

McKinley Elementary

# With us this evening

- Carey Upton, Michael Burke, Steve Massetti (SMMUSD)
- Ryan Bourke and team (Will Rogers Elementary)
- Jim Favaro, Steve Johnson, Kathy Williams (Johnson Favaro)

# This evening's co-hosts

- Carey Upton, COO, SMMUSD
- Michael Burke, Design Manager, SMMUSD
- Jim Favaro, Johnson Favaro

# This evening's guidelines

- Mute your speakers, unmute to speak
- Make comments, ask questions via chat (seen by all)
- Michael Burke (SMMUSD) will collate comments and questions
- District team will respond in real time

# This evening's agenda

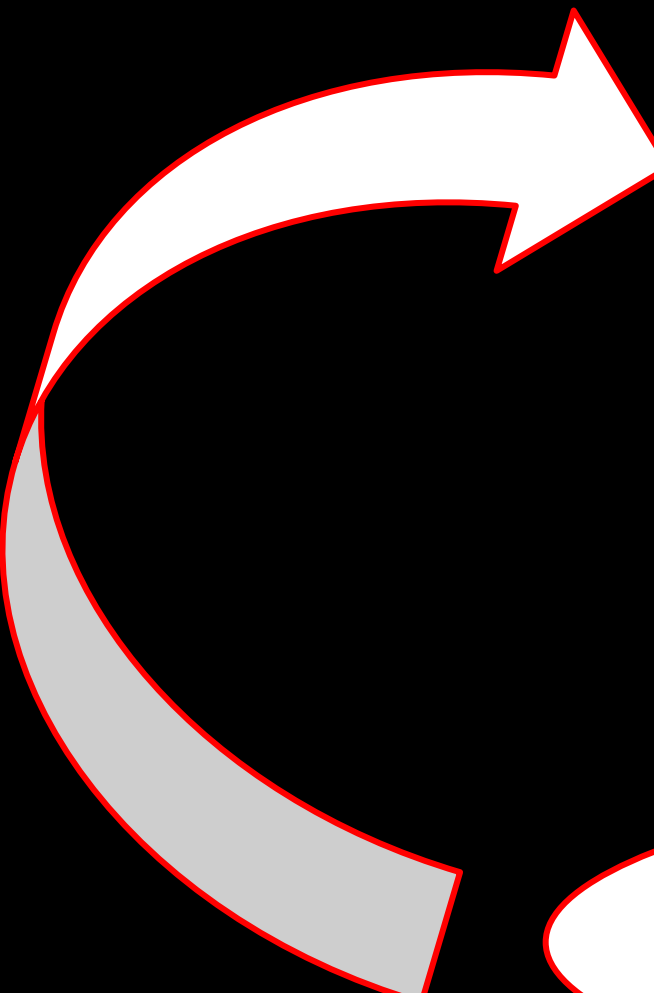
- Introduction.....05 min
- Presentation .....15 min
- Q & A/Conversation.....70 min

Total: 90 min

# Who we serve

- Students
- Taxpayers
- School community and neighbors
- Board of education

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  - School community and neighbors
  - Board of education
  - District administration and staff
  - School administration, faculty and staff

### McKinley Elementary Candidate First Projects

The architectural site plan for McKinley Elementary features five candidate first projects highlighted with different colors and patterns:

- Project 1:** A two-story classroom building, drop-off/pick-up lane, and front office, shown in solid orange.
- Project 2:** A new exit stair and elevator, shown with orange diagonal hatching.
- Project 3:** A new cafeteria, lunch shelter, and learning area, shown with green diagonal hatching.
- Project 4:** Main courtyard renovation, shown with a green hatched pattern.
- Project 5:** North campus redevelopment, shown with a light blue hatched pattern.

Accompanying the site plan are five sets of images:

- Top left: Three architectural renderings showing exterior views of the proposed classroom building.
- Bottom left: A rendering of the north campus redevelopment area.
- Right side (top to bottom): Three renderings showing the main courtyard renovation, the new exit stair and elevator, and the new cafeteria lunch shelter and learning area.

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

JOHNSON FAVARO August 11, 2020

### CANDIDATE FIRST PROJECTS



McKinley Elementary Candidate First Projects



Projects 2: New Exit Stair

- New exit stair and elevator from south wing of main building



Project 3: New Lunch Shelter and Learning Garden

- Open existing cafeteria to new surrounding lunch shelter
- New learning garden
- Trees, landscape and benches



Project 4: Main Courtyard Improvements

- Surrounding outdoor classroom loggia
- Open new STEM classroom to loggia
- New two story outdoor classroom structure



Project 5: North Campus Redevelopment

- New parking lots
- Reconfigured and relocated field and playgrounds
- New trees and landscape

Project 1: New Two-Story Classroom Building, Drop-Off/Pick-Up Lane and Front Office

- Four lower elementary classrooms and Four upper elementary classrooms
- Eight outdoor classrooms
- On campus drop-off/pick-up lane, new front office and school support
- Interim parking lot
- Faculty collaboration lounge, records storage and work room counseling and itinerate offices

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

JOHNSON FAVARO August 11, 2020

CANDIDATE FIRST PROJECTS

MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN  
SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



FINAL REPORT  
JOHNSON FAVARO  
October 7, 2020

FINAL REPORT

## SYNOPSIS

**Overview**

SMMUSD McKinley Elementary School  
2401 Santa Monica Boulevard  
Santa Monica, CA 90404

This report summarizes the results of a collaboration across the year 2020 of SMMUSD administration leadership, McKinley Elementary administration, faculty, staff and parents as well as the McKinley Elementary community at large in the planning for the future of the school in both the near and long term. It's primary goal has been to understand and scope candidate projects that could be implemented within existing Measure SMS bond funds passed by Santa Monica taxpayers in 2018 while also establishing those projects as the first in a series of projects to be implemented toward the incremental redevelopment of the campus over time. Plans for the redevelopment of campus were driven by the recommendations of the education specifications contained within the 2019 SMMUSD Education Master Plan. The report divides into six chapters:

- **Synopsis** summarizes the results of the nearly year long effort described in more detail in the five chapters that follow
- **Candidate First Projects** describes those projects proposed for consideration by the Board of Education that could be implemented in part or whole within existing 2018 Measure SMS bond funds.
- **Long Term Program Fit** establishes the long term context in which candidate first projects would situate. It provides a road map for the redevelopment of campus over time in fulfillment of the recommendations of the 2019 SMMUSD Education Master Plan.
- **Existing Campus Site Analysis** describes and analyzes characteristics of existing land use patterns on campus as well as the challenges and opportunities that such land use patterns present.
- **Existing and Planned Facilities** describes and compares existing space utilization on campus by occupant and program type with what has been described and recommended in the 2019 SMMUSD Education Master Plan.
- **Education Specifications** describes in narrative, numerical and graphic form the requirements of each room to be accommodated on campus in fulfillment of the 2019 SMMUSD Education Specifications including floor area, functionality, adjacency, infrastructure, fixtures, furniture and equipment (FF & E) requirements.

# Final Report

1. Synopsis
2. Candidate First Projects
3. Long Term Program Fit
4. Existing Campus Site Analysis
5. Existing and Planned Facilities
6. Education Specifications

SYNOPSIS

**Overview**

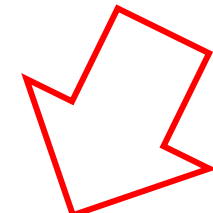
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- Summary f
- Candidate
- Candidate
- Campus oc
- Long term
- Campus oc
- Investment
- Campus oc
- Site pl

# Final Report



1. Synopsis
- 2. Candidate First Projects**
3. Long Term Program Fit
4. Existing Campus Site Analysis
5. Existing and Planned Facilities
6. Education Specifications



SYNOPSIS

**Overview**

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# Final Report

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# (6) Education Specifications

SMPUSD 2019 EDUCATION SPECIFICATIONS

SMPUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

Grades 1 and 2 Classrooms

General

- First and second grade must locate at ground floor
- Every two classrooms interconnected with shared storage and resource space
- Same grades co-located with shared interior access
- Include one 2,200 SF teaming studio for every six classrooms
- Adapt circulation and other interstitial spaces as extension of the classroom

Classroom Capacity

- 24 students
- 1 instructor
- 1 aide/volunteer
- 1 guest speaker or co-learning instruction
- SPED aides

Classroom Requirements

- Organized for four learning zones
- Two interactive instructional walls
- Wet area with sink and bubbler
- Roll-up doors to outside classroom

Ancillary Requirements

- Resource room shared by two classrooms with supplies, refrigeration and sink
- Indoor and outdoor project based learning storage shared by two classrooms

Outdoor Classroom Requirements

- Permanent outdoor canopy or shade structure
- Sink with counter
- Outdoor equipment storage
- Outdoor classroom adjacency to dedicated outdoor play area



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SMPUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SMPUSD 2019 EDUCATION SPECIFICATIONS

GRADES 1-2 CLASSROOMS PLANNED SPACE NEED

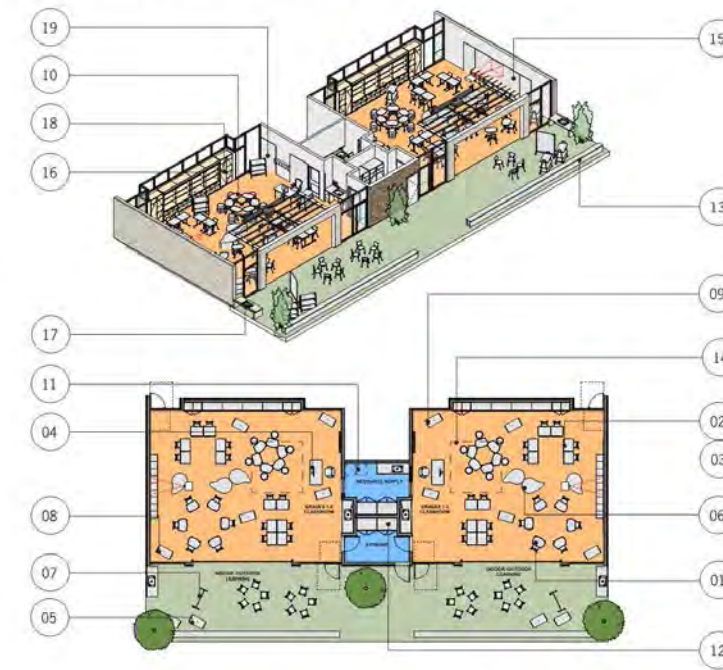
24 Students	Quantity	ASF/Ftn	Total ASF
Classroom	1	1,200	
Resources room per classroom	1/2	80	40
Storage per classroom (indoor/outdoor)	1/2	60	30
		<b>Indoor Floor Area</b>	<b>1,270</b>
Other			
Outdoor classroom	1	500-800	
		<b>Other Floor Area</b>	<b>500-800</b>

PROTOTYPE KEY

- 01 Movable Seating
- 02 Movable tables
- 03 Movable chairs
- 04 Mobile instructor podium with workstation including storage
- 05 Mobile shelving and storage systems
- 06 Lounge seating
- 07 Mobile collaboration white board
- 08 Mobile storage bins and resource carts
- 09 Mobile lateral file storage system
- 10 Mobile circular table units
- 11 Mobile project rack
- 12 Project and outdoor storage racks
- 13 Bench Seating
- 14 Instructional Rug
- 15 Interactive instructional wall
- 16 Secondary collaboration wall with ultra short throw projection
- 17 Sink with bubbler at appropriate student height
- 18 Mill work
- 19 Tackable surface

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Grades 1 and 2 Classroom Prototype



SMPUSD 2019 EDUCATION SPECIFICATIONS

SMPUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

Grades 3-5 Classrooms

General

- Same grades co-located with pairs of classrooms sharing interior access
- Provide one 2,200 SF teaming studio for every six classrooms
- Access to adjacent outdoor classroom space at ground floor via roll up doors
- Adjacent outdoor space not required at second floor locations
- Adapt circulation and other interstitial spaces as extension of classroom

Classroom Capacity

- 30 students
- 1 instructor
- 1 aide/volunteer

Classroom Requirements

- Organized for four learning zones
- Two interactive instructional walls
- Roll-up doors to outside classroom

Ancillary Requirements

- Think tank
- Permanent outdoor canopy or shade structure
- Sink with counter
- Outdoor equipment storage
- Outdoor classroom adjacency to dedicated outdoor play area



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SMPUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SMPUSD 2019 EDUCATION SPECIFICATIONS

GRADES 3-5 CLASSROOMS PLANNED SPACE NEED

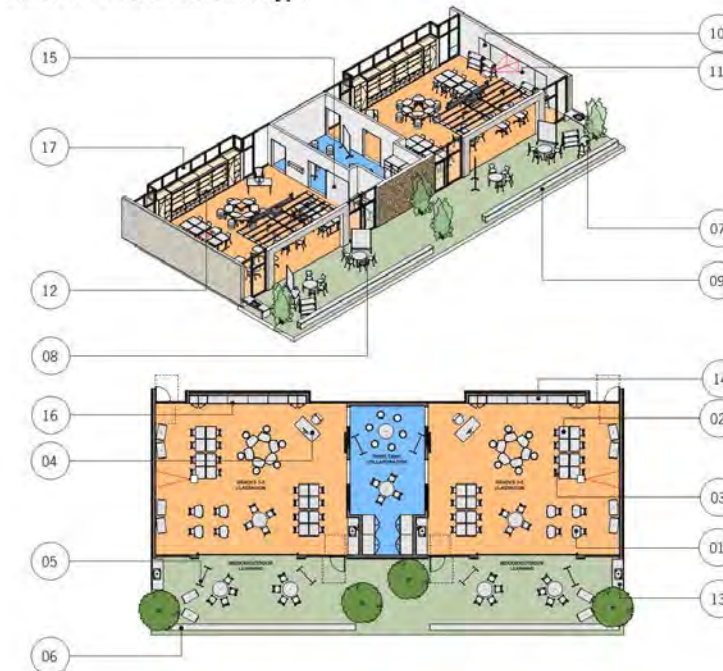
30 Students	Quantity	ASF/Ftn	Total ASF
Classroom	1	1,200	
Think Tank	1	200	200
		<b>Indoor Floor Area</b>	<b>1,400</b>
Other			
Outdoor classroom	1	500	
		<b>Other Outdoor Floor Area</b>	<b>500</b>

PROTOTYPE KEY

- 01 Movable Seating
- 02 Movable tables
- 03 Movable chairs
- 04 Instructor podium
- 05 Mobile whiteboard
- 06 Mobile storage
- 07 Mobile files
- 08 Mobile circular tables
- 09 Bench seating
- 10 Primary instructional
- 11 Interactive instructional wall
- 12 Interactive instructional display
- 13 Sink
- 14 Mill work
- 15 Tackable surface
- 16 Marker board
- 17 Clerestory glazing

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Grades 3-5 Classroom Prototype



GENERAL PURPOSE CLASSROOMS

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**Multipurpose Culinary and Cafe**

**General**

- On site food cultivation and preparation
- Social hub of campus together with outdoor dining, play
- Accommodate after school programs, events and art shows, summer programs.
- Roll-up doors into kitchen/serve for culinary instruction
- Locate at campus perimeter for community access and service, delivery and trash pick-up
- Co-locate with community garden
- Multi uses including indoor athletics, evening and weekend programming.

**Main Room Capacity**

- 400 Students

**Kitchen**

- Air curtain
- Employee lockers
- Mop sink and chemical storage shelving
- Dry storage shelving
- Walk-in refrigerator and walk-in freezer
- Work tables
- Prep sink and hand washing sink
- Mixer
- Four compartment dish washing stations
- Compartment utensil sink
- Exhaust hood and fire suppression system
- Combination oven/steamer with double convection oven
- Tilt-in skillet, 40 gallon
- Open burner range with oven
- Heated holding cabinet

**Student Food Service**

- Pass through refrigerator and pass through heated cabinet
- Hot food counter and cold food counter
- Flat top counter
- Milk cooler
- Cashier counter
- Condiment counter



SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS



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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**CULINARY AND CAFE PLANNED SPACE NEED**

400 Students	Quantity	ASF/Fm	Total ASF
<b>Multipurpose room</b>			
Main room	1		5,160
Storage (movable furniture)+ custodial	1		280
Restrooms	2	140	280
<b>Multipurpose Room Floor Area</b>			<b>5,720</b>
<b>Kitchen</b>			
Student food service			350
Food preparation kitchen			400
Grill and oven kitchen			400
Walk-in refrigerator, freezer	1ea		200
Dish washing station			100
Dry storage			250
Office			100
Staff restroom, locker and changing facilities			80
Teacher and staff dining			400
<b>Kitchen Floor Area</b>			<b>2,280</b>
<b>Other</b>			
Outdoor garden	1		21,780
<b>Outdoor Floor Area</b>			<b>21,780</b>

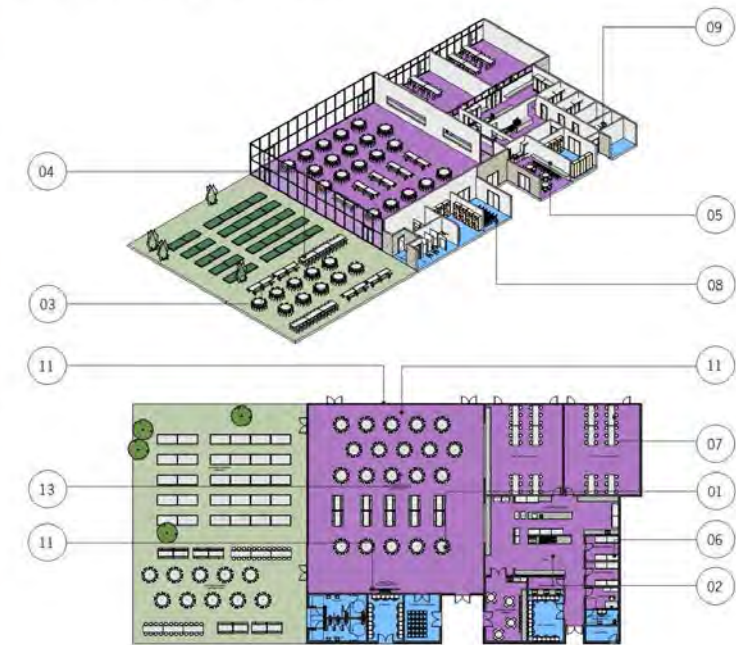
**PROTOTYPE KEY**

- 01 Movable tables+ chairs
- 02 Food preparation area
- 03 Mobile lunch systems
- 04 Community lunch tables
- 05 Staff kitchen counter
- 06 Mobile metal shelving
- 07 Mobile metal tables
- 08 Storage
- 09 Lockers
- 10 Interactive display
- 11 Clerestory windows

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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**Multipurpose Culinary Cafe Prototype**



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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**Auditorium**

- Street and on-campus parking adjacent for community access
- Accommodate drama, musical, choral, instrumental and dance
- Doubles as instructional classroom
- Large meeting space and exhibition space.
- Divisible for simultaneous multiple programming
- Access to adjacent outdoor space

**Main Room Capacity**

- 400 Students

**Stage**

- Front stage curtain
- Rear wall stage projection, wall curtain, architectural treatment or roll-up door to music classrooms for integrated music and stage instruction
- Adjustable ceiling mounted stage lighting system with remote controls

**Assembly Area**

- Flat floor, movable seating
- Front, rear and side speaker system with multi media projection
- Acoustics to accommodate performance and instruction
- Black out curtains at all interior glazing

**Music/Choir Classrooms**

- Integrated multi-media projection and speaker system
- Acoustics to accommodate performance and instruction
- Black-out curtains at all interior glazing.
- Provide access to stage and corridor

**Interactive Classrooms**

- Minimum two interactive instructional zones
- Bi-directional screen sharing with multi touch interaction and note capture capabilities
- Large scale digital annotation, wall HDMI input connection, wall AV control panel

**Outdoor Performance**

- Permanent outdoor canopy or shade structure
- Immediate adjacency to assembly space
- Platform designed to double size of multipurpose space for large events



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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**MULTIPURPOSE PLANNED SPACE NEED**

400 Students	Quantity	ASF/Fm	Total ASF
<b>Indoor</b>			
Assembly space (flat floor)	1		4,000
Stage (including proscenium @ 20 FT high)	1		1,800
Music/Choir Classroom	1		1,400
Storage (sheet music, costumes, instruments)	1		100
Band/Music/Choir Classroom	1		1,400
Storage (sheet music, costumes, instruments)	1		100
Custodial	1		80
Lobby Restrooms	2	140	280
<b>Indoor Floor Area</b>			<b>11,960</b>
<b>Other</b>			
Outdoor Performance	1		3,000
<b>Outdoor Floor Area</b>			<b>3,000</b>

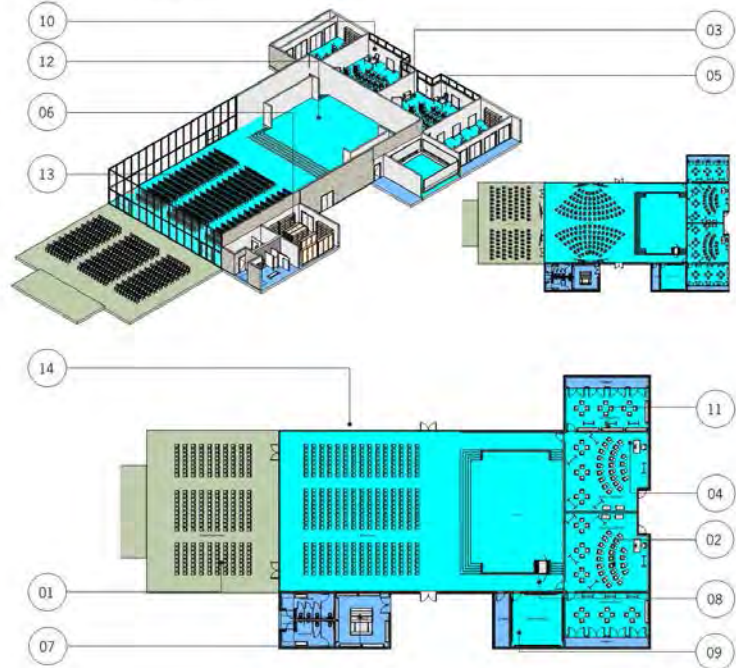
**PROTOTYPE KEY**

- 01 Movable seating
- 02 Movable tables
- 03 Movable chairs
- 04 Instructor podium
- 05 Mobile collaboration white board
- 06 Mobile storage bins
- 07 Mobile metal shelving
- 08 Mobile ballet bars
- 09 Mobile mirrors
- 10 Interactive instructional wall
- 11 Secondary instructional wall
- 12 Performance stage
- 13 Operable wall with glass
- 14 Clerestory glazing

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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT 2019 EDUCATION SPECIFICATIONS

**Auditorium Prototype**



19

**SPECIALIZED AND FLEXIBLE ROOMS**





SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

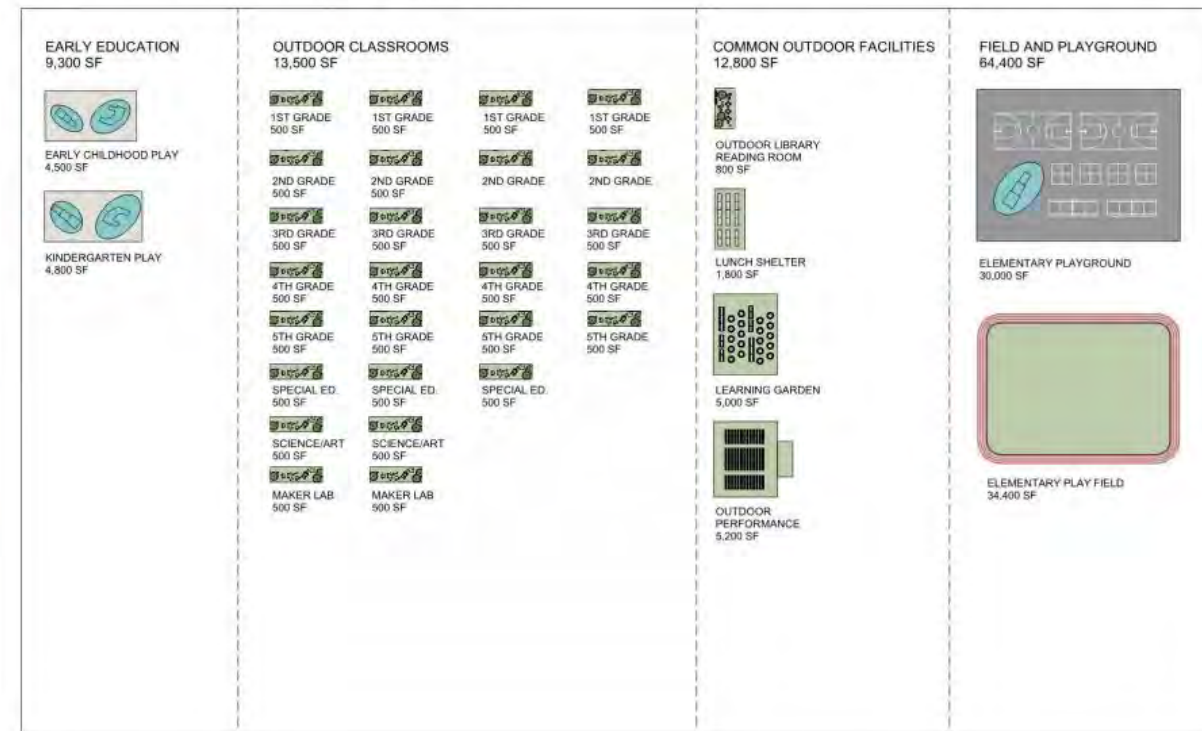
2019 SMMUSD EDUCATION SPECIFICATIONS

ACADEMIC FACILITIES PLANNED SPACE NEED				
600-700 Students	Quantity	Students	ASF/Rm	Total ASF
<b>Core Classrooms</b>	<b>30</b>	<b>688</b>		<b>40,910</b>
Pre-K	2	40	1,350	2,700
T-K	1	20	1,350	1,350
Kindergarten	4	72	1,350	5,400
1st and 2nd Grades	8	192	1,270	10,160
3rd -5th Grades	12	360	1,400	16,800
Special Education	3	24	1,500	4,500
<b>Specialized/Flexible Rooms</b>				<b>40,020</b>
Teaming Studios	4	n/a	2,200	8,800
Block Classrooms	0	n/a	n/a	n/a
Flexible Science/Art	2	60	1,200	2,400
Maker Lab	2	60	1,800	3,600
Flexible Music	2	60	1,400	2,800
Auditorium	1	400	6,360	6,360
Multipurpose culinary cafe	1	400	8,000	8,000
Library	1	n/a	8,060	8,060
<b>Support Facilities</b>				<b>19,930</b>
Front office and school support				4,330
Building services				15,600
<b>Total Academic Facilities Planned Space Need</b>				<b>100,860</b>



2019 SMMUSD ACADEMIC FACILITIES EDUCATION SPECIFICATIONS

OUTDOOR FACILITIES PLANNED SPACE NEED				
600-700 Students	Students	SF/Student	Total SF	Total Acres
<b>Play</b>			<b>73,700</b>	<b>1.70</b>
Early childhood	60	75	4,500	
Kindergarten	96	50	4,800	
Elementary	532	100+	64,400	
<b>Learning</b>			<b>26,300</b>	<b>0.60</b>
Outdoor classrooms			13,500	
Outdoor reading room			800	
Lunch shelter			1,800	
Outdoor assembly			5,200	
Learning garden			5,000	



2019 SMMUSD OUTDOOR FACILITIES EDUCATION SPECIFICATIONS

JOHNSON FAVARO October 7, 2020

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

2019 SMMUSD EDUCATION SPECIFICATIONS

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T-K	1	20	1,350	1,350
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1st and 2nd Grades	8	192	1,270	10,160
3rd -5th Grades	12	360	1,400	16,800
Special Education	3	24	1,500	4,500
<b>Specialized/Flexible Rooms</b>				<b>40,020</b>
Teaming Studios	4	n/a	2,200	8,800
Block Classrooms	0	0	n/a	n/a
Flexible Science	0	0	n/a	2,400
Maker Lab	0	0	n/a	3,600
Flexible Music	0	0	n/a	2,800
Auditorium	0	0	n/a	6,360
Multipurpose culinary cafe	1	0	8,000	8,000
Library	1	0	8,060	8,060
<b>Support Facilities</b>				<b>19,930</b>
Front office and school support	0	0	n/a	4,330
Building services	0	0	n/a	15,600
<b>Total Academic Facilities Planned Space Need</b>				<b>100,860</b>

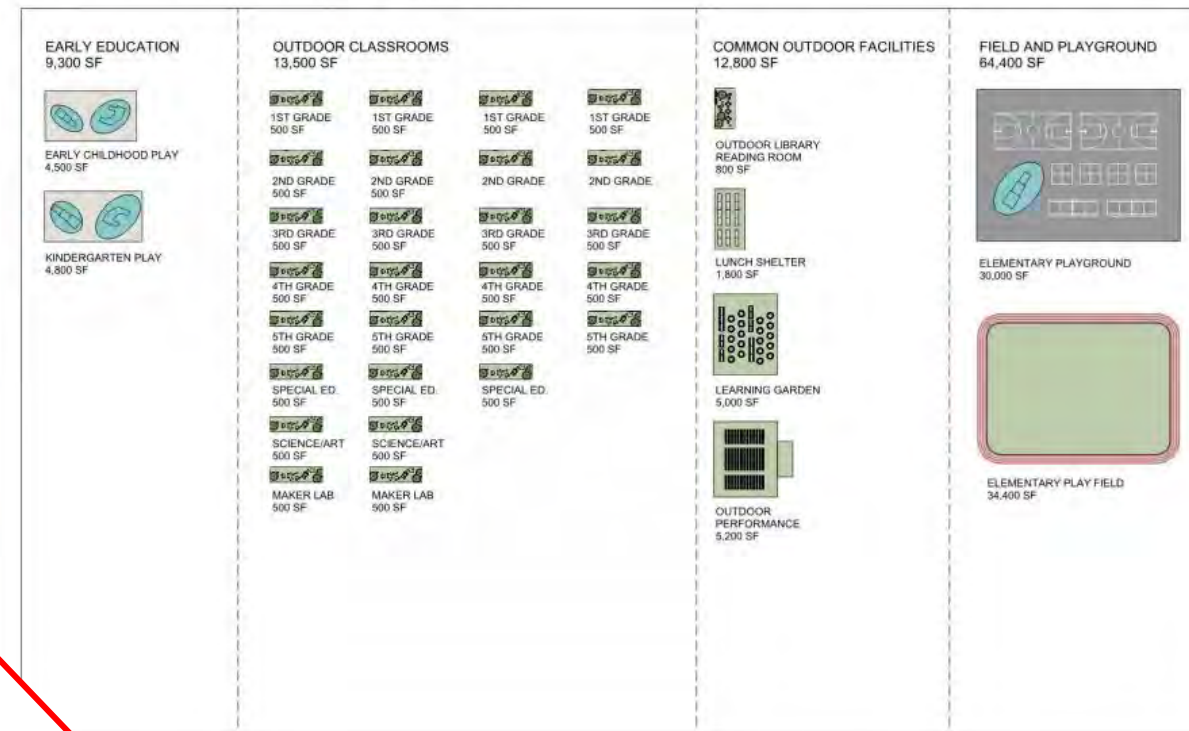
**INDOOR FACILITIES  
100,000 SF**

OUTDOOR FACILITIES PLANNED SPACE NEED				
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<b>Play</b>			<b>73,700</b>	<b>1.70</b>
Early childhood	60	75	4,500	
Kindergarten	96	50	4,800	
Elementary	532	100+	64,400	
<b>Learning</b>			<b>26,300</b>	<b>0.60</b>
Outdoor classrooms			13,500	
Outdoor reading room			800	
Lunch shelter			1,800	
Outdoor assembly			5,200	
Learning garden			5,000	

**OUTDOOR FACILITIES  
2.3 ACRES**



2019 SMMUSD ACADEMIC FACILITIES EDUCATION SPECIFICATIONS

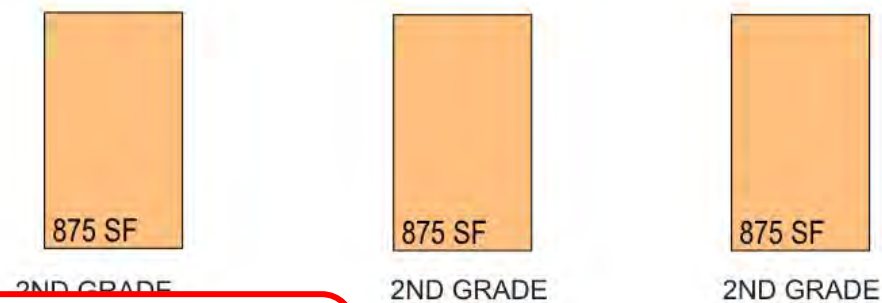
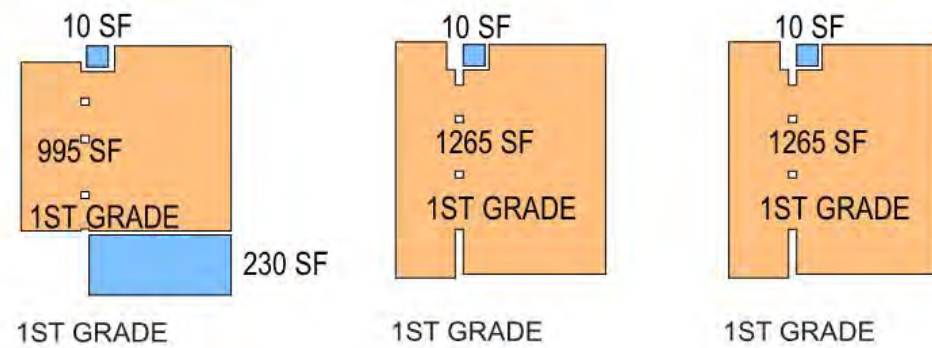


# (5) Existing and Planned Facilities

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

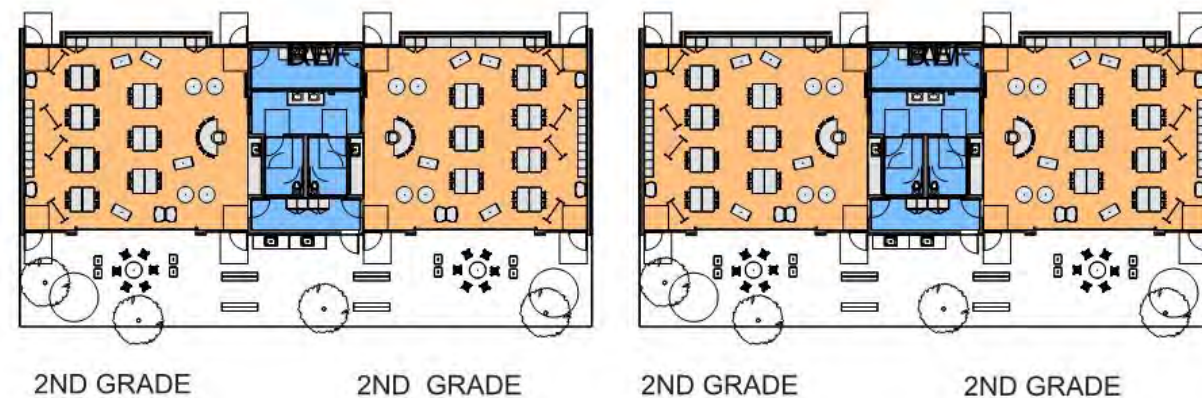
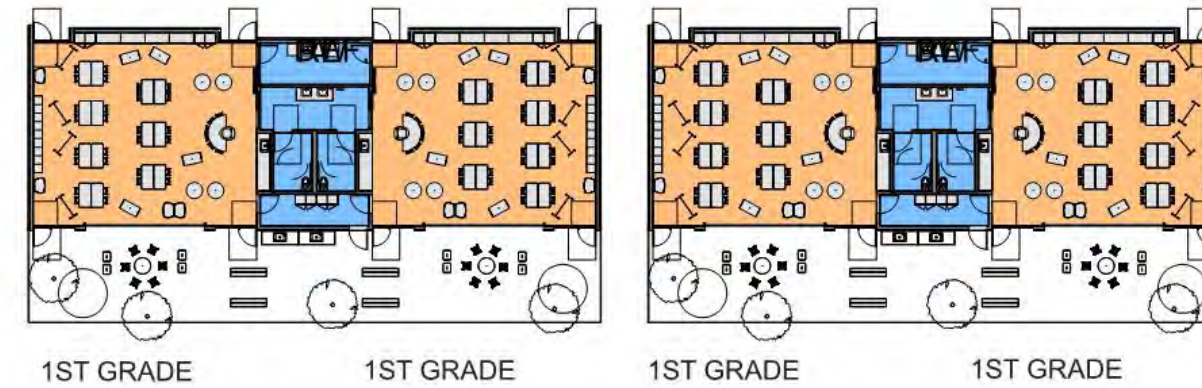
EXISTING AND PLANNED FACILITIES

1st and 2nd Grade Existing and Planned Space Metrics



**EXISTING FACILITIES  
6,200 SF**

EXISTING LOWER ELEMENTARY @ 6,295 ASF

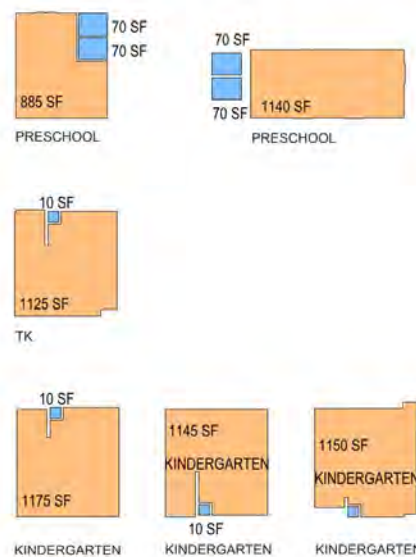


PLANNED LOWER ELEMENTARY @ 10,160 ASF

**PLANNED FACILITIES  
10,200 SF**

GENERAL PURPOSE CLASSROOMS

Pre-K and Kindergarten Existing and Planned Space Metrics

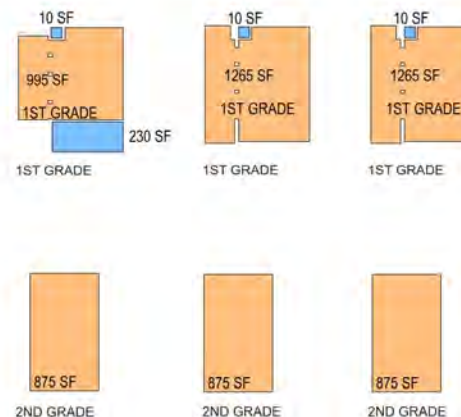


EXISTING PRE-K, T-K AND KINDERGARTEN @ 6,940 ASF



PLANNED PRE-K, T-K AND KINDERGARTEN @ 9,450 ASF

1st and 2nd 2nd Grade Existing and Planned Space Metrics

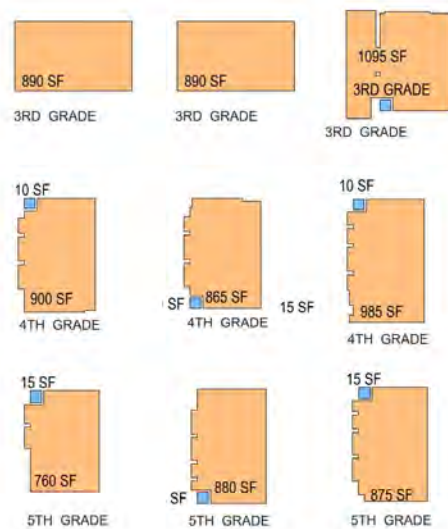


EXISTING LOWER ELEMENTARY @ 6,295 ASF



PLANNED LOWER ELEMENTARY @ 10,160 ASF

Grades 3-5 Existing and Planned Space Metrics

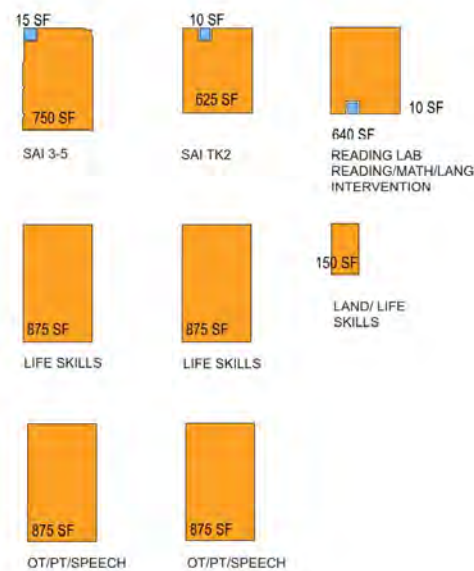


EXISTING UPPER ELEMENTARY @ 8,230 ASF



PLANNED UPPER ELEMENTARY @ 16,800 ASF

Special Education Existing and Planned Space Metrics



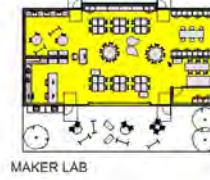
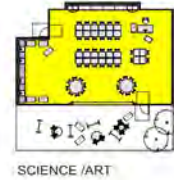
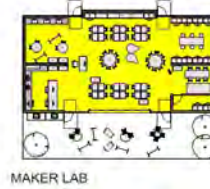
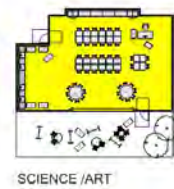
EXISTING SPECIAL EDUCATION @ 5,700 ASF



PLANNED SPECIAL EDUCATION @ 4,500 ASF

GENERAL PURPOSE CLASSROOMS

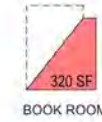
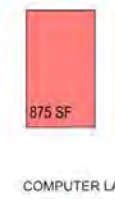
Science, Art and Maker Lab Existing Spaces and Planned Space Metrics



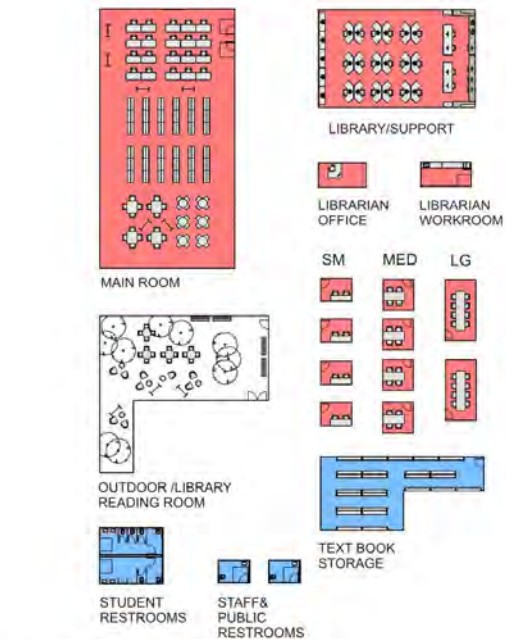
EXISTING SCIENCE AND ART CLASSROOMS @ 1,680 ASF

PLANNED SCIENCE/ART CLASSROOMS @ 2,400 ASF, MAKER LAB CLASSROOMS @ 3,600 ASF

Library Existing Spaces and Planned Space Metrics

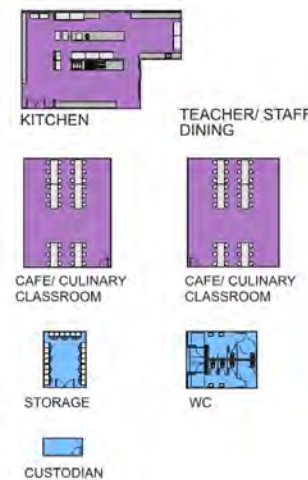
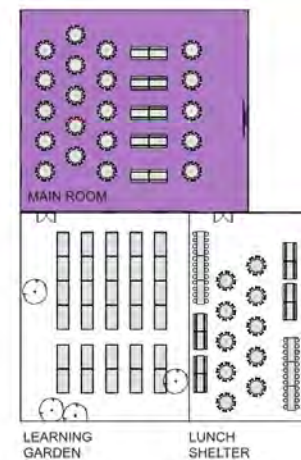
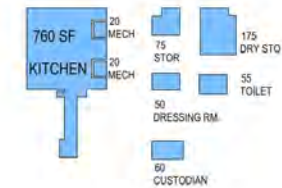


EXISTING LIBRARY @ 2,725 ASF



PLANNED LIBRARY @ 8,060 ASF

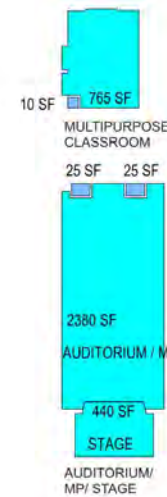
Multi Purpose Culinary Cafe Existing Spaces and Planned Space Metrics



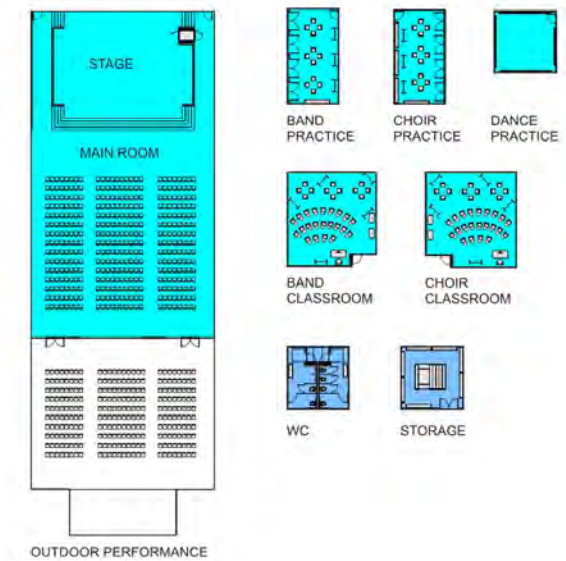
EXISTING CAFETERIA, KITCHEN AND SERVERY @ 3,730 ASF

PLANNED CULINARY CAFE AND CLASSROOMS @ 8,000 ASF

Multi Purpose Auditorium Existing Spaces and Planned Space Metrics



EXISTING AUDITORIUM AND MUSIC @ 3,645 ASF



PLANNED AUDITORIUM AND MUSIC @ 9,160 ASF

SPECIALIZED AND FLEXIBLE ROOMS

OVERVIEW

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

Existing and Planned Indoor Facilities

- Lower and upper elementary classrooms stipulated in the 2019 SMMUSD Education Specifications are more than 50% larger than existing classrooms increasing from approximately 8-900 SF to 1270 SF for lower elementary and 1400 SF for upper elementary
- The 2019 SMMUSD Education Specifications require adjacent outdoor classroom space at all lower and upper elementary classrooms
- The 2019 SMMUSD Education Specifications call for an array of specialized and flexible collaboration spaces including science/art classrooms, music classrooms maker space classrooms and teaming studios
- The 2019 SMMUSD Education Specifications identify common spaces auditorium, multipurpose culinary cafe and library at significantly larger floor area with greater utility, flexibility and adjacent outdoor space for expansion.



EXISTING CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @ 48,370 ASF



PLANNED CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @ 100,860 SF

JOHNSON FAVARO October 7, 2020

INDOOR FACILITIES

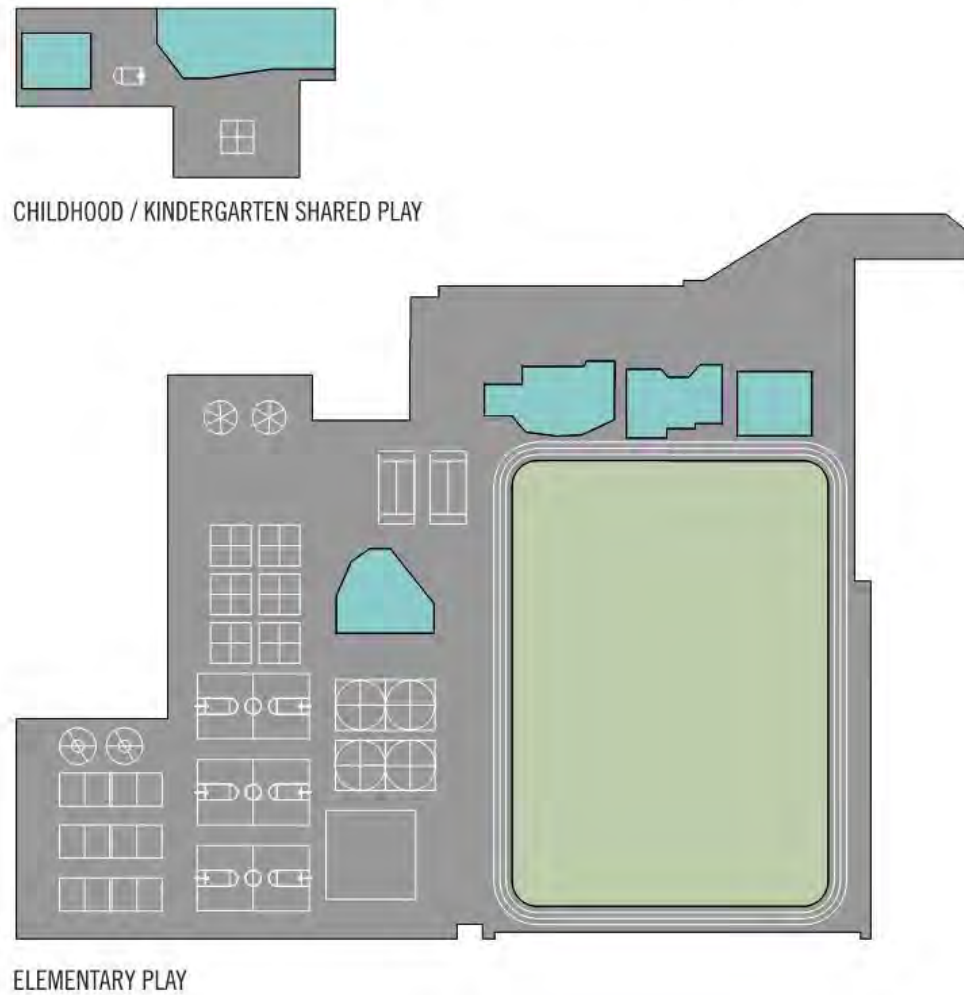
**PLANNED FACILITIES  
100,000 SF**



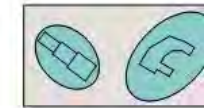
SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

EXISTING AND PLANNED FACILITIES

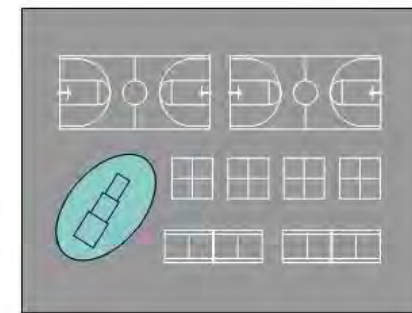
### Outdoor Instruction and Play Existing and Planned Space Metrics



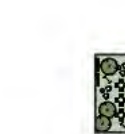
CHILDHOOD PLAY



KINDERGARTEN PLAY



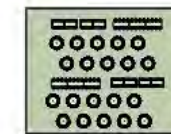
ELEMENTARY PLAY



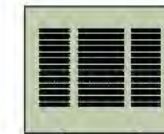
OUTDOOR LIBRARY/  
READING ROOM



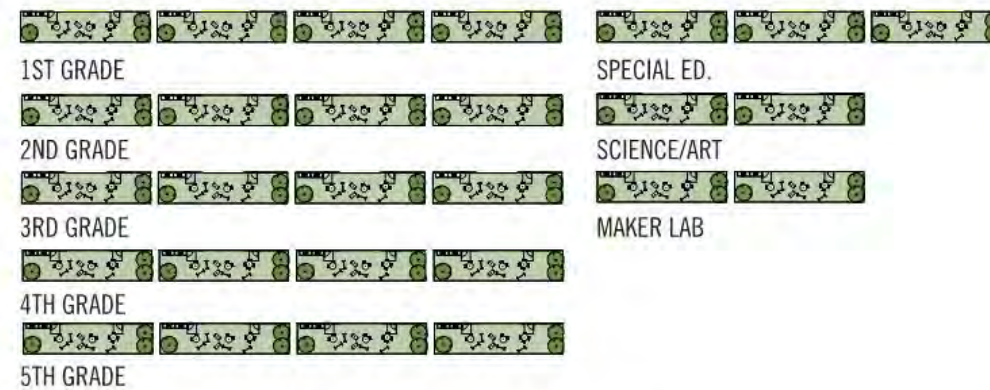
LUNCH  
SHELTER



LEARNING  
GARDEN



OUTDOOR  
PERFORMANCE



EXISTING OUTDOOR INSTRUCTION AND PLAY @ 130,804 SF (3.00 AC)

PLANNED OUTDOOR INSTRUCTION AND PLAY @ 100,000 SF (2.30 AC)

JOHNSON FAVARO October 7, 2020

39

**EXISTING FACILITIES  
120,000 SF**

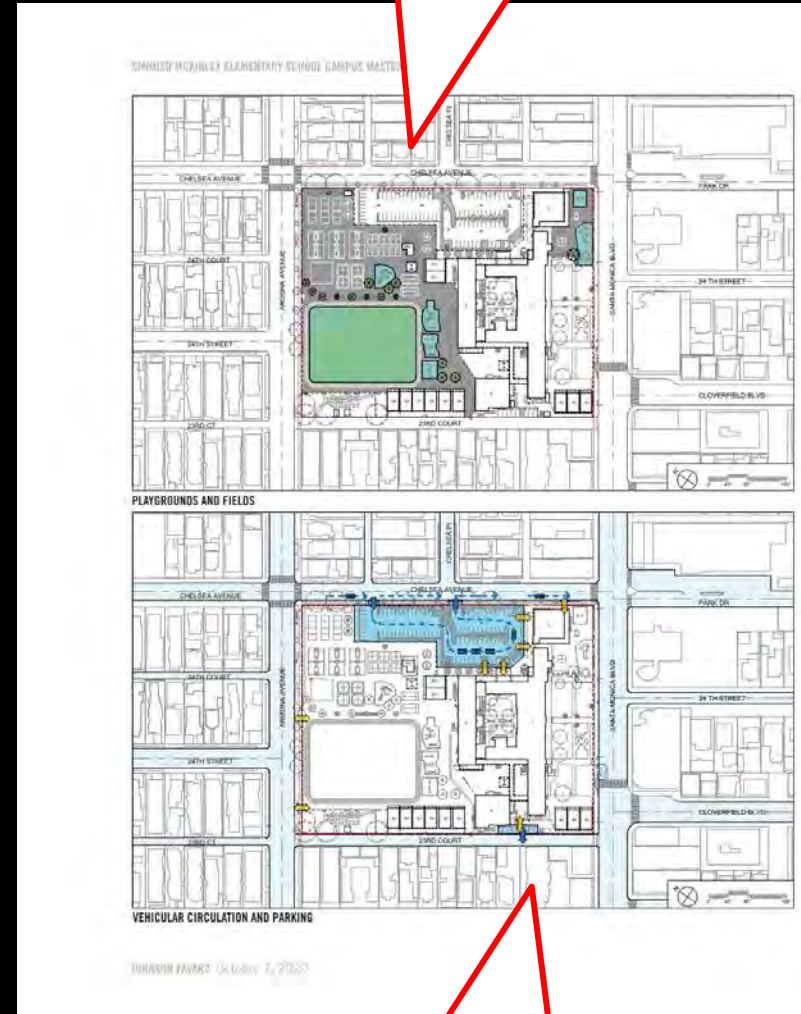
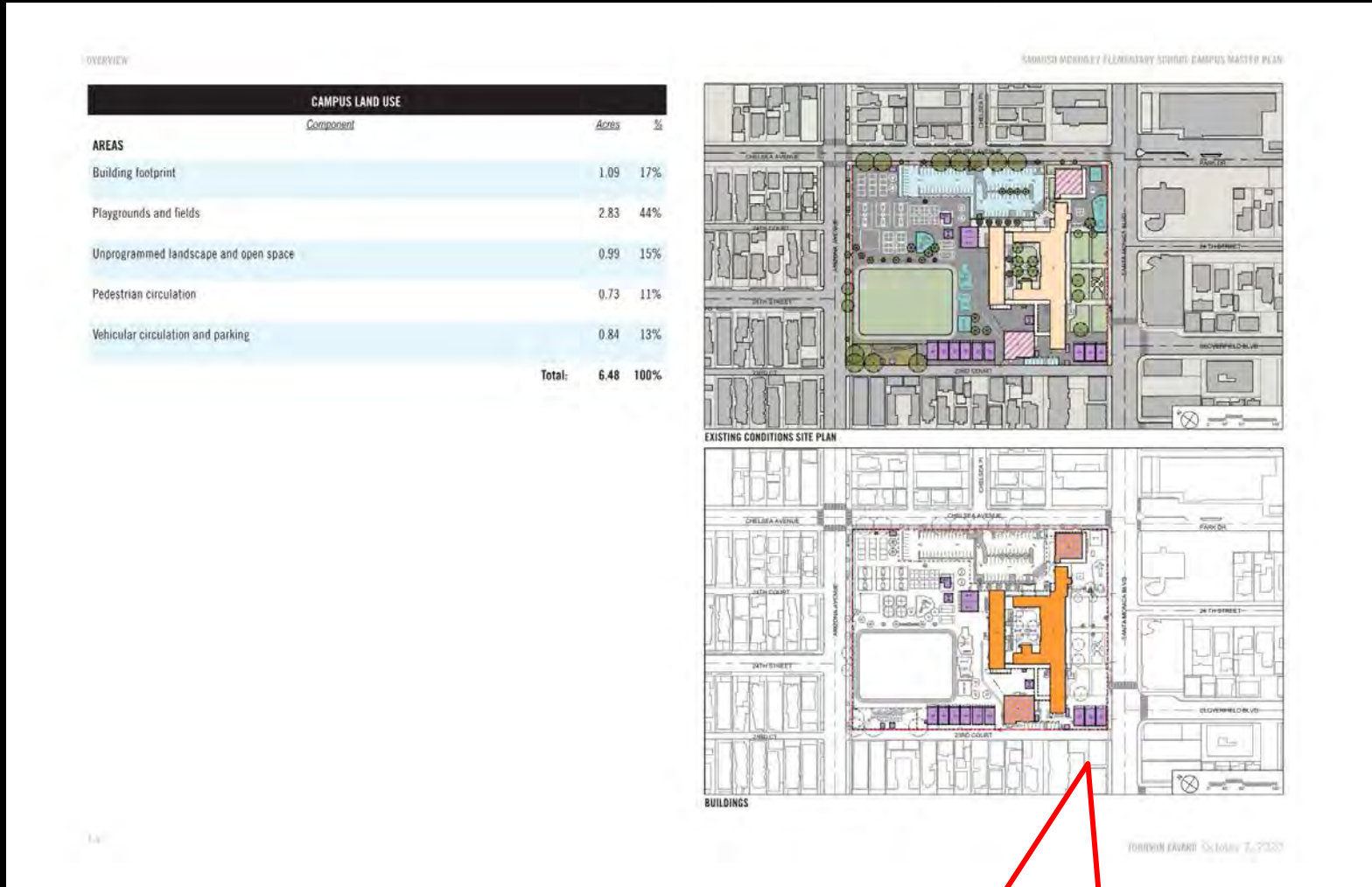
OUTDOOR FACILITIES

**PLANNED FACILITIES  
100,000 SF**

# (4) Existing Campus Site Analysis

**FIELDS, COURTS AND PLAYGROUNDS  
44%**

**LANDSCAPE AND OPEN SPACE  
15%**

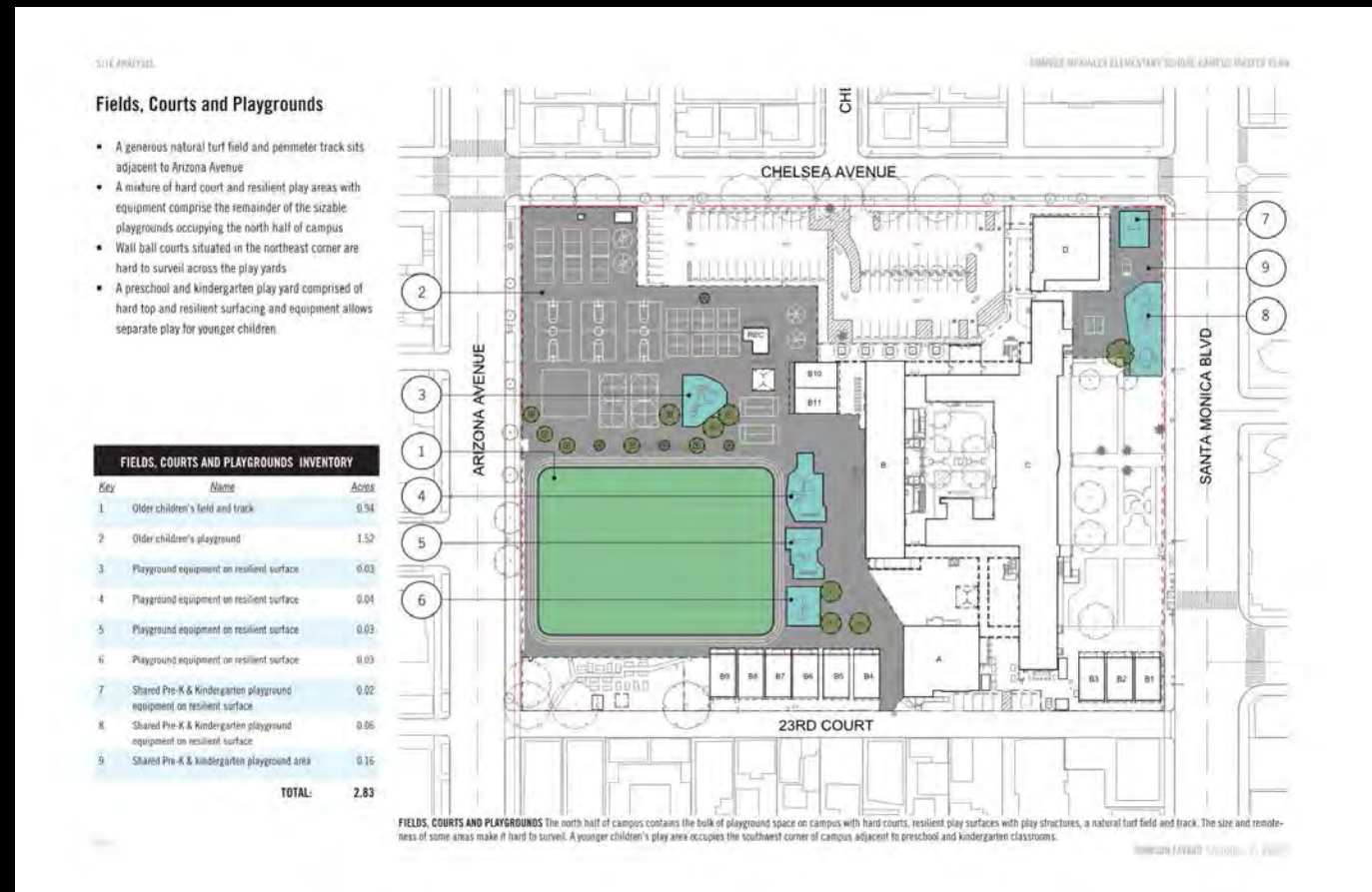


**BUILDING FOOTPRINT  
17%**

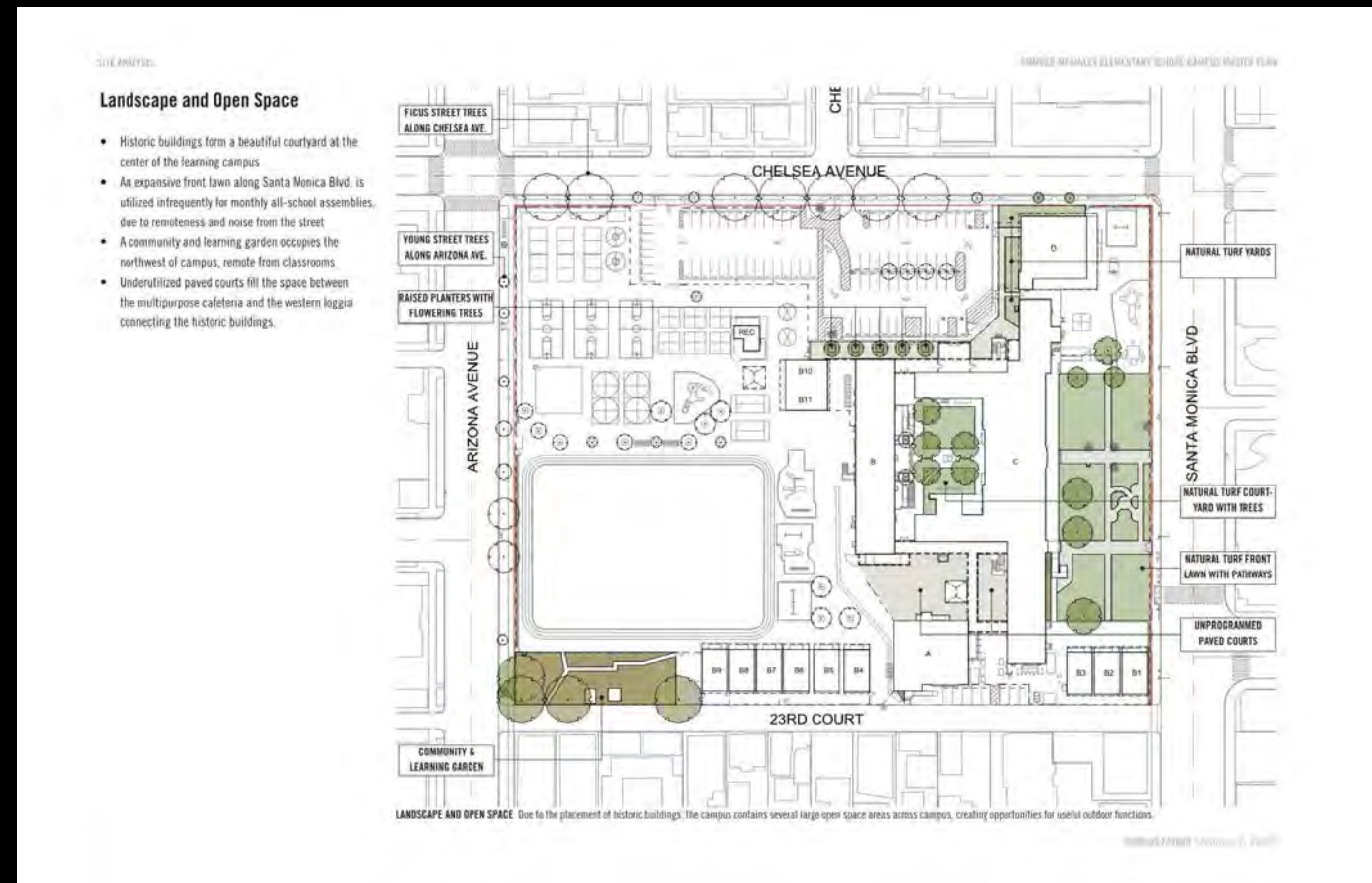
**VEHICULAR CIRCULATION/PARKING  
13%**

**PEDESTRIAN CIRCULATION  
11%**

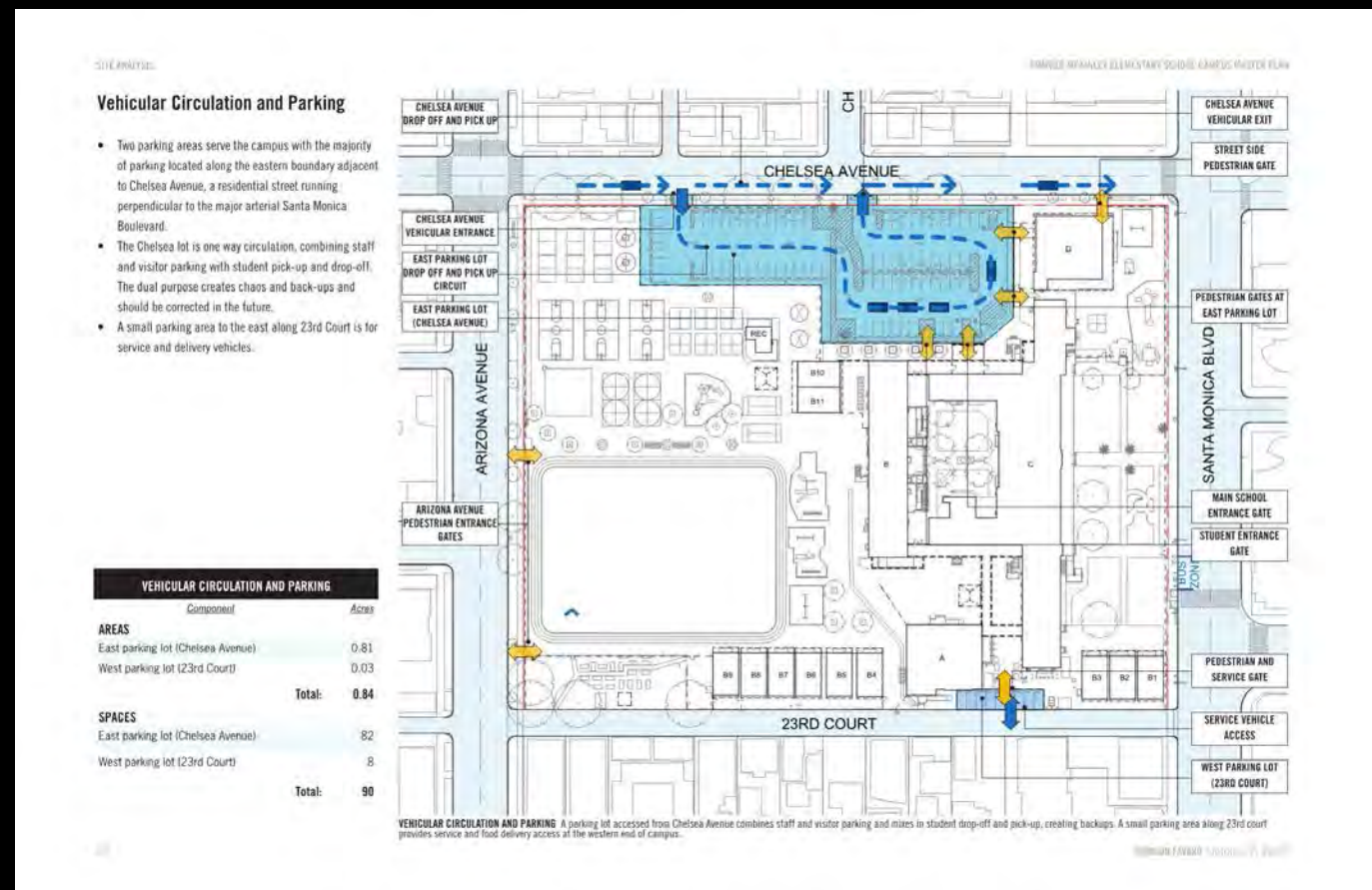
LAND USE



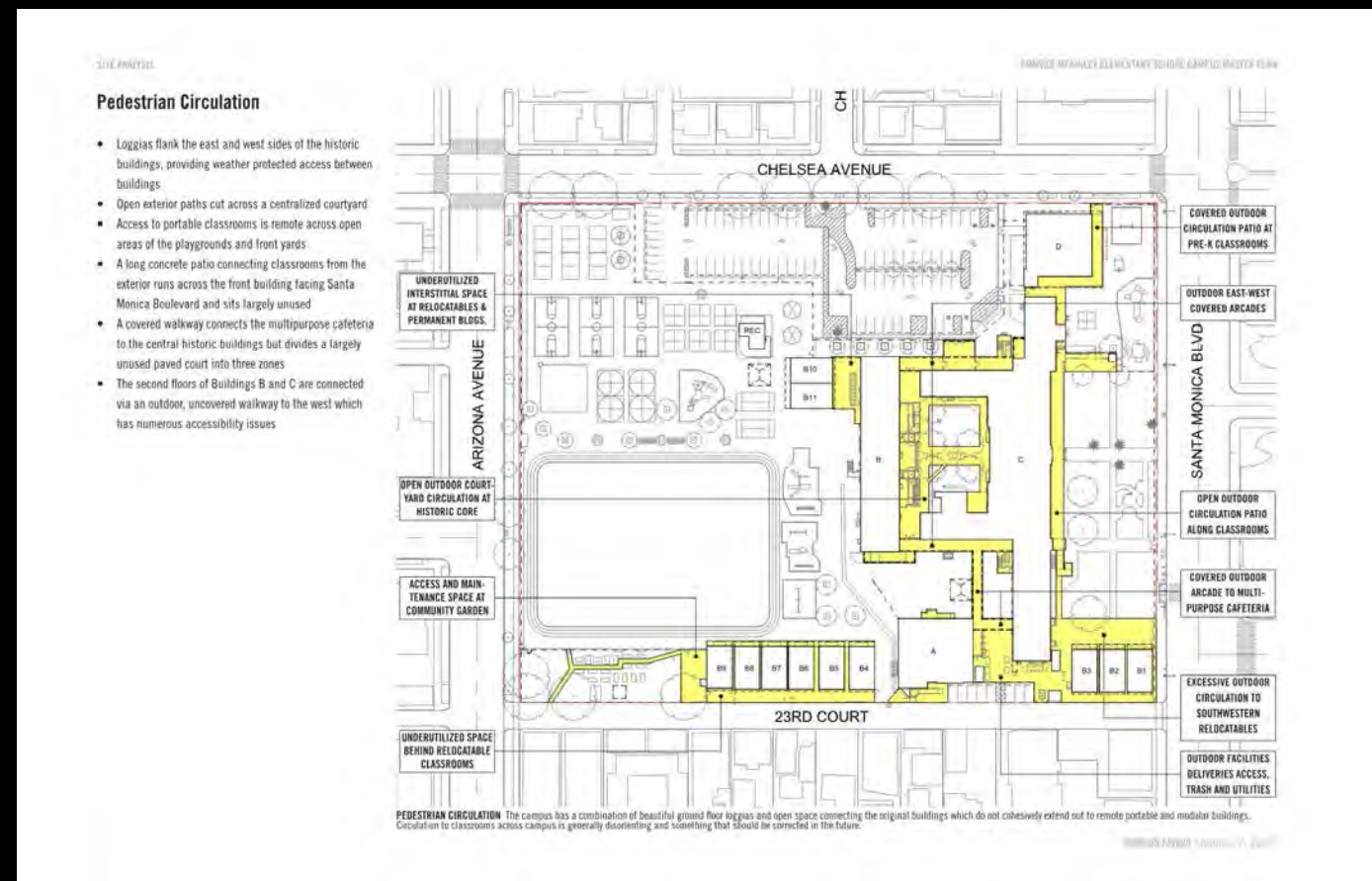
**FIELDS, COURTS AND PLAYGROUNDS**



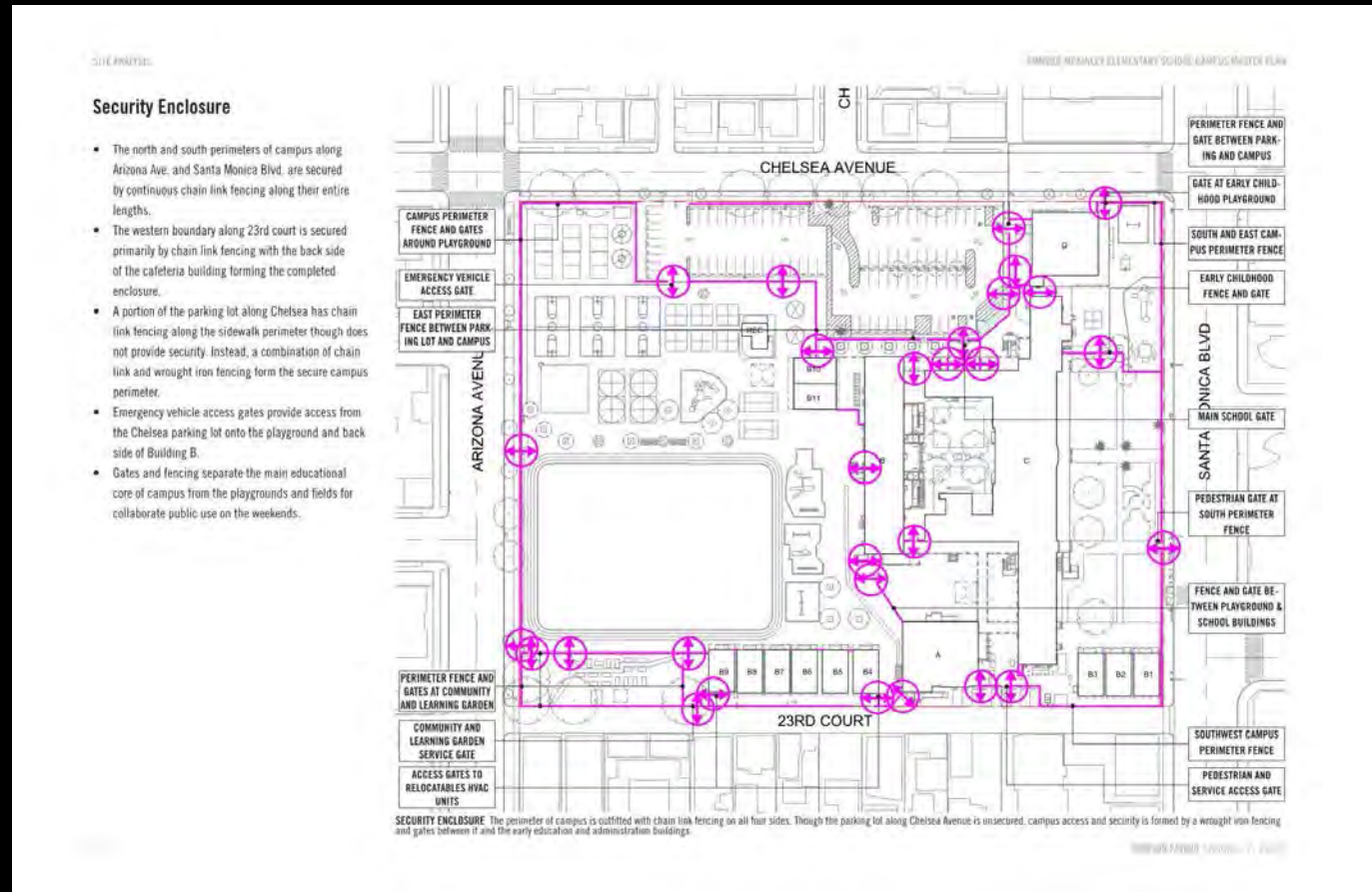
**LANDSCAPE AND OPEN SPACE**



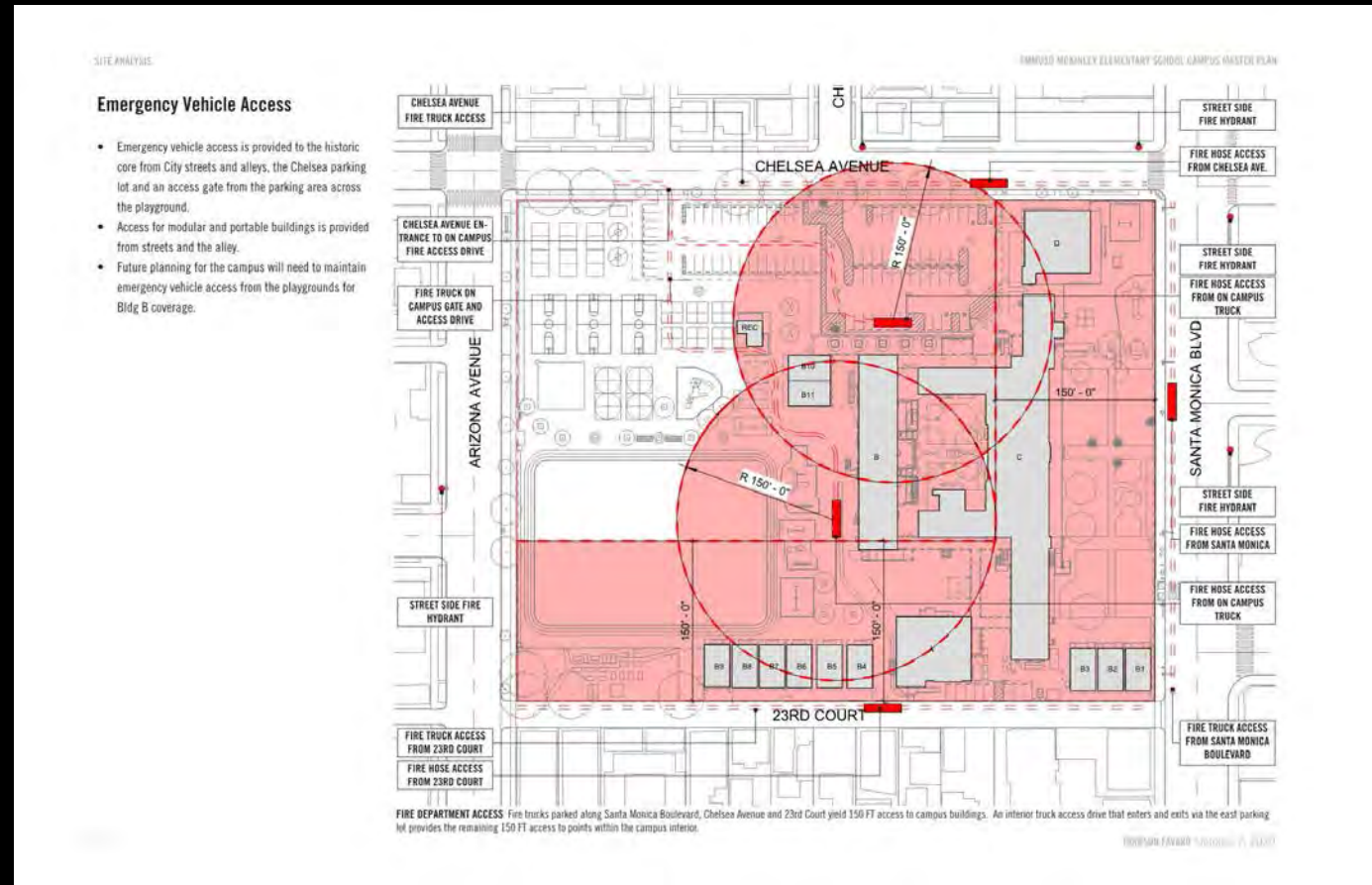
**VEHICULAR CIRCULATION AND PARKING**



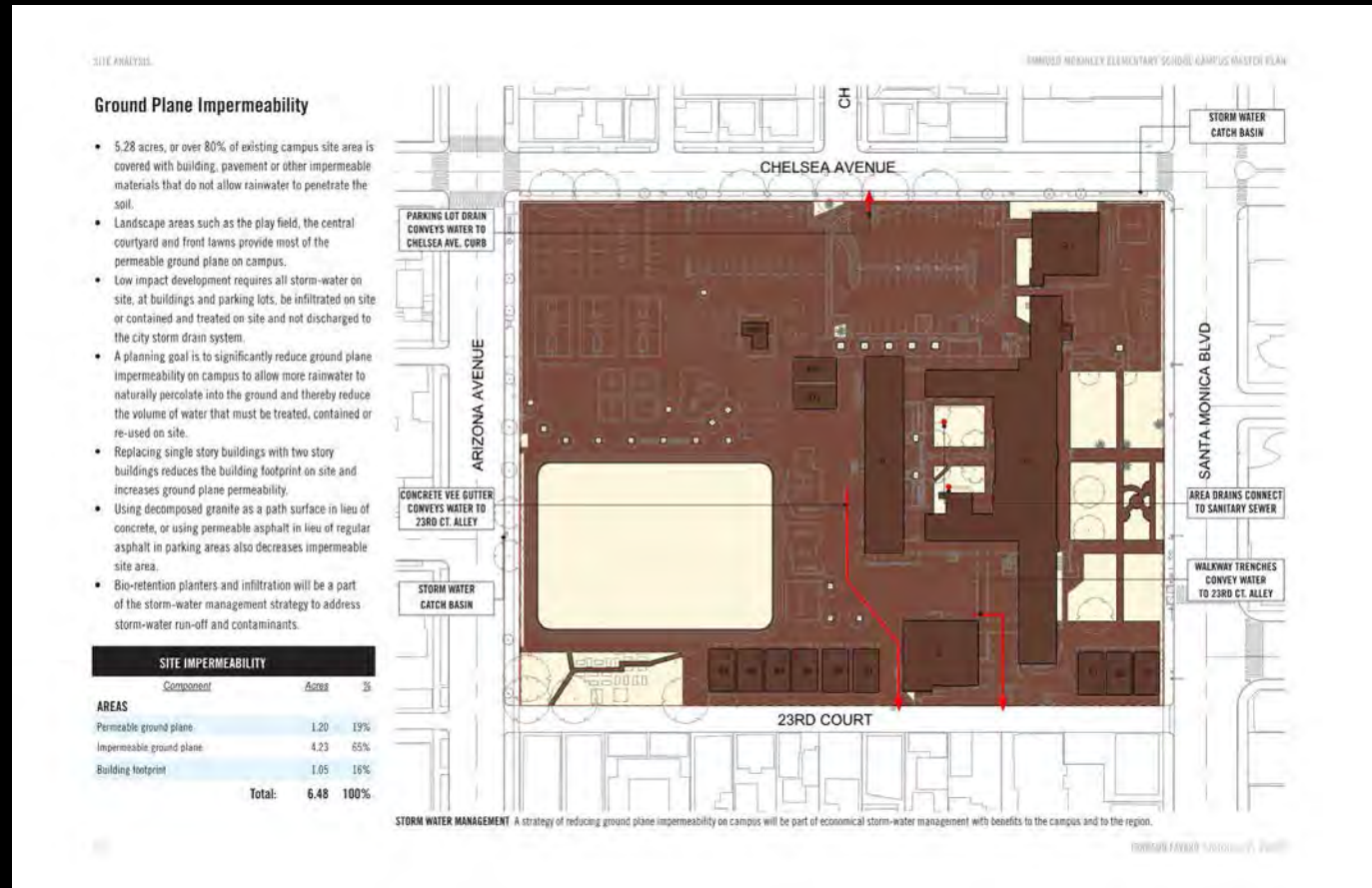
**PEDESTRIAN CIRCULATION**



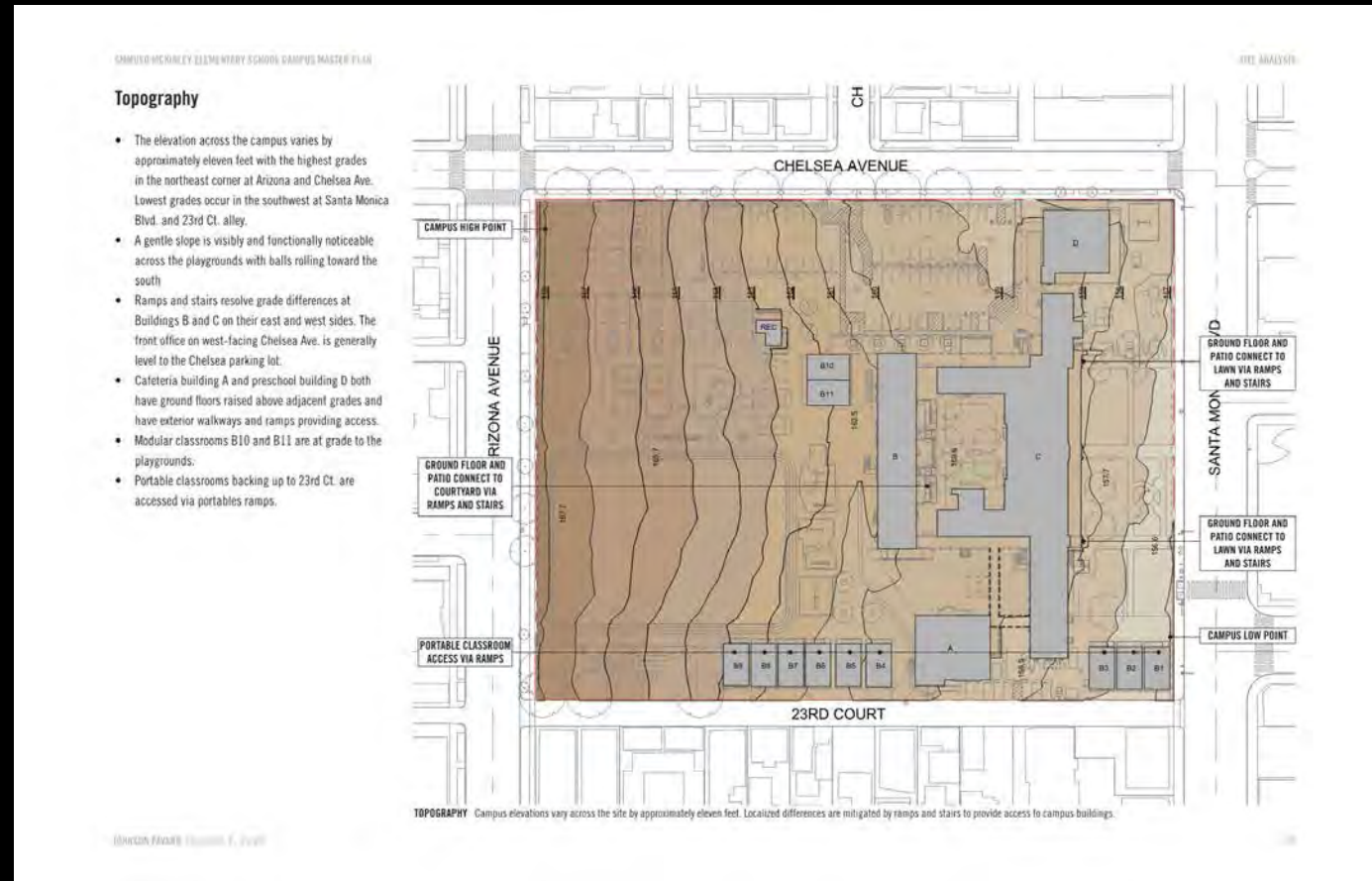
SECURITY ENCLOSURES



EMERGENCY VEHICLE ACCESS



GROUND PLANE PERMEABILITY



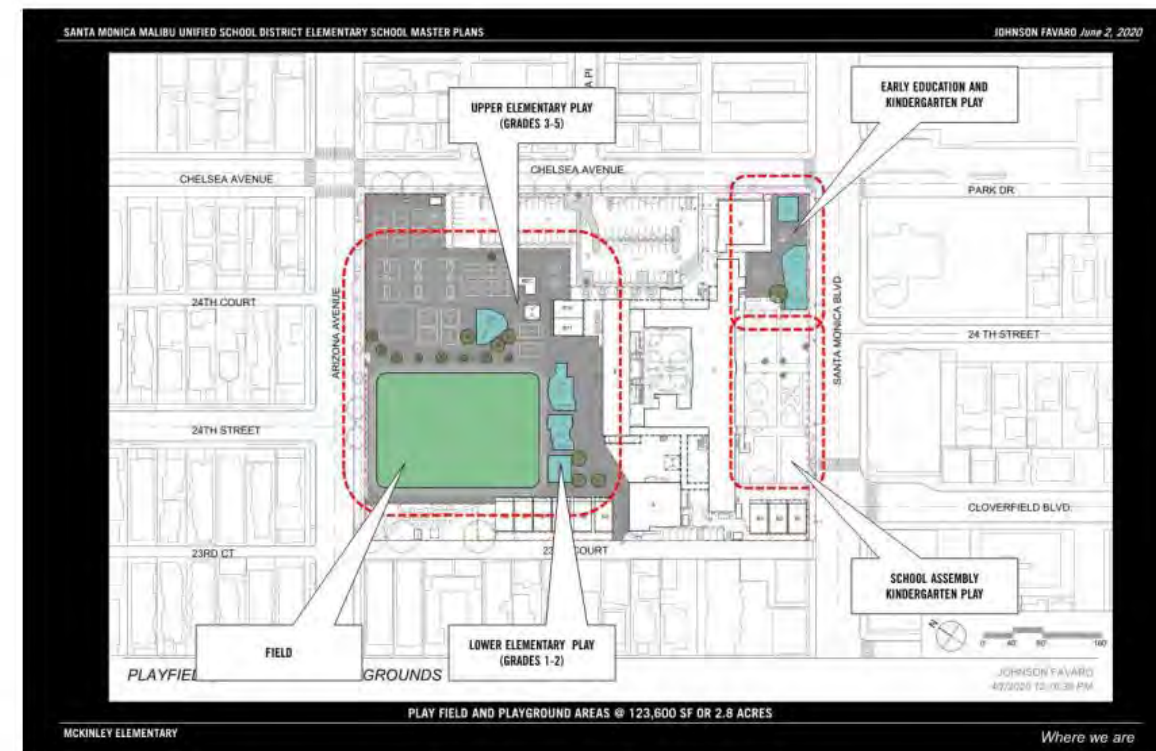
TOPOGRAPHY

OVERVIEW

**Open Space**

- The play areas divide into three locations with lower and upper elementary at the north campus, early education at the corner of Chelsea Avenue and Santa Monica Boulevard and kindergarten within the Santa Monica Boulevard setback south of the main building
- The other play areas are exposed to the north residential neighbors causing noise and visibility problems
- The recently purchased property at the SW corner of campus affords numerous opportunities for expansion

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN



**Building Pattern**

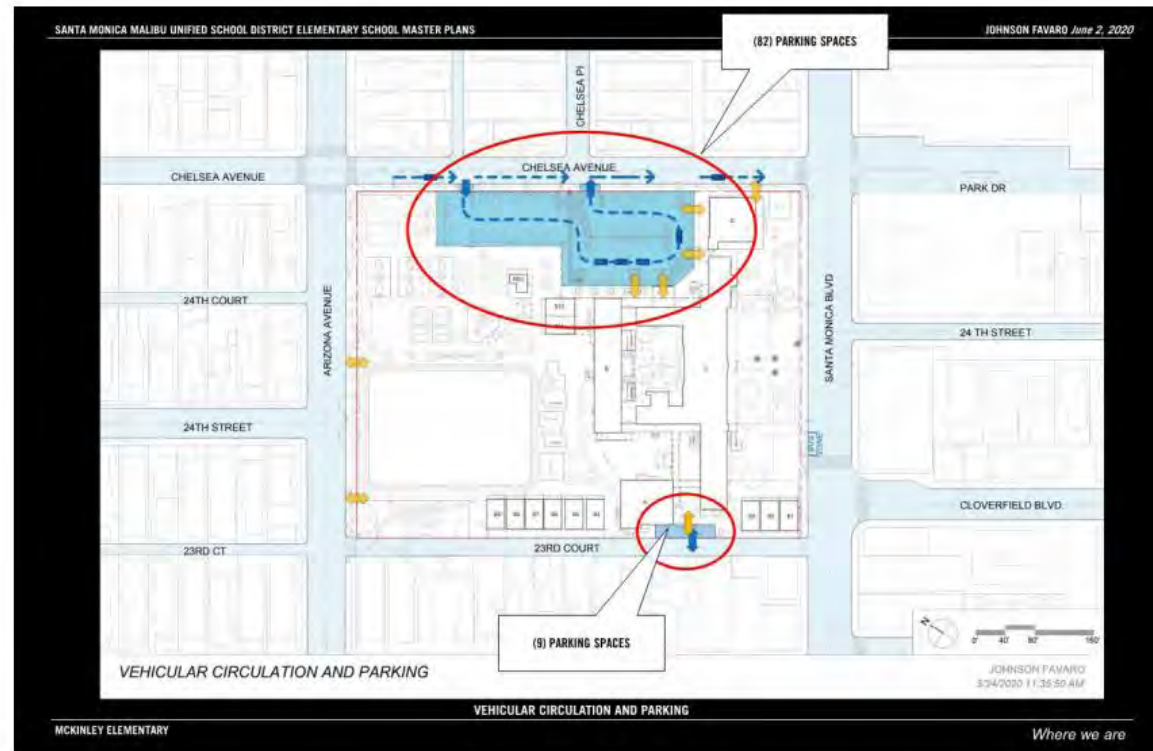
- The two story main building and one-story accessory structures occupy a site just south of the middle of the campus
- The north half of campus is entirely open space and parking, with some of the more remote playground areas underutilized (NE corner of campus)
- The front setback along Santa Monica Boulevard has been commandeered for early education and kindergarten play but is cut-off from the rest of campus.
- The one story formats of the accessory buildings limit the capacity of the campus occupied by building footprint

**Playground Areas**

- Kindergarten and pre-K play yards occupy sites adjacent to Santa Monica Boulevard
- Lower and upper elementary students play on the north side of campus on a field near the NW corner of campus.
- Playground areas distribute in areas south and east of the field.

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**BUILDINGS, OUTDOOR FACILITIES AND OPEN SPACE**



**The Parking Lot**

- The majority of parking resides in one lot between the east side of the main building and Chelsea Avenue.
- This fenced and gated parking lot isolates the school front door from the street and the neighborhood.
- A small lot for service vehicles resides off of the 23rd Court alley.



**Drop-off and Pick-up**

- Daily drop-off and pick-up occur within the Chelsea Avenue parking lot
- Sufficient queue is afforded via the parking lot
- However, the mixing of staff parking, early education parking and elementary school drop-off and pick-up operations in one location impedes the efficiency and safety of the twice daily operation

# (3) Long Term Program Fit



SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

OVERVIEW



**LONG TERM PROGRAM FIT** The campus at completion looking northWest. The front of school remains on Chelsea Avenue with early education/visitor/ADA parking. Staff parking resides on the west side of campus. Two story classroom buildings frame centralized field and playgrounds. Early education and kindergarten classrooms reside at the ground floor of the classroom building at the NE corner of campus, the cafeteria culinary cafe and auditorium along Santa Monica Boulevard at the historic front of school.

JOHNSON FAVARO October 7, 2020

I

**CAMPUS BIRD'S EYE VIEW AT LONG TERM COMPLETION**

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL MASTER PLAN

OVERVIEW



**LONG TERM PROGRAM FIT** The campus at completion looking north/west. The front of school remains on Chelsea Avenue with early education/visitor/ADA parking. Staff parking resides on the west side of campus. Two story classroom buildings frame centralized field and playgrounds. Early education and kindergarten classrooms reside at the ground floor of the classroom building at the NE corner of campus, the cafeteria culinary cafe and auditorium along Santa Monica Boulevard at the historic front of school.

AERIAL VIEW

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL MASTER PLAN

OVERVIEW

LONG TERM PROGRAM FIT			
Program Component	ASF/Ftn	Units	ASF
<b>SECOND FLOOR</b>			
Upper elementary classrooms	1,400	12	16,800
Teaming studios	2,200	2	4,400
Science/art classroom	1,200	2	2,400
Maker space classroom	1,800	2	3,600
Boys and Girls restrooms	2,200	2	4,400
<b>Total:</b>			<b>31,600 ASF</b>

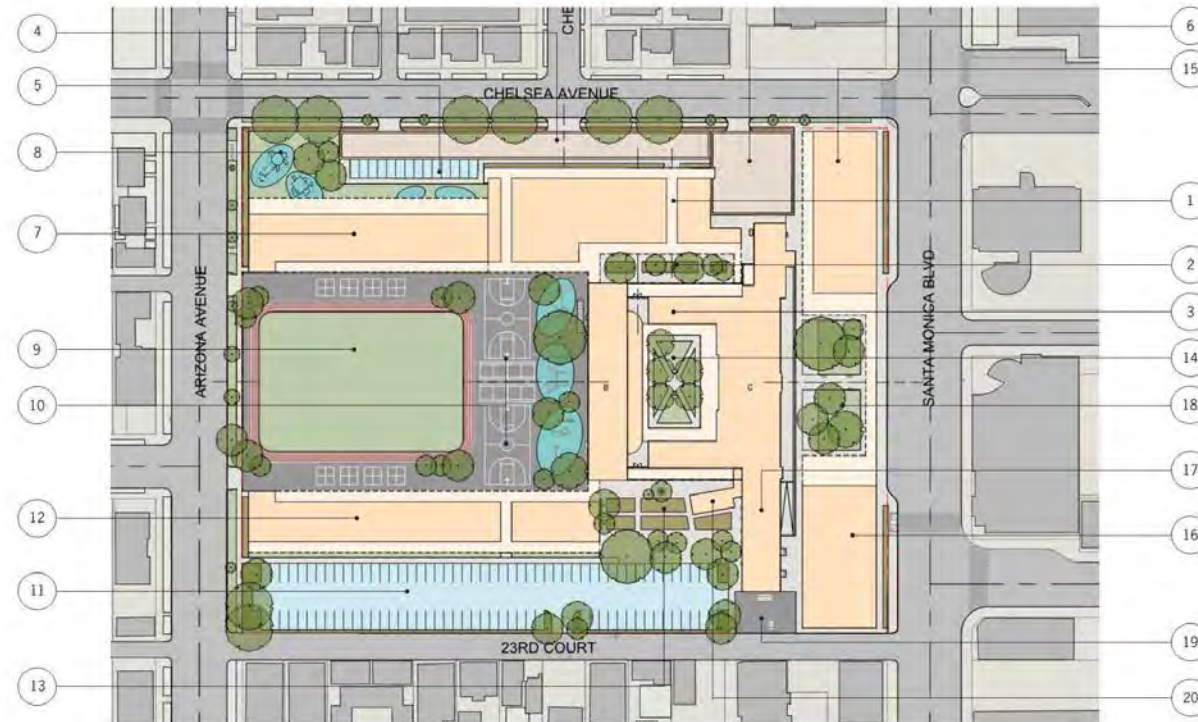


CAMPUS AT COMPLETION SECOND FLOOR PROGRAM PLAN

SECOND FLOOR PROGRAM

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL MASTER PLAN

OVERVIEW



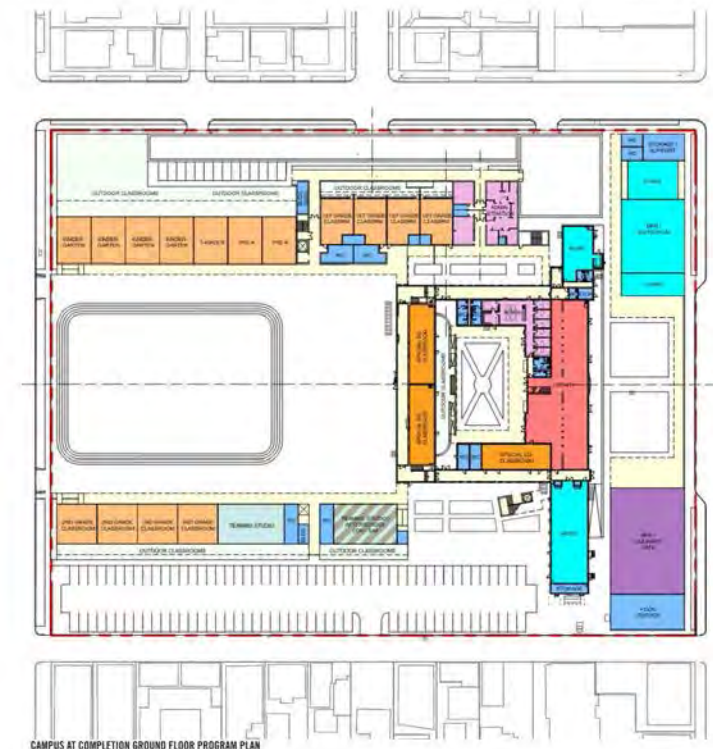
JOHNSON FAVARO November 4, 2020

SITE PLAN

OVERVIEW

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL MASTER PLAN

LONG TERM PROGRAM FIT			
Program Component	ASF/Ftn	Units	ASF
<b>GROUND FLOOR</b>			
Early education and kindergarten classrooms	1,350	7	9,450
Lower elementary classrooms	1,270	8	10,160
Teaming studios	2,200	2	4,400
Special education suites	1,500	3	4,500
Library	8,000	1	8,060
Cafeteria culinary cafe facility	8,000	1	8,000
MPR Auditorium facility	9,200	1	6,360
Music classrooms	1,400	2	2,800
Front office and school support functions	4,300	1	4,330
Boys and Girls restrooms	2,200	2	4,400
MDF rooms	2,000	2	4,000
MEP rooms	1,400	2	2,800
<b>Total:</b>			<b>69,260 ASF</b>

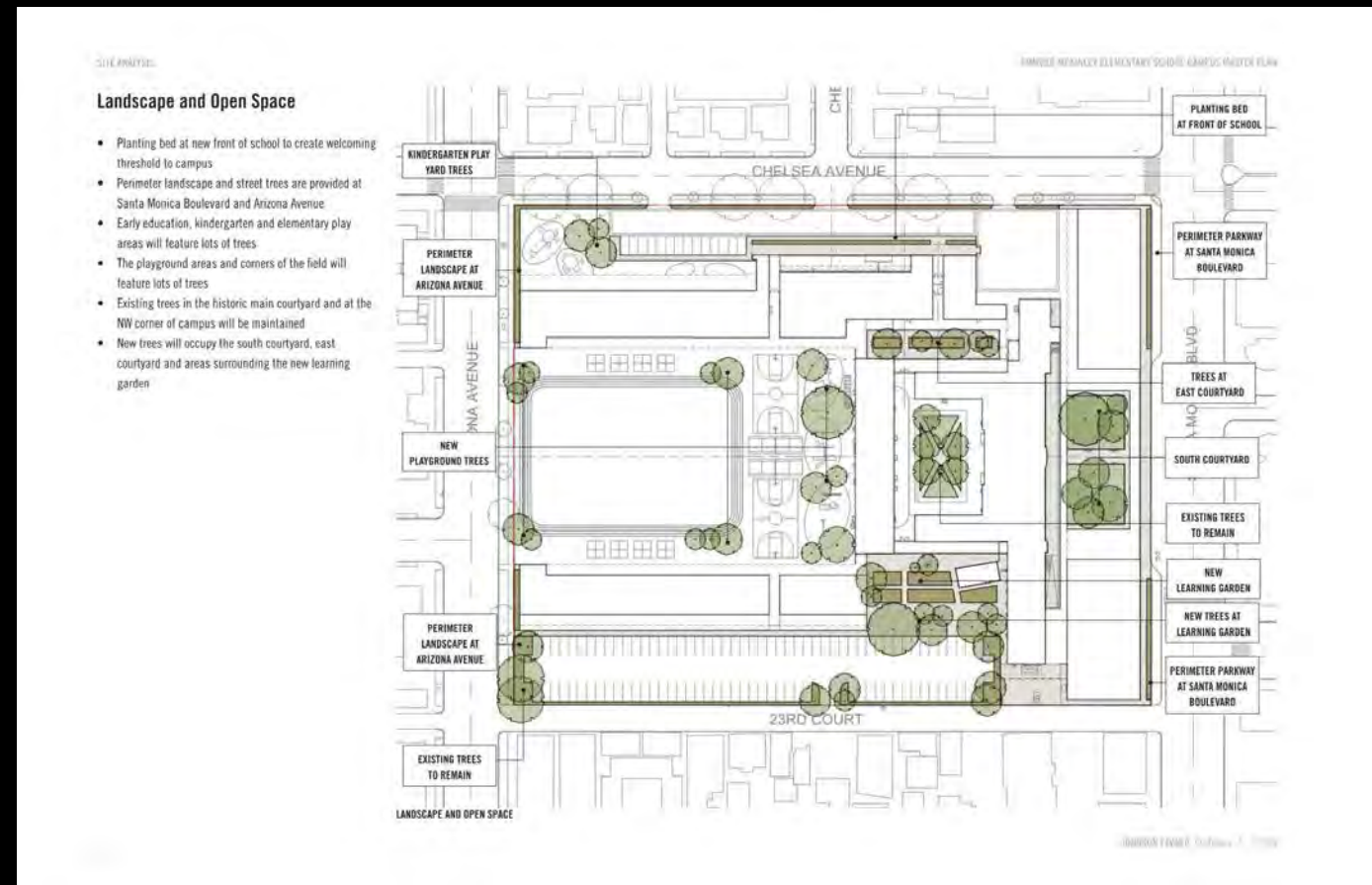


CAMPUS AT COMPLETION GROUND FLOOR PROGRAM PLAN

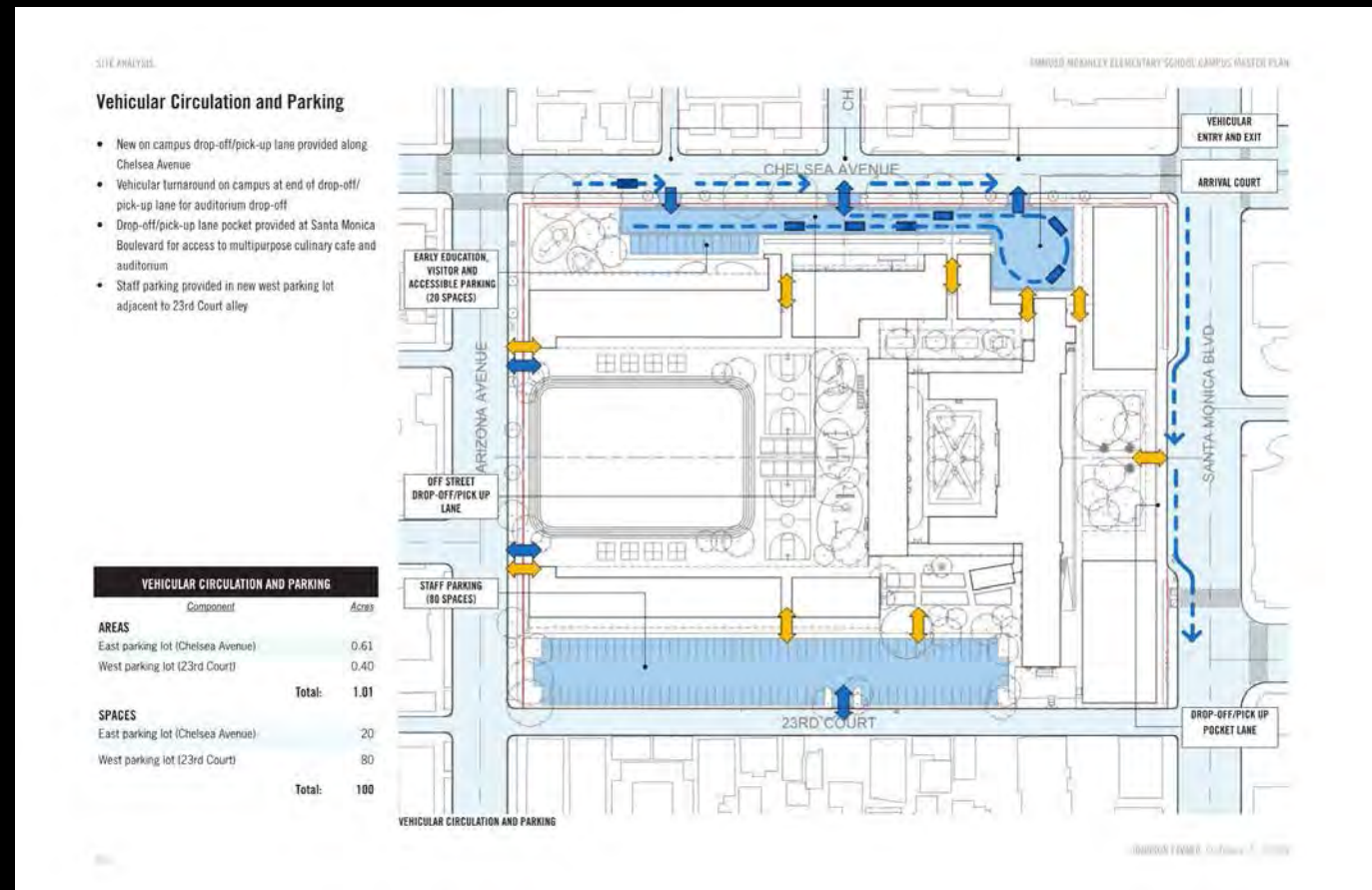
GROUND FLOOR PROGRAM



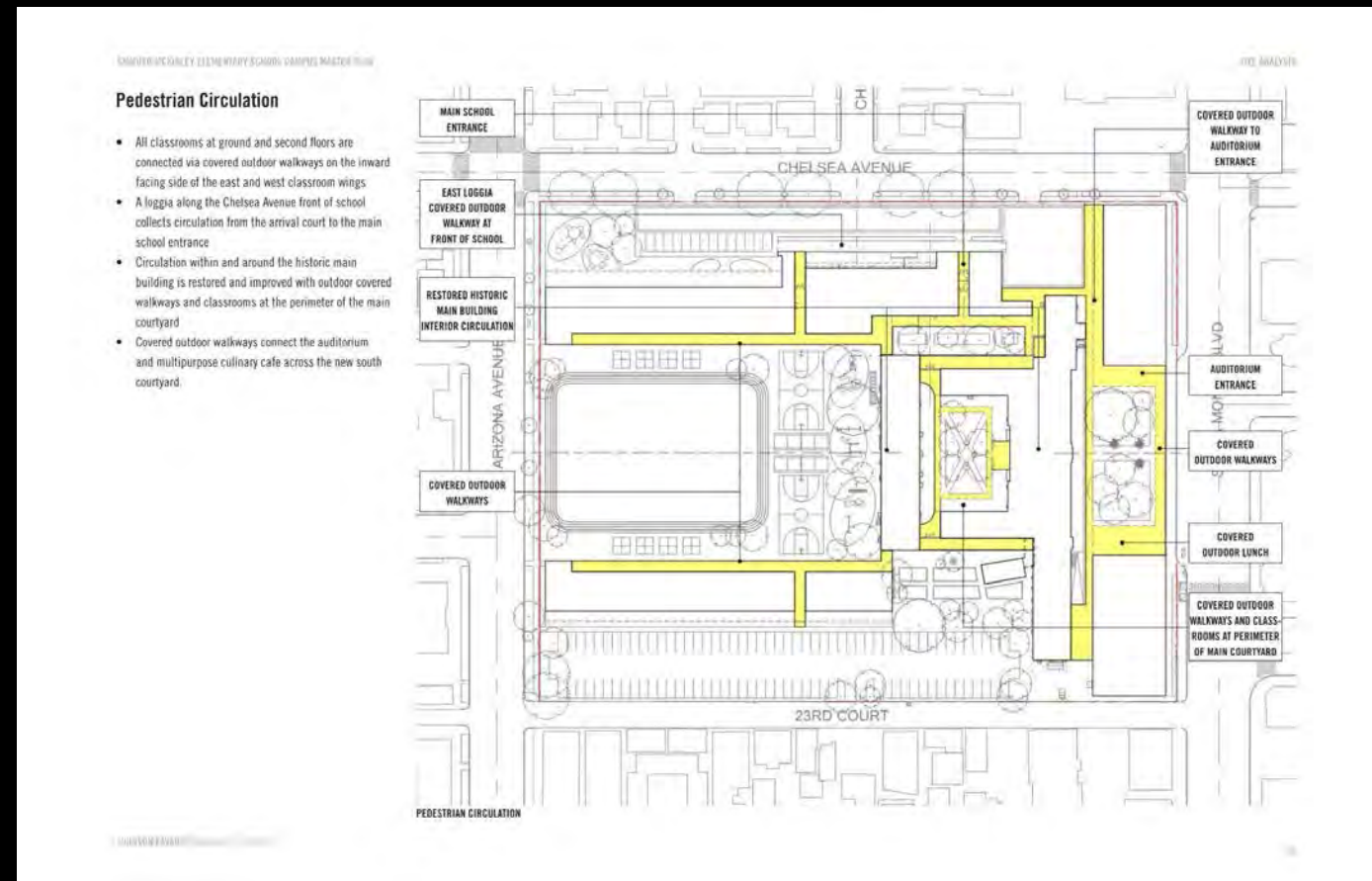
**FIELDS, COURTS AND PLAYGROUNDS**



**LANDSCAPE AND OPEN SPACE**



**VEHICULAR CIRCULATION AND PARKING**



**PEDESTRIAN CIRCULATION**

OVERVIEW

**Redevelopment Projects**

- Group 1 building projects are located and configured to clear existing school buildings
- With enough classroom capacity built by end of Group 1 projects, existing portable classrooms can be removed to make way for new two story classroom buildings
- As classroom capacity increases more existing classrooms can be removed to facilitate new buildings until all existing buildings, except those at the historic core, have been replaced
- Beyond Group 1 projects the timeline and sequence of projects are at the discretion of the district

MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN



**EXISTING CAMPUS** The historic main building occupies the southern half of the building



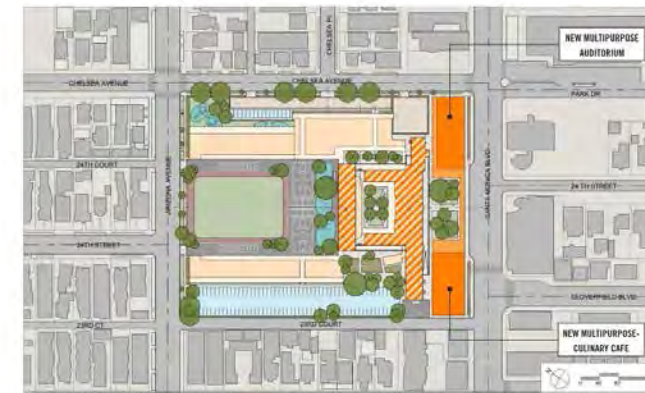
**GROUP 3 PROJECTS** Could include a two story tower and upper elementary classroom building.

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MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN



**GROUP 1 PROJECTS** Could include a two story classroom building with new school entrance and front office and north campus redevelopment.



**GROUP 4 PROJECTS** Could include a new auditorium, new multipurpose culinary cafe and repurposing of the historic main building for new library, special education, science/art classrooms and maker space classrooms.

JOHNSON FAVARO, October 7, 2020

OVERVIEW

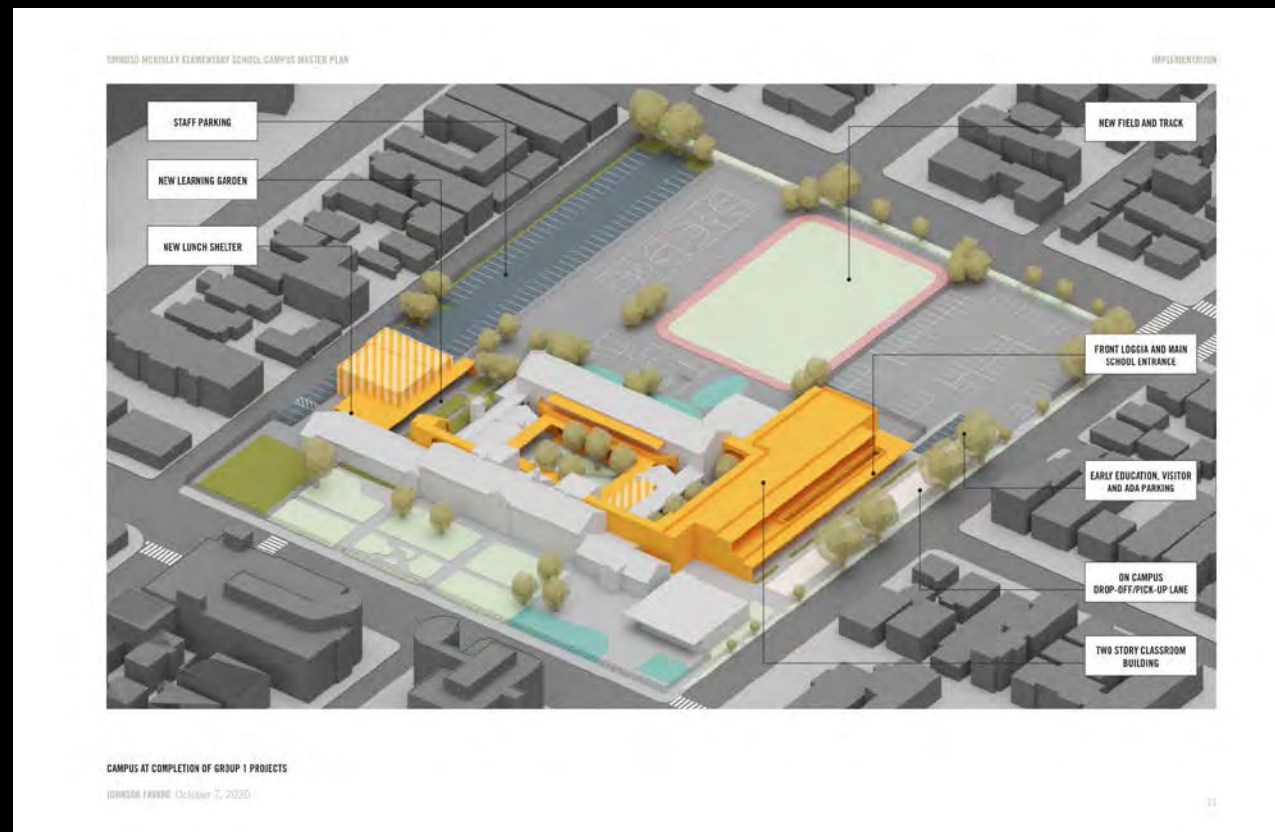


**GROUP 2 PROJECTS** Could include a new two story classroom building with early education and kindergarten classrooms and associated play area at the ground floor, upper elementary classrooms at the second floor.

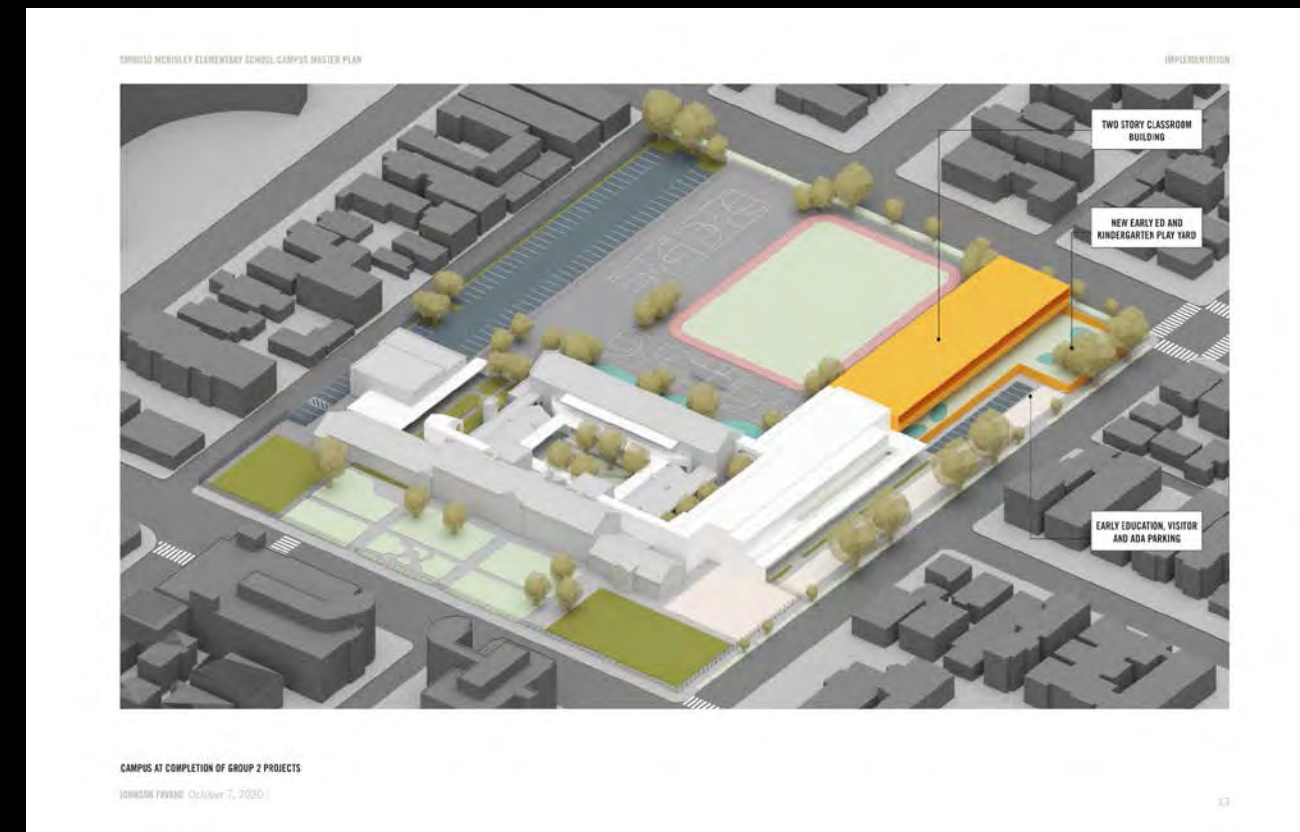


**CAMPUS AT COMPLETION** Two story classroom wings and the historic main building frame the field and playgrounds at the heart of campus.

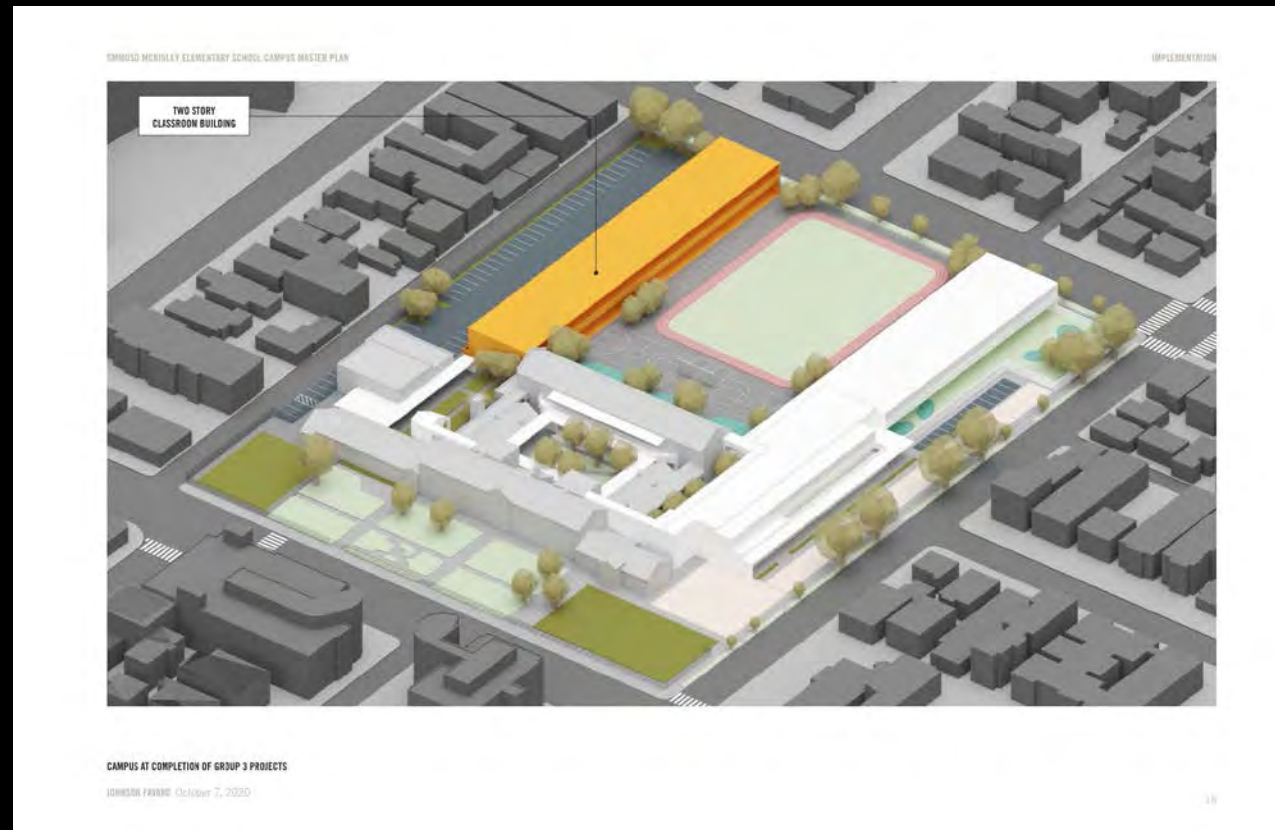
**EXISTING CAMPUS, GROUP 1-4 PROJECTS AND CAMPUS AT COMPLETION**



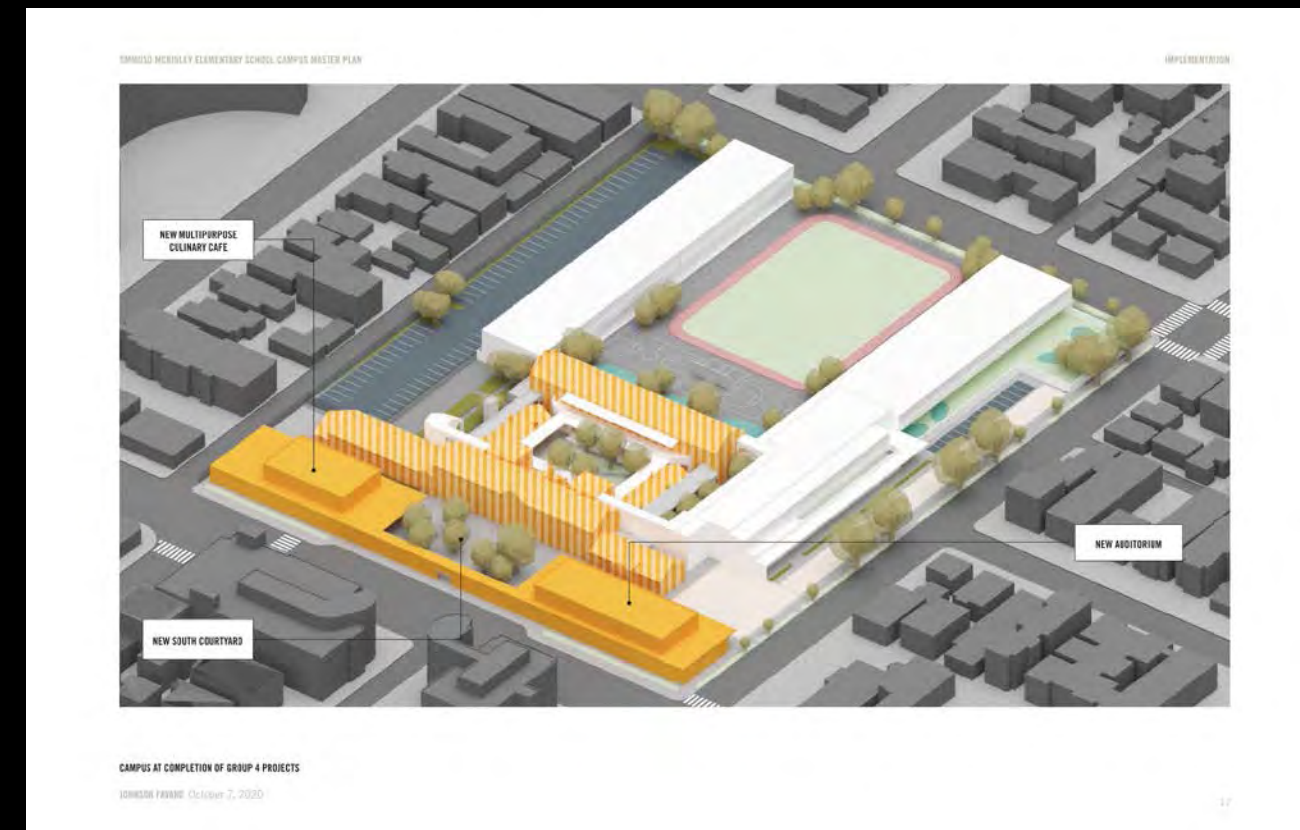
GROUP 1 PROJECTS



GROUP 2 PROJECTS



GROUP 3 PROJECTS



GROUP 4 PROJECTS

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

IMPLEMENTATION



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

JOHNSON FAVARO October 7, 2020

GROUP 1 PROJECTS

## (2) Candidate First Projects

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

### Candidate First Projects

**Project 1: Two Story Classroom Building, Front Office and School Support**

- Four lower and four upper elementary classrooms
- Eight outdoor classrooms
- On campus drop-off/pick-up lane, parking lot relocated to NE playground area
- Front office and school support
- Existing front office repurposed into new faculty center

**Project 2: Main Building Exit Stairs and Elevator Replacement**

- Enclosed outdoor passage from west end of south wing 2nd floor corridor
- New stair and elevator
- Remove existing elevator

**Project 3: New Lunch Shelter and Learning Garden at Cafeteria**

- Covered loggia at two sides of Cafeteria for outdoor lunch
- Large openings with overhead doors on same two sides of Cafeteria
- New learning garden, landscape, trees and benches

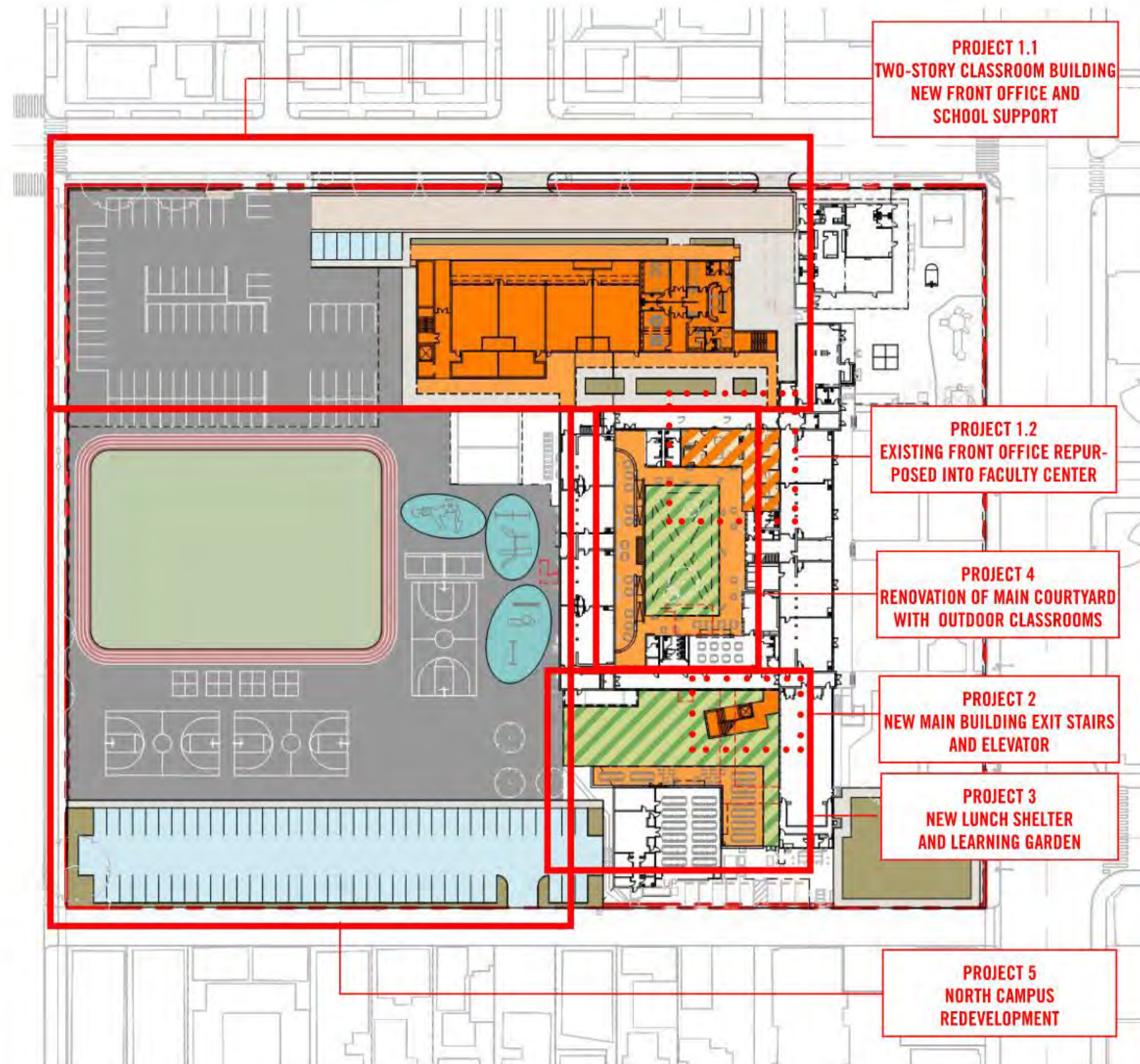
**Project 4: Main Courtyard Renovation**

- Perimeter loggia for outdoor classrooms
- Large opening with overhead door at STEM classroom
- Two story outdoor classrooms at south side of north wing

**Project 5: North Campus Redevelopment**

- Relocated and reconfigured field, track and playground areas.
- New staff parking lot

CANDIDATE FIRST PROJECTS	
Project Component	Cost (\$)
PROJECT 1: New classroom building, front office and school support	21,620,000
PROJECT 2: Exit stairs and elevator replacement	1,870,000
PROJECT 3: New lunch shelter and learning garden at cafeteria	2,000,000
PROJECT 4: Main courtyard renovation	3,200,000
PROJECT 5: North campus redevelopment	5,100,000
<b>TOTAL:</b>	<b>\$33,780,000</b>



JOHNSON FAVARO August 11, 2020



SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

### Candidate First Projects

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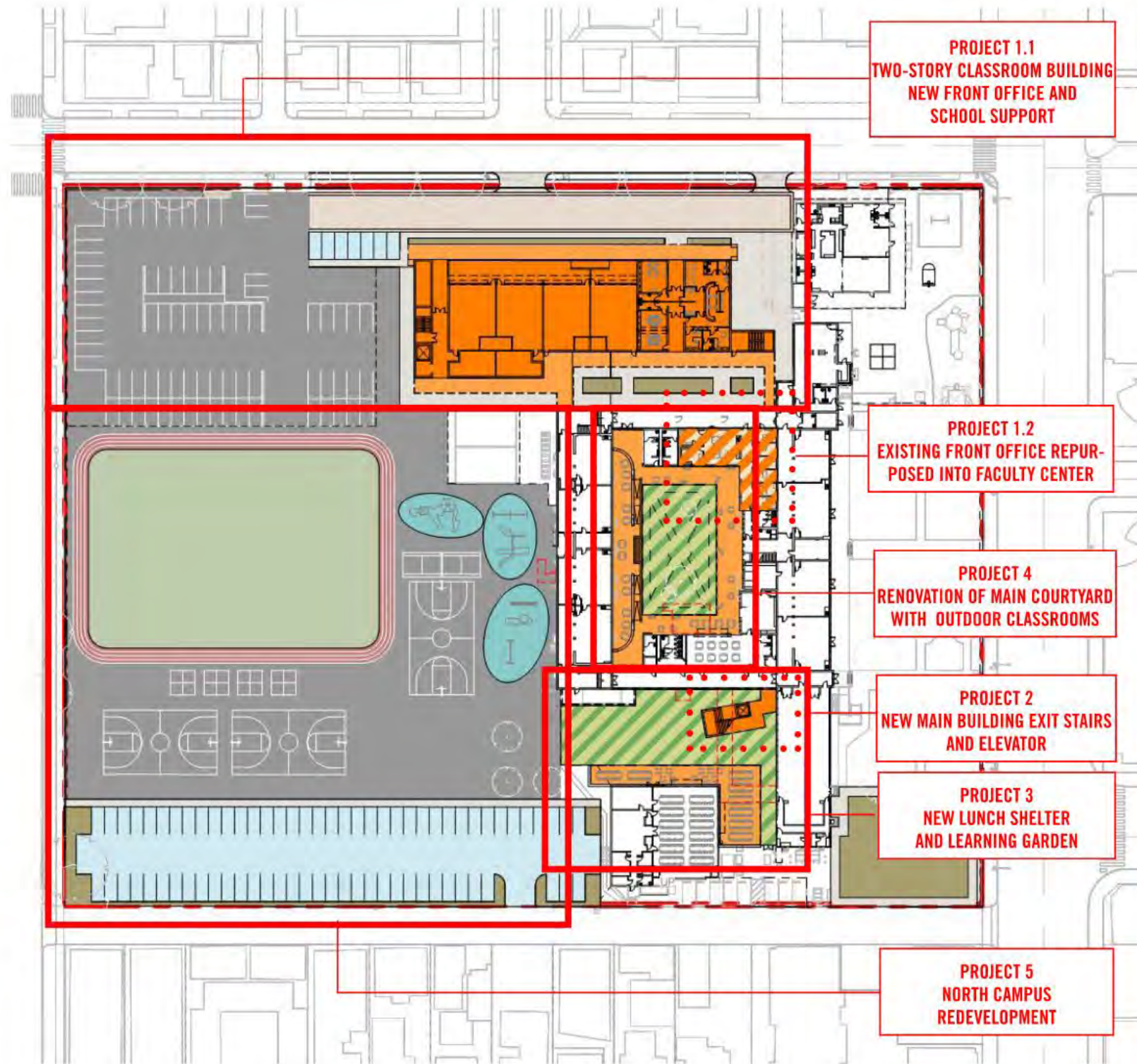
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<b>TOTAL:</b>	<b>\$33,780,000</b>

JOHNSON FAVARO August 11, 2020

**CONSTRUCTION COSTS IN TODAY'S DOLLARS  
\$33.8 M**

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

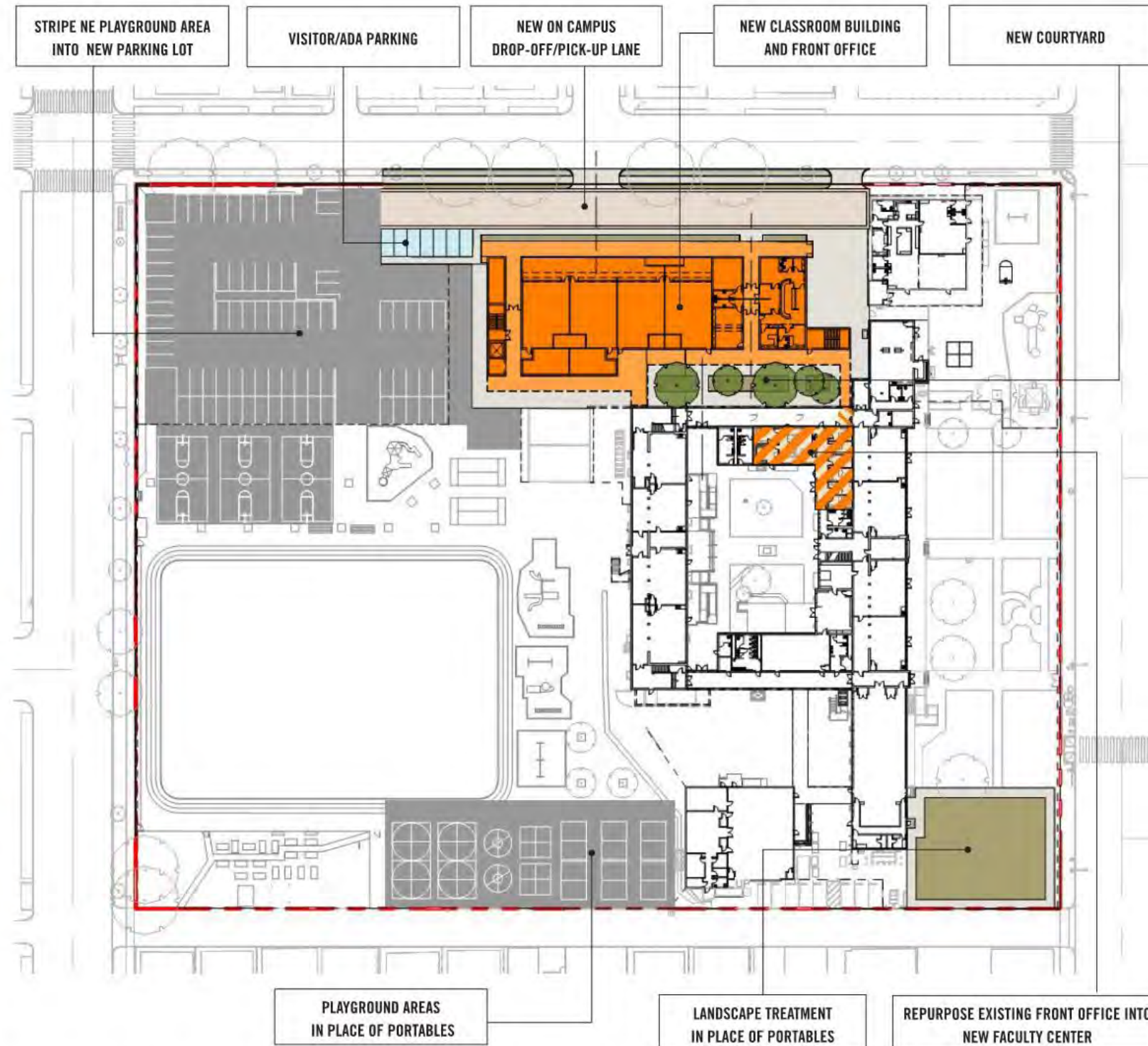
### Project 1: New Classroom Building and Front Office

- Four lower and four upper elementary classrooms
- Eight outdoor classrooms
- New front office and school support
- Existing front office repurposed into new faculty center
- New on campus drop-off and pick-up lane
- NE playground areas striped for staff parking
- Miscellaneous other site improvements



PROJECT 1: NEW FRONT LOGGIA The covered outdoor walkway serves student staging and waiting for drop-off and pick-up

PROJECT 1 COSTS	
Component	(Cost) \$
Site demolitions, preparation, utilities and off site work	1,290,000
New classroom building	17,980,000
Finish site work, parking and landscape	1,800,000
Repurpose existing front office into new faculty center	550,000
<b>TOTAL:</b>	<b>\$21,620,000</b>



PROJECT 1: CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT The new two story classroom building forms the new front of school. An on campus drop-off/pick-up queue along Chelsea Avenue separates this operation from staff and visitor parking.

JOHNSON FAVARO August 11, 2020

## PROJECT 1: NEW TWO-STORY CLASSROOM BUILDING AND FRONT OF SCHOOL

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

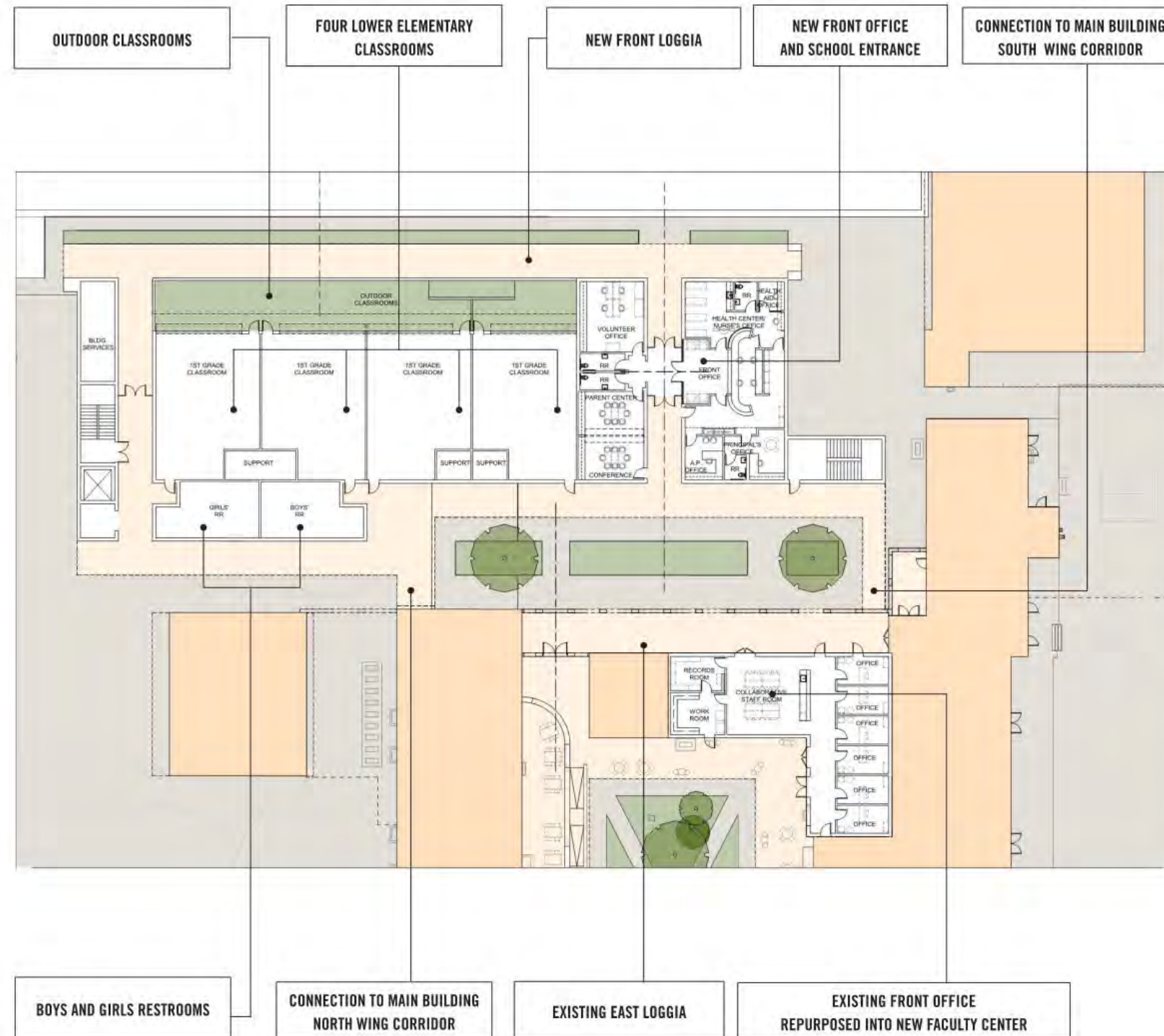
CANDIDATE FIRST PROJECTS



PROJECT 1 NEW CLASSROOM BUILDING SECOND FLOOR Four elementary classrooms with associated outdoor classrooms



PROJECT 1 NEW CLASSROOM BUILDING GROUND FLOOR Four elementary classrooms with associated outdoor classrooms, front office and school support



PROJECT 1: CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT The new two story classroom building connects to interior circulation at both floors of the north and south wings of the main building. It forms a courtyard between it and the east loggia of the main building, the front of school in the existing condition

JOHNSON FAVARO August 11, 2020

PROJECT 1: NEW TWO-STORY CLASSROOM BUILDING AND FRONT OF SCHOOL

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS



**PROJECT 2: NEW CLASSROOM BUILDING, FRONT OFFICE AND CAMPUS IMPROVEMENTS** The new classroom building and associated campus improvements will establish a new front of school and main school entrance. The on campus drop-off/pick-up lane resides in the foreground.

JOHNSON FAVARO August 11, 2020

**PROJECT 1: NEW TWO-STORY CLASSROOM BUILDING AND FRONT OF SCHOOL**

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS



**PROJECT 2: NEW CLASSROOM BUILDING, FRONT OFFICE AND CAMPUS IMPROVEMENTS** The new classroom building will connect to both floors of the north and south wings of the main building and create a courtyard between it and the east loggia of the main building.

JOHNSON FAVARO August 11, 2020

**PROJECT 1: NEW TWO-STORY CLASSROOM BUILDING AND FRONT OF SCHOOL**

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

### Project 2: Exit Stair and Elevator Replacement

- Covered outdoor passage from west end of main building south wing 2nd floor corridor
- Replacement exit stair and elevator

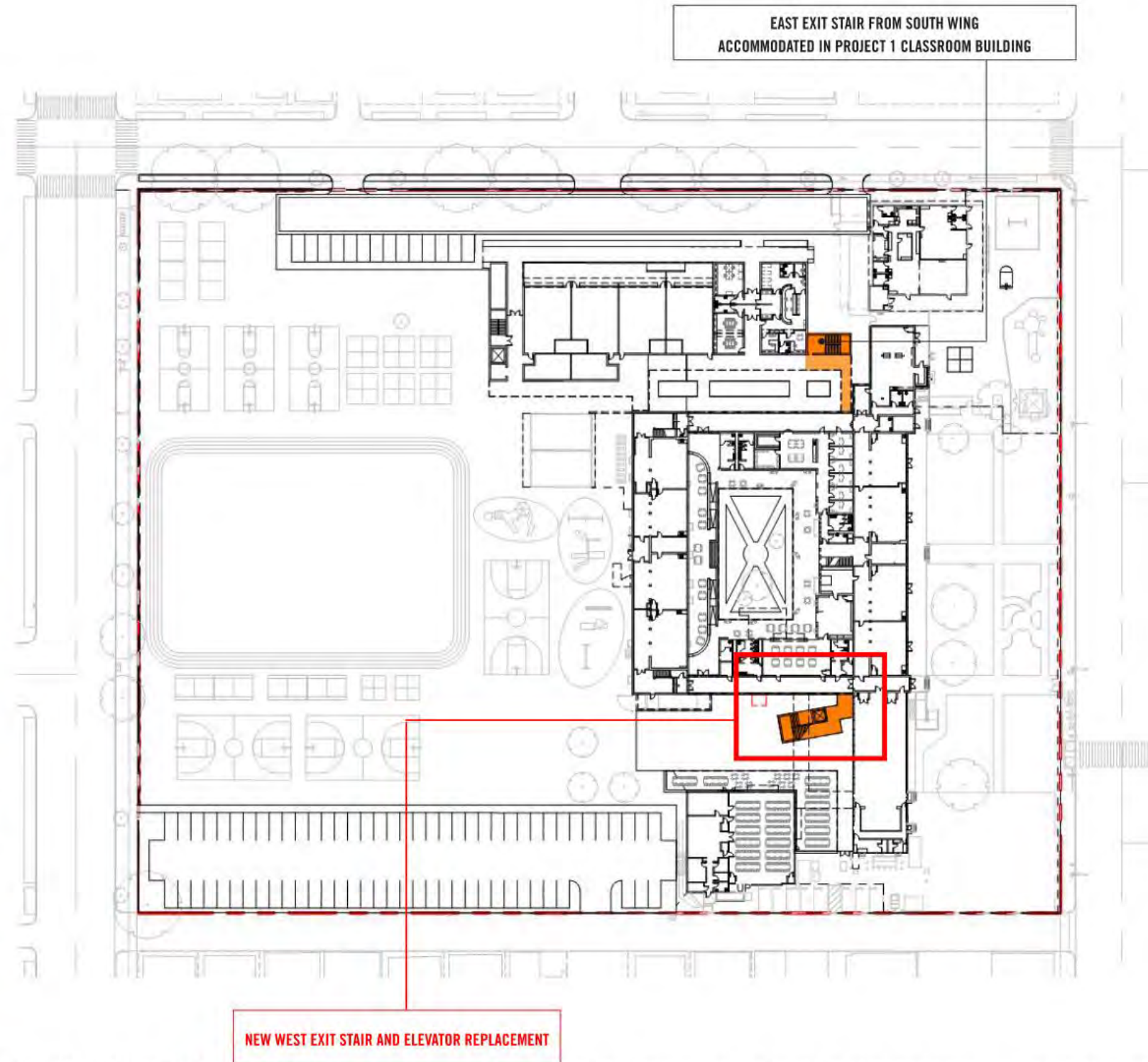


EXISTING EXIT STAIR AT WEST END OF SOUTH WING



PROJECT 2 EXIT STAIR AND ELEVATOR REPLACEMENT

PROJECT 2 COSTS	
Component	(Cost) \$
Demolition	40,000
Covered outdoor 2nd floor walkway and exit stair	1,640,000
Elevator replacement	190,000
<b>TOTAL:</b>	<b>\$1,870,000</b>



**PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT** The east stair is accommodated in the new PROJECT 1 classroom building, the west stair and elevator replacement require a modest addition to the building.

JOHNSON FAVARO August 11, 2020

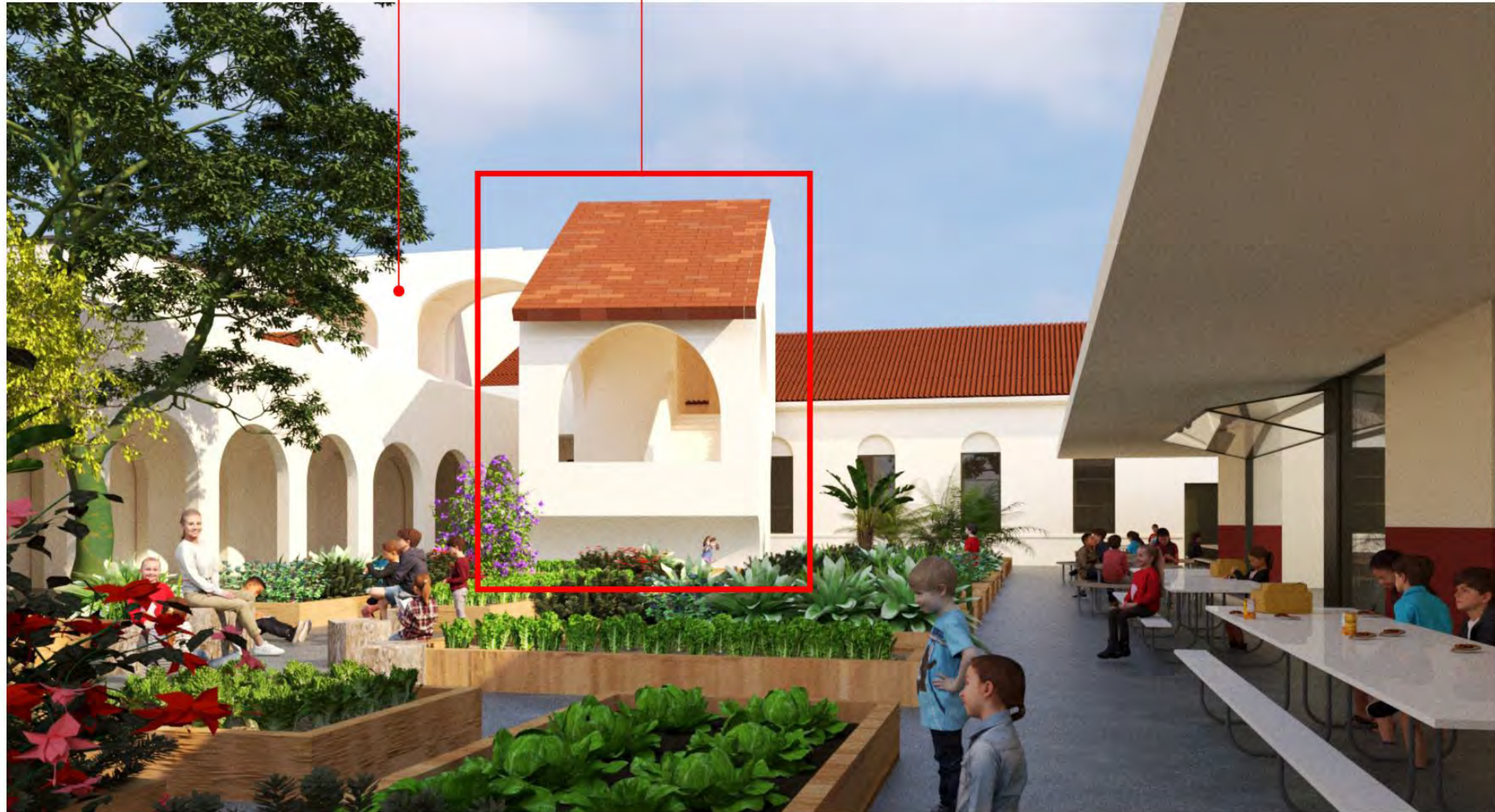
## PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

**COVERED OUTDOOR PASSAGE  
TO SOUTH WING 2ND FLOOR CORRIDOR**

**REPLACEMENT EXIT STAIR AND ELEVATOR**



**PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT** The new stair and elevator sit within the two story enclosure (beyond) which connects to the covered outdoor passage that in turn connects to the west end of the 2nd floor corridor of the south wing of the main building.

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**PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT**

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

### Project 3: New Lunch Shelter and Learning Garden

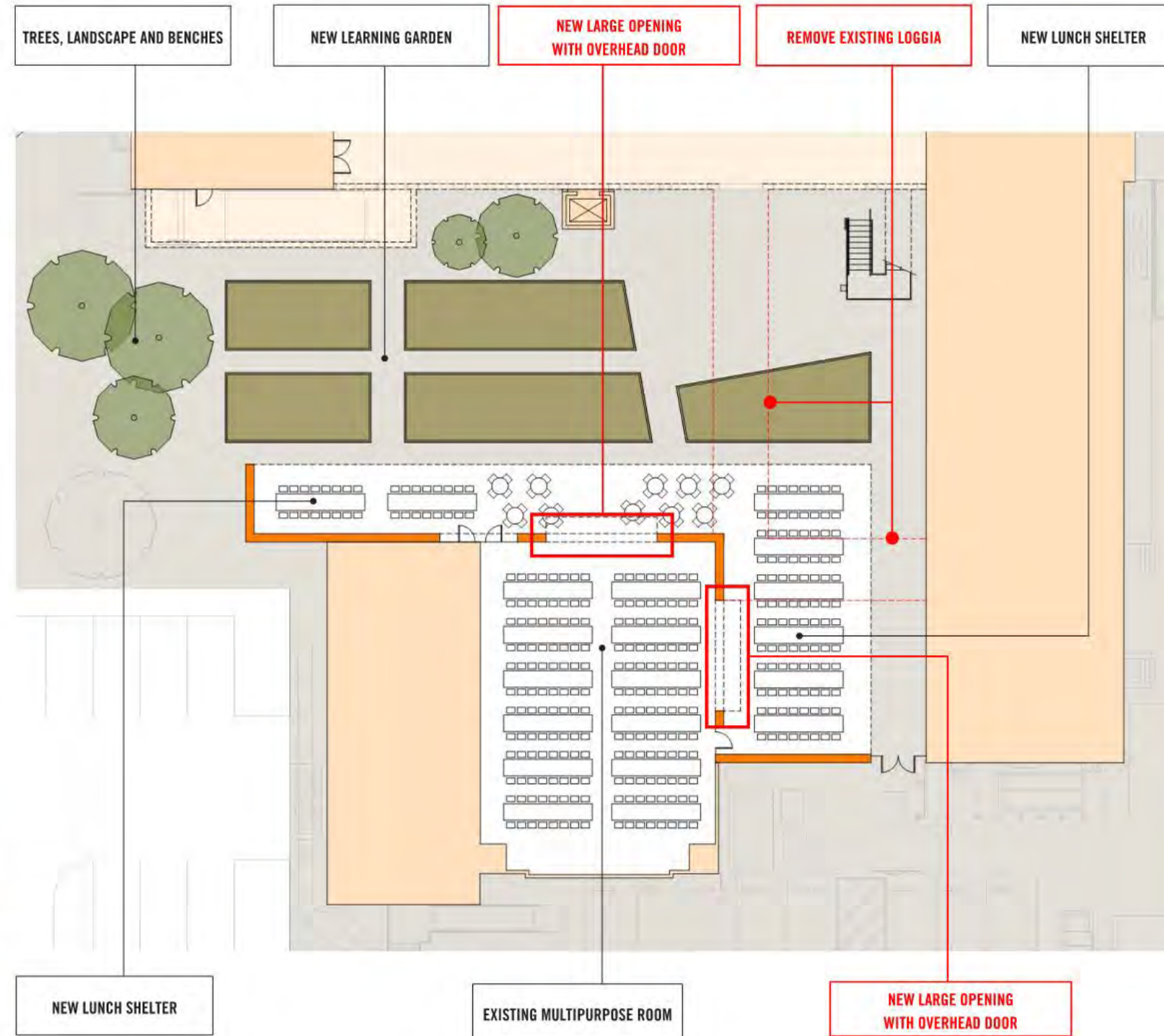
- New lunch shelter
- New large openings with overhead doors at existing Cafeteria
- New learning garden with trees, landscape and benches



EXISTING CAFETERIA COURTYARD AND LOGGIA



PROJECT 3 COSTS	
Component	(Cost) \$
Existing multipurpose room interior upgrades	660,000
Lunch shelter	820,000
Site demolitions, learning garden, landscape and misc site work	520,000
<b>TOTAL:</b>	<b>\$2,000,000</b>



**PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN** Two large openings with overhead doors open out from Cafeteria onto new lunch shelter. The lunch shelter faces onto the new learning garden.

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### PROJECT 3: NEW LUNCH PAVILION AND LEARNING GARDEN



SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS



**PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN** The new learning garden is established west of the main building between it and new covered outdoor lunch areas adjacent to the existing cafeteria (right). The existing auditorium, new elevator, exit stair are beyond.

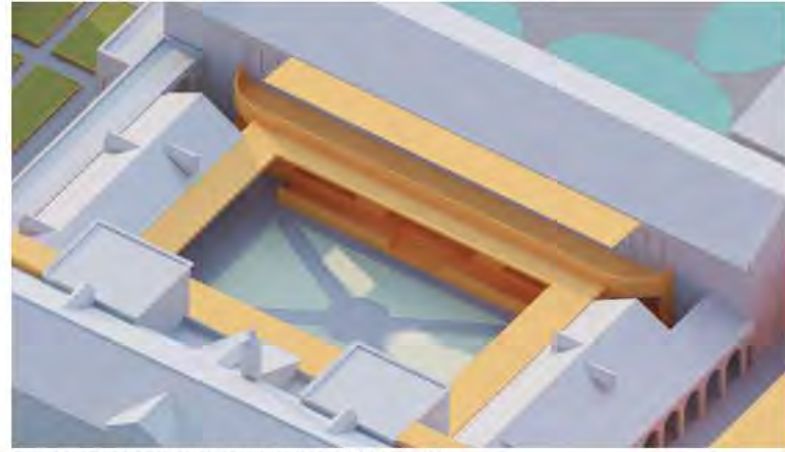
JOHNSON FAVARO August 11, 2020

**PROJECT 3: NEW LUNCH PAVILION AND LEARNING GARDEN**

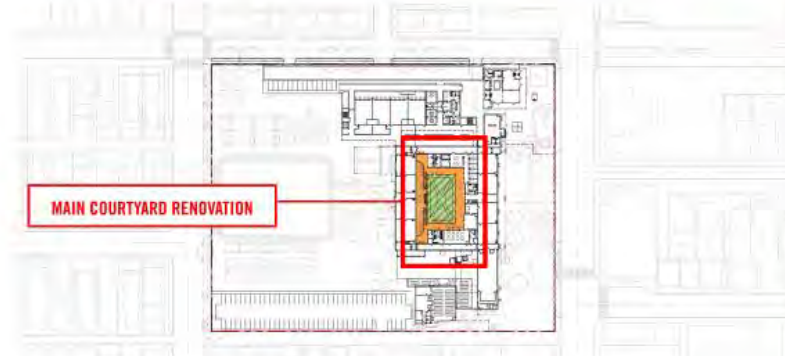
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### Project 4: Main Courtyard Outdoor Classrooms

- New perimeter loggia
- New large opening with overhead doors at STEM classrooms
- Two story outdoor classroom building

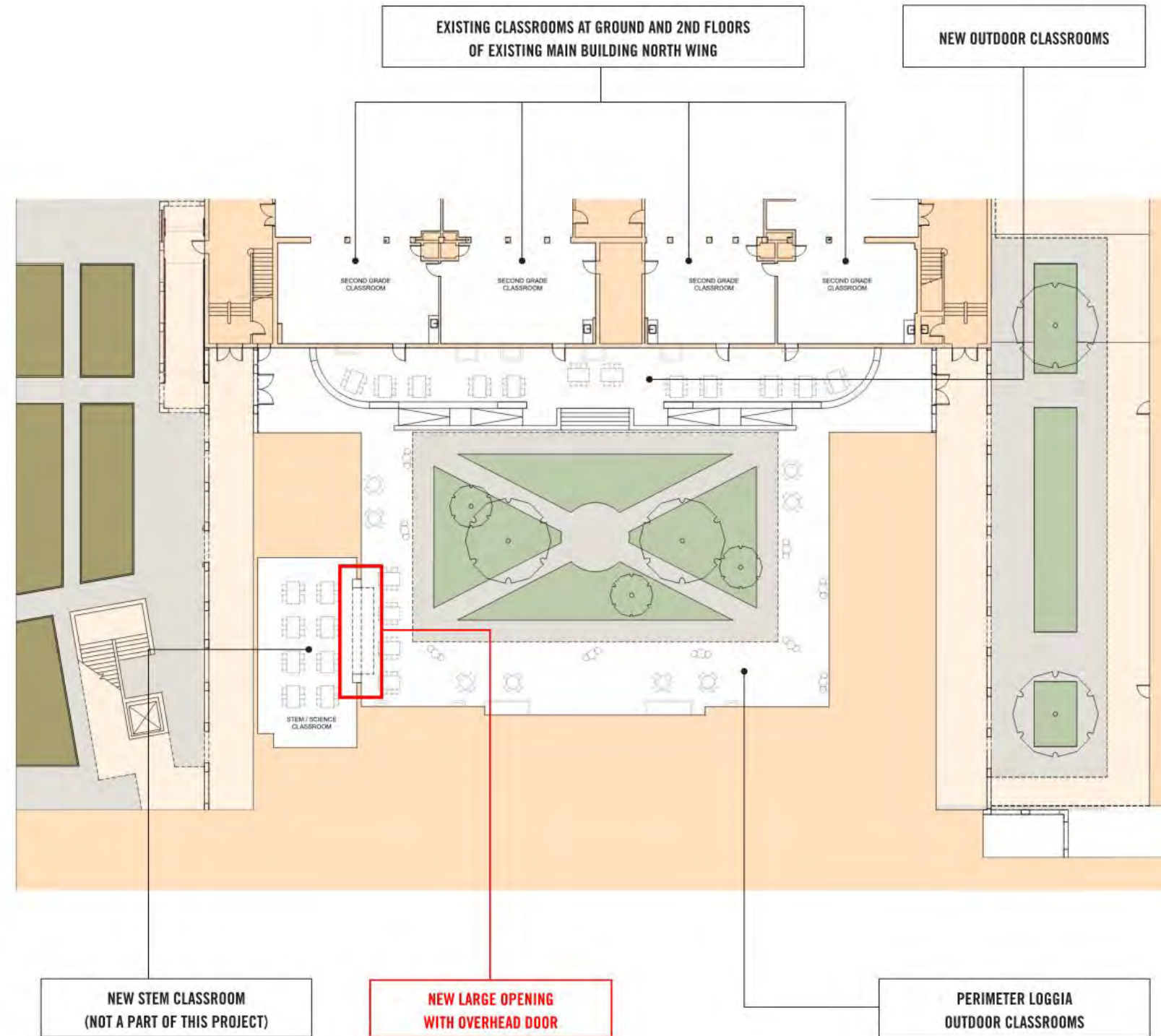


MAIN COURTYARD RENOVATION AERIAL VIEW LOOKING NORTHWEST



PROJECT 4 COSTS	
Component	(Cost) \$
Demolitions, utilities, site work and landscape	43,000
Two story outdoor classrooms	1,570,000
Courtyard loggia	51,200,000
<b>TOTAL:</b>	<b>\$3,200,000</b>

CANDIDATE FIRST PROJECTS



**PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS** Covered outdoor areas surrounding the courtyard create outdoor classrooms. A two story outdoor classroom building shades the south side of the north wing and provides outdoor classrooms at both levels.

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### PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS



**PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS** Covered outdoor areas surrounding the courtyard create outdoor classrooms. A large opening with overhead door (left) connects STEM classroom to the loggia. A two story outdoor classroom building (beyond) shades the south side of the north wing and provides outdoor classrooms at both levels.

JOHNSON FAVARO August 11, 2020

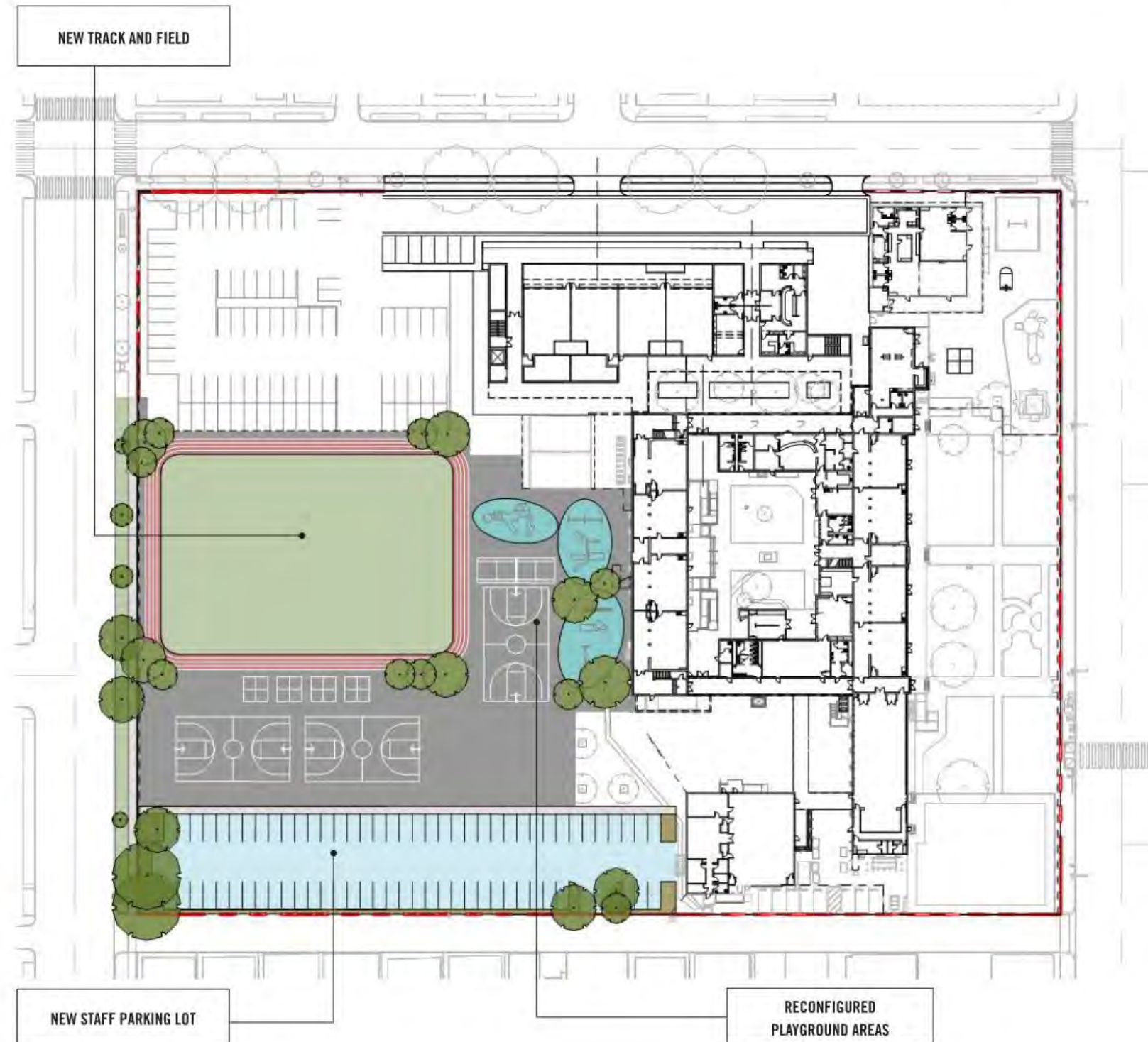
**PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS**

SMMUSD MCKINLEY ELEMENTARY SCHOOL CAMPUS MASTER PLAN

CANDIDATE FIRST PROJECTS

### Project 5: North Campus Redevelopment

- New relocated track and field
- New and reconfigured playground areas
- New staff parking lot
- Preservation of existing trees with addition of new trees and landscape



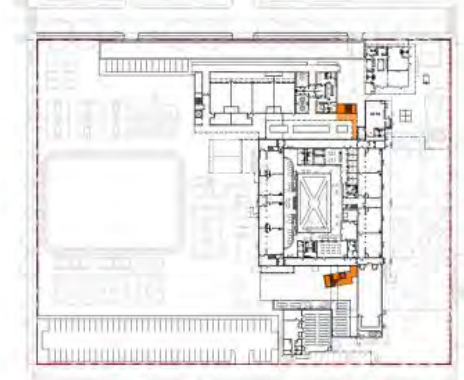
PROJECT 5 COSTS	
Component	(Cost) \$
New field, track and playground areas	2,800,000
New parking and landscape	1,320,000
Site utilities, on and off-site work	5980,000
<b>TOTAL:</b>	<b>\$5,100,000</b>

PROJECT 5: NORTH CAMPUS REDEVELOPMENT

JOHNSON FAVARO August 11, 2020

### PROJECT 5: NEW PARKING AND FRONT OF SCHOOL ENHANCEMENTS

### McKinley Elementary Candidate First Projects



#### Projects 2: New Exit Stair

- New exit stair and elevator from south wing of main building



#### Project 3: New Lunch Shelter and Learning Garden

- Open existing cafeteria to new surrounding lunch shelter
- New learning garden
- Trees, landscape and benches



#### Project 4: Main Courtyard Improvements

- Surrounding outdoor classroom loggia
- Open new STEM classroom to loggia
- New two story outdoor classroom structure



#### Project 5: North Campus Redevelopment

- New parking lots
- Reconfigured and relocated field and playgrounds
- New trees and landscape

#### Project 1: New Two-Story Classroom Building, Drop-Off/Pick-Up Lane and Front Office

- Four lower elementary classrooms and Four upper elementary classrooms
- Eight outdoor classrooms
- On campus drop-off/pick-up lane, new front office and school support
- Interim parking lot
- Faculty collaboration lounge, records storage and work room counseling and itinerate offices

Questions, conversation

# (1) Synopsis

**Summary Findings**

- Candidate first projects include a two story classroom building with eight new classrooms, associated outdoor classrooms, new front office and school support spaces. At completion of this building nine portable classrooms would be removed from campus
- Candidate first projects also include re purposing the existing front office into new faculty center, new lunch shelter and learning garden at existing cafeteria, renovation of main courtyard to incorporate outdoor classrooms, replacement of main building exit stairs and elevator and north campus redevelopment
- The historic main building is to be restored, re purposed and remain in place in perpetuity
- An arrival court on campus adjacent to Chelsea Street provides a drop-off and pick-up lane of equal length to the existing queue, but separated from staff parking
- A lane pocket is created along side Santa Monica Boulevard along the historic front of campus for community and special event drop-off and pick-up associated with a new multipurpose culinary cafe and auditorium
- The field and playground areas are consolidated toward the center of campus for surveillance and safety and to better enhance the overall quality of the school's environment
- The new auditorium will locate at the SW corner of campus adjacent to Santa Monica Boulevard, the new multipurpose culinary cafe at the SE corner of campus. At completion of the new auditorium the existing auditorium would be re purposed into one or two music classrooms.
- The library will occupy the ground floor of the south wing of the main building.
- Classrooms would align in two story formats along the east and west sides of campus, early education and lower elementary at the ground floor, upper elementary at the second floor.
- All classrooms at both the ground floor and second floor feature adjacent outdoor classroom space
- All common facilities, the auditorium, culinary arts cafe and library feature adjacent outdoor space for expansion, greater utility and flexibility
- Drop and pick up lane separated from employee parking which will increase student and visitor safety



CAMPUS IN THE EXISTING CONDITION View looking northwest with Santa Monica Blvd lower left, Chelsea Avenue lower right



CAMPUS AT COMPLETION OF LONG TERM PROGRAM FIT View looking northwest with Santa Monica Blvd lower left, Chelsea Avenue lower right

**Candidate First Projects**

**Project 1: New Classroom Building and Front Office**

- Four lower elementary classrooms and four upper elementary classrooms
- Ground and second floor outdoor classrooms
- New front office and school support space
- Ground and second floor connections to main building north and south wings
- New on campus drop-off/pick-up queue
- Relocated staff parking onto playground areas at NE corner of campus
- Repurpose existing front office into faculty center

**Project 2: New Exit Stairs and Elevator**

- New covered walkway and stair down from west side of main building south wing second floor
- New elevator adjacent to new stair

**Project 3: New Lunch Shelter and Learning Garden at Cafeteria**

- New lunch shelter on two sides of Cafeteria
- Large openings with overhead doors on two sides of Cafeteria opening out to new lunch shelter
- New learning garden
- New trees, landscape and benches

**Project 4: Renovation of Main Courtyard**

- Perimeter loggia for outdoor classroom activity
- Large opening with overhead doors from new STEM classroom onto loggia
- Two story outdoor classrooms at south side of north wing of main building
- Removal of the storage room in the courtyard to allow more outdoor learning space

**Project 5: North Campus Redevelopment**

- New staff parking lot
- Reconfigured and relocated field and playgrounds
- New trees and landscape



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS View looking northwest with Santa Monica Boulevard lower left, Chelsea Avenue lower right

GROUP 1 CONSTRUCTION COSTS		
Project Component	Base	Cost
PROJECT 1.1 New classroom building, arrival court, front office and school support		\$21,060,000
PROJECT 1.2 Repurpose existing front office into new faculty center		\$550,000
PROJECT 2 New southwest exit stair and elevator replacement		\$1,870,000
PROJECT 3 New cafeteria lunch shelter and learning garden		\$2,000,000
PROJECT 4 Renovate main courtyard for new outdoor classrooms		\$3,200,000
PROJECT 5 South campus redevelopment		\$5,100,000
<b>TOTAL:</b>		<b>\$33,780,000</b>



SYNOPSIS

**Candidate First Projects**

**Project 1: Two Story Classroom Building, Front Office and School Support**

- Four lower and four upper elementary classrooms
- Eight outdoor classrooms
- On campus drop-off/pick-up lane, parking lot relocated to NE playground area
- Front office and school support
- Existing front office repurposed into new faculty center

**Project 2: Main Building Exit Stairs and Elevator Replacement**

- Enclosed outdoor passage from west end of south wing 2nd floor corridor
- New stair and elevator
- Remove existing elevator

**Project 3: New Lunch Shelter and Learning Garden at Cafeteria**

- Covered loggia at two sides of Cafeteria for outdoor lunch
- Large openings with overhead doors on same two sides of Cafeteria
- New learning garden, landscape, trees and benches

**Project 4: Main Courtyard Renovation**

- Perimeter loggia for outdoor classrooms
- Large opening with overhead door at STEM classroom
- Two story outdoor classrooms at south side of north wing

**Project 5: North Campus Redevelopment**

- Relocated and reconfigured field, track and playground areas.
- New staff parking lot



SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL CAMPUS MASTER PLAN



PROJECT 1: NEW CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT



PROJECT 2: EXIT STAIRS AND ELEVATOR REPLACEMENT

JOHNSON FAVARO October 7, 2020

SYNOPSIS

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL CAMPUS MASTER PLAN



PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN

JOHNSON FAVARO October 7, 2020



PROJECT 4: NEW OUTDOOR CLASSROOMS AT MAIN COURTYARD



PROJECT 5: NORTH CAMPUS REDEVELOPMENT

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**CANDIDATE FIRST PROJECTS**

SYNOPSIS

**Investments Over Time**

- Road map for incremental investments over time
- To the extent possible implementation can occur in time frames and sequences at the district's discretion
- Where possible new buildings are not built on sites with existing occupants
- Where possible new construction impacts minimally on school operations
- After Group 1 projects are complete Groups 2,3 and 4 can be implemented at any time in any order.

**KEY TO TEST FIT IMPLEMENTATION PROJECTS**

**GROUP 1**

- 1 New two story classroom building, front office and school support
- 2 Drop-off/pickup lane, early education, visitor and ADA parking
- 3 New Cafeteria lunch shelter and learning garden
- 4 Outdoor classrooms at historic main courtyard
- 5 New field and track
- 6 New staff parking lot

**GROUP 2**

- 7 Two story classroom building (Pre-K/K at ground floor)
- 8 Early education and kindergarten play yard

**GROUP 3**

- 9 Two story classroom building

**GROUP 4**

- 10 New auditorium
- 11 New multipurpose culinary cafe
- 12 Repurpose main building



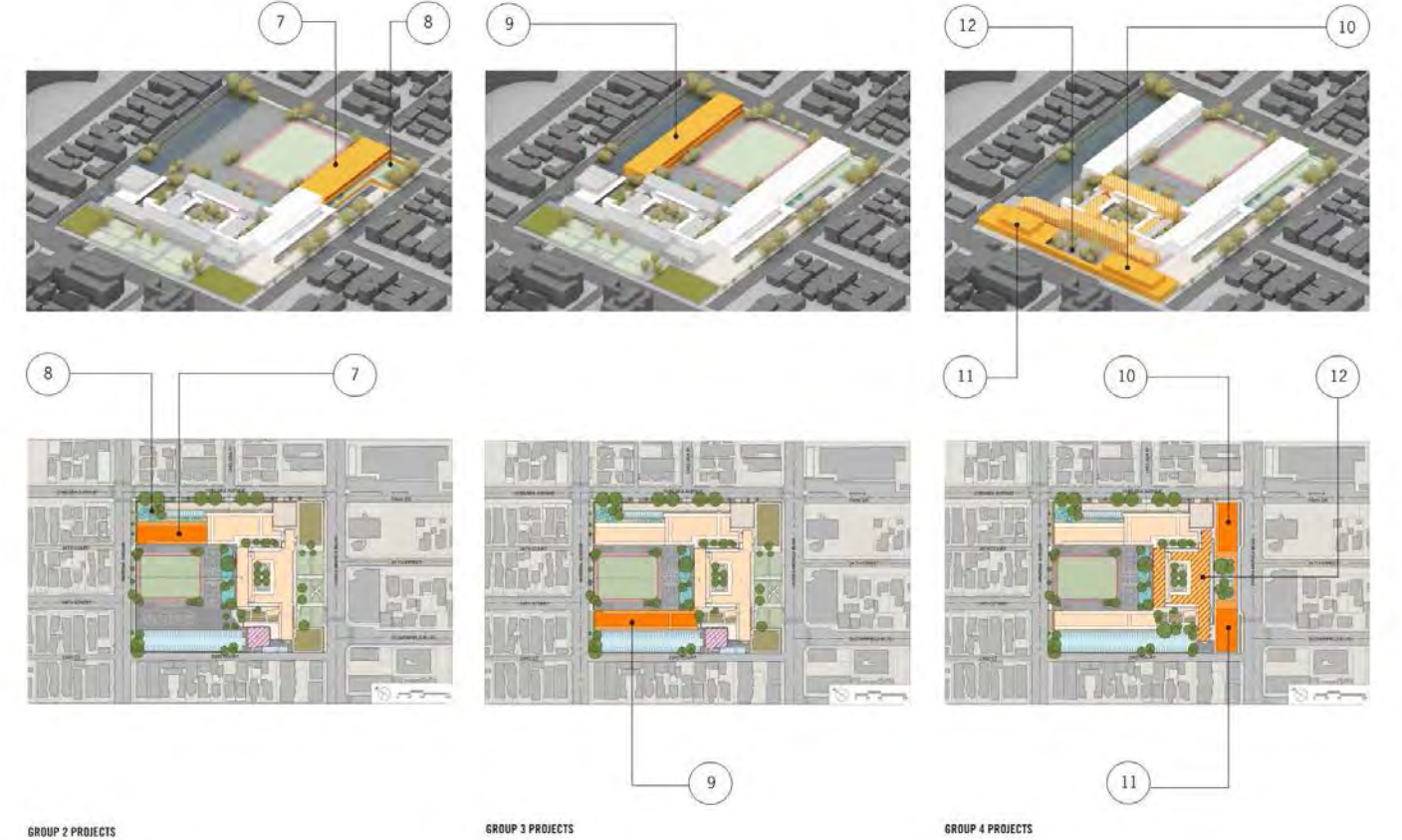
EXISTING CAMPUS

GROUP 1 PROJECTS

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SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT ELEMENTARY SCHOOL MASTER PLANS

SYNOPSIS



GROUP 2 PROJECTS

GROUP 3 PROJECTS

GROUP 4 PROJECTS

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**LONG TERM PROGRAM FIT**



EXISTING AND PLANNED LAND USE

Thank you