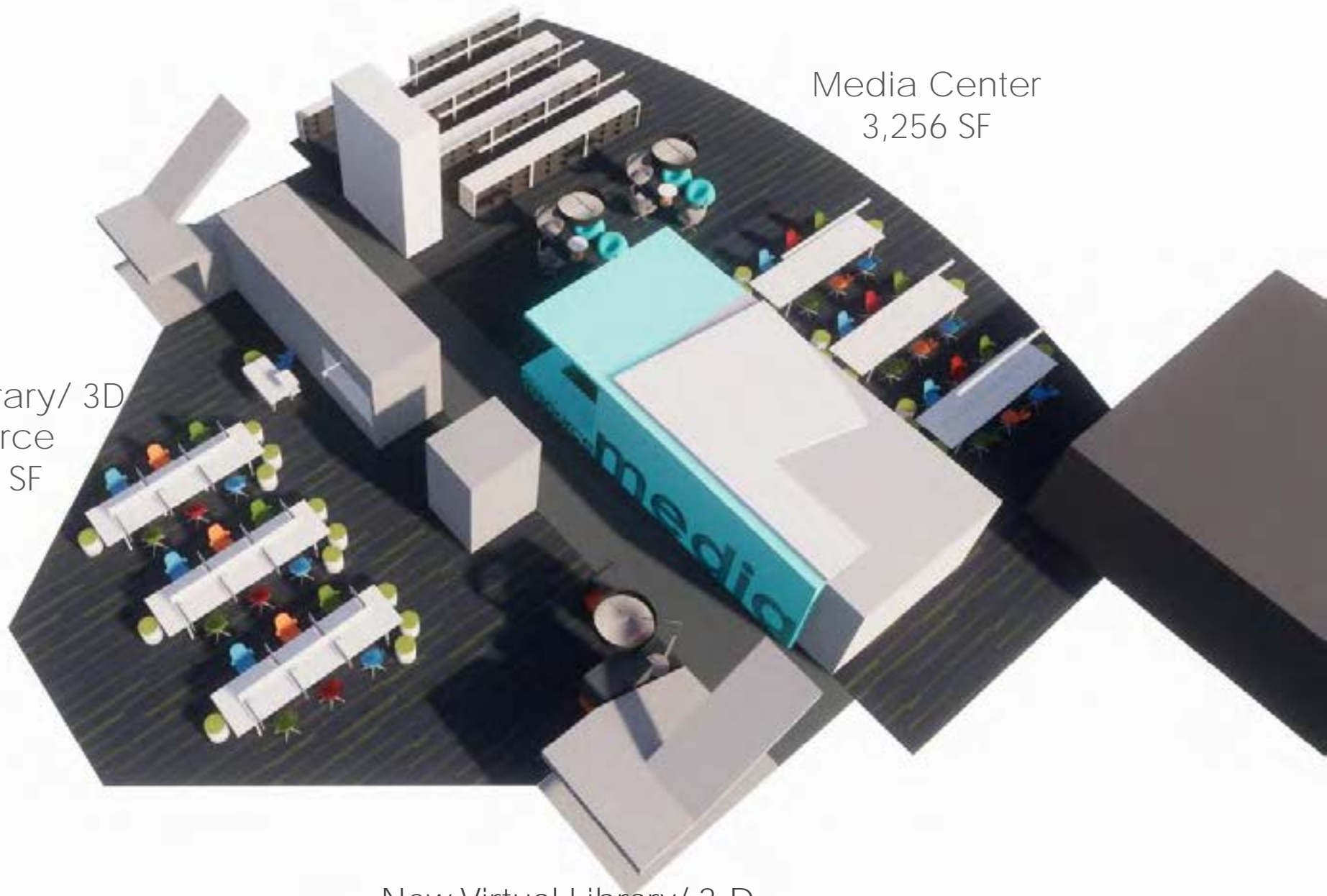
Existing Library Area: 3,256.61 sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Library Proposed Area - 5,600 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

New Library/ Media Floor Plan





Media Center
3,256 SF

Virtual Library/ 3D
Resource
1,300 SF

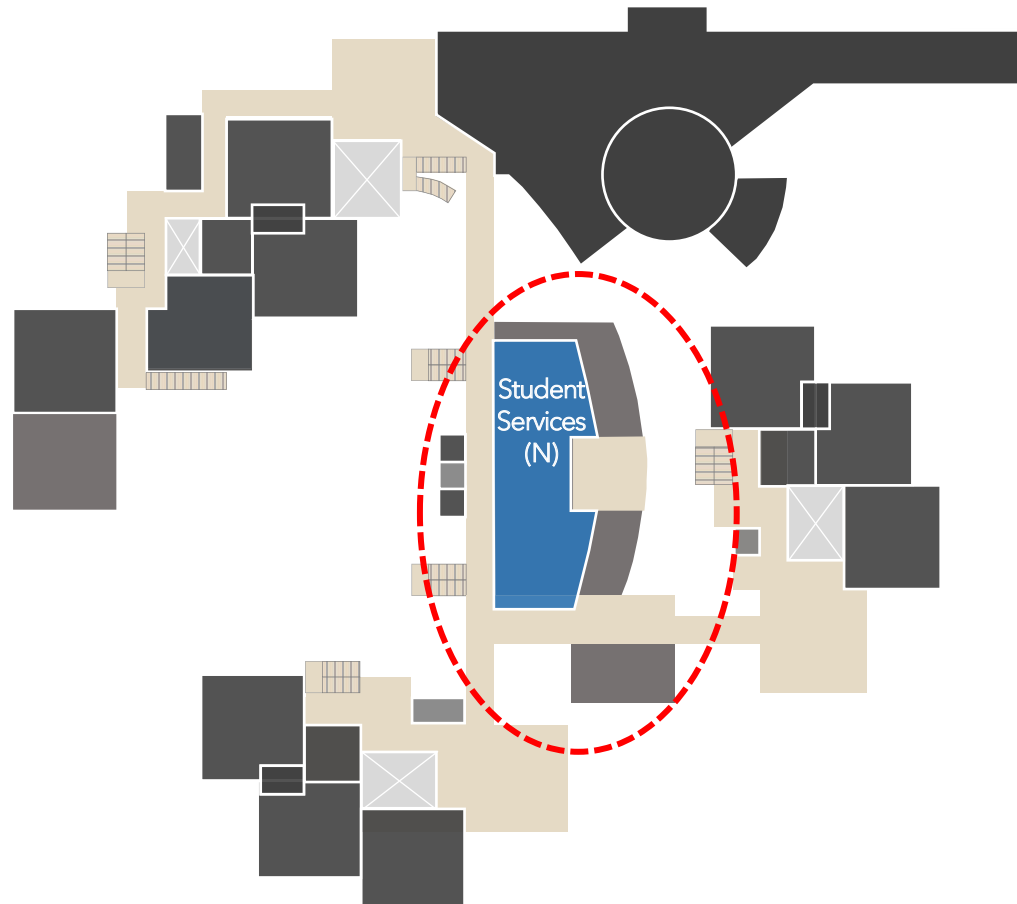
New Virtual Library/ 3-D
Resource Plan



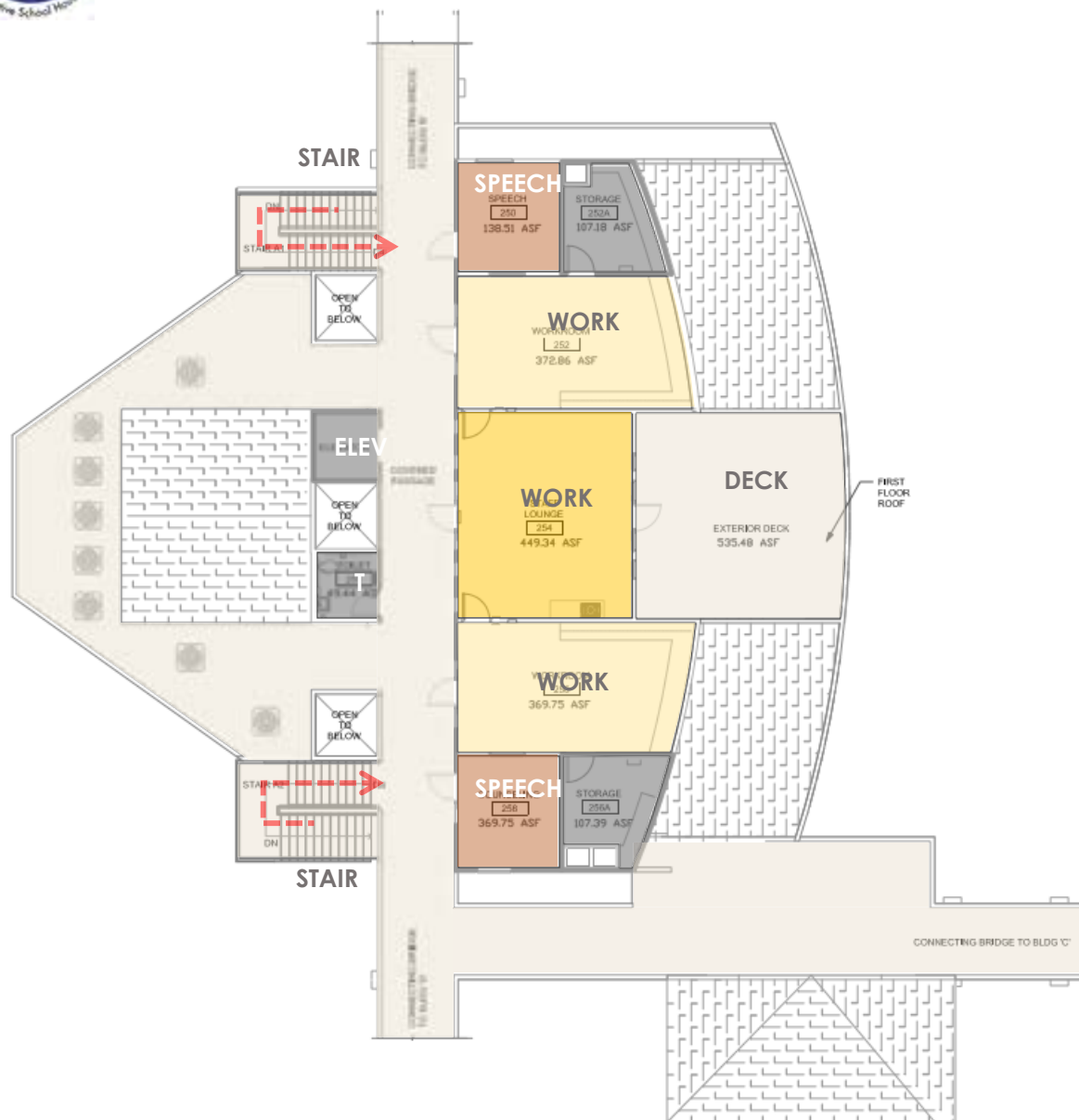
Modernized Media Center



New Virtual Library/ 3-D
Resource Plan



Complex Plan: Student Services



Existing Administration/Student Services
Building 100 & 200:

Administration Area: 1,126.54* sf
(first floor)

Student Services Area: 1,700.21* sf
(second floor)

Teacher Lounge
(Prev. Dressing Rm in Bldg 300): 305.95 sf
Total Admin/Student Services: 3,132.7* sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Administration Proposed Area: 4,330* sf

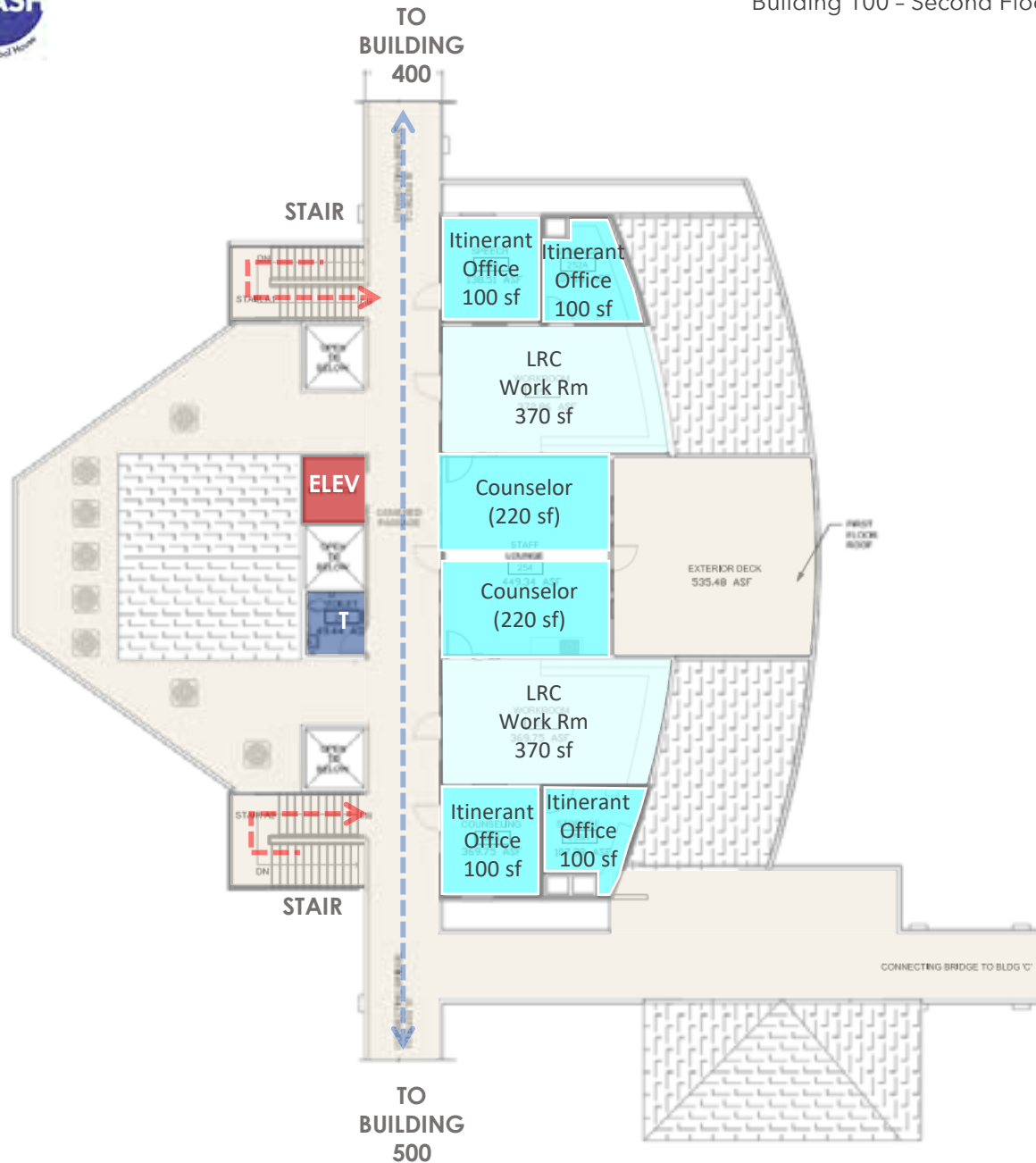
* This number does not include building services
such as storage, restroom, data, electrical and/or
equipment storage

Existing Student Services Plan



Santa Monica - Malibu Unified School District SMASH / MUIR

Building 100 - Second Floor Level Administration & Student Services (Modernized)



Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room	200 sf
Accommodate 6-8 Individuals	
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4)	100 sf
Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	
Records Storage	200 sf
Filing & Supply Storage	
Open Office Work Area	400 sf
Volunteer Work Area/Impromptu Meeting File	
Storage Printer & Computer Access	
MDF Data Center	140 sf
Circulation	300 sf
(+/- 10% of Overall Area)	
Health Center	400 sf
First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf

Total 4,330 sf

Modernized Student Services Plan



Project 3

Renovate Classroom

Buildings:

Example Bldg. 500

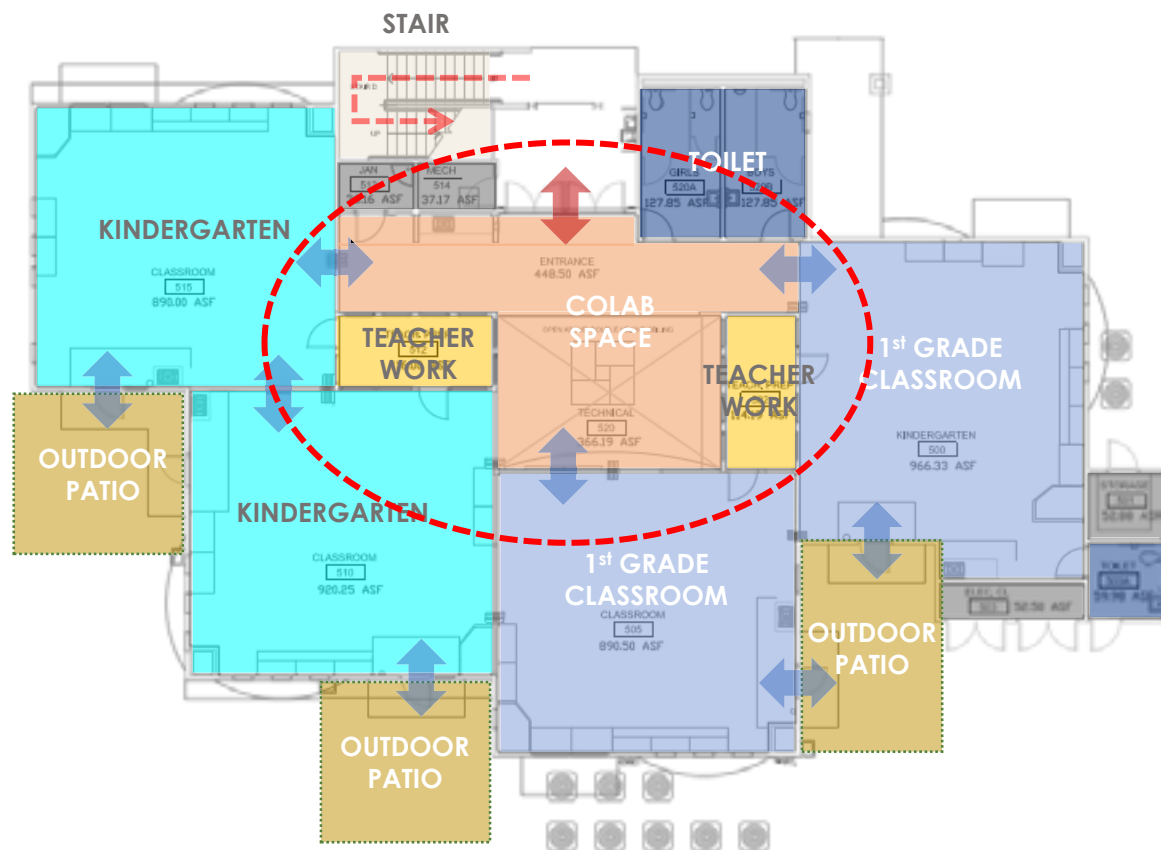


Campus Plan: Classroom Buildings





Complex Plan, Example: Classroom Building 500



Existing Classroom Building 500
1st Floor Plan

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

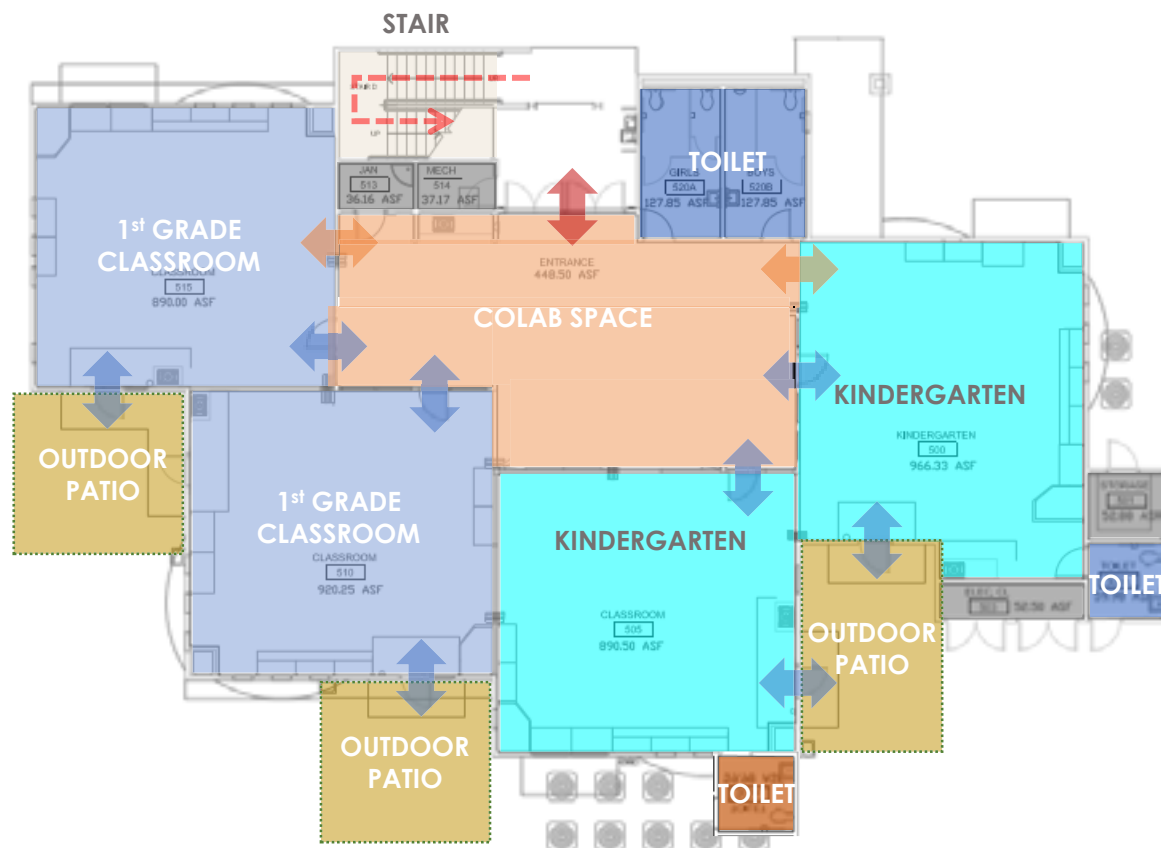
Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

SMMUSD 21st Century Elementary School
600 - 700 students:

Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage





Modernize Classroom Building 500 1st Floor Plan: Option 1

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

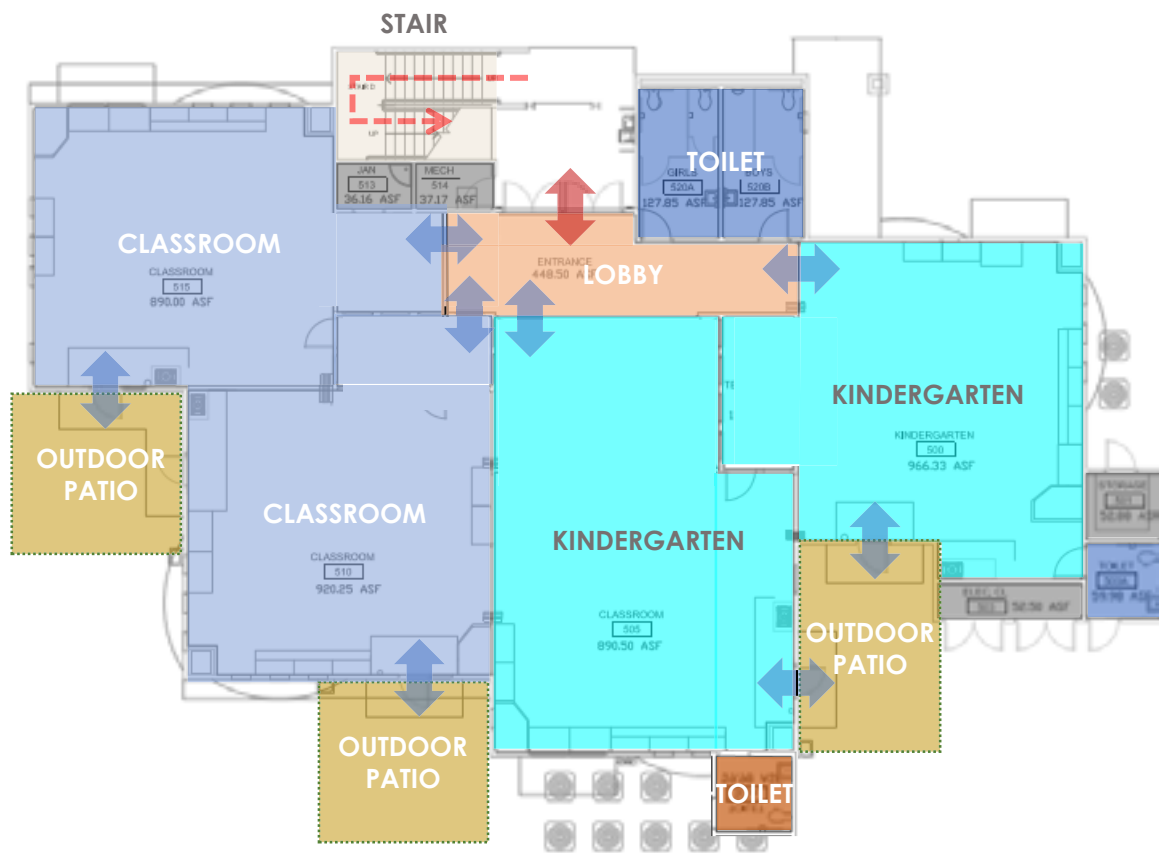
SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage





Modernize Classroom Building 500
1st Floor Plan: Option 1



Modernize Classroom Building 500

1st Floor Plan: Option 2

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Kindergarten: 890 - 920.25* sf
Existing Collaboration Area: 366.19* sf
Existing Teacher Prep Area: 114.19* sf

Existing 1st and 2nd Grade Classrooms:
Approx. 890.34 - 966.33 sf

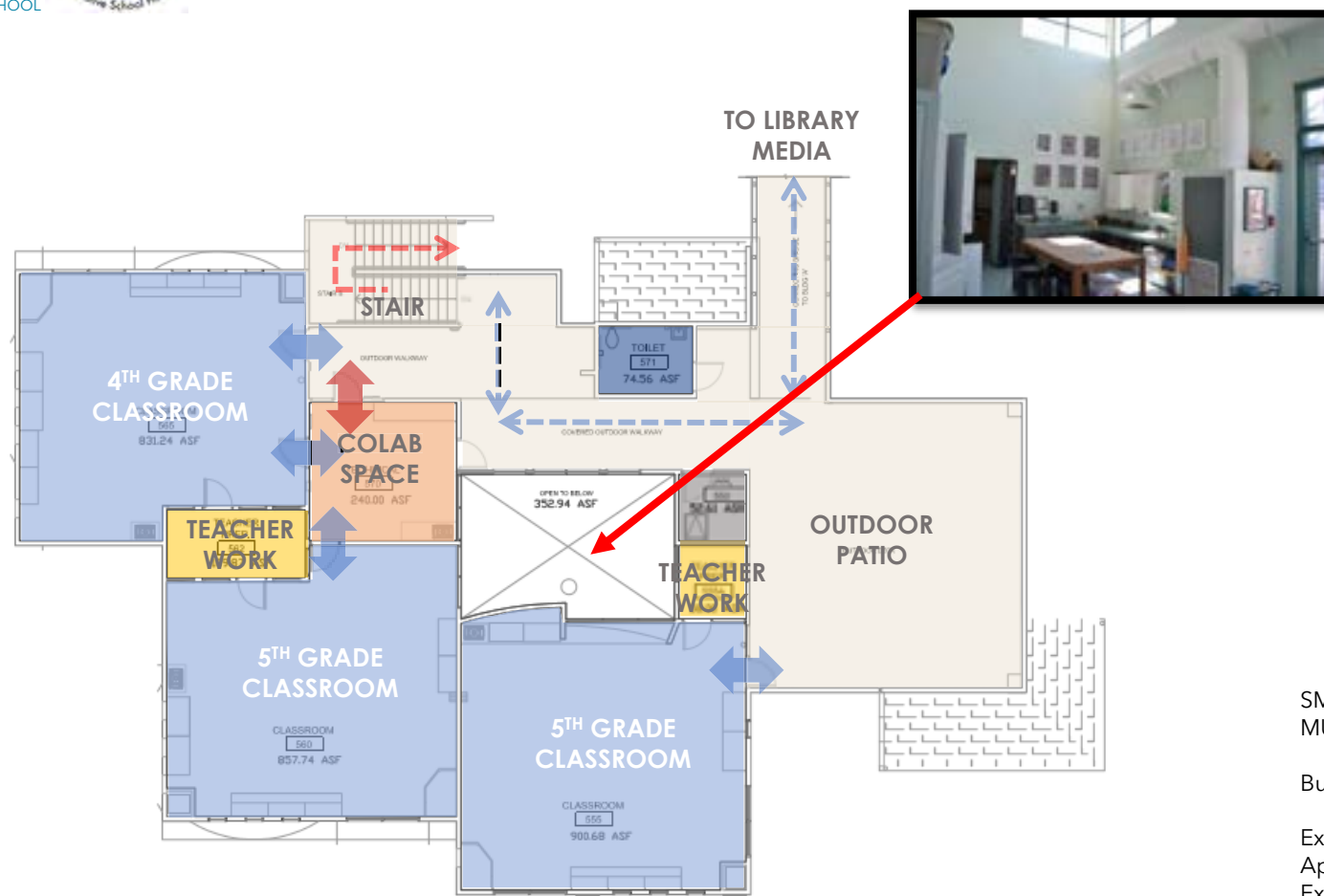
SMMUSD 21st Century Elementary School
600 - 700 students:
Kindergarten Classroom Proposed Area: 1,350 sf
Typical Classrooms Proposed Area: 1,200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage





Modernize Classroom Building 500
1st Floor Plan: Option 2



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

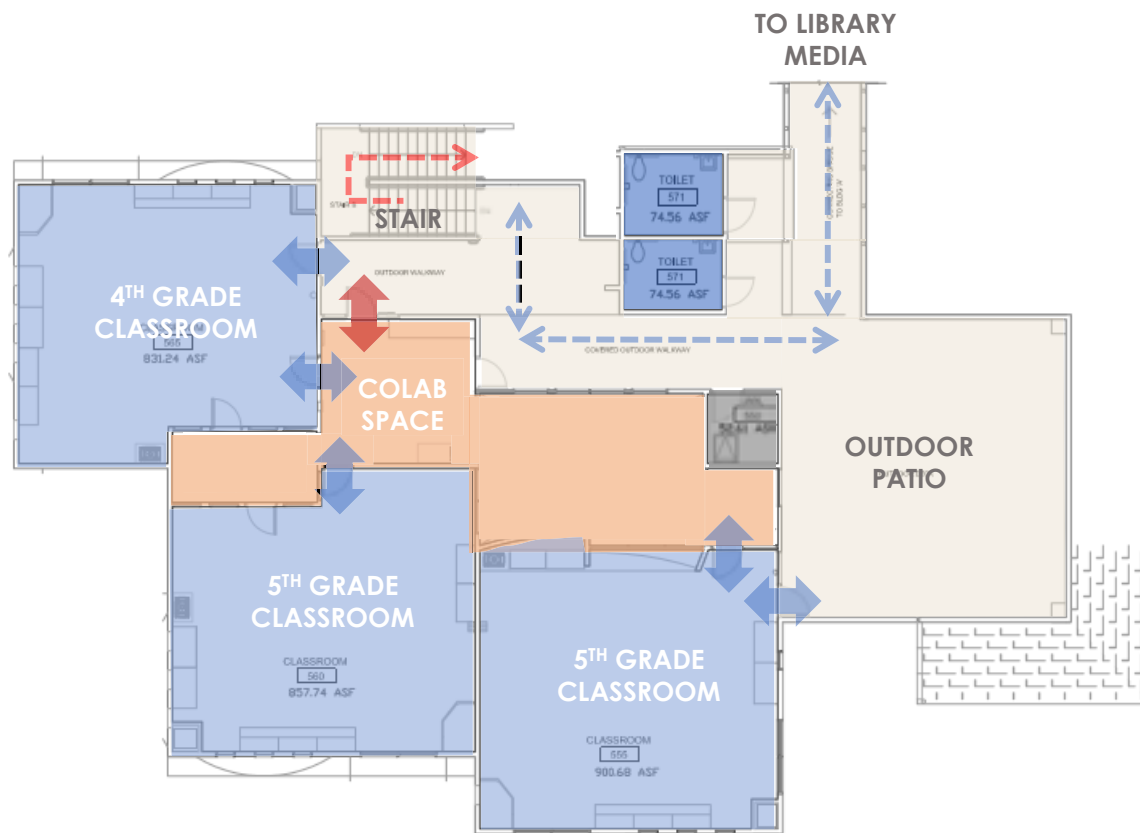
SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

Existing Classroom Building 500
2nd Floor Plan



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Modernized Classroom Building 500 2nd Floor Plan: Option 1

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

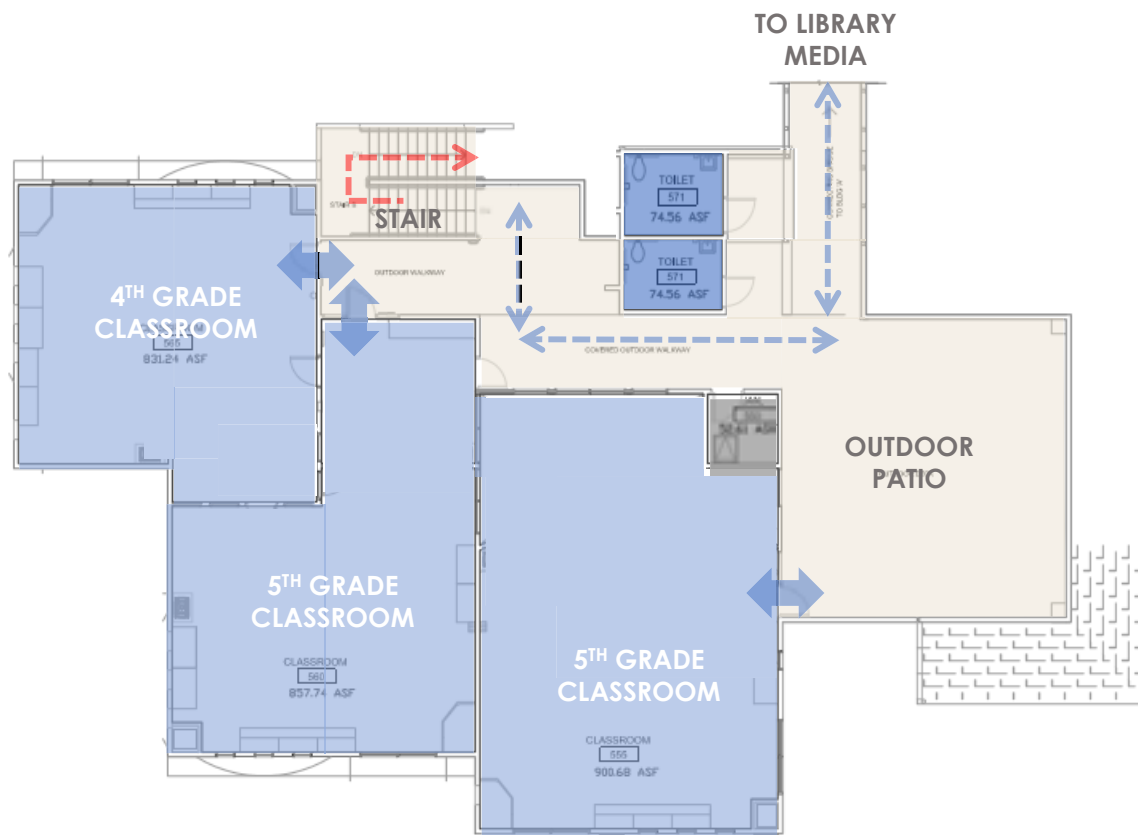




Modernize Classroom Building 500
2nd Floor Plan: Option 1



- 1 Administration/Student Services
- 2 Classroom
- 3 Collaboration Area
- 4 Kindergarten
- 5 Preschool
- 6 Auditorium/Multi-Purpose/Cafeteria
- 7 Food Service/Lunch Shelter
- 8 Music
- 9 Special Education
- 10 Library/Resource Center
- 11 Parking
- 12 Kinder Drop-Off
- 13 Arts
- 14 Childcare
- 15 Restrooms/Data/Elec
- 16 Open to Below
- 17 Portables
- 18 Fitness



Modernized Classroom Building 500 2nd Floor Plan: Option 2

SMASH K-8: 225 Students
MUIR Elementary: 280 Students

Building 500

Existing Classrooms:
Approx. 831.24 - 900.68* sf
Existing Collaboration Area: 240.00* sf
Existing Teacher Prep Area: 58 sf* - 109.879* sf

SMMUSD 21st Century Elementary School
600 - 700 students:
Typical Classrooms Proposed Area: 1,200 sf
Think Tank: 200 sf

* This number does not include building services such as storage, restroom, data, electrical and/or equipment storage

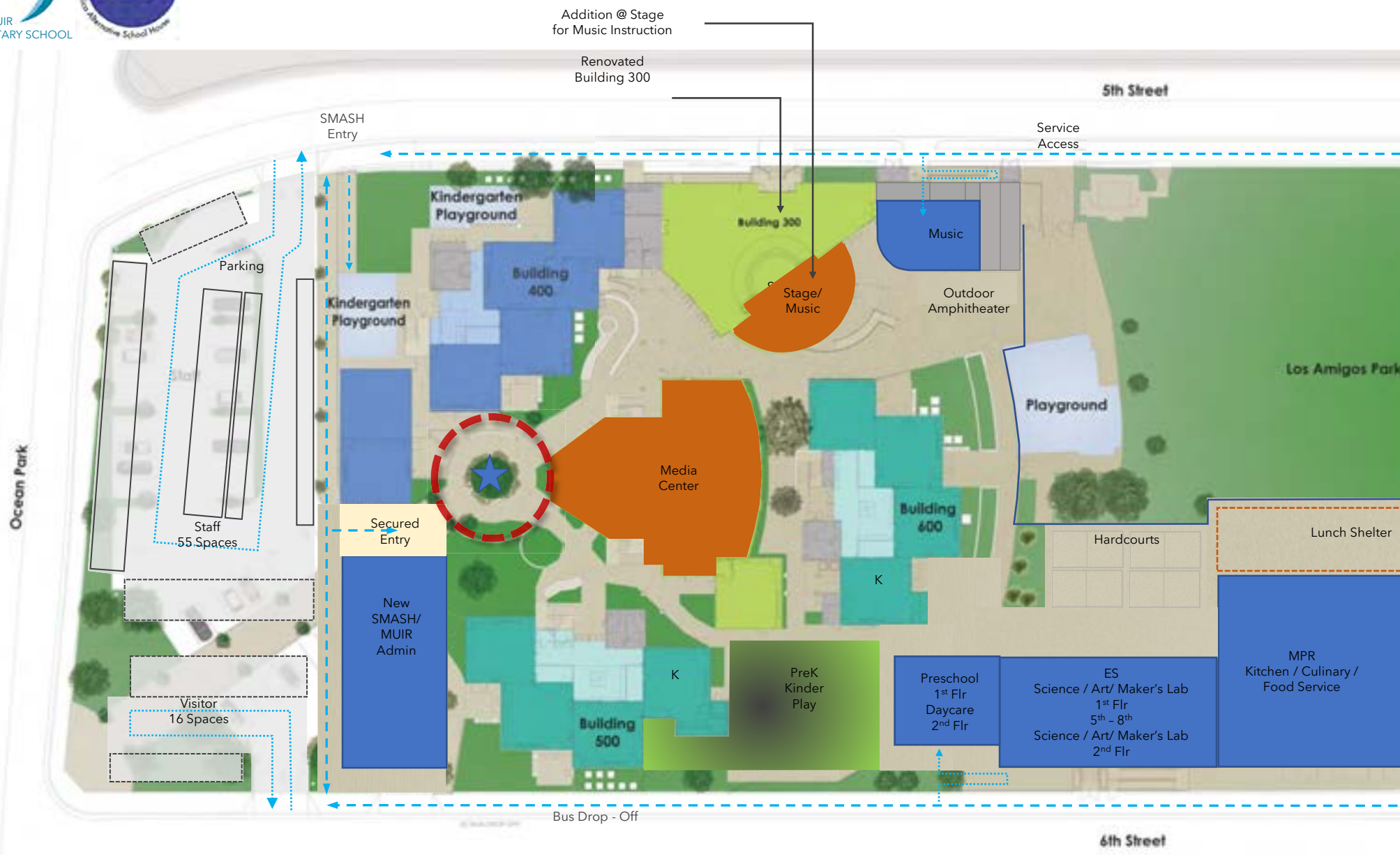




Modernize Classroom Building 500
2nd Floor Plan: Option 2

Project 4

Outdoor Learning Court Reinforcement



Learning Court Reinforcement:
Central Tree Courtyard



Learning Court Reinforcement:
Central Tree Courtyard

Addition @ Stage
for Music Instruction

Renovated
Building 300



Learning Court Reinforcement: Classroom Building Courtyards





Learning Court Reinforcement:
Classroom Building Courtyards



Shade Structure

Outdoor
Teaching
Walls

Learning Court Reinforcement:
Classroom Building Courtyards



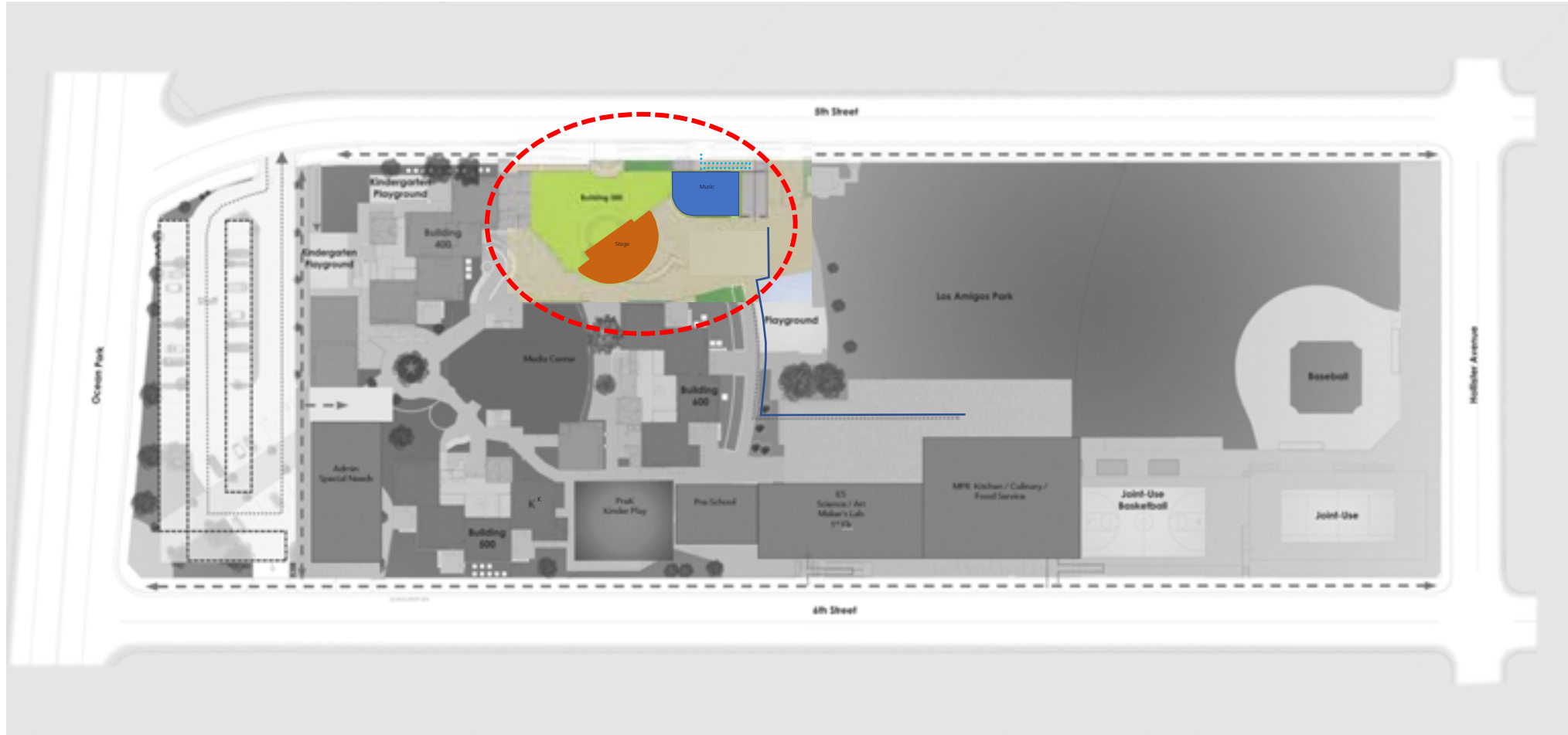
Learning Court Reinforcement:
Classroom Building Deck Areas



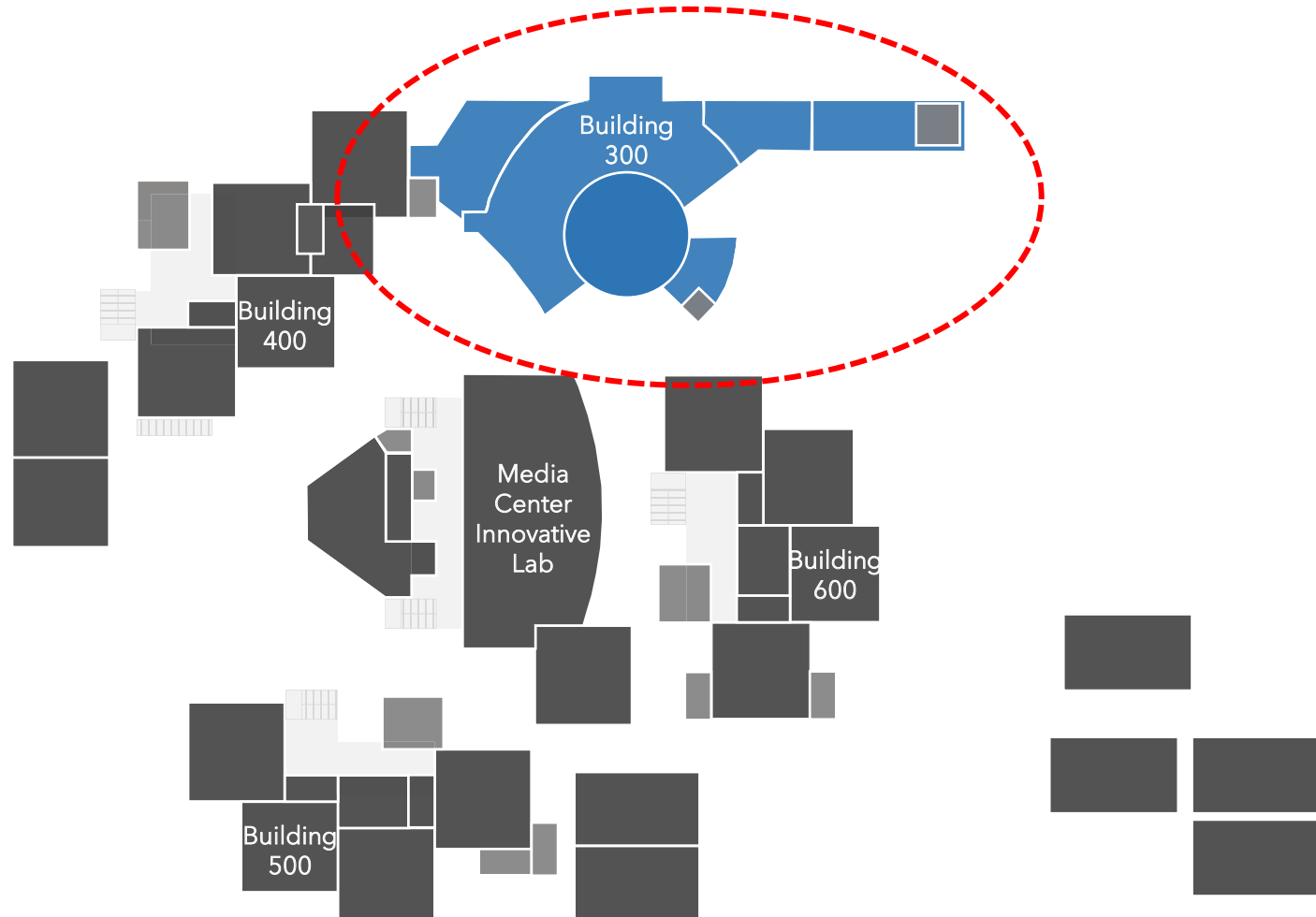
Learning Court Reinforcement:
Classroom Building Deck Areas

Project 5

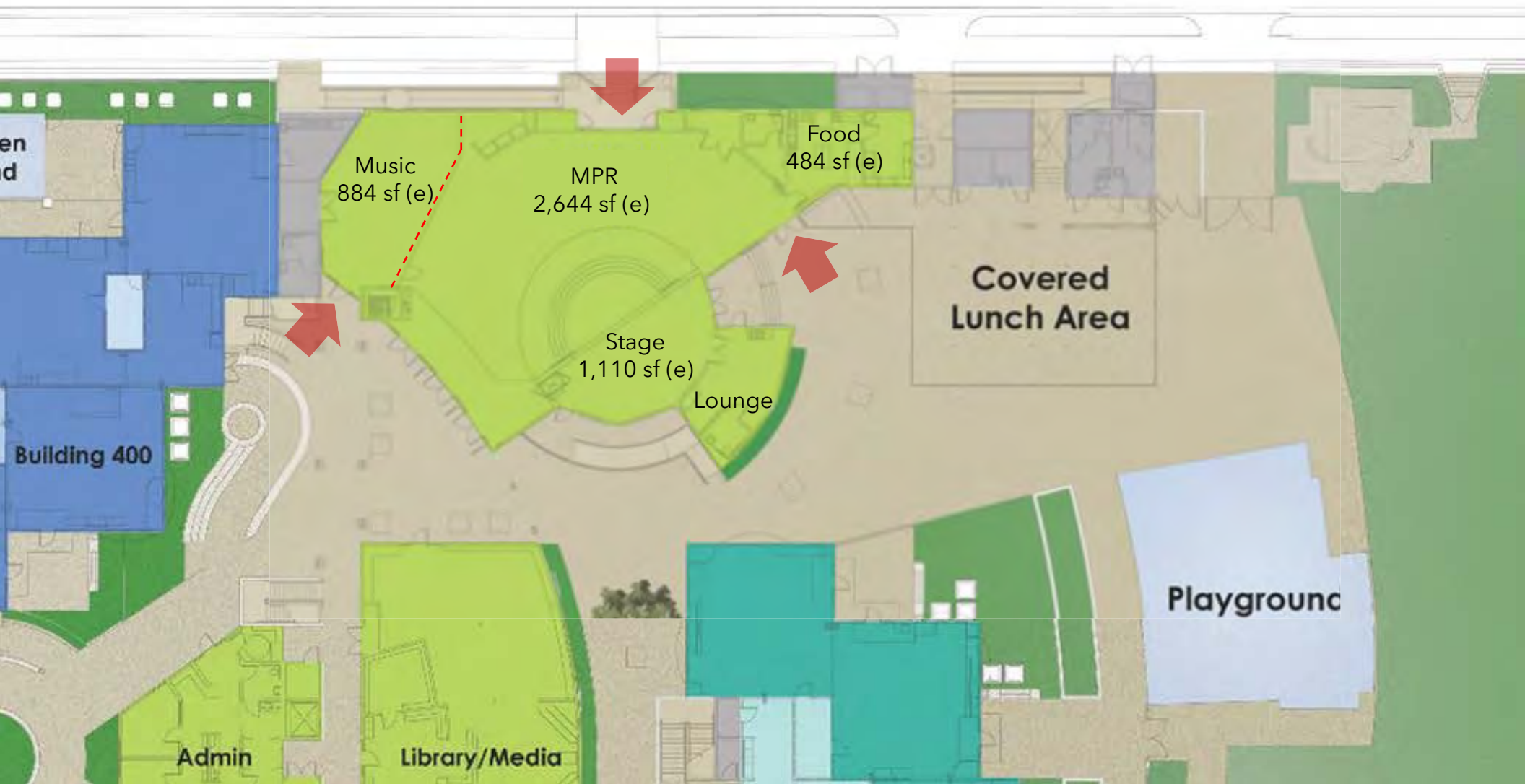
Renovate Multi- Purpose Room New Music Building



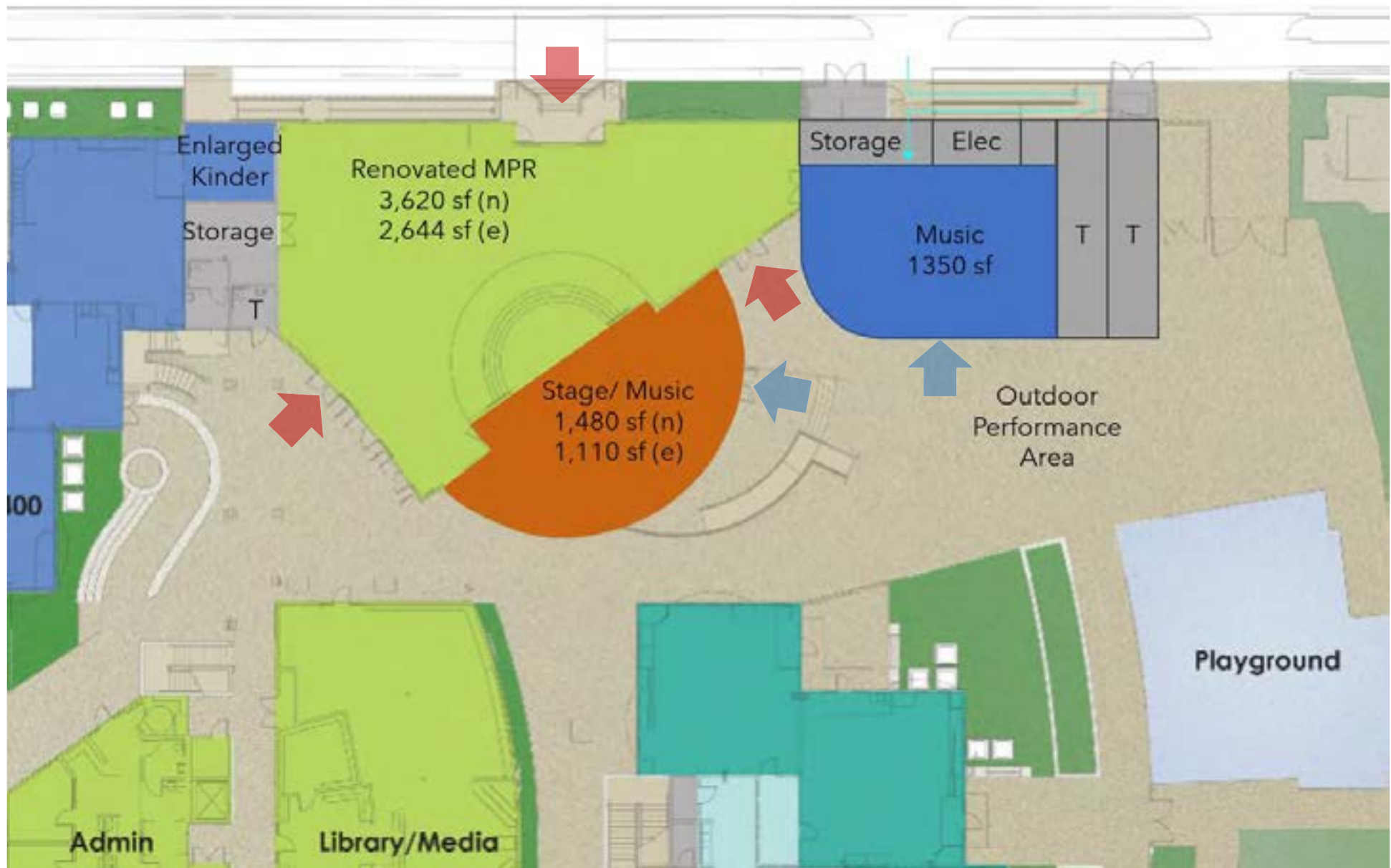
Campus Plan: Building 300
Modernization and Expansion



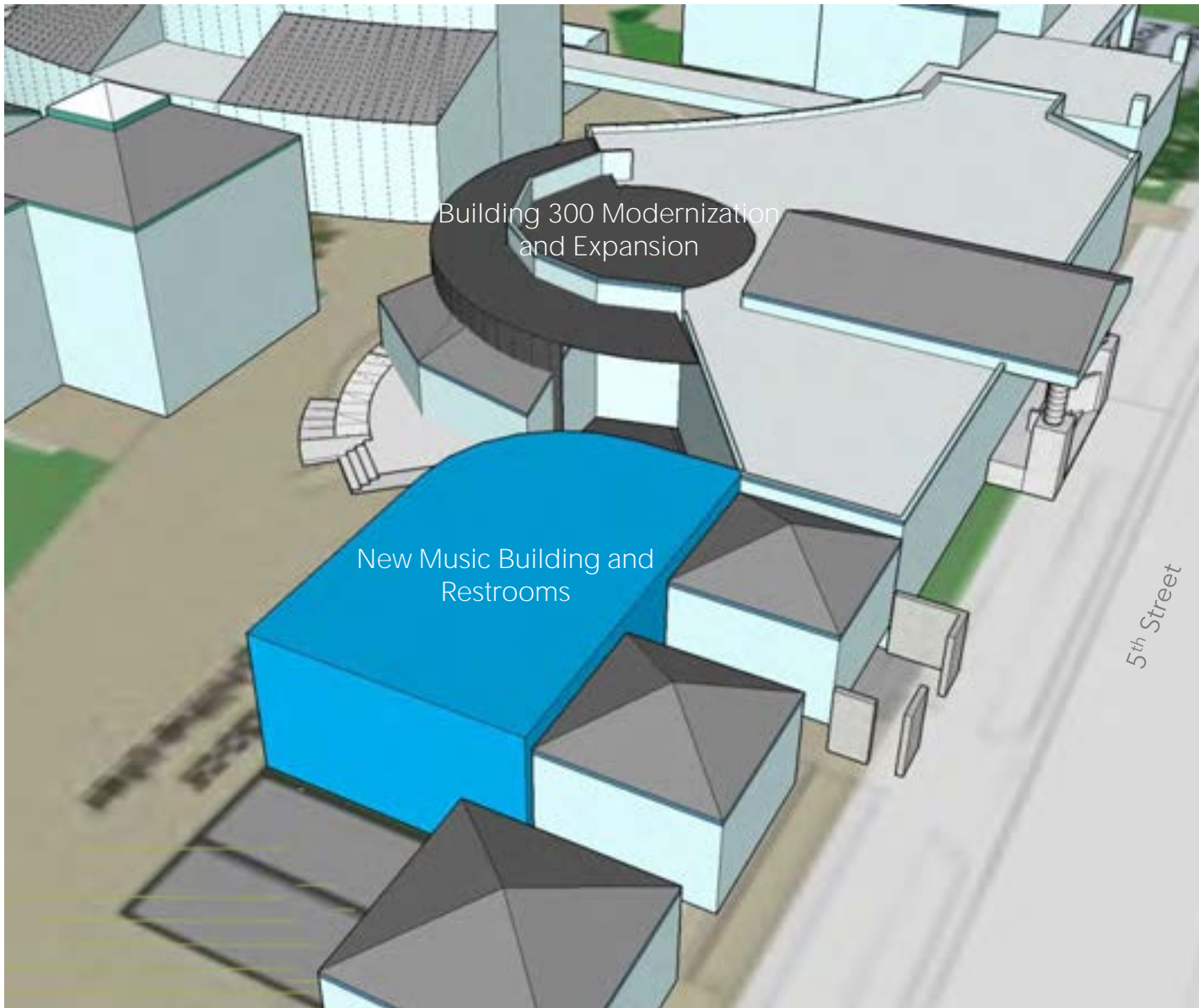
Complex Plan: Building 300



Building 300 Existing Plan



Building 300 Modernization and Expansion Plan



Birdseye Building 300 Modernization
and Expansion



Birdseye Building 300 Modernization
and Expansion



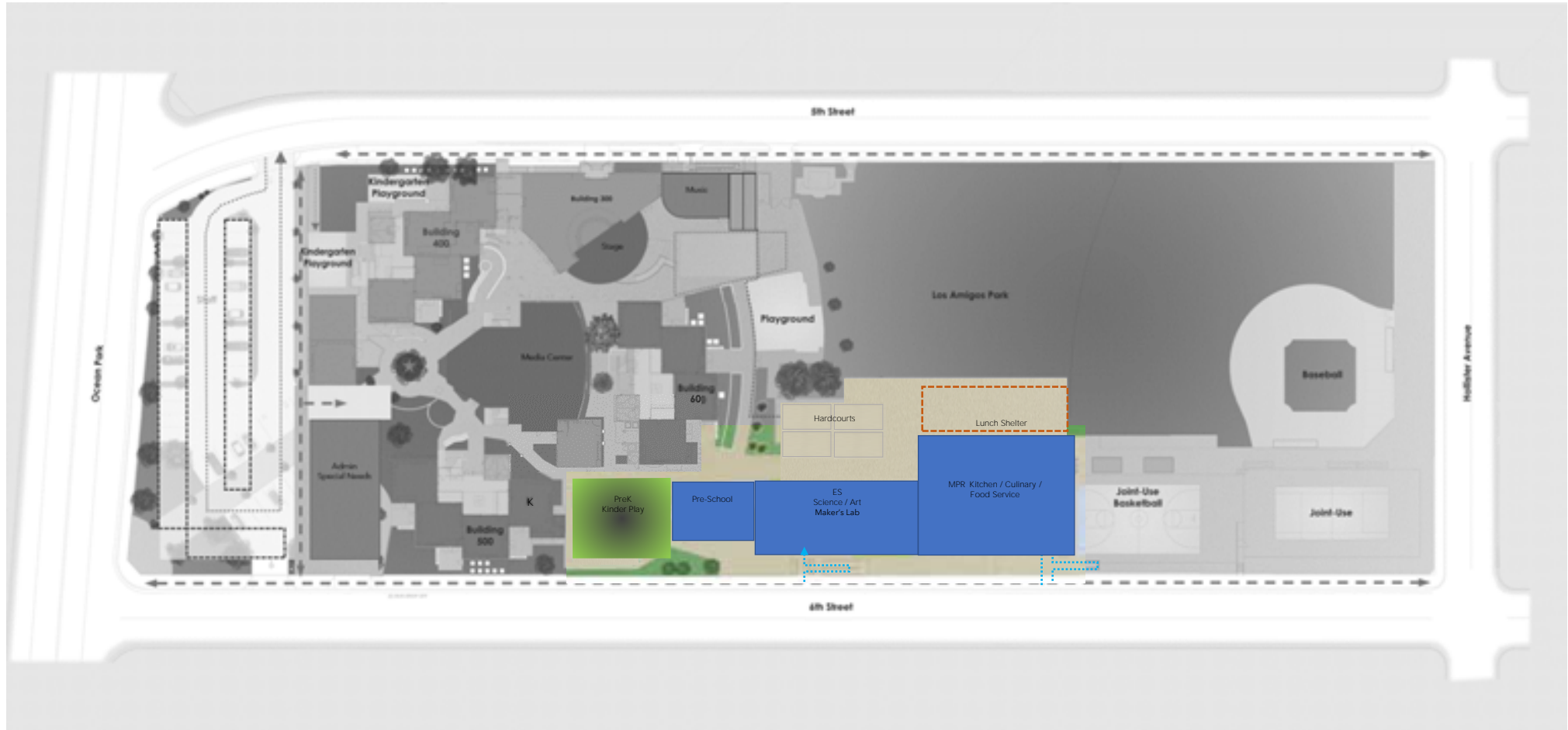
New Music Lab Building



New Music Lab Building

Project 6

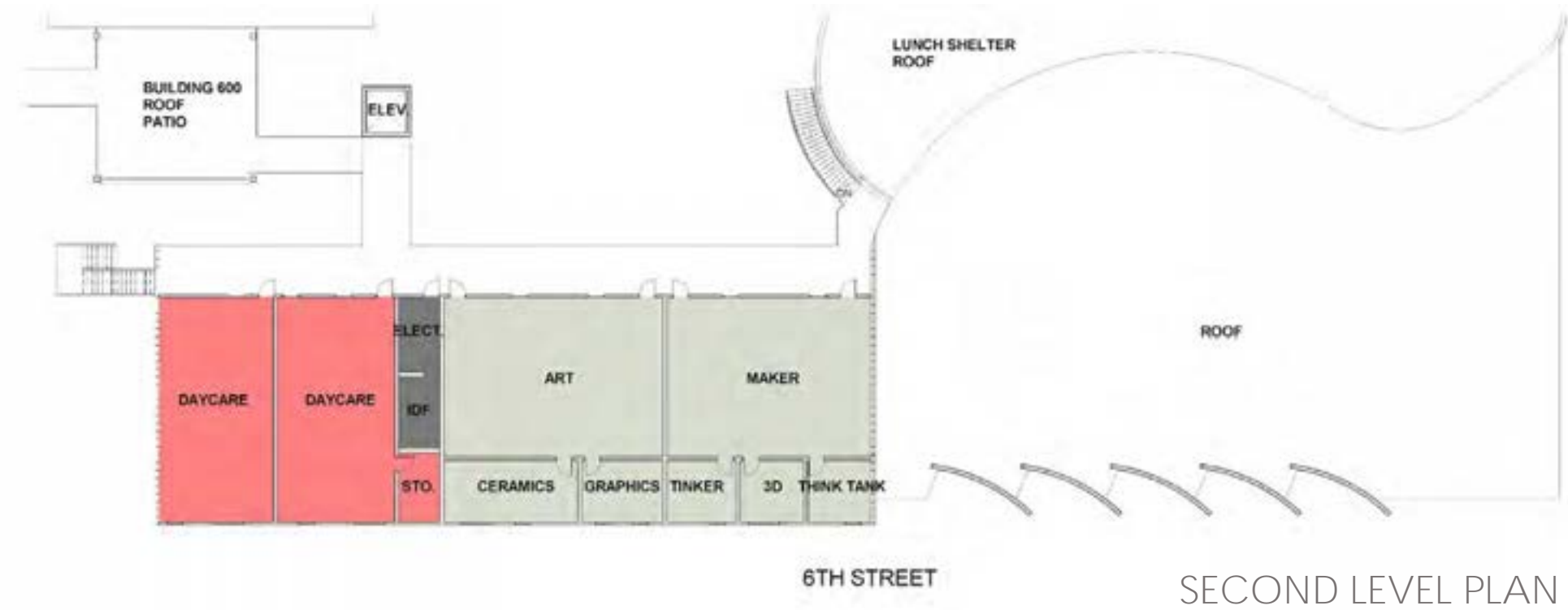
New MPR/ Fitness,
Special Needs, Maker,
Science/ Art, Pre-
School, Day Care, Food
Service, Culinary



New MPR/ Culinary/ Special Needs/ Pre-School/
Maker/ Science/ Art/ After School Care Building
Complex Plan



New MPR/ Culinary/ Special Needs/ Pre-School/
Building 1st Floor Plan



New Maker Space/ Science/ Art/ After School Care Building
2nd Floor Plan



Birdseye of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ After School Care Building from above 6th Street



Birdseye of the New MPR/ Culinary/ Special Needs/ Maker Space/ Science/ Art/ Pre-K/ After School Care Building from above Los Amigos Park



6th Street view of the New MPR/ Culinary/ Special
Needs/ Maker Space/ Science/ Art/ Pre-K/ After
School Care Building



6th Street view of the New MPR/ Culinary/ Special
Needs/ Maker Space/ Science/ Art/ Pre-K/ After
School Care Building



View of New Lunch Shelter from Los Amigos Park

New Lunch Shelter/ Culinary



View of New Lunch Shelter



New Lunch Shelter/ Culinary

New MPR/ Culinary/
Special Needs/ Maker/
Sci/ Art/ Pre School/ Day
Care Building

Outdoor Special
Needs Area

View of New Lunch Shelter and Outdoor Spaces
from Building 600



View of Pre-School Classrooms and Play Area



View of Play Area/ Lunch Shelter from After School Care, Maker Space and Science/ Art Balcony

Community Input Opportunity

- Are there challenges with implementing the changes that you think we are missing?

Further Questions?