

Appendix A1 McKinley Elementary School Master Plan

Appendices

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



FINAL REPORT

JOHNSON FAVARO

October 7, 2020

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



SYNOPSIS
JOHNSON FAVARO

October 7, 2020

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:

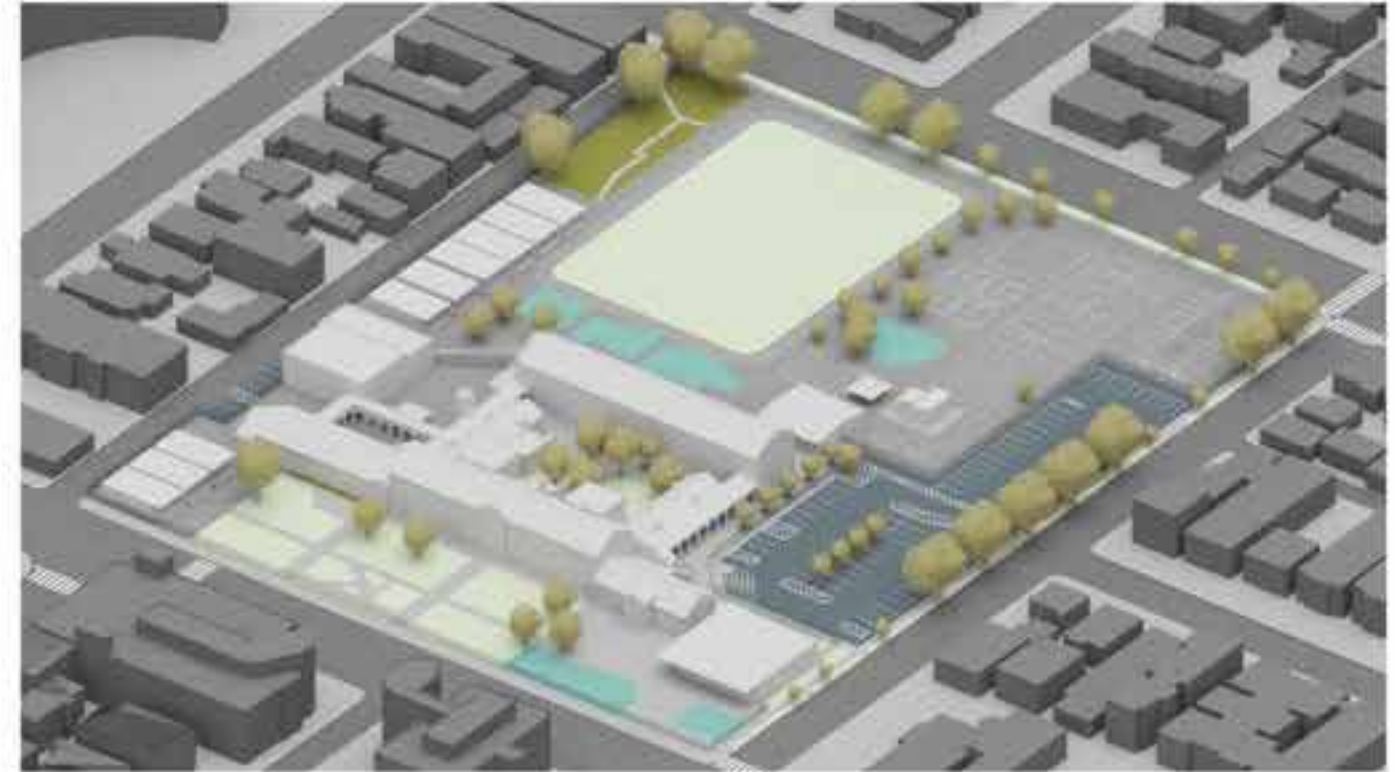
- **Synopsis** summarizes the results of the nearly year long effort described in more detail in the five chapters that follow
- **Candidate First Projects** describes those projects proposed for consideration by the Board of Education that could be implemented in part or whole within existing 2018 Measure 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 (F,F & E) requirements.

SYNOPSIS CONTENTS

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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

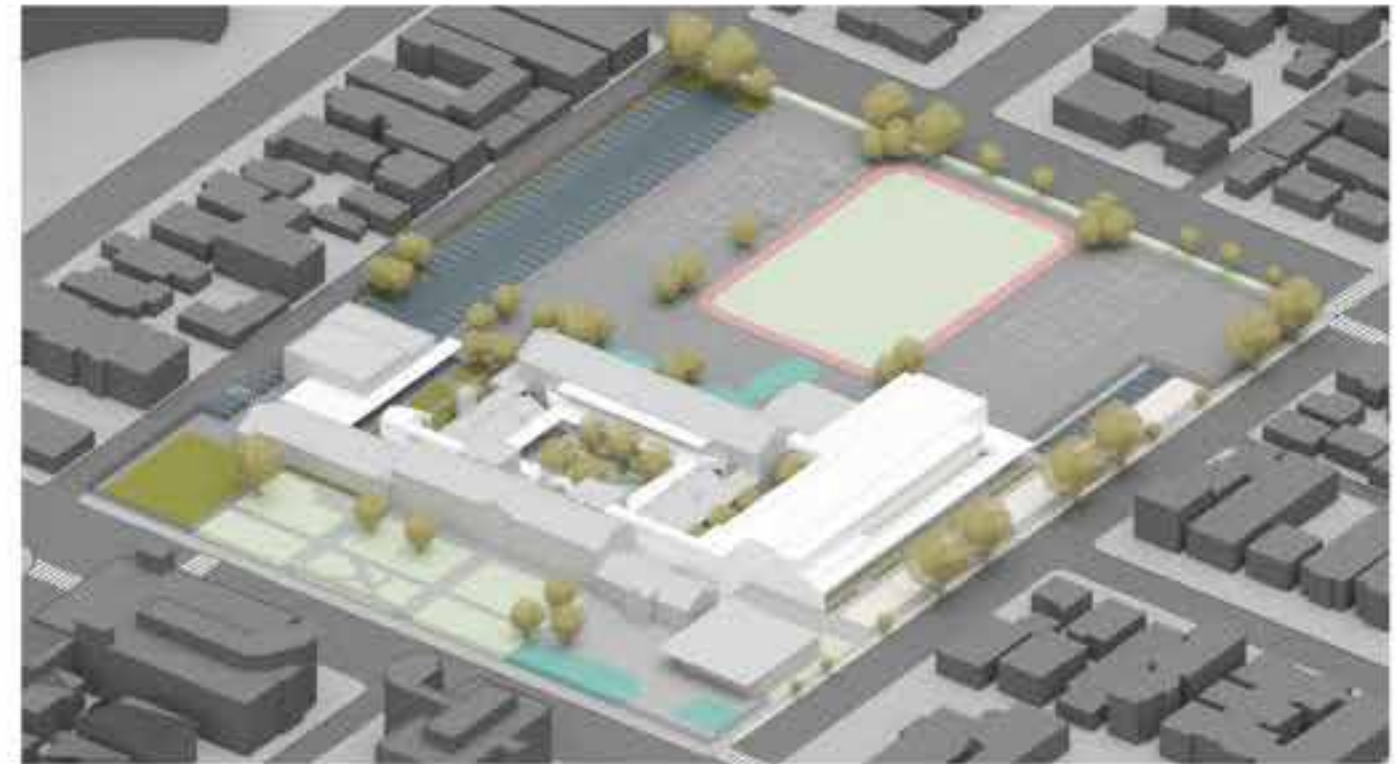
- New lunch shelter on two sides of Cafeteria
- Large openings with overhead doors on two sides of Cafeteria opening out to new lunch shelter
- New learning garden
- New trees, landscape and benches

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

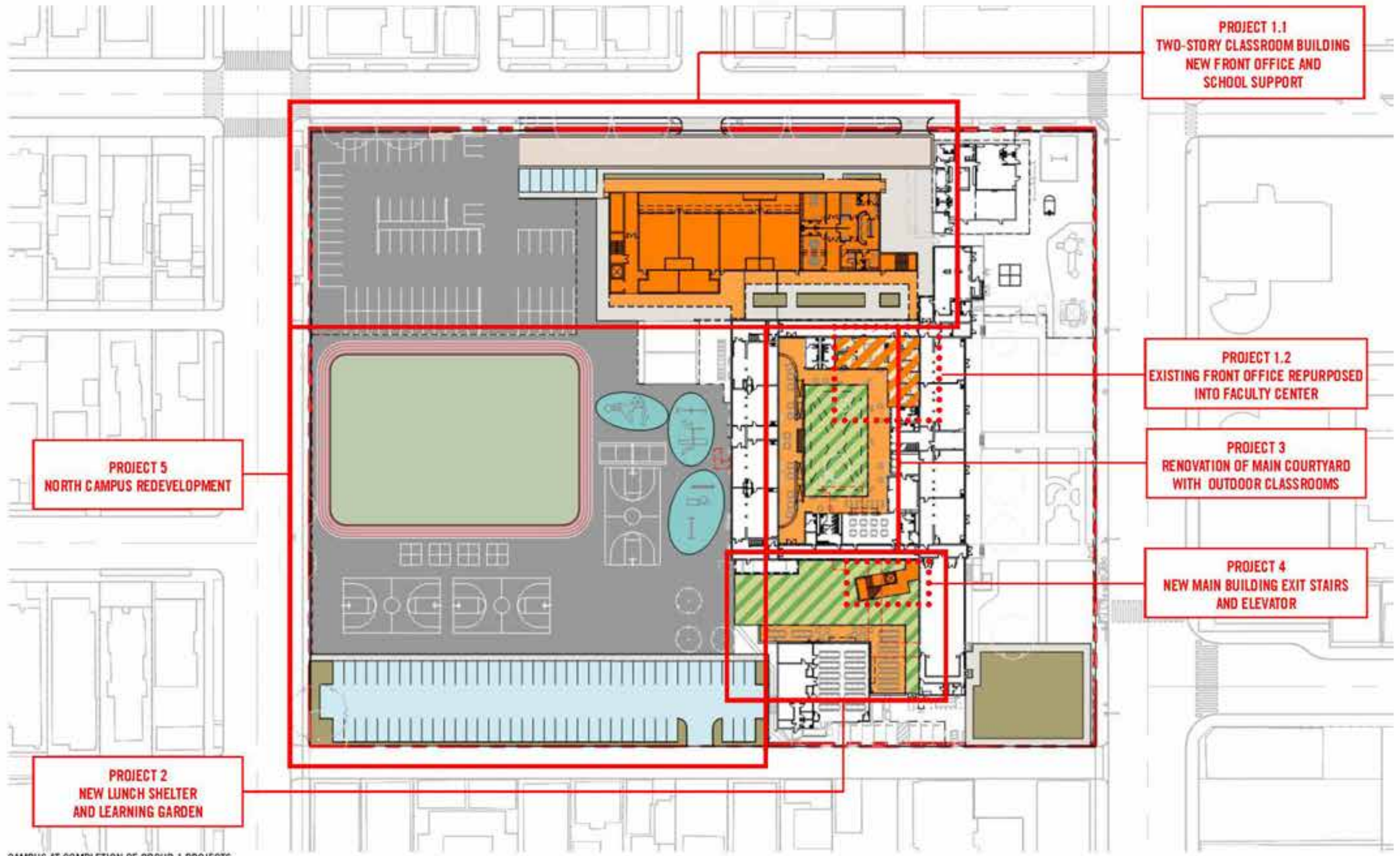
- New staff parking lot
- Reconfigured and relocated field and playgrounds
- New trees and landscape



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	Page	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
TOTAL:		\$33,780,000



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

KEY TO GROUND FLOOR OCCUPANCY PLAN AT COMPLETION OF GROUP 1

EARLY EDUCATION AND KINDERGARTEN

- 1 Two pre-K classrooms
- 2 One T-K classroom
- 3 Three kindergarten classrooms

1ST AND 2ND GRADE

- 4 Four 1st grade classrooms
- 6 Three 2nd grade classrooms
- 6 Associated outdoor classrooms

SPECIALTY AND MULTIPURPOSE FACILITIES

- 7 Elementary art classroom
- 8 Elementary science/STEM classroom
- 9 Auditorium
- 10 Library
- 11 Multipurpose Cafeteria
- 12 Kitchen
- 13 Front office and school support
- 14 CDS / SAP after school programs



CAMPUS GROUND FLOOR PROGRAMS AT COMPLETION OF GROUP 1 PROJECTS

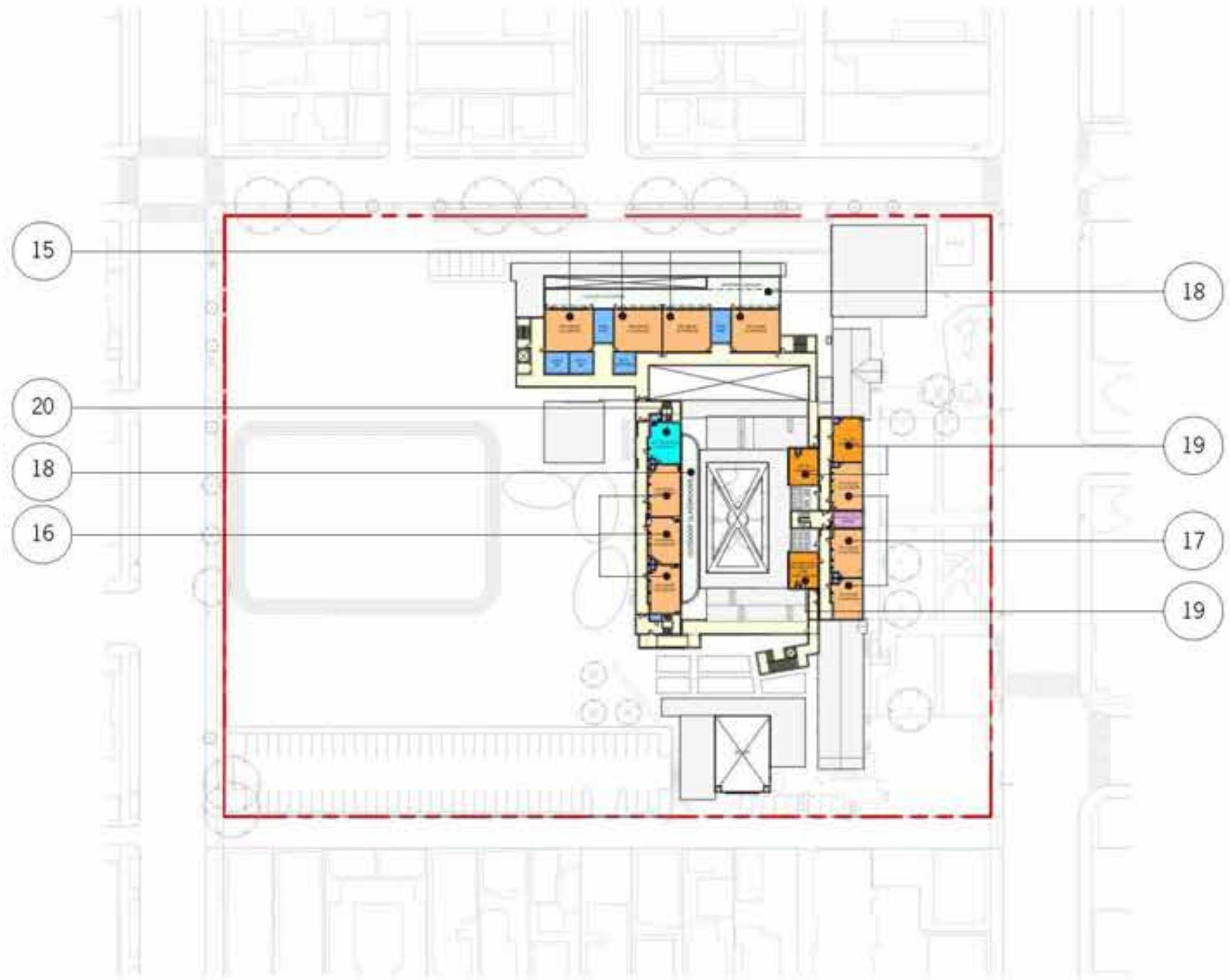
KEY TO SECOND FLOOR OCCUPANCY PLAN AT COMPLETION OF GROUP 1

3RD - 5TH GRADES

- 15 Four 3rd grade classrooms
- 16 Three 4th grade classrooms
- 17 Three 5th grade classrooms
- 18 Associated outdoor classrooms

SPECIALTY AND MULTIPURPOSE FACILITIES

- 19 Special education classrooms
- 20 Music/Multipurpose classroom



CAMPUS SECOND FLOOR PROGRAMS AT COMPLETION OF GROUP 1 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

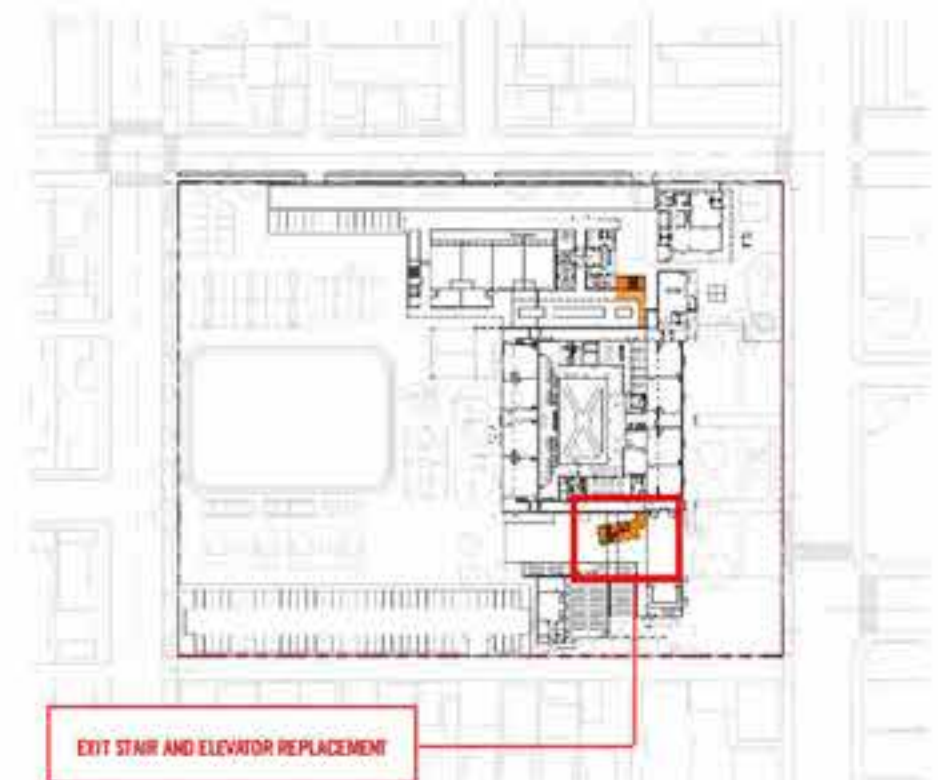
- Perimeter loggia for outdoor classrooms
- Large opening with overhead door at STEM classroom
- Two story outdoor classrooms at south side of north wing

Project 5: North Campus Redevelopment

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



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



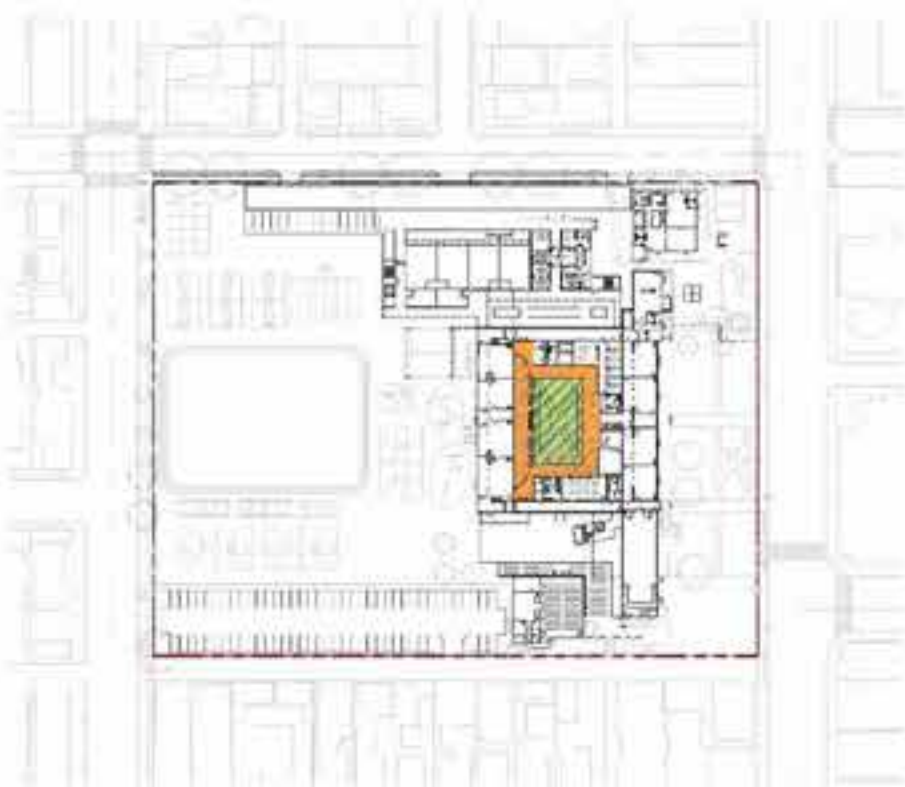
PROJECT 2: EXIT STAIRS AND ELEVATOR REPLACEMENT

COVERED OUTDOOR PASSAGE
TO SOUTH WING 2ND FLOOR CORRIDOR

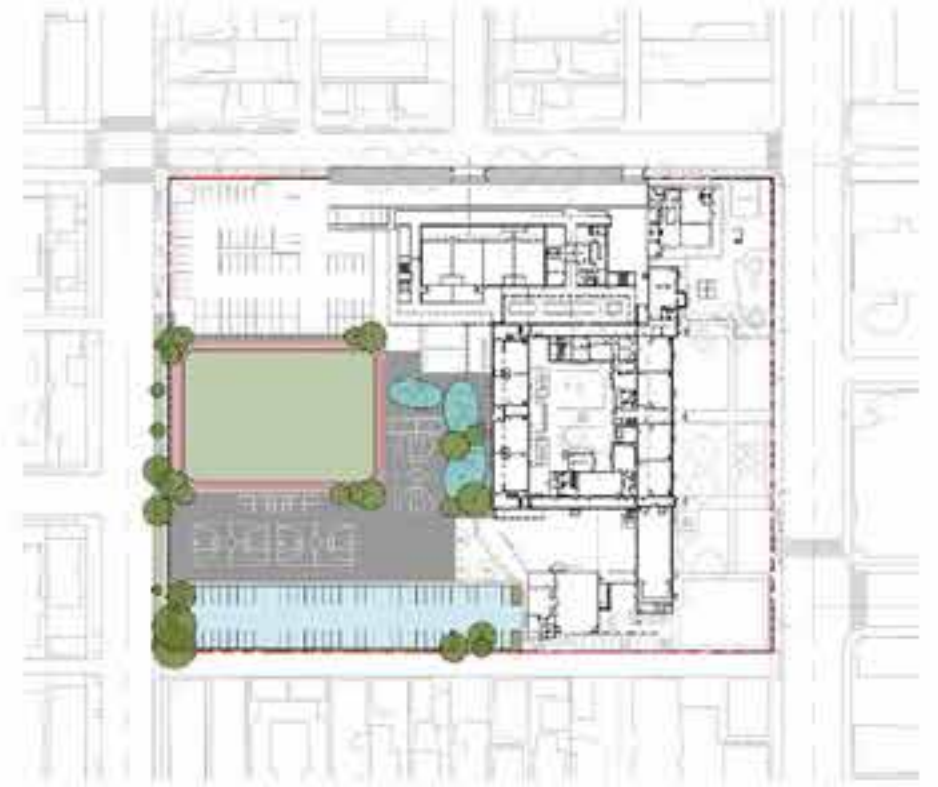
EXIT STAIR AND ELEVATOR REPLACEMENT



PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN



PROJECT 4: NEW OUTDOOR CLASSROOMS AT MAIN COURTYARD



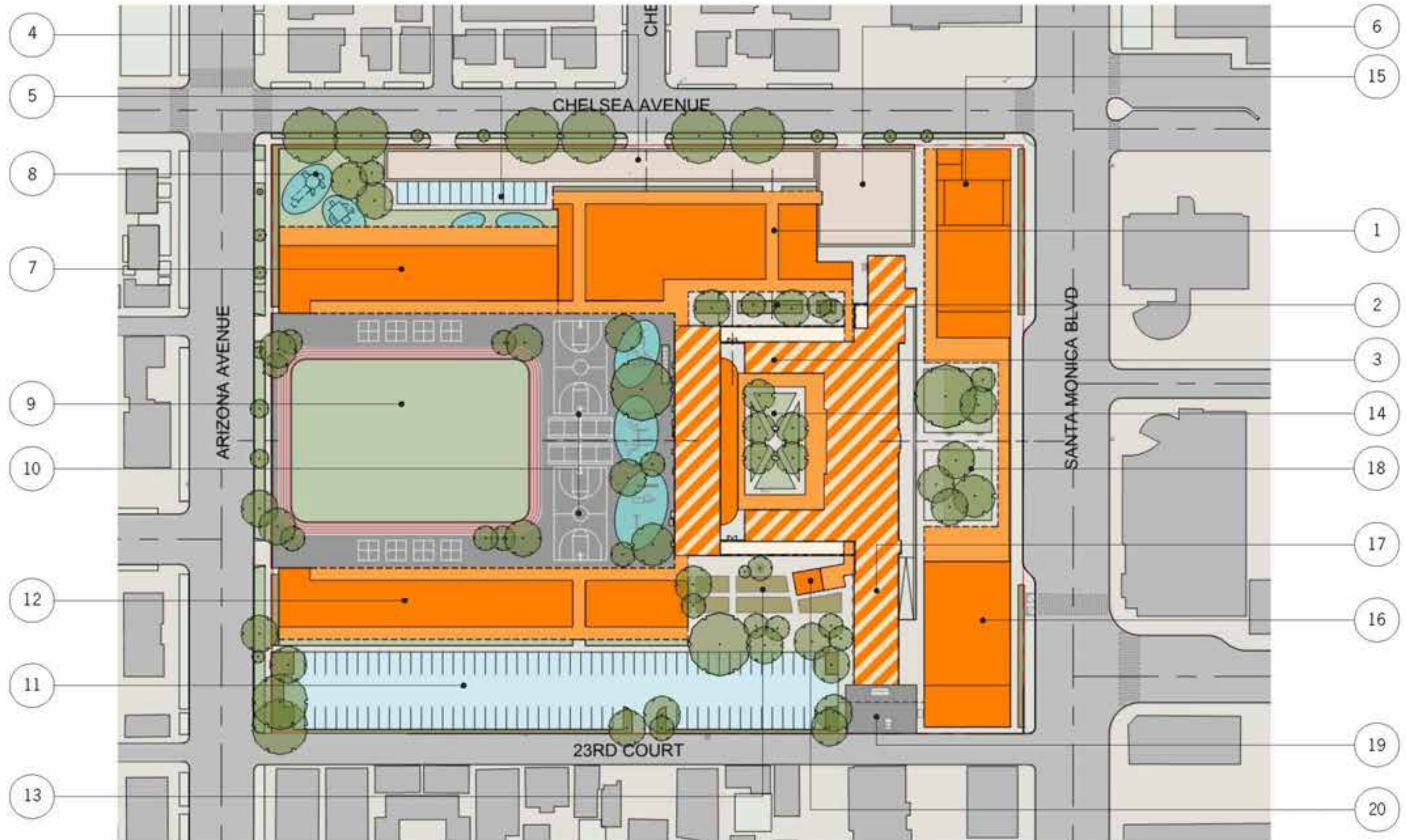
PROJECT 5: NORTH CAMPUS REDEVELOPMENT

Campus at Completion

- Front of school and main school entrance remain on Chelsea Avenue
- Drop-off and pick-up operations are accommodate on campus along Chelsea Avenue and separated from staff parking
- Early education, kindergarten and lower elementary classrooms occupy ground floor locations
- Upper elementary classrooms occupy second floor locations
- Most parking, approximately 80 spaces, resides adjacent to the alley on the west side of campus, with approximately 20 spaces for early education, visitors and ADA accommodated at the front of school along Chelsea Avenue
- The overall U-shape configuration provides most of the security enclosure with most outdoor spaces located at the heart of campus
- Two story wings of the building frame the field and playgrounds at the north side of campus
- New buildings connect to the existing historic main building at ground and second floors
- The central courtyard of the historic main building is enhanced with outdoor classrooms
- The library occupies the ground floor of the south wing of the historic main building
- The auditorium, multipurpose culinary cafe, and the library congregate about a courtyard at the front of campus

KEY TO EXISTING CONDITIONS SITE PLAN

1	New school entrance and front office
2	New east courtyard
3	Historic main building
4	On campus drop-off/pick-up queue
5	Early education, visitor and ADA parking
6	Arrival court and vehicular turnaround
7	Two story classroom building (early education and kindergarten at ground floor)
8	Early education/kindergarten play yard
9	New, relocated field and track
10	Reconfigured playgrounds
11	Staff parking lot
12	Two story lower and upper elementary classroom building
13	New learning garden
14	Historic main building courtyard
15	New auditorium
16	New multipurpose culinary cafe
17	Existing auditorium repurposed for music classrooms
18	New front courtyard
19	Service court
20	New exit stair and elevator replacement



CAMPUS AT COMPLETION

EDINSON FAVARO October 7, 2020

KEY TO GROUND FLOOR OCCUPANCY PLAN AT COMPLETION

EARLY EDUCATION AND KINDERGARTEN

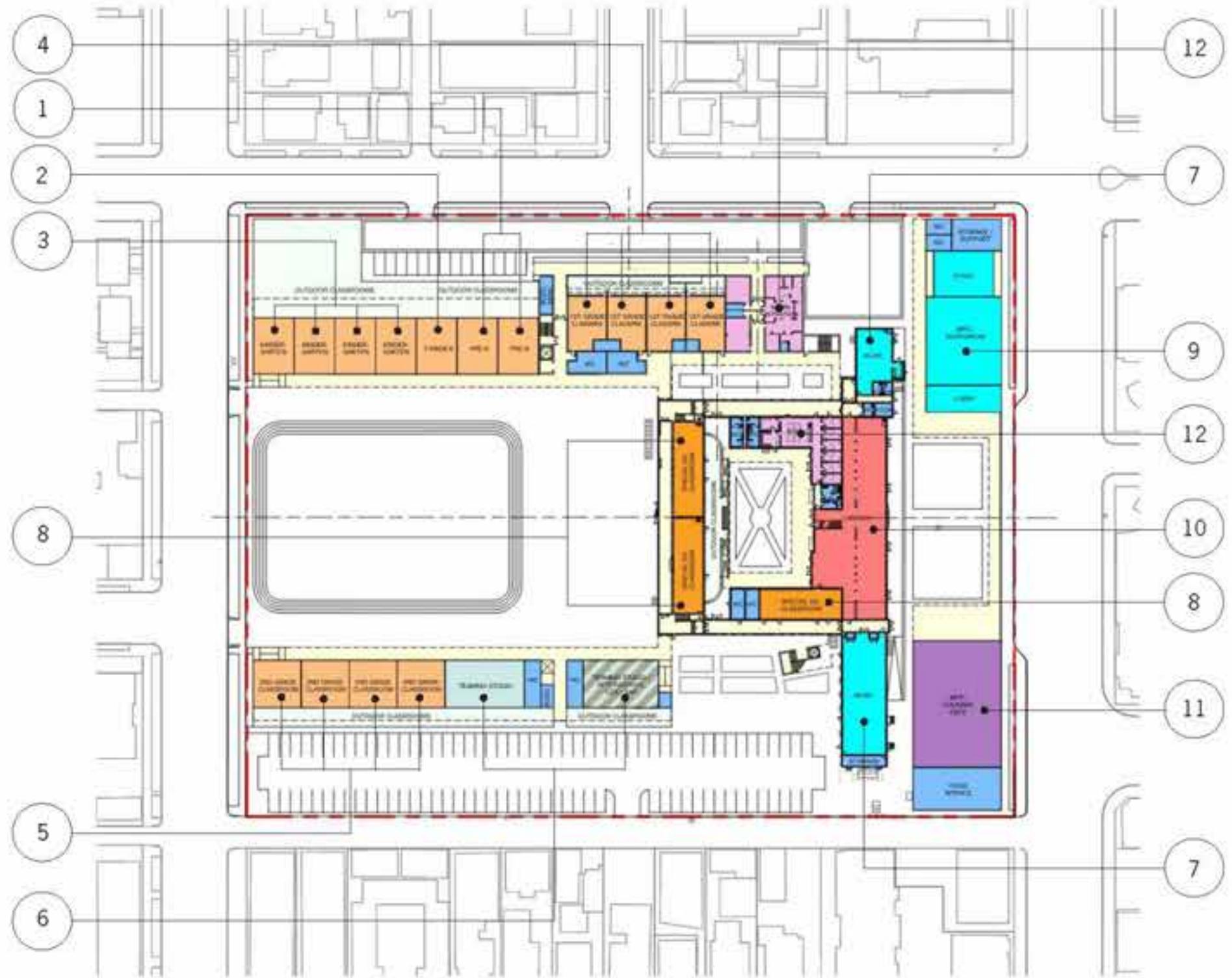
- 1 Two pre-K classrooms
- 2 One T-K classroom
- 3 Four kindergarten classrooms

1ST AND 2ND GRADE

- 4 Four 1st grade classrooms
- 5 Four 2nd grade classrooms
- 6 Lower elementary teaming studio

SPECIALTY AND MULTIPURPOSE FACILITIES

- 7 Music classrooms
- 8 Special education classrooms
- 9 Auditorium
- 10 Library
- 11 Multipurpose culinary cafe
- 12 Front office and school support



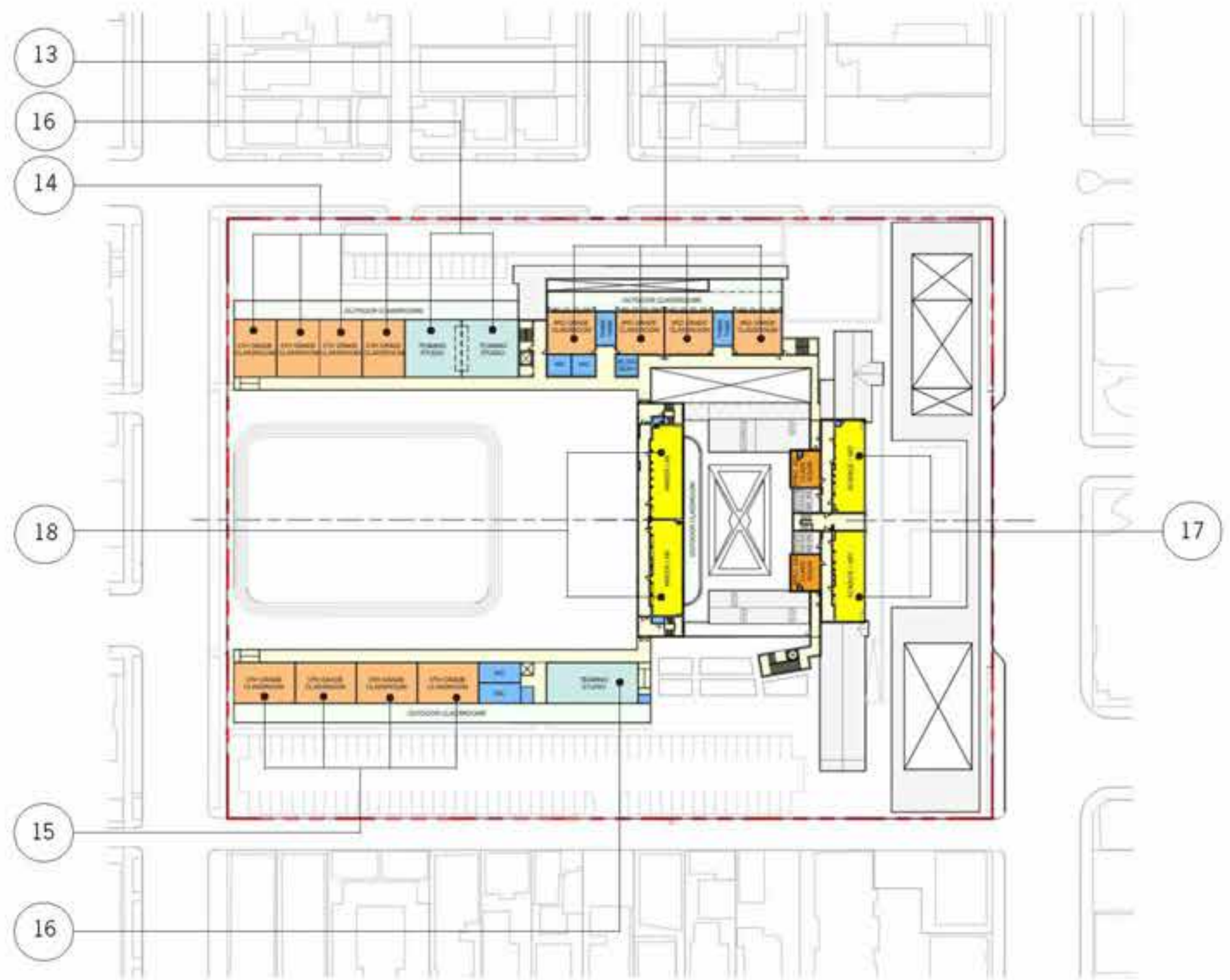
KEY TO SECOND FLOOR OCCUPANCY PLAN AT COMPLETION

3RD - 5TH GRADES

- 13 Four 3rd grade classrooms
- 14 Four 4th grade classrooms
- 15 Four 5th grade classrooms
- 16 Upper elementary learning studio

SPECIALTY AND MULTIPURPOSE FACILITIES

- 17 Elementary science/art classrooms
- 18 Elementary maker space classrooms



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

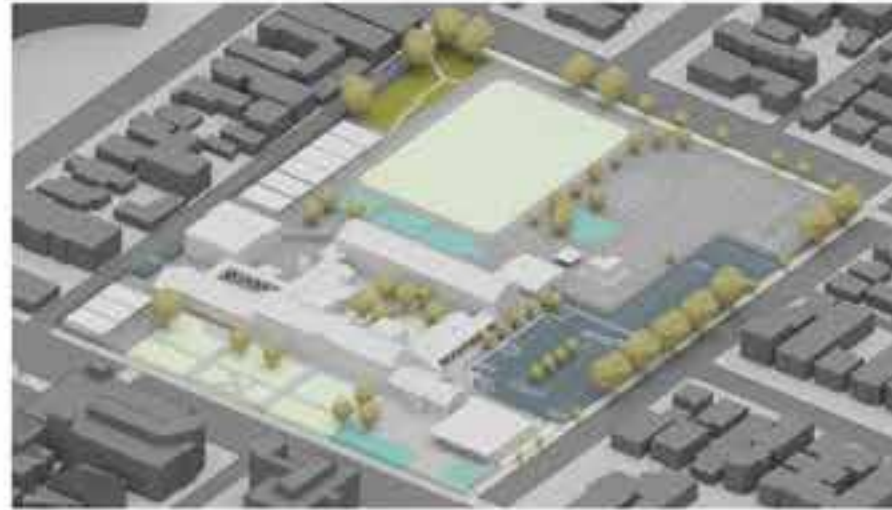
- 7 Two story classroom building (Pre-K/K at ground floor)
- 8 Early education and kindergarten play yard

GROUP 3

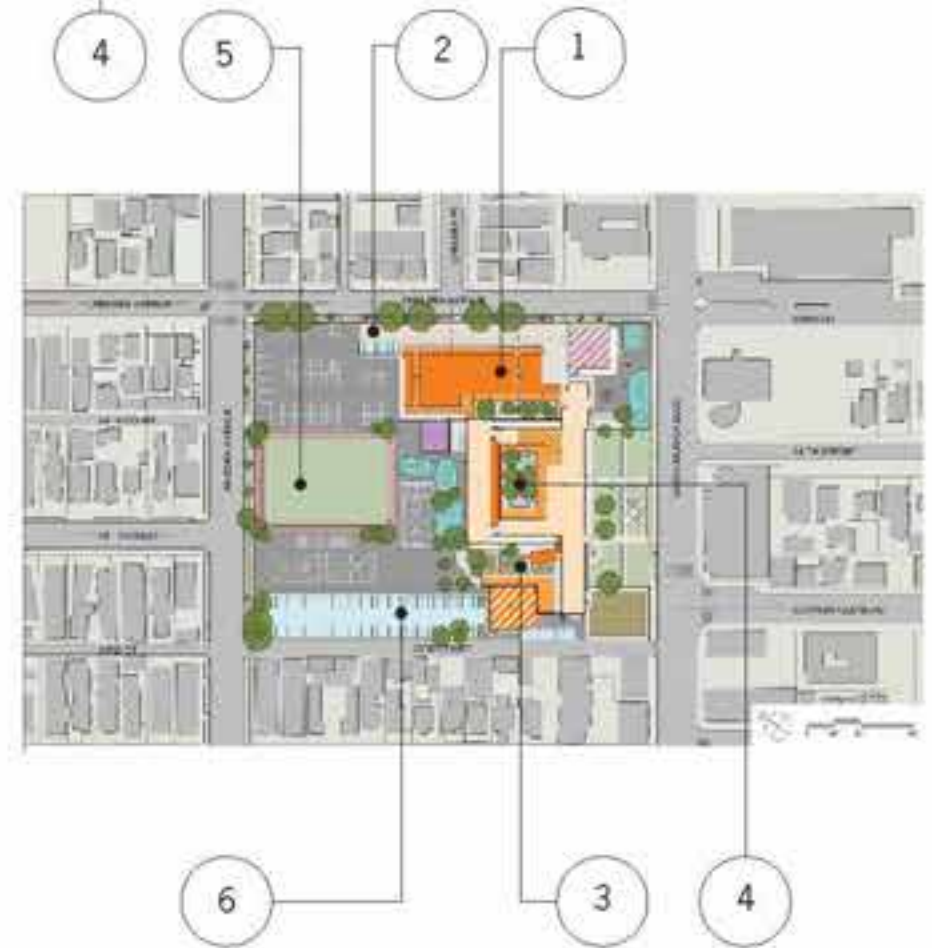
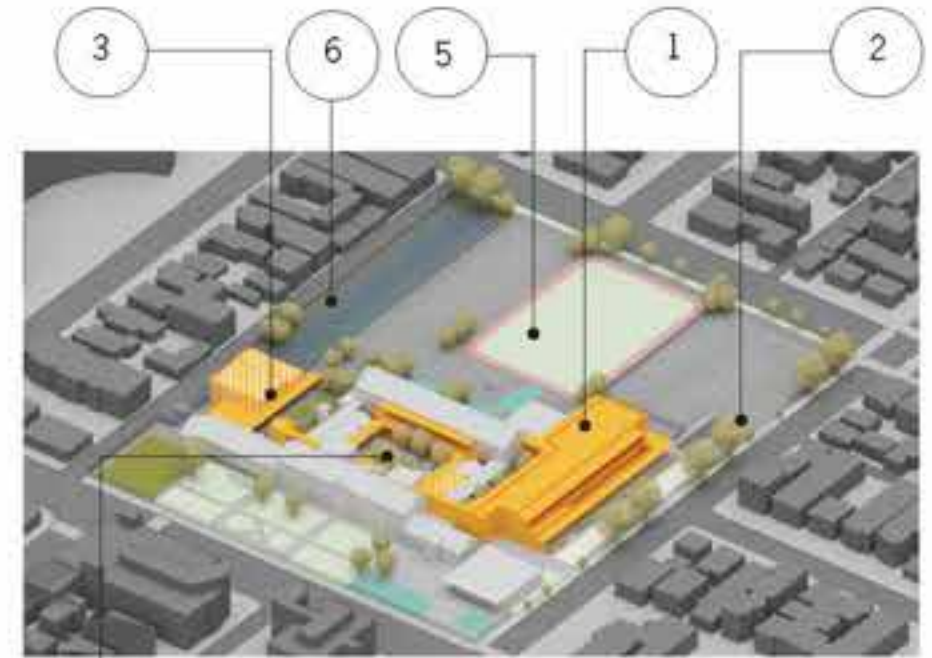
- 9 Two story classroom building

GROUP 3

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



EXISTING CAMPUS



GROUP 1 PROJECTS

7 8



9



12 10



8 7



11 10 12



9

11

GROUP 2 PROJECTS

GROUP 3 PROJECTS

GROUP 4 PROJECTS

Occupancy Over Time

KEY TO TEST FIT IMPLEMENTATION PROJECTS

GROUP 1

- 1 New front office and school support
- 2 New faculty center
- 3 Four first grade classrooms
- 4 Four third grade classrooms

GROUP 2

- 5 Two pre-K classrooms
- 6 One T-K classroom
- 7 Four Kindergarten classrooms
- 8 Two upper elementary teaming studios
- 9 Four fourth grade classrooms

GROUP 3

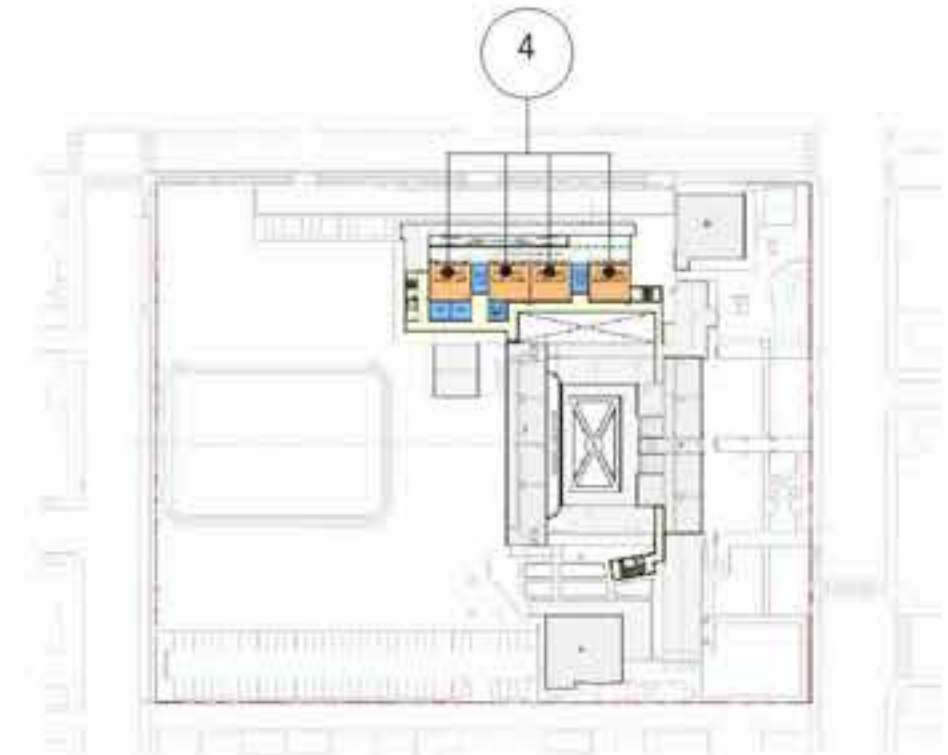
- 10 Four second grade classrooms
- 11 Two lower elementary teaming studios
- 12 Four fifth grade classrooms

GROUP 4

- 13 New auditorium
- 14 New multi purpose culinary cafe
- 15 Main building south wing ground floor repurposed into library
- 16 Old auditorium repurposed into music classroom(s)
- 17 Old library repurposed into music classroom
- 18 Special education
- 19 Main building north wing second floor repurposed into maker space classrooms
- 20 Main building south wing second floor repurposed into science/art classrooms



EXISTING CAMPUS SECOND FLOOR



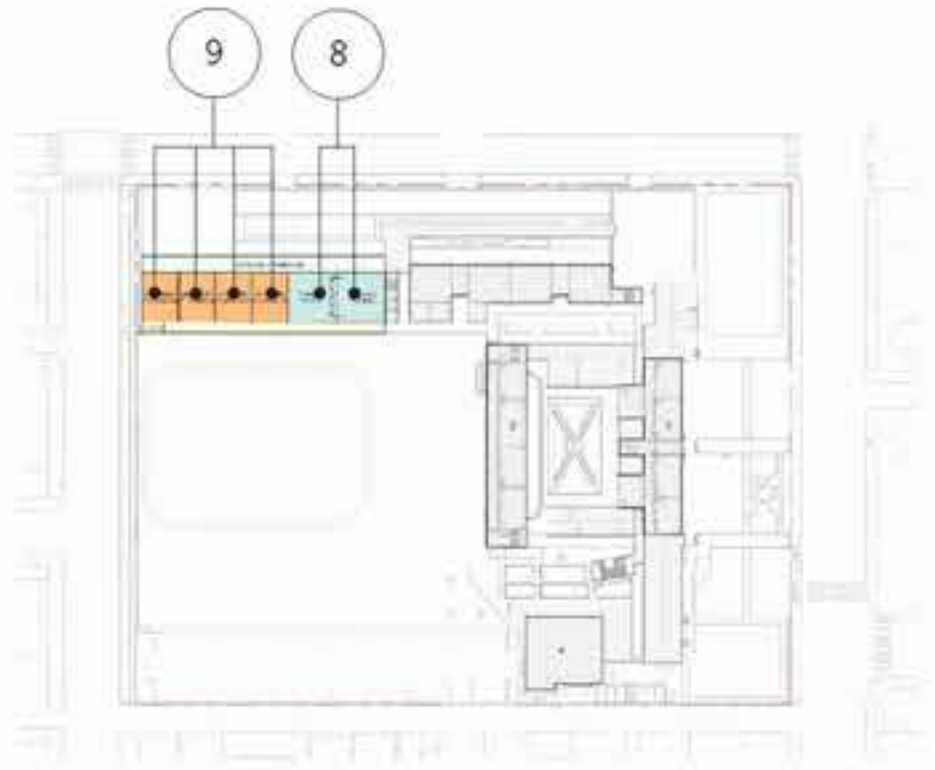
GROUP 1 PROJECTS SECOND FLOOR



EXISTING CAMPUS GROUND FLOOR



GROUP 1 PROJECTS GROUND FLOOR



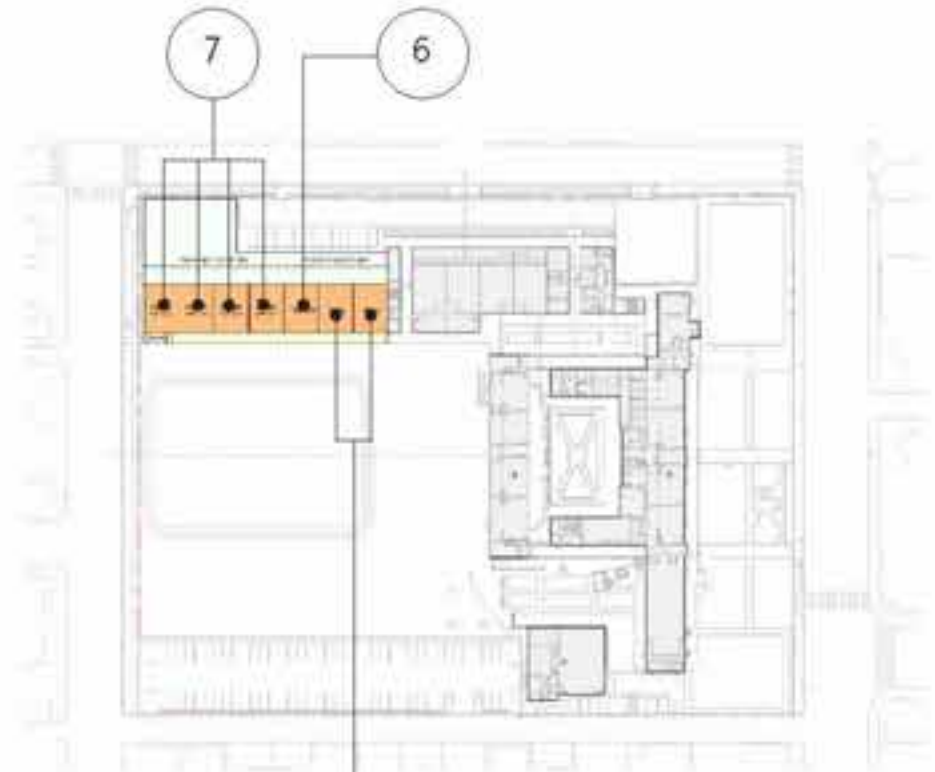
GROUP 2 PROJECTS SECOND FLOOR



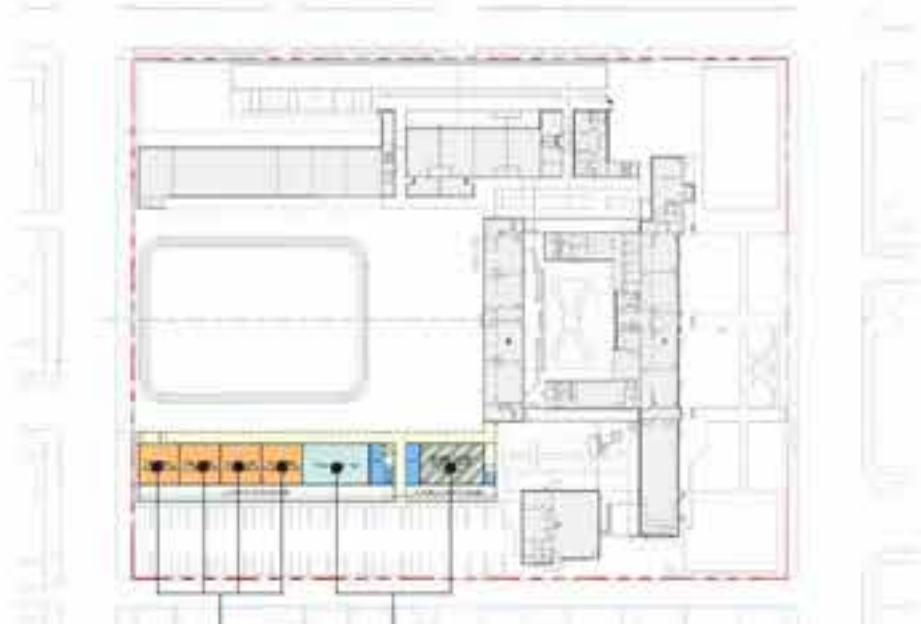
GROUP 3 PROJECTS SECOND FLOOR



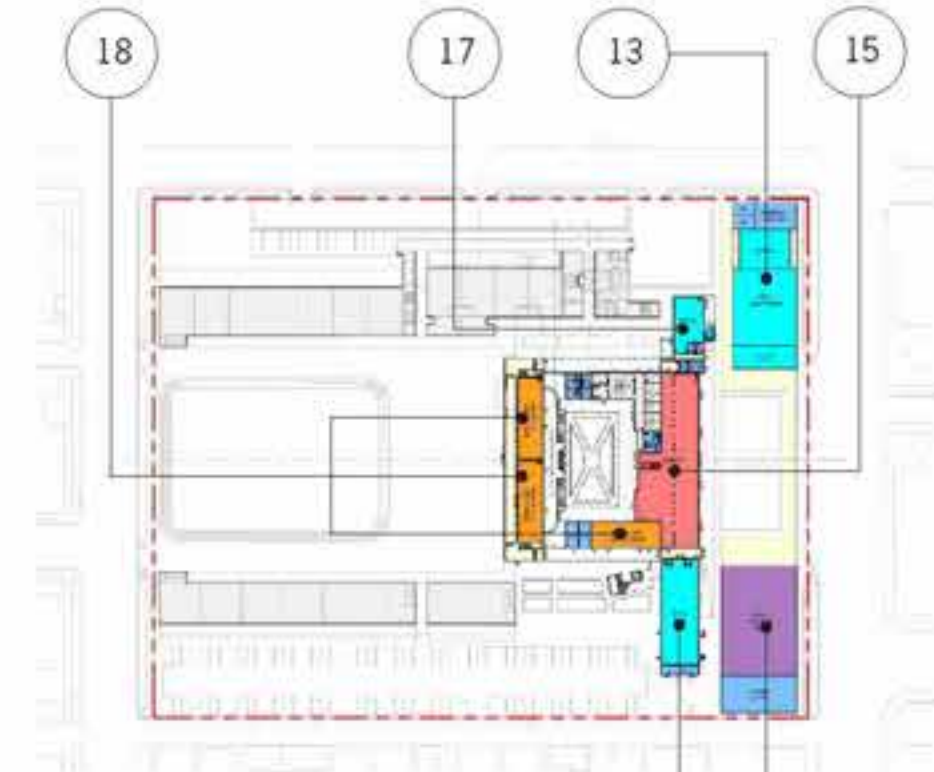
GROUP 4 PROJECTS SECOND FLOOR



GROUP 2 PROJECTS GROUND FLOOR



GROUP 3 PROJECTS GROUND FLOOR



GROUP 4 PROJECTS GROUND FLOOR

Land Use in the Existing Condition and at Completion

- Building capacity increases through the employment of two story formats for new buildings going forward
- Early education and lower elementary grade levels occupy the ground floor, upper elementary grade levels occupy the second floor
- The buildings form most of the security enclosure in the completed condition
- Parking, drop-off/pick-up facilities are separated to the maximum extent possible
- Programmed outdoor space includes outdoor classrooms as well as playgrounds, the field and track
- Trees, landscape and permeable ground plane are increased in the completed condition

LAND USE DIAGRAMS IN THE EXISTING CONDITION AND AT COMPLETION

	Existing (Acres)	%	Planned (Acres)	%
1 Campus site plan				
2 Campus occupancy				
3 Building footprint	1.09	17	1.78	27
4 Outdoor classrooms, playgrounds and field	2.83	44	1.99	31
5 Landscape and open space	0.99	15	1.09	17
6 Pedestrian circulation	0.73	11	0.61	9
7 Vehicular circulation and parking	0.84	13	1.01	16
TOTAL:	6.48 Ac	100%	6.48 Ac	100%
8 Emergency vehicle access				
9 Security enclosures				
	Existing (Acres)	%	Planned (Acres)	%
10 Ground plane permeability	1.20 Ac	19%	2.48 Ac	38%



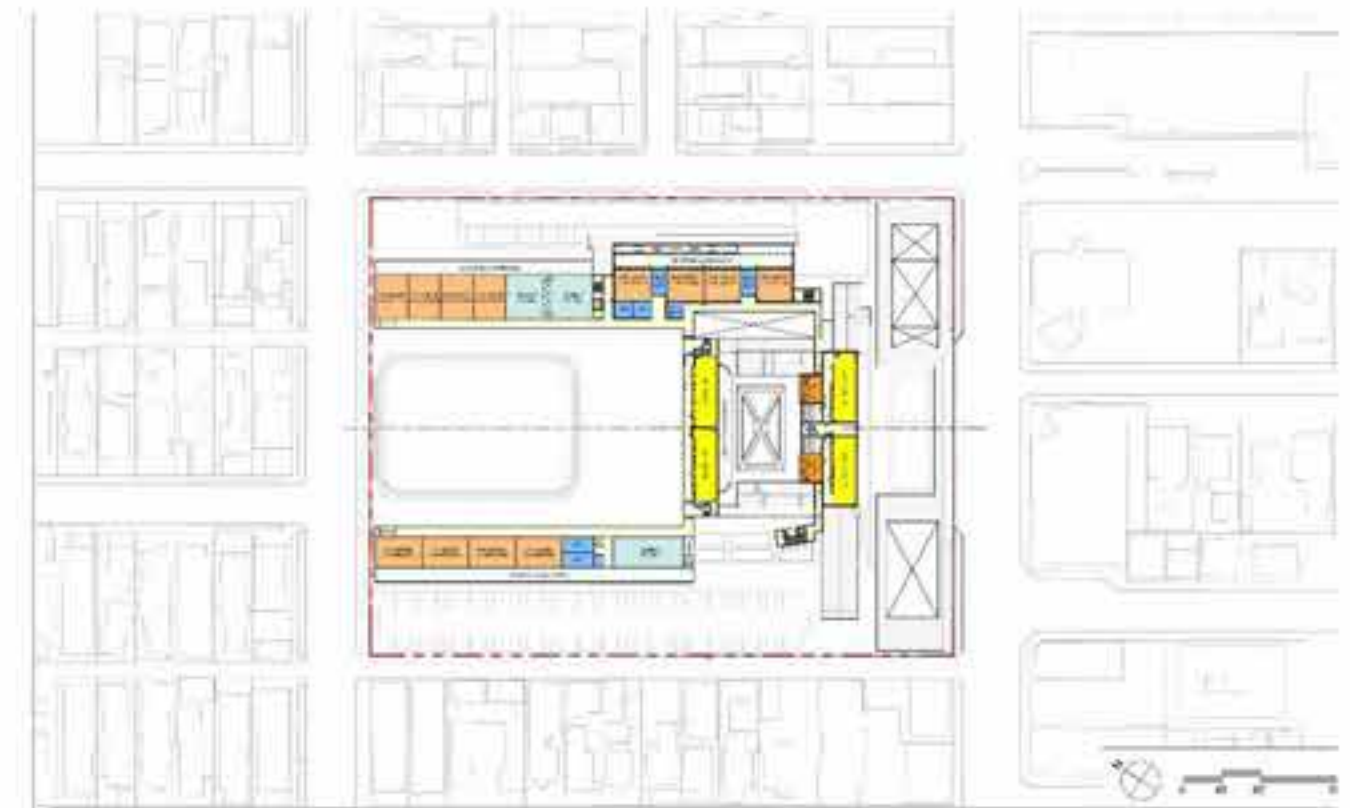
CAMPUS PLAN IN EXISTING CONDITION



CAMPUS PLAN AT COMPLETION



CAMPUS OCCUPANCY IN EXISTING CONDITION SECOND FLOOR



CAMPUS OCCUPANCY AT COMPLETION SECOND FLOOR



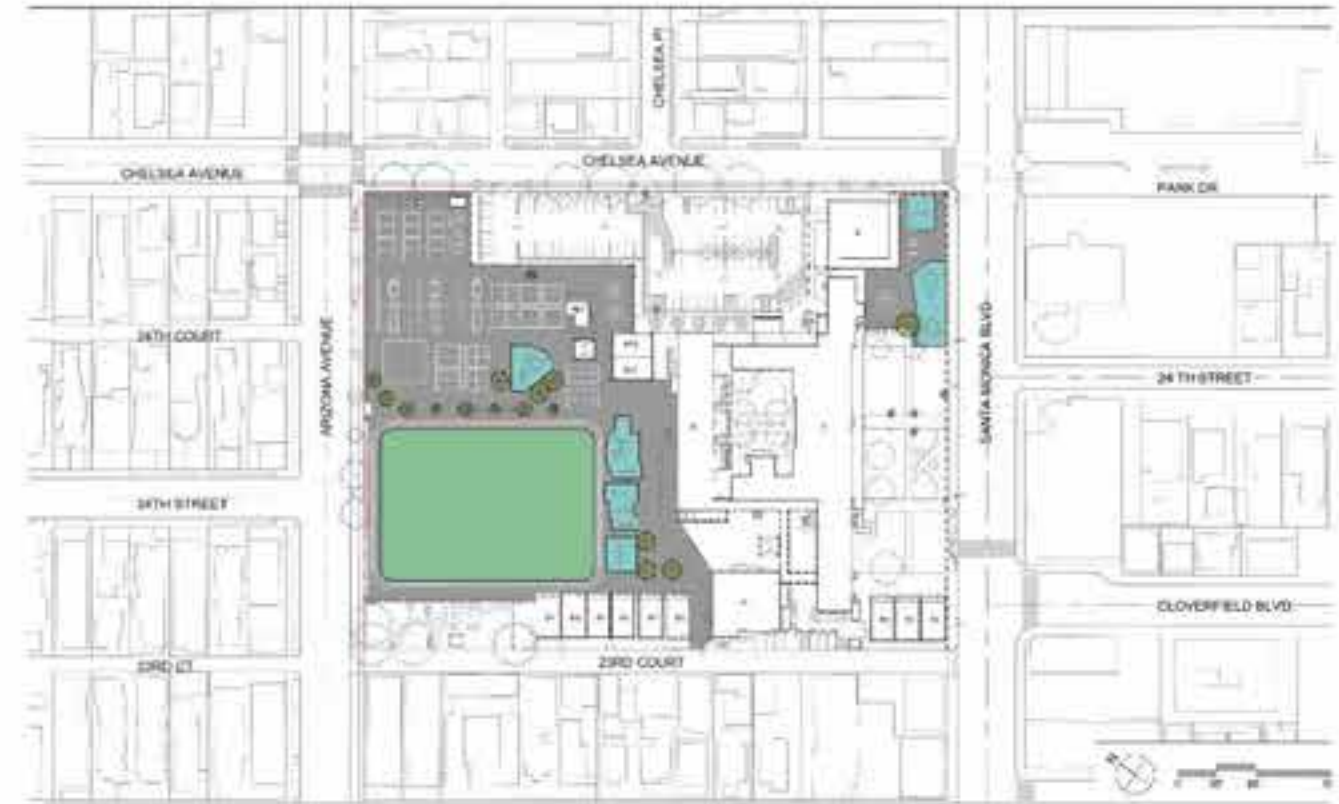
CAMPUS OCCUPANCY IN EXISTING CONDITION GROUND FLOOR



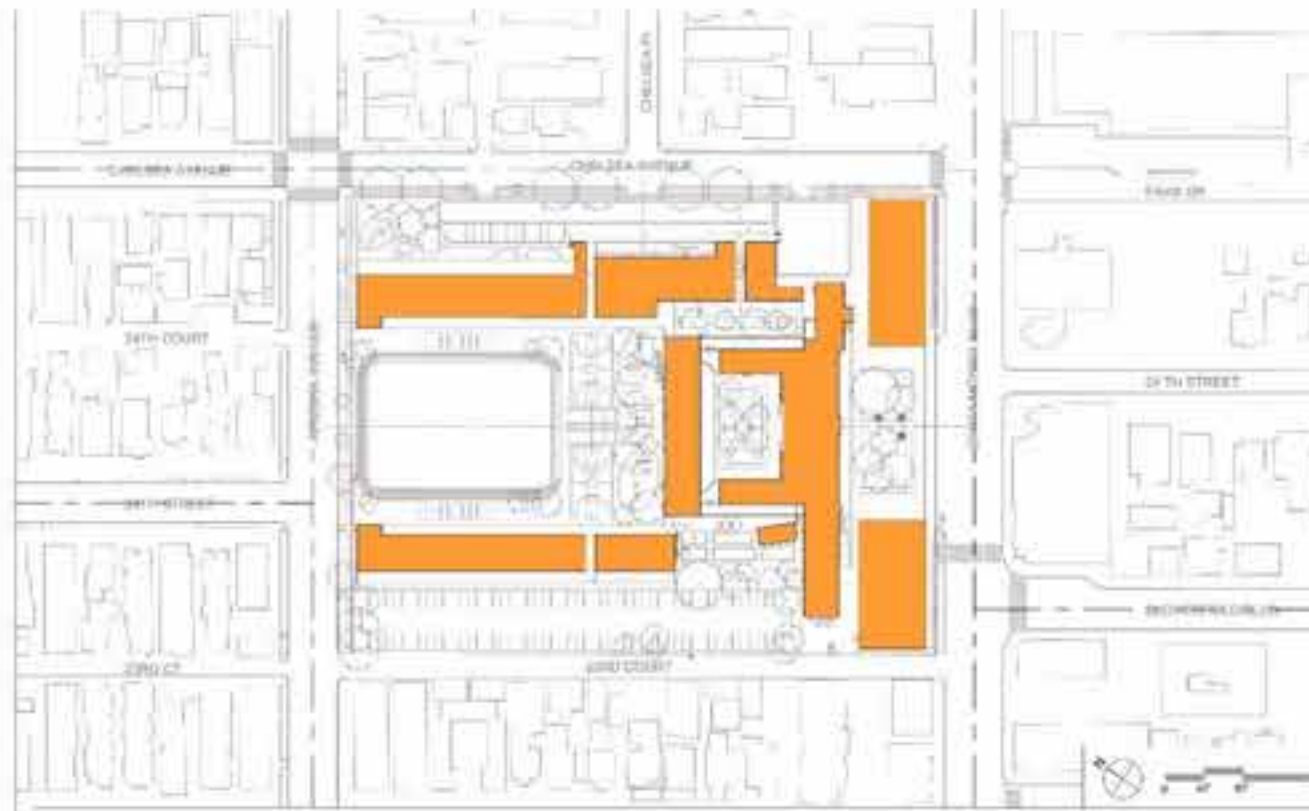
CAMPUS OCCUPANCY AT COMPLETION GROUND FLOOR



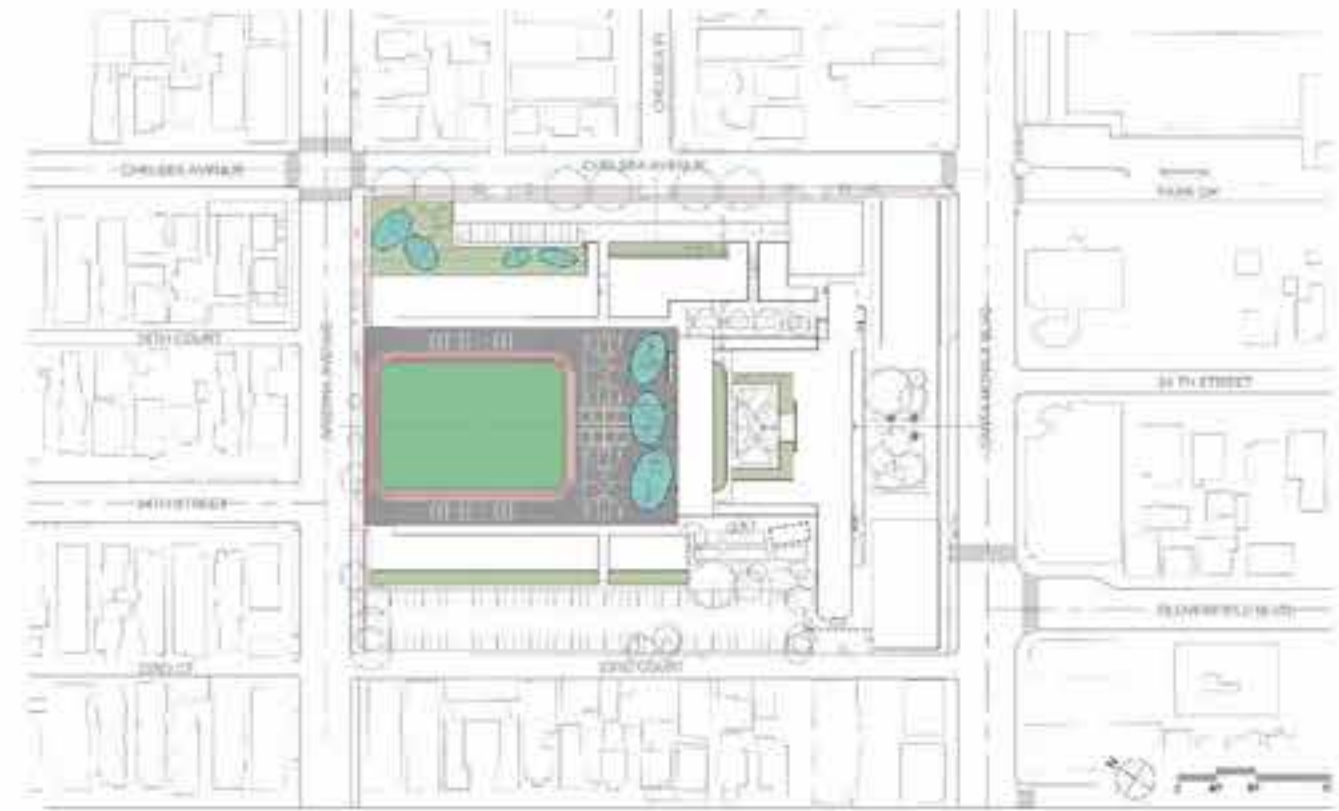
BUILDING FOOTPRINT IN EXISTING CONDITION



PLAYGROUNDS AND FIELD IN EXISTING CONDITION



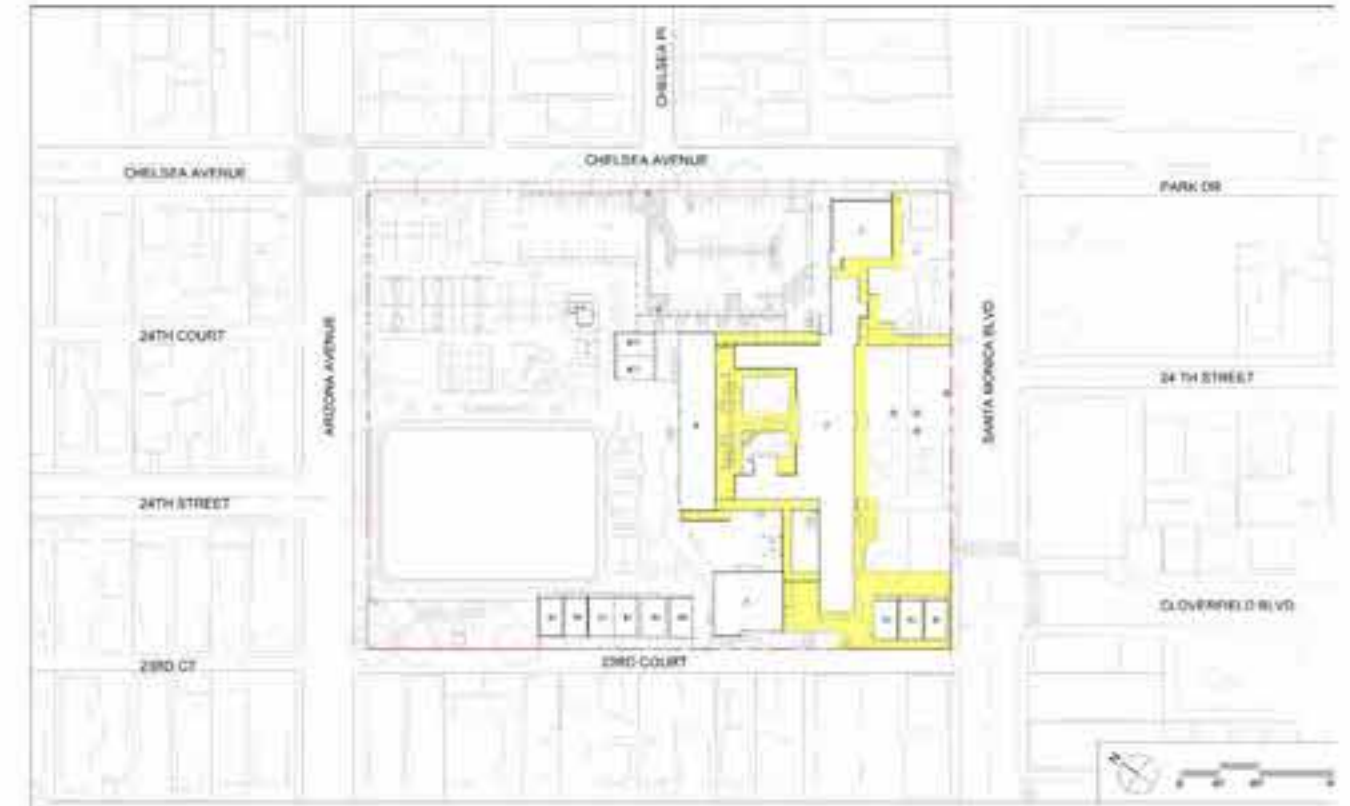
BUILDING FOOTPRINT AT COMPLETION



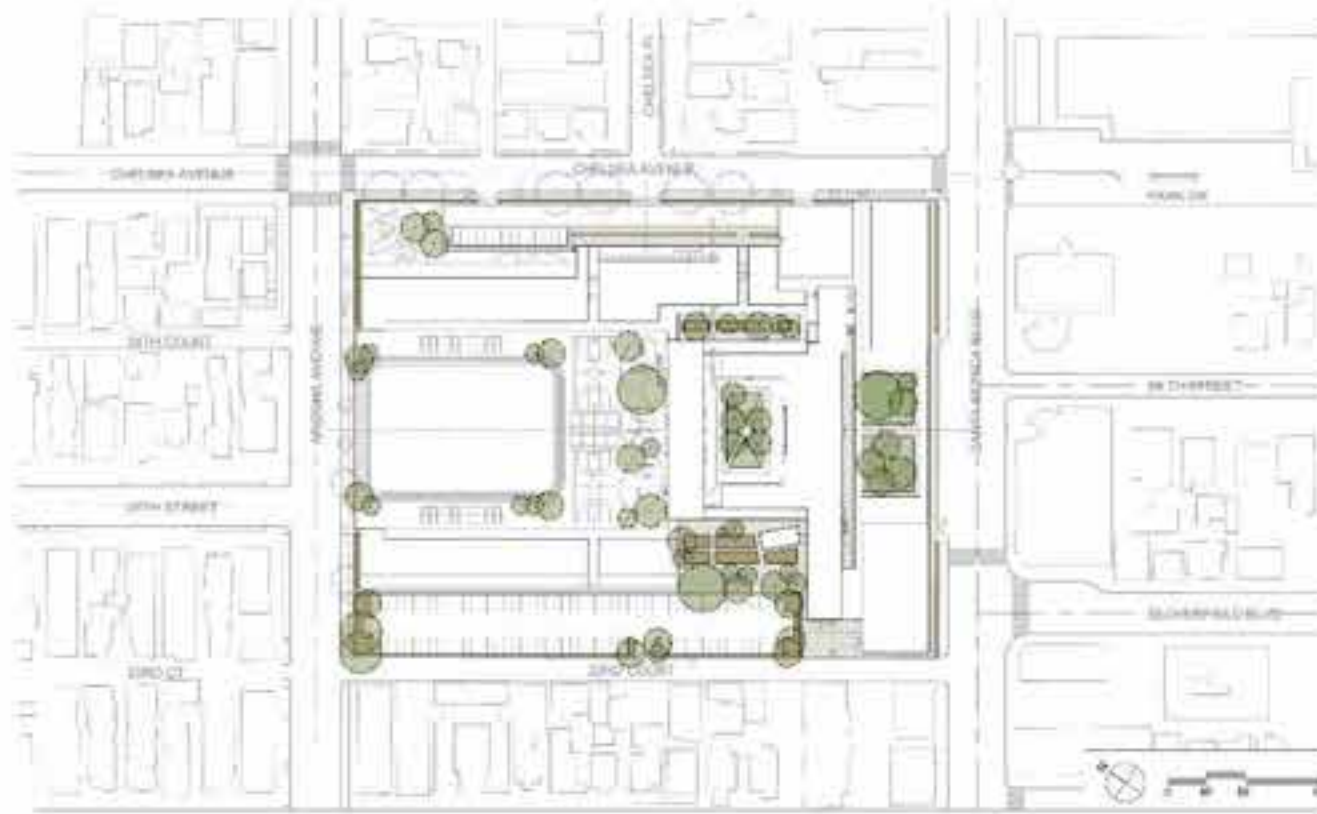
PLAYGROUNDS, OUTDOOR CLASSROOMS AND FIELD AT COMPLETION



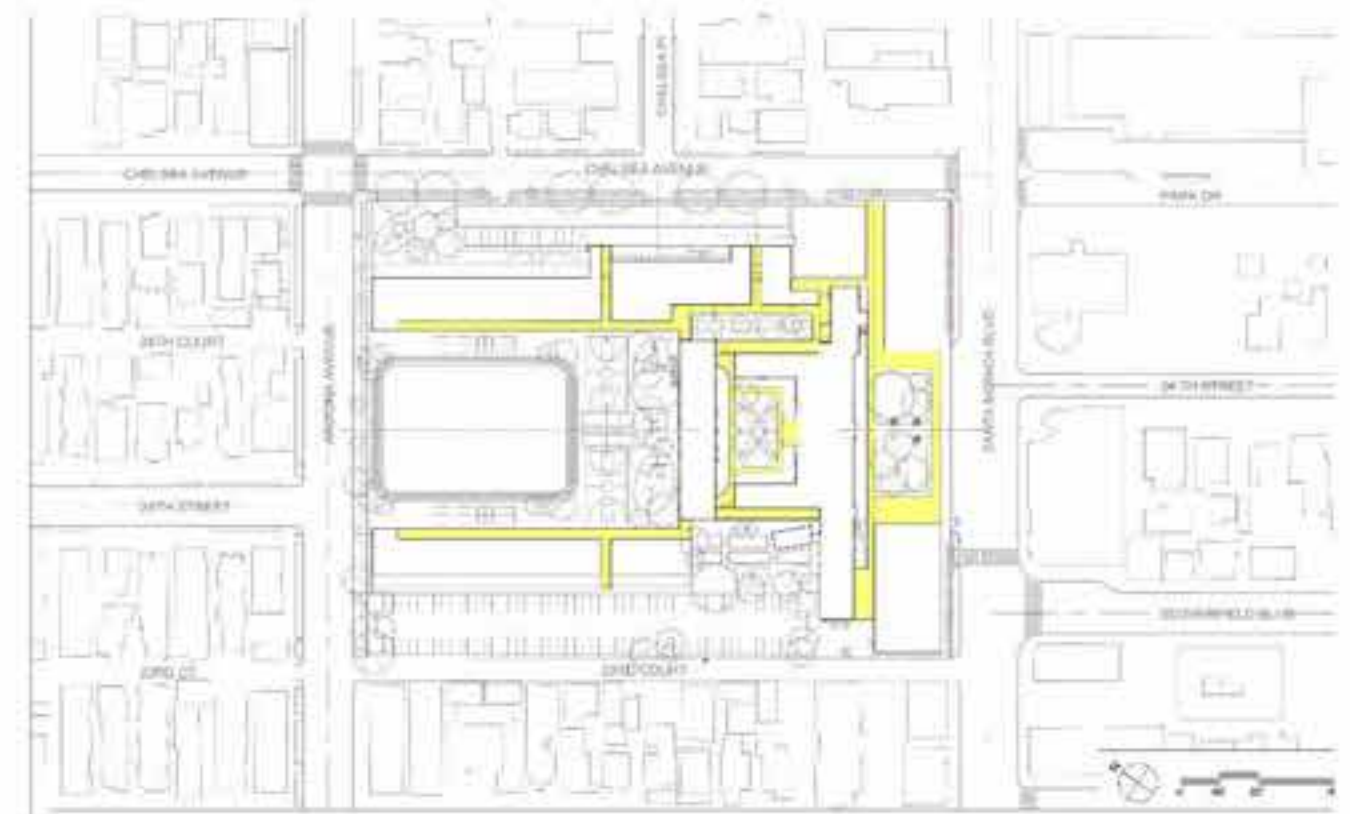
LANDSCAPE AND OPEN SPACE IN EXISTING CONDITION



PEDESTRIAN CIRCULATION IN EXISTING CONDITION



LANDSCAPE AND OPEN SPACE AT COMPLETION



PEDESTRIAN CIRCULATION AT COMPLETION



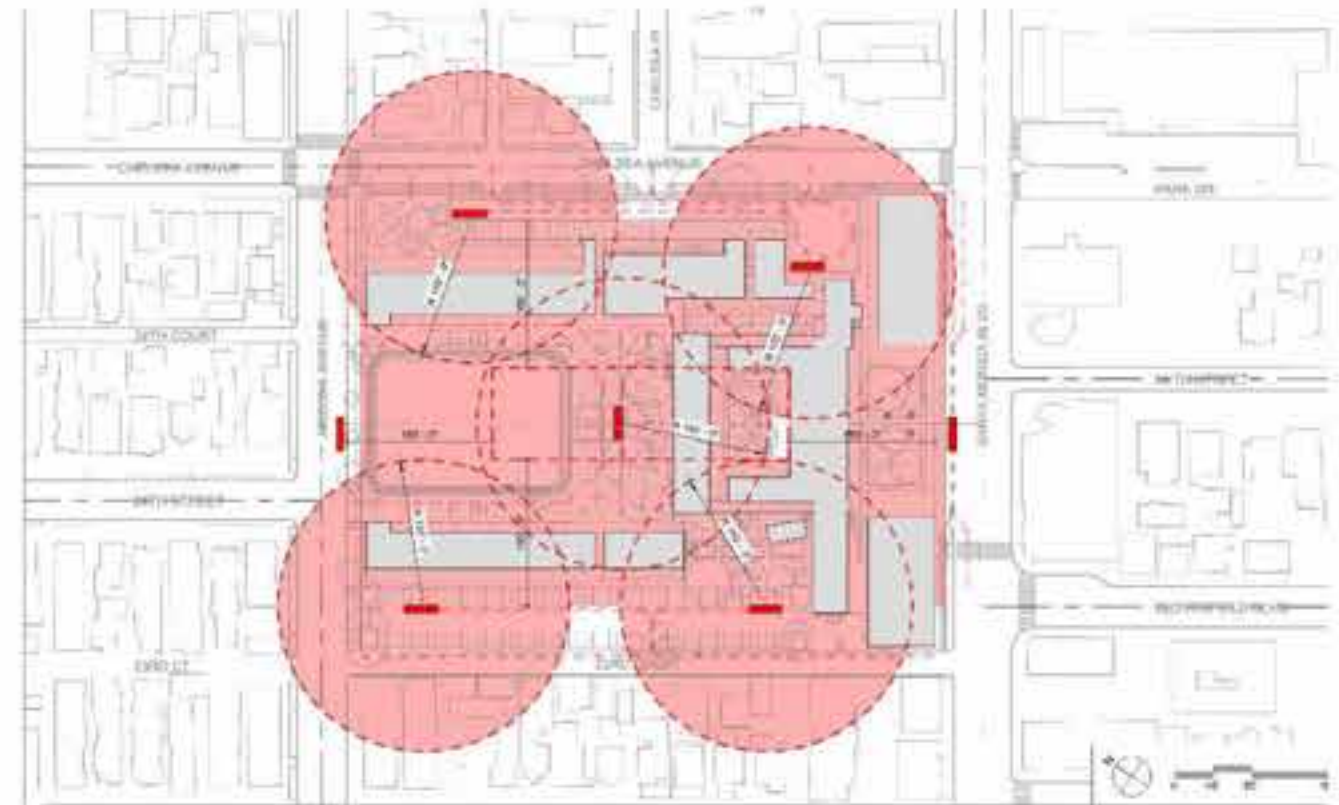
VEHICULAR CIRCULATION AND PARKING IN EXISTING CONDITION



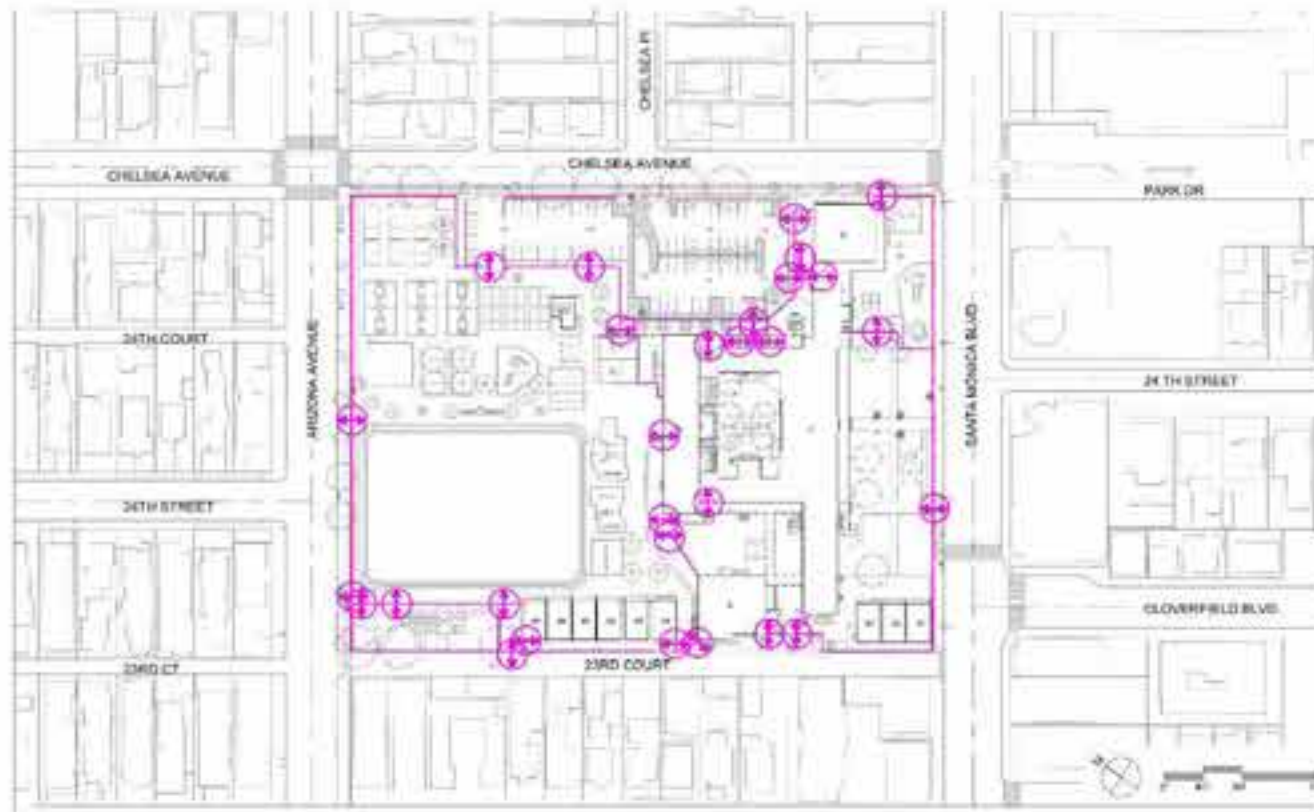
EMERGENCY VEHICLE ACCESS IN EXISTING CONDITION



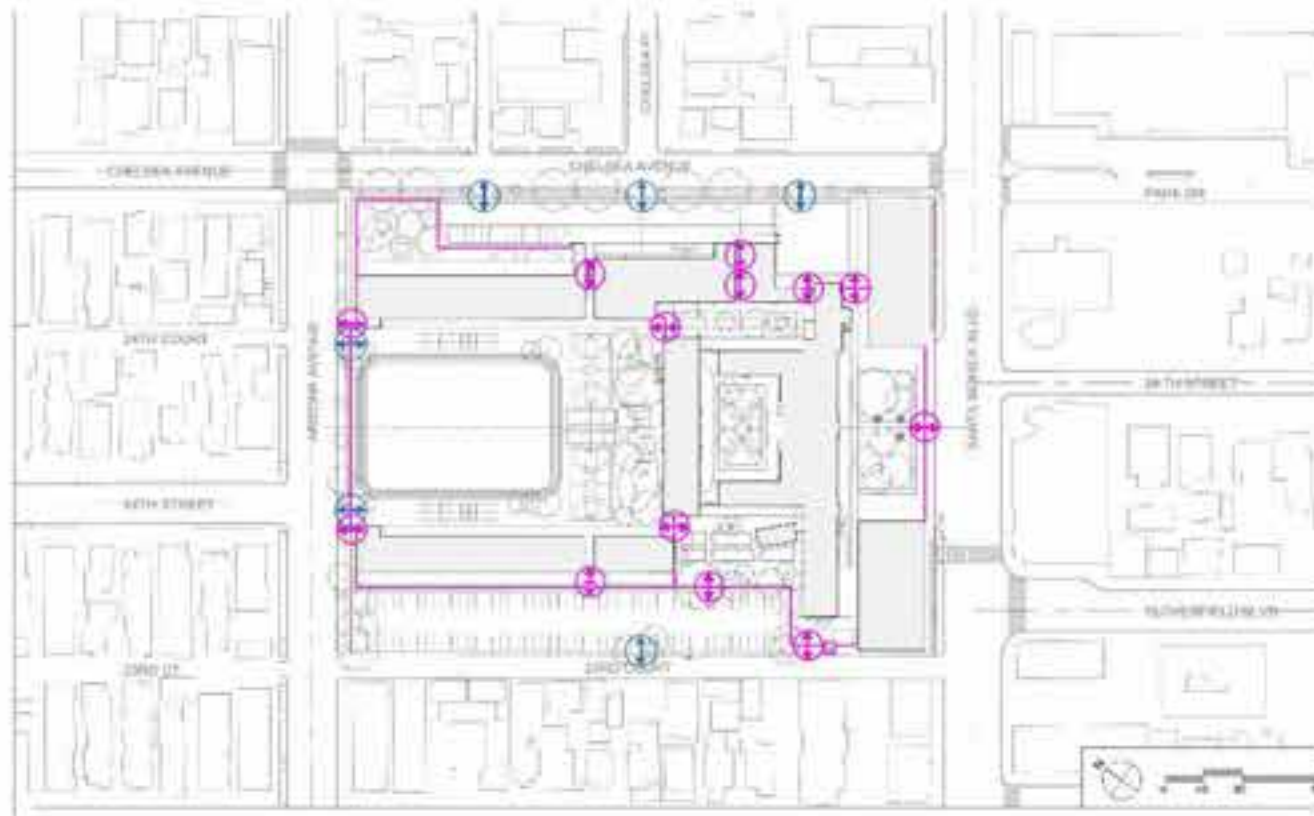
VEHICULAR CIRCULATION AND PARKING AT COMPLETION



EMERGENCY VEHICLE ACCESS AT COMPLETION

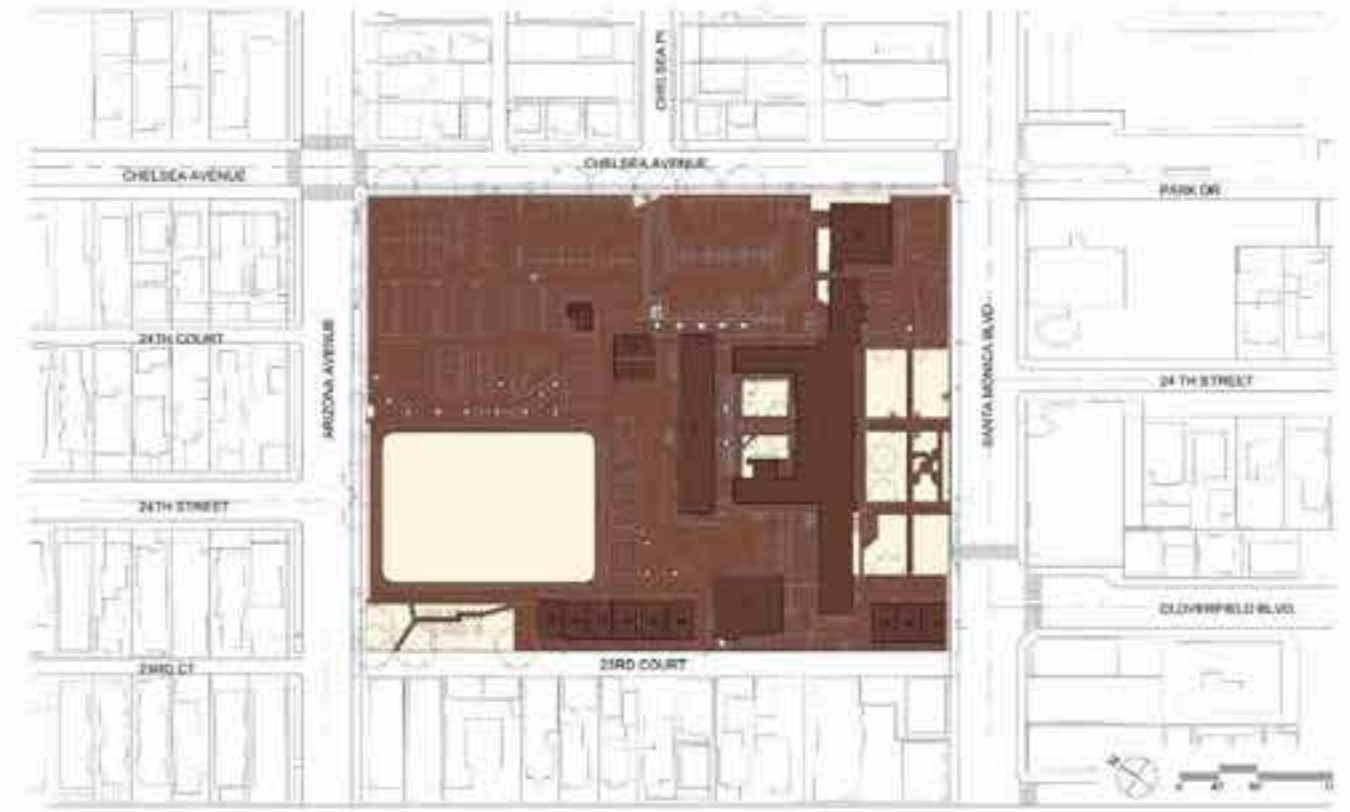


SECURITY ENCLOSURE IN EXISTING CONDITION

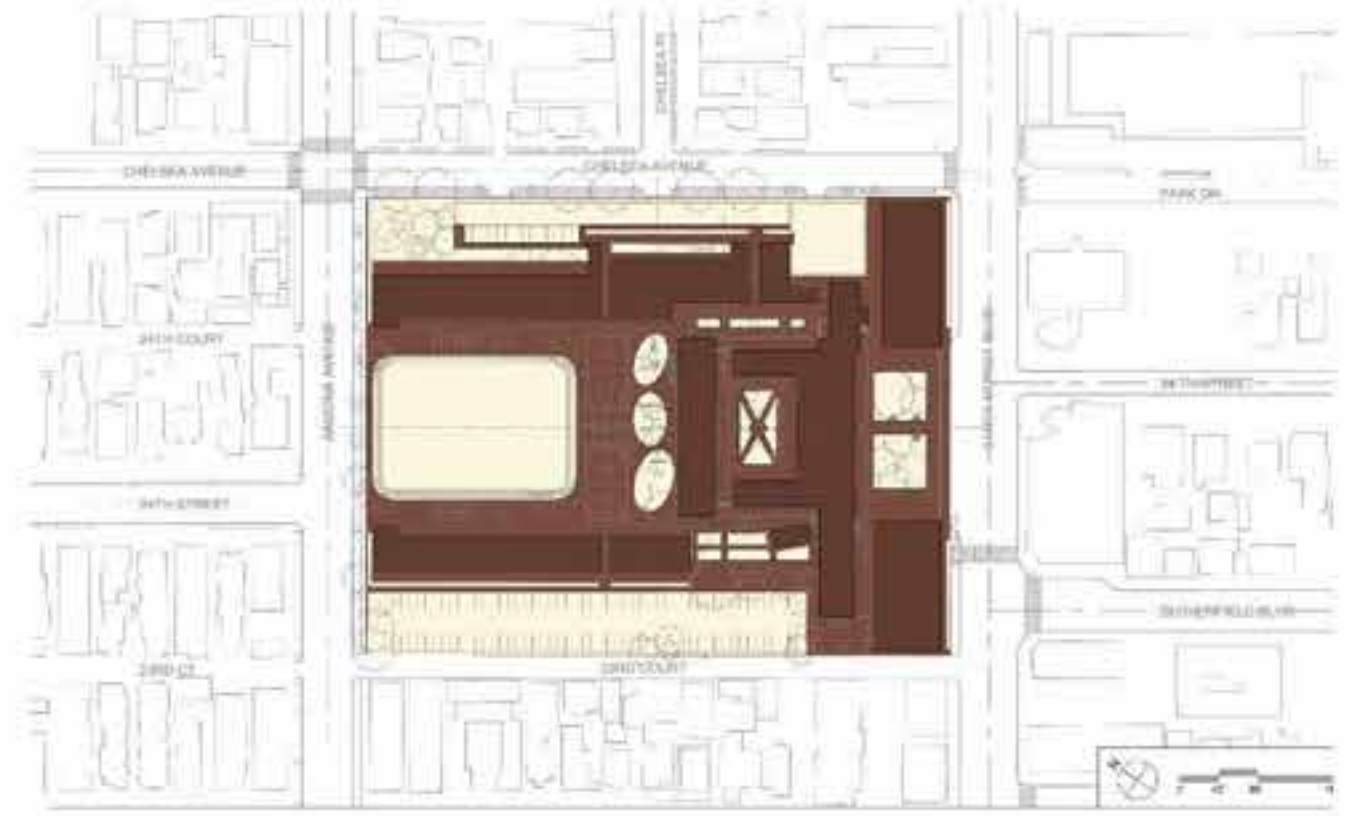


SECURITY ENCLOSURE AT COMPLETION

EDINSON FAVARO October 7, 2020



GROUND PLANE PERMEABILITY IN EXISTING CONDITION



GROUND PLANE PERMEABILITY AT COMPLETION

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



CANDIDATE FIRST PROJECTS

JOHNSON FAVARO

October 7, 2020

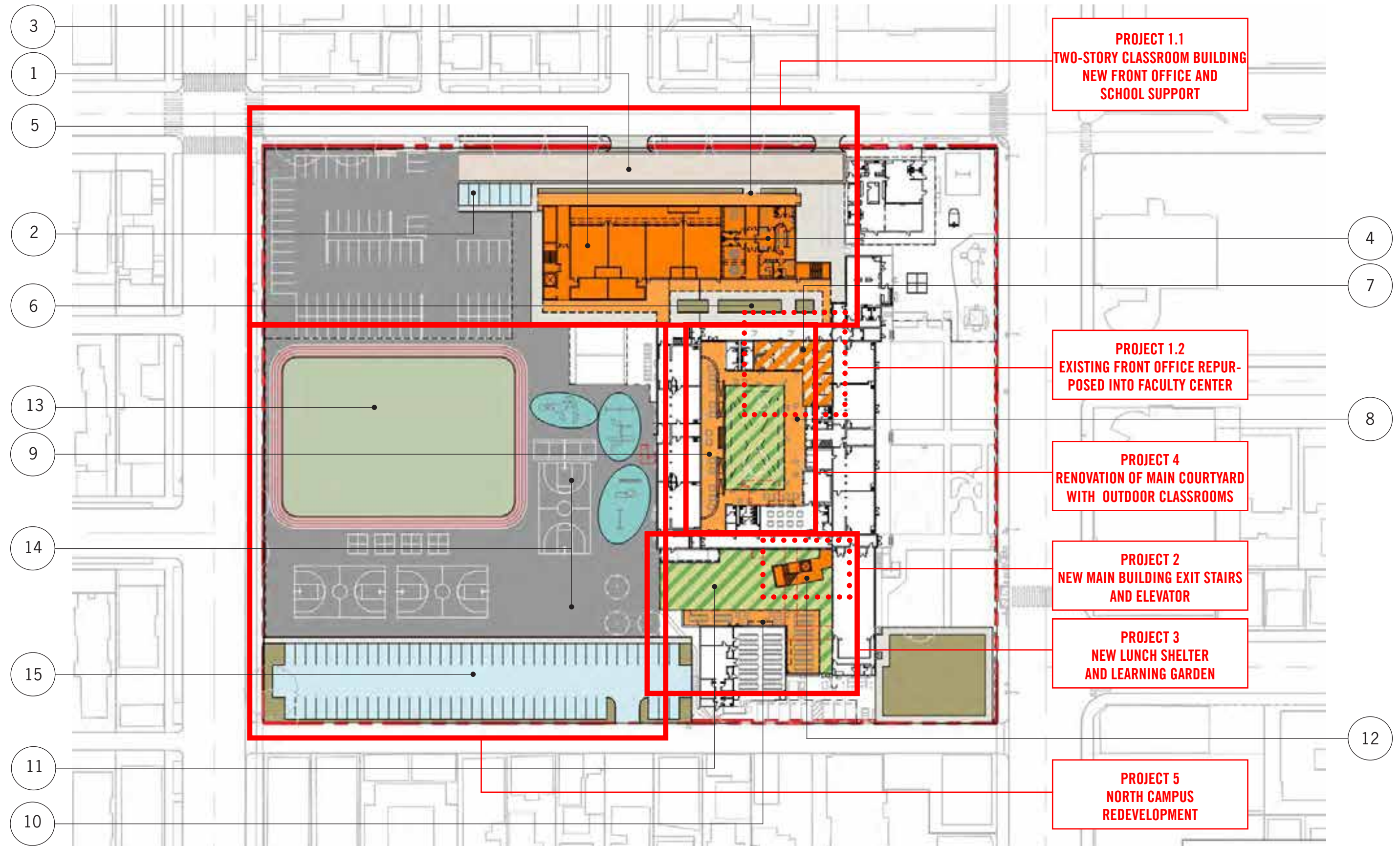
Overview

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

CANDIDATE FIRST PROJECTS		
Project Component	Page	Cost
PROJECT 1: TWO STORY CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT		\$21,620,000
Summary descripton and site plan	2-3	
Program components	4	
Ground floor concept plan	5	
View of front of school and new east courtyard	6-7	
PROJECT 2: EXIT STAIRS AND ELEVATOR REPLACEMENT		\$1,870,000
Summary description and views	8-9	
PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN AT CAFETERIA		\$2,000,000
Summary description	10	
Site plan	11	
Concept floor plan	12	
Learning garden view	13	
PROJECT 4: MAIN COURTYARD RENOVATION		\$3,200,000
Summary description	14	
Site plan	15	
Ground and second concept floor plans	16	
Courtyard view	17	
PROJECT 5: NORTH CAMPUS REDEVELOPMENT		\$5,100,000
Summary description and site plan	18	
TOTAL:		\$33,780,000

KEY TO GROUP 1 PROJECTS SITE PLAN

- 1 On campus drop-off/pick-up queue
- 2 Early education, visitor and ADA parking
- 3 Front loggia or outdoor covered walkway for student staging/waiting
- 4 New front office and school support
- 5 Two story classroom building
- 6 East courtyard (between new building and existing historic main building)
- 7 Existing front office repurposed into new faculty center
- 8 One story loggia for covered outdoor walkway and classrooms at perimeter of historic main courtyard
- 9 Two story outdoor classrooms
- 10 New lunch shelter
- 11 New learning garden
- 12 Replacement stair and elevator
- 13 New field and track
- 14 New and reconfigured playgrounds
- 15 Staff parking lot



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

Project 1: New Classroom Building, Front Office and School Support Spaces

- Four lower and four upper elementary classrooms
- Eight outdoor classrooms
- New front office and school support spaces
- 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



NEW FRONT OF SCHOOL Covered outdoor passage to the main school entrance provides student staging and waiting area adjacent to drop-off/pick-up lane.

KEY TO GROUP 1 PROJECTS SITE PLAN

- 1 On campus drop-off/pick-up queue
- 2 Early education, visitor and ADA parking
- 3 Front loggia or outdoor covered walkway for student staging/waiting
- 4 New front office and school support spaces
- 5 Two story classroom building
- 6 East courtyard (between new building and existing historic main building)
- 7 Existing front office repurposed into new faculty center
- 8 Underutilized playground areas at NE corner of campus striped for replacement parking
- 9 Area of portable classrooms repurposed into playground areas
- 10 Site enhancements at area at front of school vacated by portable classrooms

PROJECT 1 COSTS

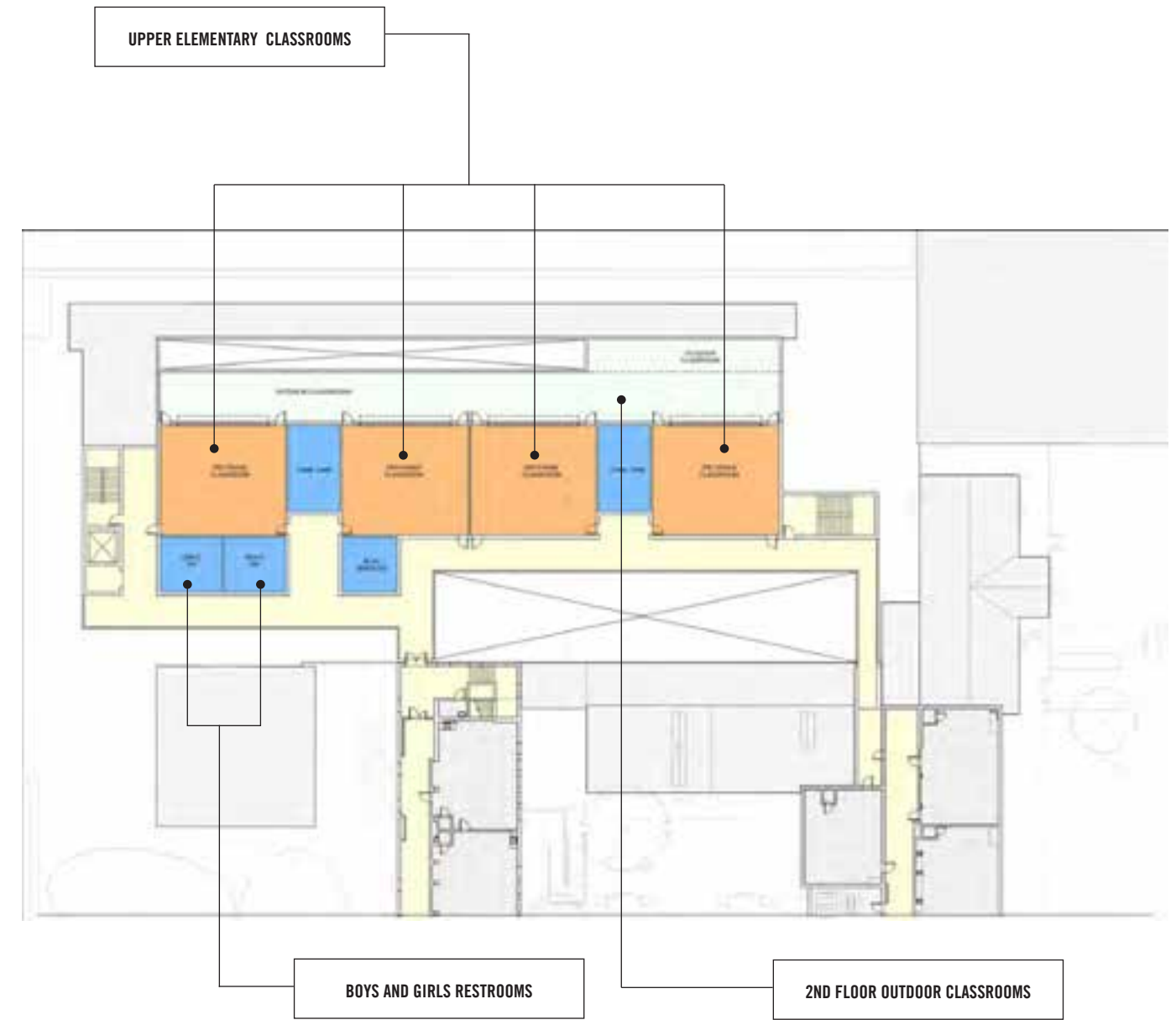
Component	(Cost) \$
Site demolitions, preparation, utilities and off site work	1,290,000
New classroom building	17,980,000
Finish site work, parking and landscape	1,800,000
Repurpose existing front office into new faculty center	550,000
TOTAL:	\$21,620,000



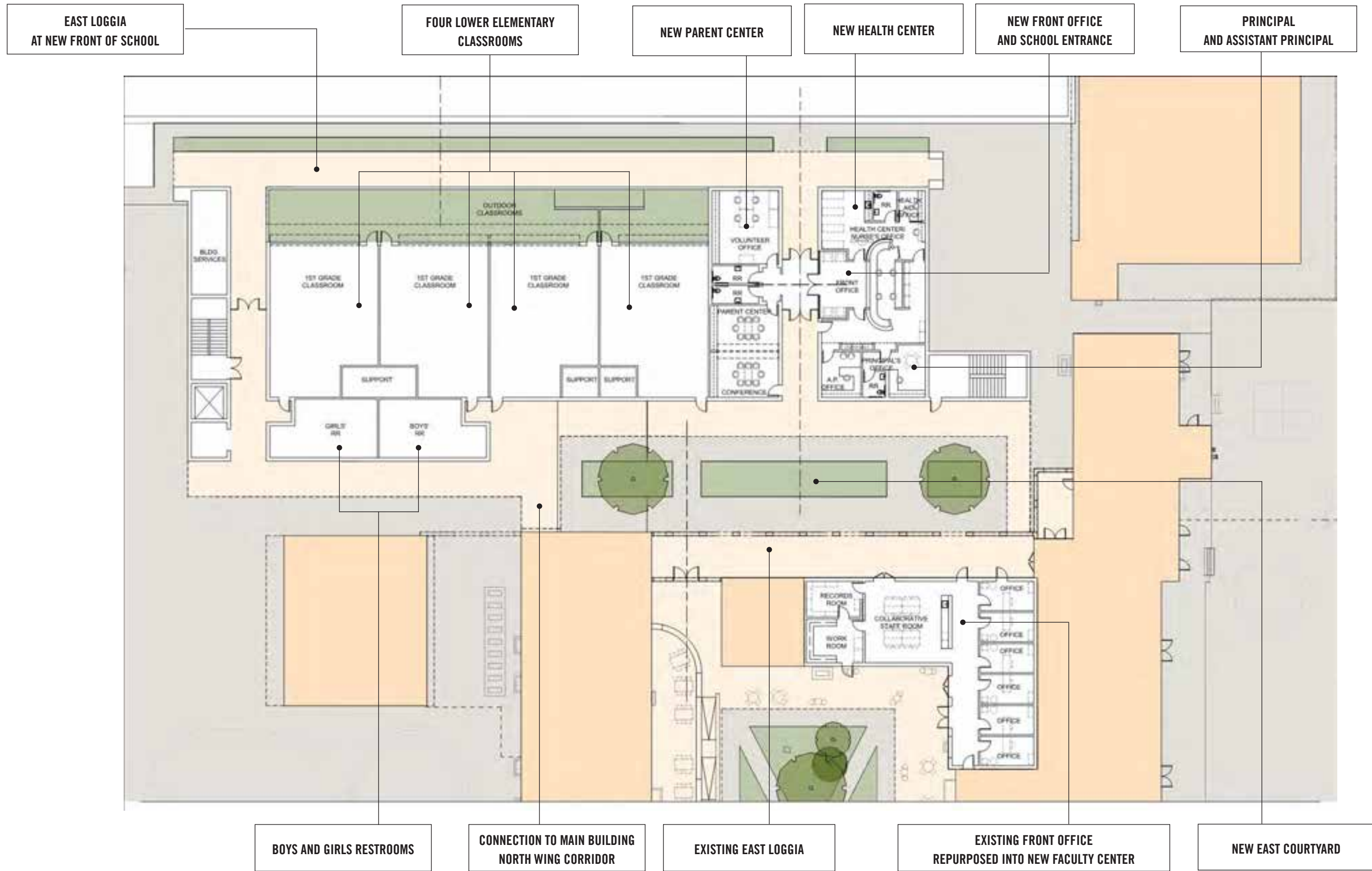
PROJECT 1: NEW CLASSROOM BUILDING FRONT OFFICE AND SCHOOL SUPPORT The new building creates a courtyard between it and the historic main building. The existing front office is repurposed into a new faculty center



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



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



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 October 7, 2020



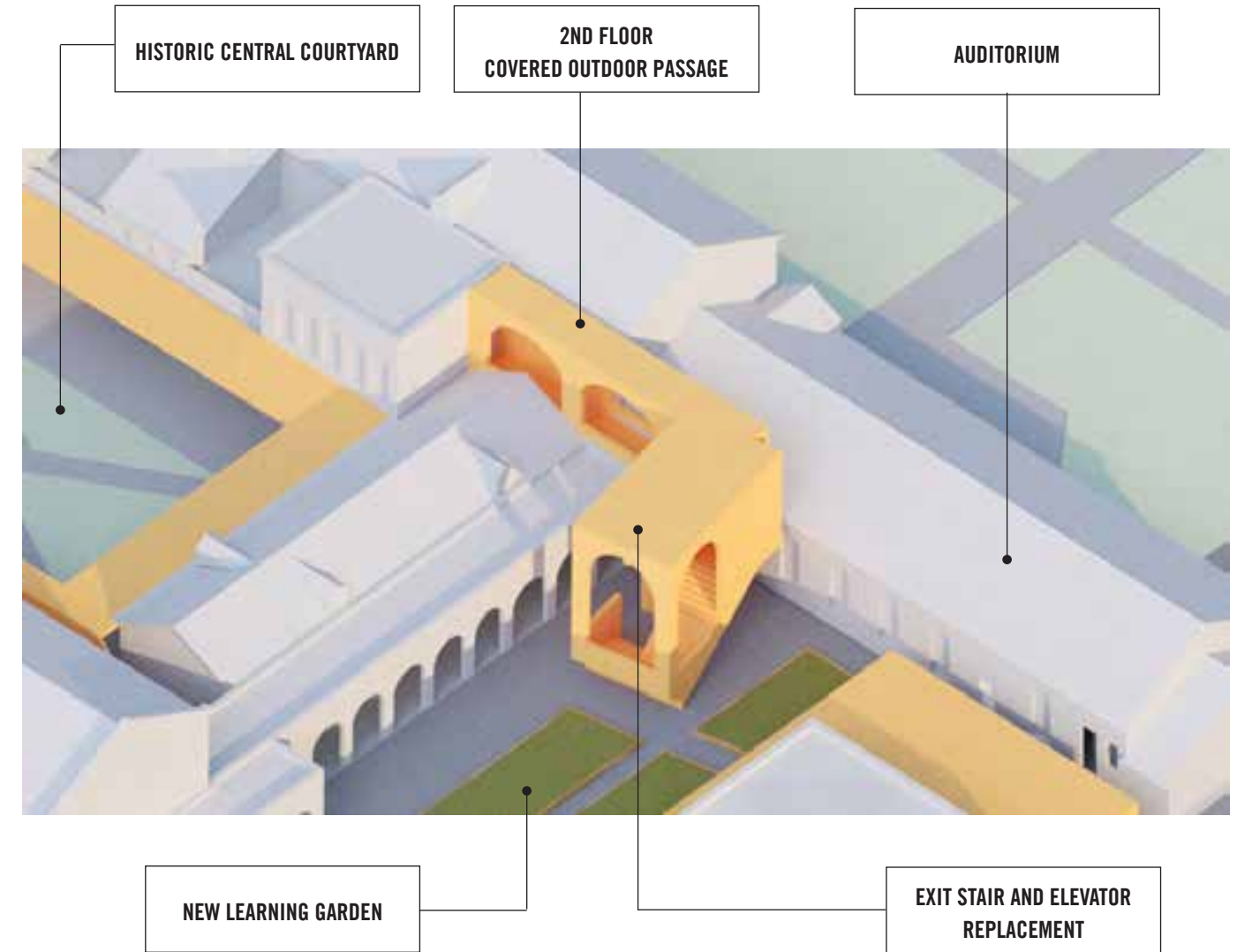
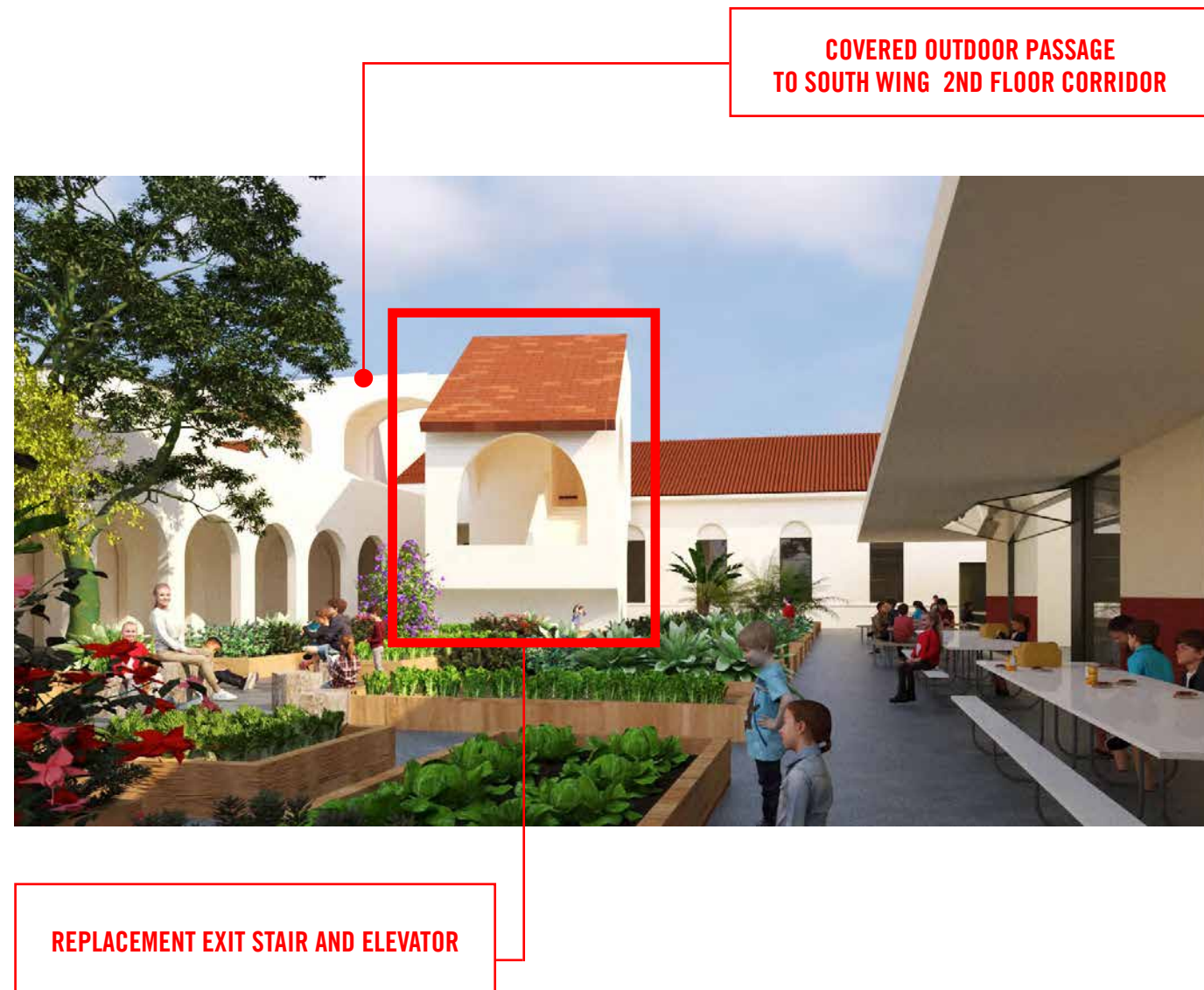
PROJECT 1: NEW CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT The new classroom building will establish a new front of school and main school entrance. The on campus drop-off/pick-up lane resides in the foreground.



PROJECT 1: NEW CLASSROOM BUILDING, FRONT OFFICE AND SCHOOL SUPPORT The new classroom building creates a new east courtyard adjacent to the existing historical buildings and connects all existing and new second floors via outdoor walkways.

Project 2: Exit Stair and Elevator Replacement

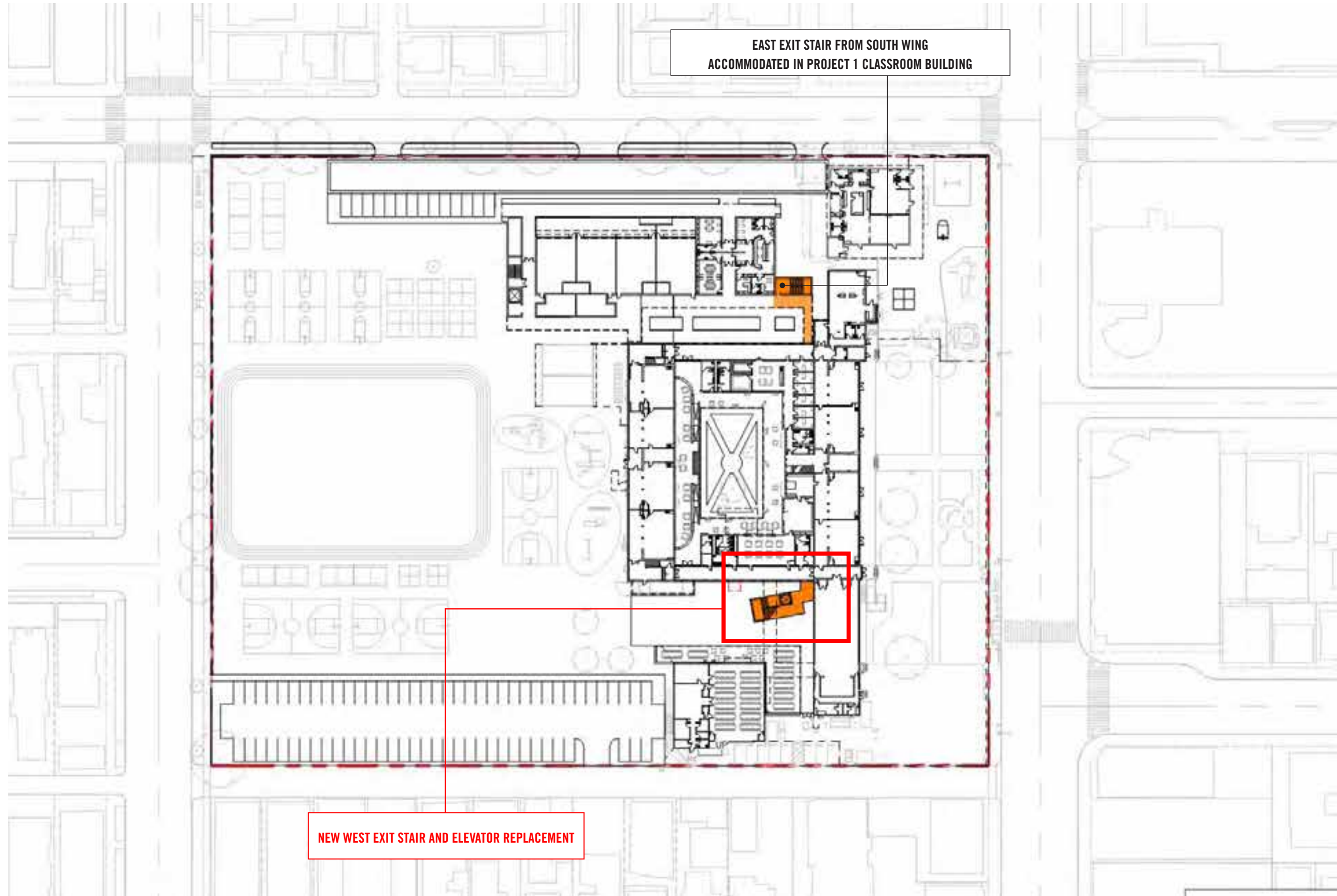
- Covered outdoor passage from west end of main building south wing 2nd floor corridor
- Replacement exit stair and elevator



PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT Aerial view looking south, auditorium to the right, historic central courtyard to the left.

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

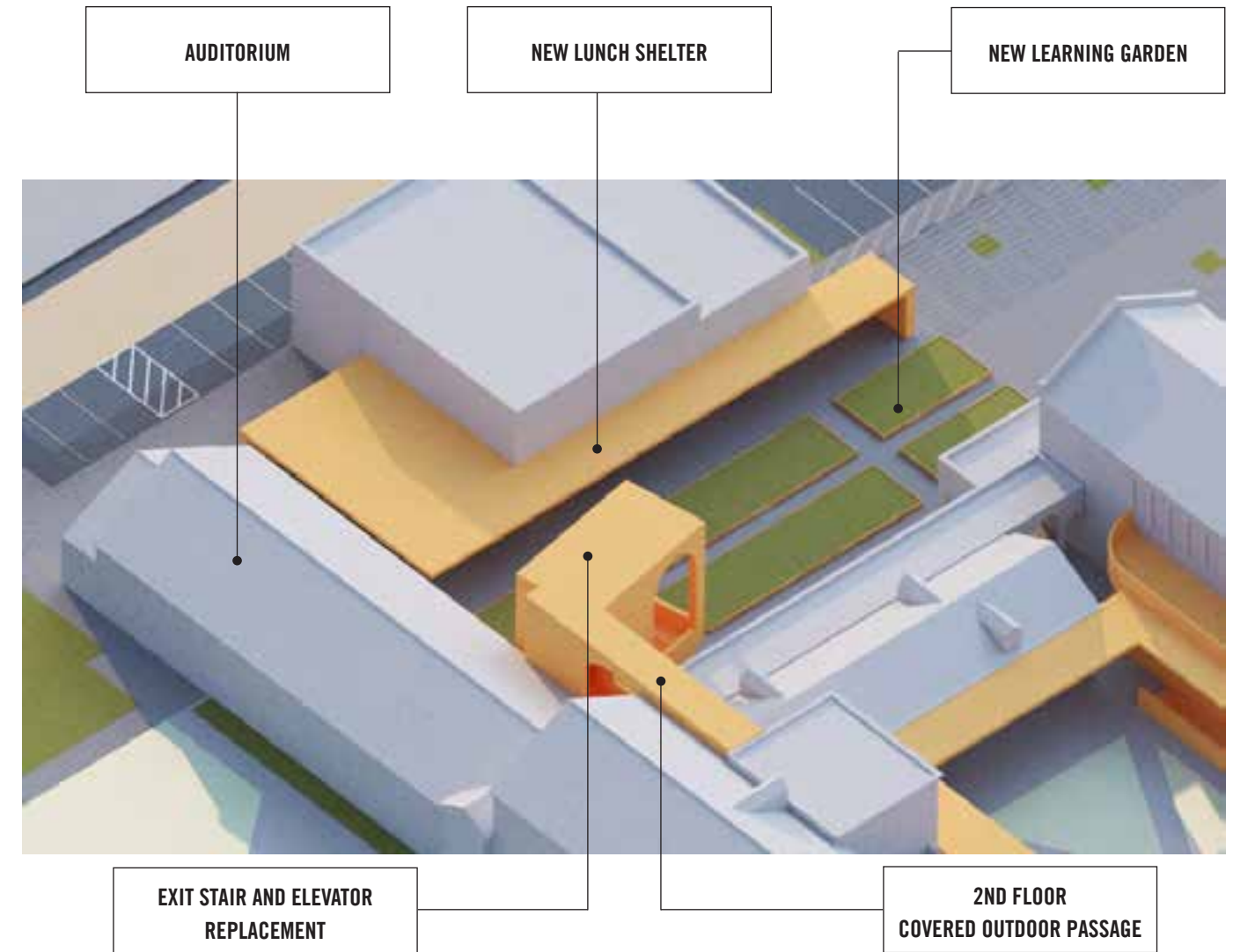
PROJECT 2: EXIT STAIR AND ELEVATOR REPLACEMENT View looking south, Cafeteria to the right, historic central courtyard to the left., auditorium beyond.



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.

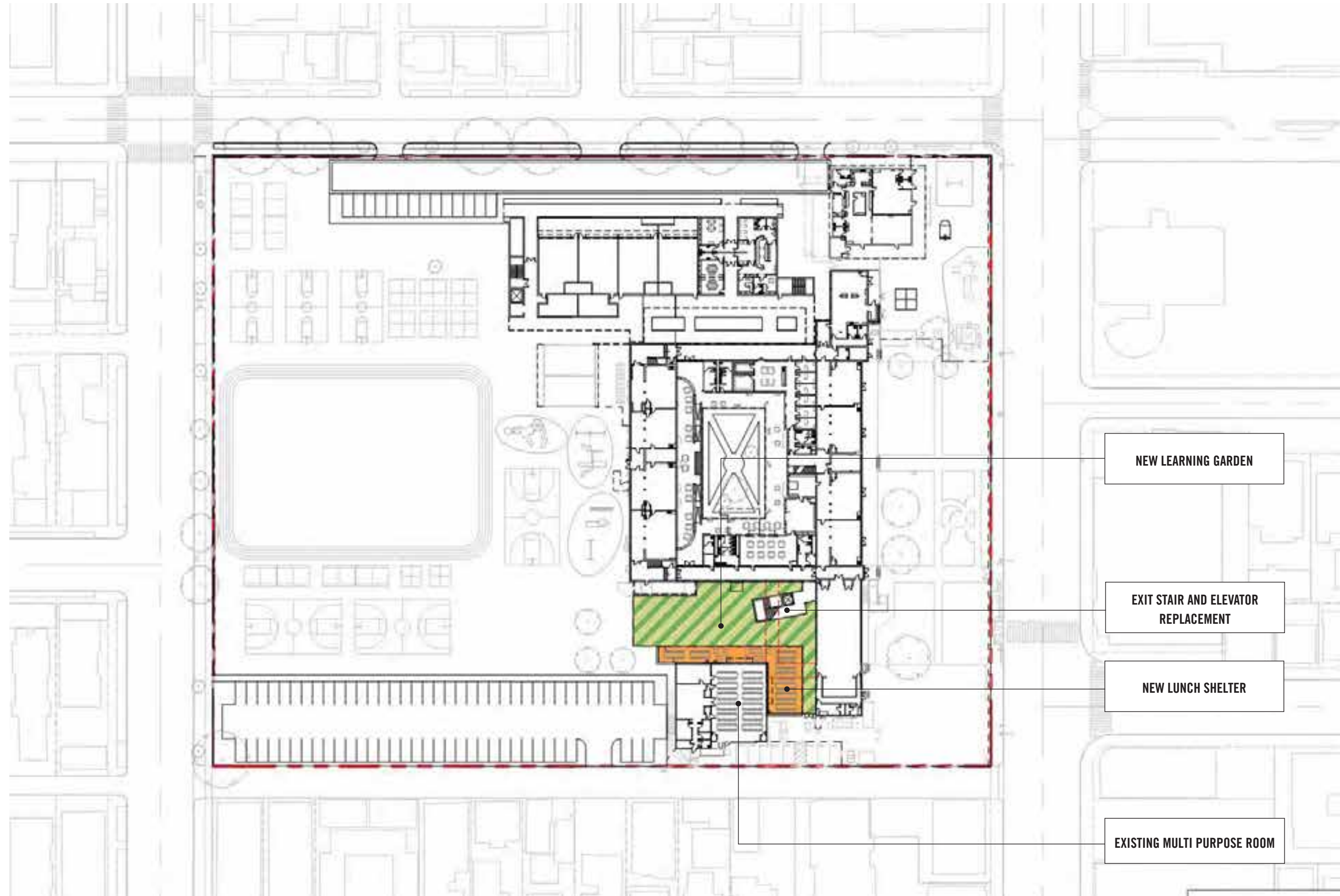
Project 3: New Lunch Shelter and Learning Garden

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

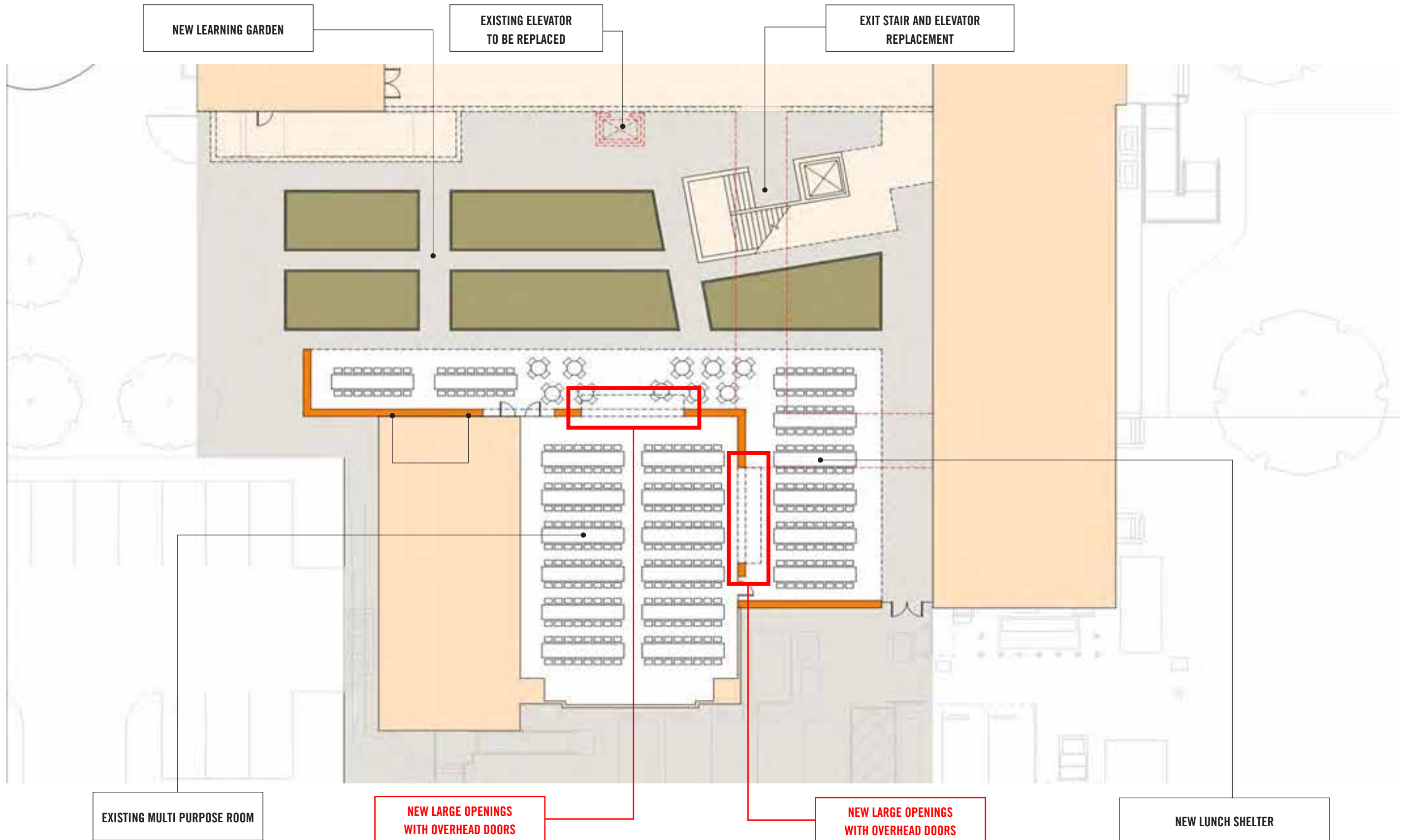


PROJECT3: NEW LUNCH SHELTER AND LEARNING GARDEN Aerial view looking north, cafeteria to the left, historic main courtyard to the right.

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



PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN The new lunch shelter sits outside of the existing cafeteria room and adjacent to the new learning garden.

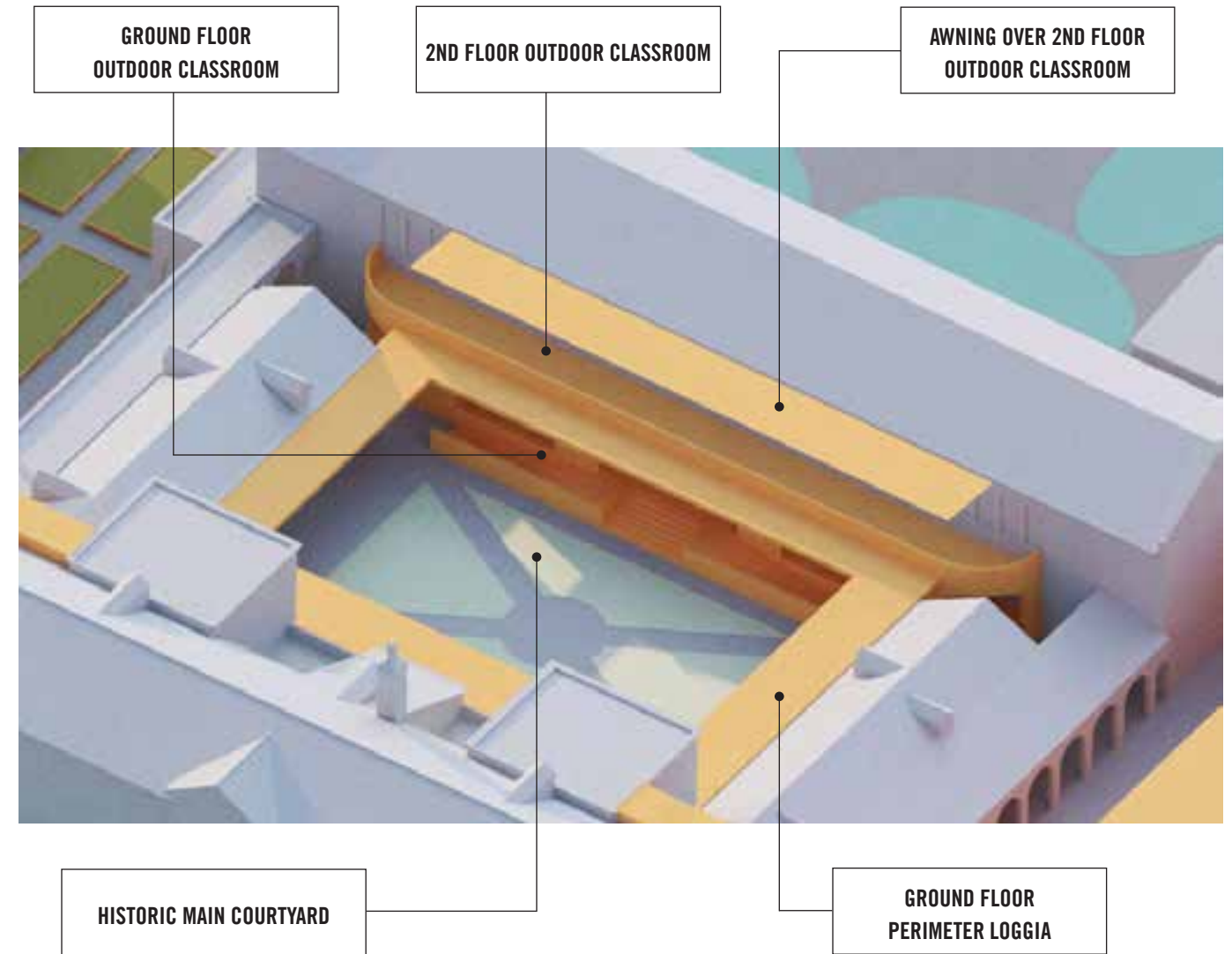




PROJECT 3: NEW LUNCH SHELTER AND LEARNING GARDEN The new learning garden is established west of the main building between it and new covered outdoor lunch areas adjacent to the existing Cafeteria (right). The existing auditorium, new elevator and exit stair are beyond.

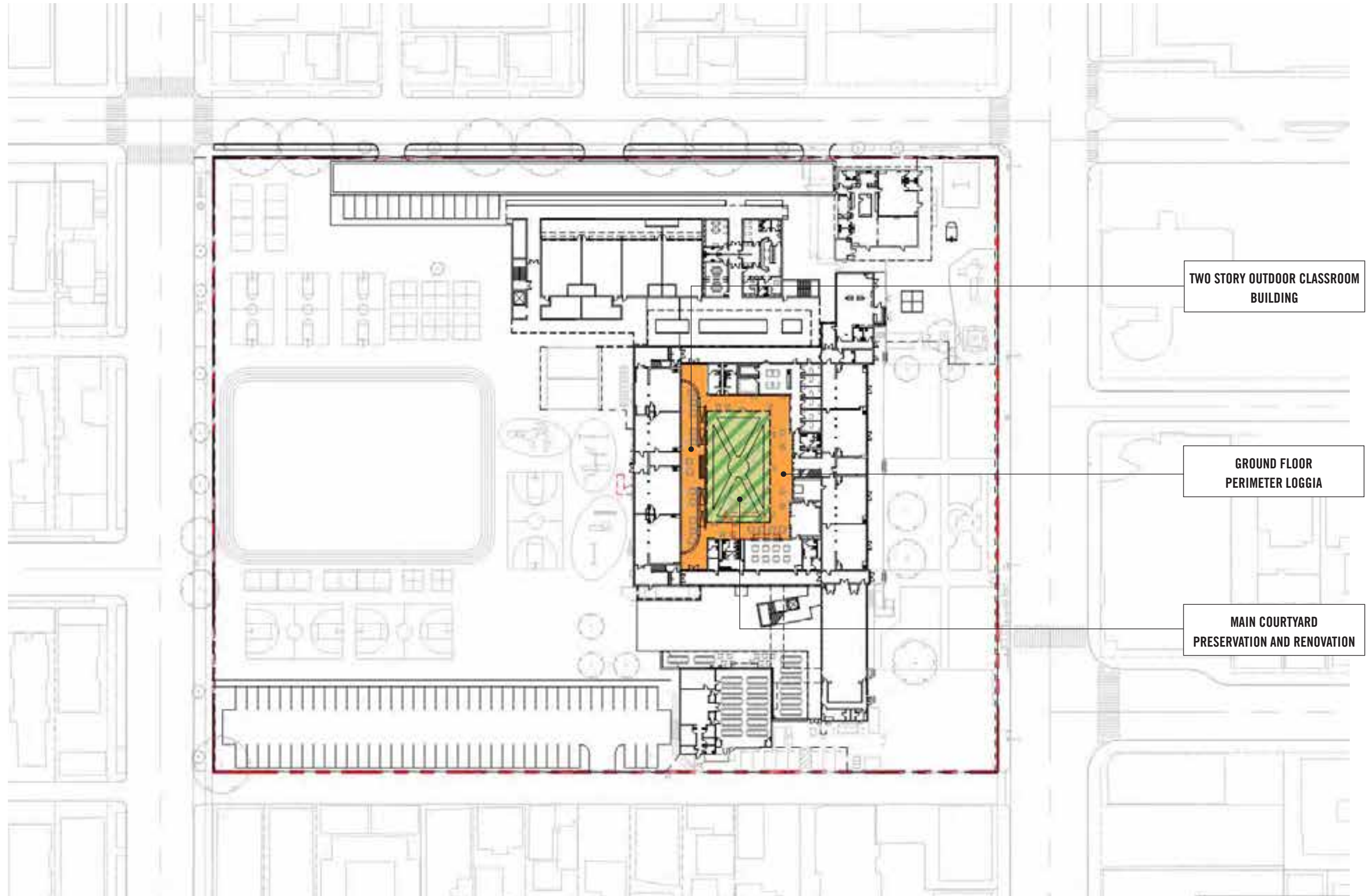
Project 4: Main Courtyard Outdoor Classrooms

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

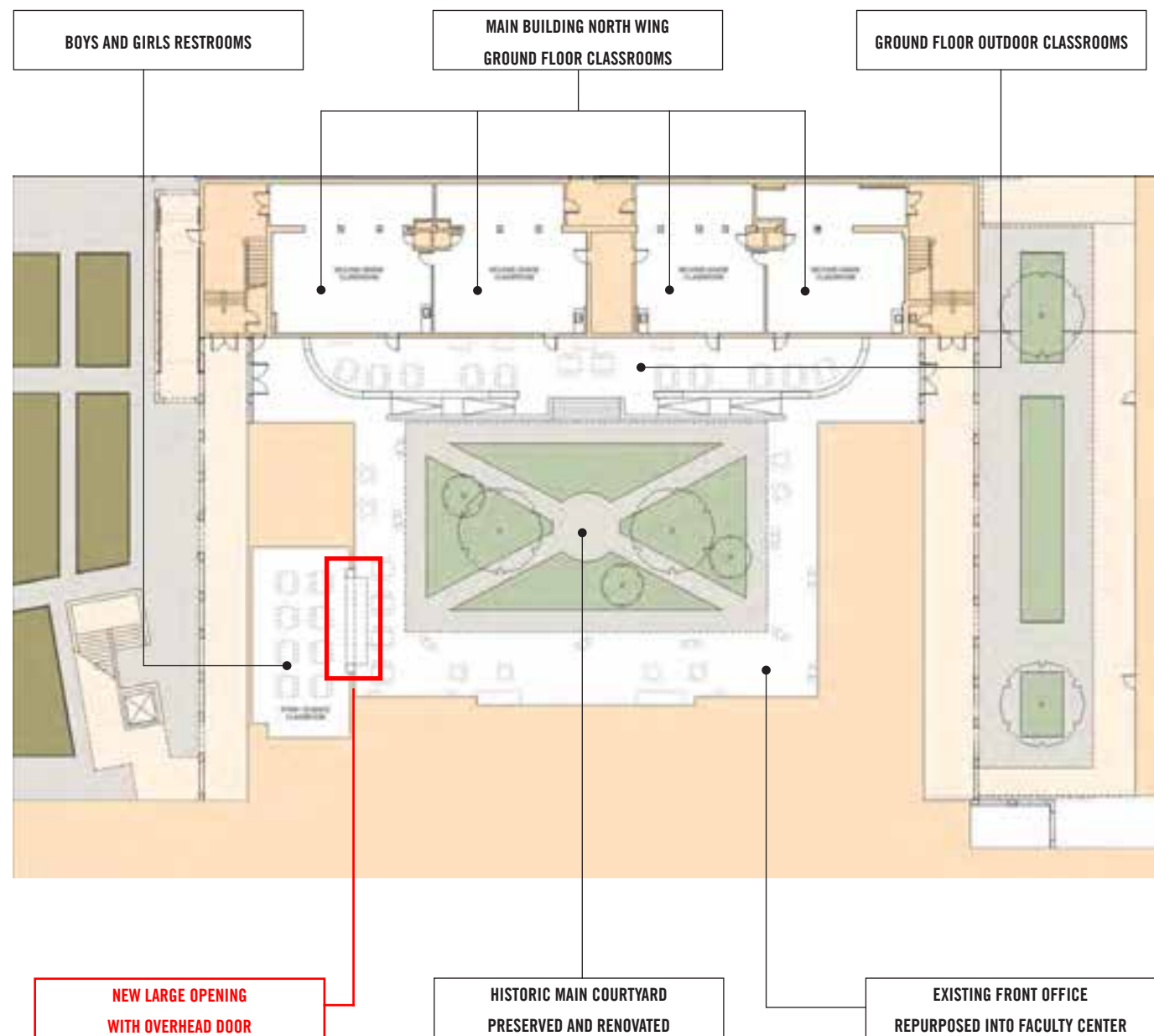


PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS Aerial view looking north, main building south wing below, north wing above.

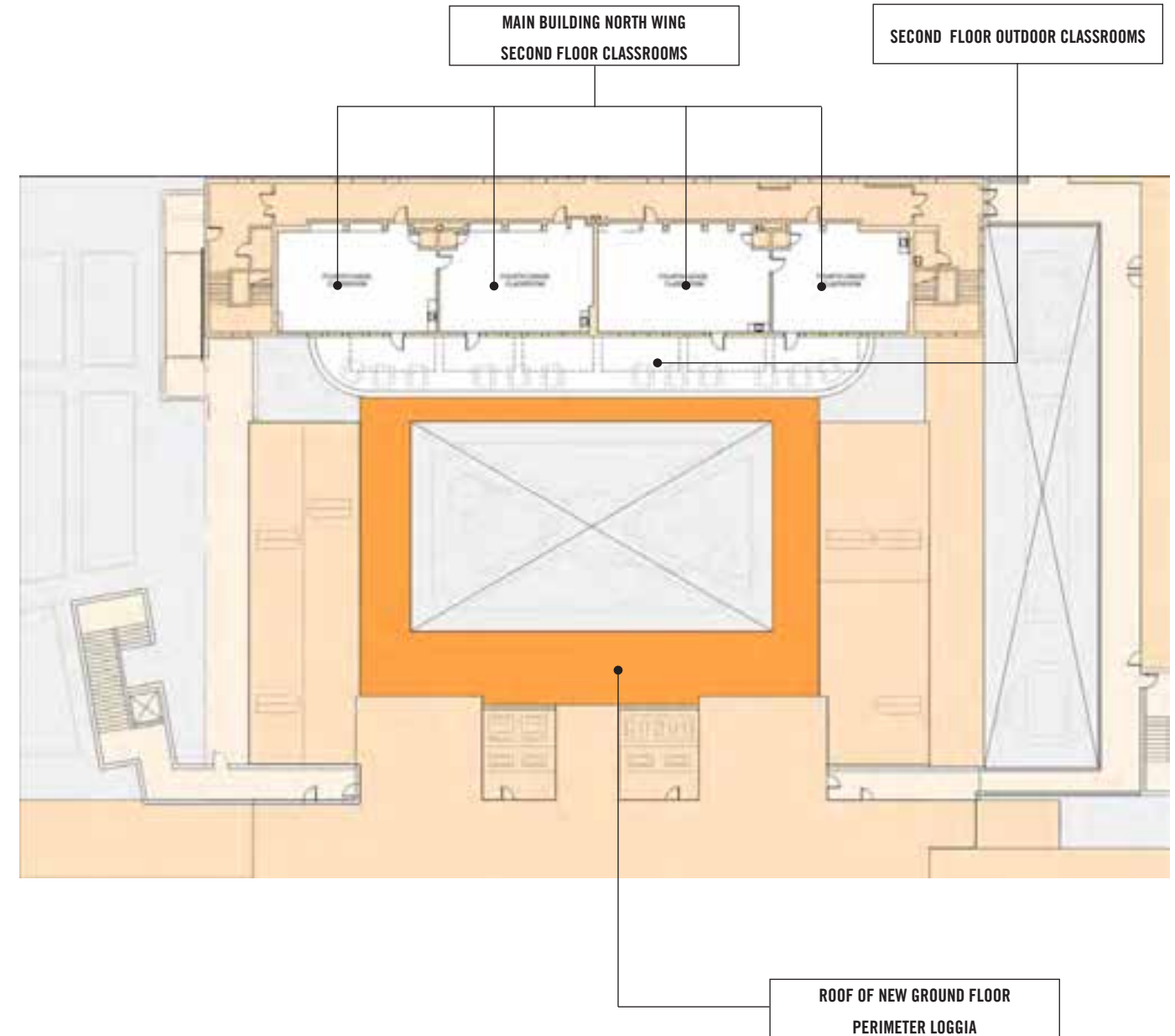
PROJECT 4 COSTS	
Component	(Cost) \$
Demolitions, utilities, site work and landscape	43,000
Two story outdoor classrooms	1,570,000
Courtyard loggia	51,200,000
TOTAL:	\$3,200,000



PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS A new perimeter loggia at the main courtyard ground floor provides covered outdoor circulation and classroom activity. A two story outdoor classroom building serves classrooms at both floors of the north wing of the main building.



PROJECT 4 MAIN COURTYARD OUTDOOR CLASSROOMS GROUND FLOOR The perimeter loggia provides covered outdoor circulation and outdoor classroom space. A new large opening with overhead door connects the new STEM classroom to the loggia.



PROJECT 4 MAIN COURTYARD OUTDOOR CLASSROOMS SECOND FLOOR Outdoor classrooms at the second floor serve indoor classrooms at the main building north wing second floor.

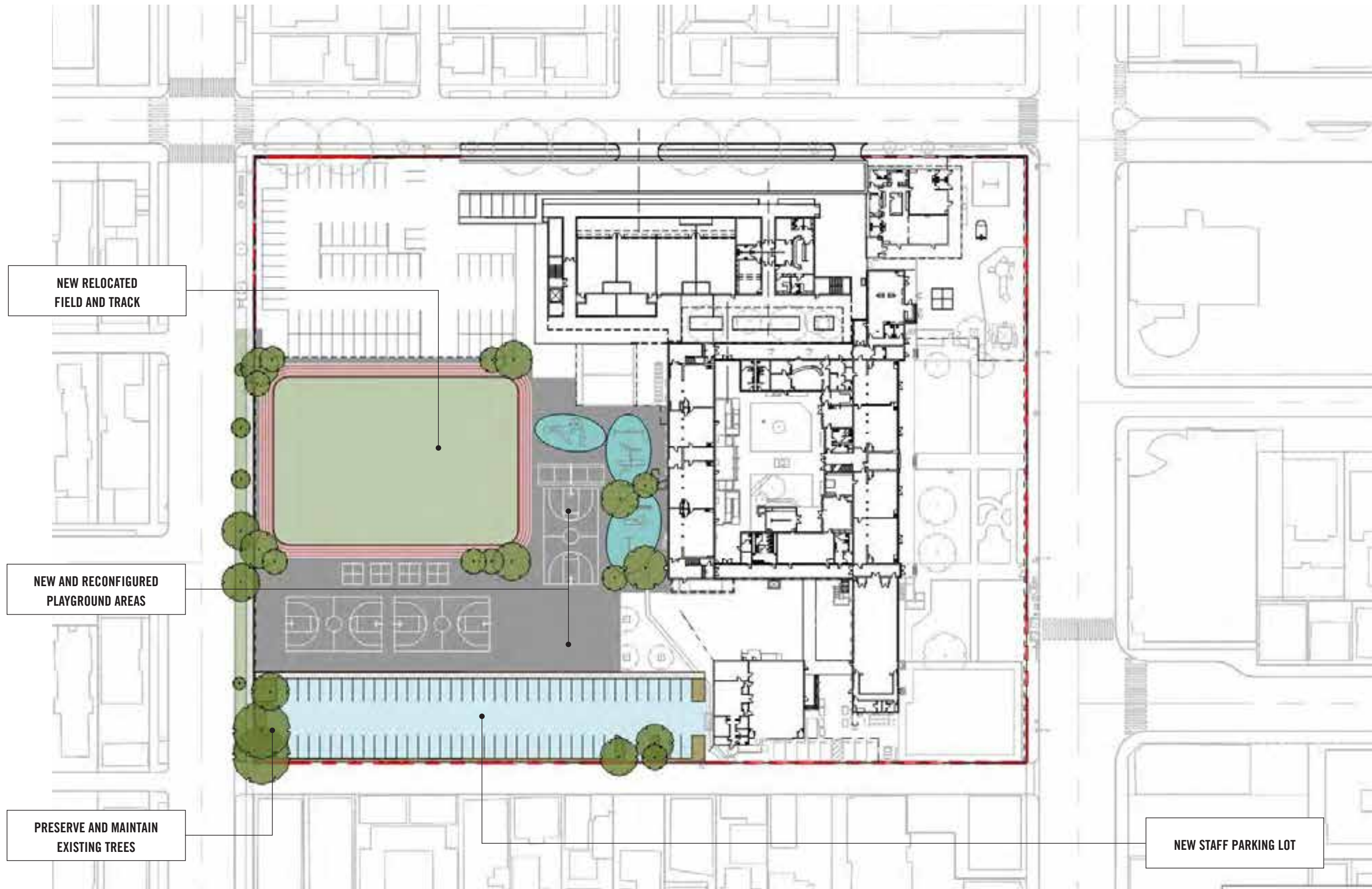


PROJECT 4: MAIN COURTYARD OUTDOOR CLASSROOMS The perimeter loggia at the ground floor affords covered outdoor classroom space and circulation (foreground), the two story outdoor classroom building serves both floors of the main building south wing (beyond).

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	
<u>Component</u>	<u>(Cost) \$</u>
New field, track and playground areas	2,800,000
New parking and landscape	1,320,000
Site utilities, on and off-site work	980,000
TOTAL:	\$5,100,000



PROJECT 5: NORTH CAMPUS REDEVELOPMENT New field and playgrounds located to the heart of campus making way for the staff parking lot adjacent to 23rd Court alley as well as building sites for future classroom buildings.

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



LONG TERM PROGRAM FIT

JOHNSON FAVARO

October 7, 2020

Overview

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

- This report records a proposal put forth for the possible long term redevelopment of the campus over time
- The program fit accommodates all program components identified in the 2019 SMMUSD Education Specifications
- The proposal accommodates over 100 parking spaces in two locations as well as on campus drop-off and pick-up operations separate from parking facilities
- The proposal can be implemented in at least four phases (or groups of projects) on a timeline and in sequence at the district's discretion
- Every attempt has been made to accommodate new buildings on campus without resorting to interim housing or grossly impacting school operations

COST OF IMPLEMENTATION IN 2020 DOLLARS (\$M)	
GROUP 1	33.78
GROUP 2	21.93
GROUP 3	21.71
GROUP 4	31.93
Total	\$109.35M

CONTENTS

OVERVIEW

Aerial view of campus at completion	1
Options considered	2-3
Site plan at completion	4-5
Distribution of program components on campus at completion	6-7
Overview of building project groups (or phases) to completion	8-9

IMPLEMENTATION

Existing campus	10-11
1) Two-story classroom building, new main school entrance, front office and school support	12-13
2) Two story classroom building with early education and kindergarten	14-15
3) Two story classroom building	16-17
4) Multipurpose culinary cafe and auditorium	18-19

SITE ANALYSIS AT COMPLETION

Overview of campus land use at completion	20-21
Buildings	22-23
Playgrounds, field and outdoor classrooms	24-25
Landscape and open space	26
Pedestrian circulation	27
Vehicular circulation and parking	28
Emergency vehicle access	29
Security enclosures	30
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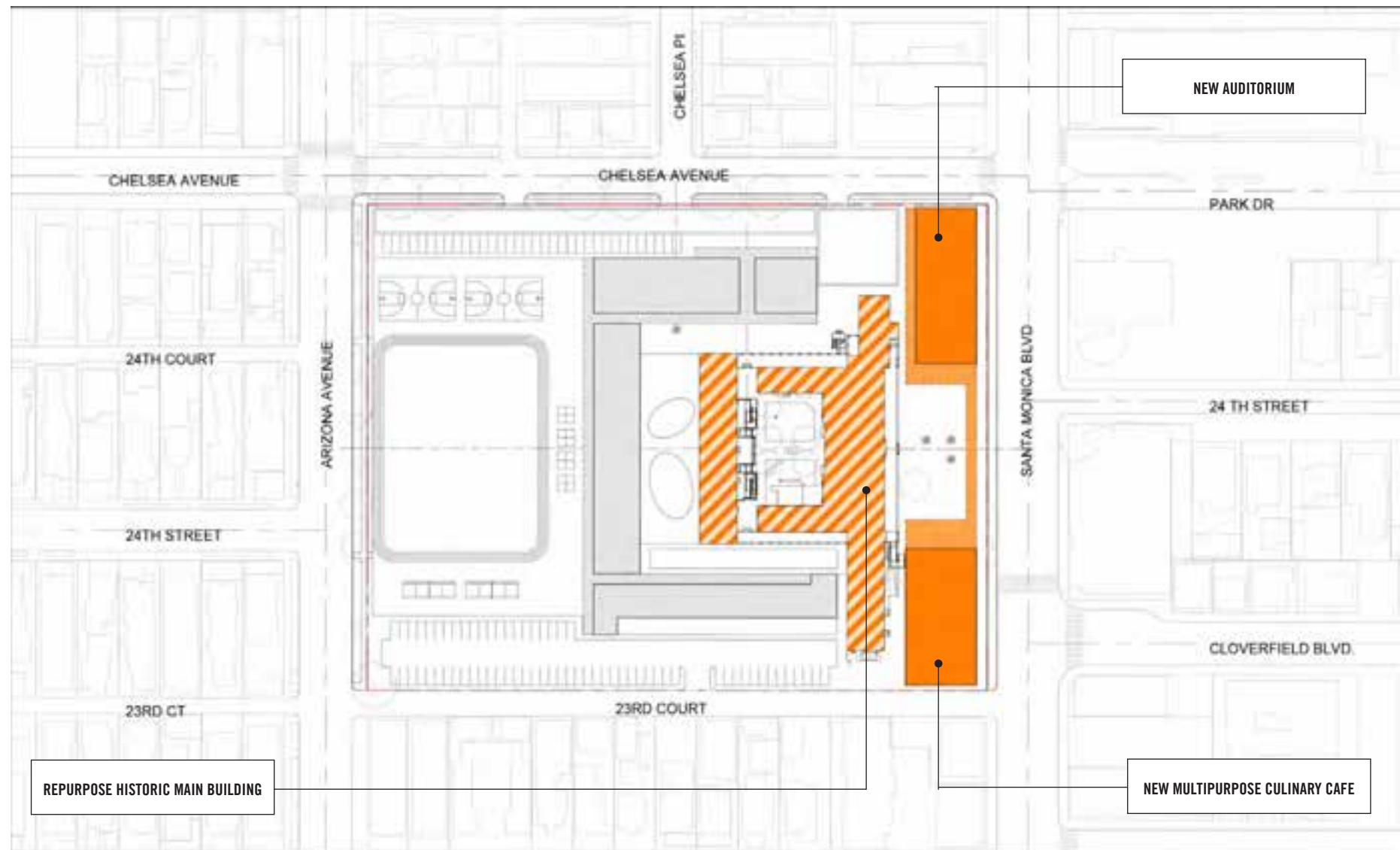


LONG TERM PROGRAM FIT The campus at completion looking northWest. The front of school remains on Chelsea Avenue with early education/visitor/ADA parking. Staff parking resides on the west side of campus. Two story classroom buildings frame centralized field and playgrounds. Early education and kindergarten 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

Long Term Program Fit Options Considered

- All options considered two story formats for some or most of the school buildings
- All options located the new auditorium at the SE corner of campus adjacent to Santa Monica Boulevard at Chelsea Ave and the multipurpose culinary cafe at the SW corner of campus adjacent to Santa Monica Boulevard at Cloverfield.
- In all options the historic main building is repurposed for uses more appropriate to the dimensions of its floors: library, special education, faculty center, art/science and maker space classrooms.
- Options differed by how two story classroom buildings configure north of the historic main building
- Options differed by how the playground areas located and configured on north campus
- Options differed by what a phase 1 implementation project might look like



INVARIABLES The dimensions of the existing historic main building render it more appropriate for uses other than general purpose classrooms such as the library, special education, art/science and maker space classrooms. The new auditorium and multipurpose culinary cafe locate appropriately in the area of the large setback along Santa Monica Boulevard.



OPTION 1



OPTION 2

OPTION 3

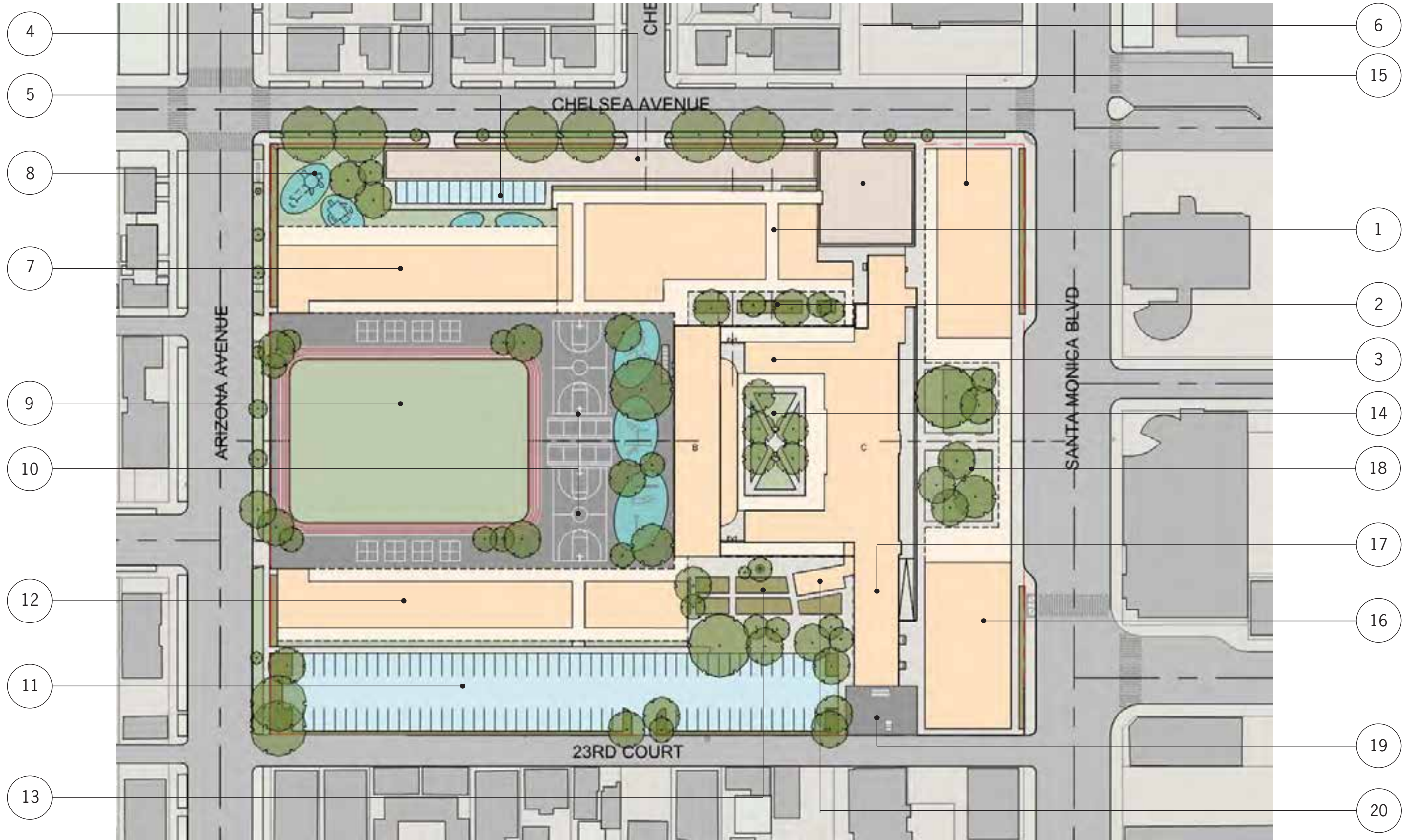
OPTION 4

Campus at Completion

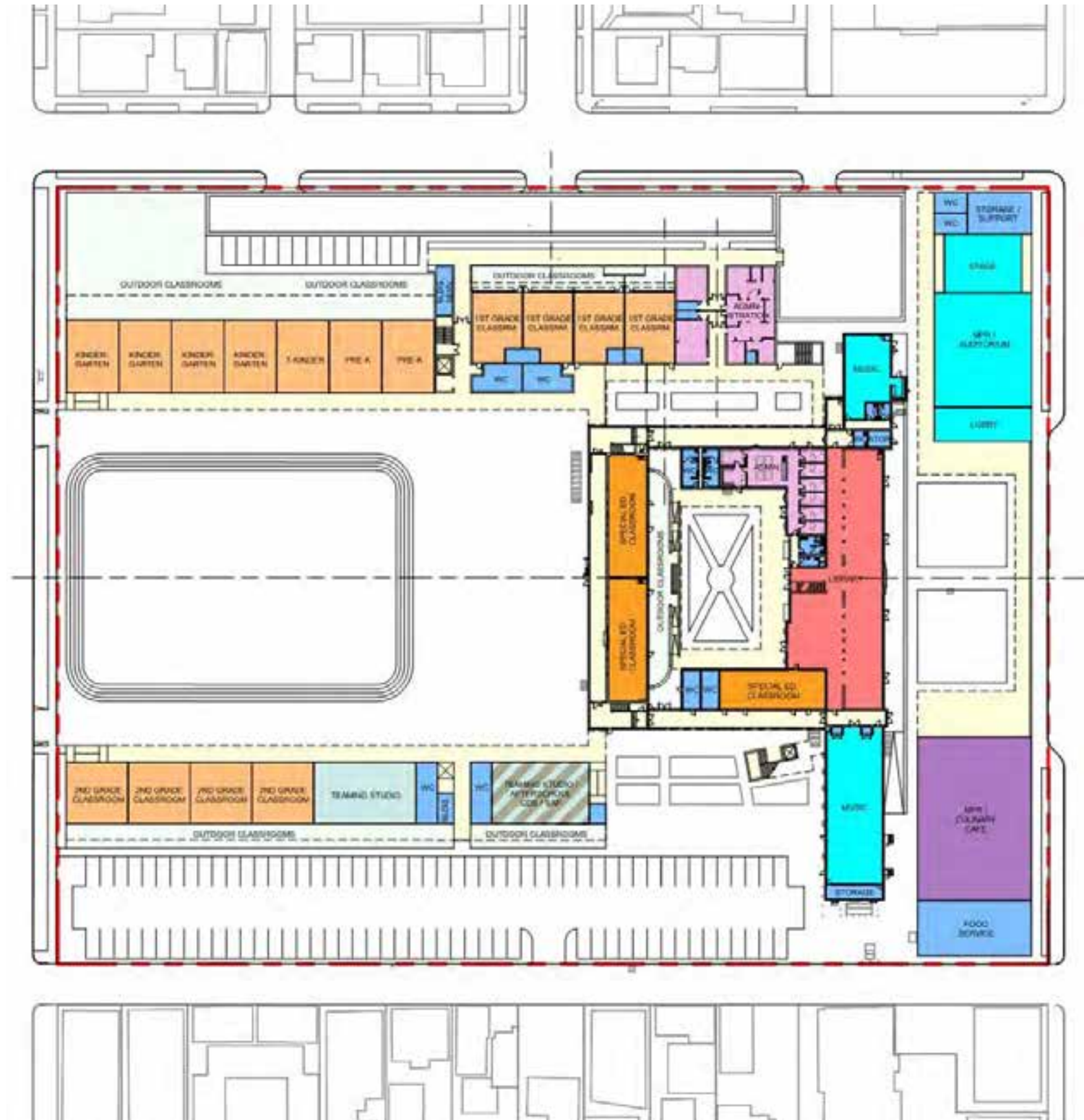
- Front of school and main school entrance remain on Chelsea Avenue
- Drop-off and pick-up operations are accommodate on campus along Chelsea Avenue and separated from staff parking
- Early education, kindergarten and lower elementary classrooms occupy ground floor locations
- Upper elementary classrooms occupy second floor locations
- Most parking, approximately 80 spaces, resides adjacent to the alley on the west side of campus, with approximately 20 spaces for early education, visitors and ADA accommodated at the front of school along Chelsea Avenue
- The overall U-shape configuration provides most of the security enclosure with most outdoor spaces located at the heart of campus
- Two story wings of the building frame the field and playgrounds at the north side of campus
- New buildings connect to the existing historic main building at ground and second floors
- The central courtyard of the historic main building is enhanced with outdoor classrooms
- The library occupies the ground floor of the south wing of the historic main building
- The auditorium, mulitpurpose culinary cafe, and the library congregate about a courtyard at the front of campus

KEY TO EXISTING CONDITIONS SITE PLAN

- | | |
|----|---|
| 1 | New school entrance and front office |
| 2 | New east courtyard |
| 3 | Historic main building |
| 4 | On campus drop-off/pick-up queue |
| 5 | Early education, visitor and ADA parking |
| 6 | Arrival court and vehicular turnaround |
| 7 | Two story classroom building (early education and kindergarten at ground floor) |
| 8 | Early education/kindergarten play yard |
| 9 | New, relocated field and track |
| 10 | Reconfigured playgrounds |
| 11 | Staff parking lot |
| 12 | Two story lower and upper elementary classroom building, |
| 13 | New learning garden |
| 14 | Historic main building courtyard |
| 15 | New auditorium |
| 16 | New multipurpose culinary cafe |
| 17 | Existing auditorium repurposed for music classrooms |
| 18 | New front courtyard |
| 19 | Service court |
| 20 | New exit stair and elevator replacement |

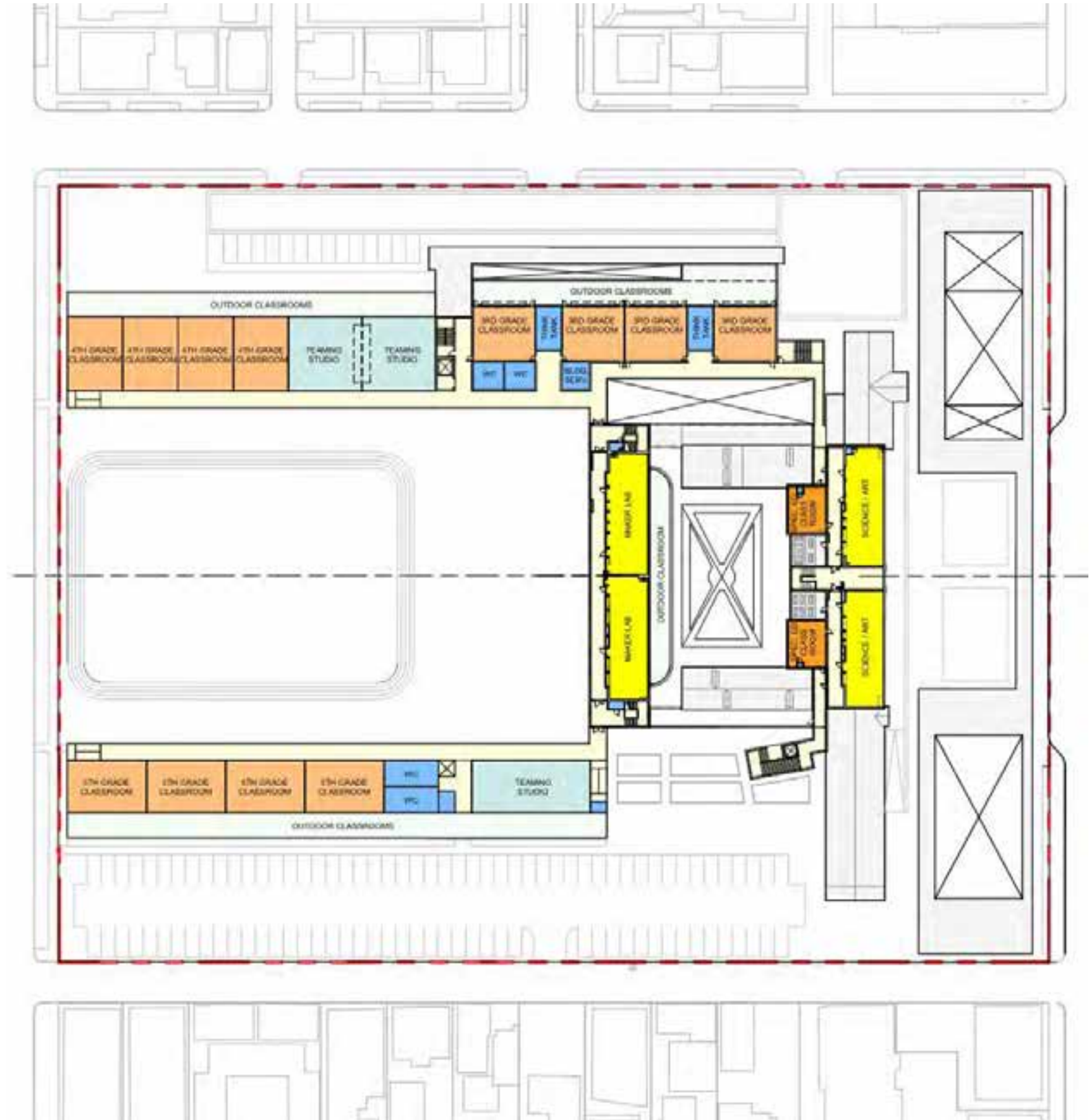


LONG TERM PROGRAM FIT			
<i>Program Component</i>	<i>ASF/Rm</i>	<i>No/rms</i>	<i>ASF</i>
GROUND FLOOR			
Early education and kindergarten classrooms	1,350	7	9,450
Lower elementary classrooms	1,270	8	10,160
Teaming studios	2,200	2	4,400
Special education suites	1,500	3	4,500
Library	8,000	1	8,060
Cafeteria 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
Total:		69,260 ASF	



CAMPUS AT COMPLETION GROUND FLOOR PROGRAM PLAN

LONG TERM PROGRAM FIT			
<i>Program Component</i>	<i>ASF/Rm</i>	<i>No/rms</i>	<i>ASF</i>
SECOND FLOOR			
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
Total:			31,600 ASF



CAMPUS AT COMPLETION SECOND FLOOR PROGRAM PLAN

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



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



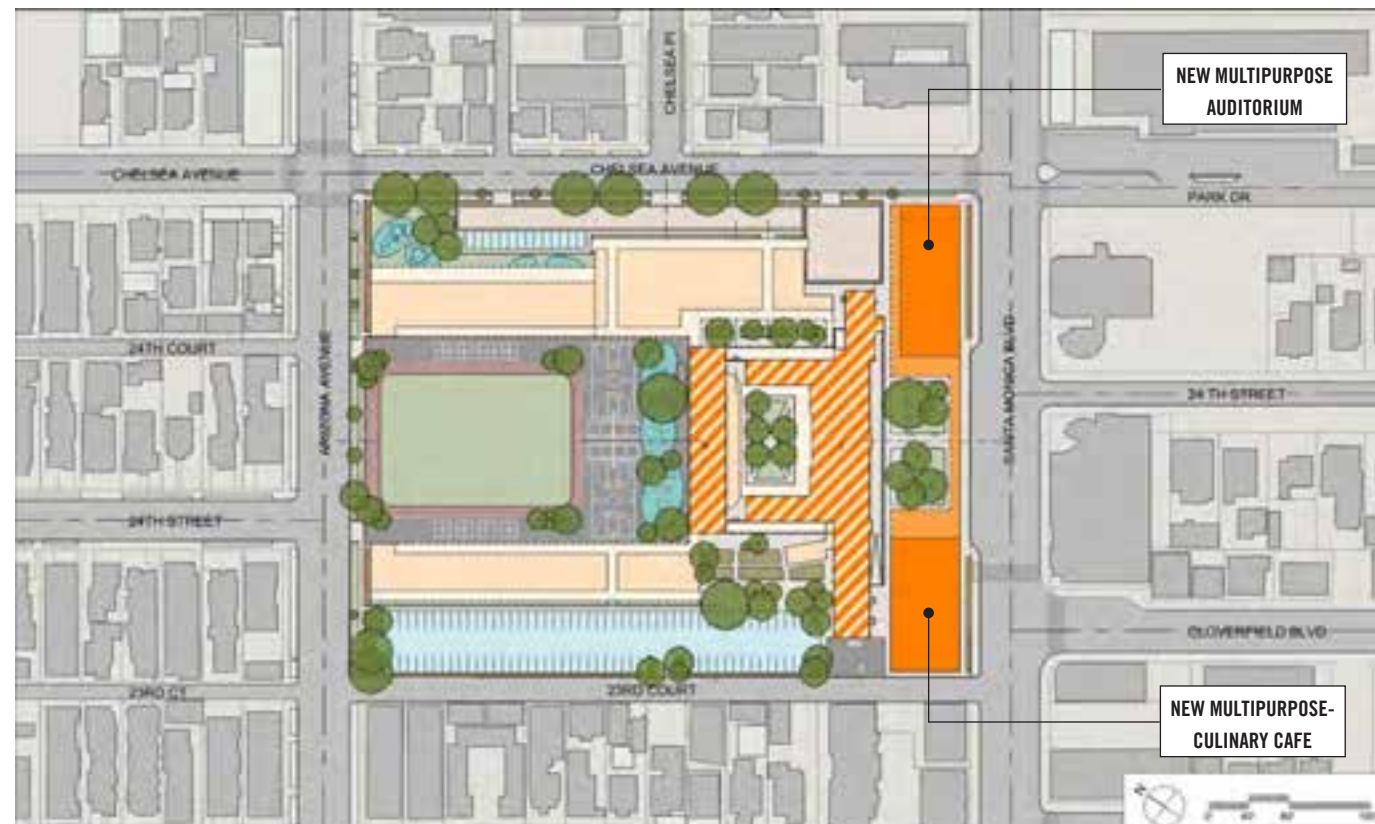
GROUP 3 PROJECTS Could include a two story lower and upper elementary classroom building.



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



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.



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.



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

Existing Campus

- Early education and elementary classrooms reside in portable and modular classrooms at the SE and SW corners of campus.
- Nine portable classrooms reside along the alley on the west side of campus.
- Kindergarten occupies rooms at the ground floor main building south wing facing on to the large lawn area adjacent to Santa Monica Boulevard.
- Early education and kindergarten play yards reside behind 6FT tall chain link fences adjacent to Santa Monica Boulevard.
- Elementary classrooms occupy the second floor of the south wing and both floors of the north wing. All classrooms in the main building are undersized relative to both current and SMMUSD education specifications.
- The library occupies a room at the east end of the south wing of the main building, the auditorium the west end. Both facilities are undersized relative to both current and SMMUSD education specifications.
- The multipurpose room occupies a modular facility adjacent to the alley on the west side of campus also undersized relative to current and SMMUSD education specifications.



SECOND FLOOR OCCUPANTS IN THE EXISTING CONDITION



GROUND FLOOR OCCUPANTS IN THE EXISTING CONDITION



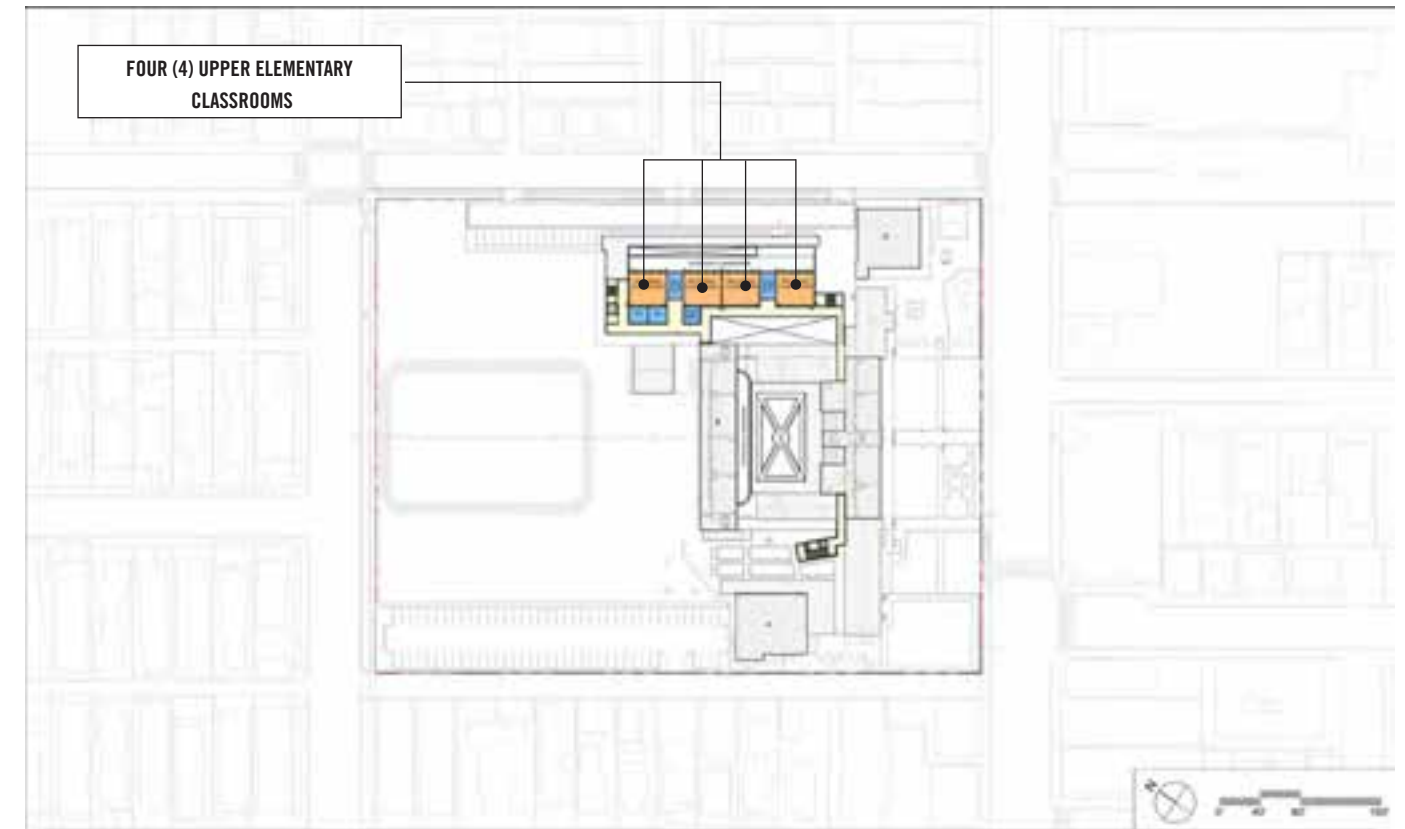
CAMPUS IN THE EXISTING CONDITION LOOKING NORTHWEST

JOHNSON FAVARO October 7, 2020

Group 1 Projects

- Four lower elementary classrooms
- Four upper elementary classrooms
- Eight outdoor classrooms
- Front office and school support
- Existing front office repurposed into faculty center
- New and reconfigured field, track and playgrounds
- New learning garden
- New outdoor classrooms at main courtyard
- New lunch shelter adjacent to existing cafeteria
- 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
TOTAL:	\$33,780,000



GROUP 1 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 1 PROGRAM COMPONENTS AT GROUND FLOOR

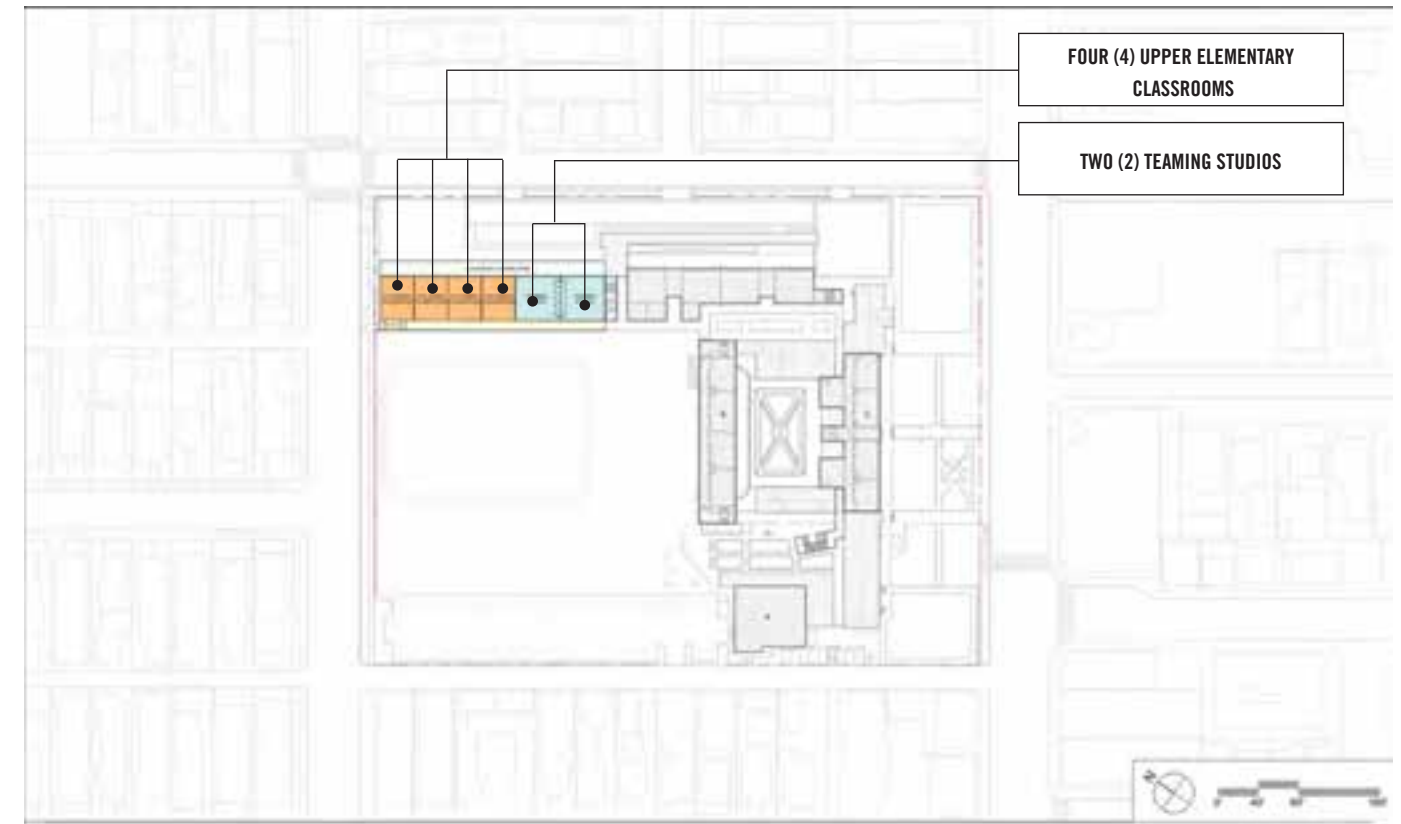


CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

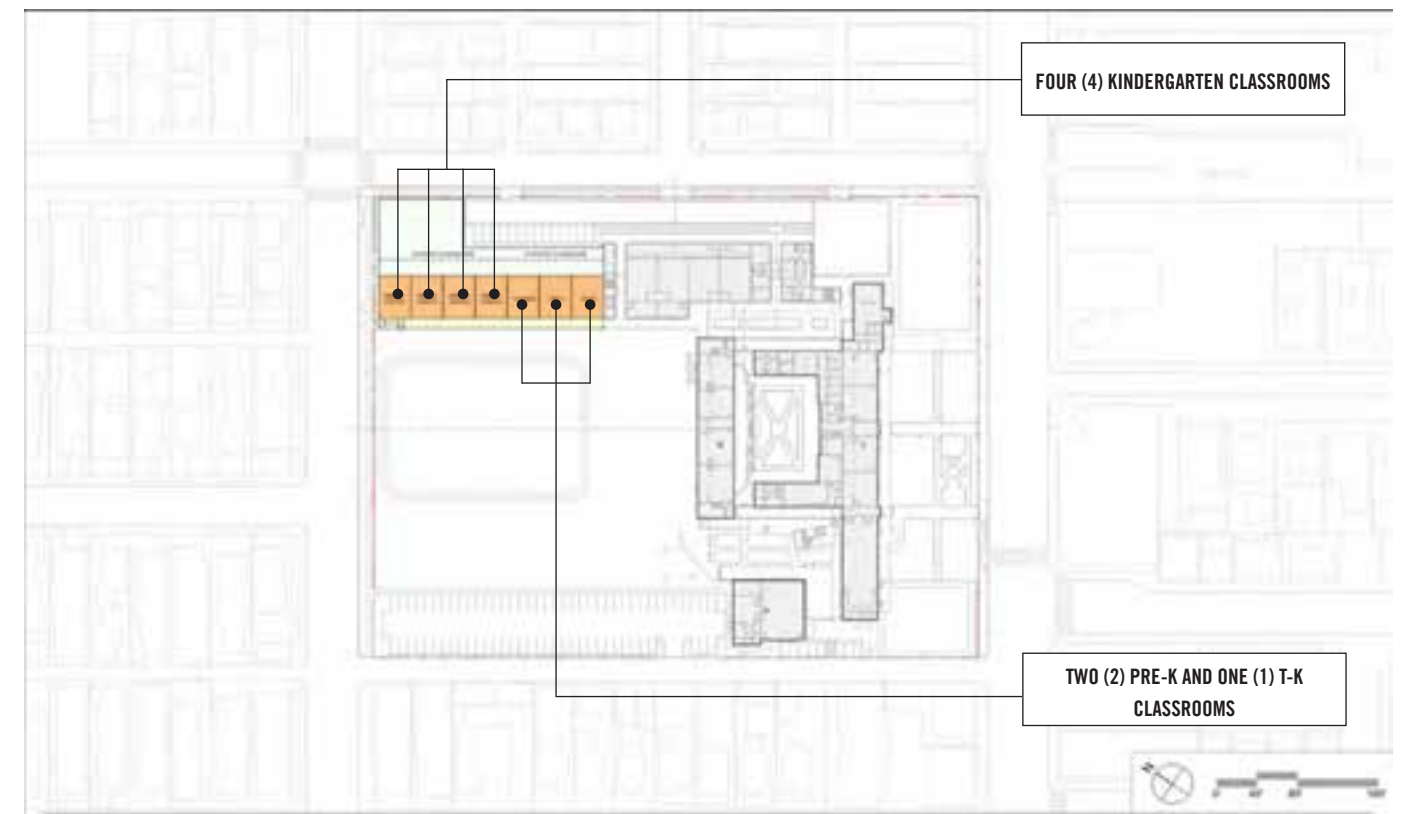
Group 2 Projects

- Two (2) Pre-K classrooms
- One (1) T-K classroom
- Four (4) Kindergarten classrooms
- Early education and kindergarten play yard
- Four (4) Upper elementary classrooms
- Two (2) teaming studios.

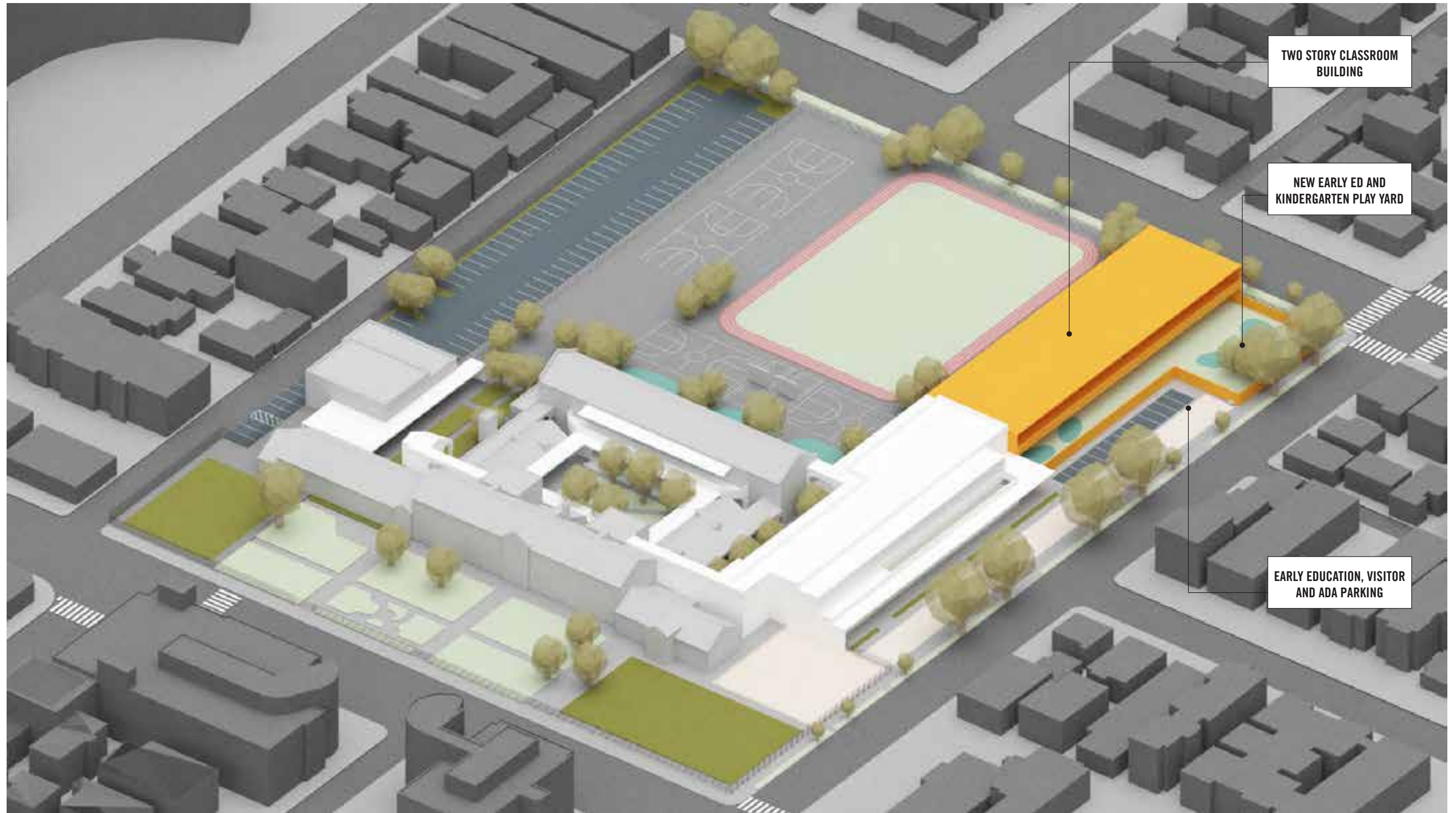
COST OF GROUP 2 PROJECTS IN 2020 DOLLARS	
Building	17,857,000
Site work	4,069,000
Total	\$21,926,000



GROUP 2 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 2 PROGRAM COMPONENTS AT GROUND FLOOR

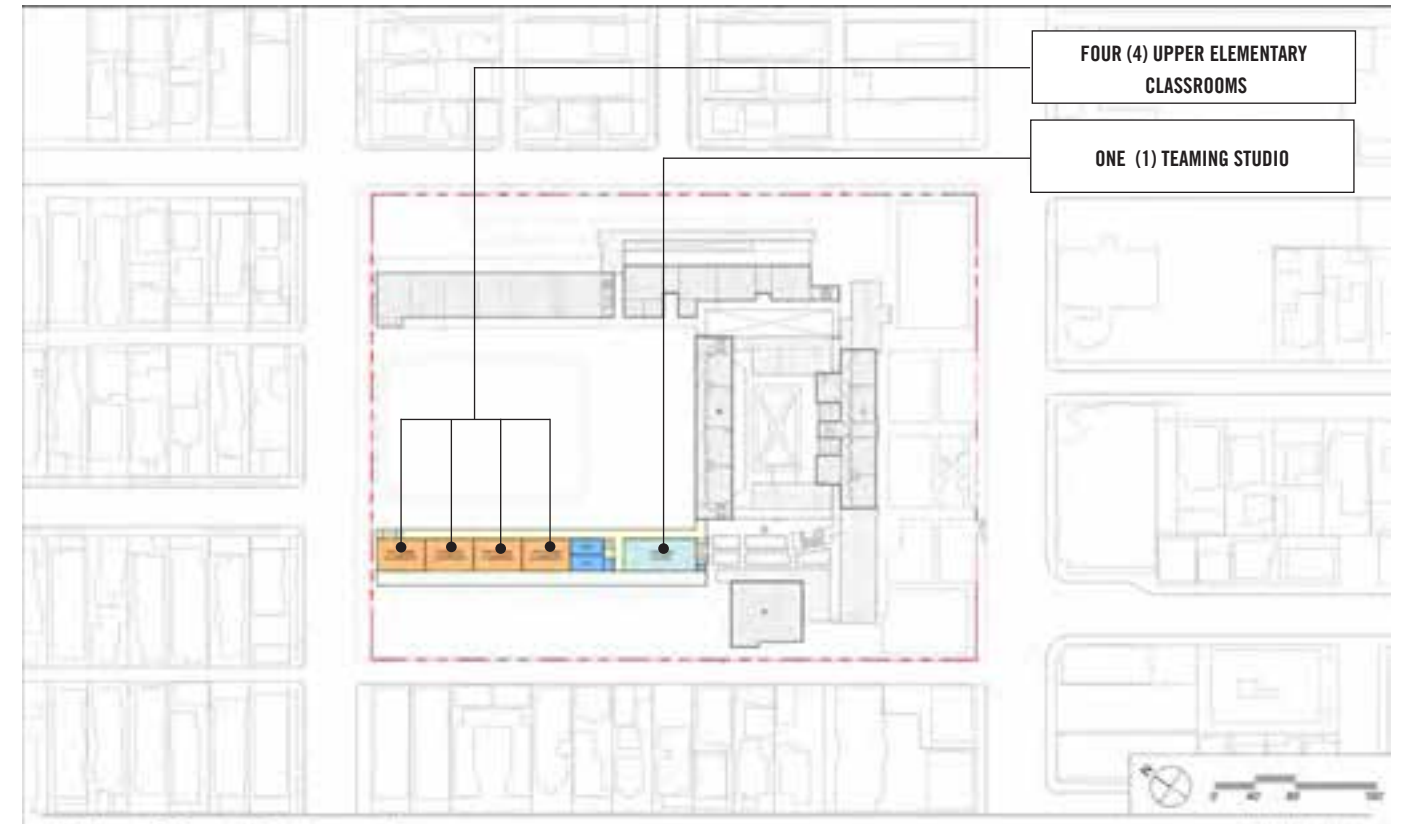


CAMPUS AT COMPLETION OF GROUP 2 PROJECTS

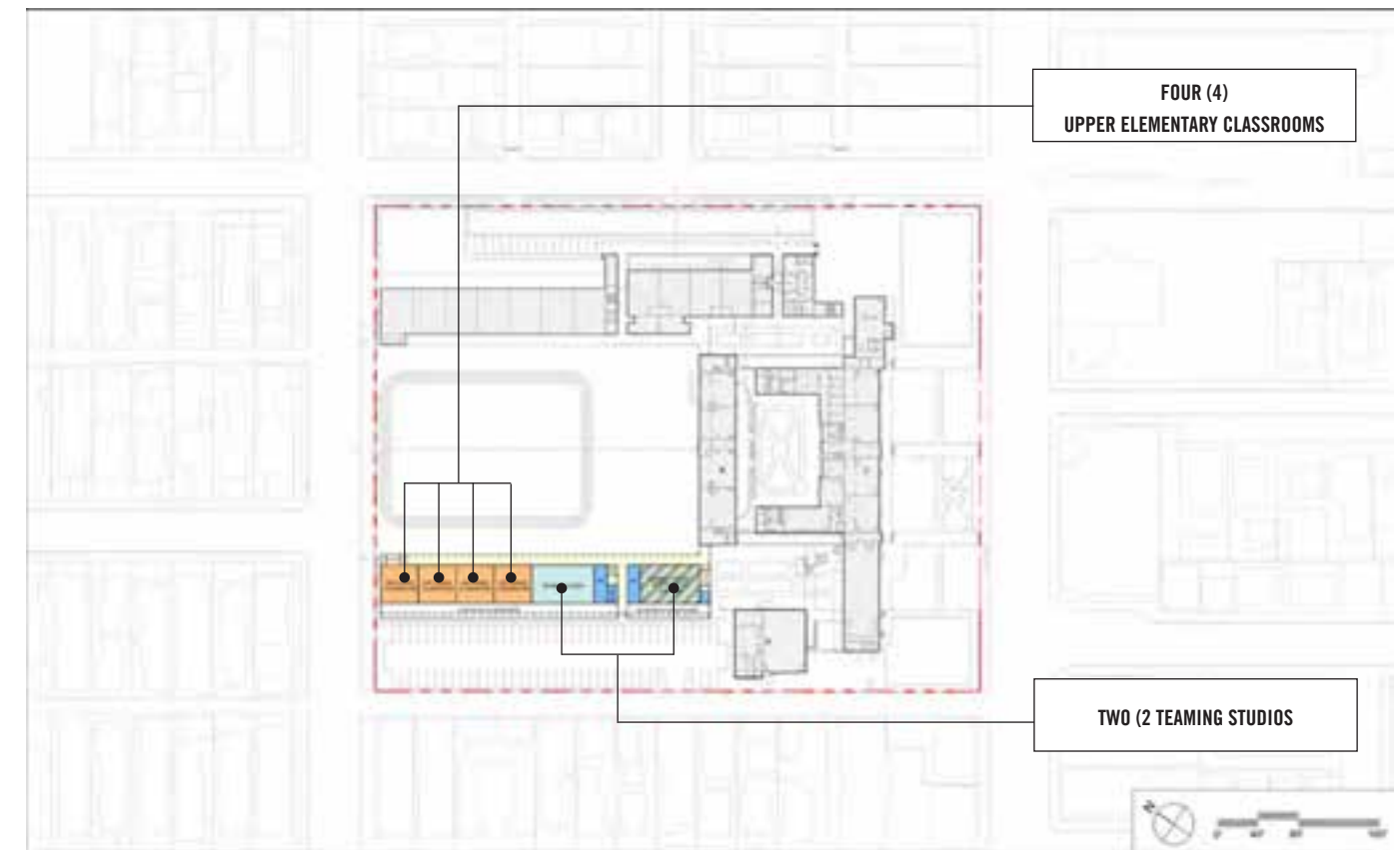
Group 3 Projects

- Four (4) lower elementary classrooms
- Two (2) lower elementary teaming studios
- Four (4) upper elementary classrooms
- One (1) upper elementary classroom

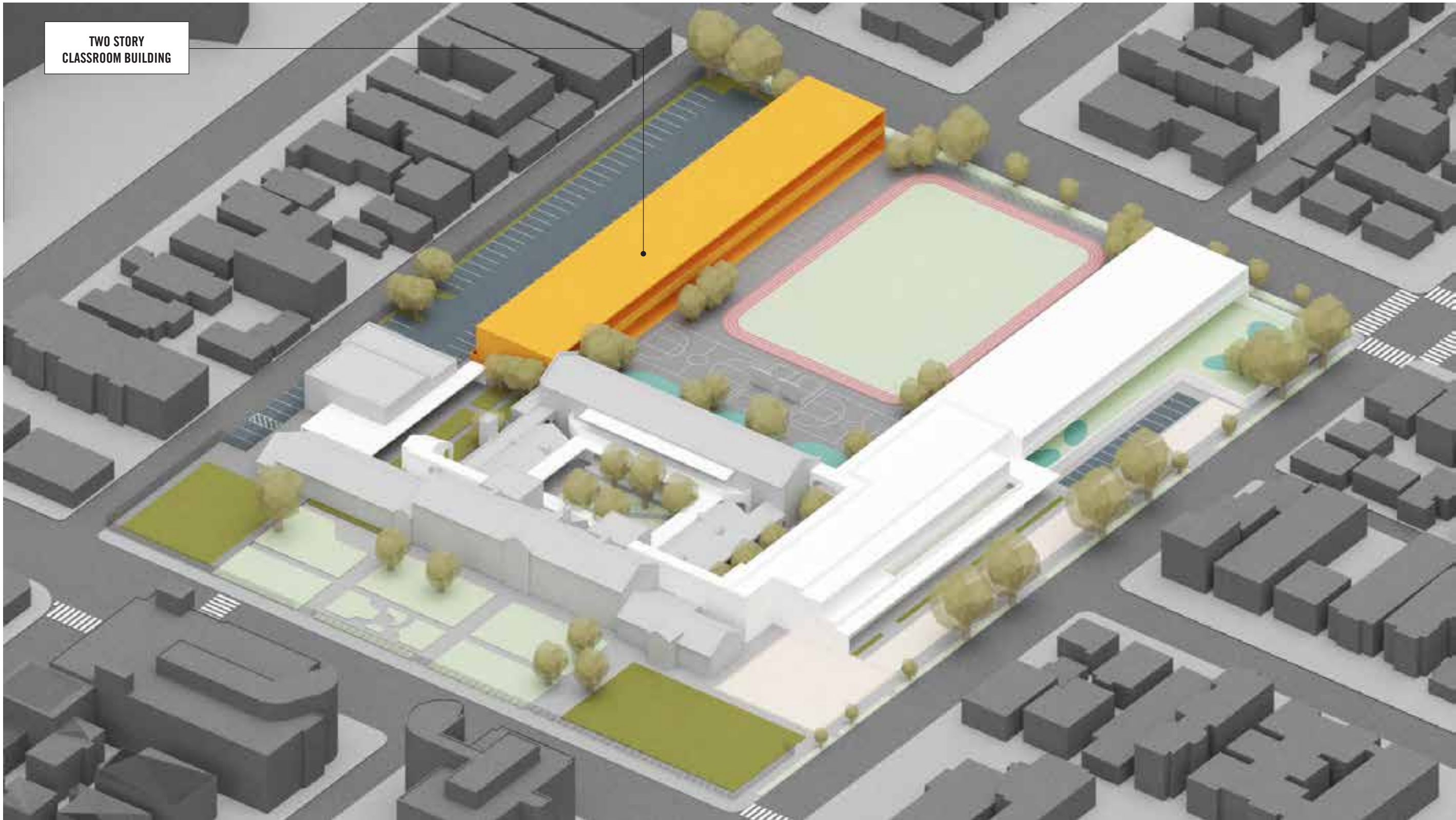
COST OF GROUP 3 PROJECTS IN 2020 DOLLARS	
Building	20,845,000
Site work	862,000
Total	\$21,707,000



GROUP 3 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 3 PROGRAM COMPONENTS AT GROUND FLOOR

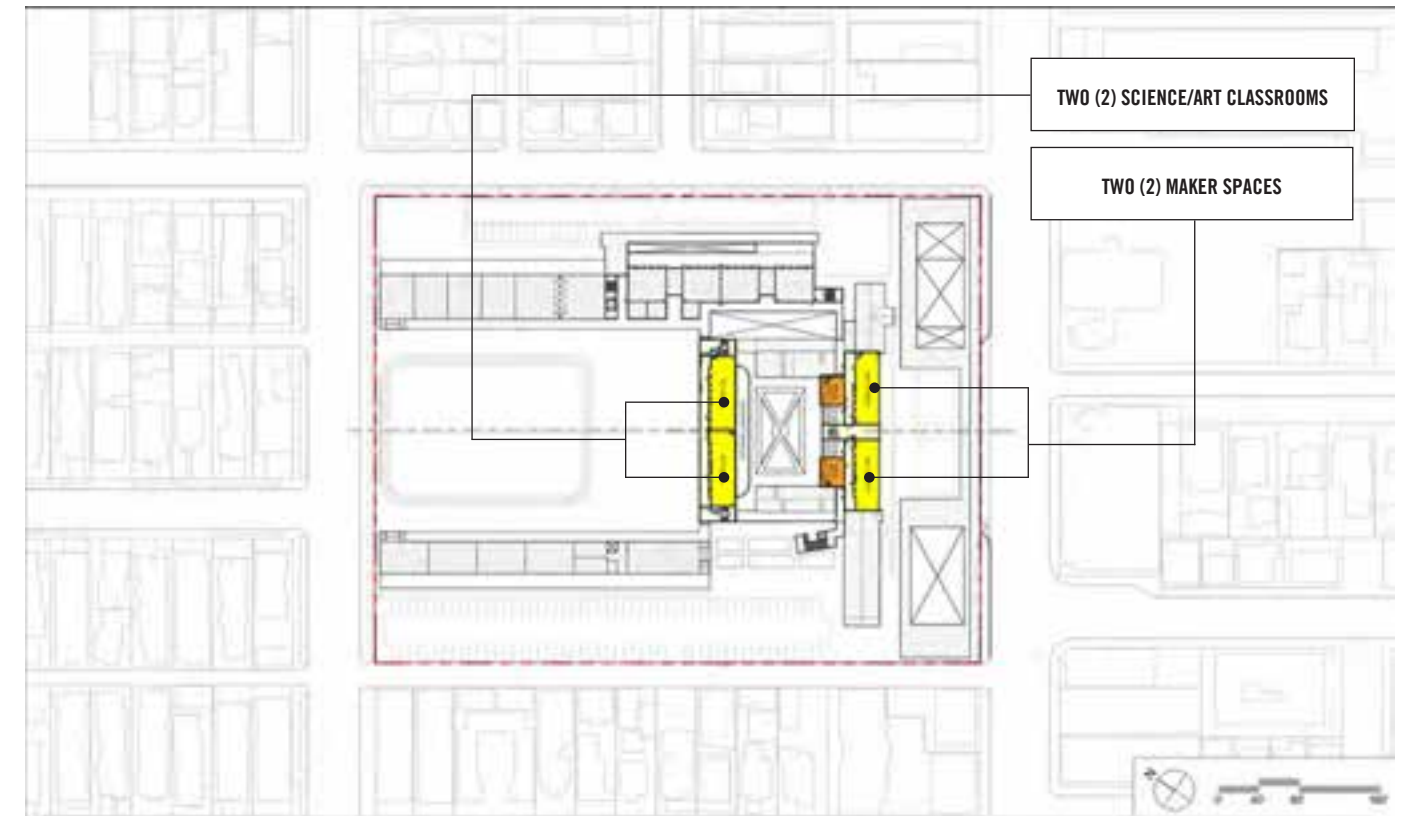


CAMPUS AT COMPLETION OF GROUP 3 PROJECTS

Group 4 Projects

- Multipurpose culinary cafe
- New auditorium
- Repurpose classrooms in main building for art/science classrooms
- Repurpose classrooms in main building into maker space classrooms
- Repurpose auditorium into music classroom
- Repurpose library into music classroom

COST OF GROUP 4 PROJECTS IN 2020 DOLLARS	
Auditorium and Multipurpose Culinary Cafe	17,945,000
Renovate Historic Main Building	10,424,000
Site work	3,561,000
Total	\$31,930,000



GROUP 4 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 4 PROGRAM COMPONENTS AT GROUND FLOOR

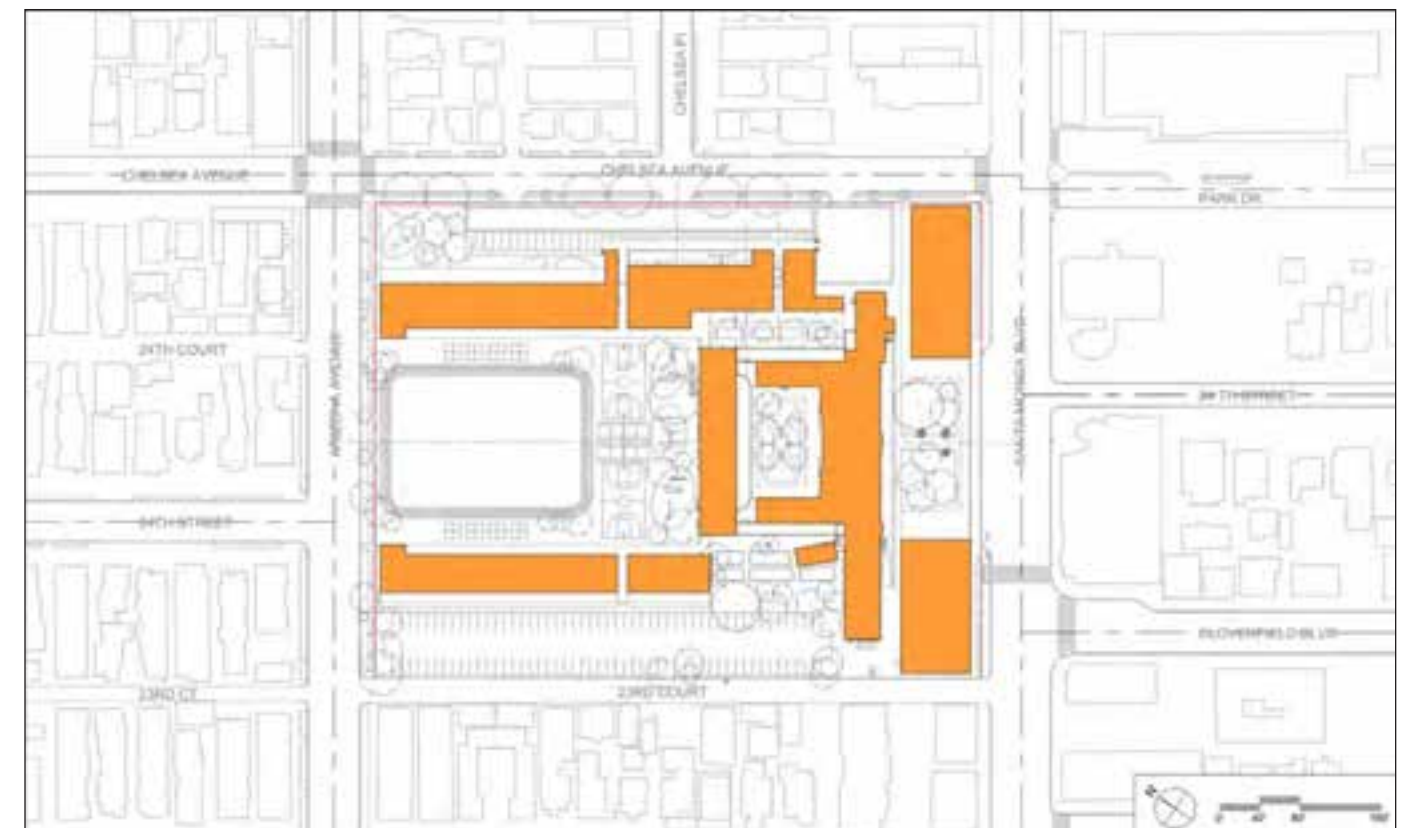


CAMPUS AT COMPLETION OF GROUP 4 PROJECTS

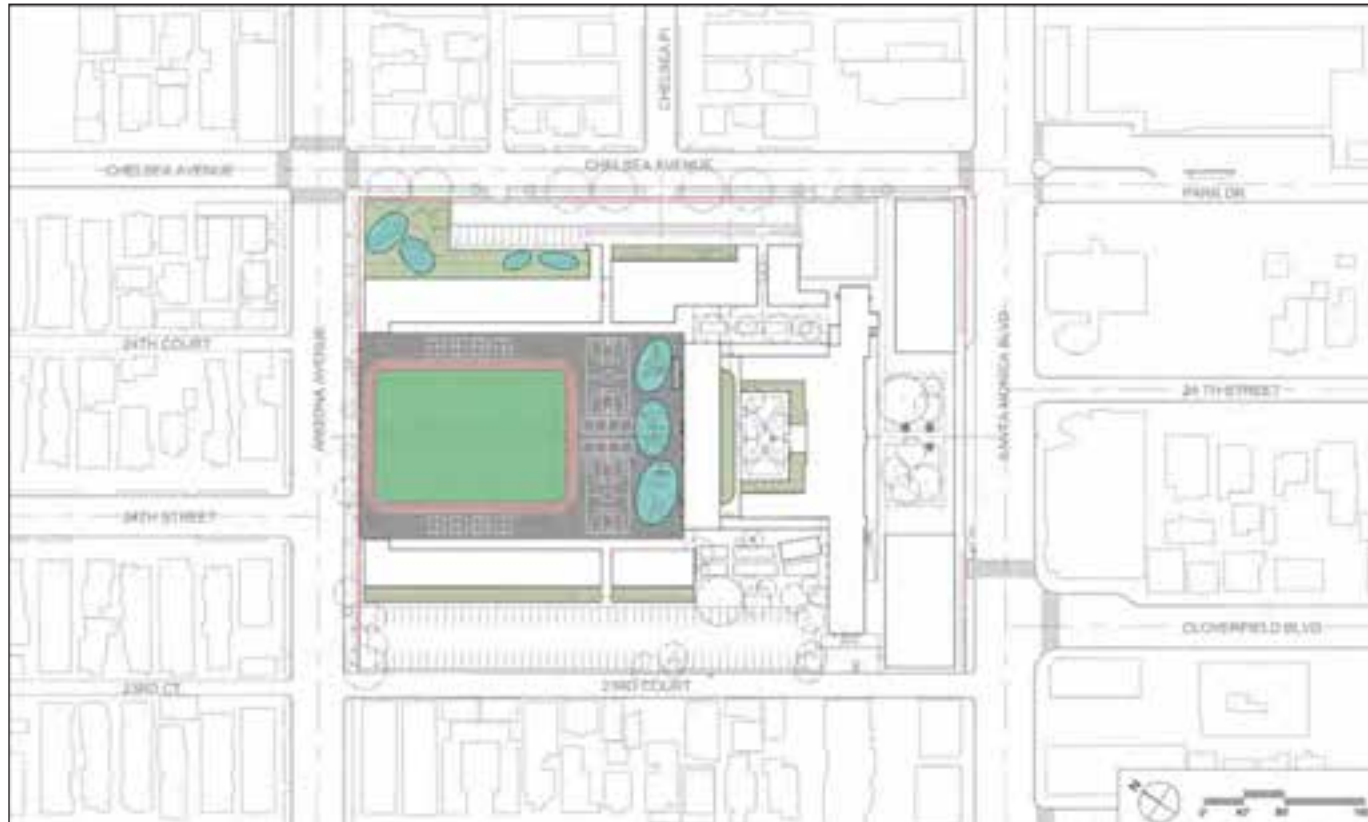
LONG TERM PROGRAM FIT CAMPUS LAND USE			
<i>Component</i>	<i>Acres</i>	<i>%</i>	
AREAS			
Building footprint	1.78	27	
Playgrounds and fields	1.99	31	
Unprogrammed landscape and open space	1.09	17	
Pedestrian circulation	0.61	9	
Vehicular circulation and parking	1.01	16	
Total:	6.48	100%	



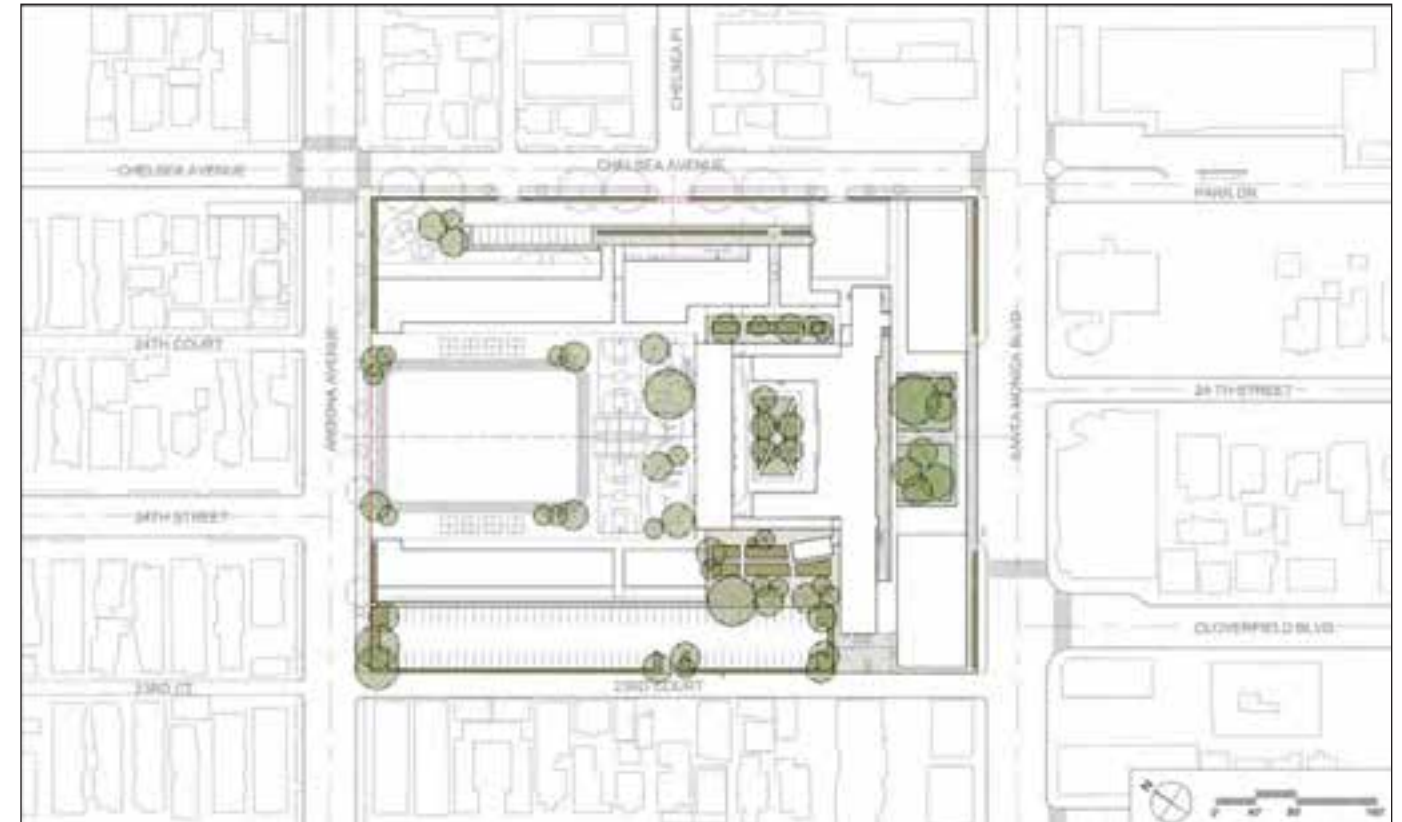
EXISTING CONDITIONS SITE PLAN



BUILDINGS



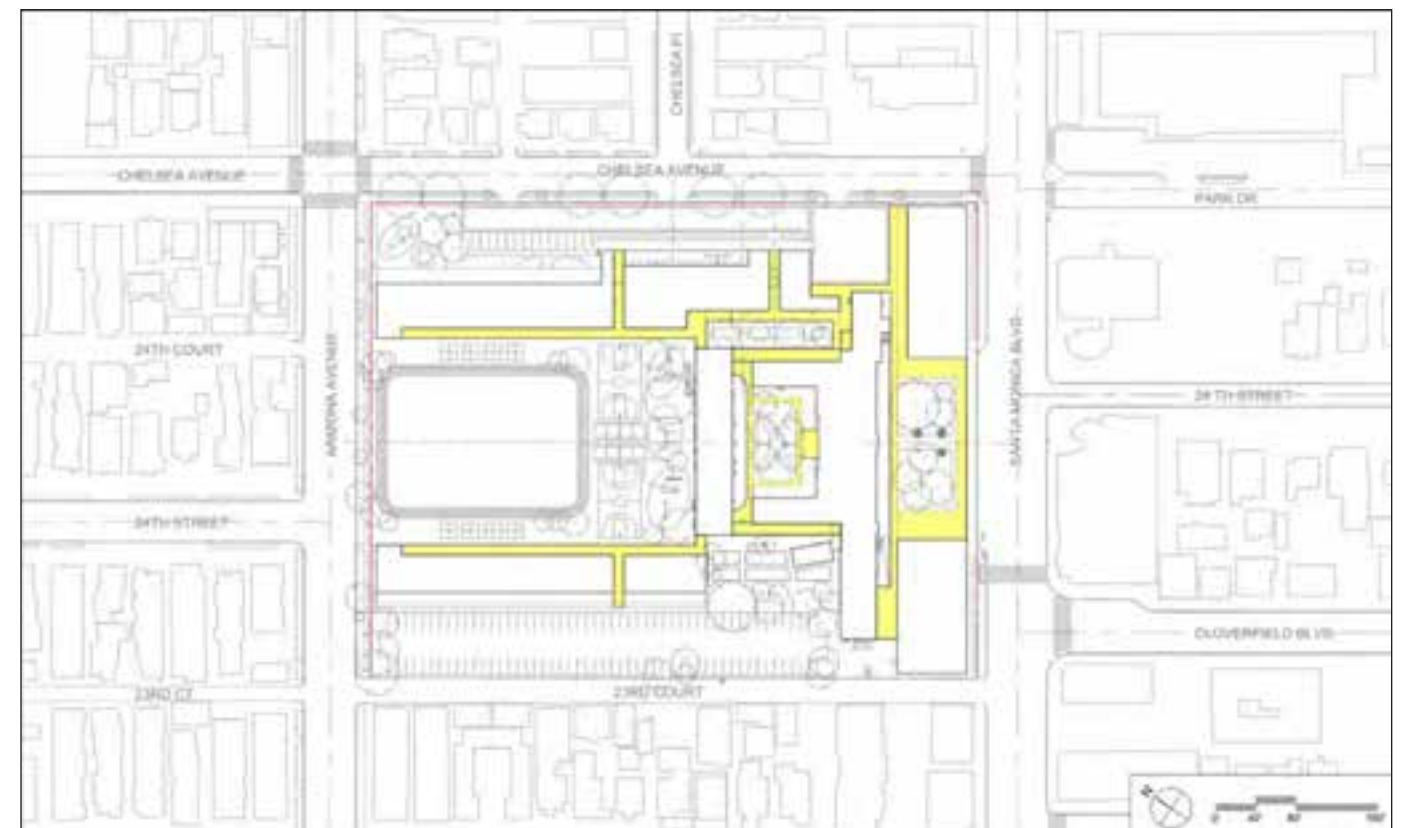
PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



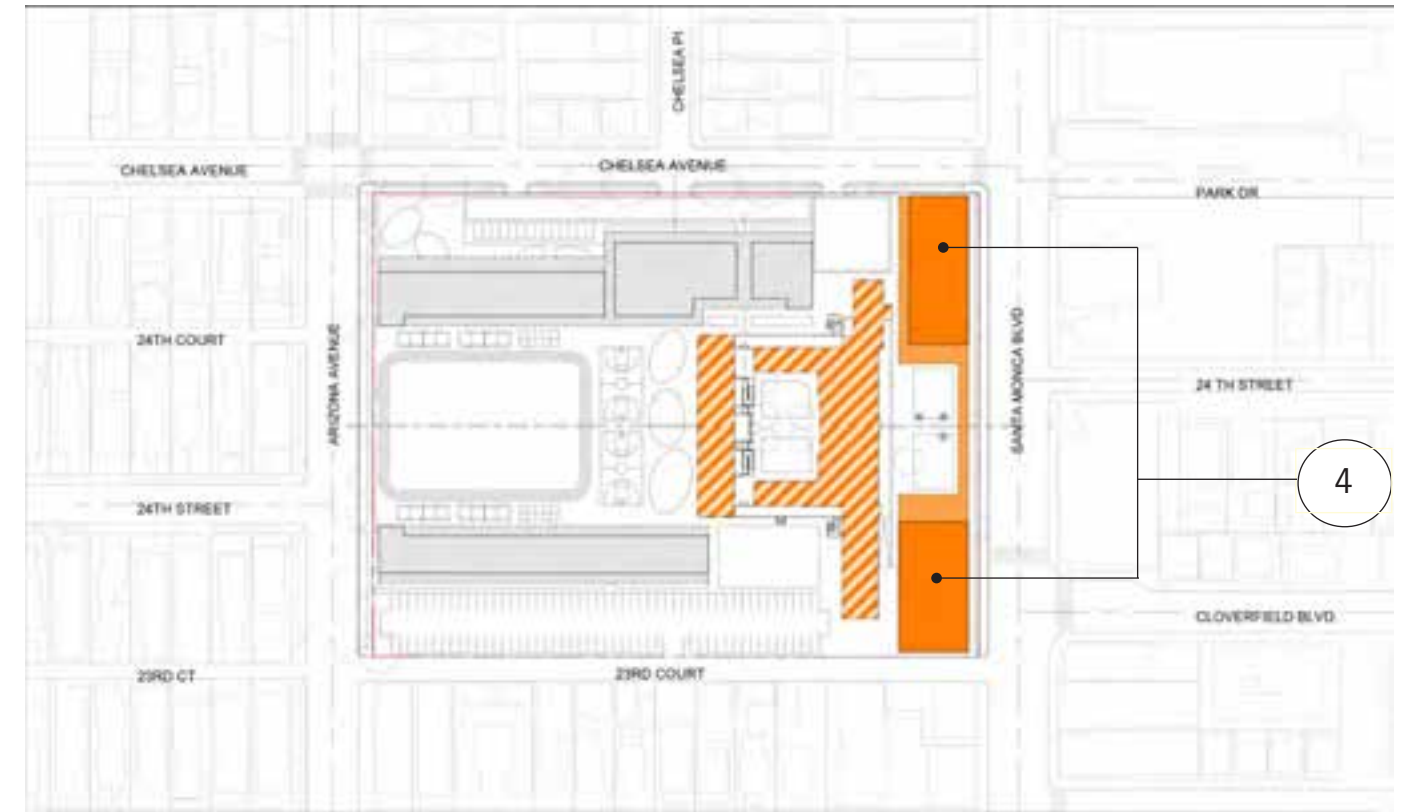
VEHICULAR CIRCULATION AND PARKING



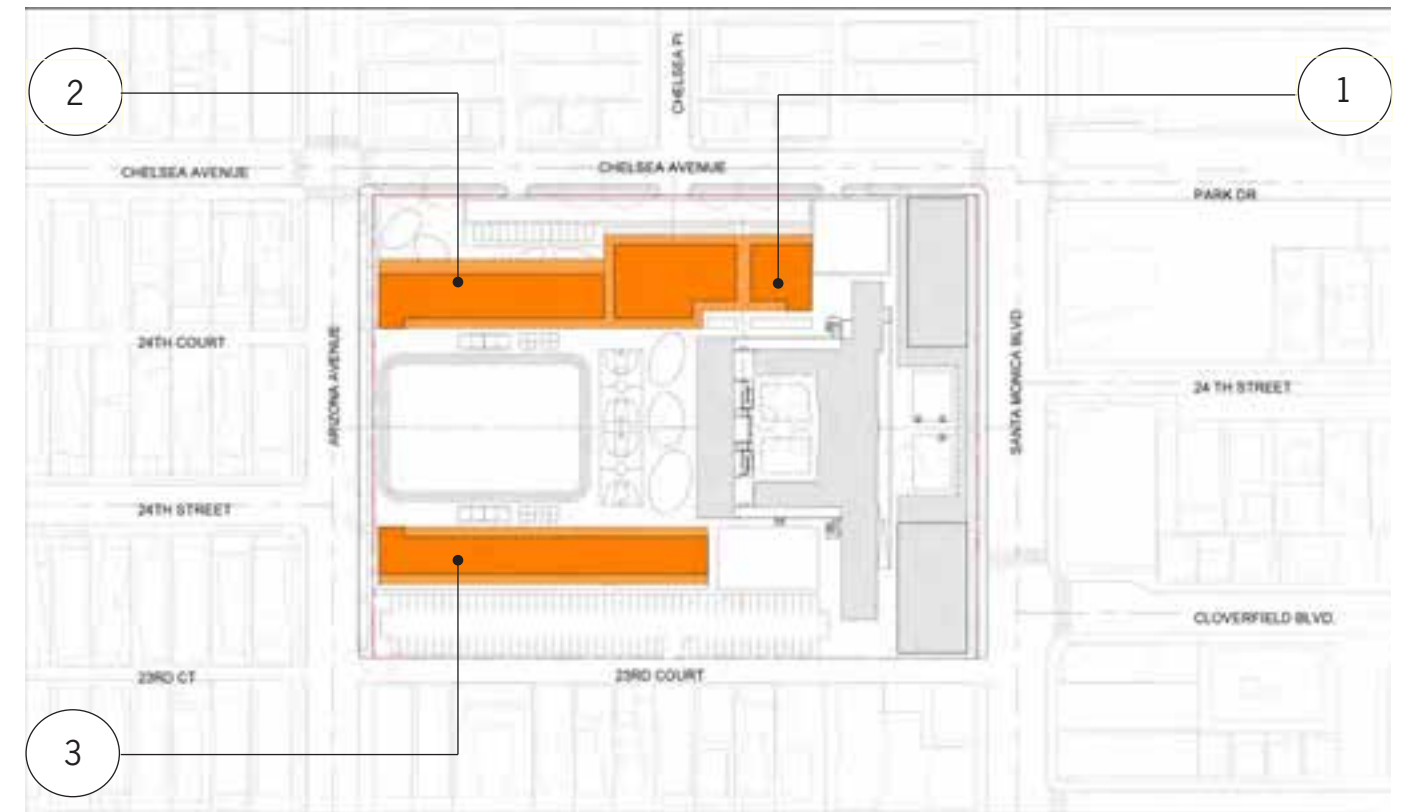
PEDESTRIAN CIRCULATION

Buildings

- Classroom buildings reside along the east and west sides of campuses and frame the field and playground areas at the heart of campus
- The new multipurpose culinary cafe and auditorium will occupy key sites at the SE and SW corners of campus adjacent to Santa Monica Boulevard
- The historic main building will be repurposed for uses such as maker spaces, science/art classrooms, library and special education

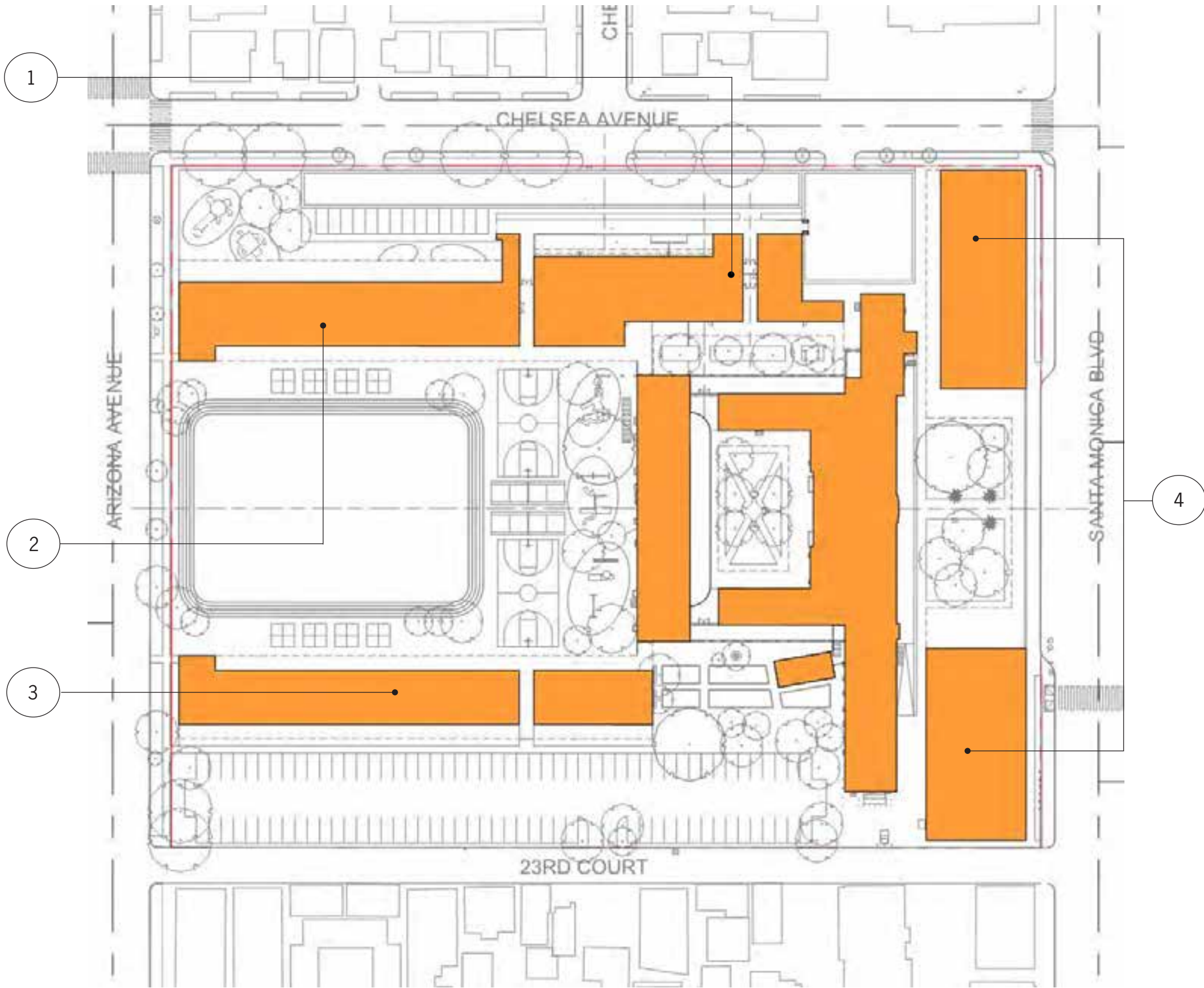


THE MULTIPURPOSE CULINARY CAFE AND AUDITORIUM occupy the area in front of the historic main building along Santa Monica Blvd



CLASSROOM BUILDINGS frame the field and playground areas on the north side of campus.

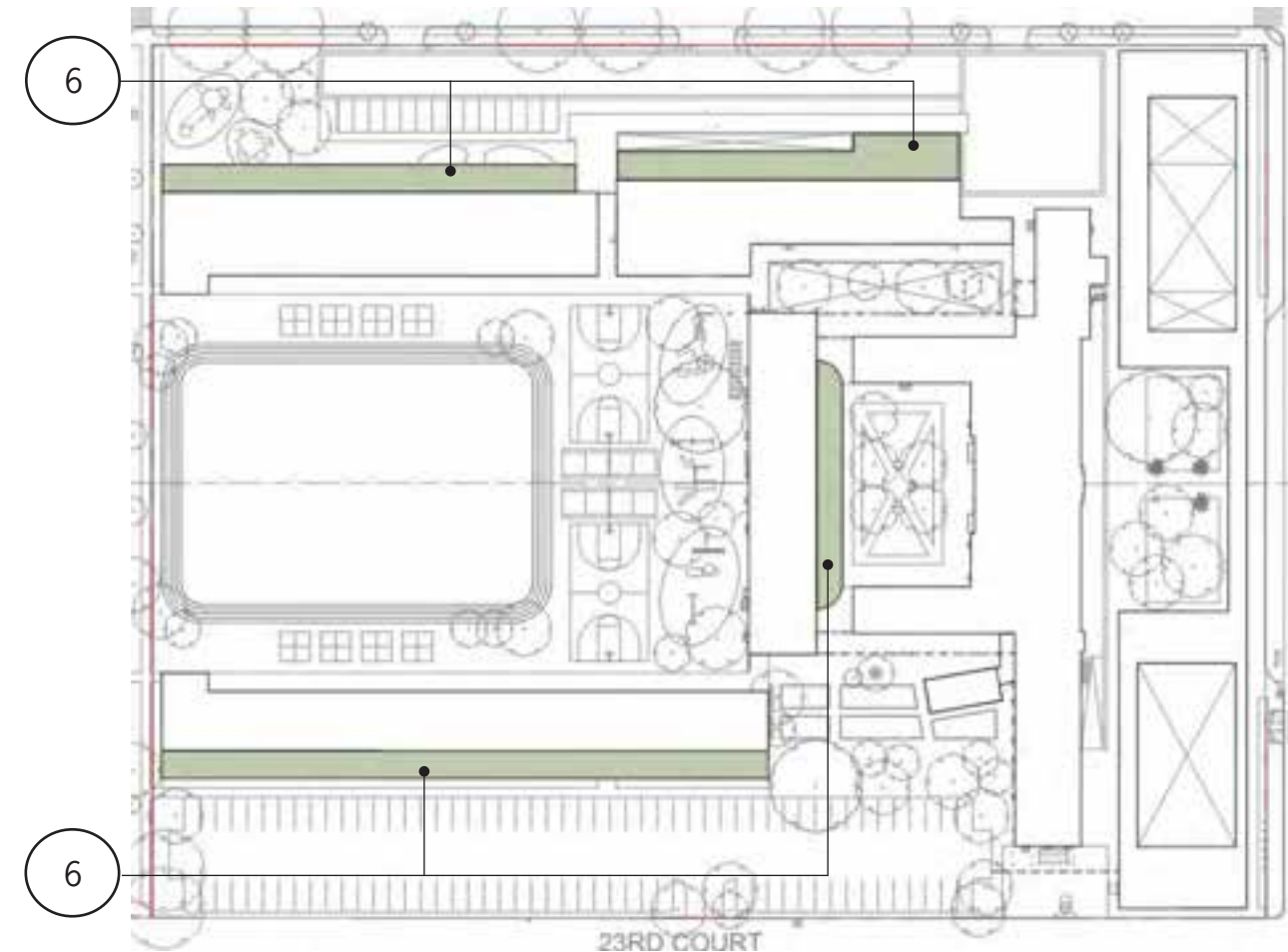
BUILDING INVENTORY				
Group	Name	Conditioned GSF	Covered Outdoor GSF	Stories
1	Lower and upper elementary classrooms, front office and school support	19,160	13,370	2
2	Early education, kindergarten and upper elementary classrooms, upper elementary teaming studio	20,355	10,675	2
3	Lower and upper elementary classrooms and teaming studios	22,440	15,105	2
4	Multipurpose culinary cafe and auditorium	18,050	6,125	1
Total GSF		80,005	45,275	



BUILDINGS AT COMPLETION

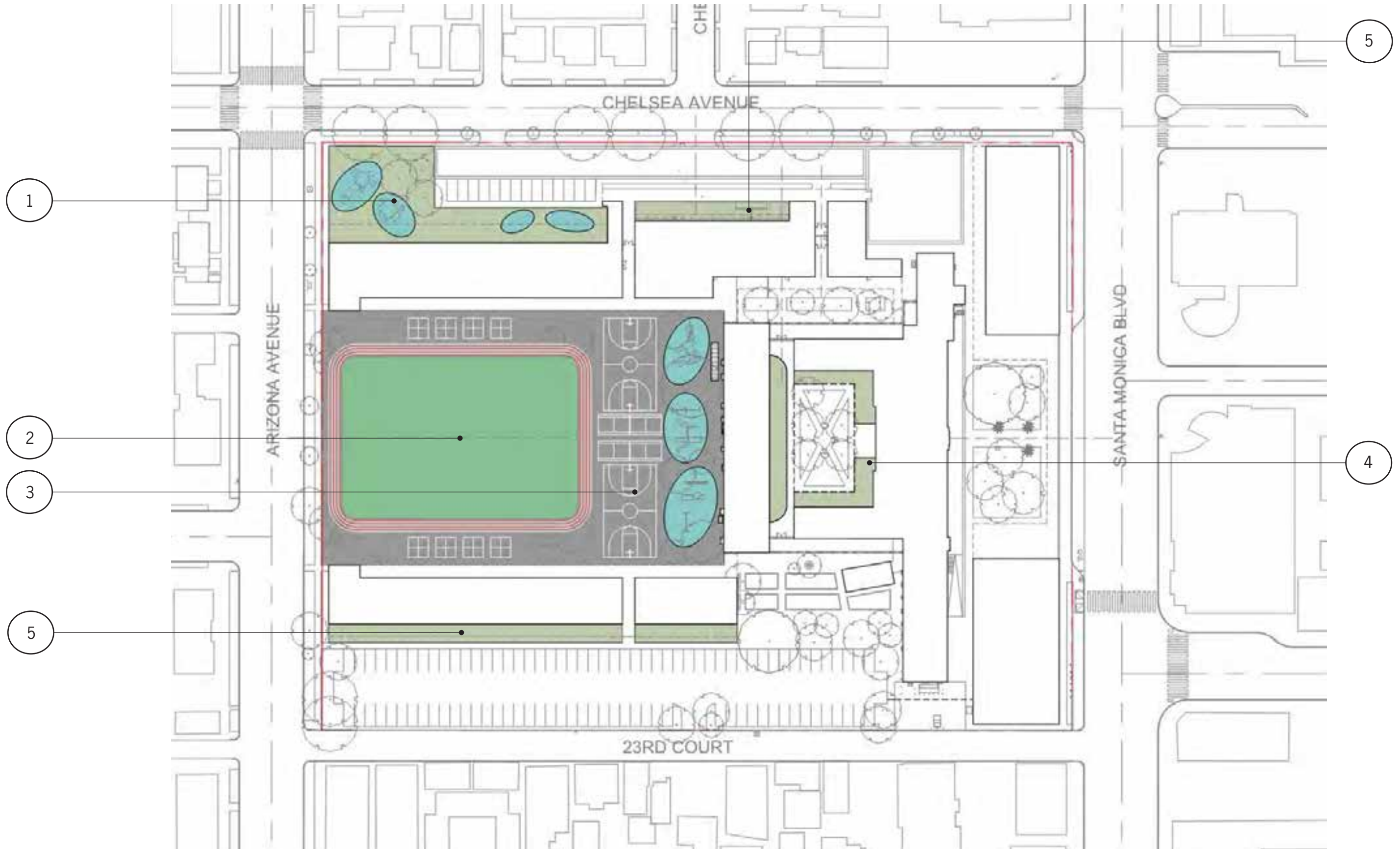
Fields, Courts, Playgrounds and Outdoor Classrooms

- The field, track and playground areas occupy the heart of campus surrounded on three sides by classroom buildings
- Early education and kindergarten play yard occupies the NE corner of campus outside and adjacent to early education and kindergarten classrooms
- The historic main courtyard receives improvements to create ground and second floor outdoor classrooms
- Ground floor outdoor classrooms reside outside and adjacent to all ground floor classrooms
- Second floor outdoor classrooms reside outside and adjacent to all ground floor classrooms



2ND FLOOR OUTDOOR CLASSROOMS All upper and lower elementary classrooms, science/art classrooms, maker space classrooms, and teaming studios open out to adjacent outdoor classrooms

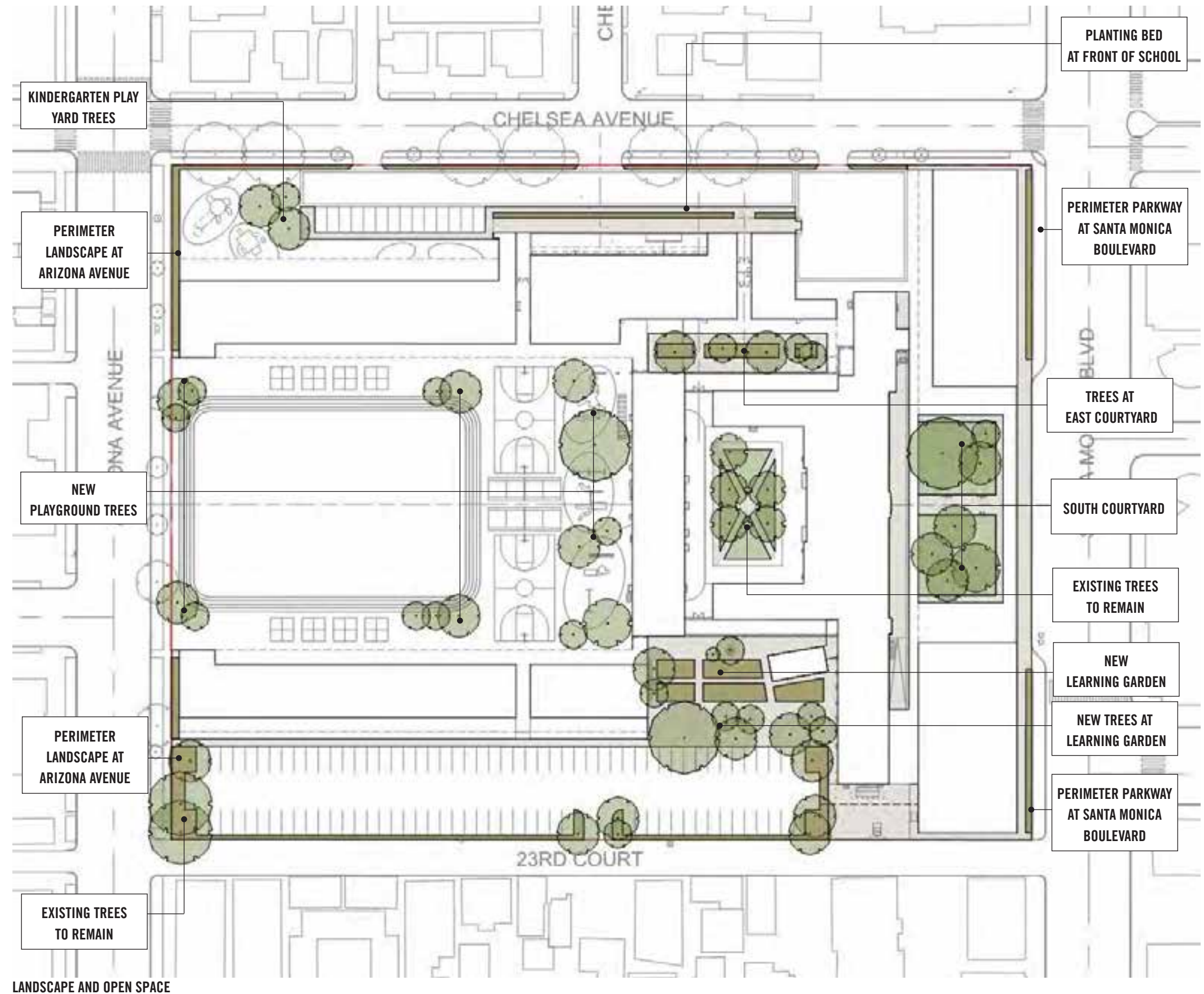
FIELDS, COURTS, PLAYGROUNDS AND OUTDOOR CLASSROOMS INVENTORY			
<i>Key</i>	<i>Component</i>	<i>SF</i>	<i>Acres</i>
1	Early education and kindergarten play yard	10,470	0.24
2	Field and track	31,085	0.71
3	Playgrounds	34,415	0.79
4	Ground floor outdoor classrooms in the historic main courtyard	4,175	0.10
5	Ground floor outdoor classrooms at new buildings	6,660	0.15
6	Second floor outdoor classrooms	13,330	0.30
TOTAL:		100,135	2.29



FIELDS, COURTS, PLAYGROUNDS AND OUTDOOR CLASSROOMS

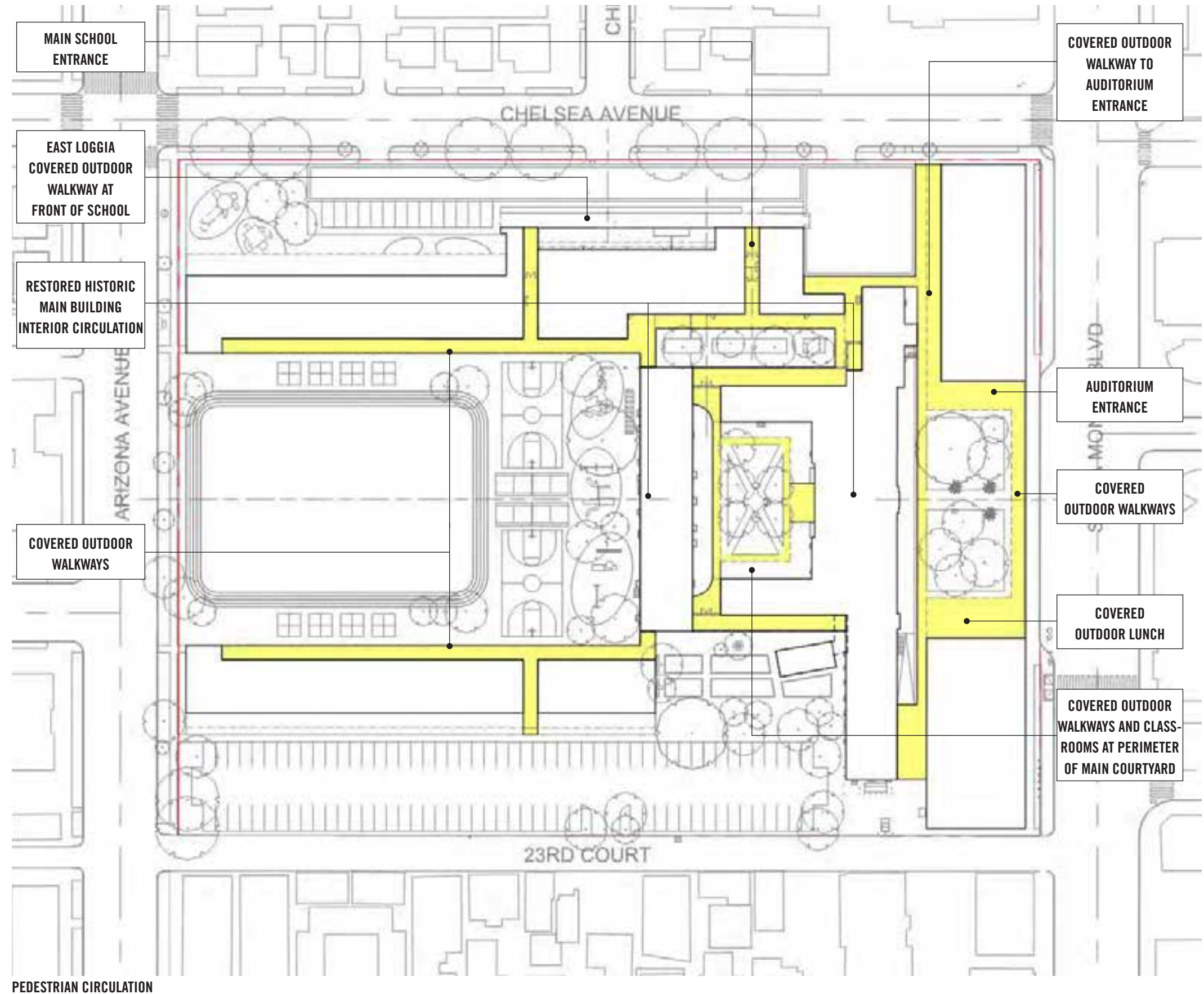
Landscape and Open Space

- Planting bed at new front of school to create welcoming threshold to campus
- Perimeter landscape and street trees are provided at Santa Monica Boulevard and Arizona Avenue
- Early education, kindergarten and elementary play areas will feature lots of trees
- The playground areas and corners of the field will feature lots of trees
- Existing trees in the historic main courtyard and at the NW corner of campus will be maintained
- New trees will occupy the south courtyard, east courtyard and areas surrounding the new learning garden



Pedestrian Circulation

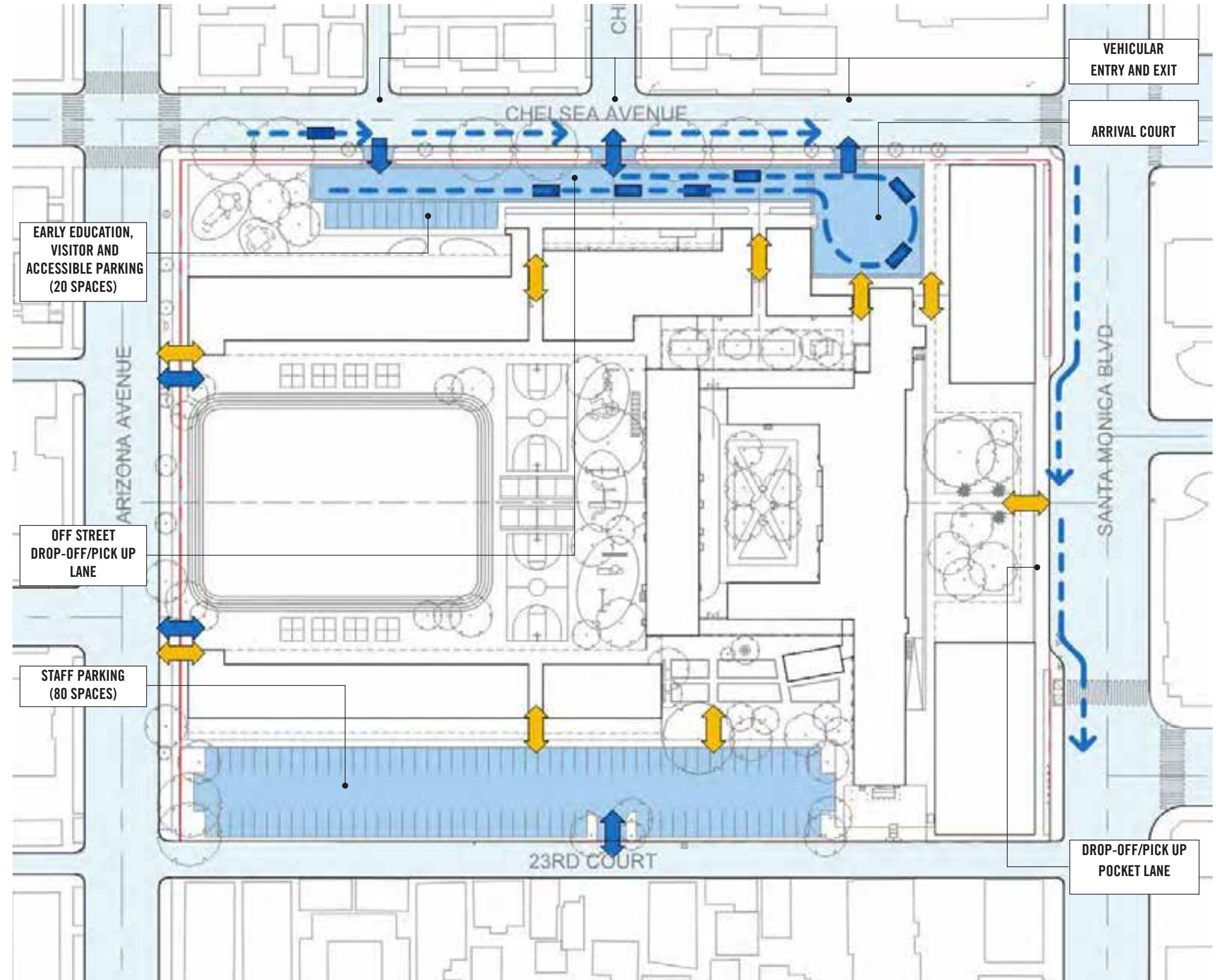
- All classrooms at ground and second floors are connected via covered outdoor walkways on the inward facing side of the east and west classroom wings
- A loggia along the Chelsea Avenue front of school collects circulation from the arrival court to the main school entrance
- Circulation within and around the historic main building is restored and improved with outdoor covered walkways and classrooms at the perimeter of the main courtyard
- Covered outdoor walkways connect the auditorium and multipurpose culinary cafe across the new south courtyard.



PEDESTRIAN CIRCULATION

Vehicular Circulation and Parking

- New on campus drop-off/pick-up lane provided along Chelsea Avenue
- Vehicular turnaround on campus at end of drop-off/pick-up lane for auditorium drop-off
- Drop-off/pick-up lane pocket provided at Santa Monica Boulevard for access to multipurpose culinary cafe and auditorium
- Staff parking provided in new west parking lot adjacent to 23rd Court alley

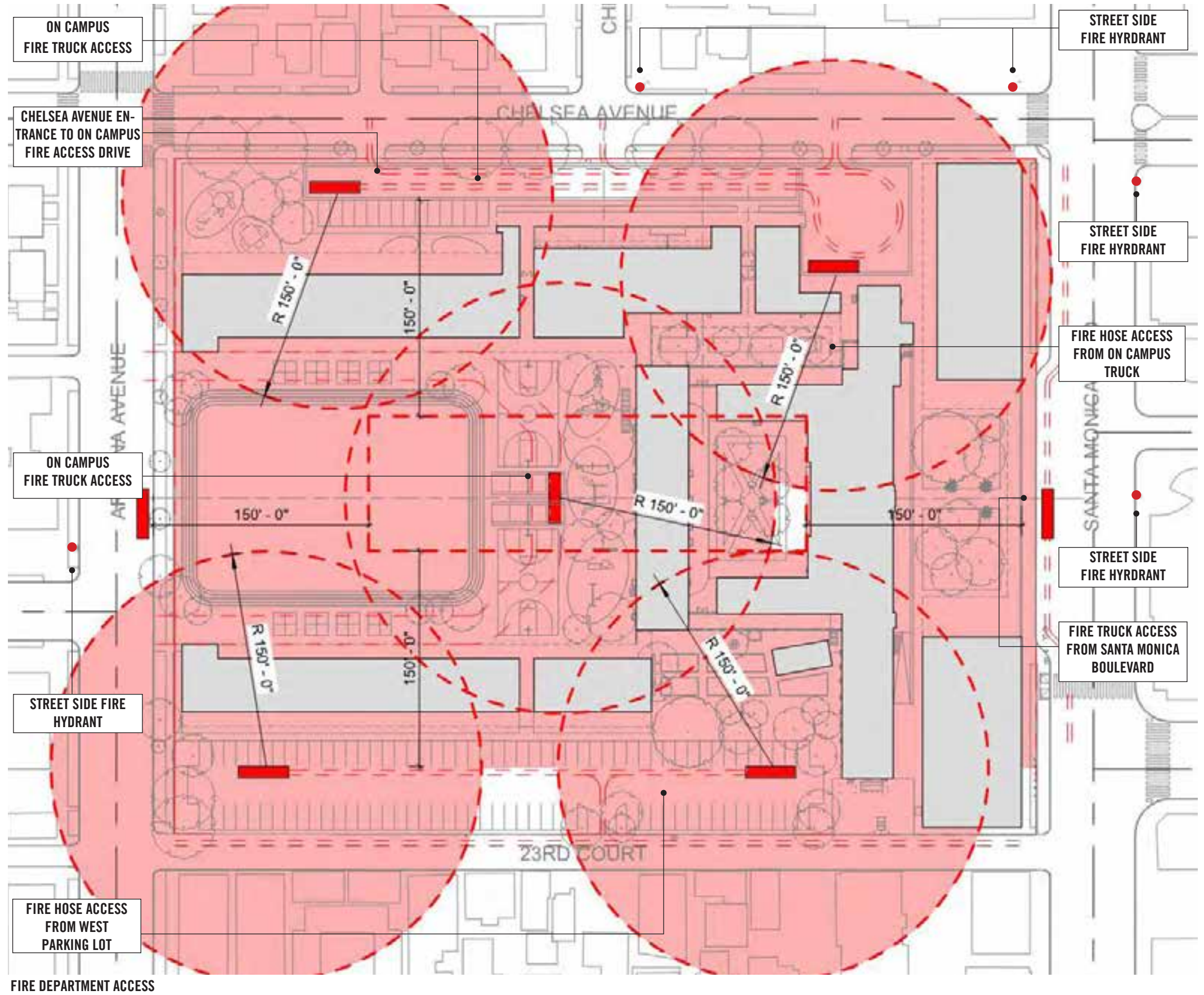


VEHICULAR CIRCULATION AND PARKING

VEHICULAR CIRCULATION AND PARKING	
<i>Component</i>	<i>Acres</i>
AREAS	
East parking lot (Chelsea Avenue)	0.61
West parking lot (23rd Court)	0.40
Total:	1.01
SPACES	
East parking lot (Chelsea Avenue)	20
West parking lot (23rd Court)	80
Total:	100

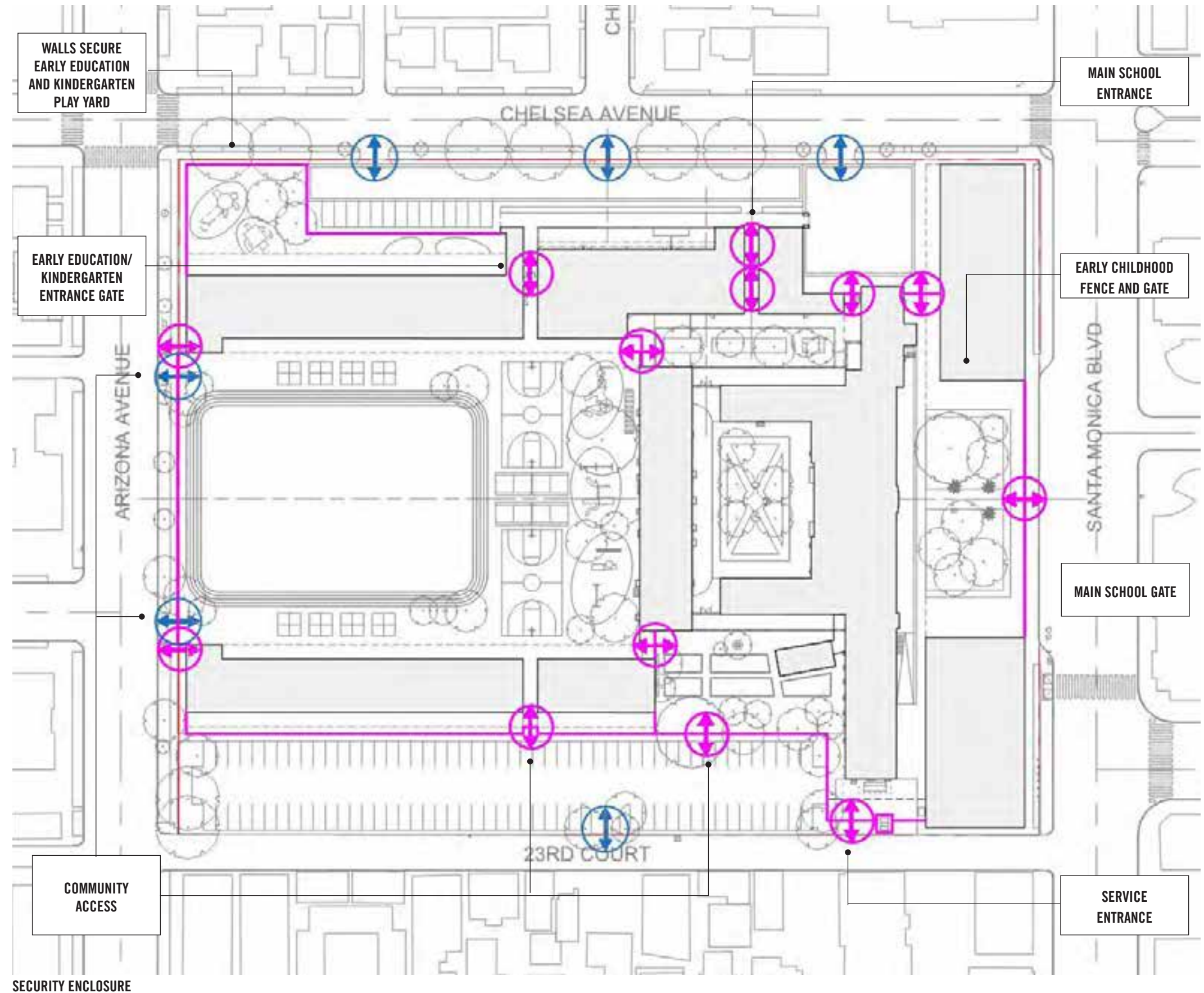
Emergency Vehicle Access

- Emergency vehicle access is provided on all four sides of campus
- Additionally access is provided from the arrival court adjacent to Chelsea Avenue and the west parking lot
- Truck access is afforded at the center of campus via Arizona Avenue and the playground areas



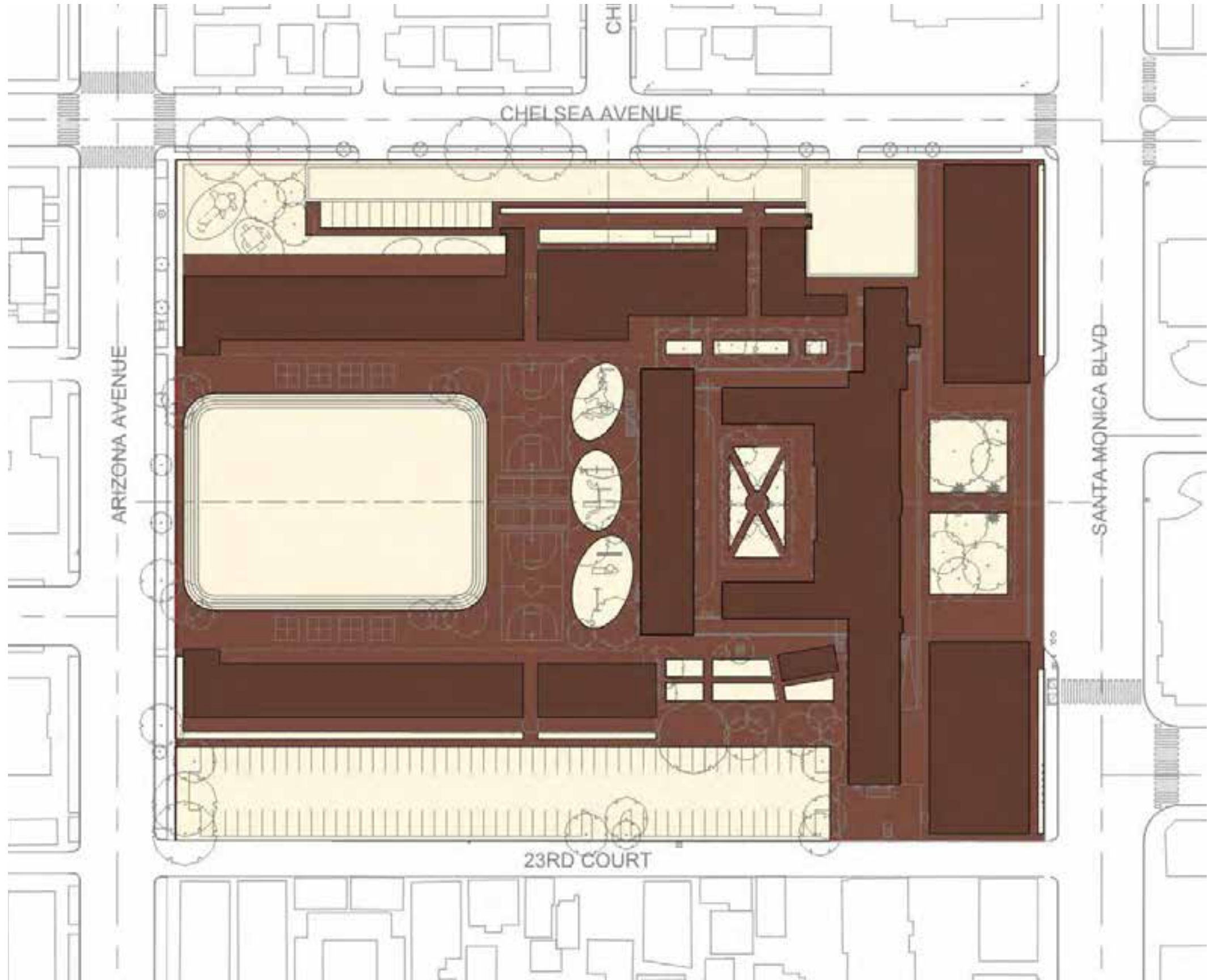
Security Enclosure

- Most of the campus is secured with buildings in which all circulation occurs on the inward facing sides of its east and west wings
- Walls secure the enclosure of the early education and kindergarten play area at the NE corner of campus
- Perimeter fences and walls secure the south courtyard, the learning garden and the north campus field and playground areas
- Parking lots are secured with vehicle gates at each of the two locations east and west
- After hours community access is afforded via gates on the north and west sides of campus
- Service entrance occurs off of 23rd Court adjacent to new multipurpose culinary cafe



Ground Plane Permeability

- The field and permeable resilient playground areas provide most of the permeable ground plan at the heart of campus
- Three courtyards, east, historic main building central and south provide permeable landscape
- Advances in paving technology may allow for permeable pavement in the parking lots and access roads on campus.



SITE IMPERMEABILITY			
<i>Component</i>	<i>Acres</i>	<i>%</i>	
AREAS			
Permeable ground plane	2.48	38%	
Impermeable ground plane	2.22	34%	
Building footprint	1.78	28%	
Total:	6.48	100%	

STORM WATER MANAGEMENT

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



EXISTING CAMPUS SITE ANALYSIS

JOHNSON FAVARO

October 7, 2020

Overview

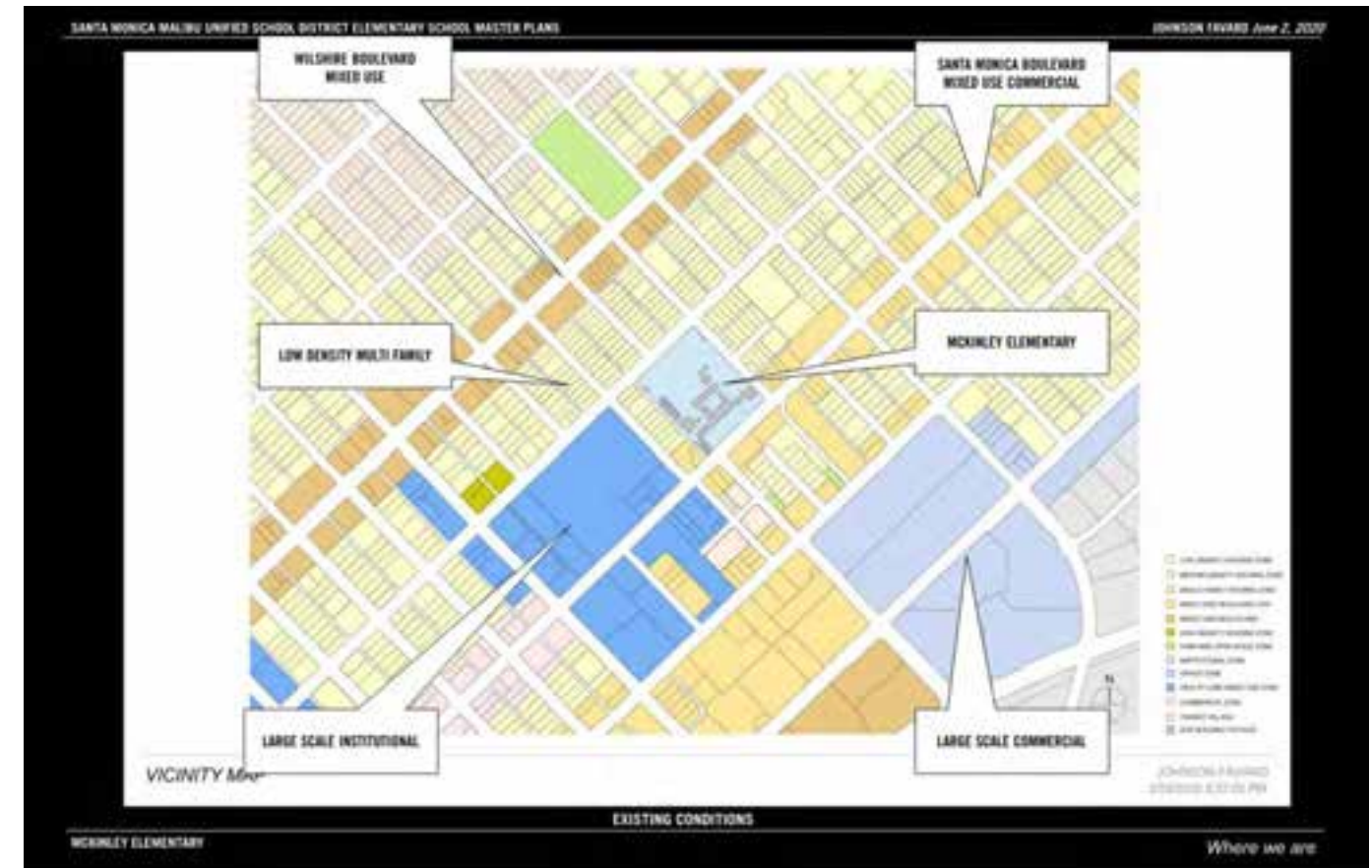
SMMUSD McKinley Elementary School
 2401 Santa Monica Boulevard
 Santa Monica, CA 90404

- This report records the findings of the campus existing conditions site analysis. It describes how each of the major functional components of the campus situate and operate on the site.
- It documents the strengths and weaknesses of each of those components.
- It records the findings of district and school community outreach efforts that took place in winter and spring of 2020.
- It identifies opportunities and challenges that informed alternative approaches to a long term master plan that will guide incremental redevelopment of the campus over time.
- It establishes the parameters with which options were developed for the formulation of a comprehensive master plan and implementation road map with an emphasis on candidate first projects that could be implemented within existing 2018 SMS Bond Measure funds.

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Summary Findings

- The campus situates within an urban neighborhood of mid-rise institutional and commercial properties, low density multifamily and single family neighborhoods.
- Santa Monica Boulevard a busy sub-regional surface arterial bounds the campus on the south.
- Arizona Avenue and Chelsea Avenue are respectively a local arterial and residential street.
- The campus is divided by the historic main building with a significant area of underutilized property lying between it and Santa Monica Boulevard.
- Nine classrooms reside in portable units along the 23rd Court alley that have neared the end of their useful lives.
- Four classrooms reside in modular structures with poor daylight and ceiling height.
- The main building originates from the 1920s and is of high quality poured-in-place construction quality. Eventually this building can and should be upgraded and re purposed for uses more appropriate to its configuration
- All classrooms within the main building are just over half the size they need to be to fulfill the requirements of the 2019 SMMUSD Education Specifications
- The field is located remotely from core campus and should relocate to a more central location closer to the heart of campus
- Much of the play area on both the north and south sides of campus are isolated, far from and/or sequestered from campus life
- School parking facilities are in conflict with daily drop-off and pick-up operations
- Historic landscape and mature trees should be preserved and enhanced

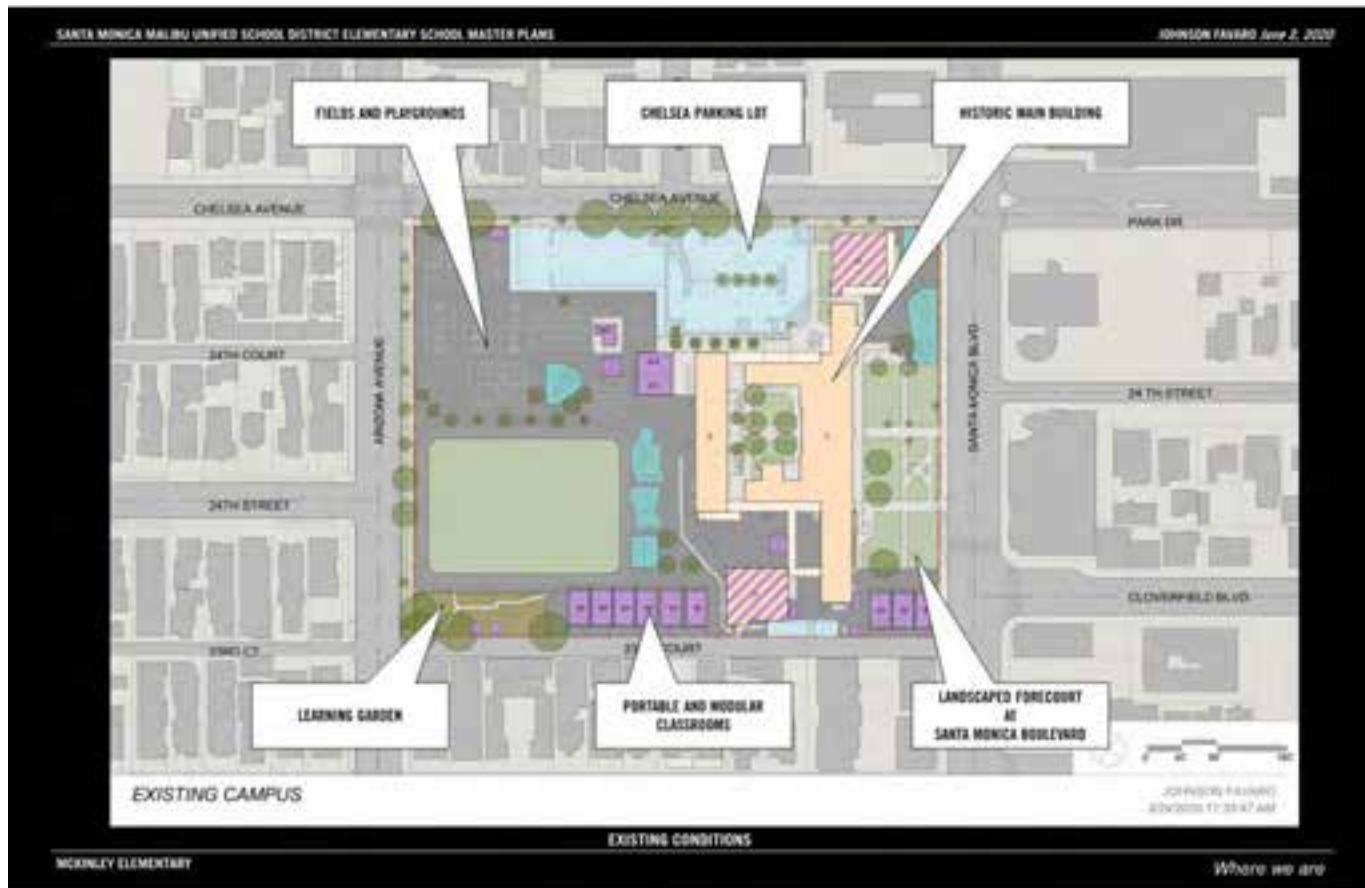


Vicinity

- This campus is bounded on all sides by streets and alleys.
- Santa Monica Boulevard a major surface arterial through Santa Monica runs along the south side of campus the historical front of campus.
- Arizona Avenue another arterial runs along the north side of campus
- Chelsea Avenue is a local residential street that runs along the east side of campus
- An alley, 23rd Court separates the west side of campus from medium density residential properties
- The neighborhood is urban with high intensity office, commercial and institutional uses nearby
- Mixed use development occurs along Santa Monica Boulevard and Wilshire Boulevard just one block north.

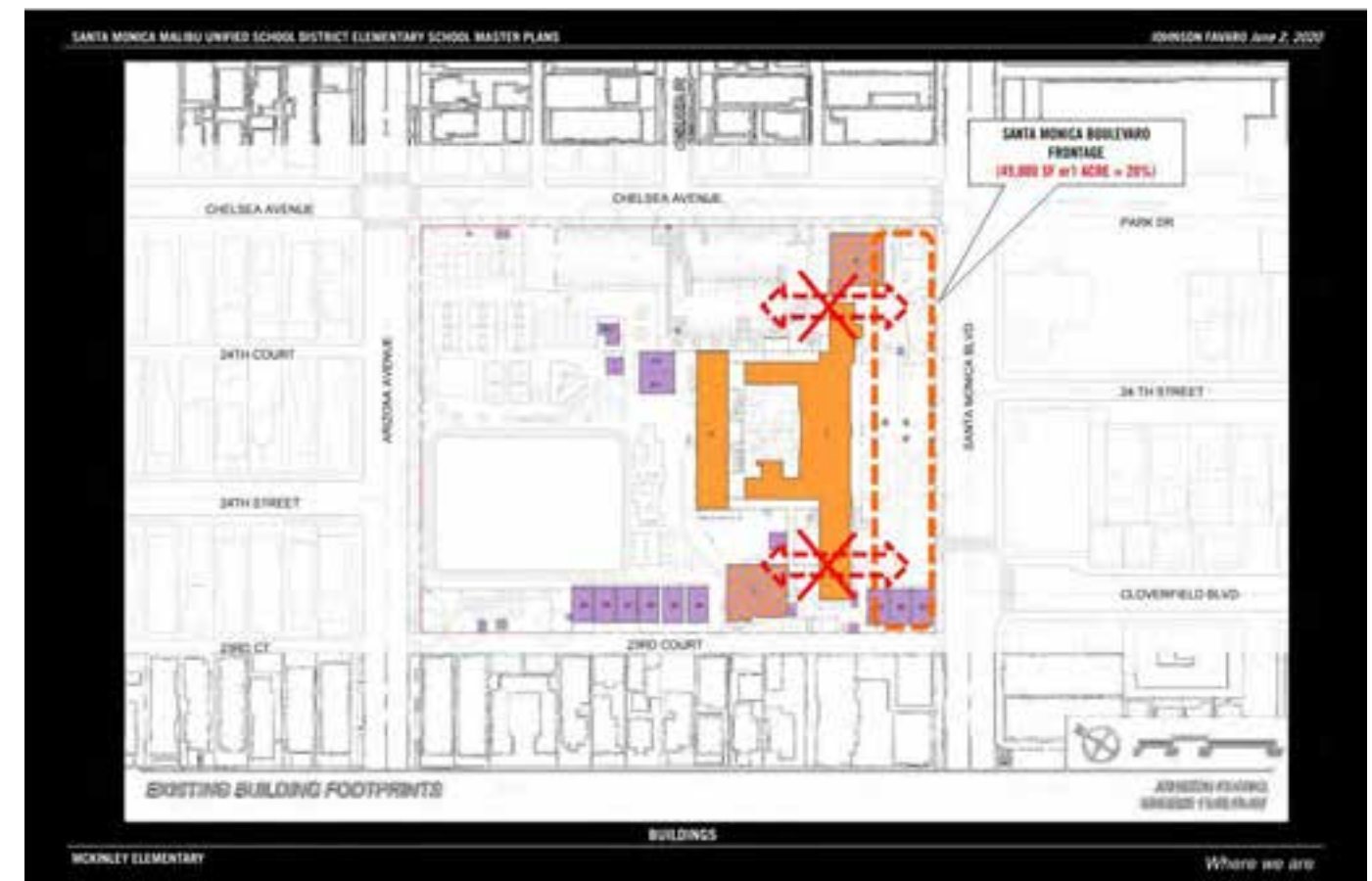
Buildings

- The 1920s era poured-in-place concrete historic main building is to be preserved, enhanced and re purposed for uses more suitable to the geometry of its layout
- The building occupies the south half of the property with a large setback from Santa Monica Boulevard. The configuration of the building and accessory buildings prevents the area of the front setback from useful integration into the life of the campus
- Thirteen classrooms reside in degraded portables (nine) and modular structures (four).



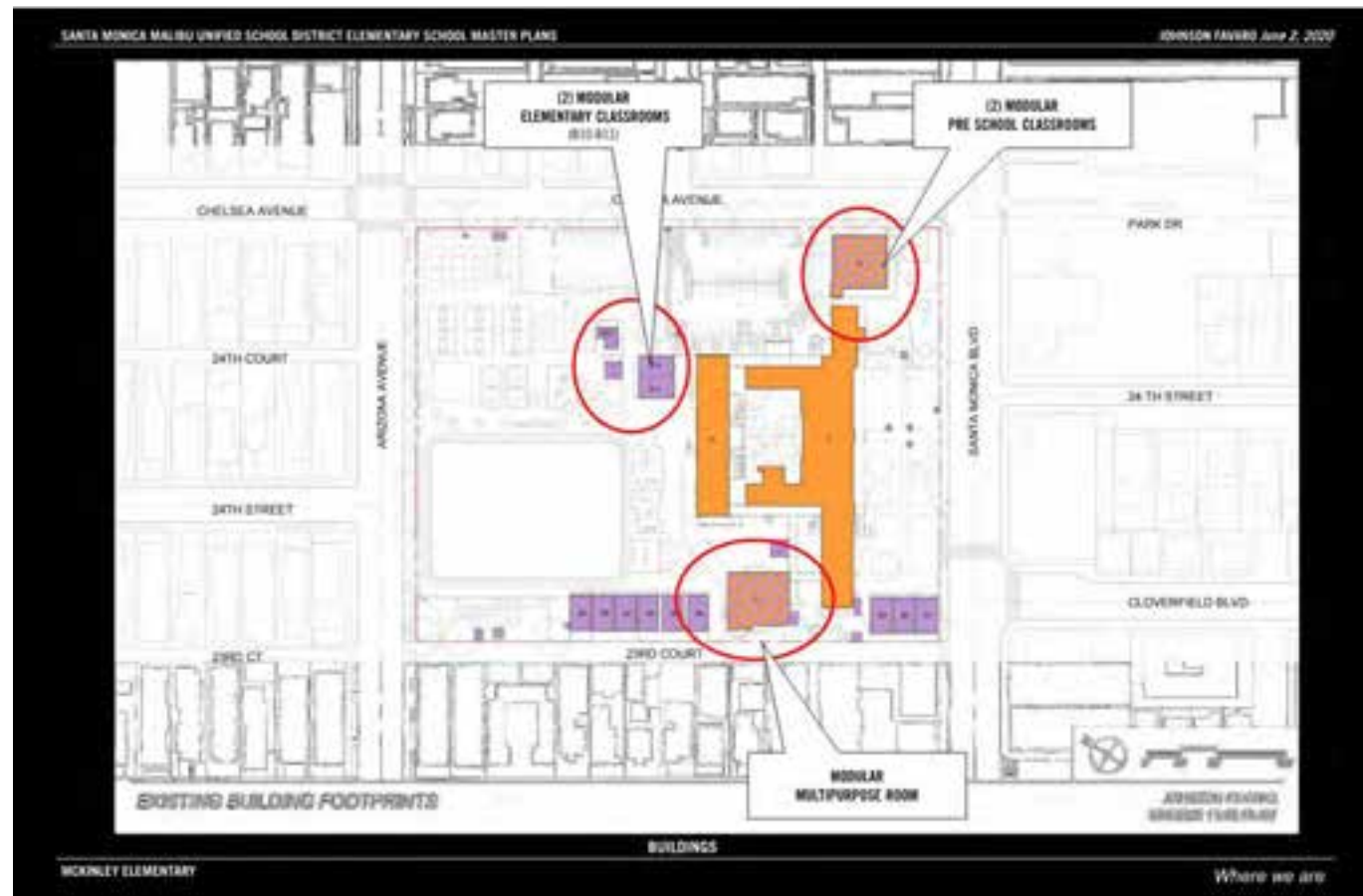
Components

- The school buildings occupy the south half of campus in a mostly two story format
- The historic front of school faces and is significantly set back from Santa Monica Boulevard
- The present day front of school, main school entrance and front office face Chelsea Avenue
- Fields and playgrounds occupy the north half of campus
- Parking resides in one location adjacent to Chelsea Avenue in front of the front of school



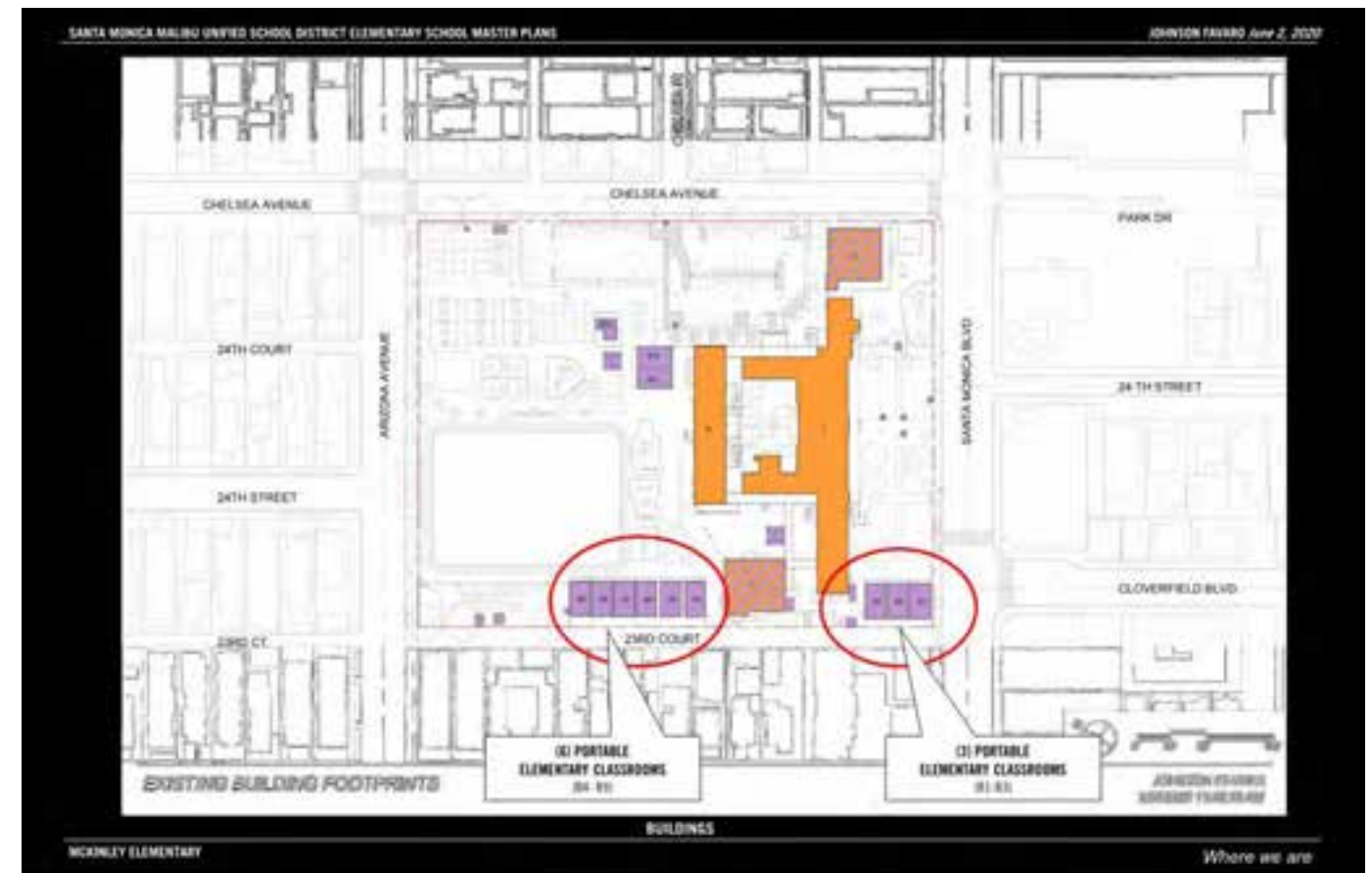
South Campus

- The configuration of the historic main building and subsequent placement of modular and portable classrooms have conspired to cut off the large setback along Santa Monica Boulevard from the rest of campus.
- This area comprises one acre of underutilized land on school property
- It is currently used for early education and kindergarten play in an inappropriate location separated from Santa Monica Boulevard by a 6FT high chain link fence.



Modular Buildings

- The multipurpose room and adjacent kitchen occupy a modular building of poor construction quality adjacent to the 23rd Court alley on the west side of campus
- Pre-school occupies a poorly designed modular building in an exposed, unsightly and unsafe location at the corner of Chelsea Avenue and Santa Monica Boulevard.
- Third grade occupies two classrooms in a modular building placed in an awkward location adjacent to the north wing of the main building.



Portable Classrooms

- Three portable classrooms occupy an isolated, awkward location at the SW corner of campus at the termination of Cloverfield Boulevard at Santa Monica Boulevard
- Six portable classrooms reside north of the cafeteria adjacent to the 23rd Court alley.
- These portables have degraded and are nearing the end of their useful lives.

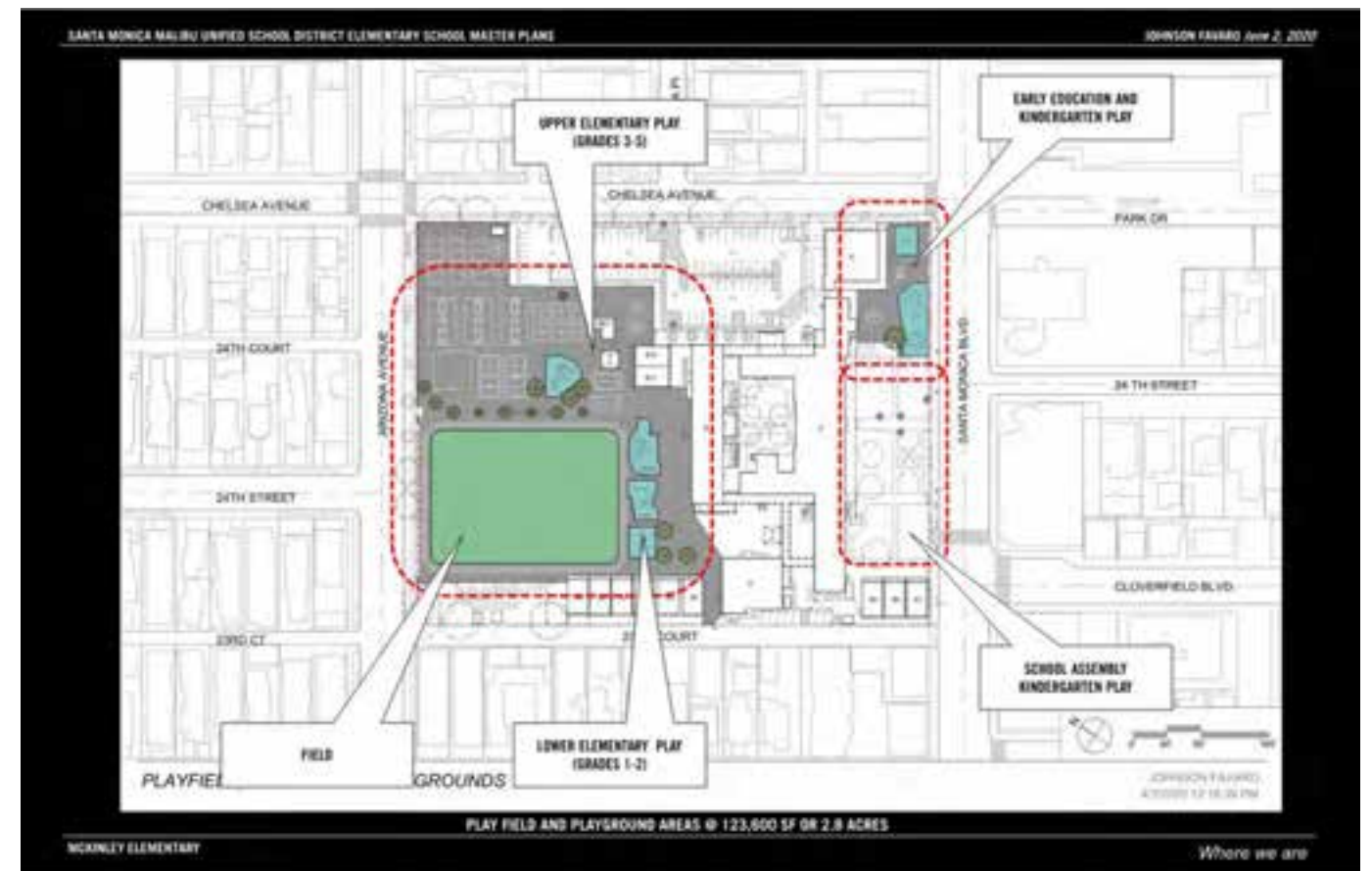
Open Space

- 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



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.



Adjacencies

- The playground areas at the far NE corner of campus are difficult to supervise from the heart of campus.
- Much of the area at the NE corner of campus is now occupied by storage containers and other support facilities.
- The ad hoc placement of the pre-K modular structure and the occupation of the ground floor of the south wing of the main building by kindergarten have precipitated use of the underutilized Santa Monica setback for the youngest children on campus
- With only a 6ft high chain link fence separating these play yards from Chelsea Avenue and Santa Monica boulevard this condition is unsightly and unsafe.

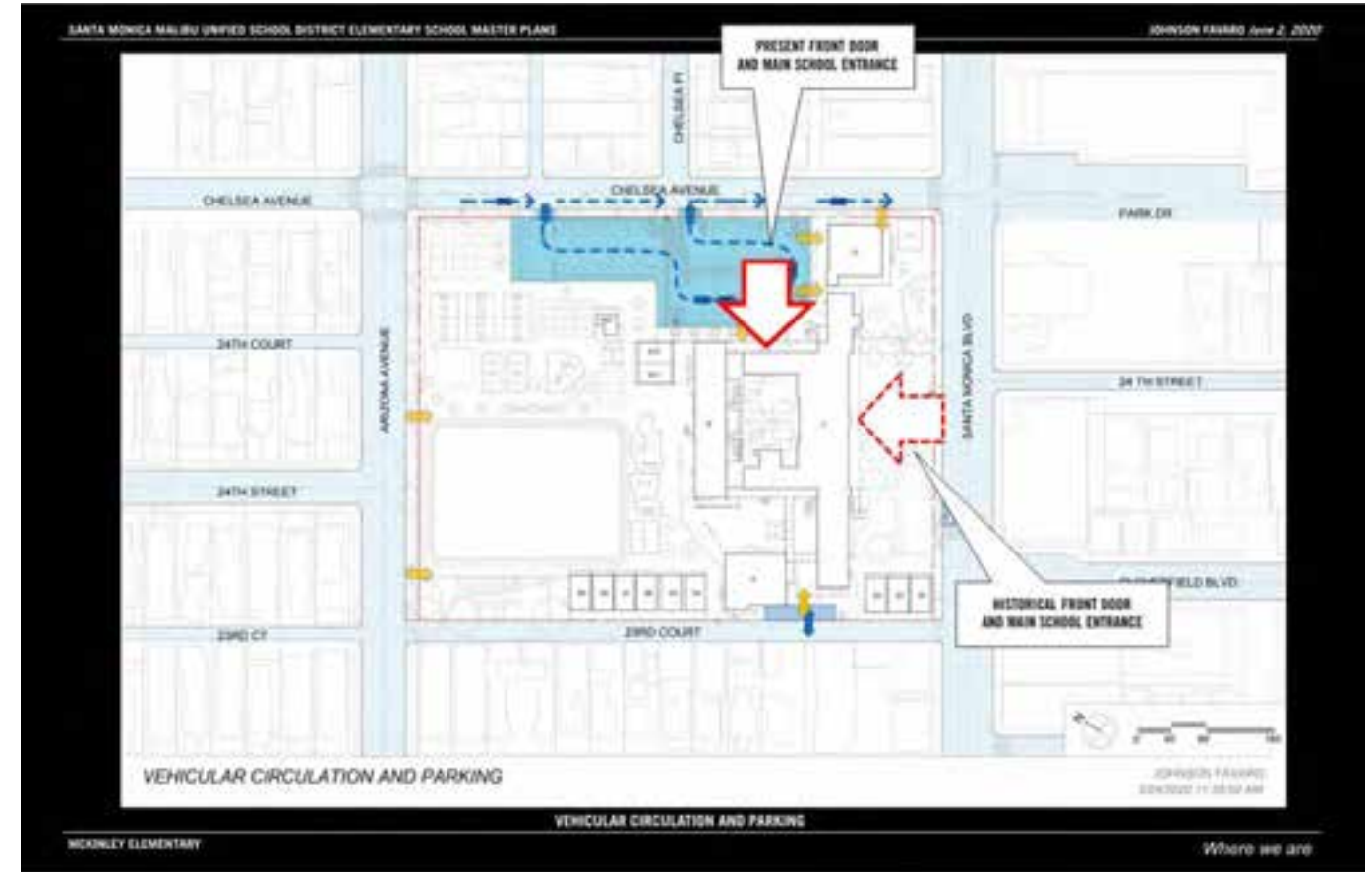
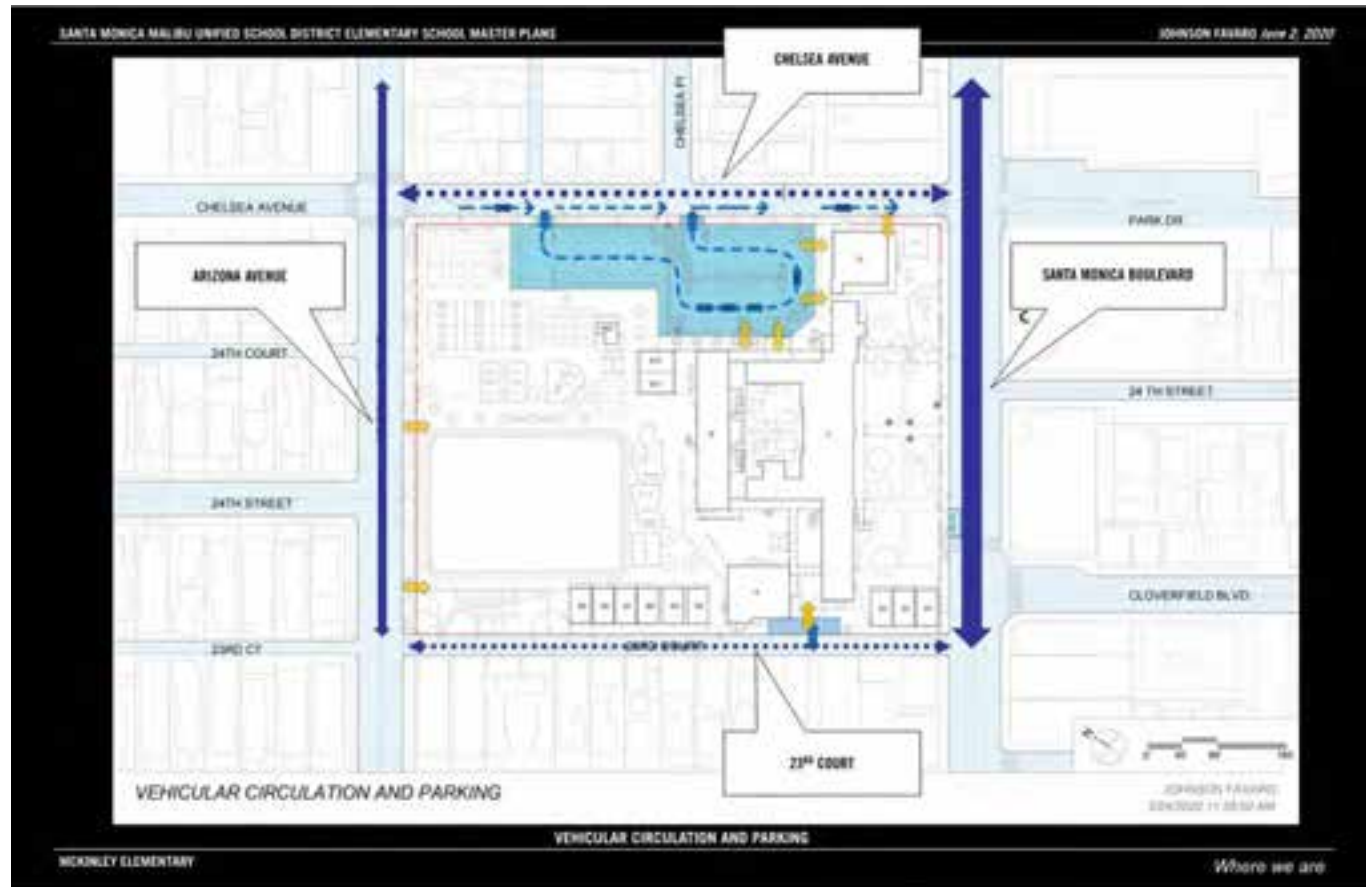


Landscape

- By virtue of the era in which this campus was first built this campus enjoys generous landscape and the potential for more.
- The central courtyard features mature trees and the potential for high quality landscape materials
- The Santa Monica setback enjoys a vast lawn area that is cutoff from the life of the school
- Mature trees worth preserving and maintaining are found across campus especially, for example, in the area of the learning garden at the far NW corner of campus.

Vehicular Circulation and Parking

- The acting school front occurs off of Chelsea Avenue, a residential street, where parking is situated.
- Both parking and student drop off and pick up occur through the Chelsea Ave. lot, which creates inefficiency and safety issues which should be addressed
- Service and deliveries occur separately and appropriately along 23rd Ct. a city alley backing up to residential garages

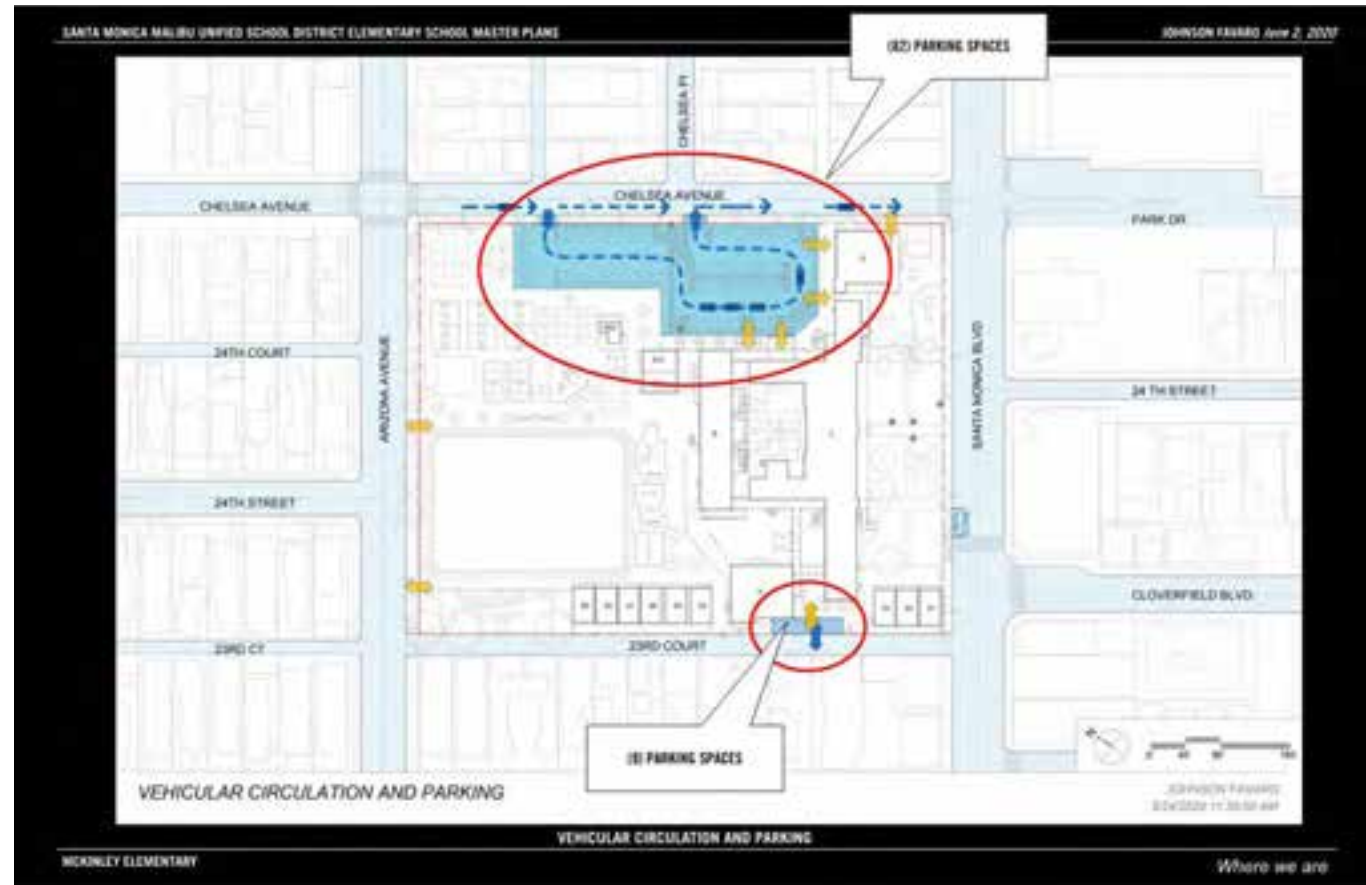


Surrounding Streets

- This campus is bounded on four sides by city streets.
- Santa Monica Boulevard the historic front of school is a major cross town arterial with lots of traffic--a completely different street than when the school was established in the 1920s
- Arizona Avenue along the north side of campus is similarly arterial in nature although more local
- Chelsea Avenue the current front of school is mostly residential in character.
- 23rd Court along the west side of campus is an alley with backing up to it multifamily residential rear yards, garages and trash bins.

Migration of the Front of School

- The historic main building faces Santa Monica Boulevard and still signals through its architecture that this is the front of school
- However because now most children arrive by automobile and are dropped-off and picked-up and because of the busy arterial nature of Santa Monica Boulevard the front of school has migrated to the Chelsea Avenue side of school
- This school lacks a safe and readily identifiable front of school with the front door sequestered behind layers of fencing, the large parking lot and located at what appears to be the side of the main building



The Parking Lot

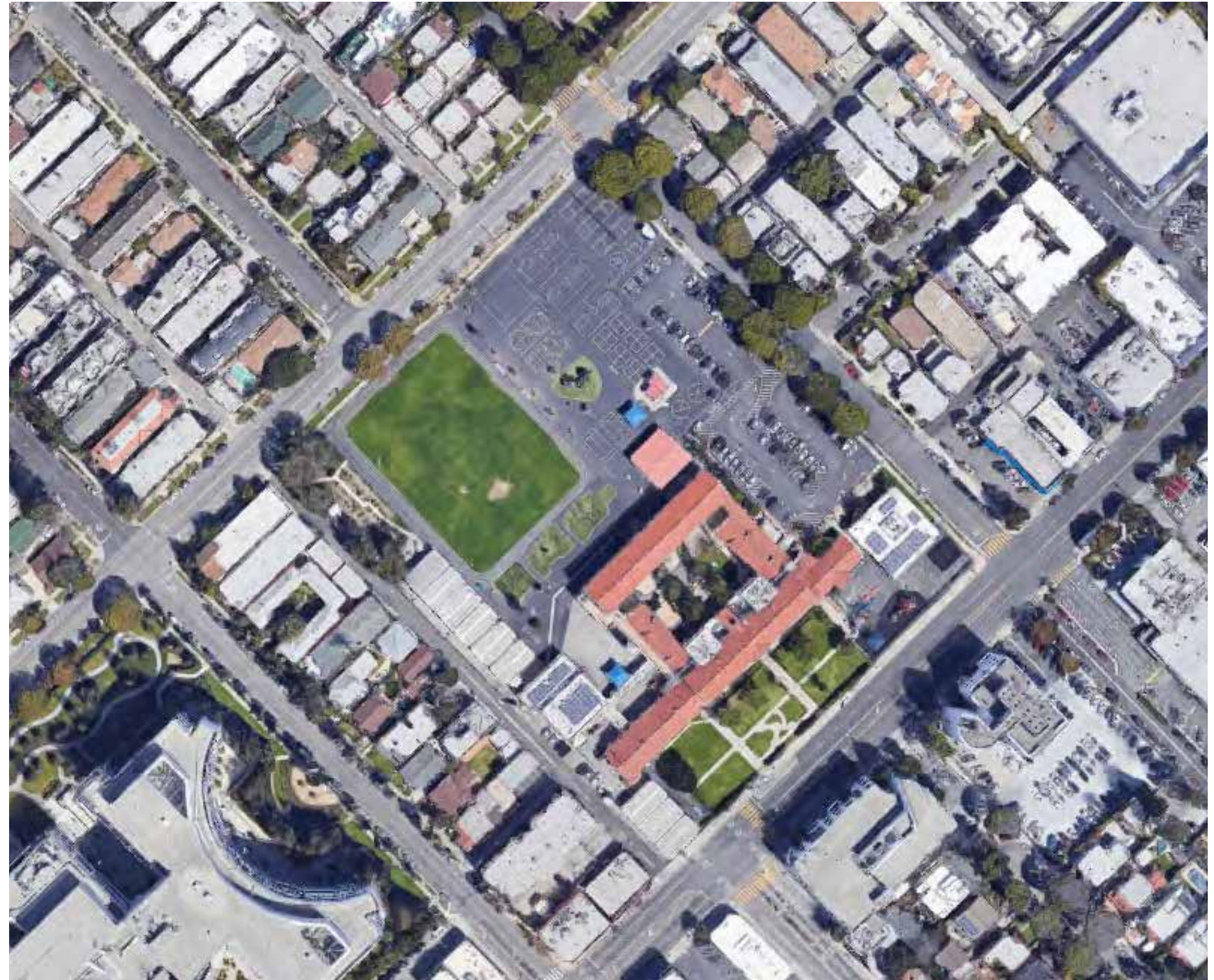
- The majority of parking resides in one lot between the east side of the main building and Chelsea Avenue.
- This fenced and gated parking lot isolates the school front door from the street and the neighborhood.
- A small lot for service vehicles resides off of the 23rd Court alley.

Drop-off and Pick-up

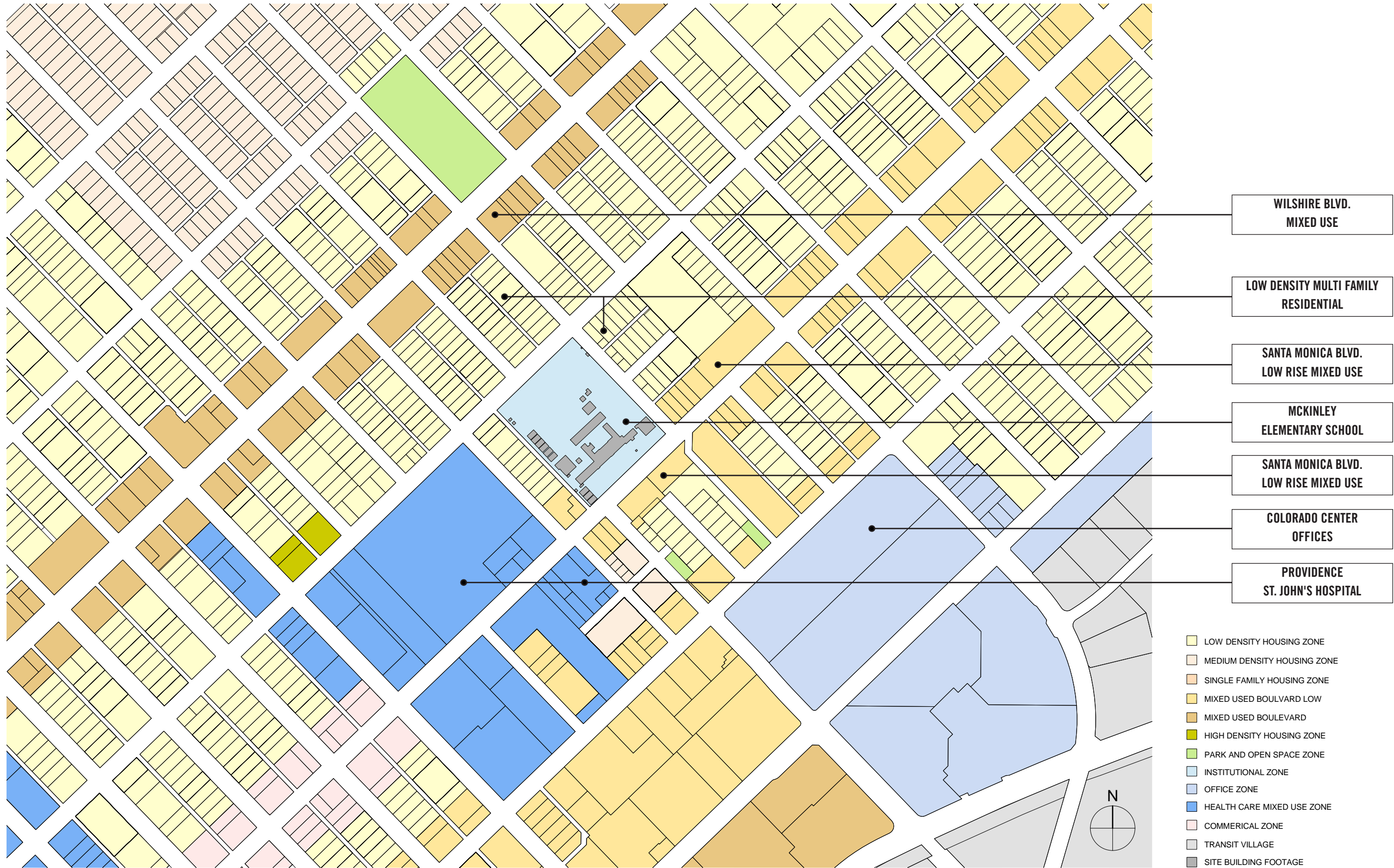
- Daily drop-off and pick-up occur within the Chelsea Avenue parking lot
- Sufficient queue is afforded via the parking lot
- However, the mixing of staff parking, early education parking and elementary school drop-off and pick-up operations in one location impedes the efficiency and safety of the twice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

Vicinity

- The site of this campus is more urban in nature than other elementary school campuses within the district
- Large scale institutional and commercial development reside along Santa Monica Boulevard the historic front of school
- Cloverfield Boulevard terminates at the school campus where it meets Santa Monica Boulevard creating an awkward condition at the SW corner of campus
- Low density multi family properties surround the campus on three sides.



MIXED COMMERCIAL, INSTITUTIONAL AND RESIDENTIAL NEIGHBORHOOD The campus fronts Santa Monica Blvd., a busy commercial thoroughfare lined with retail and medical buildings. Single and multi-family residences line the other three sides of campus.



ENVIRONS McKinley Elementary School situates along Santa Monica Boulevard, a major east-west thoroughfare occupied by a mix of one-story retail businesses, multi-story medical offices and Providence St. Johns Hospital. It is surrounded on three sides by low density multi-family neighborhoods

JOHNSON FAVARO October 7, 2020

Surrounding Streets and Neighborhoods

- Santa Monica Boulevard as a major subregional surface arterial is different now than when the school was founded in the 1920s
- Santa Monica Boulevard in this area of town is more vehicular than pedestrian oriented
- Arizona Avenue is a local arterial with bicycle lanes and curb side parking
- Chelsea Avenue is more residential in character with low density multi family properties along it
- 23rd Court is a service alley



SANTA MONICA BOULEVARD LOOKING WEST The school fronts on Santa Monica Blvd, a major west-east thoroughfare connecting the Pacific Ocean to Sunset Junction in the Los Angeles neighborhood of Silverlake.



23RD COURT LOOKING SOUTH The alley forms the western boundary of the campus, providing school delivery access and is shared by garages serving the adjacent multifamily residential buildings.



SANTA MONICA BOULEVARD LOOKING EAST Five lanes occupy this stretch of Santa Monica Blvd. - three heading west and two heading east.



CHELSEA AVENUE LOOKING SOUTH The street provides access to McKinley Elementary School's parking lot and main entry. The street is two lanes with curb side parking on both sides accommodating some student drop-off and pickup.



ARIZONA AVENUE LOOKING EAST Forming the northern boundary of McKinley Elementary School, this two lane street has dedicated bike lanes in either direction with curbside parking on both sides.



CHELSEA AVENUE LOOKING NORTH The generous two lane street, forming the east boundary of campus, begins at Santa Monica Boulevard and heads north connecting to Wilshire Boulevard.

The Character of the Campus and its Neighborhood

- The historic main building was built to last
- The architecture of the building fits within a long standing California tradition, the Mission Revival or Spanish Colonial style
- Surrounding buildings are heterogeneous in architecture
- Large scale office buildings and medical facilities occupy Santa Monica Boulevard in the immediate area
- A mix of residential styles characterize surrounding residential properties from Craftsman to nondescript



SUBSTANTIAL The historic main building projects stability, dignity and grace. It has accumulated accretions over the years that are easily mitigated.



SIMPLE The Mission Revival style of the building is rendered in a simple robust manner with minimal flourishes.



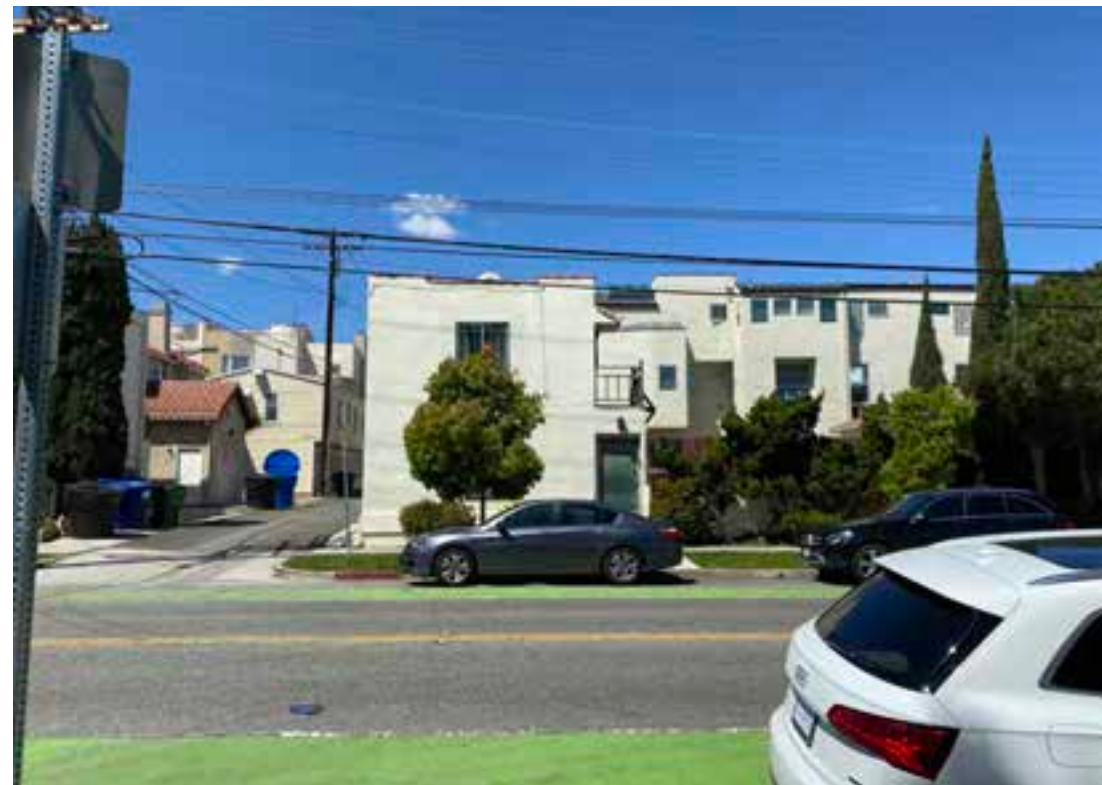
LOW RISE MEDICAL OFFICES Opposite McKinley Elementary School, 3- and 4-story medical office buildings front the south side of Santa Monica Boulevard.



GLASS STOREFRONT RETAIL Commercial one-story buildings front the north side of Santa Monica Blvd. on the west side of McKinley Elementary School and picking up again past Chelsea Avenue to the east.

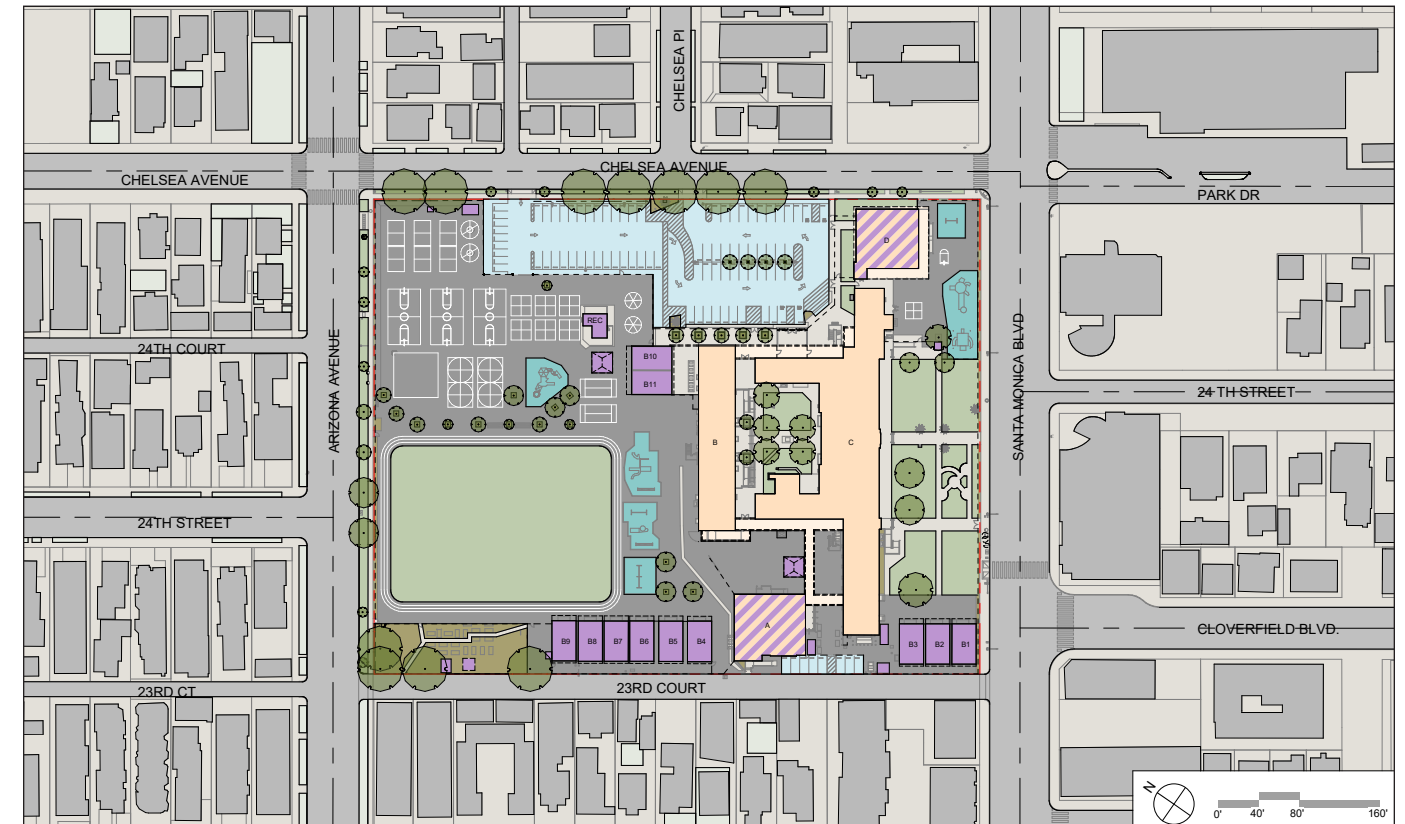


LOW DENSITY HOUSING The surrounding neighborhood to the east, north and west of the campus is a mix of one-story bungalows and two-story plaster clad boxes.

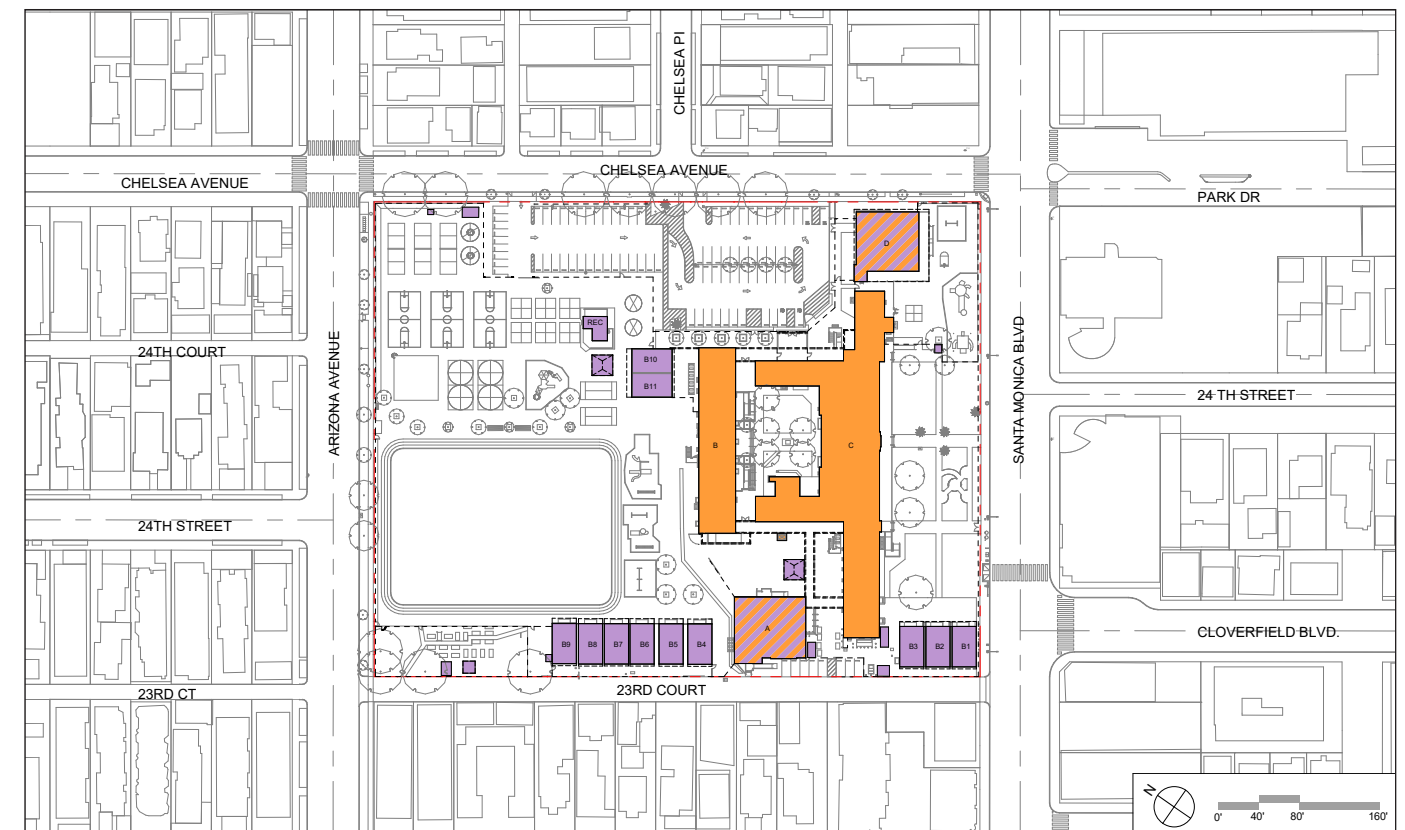


TWO-STORY MULTIFAMILY RESIDENTIAL Apartment units face directly onto neighborhood streets, served by city alleys that provide vehicular parking lots and garages.

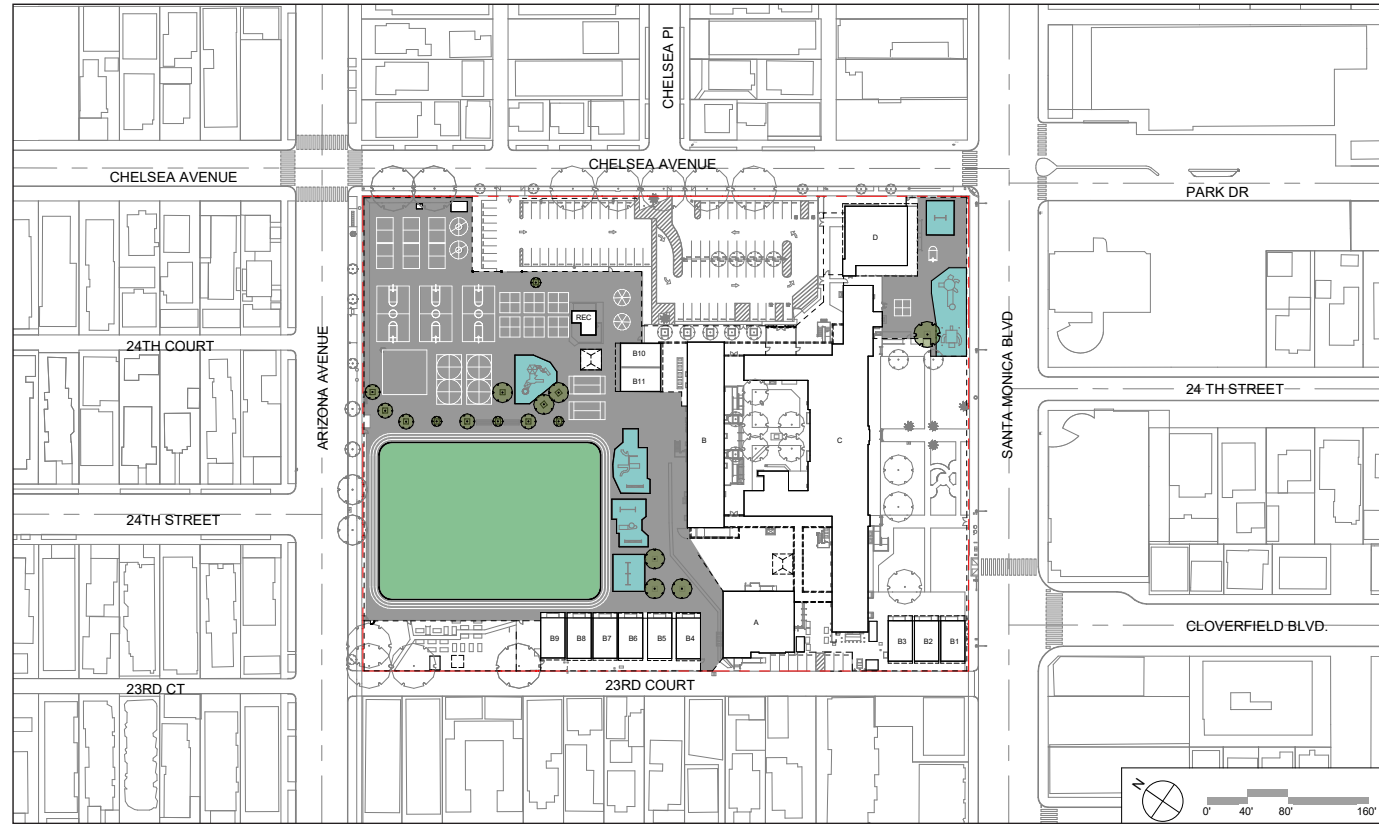
CAMPUS LAND USE			
Component	Acres	%	
AREAS			
Building footprint	1.09	17%	
Playgrounds and fields	2.83	44%	
Unprogrammed landscape and open space	0.99	15%	
Pedestrian circulation	0.73	11%	
Vehicular circulation and parking	0.84	13%	
Total:	6.48	100%	



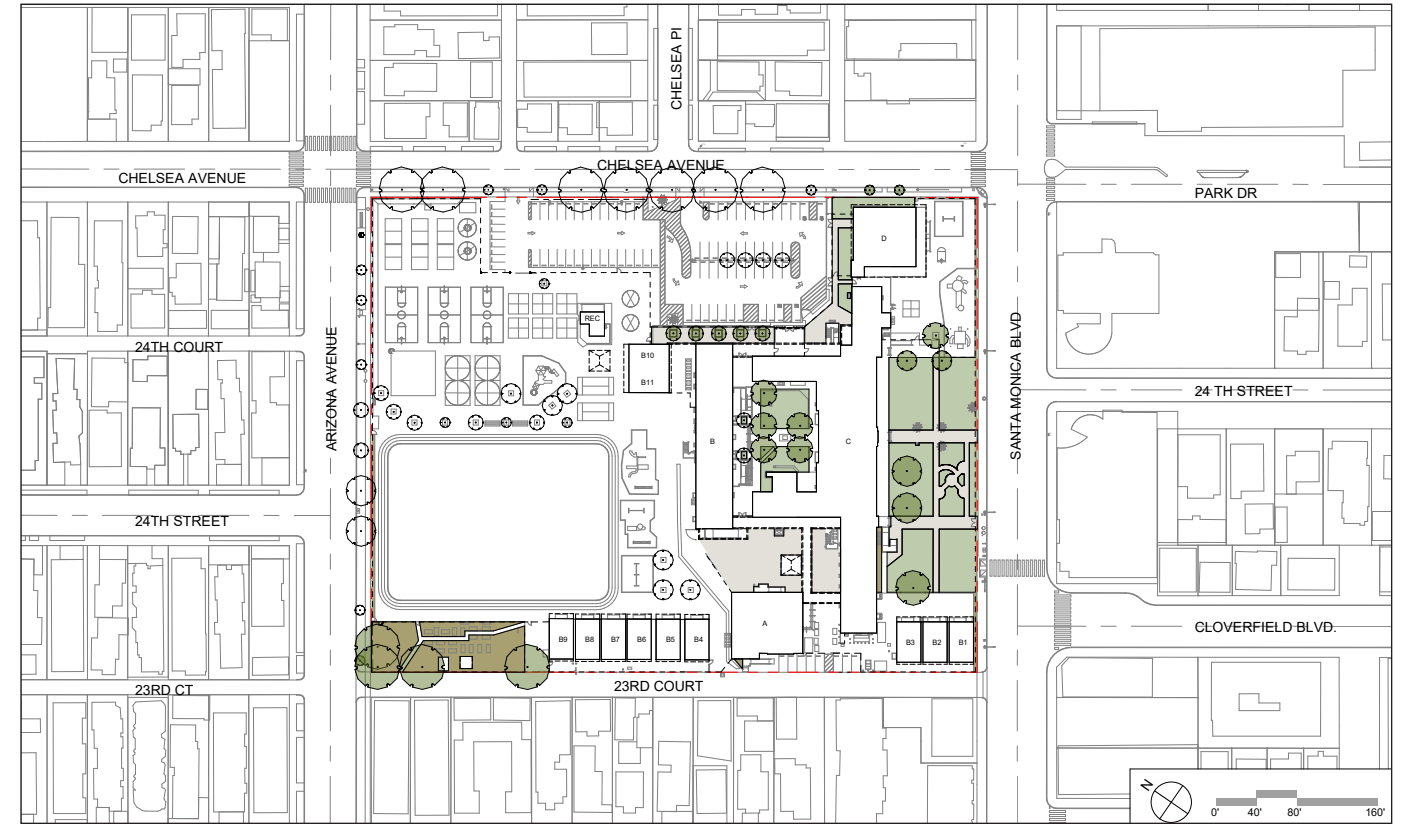
EXISTING CONDITIONS SITE PLAN



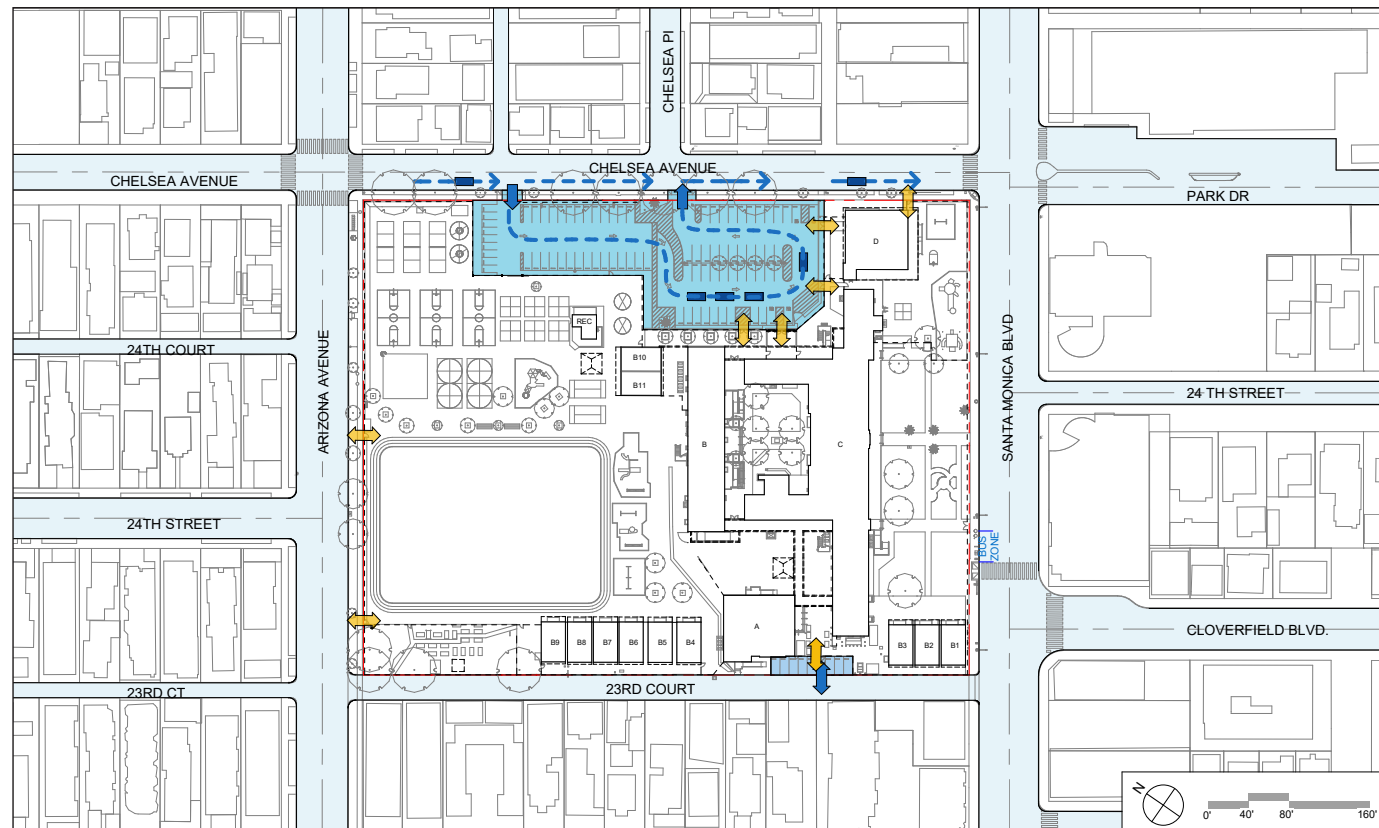
BUILDINGS



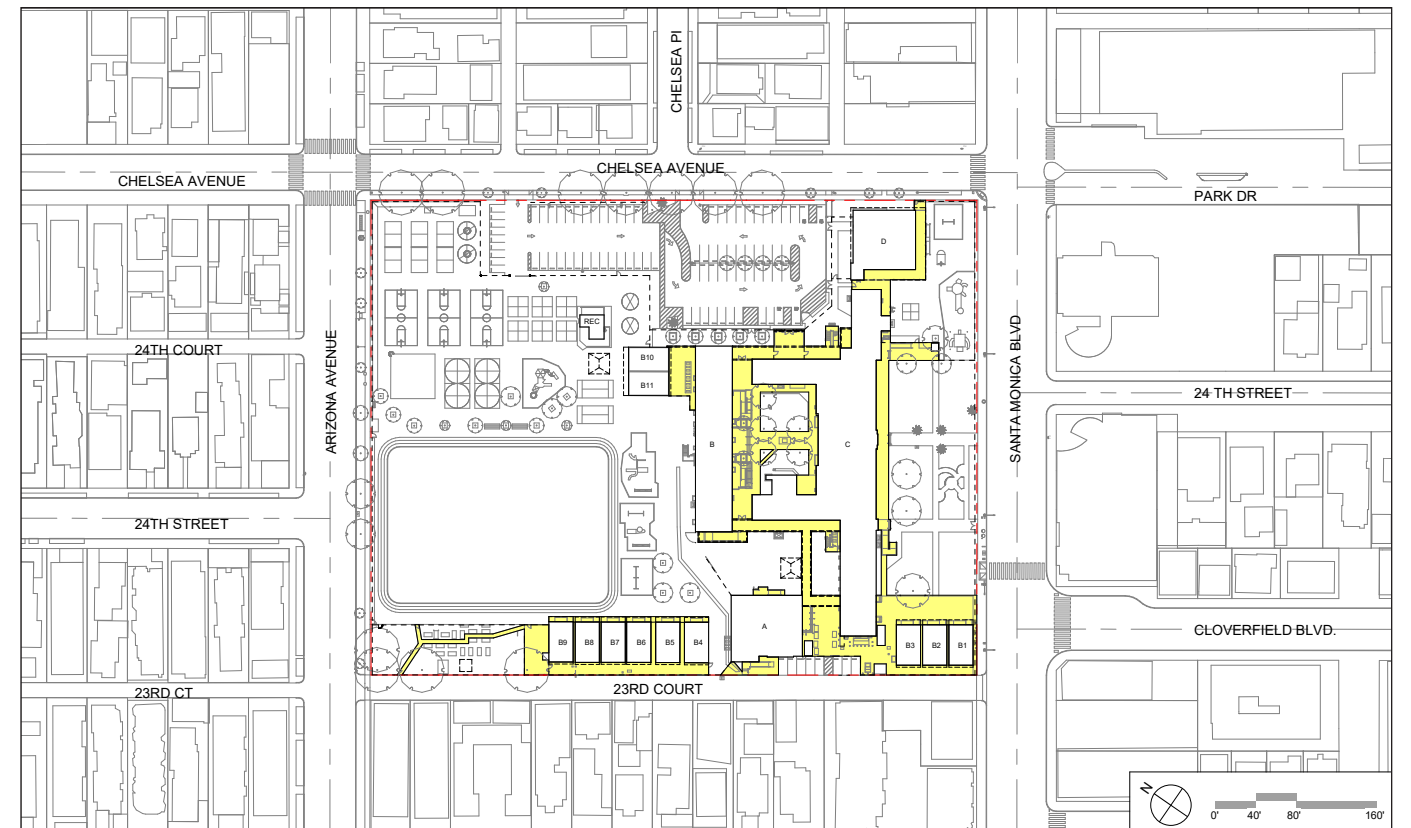
PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



VEHICULAR CIRCULATION AND PARKING



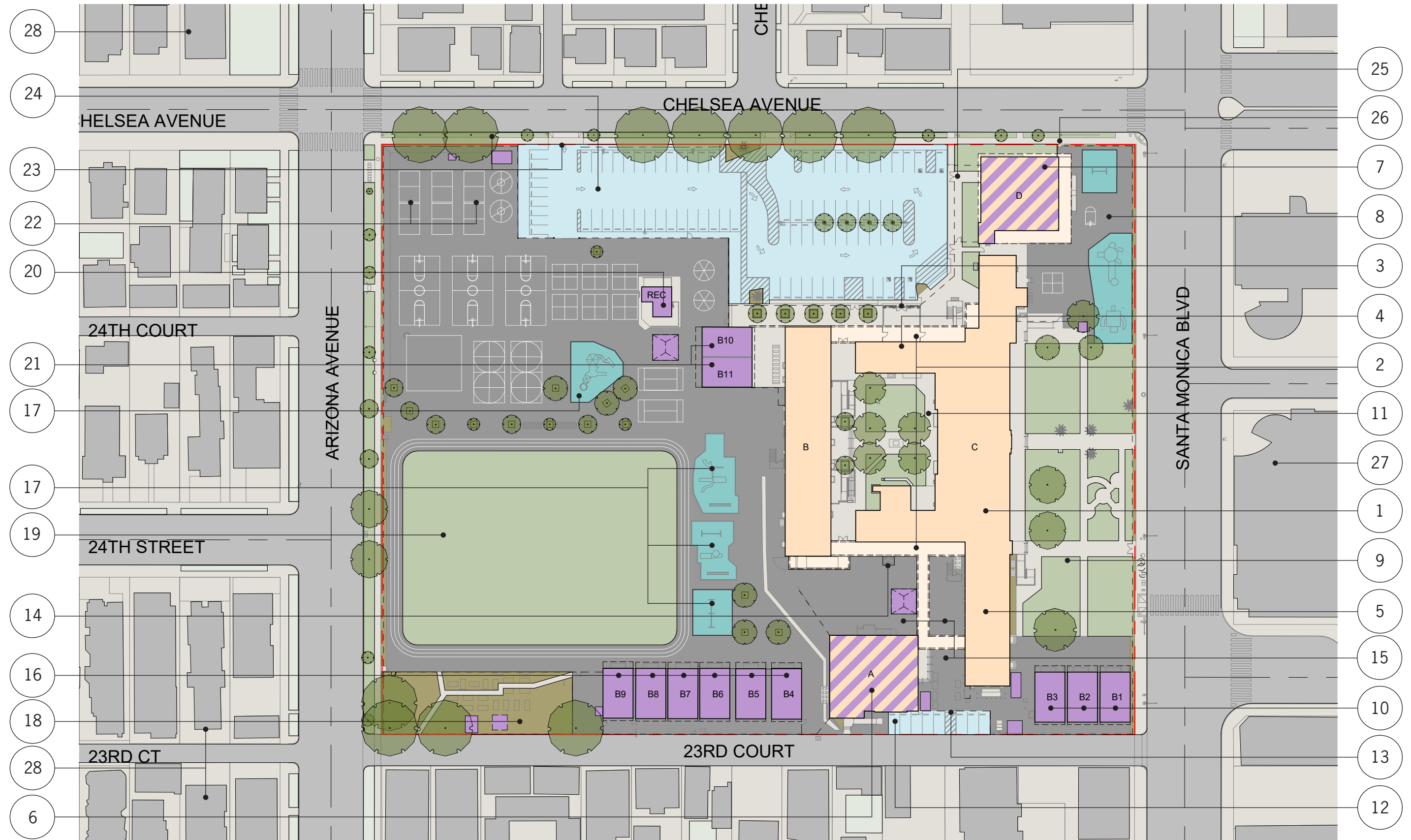
PEDESTRIAN CIRCULATION

Existing Campus

- Founded in the 1920s, McKinley ES fronts Santa Monica Boulevard, a busy city arterial. The school is bound by Chelsea Avenue to the east, Arizona Avenue to the north and 23rd Court alley to the west.
- Campus is divided into two with the south half occupied by buildings and the north by playgrounds and fields
- The historic core, set back generously from Santa Monica Boulevard, is comprised of two two-story poured-in-place concrete buildings forming a central courtyard.
- Four modular buildings situate on campus housing Pre-K, 3rd grade classrooms, cafeteria and kitchen facilities, separated by awkward and unused paved courts
- Eleven classrooms reside in portable units that have neared the end of their useful lives
- A community and learning garden occupies the northwest corner, remote from the classrooms and learning spaces
- A combined parking lot and student drop-off and pick-up circuit is located off Chelsea Avenue, adjacent to the main office, which functions as the true front of campus.
- Combined vehicular circulation creates everyday congestion at critical times and is something that should be addressed in future planning
- Pre-K and Kindergarten playgrounds situate at the southeast corner of campus at the intersection of Santa Monica Blvd. and Chelsea Ave. with the perimeter formed by 6 foot high chain link fencing
- The generous front lawn is used infrequently, with exception of monthly all-school assemblies due to remote location and vehicular activity from the street
- The historic buildings, central garden and mature trees on campus are to be preserved and enhanced.
- The playgrounds, track and field occupying the north half of campus are generous in size, but are located remote to the core campus and contain hard-to-surveil areas

KEY TO EXISTING CONDITIONS SITE PLAN

1	Original 1920s -era two story administration / classroom buildings
2	Covered outdoor arcades provide passage to permanent buildings
3	Main front gate and school entrance
4	Front office and administration
5	Multipurpose auditorium wing
6	Multipurpose cafeteria and kitchen
7	Preschool modular building
8	Younger children's playground area
9	Generous unprogrammed front lawn and pathways
10	Relocatable classrooms accommodate District extra-school activities and special education programming
11	Landscaped central courtyard
12	Food services and facilities service access and parking
13	Service access via 23rd Court Alley
14	Exterior elevator connecting to second story outdoor walkway provides second floor accessibility
15	Under-utilized paved court areas
16	Relocatable classrooms accommodate art, computers, life skills and second grade
17	Resilient playground areas and equipment
18	Community and learning gardens
19	Large field and track
20	Physical education office and restrooms
21	Relocatable classrooms accommodate third grade
22	Remote, hard-to-surveil handball courts
23	Chelsea Avenue entrance to parking lot
24	Chelsea Avenue staff parking lot and student drop-off and pick up circuit
25	Gate access to early childhood classrooms
26	Street-side gate access to early childhood play yard
27	Low rise medical buildings and commercial retail along Santa Monica Boulevard
28	One and two-story multifamily residential buildings on the east, north and west sides of campus



EXISTING CAMPUS Historic two-story building generously set back from Santa Monica Boulevard, forms a central courtyard. Modular buildings and relocatable modulators sit in an array of locations across campus, separate and disparate from the campus core. A large playground and field occupy the majority of the north half of campus with some areas remote and hard to supervise. A community and learning garden is situated on the southwest corner of campus.

Buildings

- Buildings B and C are 1920s era poured-in-place concrete historic main buildings to be preserved, enhanced and re purposed
- Modular building A houses the kitchen and multipurpose cafeteria
- Preschool building D is of low quality and should ultimately be replaced
- Portable classrooms B1 through B9 are nearing the end of their useful life and should be replaced in the short term in permanent buildings in two story formats
- Modular classrooms B11 and B12 sit separate from the remainder of classrooms and should eventually be replaced in larger school buildings

BUILDING INVENTORY			
Key	Name	SF	Stories
1	Multipurpose cafeteria (A)	4,439	1
2	Classroom building (B)	13,425	2
3	Administration, Classroom, Multi-purpose Auditorium (C)	27,390	2
4	Preschool building (D)	3,796	1
5	Relocatable classrooms B1, B2, B3	2,880	1
6	Relocatable classrooms B4, B5, B6, B7, B8, B9	5,760	1
7	Relocatable classrooms B10, B11	1,920	1
8	Recreational building	468	1



BUILDINGS The historic permanent buildings on campus are two-story, arranged around a central courtyard. The west wing of Building C transitions to a one-story multipurpose auditorium at the front of campus. Modular permanent buildings housing early childhood and the multipurpose cafeteria are one-story formats situated to the east and west perimeters while one-story relocatable classrooms are arrayed in three separate zones.



MULTIPURPOSE CAFETERIA & KITCHEN The building is located off 23rd Court and faces an empty paved interior court and houses an office for the CREST program.



EARLY CHILDHOOD MODULAR This building is situated outside the central core of campus, occupying the southeast corner of campus at the corner of Santa Monica Boulevard and Chelsea Avenue.



BACKSIDE OF AN ORIGINAL CLASSROOM BUILDING This two-story building forms the boundary between the playground area and the historic core of campus. Third grade classrooms situate in the one-story relocatables beyond.

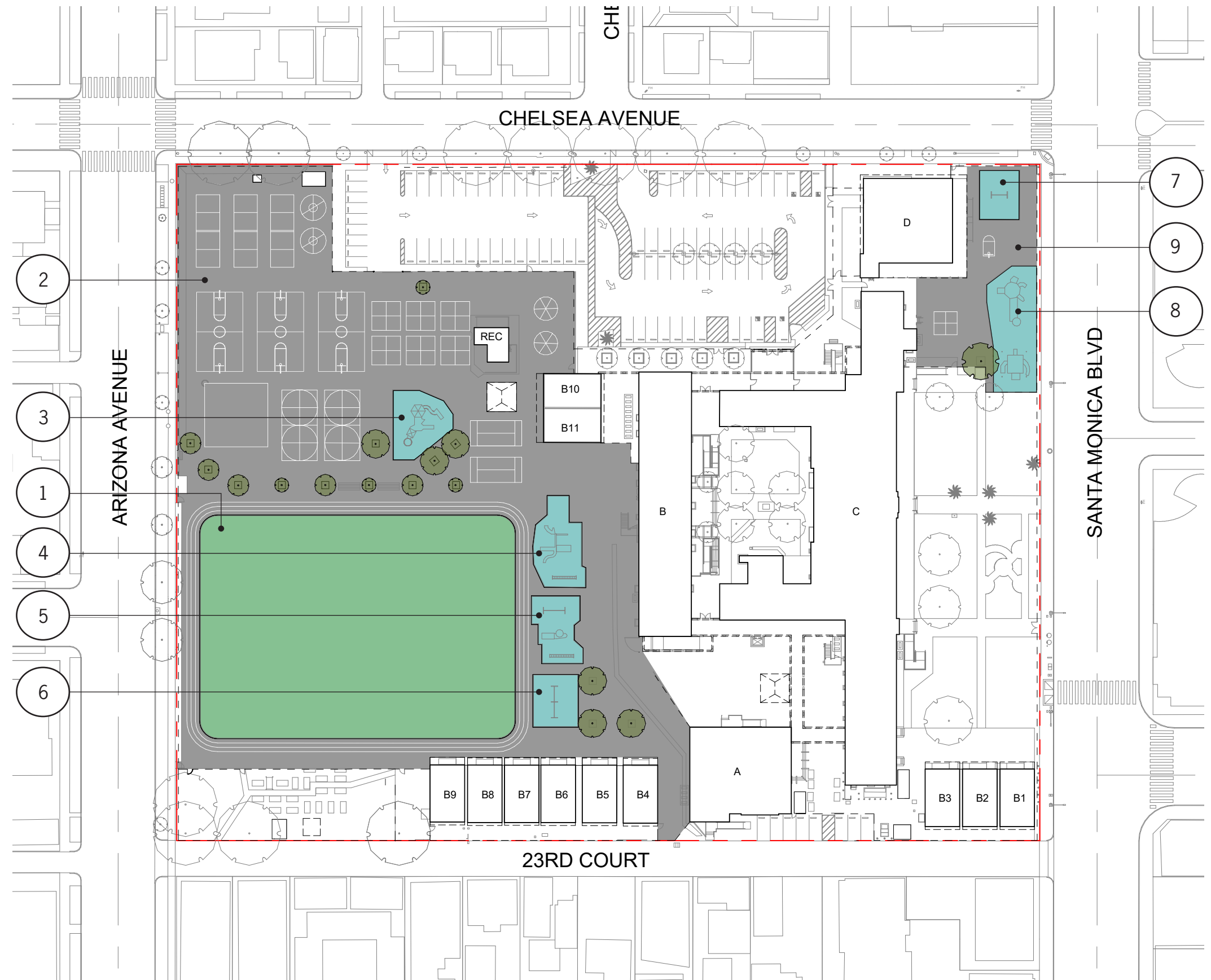


SECOND GRADE, ART & COMPUTER ROOM RELOCATABLE CLASSROOMS These buildings occupy the middle of the western perimeter of campus.

Fields, Courts and Playgrounds

- A generous natural turf field and perimeter track sits adjacent to Arizona Avenue
- A mixture of hard court and resilient play areas with equipment comprise the remainder of the sizable playgrounds occupying the north half of campus
- Wall ball courts situated in the northeast corner are hard to surveil across the play yards
- A preschool and kindergarten play yard comprised of hard top and resilient surfacing and equipment allows separate play for younger children

FIELDS, COURTS AND PLAYGROUNDS INVENTORY		
Key	Name	Acres
1	Older children's field and track	0.94
2	Older children's playground	1.52
3	Playground equipment on resilient surface	0.03
4	Playground equipment on resilient surface	0.04
5	Playground equipment on resilient surface	0.03
6	Playground equipment on resilient surface	0.03
7	Shared Pre-K & Kindergarten playground equipment on resilient surface	0.02
8	Shared Pre-K & Kindergarten playground equipment on resilient surface	0.06
9	Shared Pre-K & kindergarten playground area	0.16
TOTAL:		2.83



FIELDS, COURTS AND PLAYGROUNDS The north half of campus contains the bulk of playground space on campus with hard courts, resilient play surfaces with play structures, a natural turf field and track. The size and remoteness of some areas make it hard to surveil. A younger children's play area occupies the southwest corner of campus adjacent to preschool and kindergarten classrooms.



TRACK AND FIELD A sizable rectangular natural turf field and perimeter track sits adjacent to hard courts and play equipment. It is open to the public on weekends.



HANDBALL AND BASKETBALL COURTS A variety of courts occupy the northeast zone of the playground. Due to the large area the playground covers, the handball courts locate remotely, creating hard to surveil areas.



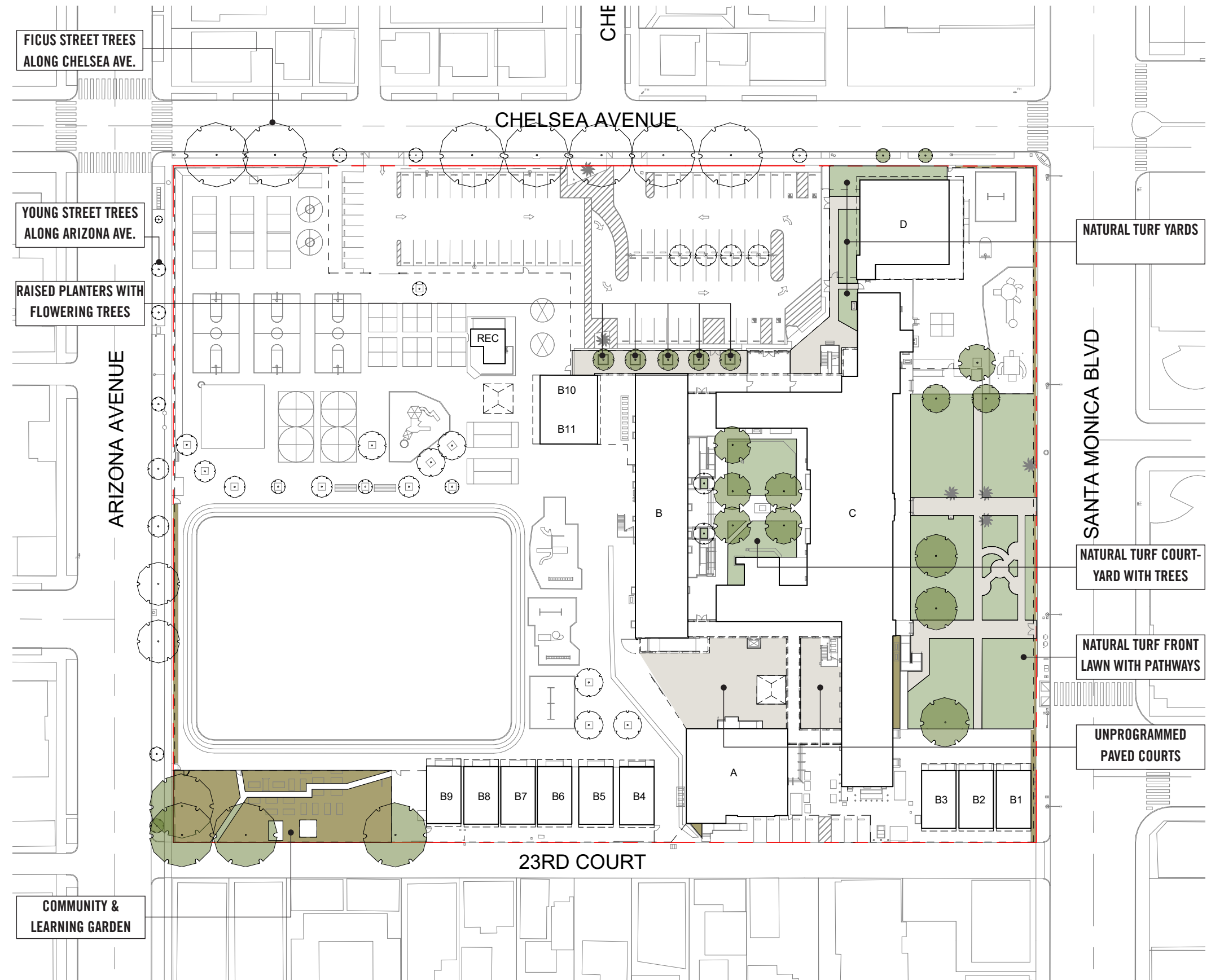
EARLY CHILDHOOD PLAY YARD Located at the southeast corner of campus, preschool and kindergarten share a playground comprised largely of hardtop surfacing and resilient paving at play equipment areas.



ELEMENTARY GRADES RESILIENT PLAY AREAS AND EQUIPMENT Four zones within the larger playground contain an array of play equipment for children during recess and after school. This portion of campus is open to the public on weekends.

Landscape and Open Space

- Historic buildings form a beautiful courtyard at the center of the learning campus
- An expansive front lawn along Santa Monica Blvd. is utilized infrequently for monthly all-school assemblies, due to remoteness and noise from the street
- A community and learning garden occupies the northwest of campus, remote from classrooms
- Underutilized paved courts fill the space between the multipurpose cafeteria and the western loggia connecting the historic buildings.



LANDSCAPE AND OPEN SPACE Due to the placement of historic buildings, the campus contains several large open space areas across campus, creating opportunities for useful outdoor functions.



FRONT LAWN The main school building is set back generously from Santa Monica Blvd., creating a grand lawn and pathways infrequently used due to it's location to the boulevard.



CENTRAL COURTYARD A well-maintained landscaped courtyard occupies the core of campus. It is surrounded by two-story classroom buildings and contains mature shade trees.



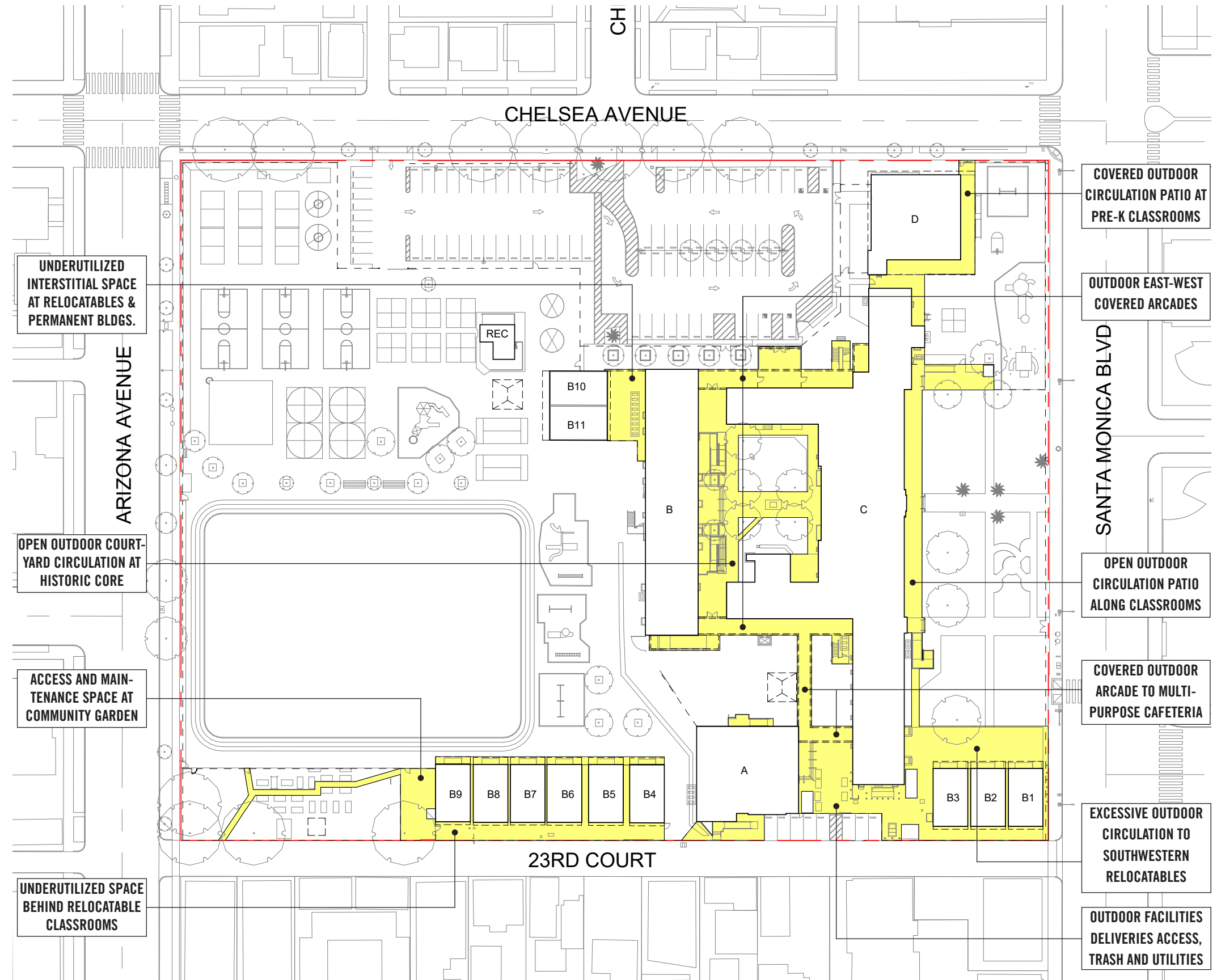
IN-BETWEEN PAVED COURTS A sizable paved court between the west side of the main buildings' arcade and cafeteria has some lunch tables but is cut off from the playground areas due to weekend security fencing.



COMMUNITY GARDEN The northwest corner of the campus is occupied by a sizable community garden which also contains learning components for McKinley school programs.

Pedestrian Circulation

- Loggias flank the east and west sides of the historic buildings, providing weather protected access between buildings
- Open exterior paths cut across a centralized courtyard
- Access to portable classrooms is remote across open areas of the playgrounds and front yards
- A long concrete patio connecting classrooms from the exterior runs across the front building facing Santa Monica Boulevard and sits largely unused
- A covered walkway connects the multipurpose cafeteria to the central historic buildings but divides a largely unused paved court into three zones
- The second floors of Buildings B and C are connected via an outdoor, uncovered walkway to the west which has numerous accessibility issues



PEDESTRIAN CIRCULATION The campus has a combination of beautiful ground floor loggias and open space connecting the original buildings which do not cohesively extend out to remote portable and modular buildings. Circulation to classrooms across campus is generally disorienting and something that should be corrected in the future.



SOUTH PATIO AT BUILDING C Largely unused, the south patio connects the kindergarten classrooms with preschool building D and the relocatables at the southwestern corner of campus.



CENTRAL COURTYARD Pathways cut through the landscaped courtyard, connecting administration and classroom building C to classroom building B.



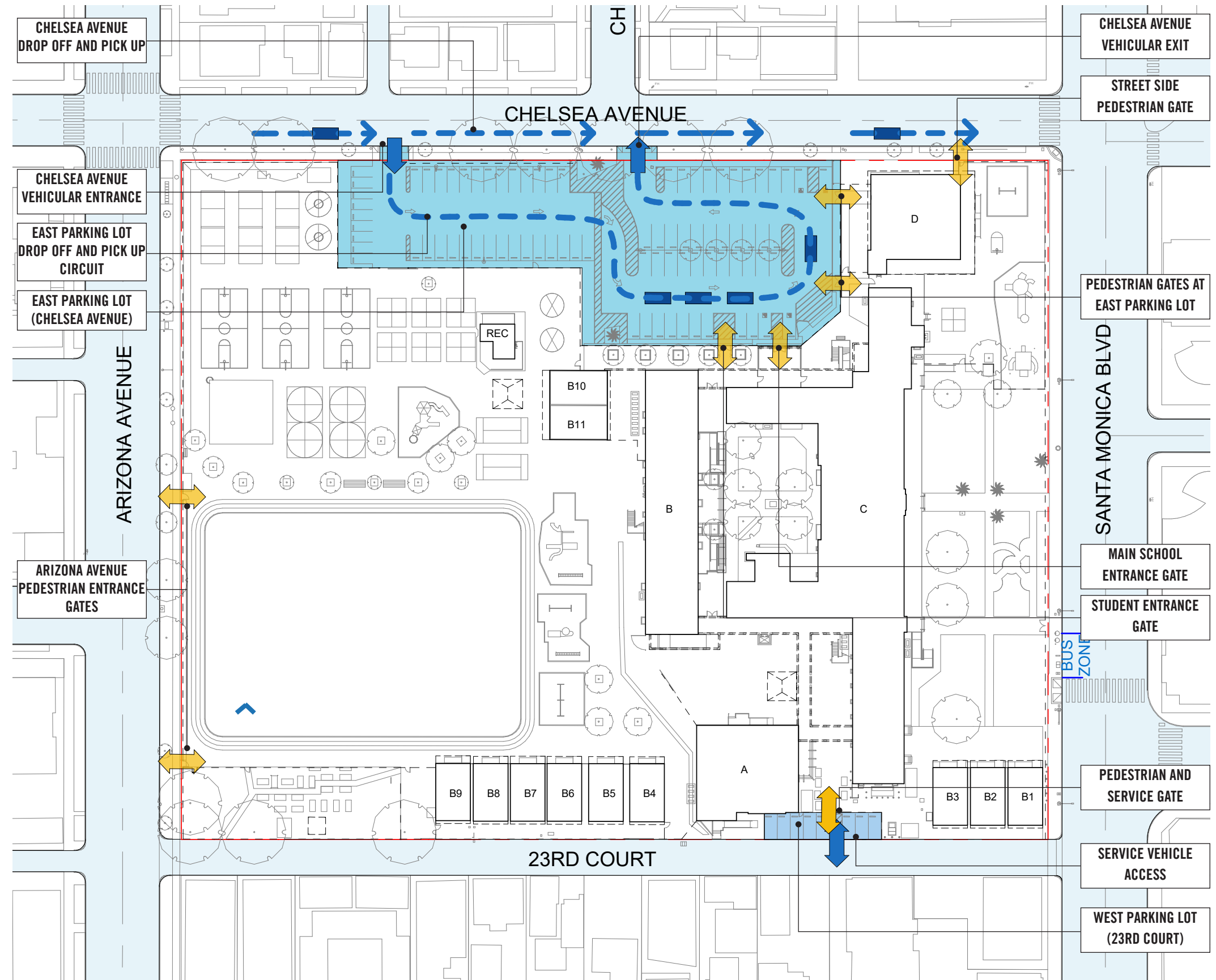
WESTERN ARCADE The original campus buildings have outdoor covered walkways running the east and west perimeters. The western arcade connects classroom buildings to the multipurpose auditorium in the southwest.



ARCADE CONNECTION TO BUILDING A An east-west covered walkway connects the original school buildings to the outer-lying multipurpose cafeteria building A.

Vehicular Circulation and Parking

- Two parking areas serve the campus with the majority of parking located along the eastern boundary adjacent to Chelsea Avenue, a residential street running perpendicular to the major arterial Santa Monica Boulevard.
- The Chelsea lot is one way circulation, combining staff and visitor parking with student pick-up and drop-off. The dual purpose creates chaos and back-ups and should be corrected in the future.
- A small parking area to the east along 23rd Court is for service and delivery vehicles.



VEHICULAR CIRCULATION AND PARKING A parking lot accessed from Chelsea Avenue combines staff and visitor parking and mixes in student drop-off and pick-up, creating backups. A small parking area along 23rd court provides service and food delivery access at the western end of campus.

VEHICULAR CIRCULATION AND PARKING		
	<i>Component</i>	<i>Acres</i>
AREAS	East parking lot (Chelsea Avenue)	0.81
	West parking lot (23rd Court)	0.03
	Total:	0.84
SPACES	East parking lot (Chelsea Avenue)	82
	West parking lot (23rd Court)	8
	Total:	90



EAST PARKING LOT AT CHELSEA AVENUE The main school and preschool entrance gates are situated adjacent to the main staff and visitor parking lot accessed from Chelsea Avenue.



EAST PARKING LOT CIRCULATION A one way traffic pattern occurs in the main parking lot, with the entrance occurring at the north curb cut and exiting at the south curb cut.



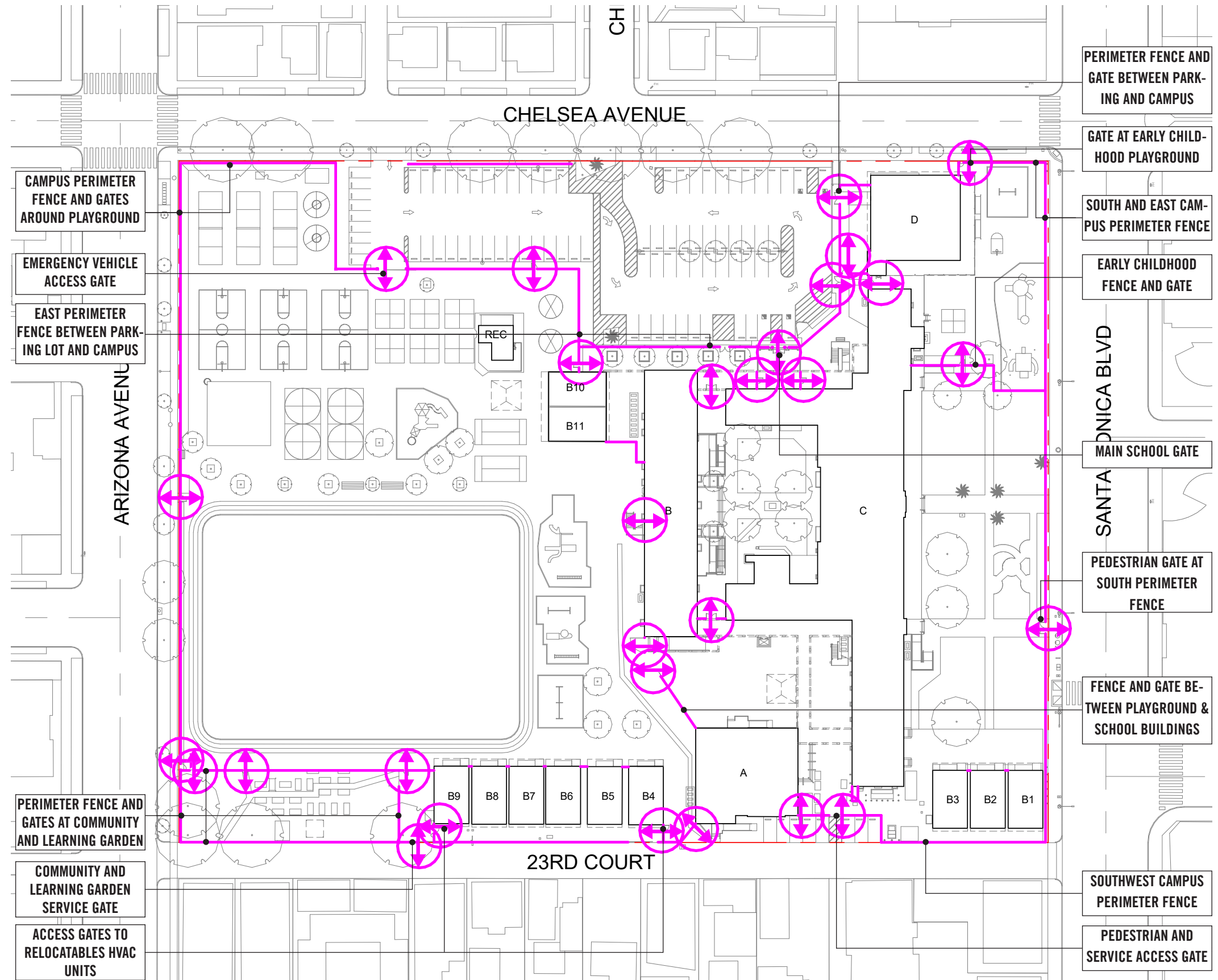
EAST PARKING LOT DROP OFF & PICK UP The staff and visitor parking lot doubles as a student drop off and pick up circuit beginning at the north end of the lot, creating traffic backups and access to parking.



WEST PARKING AREA AT 23RD COURT A small parking zone occurs along the campus western boundary off of the 23rd Court alley. Food services and facilities receive deliveries at this location.

Security Enclosure

- The north and south perimeters of campus along Arizona Ave. and Santa Monica Blvd. are secured by continuous chain link fencing along their entire lengths.
- The western boundary along 23rd court is secured primarily by chain link fencing with the back side of the cafeteria building forming the completed enclosure.
- A portion of the parking lot along Chelsea has chain link fencing along the sidewalk perimeter though does not provide security. Instead, a combination of chain link and wrought iron fencing form the secure campus perimeter.
- Emergency vehicle access gates provide access from the Chelsea parking lot onto the playground and back side of Building B.
- Gates and fencing separate the main educational core of campus from the playgrounds and fields for collaborate public use on the weekends.



SECURITY ENCLOSURE The perimeter of campus is outfitted with chain link fencing on all four sides. Though the parking lot along Chelsea Avenue is unsecured, campus access and security is formed by a wrought iron fencing and gates between it and the early education and administration buildings.



EAST PERIMETER A variable height painted vertical bar enclosure separates the interior of campus from the main parking lot off Chelsea Avenue.



STAFF PARKING ALONG CHELSEA AVENUE No security elements occur between staff and visitor parking and the street.



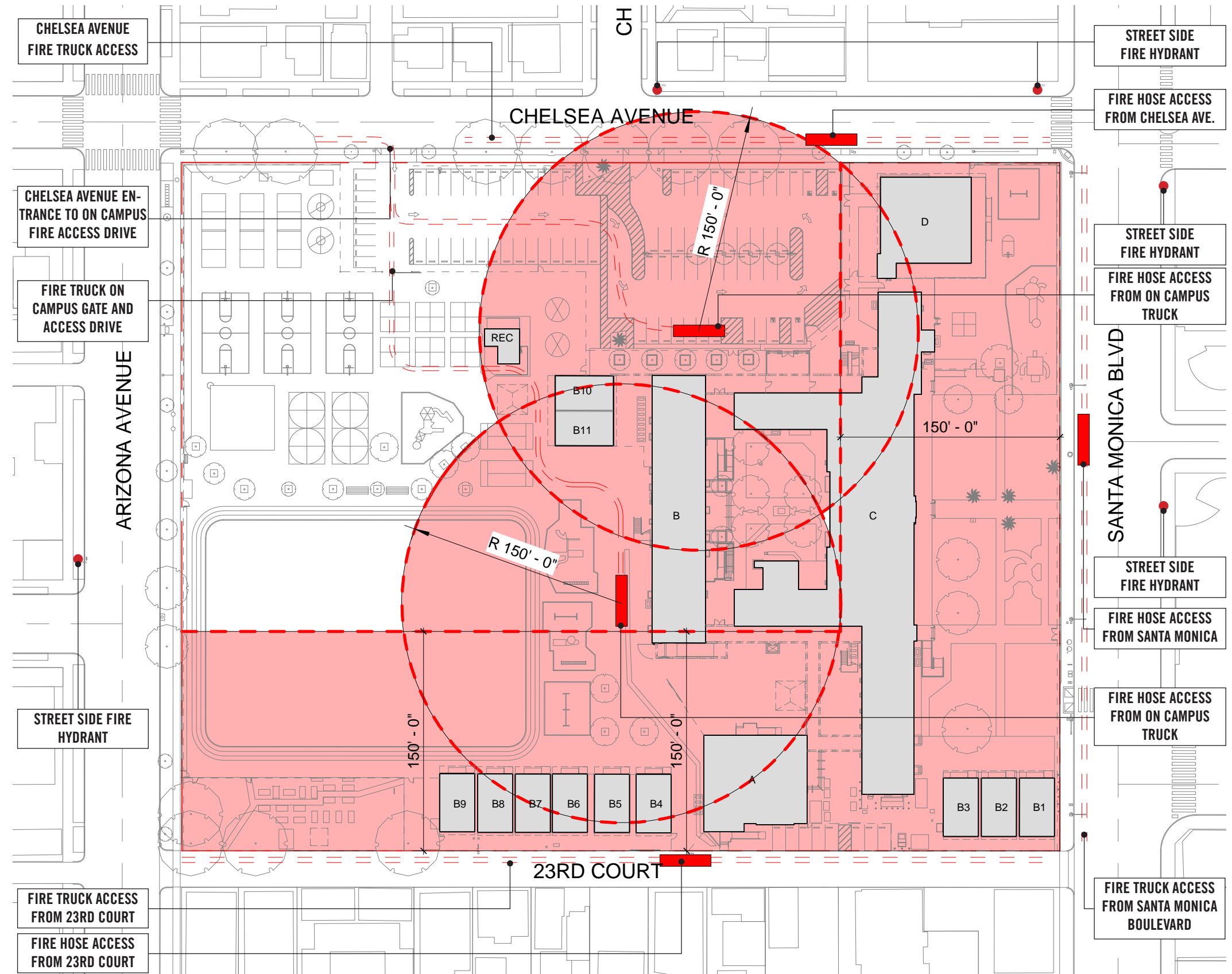
SOUTH PERIMETER Chain link fencing with fabric screening separates the early childhood play yard from Santa Monica Boulevard and Chelsea Avenue.



NORTH PERIMETER Higher chain link fencing occurs along the playground area at the north end of the campus.

Emergency Vehicle Access

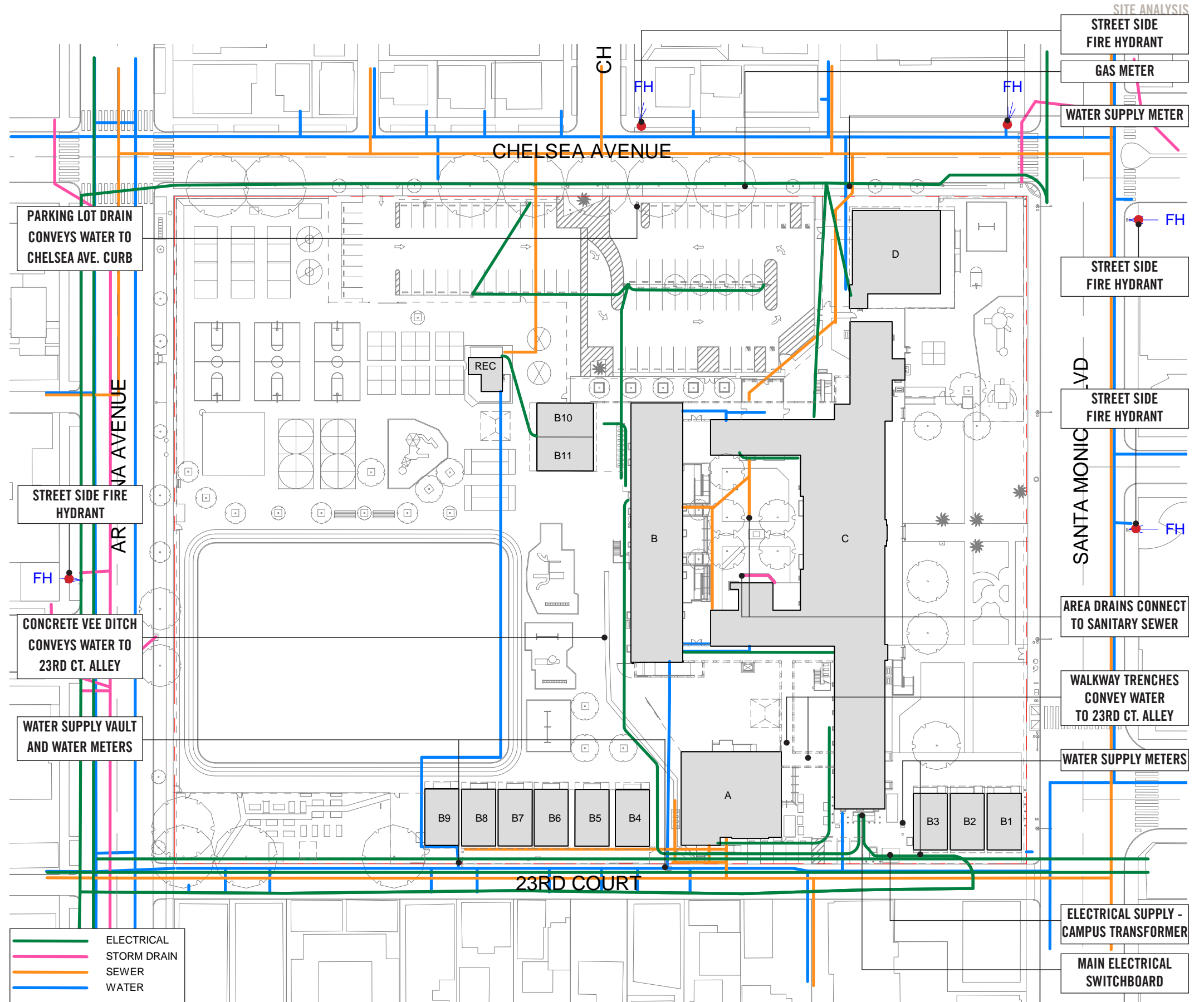
- Emergency vehicle access is provided to the historic core from City streets and alleys, the Chelsea parking lot and an access gate from the parking area across the playground.
- Access for modular and portable buildings is provided from streets and the alley.
- Future planning for the campus will need to maintain emergency vehicle access from the playgrounds for Bldg B coverage.



FIRE DEPARTMENT ACCESS Fire trucks parked along Santa Monica Boulevard, Chelsea Avenue and 23rd Court yield 150 FT access to campus buildings. An interior truck access drive that enters and exits via the east parking lot provides the remaining 150 FT access to points within the campus interior.

Utilities

- The school has an SCE electrical service from a transformer located at the southwest corner . A new main electrical switchboard was installed as part of a 2018 modernization (DSA #03-118333) and is a 1600Amp 120/208V, 3 Phase, 4 wire switchboard using circuit breakers in lieu of fuses.
- New panels were added to the project for new HVAC, but existing panels have not been replaced. The new current total demand load is 978 Amps. Therefore, approx. 600 Amps of spare capacity is available for future projects, and perhaps more, to be confirmed by analyzing 12 months of SCE bills after modernization, to determine current maximum demand kWatts for the campus (Safety factor of 25% will be the new baseline of the electrical system capacity per NEC220.87).
- Various water meters at various locations serve campus. Visible piping material for the domestic supply distribution is copper. Pressure at the fixture appears on point. Food service is served by a 50 gal. storage gas water heater. The existing main line is ~2.5 inches. In-depth analysis should be performed to determine capacity for future projects.
- The campus has several points of connection to public sewer mains. Pipes sizes range 4-6 inches. Based on the campus's history, main lines are due to be replaced and have signs of wear. Exposed pipe reflects cast iron piping material. In-depth analysis should be performed to determine capacity for future projects. Connections occur along 23rd Ct. and Chelsea Ave.
- Gas supply comes from various meters ranging in size from 1-1/4 to 3 inches. Maintenance feedback indicates underground piping showing heavy corrosion. Recommendation is to investigate for future projects.
- Fire suppression appears to be at building B only which has a fire riser in the basement though no back flow serving the fire line was observed on campus.
- Storm water appears to discharge via area drains connecting to sewer and water is conveyed off site via a combination of topography and concrete vee ditches.

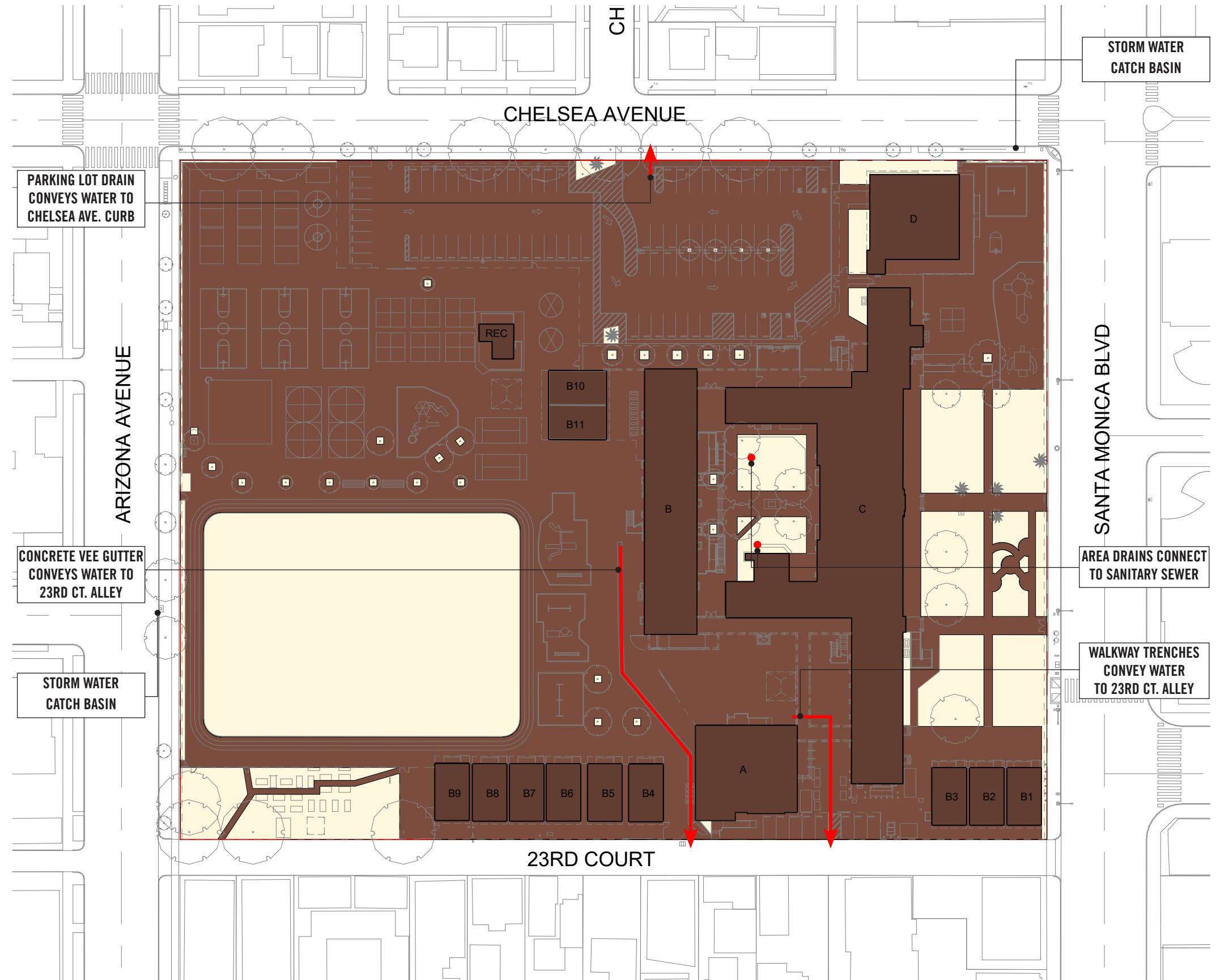


CAMPUS UTILITIES Electricity, gas, domestic water, irrigation water and sanitary sewer POCs are located in multiple locations across campus.

Ground Plane Impermeability

- 5.28 acres, or over 80% of existing campus site area is covered with building, pavement or other impermeable materials that do not allow rainwater to penetrate the soil.
- Landscape areas such as the play field, the central courtyard and front lawns provide most of the permeable ground plane on campus.
- Low impact development requires all storm-water on site, at buildings and parking lots, be infiltrated on site or contained and treated on site and not discharged to the city storm drain system.
- A planning goal is to significantly reduce ground plane impermeability on campus to allow more rainwater to naturally percolate into the ground and thereby reduce the volume of water that must be treated, contained or re-used on site.
- Replacing single story buildings with two story buildings reduces the building footprint on site and increases ground plane permeability.
- Using decomposed granite as a path surface in lieu of concrete, or using permeable asphalt in lieu of regular asphalt in parking areas also decreases impermeable site area.
- Bio-retention planters and infiltration will be a part of the storm-water management strategy to address storm-water run-off and contaminants.

SITE IMPERMEABILITY		
Component	Acres	%
AREAS		
Permeable ground plane	1.20	19%
Impermeable ground plane	4.23	65%
Building footprint	1.05	16%
Total:	6.48	100%



STORM WATER MANAGEMENT A strategy of reducing ground plane impermeability on campus will be part of economical storm-water management with benefits to the campus and to the region.

Topography

- The elevation across the campus varies by approximately eleven feet with the highest grades in the northeast corner at Arizona and Chelsea Ave. Lowest grades occur in the southwest at Santa Monica Blvd. and 23rd Ct. alley.
- A gentle slope is visibly and functionally noticeable across the playgrounds with balls rolling toward the south
- Ramps and stairs resolve grade differences at Buildings B and C on their east and west sides. The front office on west-facing Chelsea Ave. is generally level to the Chelsea parking lot.
- Cafeteria building A and preschool building D both have ground floors raised above adjacent grades and have exterior walkways and ramps providing access.
- Modular classrooms B10 and B11 are at grade to the playgrounds.
- Portable classrooms backing up to 23rd Ct. are accessed via portables ramps.



TOPOGRAPHY Campus elevations vary across the site by approximately eleven feet. Localized differences are mitigated by ramps and stairs to provide access to campus buildings.

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



EXISTING AND PLANNED FACILITIES

JOHNSON FAVARO

October 7, 2020

Existing and Planned Facilities

With regard to planning for and right-sizing future school facilities on this campus two overarching SMMUSD goals inform this effort. These are:

1. Accommodate 650-700 students on this campus. We're using the 2019 SMMUSD Education Specifications student enrollment target of 688 students as our guide.
2. Provide properly sized learning environments to accommodate the future number of students and the variety of 21st and 22nd century learning activities

This manifests in a more than doubling of the building floor area on campus as a result of two factors:

1. At approximately 500 students at full capacity McKinley Elementary's school population will grow by over 35% to arrive at around 688 students
2. The learning environments prescribed in the 2019 SMMUSD Education Specifications are significantly larger than in the existing conditions, where some classrooms such as upper elementary (grades 3-5) will grow more than 50% from less than 900 SF to 1400 SF and most of the specialized and flexible facilities (multi-purpose assembly, multi-purpose culinary cafe, science, art and music) will more than double in size and number.

EXISTING AND PLANNED FACILITIES CONTENTS

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Front office and school support	34-35
Building services	36-37
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EXISTING AND PLANNED FACILITIES BUILDING FOOTPRINT. To fulfill the requirements of the 2019 SMMUSD Education Specifications by continuing to build one story buildings would consume all of the campus property and then some. Transition to two-story buildings is imperative.

EXISTING AND PLANNED FACILITIES FLOOR AREA OVERVIEW

	EXISTING	PLANNED	DEFICIT
	Total ASF	Total ASF	ASF
Core Classrooms	27,165	40,910	13,745
Specialized Flexible Rooms	14,280	40,020	25,740
Front Office and School Support	3,545	4,330	785
Building Services	3,380	15,600	12,220
Total Facilities (ASF)	48,370	100,860	52,490

ACADEMIC, SPECIALIZED AND FLEXIBLE FACILITIES FLOOR AREA OVERVIEW

	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Core Classrooms	29	27,165	30	40,910	13,745
Pre-K	2	2,305	2	2,700	395
T-K	1	1,135	1	1,350	215
Kindergarten	3	3,500	4	5,400	1,900
1st Grade	3	3,715	4	5,080	1,365
2nd Grade	3	2,625	4	5,080	2,455
3rd Grade	3	2,890	4	5,600	2,710
4th Grade	3	2,780	4	5,600	2,820
5th Grade	3	2,560	4	5,600	3,040
Special Education	8	5,700	3	4,500	1,200
Specialized/Flexible Rooms	9	14,280	13	40,020	25,740
Crest Classrooms	0	0	0	n/a	0
SMMUSD SAP Childcare and Learning Annex	3	2,500	0	n/a	2,500
Teaming Area	0	0	4	8,800	8,800
Block Classrooms	0	0	0	0	0
Art Classroom/Flexible Science/Art	1	660	2	2,400	1,740
STEM Classroom/Maker Lab	1	1,020	2	3,600	2,580
Flexible Music	1	775	2	3,000	2,225
Multipurpose Auditorium	1	2,870	1	9,160	6,290
Multipurpose Culinary/Cafe	1	3,730	1	8,000	4,270
Library	1	2,725	1	8,060	5,335
Total Academic, Specialized and Flexible Facilities (ASF)		41,445		80,930	39,485

SUPPORT FACILITIES FLOOR AREA OVERVIEW

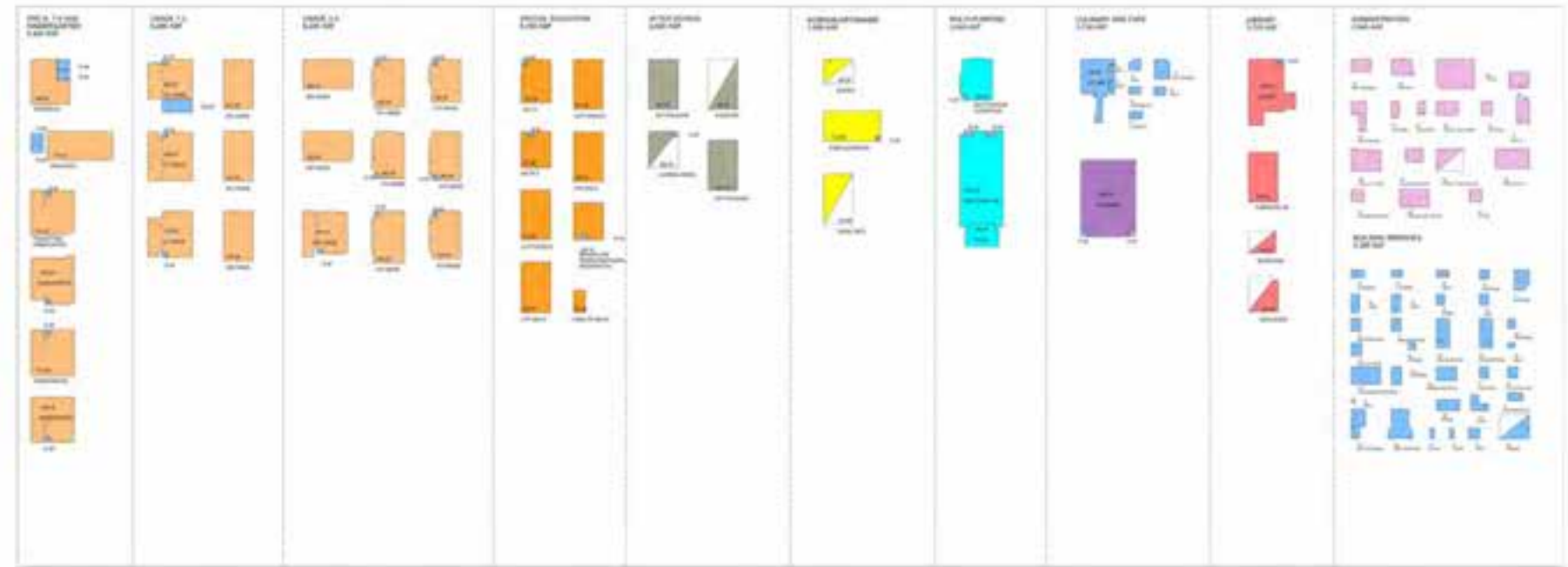
	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Front Office and School Support	17	3,545		4,330	785
Front Office and School Support	17	3,545		4,330	785
Building Services	31	3,380	8	15,600	12,220
Boys and Girls Restrooms	6	1,160	4	8,800	7,640
Staff/Adult Restrooms	8	620	Incl. in FO/SS	0	620
Custodial/Storage	13	1,165	Incl. below	0	1,165
MEP Services	4	435	2	2,800	2,365
MDF	0	0	2	4,000	4,000
Total Support Facilities (ASF)		6,925		19,930	13,005

OUTDOOR FACILITIES FLOOR AREA OVERVIEW

600-700 Students	Existing SF	Existing Ac	Planned SF	Planned Ac	SURPLUS
Instruction and Play	123,275	2.83	73,700	1.70	49,575
Early childhood (Shared w/ Kinder 10,445 @ 50%)	5,228		4,500		728
Kindergarten (Shared w/ EC 10,445 @ 50%)	5,227		4,800		427
Elementary	112,820		64,400		48,420
Other	7,529	0.17	26,300	0.60	18,771
Lunch shelter	0		1,800		1,800
Outdoor performance	0		5,200		5,200
Learning garden	7,529		5,000		2,529
Outdoor library reading room	0		800		800
Outdoor classrooms	0		13,500		13,500
	<i>Stalls</i>		<i>Stalls</i>		
Parking	36,590	0.84	35,000	0.80	1,590
Parking	90	36,590	100	35,000	1,590
Total Outdoor Facilities (SF)	167,394	3.84	135,000	3.10	32,394

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.



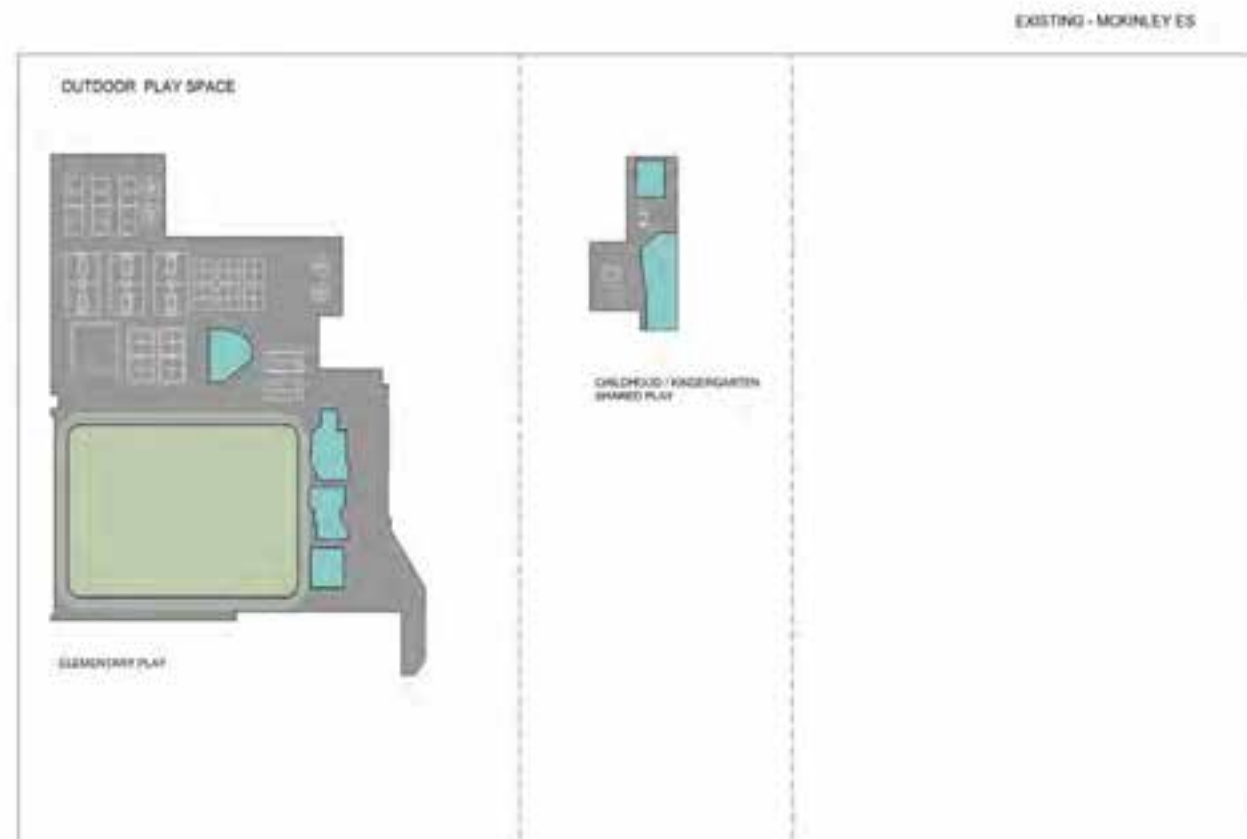
EXISTING CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @ 48,370 ASF



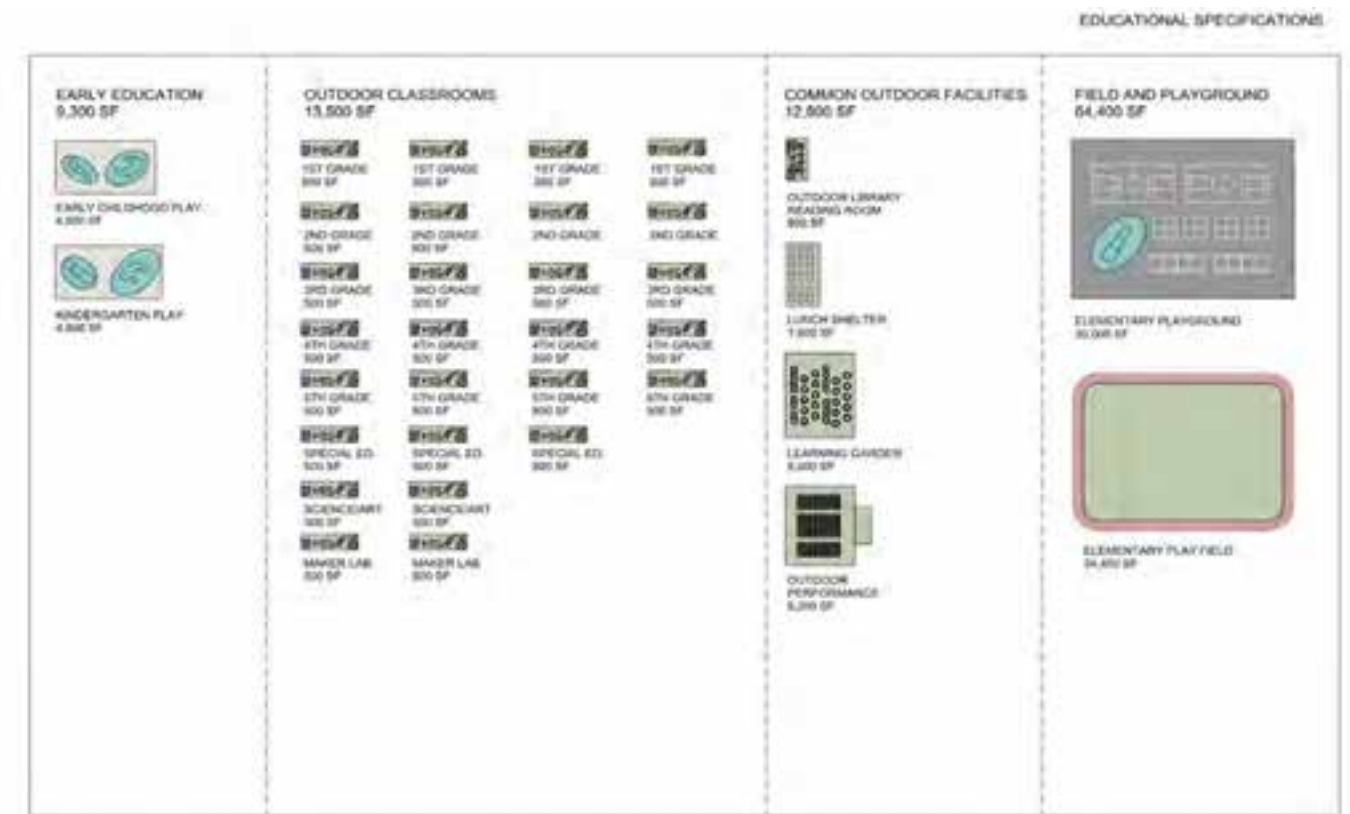
PLANNED CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @ 100,860 SF

Existing and Planned Outdoor Facilities

The field and playground areas are awkwardly located and configured and difficult to supervise. The overall configuration of the existing condition reflects an old school philosophy of play as recess from classroom work. The 2019 SMMUSD Education Specifications articulate target space allocations for early education, kindergarten, lower and upper elementary playground areas as well as the field and track. It also provides for outdoor classroom space associated with every elementary classroom and common facility. Outdoor facilities are integrated into the overall learning environment as an extension of the indoor classroom.



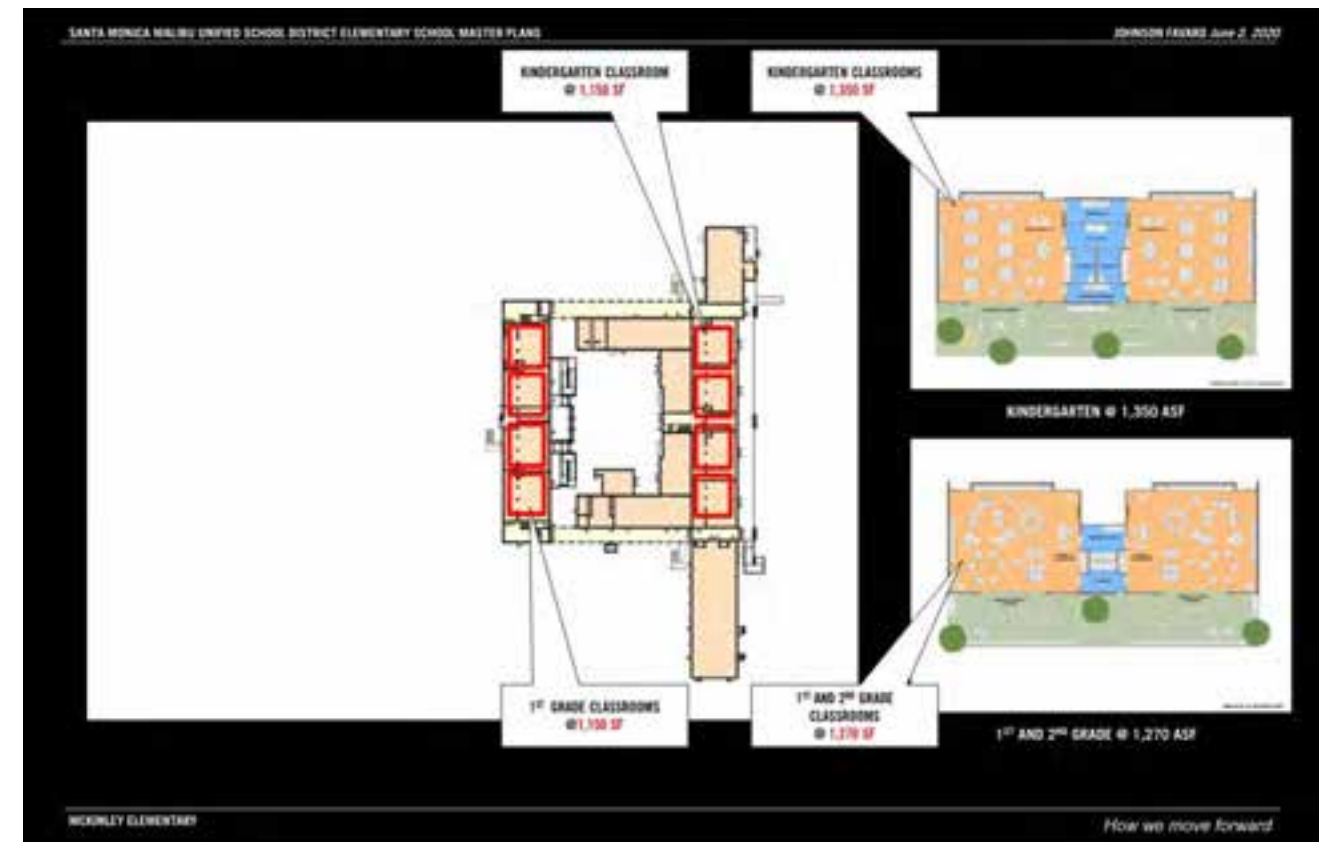
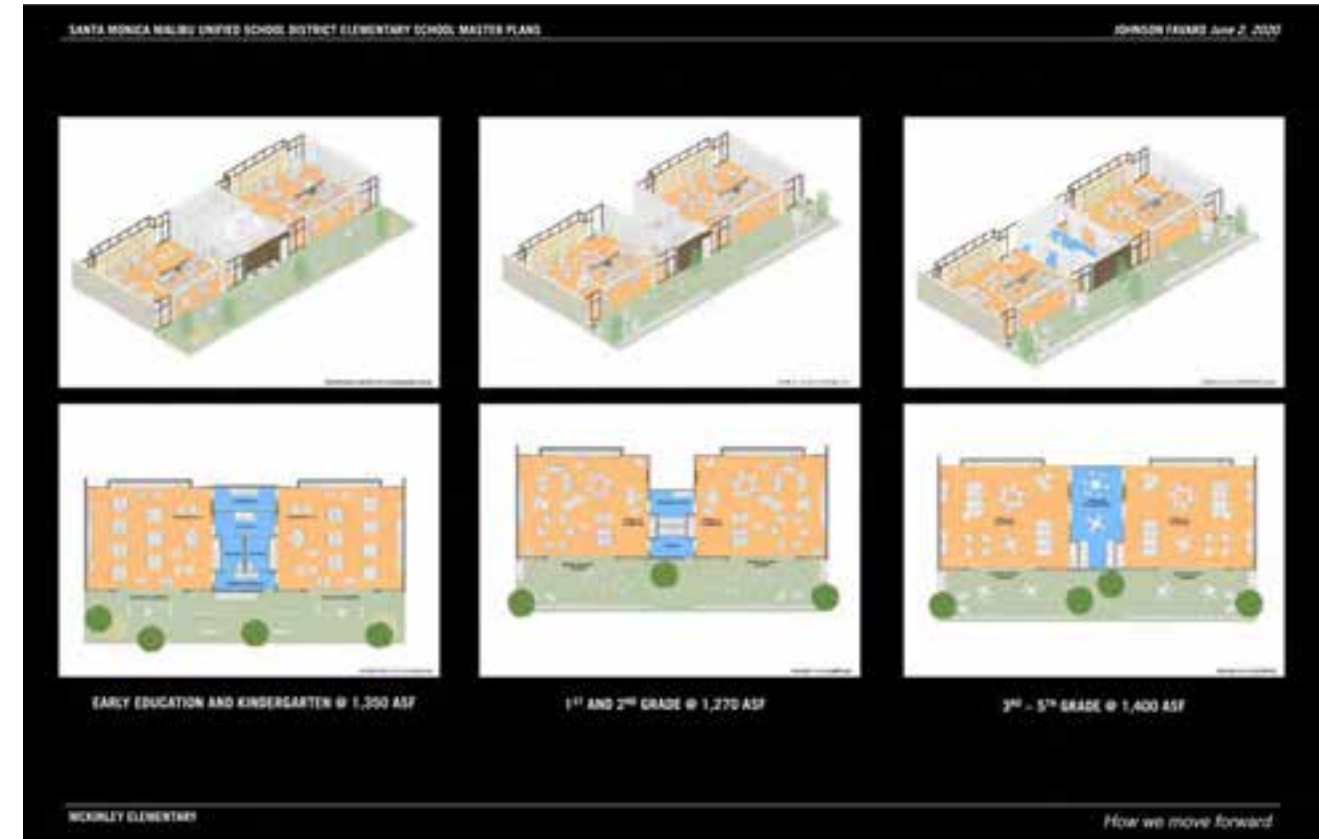
EXISTING FIELDS AND PLAYGROUNDS @ 130,804 SF



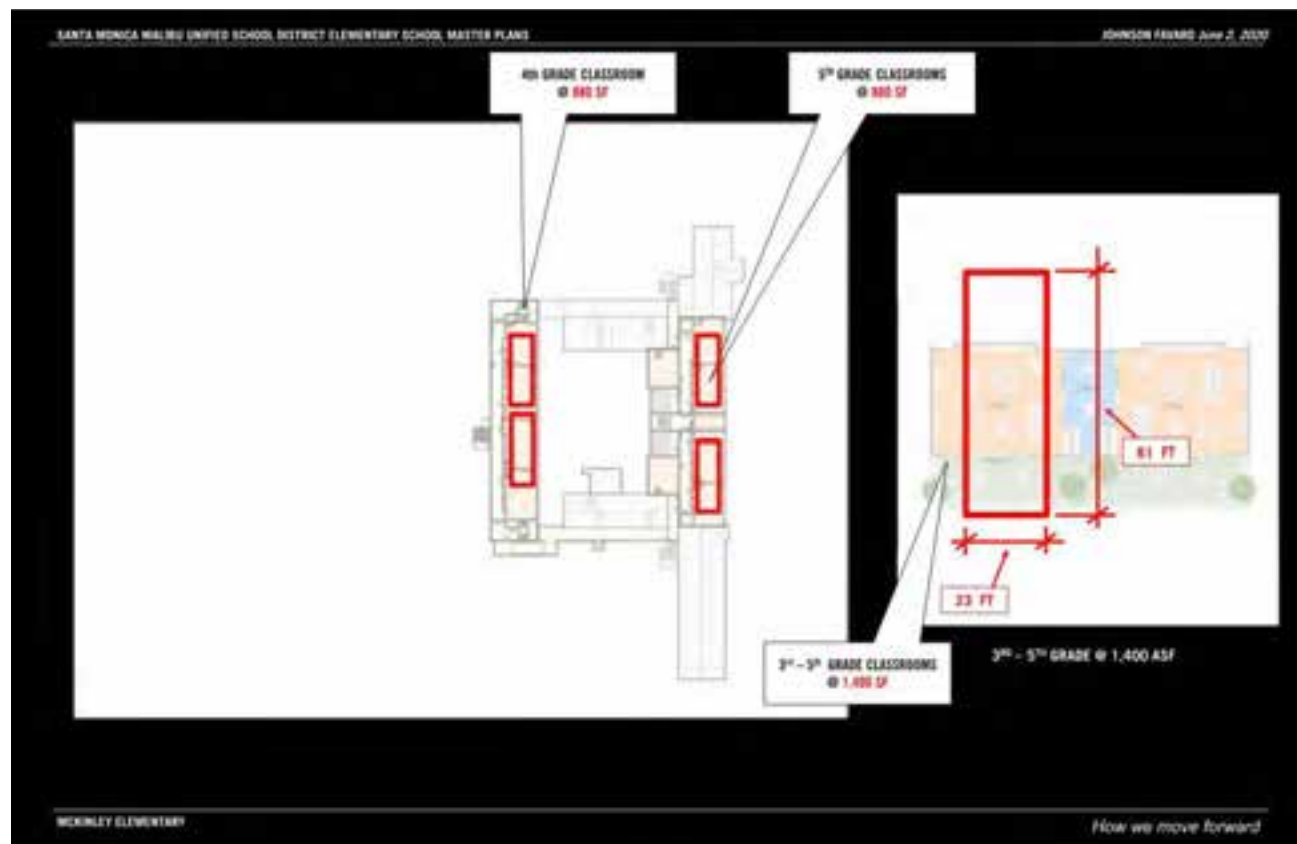
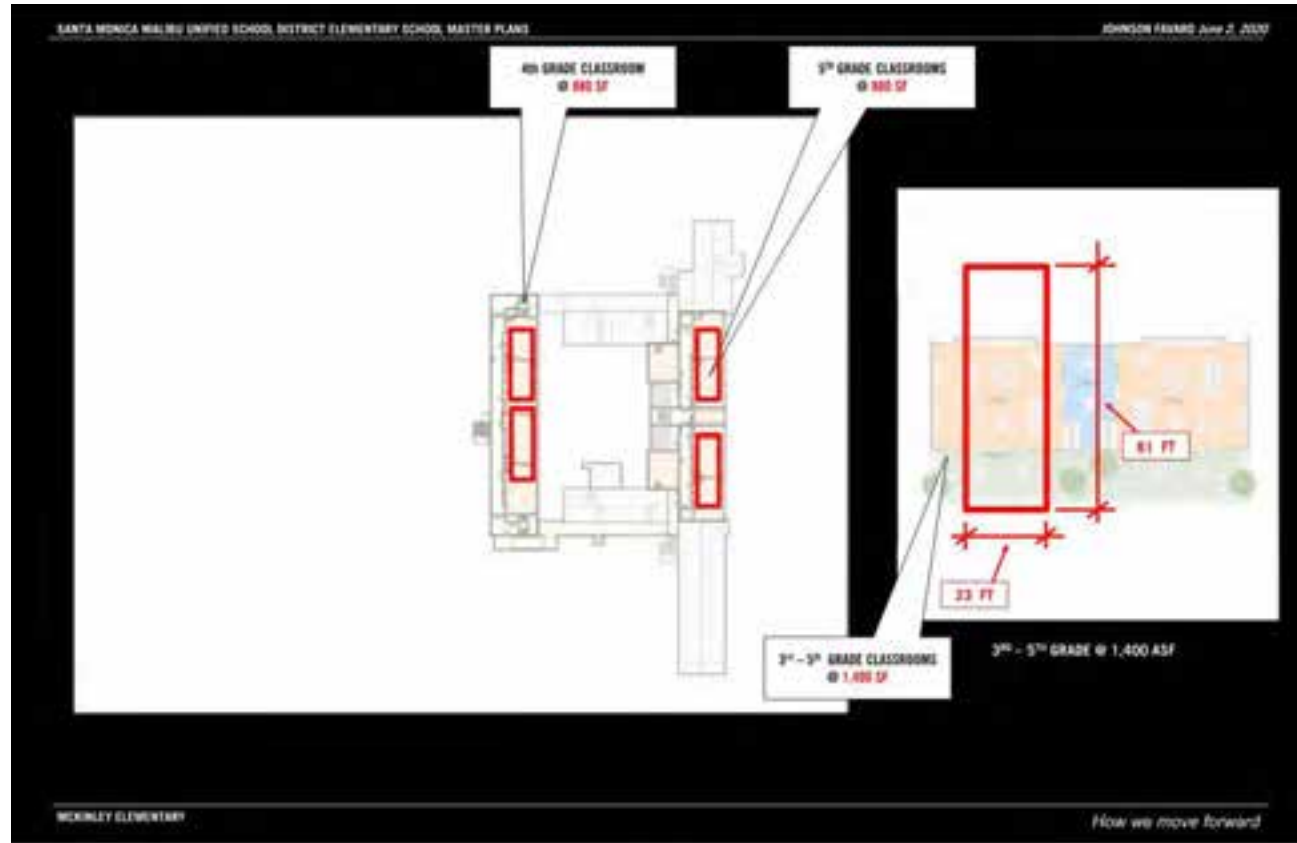
PLANNED FIELDS AND PLAYGROUNDS @ 100,000 SF

21st Century Classrooms and the Historic Main Building

- Existing classrooms in existing buildings are approximately 23 FT x 34 FT or less than 800 SF. Classrooms at the ground floor have approached district standards by expanding into corridors that were part of the historic circulation system. The loss of these corridors has created a disorienting and inefficient circulation system that degrades the sense of community across grade levels.
- The 23FT room width and internal concrete bearing walls constrain renovation of these buildings to accommodate significantly larger classrooms, 1,270 SF for lower elementary and 1,400 SF for upper elementary
- To accommodate the larger classroom sizes the classrooms would assume dimensions of 23 FT x 55 FT for lower elementary and 23 FT x 60 FT or in both cases approaching an aspect ratio of 1:3
- Therefore rooms within historic main building are better utilized for those kinds of spaces and suites of spaces that are better adapted to the dimensions of the existing buildings
- The original historic main building circulation system should be restored and rooms within the building should be repurposed for school support, special education, maker spaces.



EXISTING AND PLANNED CLASSROOMS Classrooms identified in the 2019 SMMUSD Education Specifications are more than 50% larger than existing classrooms



EXISTING BUILDING GEOMETRY The narrow dimensions of the original classrooms and interior concrete bearing walls within the historic main building preclude their renovation for larger classrooms.

JOHNSON FAVARO October 7, 2020

RE PURPOSED OF THE HISTORIC CORE Those components of the 2019 SMMUSD Education Specifications more appropriately accommodating within the historic main building are maker space classrooms, special education and school support.

Existing Enrollment

Student population as of Q-1 2020 totals 502 broken down as follows:

Pre-K	50
T-K	10
Kindergarten	89
Grades 1-2	132
Grades 3-5	222
Special Education	9

Existing Personnel

- Administration: 1.5 (Principal and half time assistant principal)
- Faculty: 24 (2-Preschool; 3 Sp. Ed.; 19 general ed)
- Staff: 75 (Classified and supplemental enrichment teachers, custodial, para educators, specialists, office staff, instructional aides, etc.)

Existing Space Utilization

- Total campus area @ 6.48 acres
- Total existing building area @ 63,171 (GSF)
- Permanent building area @ 54,531 GSF, relocatable building area @ 8,640 GSF

EXISTING FACILITIES FLOOR AREA OVERVIEW

<i>600-700 Students</i>	<i>Quantity</i>	<i>Student Teacher Ratio</i>	<i>Total Student Count</i>	<i>ASF/Rm</i>	<i>Total ASF</i>
Building Floor Area					
Core Classrooms	29	varies	502	varies	27,165
Specialized/Flexible Rooms	9	n/a	n/a	varies	14,280
Front Office and School Support	17	n/a	n/a	varies	3,545
Building Services	31	n/a	n/a	varies	3,380
Total Building ASF					48,370
Total Building Gross Area					63,171 GSF
Outdoor Areas					
Play					123,275
Other Instructional					7,529
Parking					36,590
Total Outdoor Areas (SF)					167,394
Total Outdoor Area (Acres= SF/43,560)					3.84 Acres

EXISTING ACADEMIC FACILITIES FLOOR AREA OVERVIEW

600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Core Classrooms	29		502		27,165
Pre-K	2	1:25	50	varies	2,305
T-K	1	1:20	20	1,135	1,135
Kindergarten	3	1:23	69	varies	3,500
1st Grade	3	1:22	66	varies	3,715
2nd Grade	3	1:22	66	875	2,625
3rd Grade	3	1:24.6	74	varies	2,890
4th Grade	3	1:24.6	74	varies	2,780
5th Grade	3	1:24.6	74	varies	2,560
Special Education	8	n/a	9	varies	5,700
Specialized/Flexible Rooms	9				14,280
SMMUSD SAP Childcare	2			varies	1,750
SMMUSD SAP Childcare	1@50%			880	440
Learning Annex Room	1@50%			620	310
Visual Arts	1@50%			880	440
Science Classroom	1@50%			440	220
STEM Classroom	1			1,020	1,020
Multipurpose/Music	1			775	775
Multipurpose Auditorium	1			2,870	2,870
Multipurpose Cafe/Culinary	1			3,730	3,730
Library	1			2,725	2,725
Total Academic, Specialized and Flexible Space Need (ASF)					41,445
Total Gross Floor Area					54,138

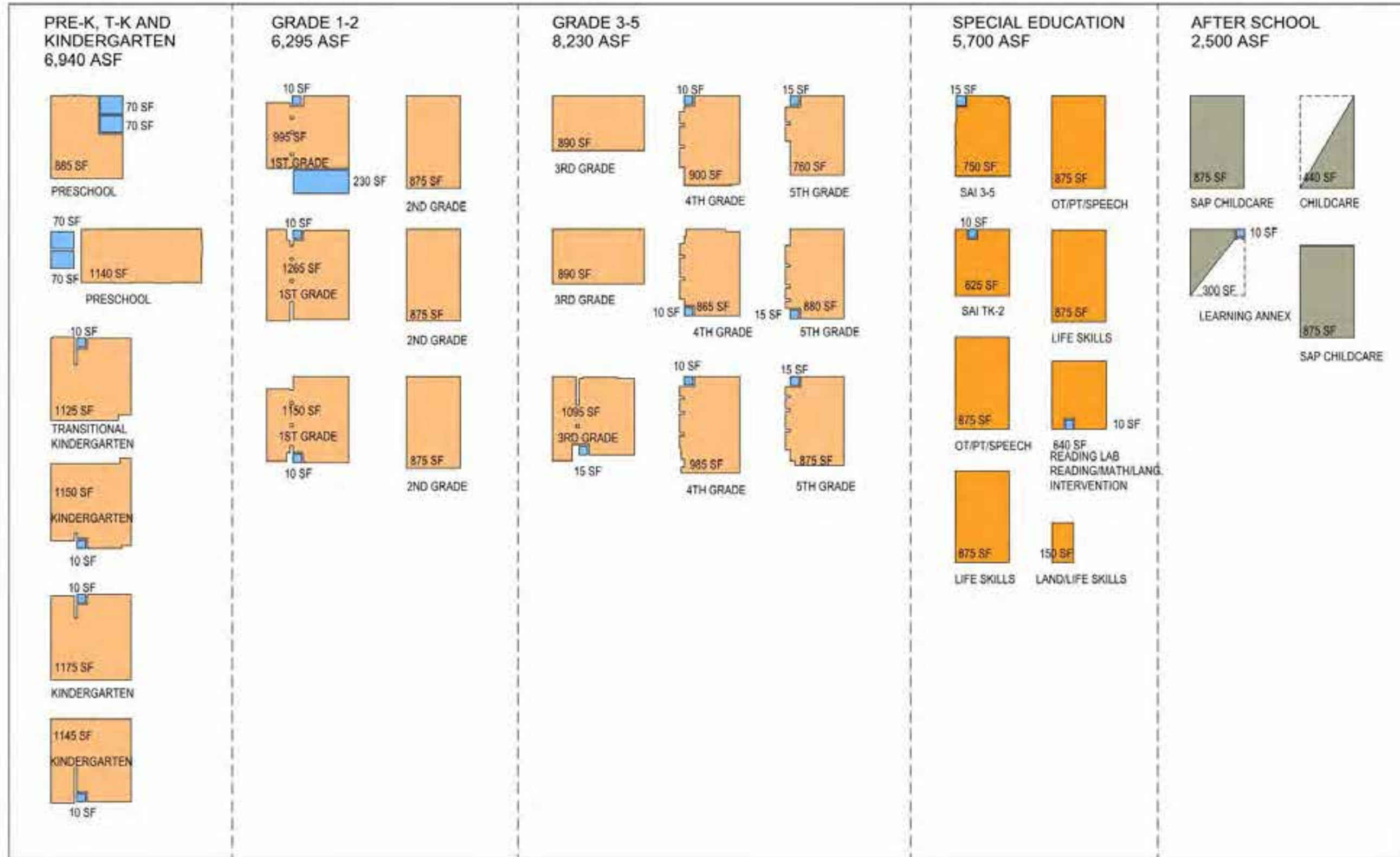
EXISTING SUPPORT FACILITIES FLOOR AREA OVERVIEW

600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Front Office and School Support	17				3,545
Front Office and School Support	17			varies	3,545
Building Services	31				3,380
Boys and Girls Restrooms	6			varies	1,160
Staff/Adult Restrooms	8			varies	620
Custodial/Storage	13			varies	1,165
MEP Service Rooms	4			varies	435
MDF	0			0	0
Total Existing Support Spaces (ASF)					6,925
Total Gross Floor Area					9,033

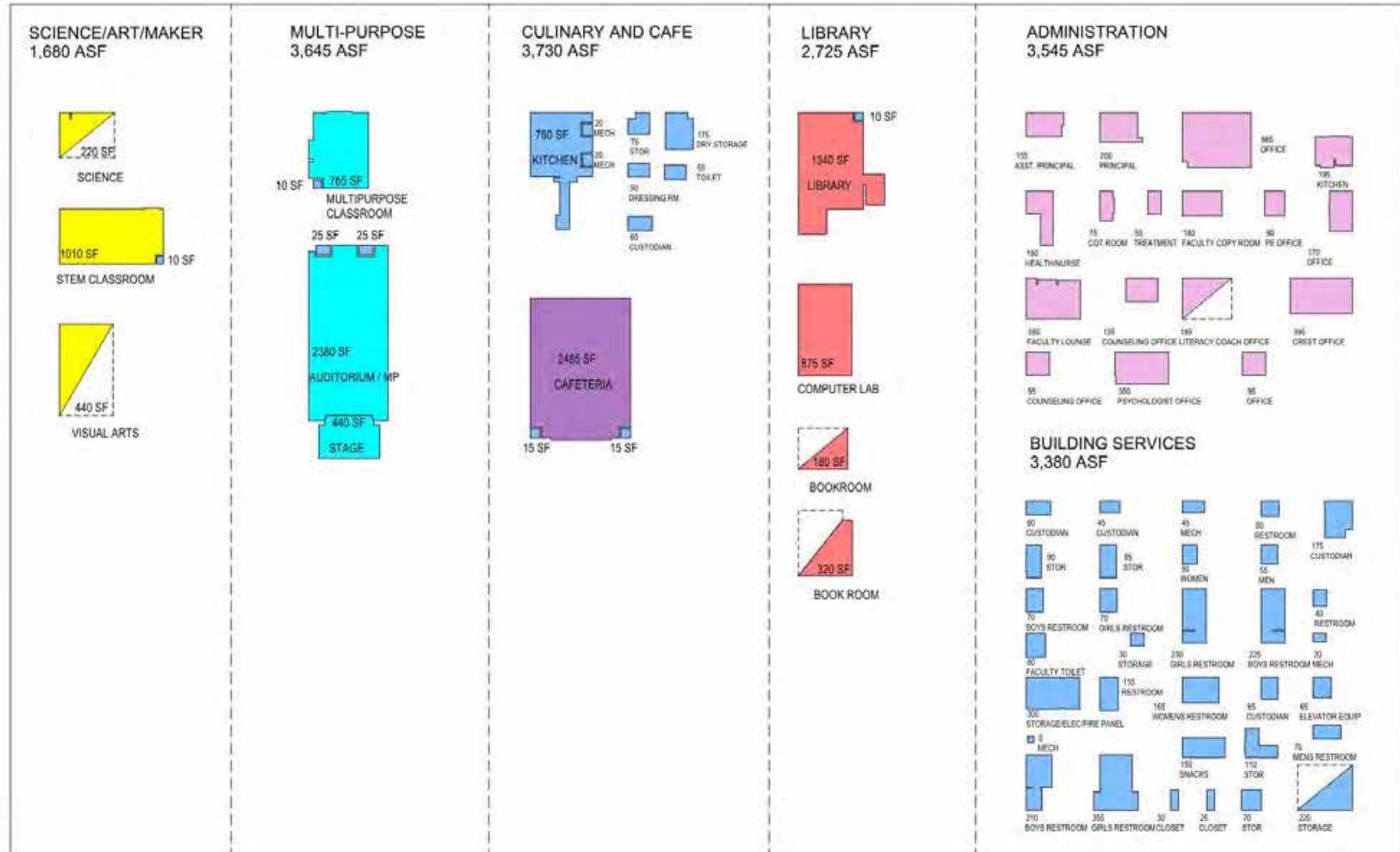
EXISTING OUTDOOR FACILITIES FLOOR AREA OVERVIEW

502 Students	Students	SF/Student	Total SF	Total Acres
Play			123,275	2.83
Early childhood (Shared w/ Kinder 10,455 @ 50%)	50	105	5,228	
Kindergarten (Shared w/ EC 10,455 @ 50%)	89	59	5,227	
Elementary	363	310	112,820	
Other			7,529	0.17
Lunch shelter			0	
Outdoor performance			0	
Learning garden			7,529	
Outdoor library reading room			0	
Outdoor classrooms			0	
		<i>Stalls</i>	<i>SF/Stall</i>	
Parking			36,590	0.84
Parking	90	406.5	36,590	
Total Existing Outdoor Facilities Space (SF)			167,394	3.84

Existing Classrooms, Special Education and After School Programs



Existing Specialized and Flexible Rooms

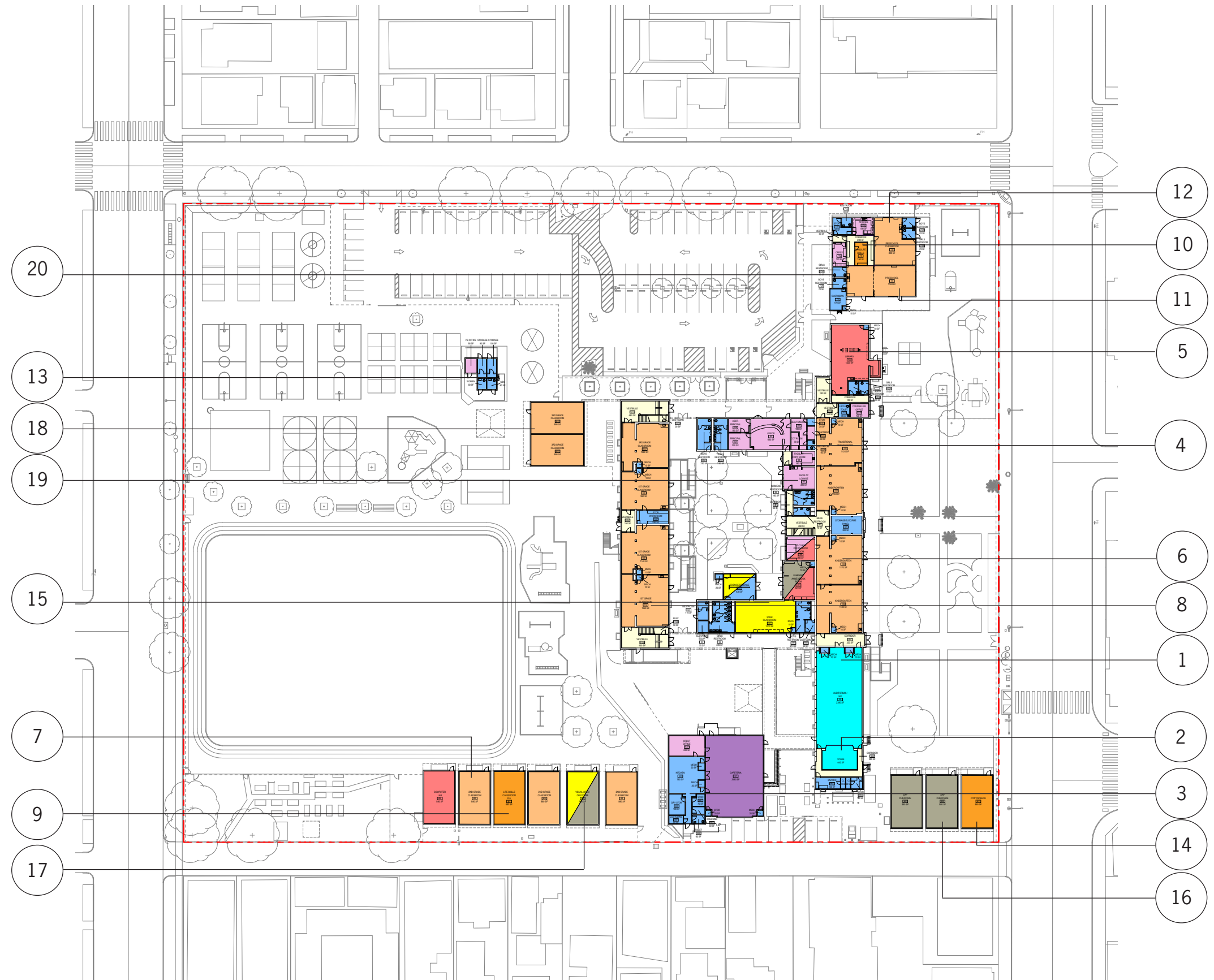


Campus Occupancy in the Existing Condition Ground Floor

- The front office situates facing Chelsea Avenue
- The auditorium and cafeteria sit at the SW corner
- Preschool - 3rd grade locates at the ground level in permanent buildings from the 1920s and portables

KEY TO EXISTING PROGRAM DISTRIBUTION PLAN

1	Multi-purpose auditorium
2	Stage
3	Kitchen
4	Administration
5	Library
6	Kindergarten in permanent classrooms
7	Lower elementary classrooms
8	Lower elementary classrooms
9	Special education
10	Pre-K/kindergarten special education relocatables
11	Pre-K in relocatable classrooms
12	Pre-K relocatable classroom
13	Restrooms
14	Special education
15	STEM classroom
16	Children care
17	Visual art/children care
18	3rd grade classrooms
19	Faculty lounge and shared music/faculty space
20	Restrooms and building services
21	Playground restrooms

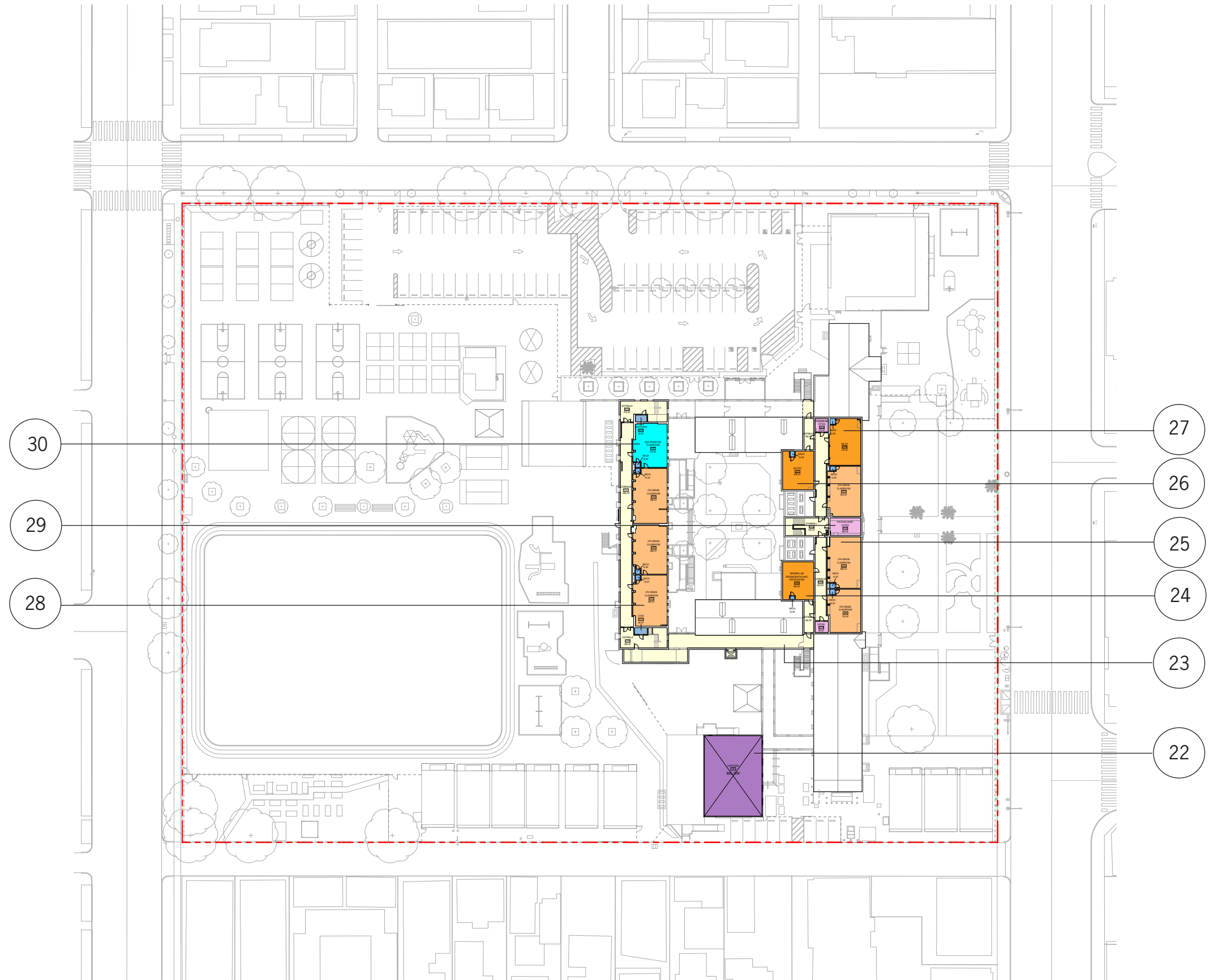


Campus Occupancy in the Existing Condition Second Floor

- Fourth and fifth grades locate at the second floor
- SAI and reading/math/lang. labs locate at this level
- An elevator is shared by the B and C Bldgs, connecting them to the each other through an exterior walk

KEY TO EXISTING PROGRAM DISTRIBUTION PLAN

22	Cafeteria
23	Corridor
24	Reading Lab
25	5th Grade classroom
26	SAI TK-2
27	SAI 3-5
28	4TH Grade classroom
29	Psychologist office
30	Multi Purpose classroom



Planned Enrollment

The SMMUSD 2019 Education Specifications stipulate a planned enrollment of 600-700 students with an array of spaces specified to accommodate 688 students. At current enrollment of 503 students this represents a 37% increase in student population at McKinley Elementary School over time.

Planned Personnel

The SMMUSD 2019 Education Specifications identify

- 30 classrooms and 30 teachers in core academics from Pre-K through 5th Grade including special education
- 13 specialized classrooms and assembly spaces with varying staff serving the campus
- Dedicated outdoor play areas for Pre-K through K
- 27 outdoor classrooms serving 1st through 5th grades

Planned Space Needs

- The total identified campus space need requires approximately a 5.41 acre footprint on a 6.48 acre campus
- The SMMUSD 2019 Education Specifications stipulate a total of 100,860 assignable square feet in floor area (ASF) which at an efficiency rate of 70% translates to approximately 144,000 gross square feet in floor area (GSF).
- According to district documents buildings totaling 60,078 GSF occupy the McKinley Elementary School campus
- Full build-out of the SMMUSD 2019 Education Specifications constitutes an increase of 2 1/2 times in overall gross building floor area (GSF)

CAMPUS FACILITIES PLANNED SPACE NEED					
<i>600-700 Students</i>	<i>Quantity</i>	<i>Student Teacher Ratio</i>	<i>Total Student Count</i>	<i>ASF/Rm</i>	<i>Total ASF</i>
Building Floor Area					
Core Classrooms	30		688		40,910
Specialized/Flexible Rooms					40,020
Administration					4,330
Building Services					15,600
				Total Building ASF	100,860
Outdoor Areas					
Play					73,700
Other					26,300
Parking					35,000
				Total Outdoor Areas (SF)	135,000
				Total Outdoor Area (Acres= SF/43,560)	3.10 Acres

ACADEMIC FACILITIES PLANNED SPACE NEED

600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Core Classrooms	30		688		40,910
Pre-K	2	1:20	40	1,350	2,700
T-K	1	1:20	20	1,350	1,350
Kindergarten	4	1:24	72	1,350	5,400
1st Grade	4	1:24	96	1,270	5,080
2nd Grade	4	1:24	96	1,270	5,080
3rd Grade	4	1:30	120	1,400	5,600
4th Grade	4	1:30	120	1,400	5,600
5th Grade	4	1:30	120	1,400	5,600
Special Education	3	1:8	24	1,500	4,500
Specialized/Flexible Rooms	13				40,020
Teaming Area	4	n/a	n/a	2,200	8,800
Block Classrooms	0	n/a	n/a	n/a	n/a
Flexible Science/Art	2	1:30	60	1,200	2,400
Maker Lab	2	1:30	60	1,800	3,600
Flexible Music	2	1:30	60	1,400	2,800
Auditorium	1	400	400	6,360	6,360
Multipurpose culinary cafe	1	400	400	8,000	8,000
Library	1	n/a	n/a	8,060	8,060
Total Academic, Specialized and Flexible Space Need (ASF)					80,930

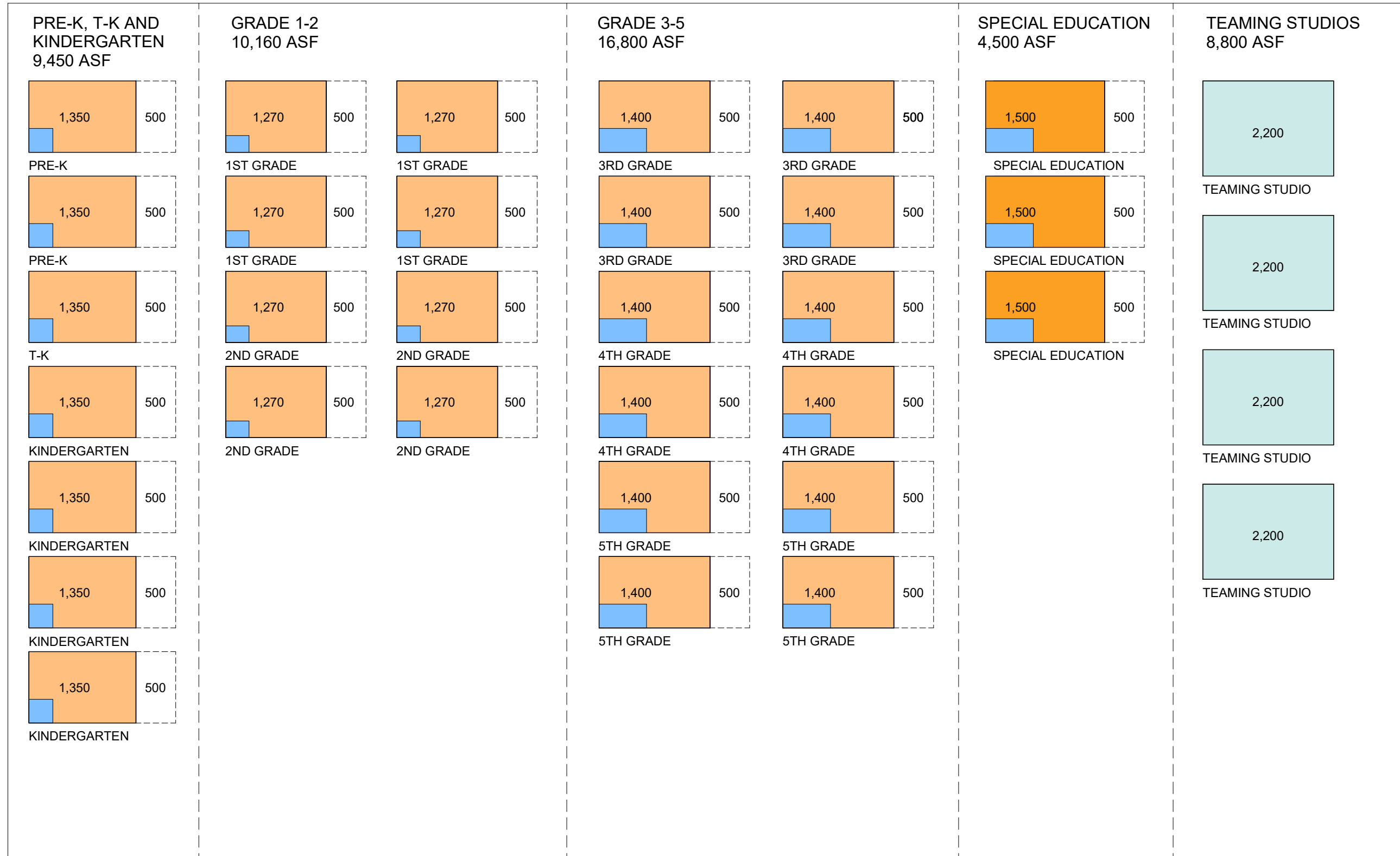
SUPPORT FACILITIES PLANNED SPACE NEED

600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Front Office and School Support					4,330
Front Office and School Support					4,330
Building Services					15,600
Boys and Girls Restrooms	4			2,200	8,800
Staff Restrooms	0				0
MEP Service Rooms	2			1,400	2,800
MDF	2			2,000	4,000
Total Other Space Need (ASF)					19,930

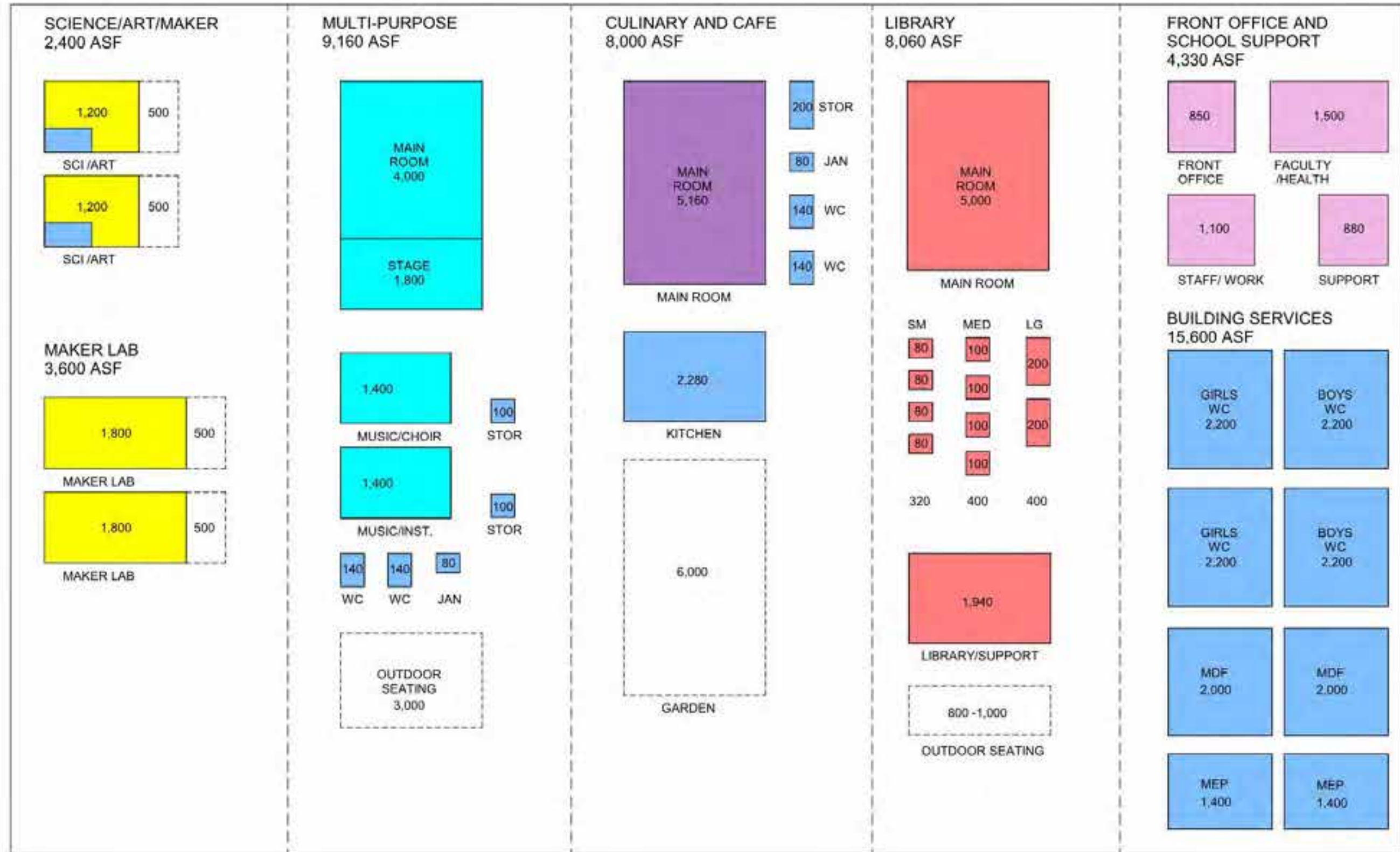
OUTDOOR FACILITIES PLANNED SPACE NEED

600-700 Students	Students	SF/Student	Total SF	Total Acres
Play			73,700	1.70
Early childhood	60	75	4,500	
Kindergarten	96	50	4,800	
Elementary	532	121	64,400	
Other			26,300	0.60
Lunch shelter			1,800	
Outdoor performance			5,200	
Cafe garden			5,000	
Outdoor library reading room			800	
Outdoor classrooms	27	classrooms @ 500	13,500	
	<i>Stalls</i>	<i>SF/Stall</i>		
Parking			35,000	0.80
Parking	100	350	35,000	
Total Outdoor Space Need (SF)			135,000	3.10

Planned Classroom, Special Education and Teaming Studio Space Needs



Planned Specialized and Flexible Room Space Needs

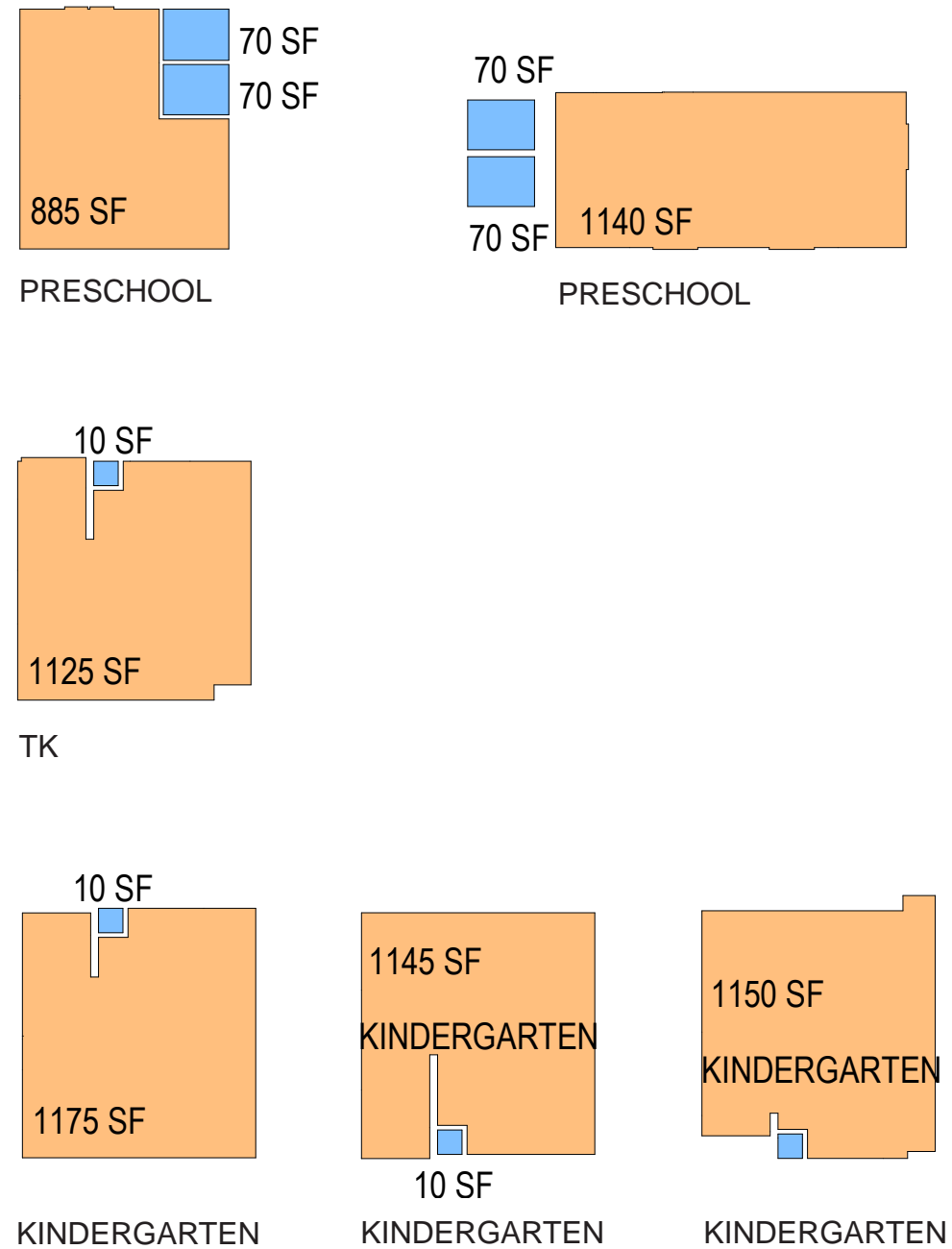


Pre-K and Kindergarten Existing Spaces and Planned Space Need

Space standards for early education and kindergarten provided in the 2019 SMMUSD Education Specifications differ only minimally from current standards.

PRE-K, T-K AND KINDERGARTEN EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DELTA
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Pre-K (+Outdoor Instruction, see Early Childhood Play, p. 38; includes restrooms)	1	1,025	<u>1,025</u>	1	1,350	<u>1,350</u>	325
Pre-K (+Outdoor Instruction, see Early Childhood Play, p. 38; includes restrooms)	1	1,280	<u>1,280</u>	1	1,350	<u>1,350</u>	70
T-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	1	1,135	<u>1,135</u>	1	1,350	<u>1,350</u>	215
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	1,160	<u>1,160</u>	1	1,350	<u>1,350</u>	190
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	1,185	<u>1,185</u>	1	1,350	<u>1,350</u>	165
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	1,155	<u>1,155</u>	1	1,350	<u>1,350</u>	195
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	0	0	<u>0</u>	1	1,350	<u>1,350</u>	1,350
Totals:	6		<u>6,940</u>	7		<u>9,450</u>	2,510

Pre-K and Kindergarten Existing and Planned Space Metrics



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



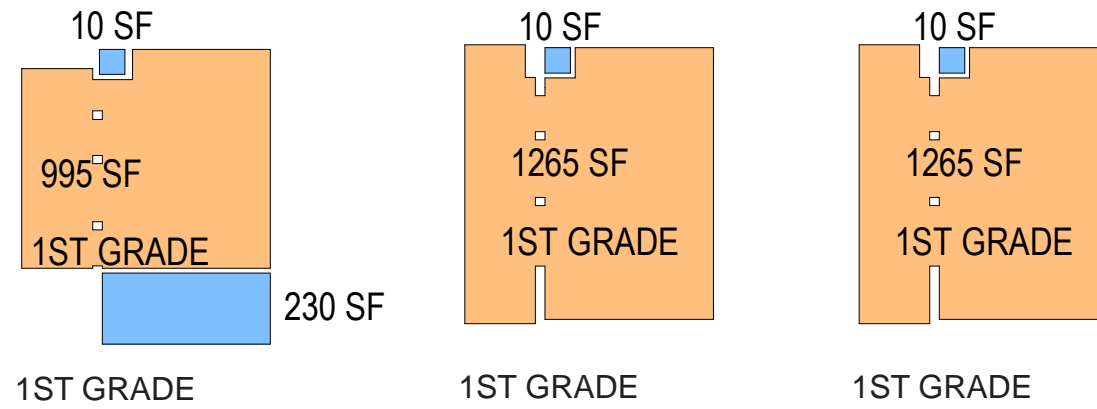
PLANNED PRE-K, T-K AND KINDERGARTEN @ 9,450 ASF

1st and 2nd Grade Existing Spaces and Planned Space Need

Space standards for lower elementary classrooms provided in the 2019 SMMUSD Education Specifications differ significantly from both existing conditions and current standards.

GRADES 1-2 EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,005	<u>1,005</u>	1	1,200	<u>1,200</u>	195
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,275	<u>1,275</u>	1	1,200	<u>1,200</u>	75
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,160	<u>1,160</u>	1	1,200	<u>1,200</u>	40
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
1st Grade Resource	0	0	<u>0</u>	2	80	<u>160</u>	160
1st Grade Storage	1	230	<u>230</u>	2	60	<u>120</u>	110
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	<u>875</u>	1	1,200	<u>1,200</u>	325
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	<u>875</u>	1	1,200	<u>1,200</u>	325
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	<u>875</u>	1	1,200	<u>1,200</u>	325
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
2nd Grade Resource	0	0	<u>0</u>	2	80	<u>160</u>	160
2nd Grade Storage	0	0	<u>0</u>	2	60	<u>120</u>	120
Totals:	7		<u>6,295</u>	16		<u>10,160</u>	3,865

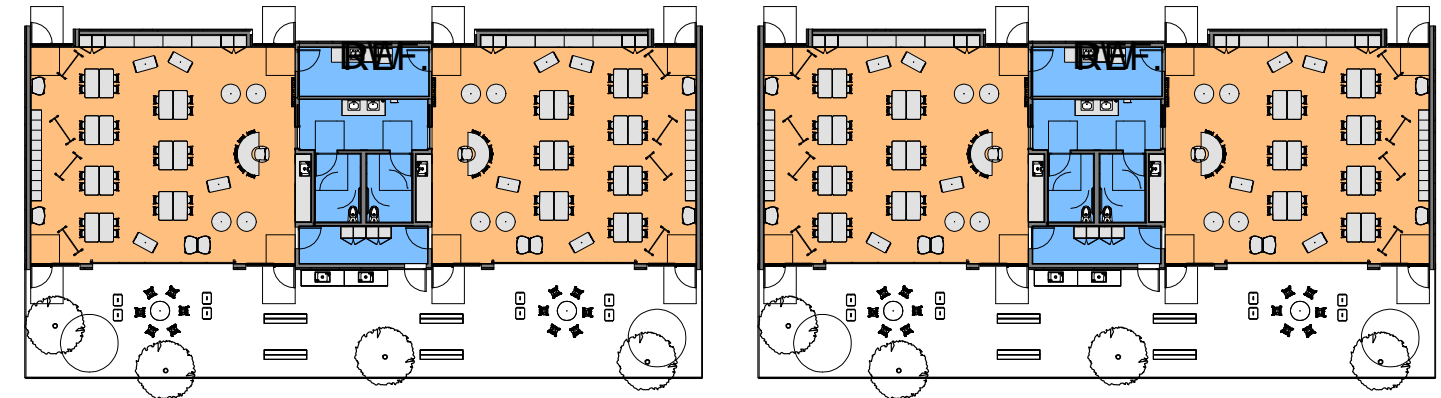
1st and 2nd Grade Existing and Planned Space Metrics



1ST GRADE

1ST GRADE

1ST GRADE

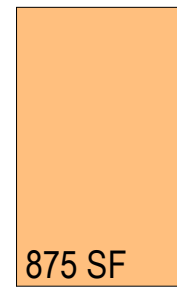


1ST GRADE

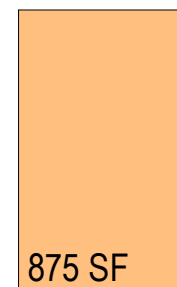
1ST GRADE

1ST GRADE

1ST GRADE



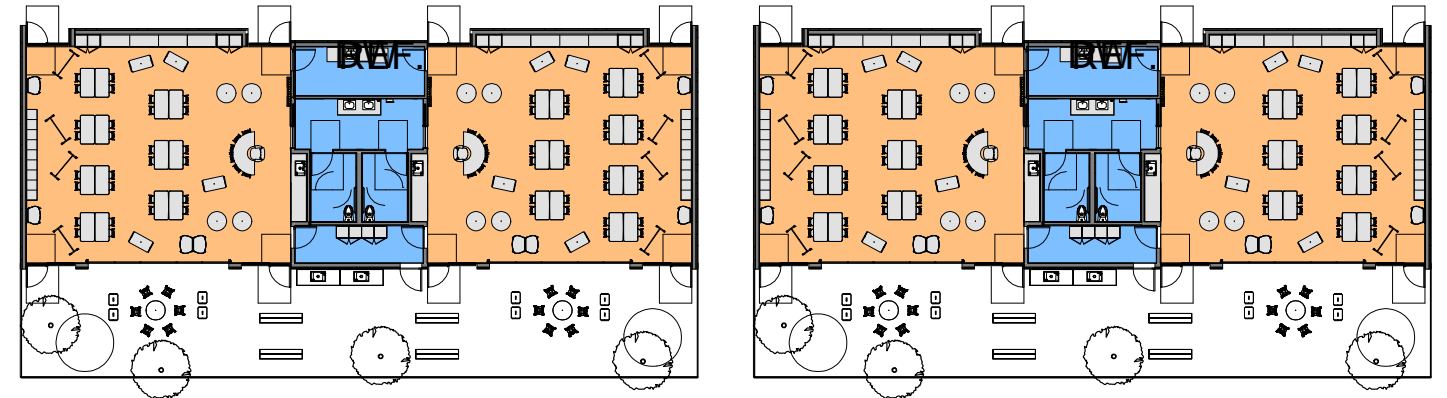
2ND GRADE



2ND GRADE



2ND GRADE



2ND GRADE

2ND GRADE

2ND GRADE

2ND GRADE

EXISTING LOWER ELEMENTARY @ 6,295 ASF

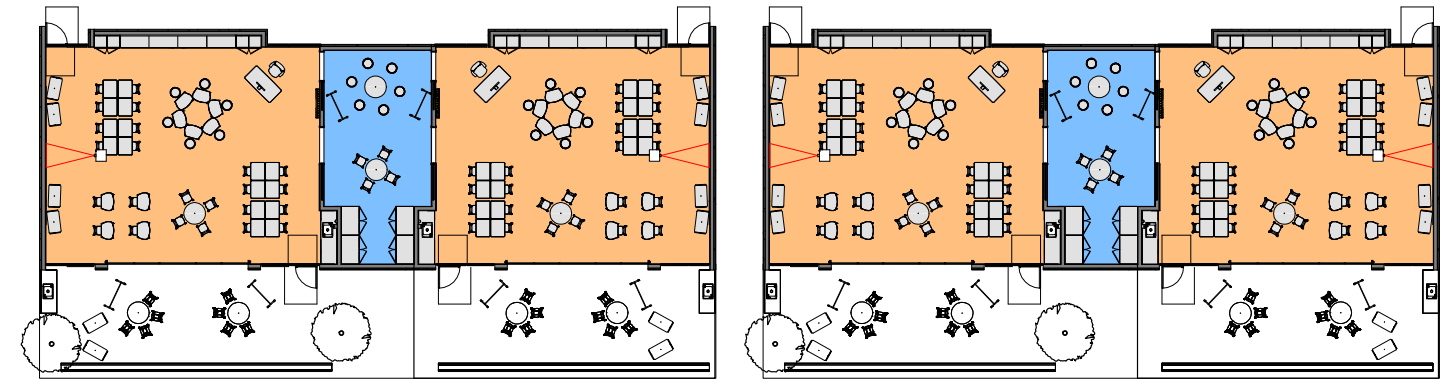
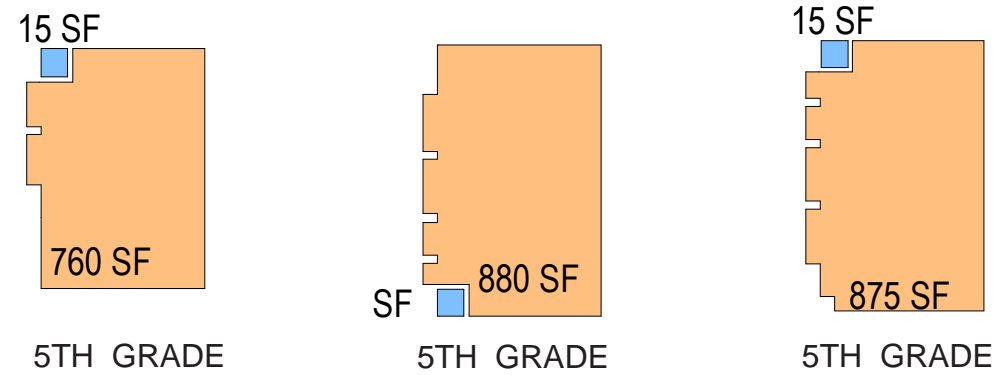
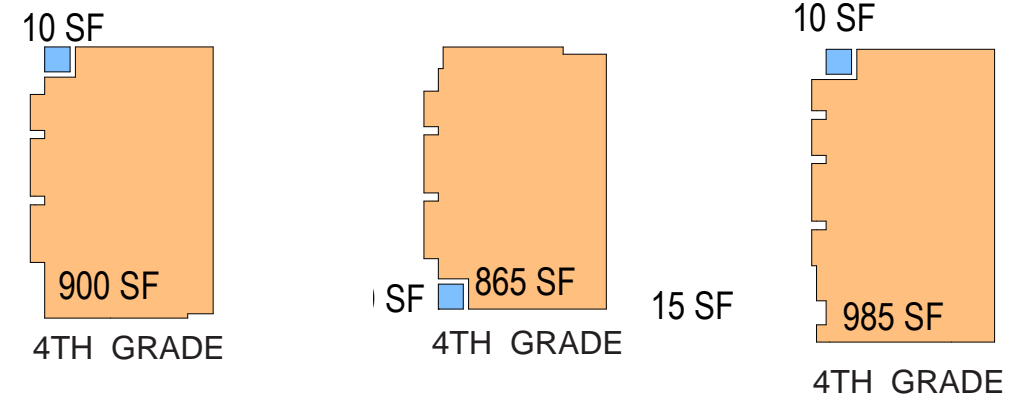
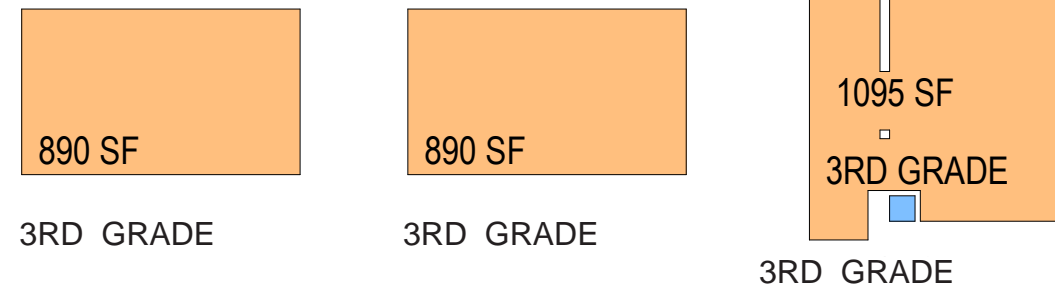
PLANNED LOWER ELEMENTARY @ 10,160 ASF

Grades 3-5 Existing Spaces and Planned Space Need

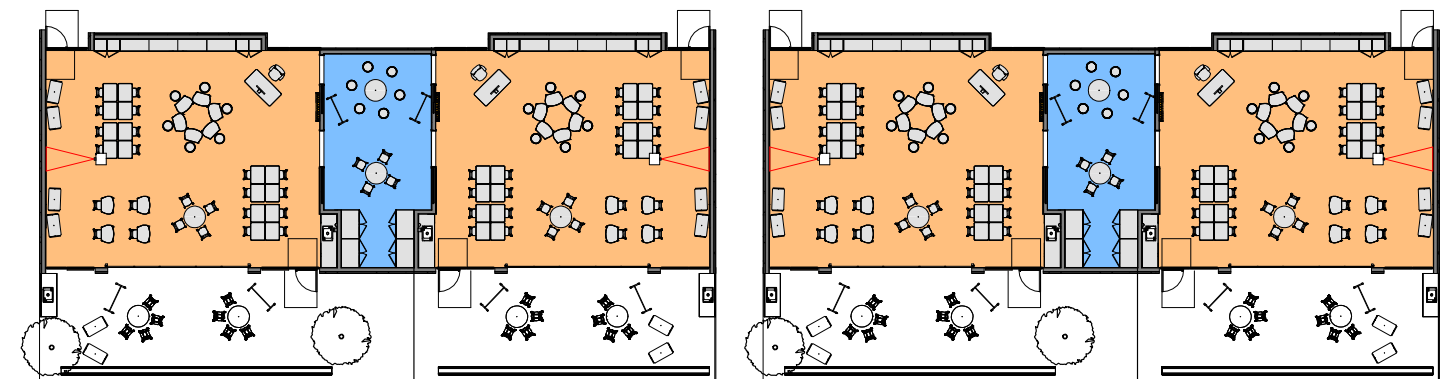
Space standards for upper elementary classrooms provided in the 2019 SMMUSD Education Specifications differ significantly from both existing conditions and current standards.

	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	890	<u>890</u>	1	1,200	<u>1,200</u>	310
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	890	<u>890</u>	1	1,200	<u>1,200</u>	310
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,110	<u>1,110</u>	1	1,200	<u>1,200</u>	90
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
3rd Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	910	<u>910</u>	1	1,200	<u>1,200</u>	290
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	<u>875</u>	1	1,200	<u>1,200</u>	325
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	995	<u>995</u>	1	1,200	<u>1,200</u>	205
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
4th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	775	<u>775</u>	1	1,200	<u>1,200</u>	425
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	890	<u>890</u>	1	1,200	<u>1,200</u>	310
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
5th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
Totals:	9		<u>8,230</u>	24		<u>16,800</u>	8,570

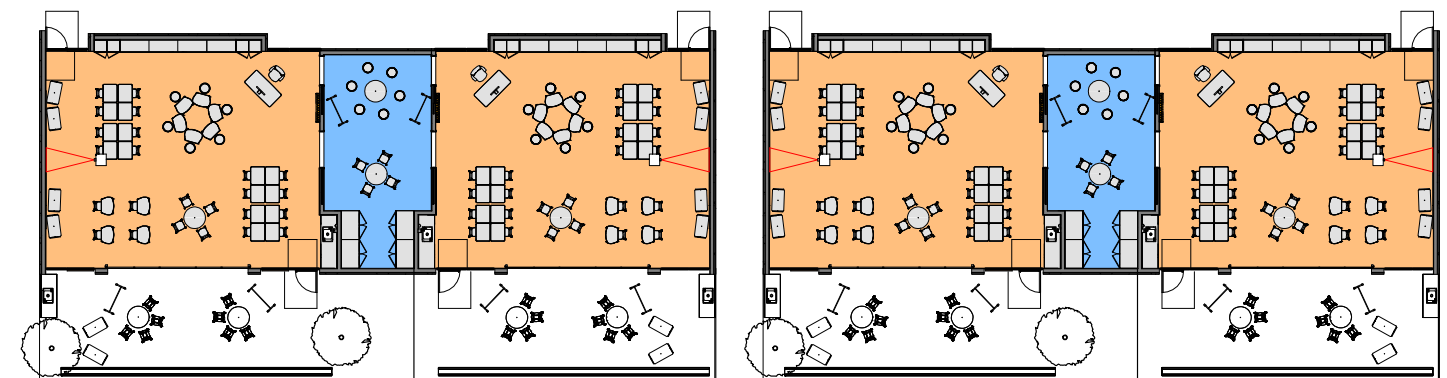
Grades 3-5 Existing and Planned Space Metrics



3RD GRADE 3RD GRADE 3RD GRADE 3RD GRADE



4TH GRADE 4TH GRADE 4TH GRADE 4TH GRADE



5TH GRADE 5TH GRADE 5TH GRADE 5TH GRADE

EXISTING UPPER ELEMENTARY @ 8,230 ASF

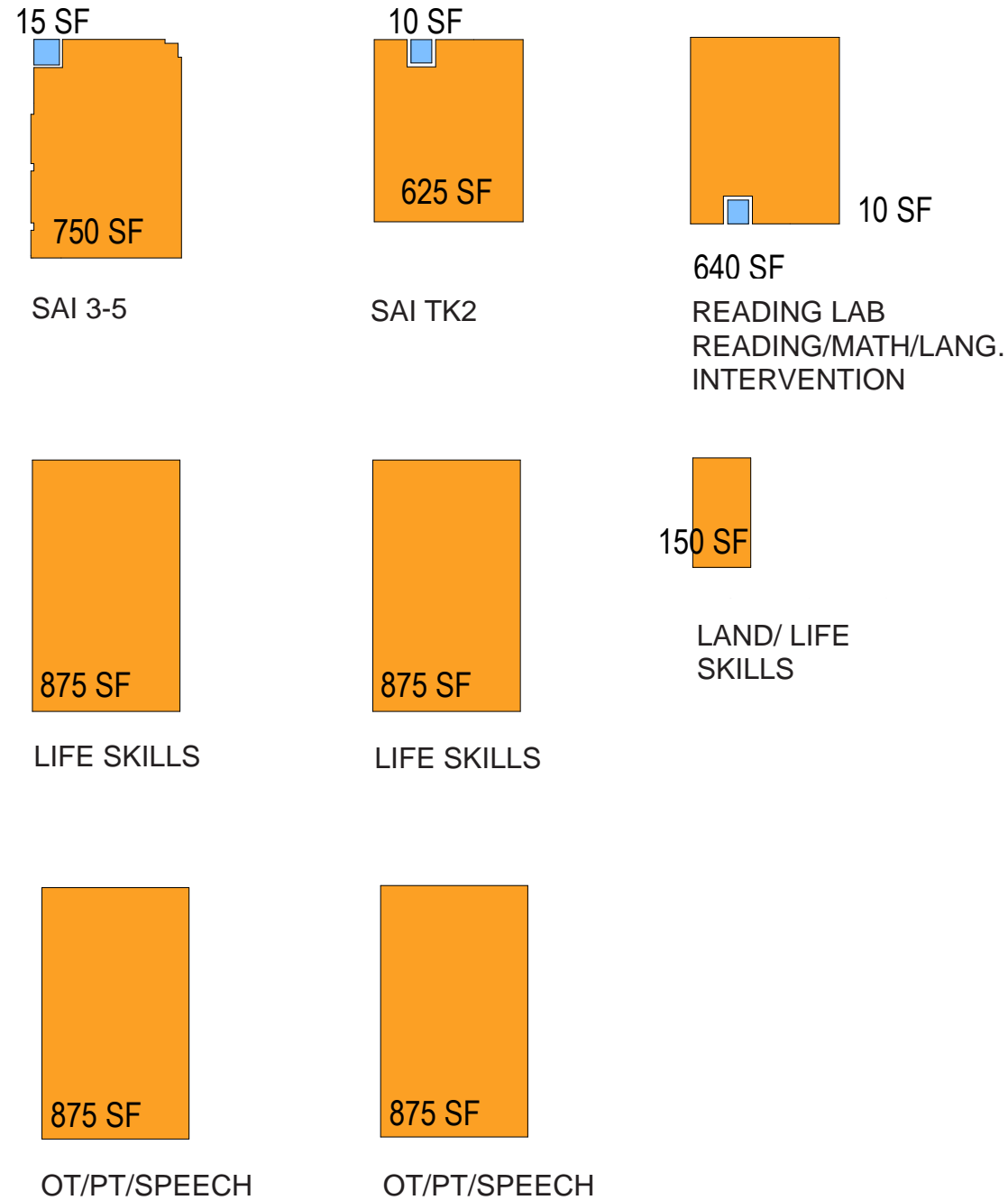
PLANNED UPPER ELEMENTARY @ 16,800 ASF

Special Education Classroom Existing Spaces and Planned Space Needs

The 2019 SMMUSD Education Specifications provide space standards for special education that heretofore have not existed. Special education has grown over the years incrementally with functions distributed across the campus. Current standards call for three suites of 1,500 SF each.

SPECIAL EDUCATION EXISTING SPACES AND PLANNED SPACE NEED								
	EXISTING			PLANNED			DELTA	
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF		ASF
Special Education Suite				1	1,500	1,500	1,500	
Special Education Suite				1	1,500	1,500	1,500	
Special Education Suite				1	1,500	1,500	1,500	
SAI Classroom TK-2nd	1	635	<u>635</u>	n/a	n/a	n/a	635	
SAI Classroom 3rd-5th	1	765	<u>765</u>	n/a	n/a	n/a	765	
OP/PT/Speech Classroom	2	875	<u>1,750</u>	n/a	n/a	n/a	1,750	
Life Skills Classroom	2	875	<u>1,750</u>	n/a	n/a	n/a	1,750	
Reading Lab / Math-Language Intervention	1	650	<u>650</u>	n/a	n/a	n/a	650	
Land Life Skills	1	150	<u>150</u>	n/a	n/a	n/a	150	
Totals:	8		<u>5,700</u>	3		<u>4,500</u>	1,200	

Special Education Existing and Planned Space Metrics



SPECIAL EDUCATION



SPECIAL EDUCATION



SPECIAL EDUCATION

EXISTING SPECIAL EDUCATION @ 5,700 ASF

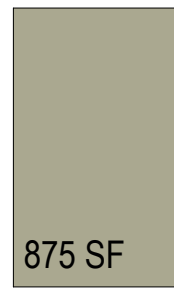
PLANNED SPECIAL EDUCATION @ 4,500 ASF

After School/Teaming Studios Existing Spaces and Planned Space Needs

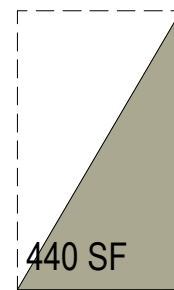
The 2019 SMMUSD Education Specifications provide spaces for a new concept, the Teaming Studio, one for every six classrooms, whose purpose is to provide collaboration space outside of the formality of the classroom. The Ed Specs are silent on after school programs. The teaming studio could probably be shared with after school programming.

AFTER SCHOOL/TEAMING STUDIO EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DELTA
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Teaming Studio 1				1	2,200	<u>2,200</u>	2,200
Teaming Studio 2				1	2,200	<u>2,200</u>	2,200
Teaming Studio 3				1	2,200	<u>2,200</u>	2,200
Teaming Studio 4				1	2,200	<u>2,200</u>	2,200
SAP Childcare	2	875	<u>1,750</u>				1,750
Childcare (shares with visual art at 880 SF @50%)	1	440	<u>440</u>				440
Learning Annex (shares with book room at 600 SF @50% + 10 SF Mech)	1	310	<u>310</u>				310
Totals:	4		<u>2,500</u>	4		<u>8,800</u>	6,300

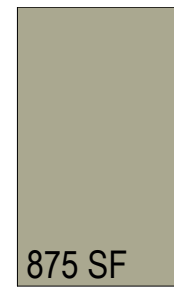
After School/Teaming Studios Existing and Planned Space Metrics



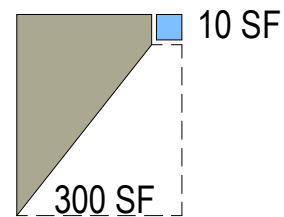
SAP CHILDCARE



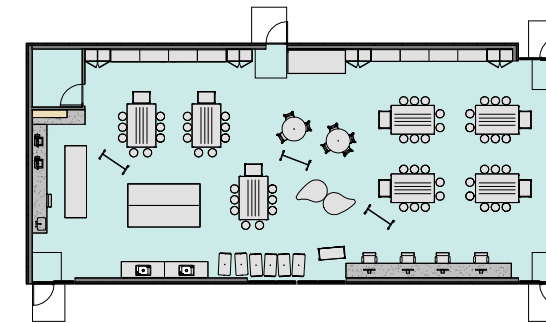
CHILDCARE



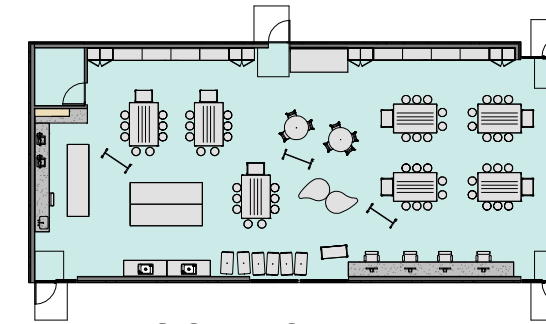
SAP CHILDCARE



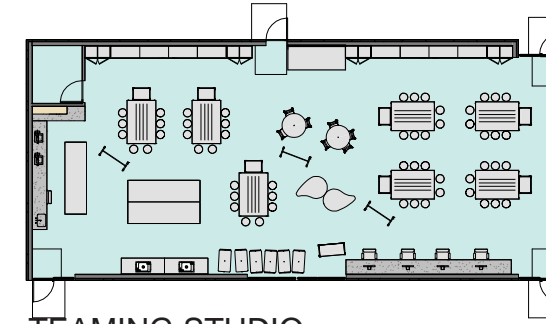
LEARNING ANNEX



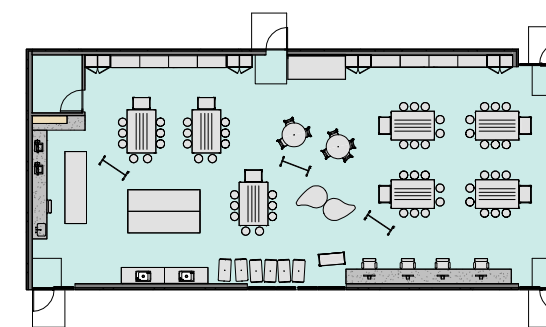
TEAMING STUDIO



TEAMING STUDIO



TEAMING STUDIO



EXISTING AFTER SCHOOL PROGRAMS @ 2,500 ASF

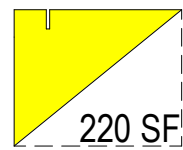
PLANNED TEAMING STUDIOS @ 8,800 ASF

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

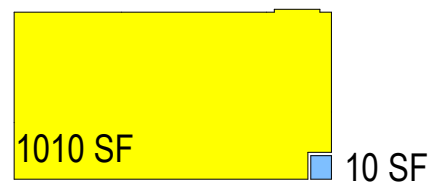
Space standards for art, science and maker space classrooms provided in the 2019 SMMUSD Education Specifications differ significantly from both existing conditions and current standards.

SCIENCE, ART AND MAKER LAB EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
STEM classroom	1	1,020	<u>1,020</u>	n/a	n/a	n/a	1,020
Visual Art classroom (shares with childcare at 880 SF @50%)	1	440	<u>440</u>	n/a	n/a	n/a	440
Science room (shares with storage at 440 SF @ 50%)	1	220	<u>220</u>	n/a	n/a	n/a	220
Science/Art classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,200	1,200	1,200
Science/Art classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,200	1,200	1,200
Maker Lab (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,800	1,800	1,800
Maker Lab (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,800	1,800	1,800
Totals:	3		<u>1,680</u>	4		<u>6,000</u>	4,320

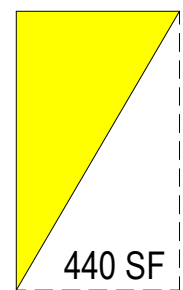
Science, Art and Maker Lab Existing Spaces and Planned Space Metrics



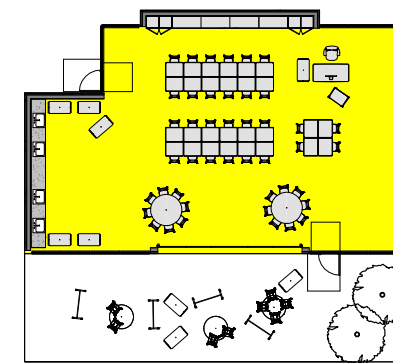
SCIENCE



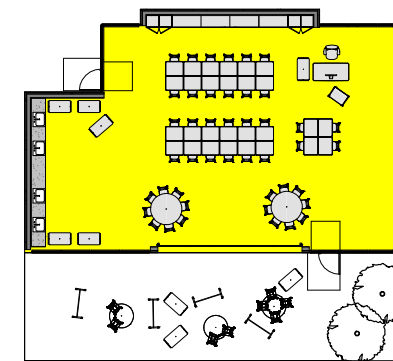
STEM CLASSROOM



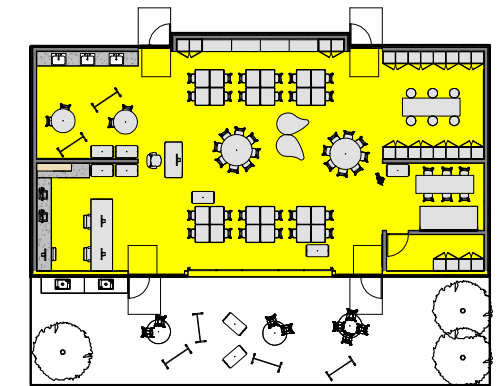
VISUAL ARTS



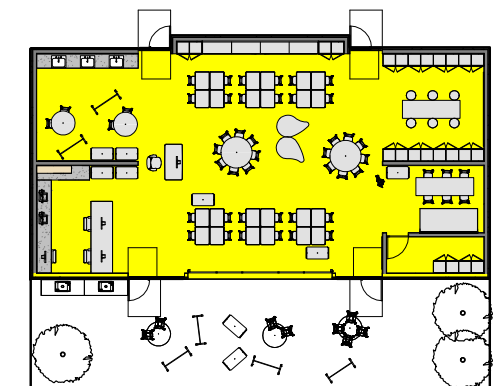
SCIENCE /ART



SCIENCE /ART



MAKER LAB



MAKER LAB

EXISTING SCIENCE AND ART CLASSROOMS @ 1,680 ASF

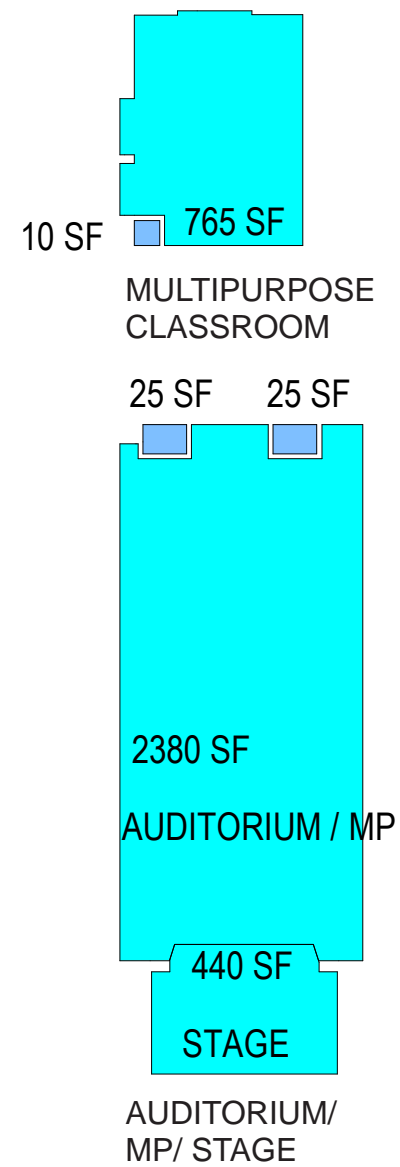
PLANNED SCIENCE/ART CLASSROOMS @ 2,400 ASF, MAKER LAB CLASSROOMS @ 3,600 ASF

Multi Purpose Auditorium Existing Spaces and Planned Space Needs

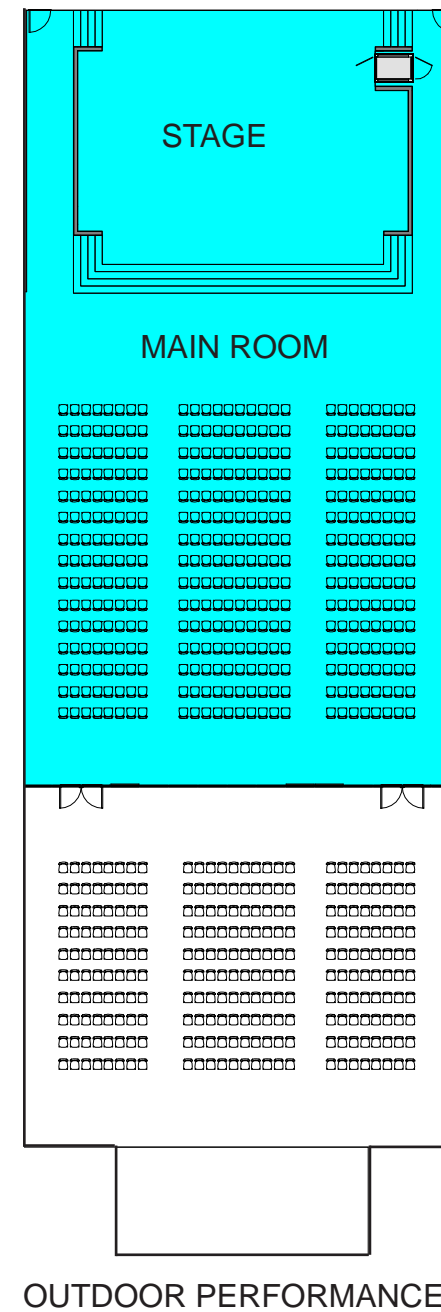
Space standards for the auditorium provided in the 2019 SMMUSD Education Specifications increase the seating capacity over existing conditions significantly. Other components not currently in the existing condition include separate choral and instrumental rooms, practice rooms etc.

MULTI-PURPOSE AUDITORIUM EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Multipurpose Room / Auditorium	1	2,430	<u>2,430</u>	n/a	n/a	n/a	2,430
Stage	1	440	<u>440</u>	n/a	n/a	n/a	440
Multipurpose / Music classroom	1	775	<u>775</u>	n/a	n/a	n/a	775
Assembly space (dedicated @ 100%)				1	4,000	<u>4,000</u>	4,000
Stage				1	1,800	<u>1,800</u>	1,800
Music/band/choir classroom (includes 100 SF storage)				2	1,500	<u>3,000</u>	3,000
Custodial				1	80	<u>80</u>	80
Lobby restrooms				2	140	<u>280</u>	280
Totals:	3		<u>3,645</u>	7		<u>9,160</u>	5,515

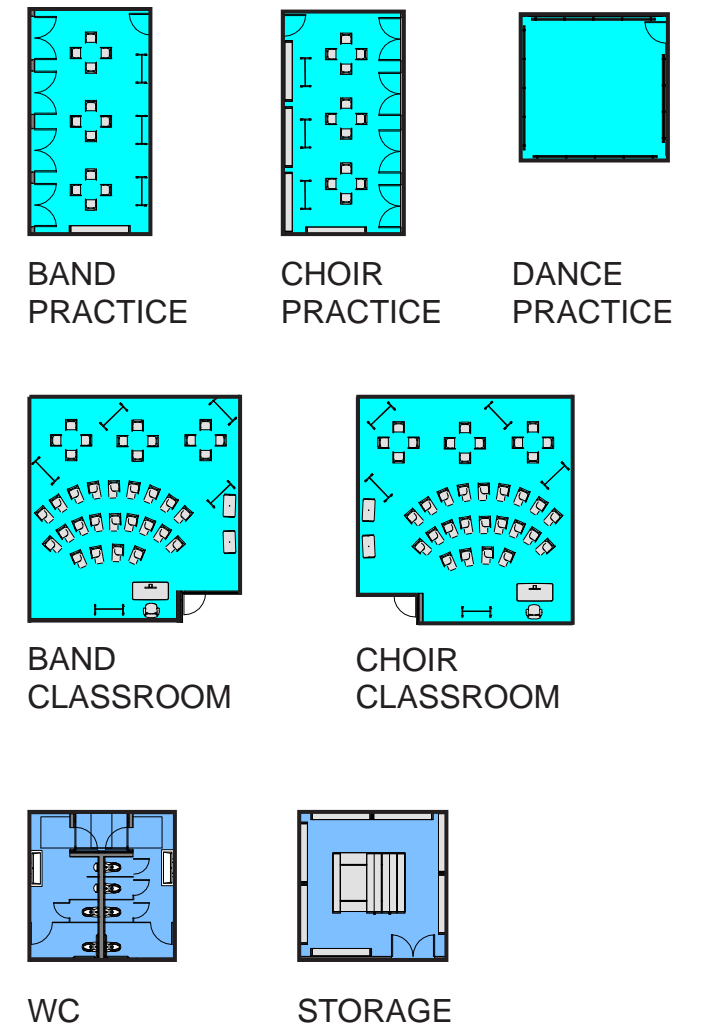
Multi Purpose Auditorium Existing Spaces and Planned Space Metrics



EXISTING AUDITORIUM AND MUSIC @ 3,645 ASF



PLANNED AUDITORIUM AND MUSIC @ 9,160 ASF

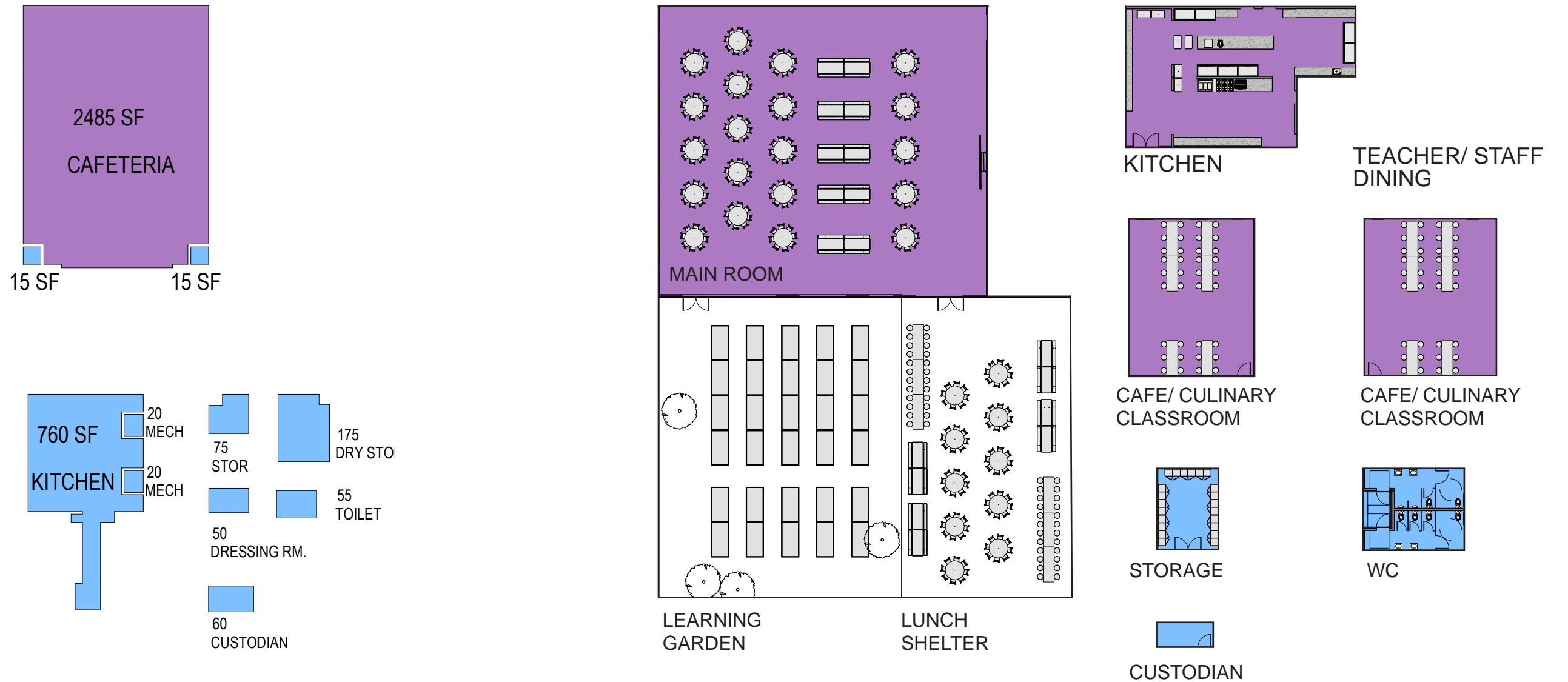


Multi Purpose Culinary Cafe Existing Spaces and Planned Space Need

Space standards for multipurpose food services provided in the 2019 SMMUSD Education Specifications increase the seating capacity over existing conditions significantly. Other components not currently in the existing condition include separate culinary classrooms, a faculty dining room and other..

MULTI-PURPOSE CULINARY CAFE EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Multipurpose room	1	2,515	<u>2,515</u>	n/a	n/a	n/a	2,515
Kitchen	1	800	<u>800</u>	1	2,280	<u>2,280</u>	1,480
Restrooms	1	55	<u>55</u>	2	140	<u>280</u>	225
Dressing room	1	50	<u>50</u>	n/a	n/a	<u>n/a</u>	50
Culinary cafe main room				1	5,160	<u>5,160</u>	5,160
Storage	2	varies	<u>250</u>	1	200	<u>200</u>	50
Custodial	1	60	<u>60</u>	1	80	<u>80</u>	20
Totals:	7		<u>3,730</u>	6		<u>8,000</u>	4,270

Multi Purpose Culinary Cafe Existing Spaces and Planned Space Metrics



EXISTING CAFETERIA, KITCHEN AND SERVERY @ 3,730 ASF

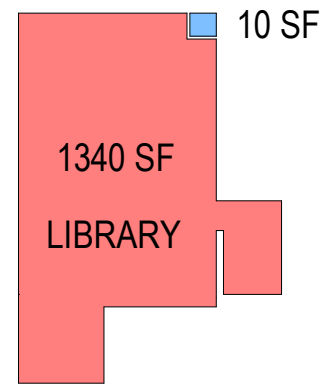
PLANNED CULINARY CAFE AND CLASSROOMS @ 8,000 ASF

Library Existing Spaces and Planned Space Need

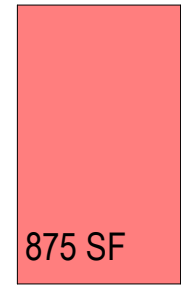
Space standards for the library provided in the 2019 SMMUSD Education Specifications increase over existing conditions significantly. Other components not currently in the existing condition include collaboration spaces, study rooms and other.

LIBRARY EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Main library circulation desk and stacks	1	1,350	<u>1,350</u>	1	3,300	3,300	1,950
Computer lab	1	875	<u>875</u>	n/a	n/a	n/a	875
Book room	1	320	<u>320</u>	n/a	n/a	n/a	320
Book / work room	1	180	<u>180</u>	n/a	n/a	<u>n/a</u>	180
Instructional area				1	1,700	<u>1,700</u>	1,700
Large group study rooms (up to 10 students)				2	200	<u>400</u>	400
Small study rooms				4	100	<u>400</u>	400
Individual study rooms				4	80	<u>320</u>	320
Librarian office				1	180	<u>180</u>	180
Librarian workroom				1	100	<u>100</u>	100
Textbook storage room				1	960	<u>960</u>	960
Instructional storage room				1	200	<u>200</u>	200
Staff and public restrooms				2	70	<u>140</u>	140
Student restrooms				2	180	<u>360</u>	360
Totals:	4		<u>2,725</u>	20		<u>8,060</u>	5,335

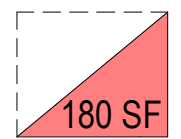
Library Existing Spaces and Planned Space Metrics



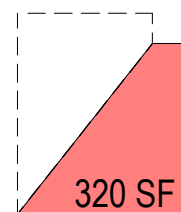
LIBRARY



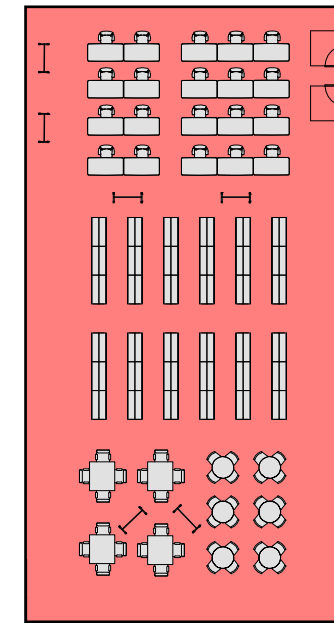
COMPUTER LAB



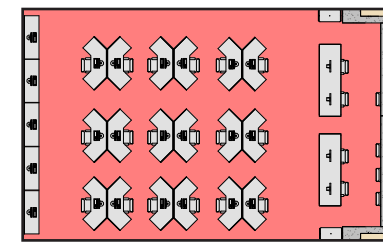
BOOK ROOM



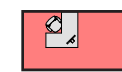
BOOK ROOM



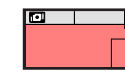
MAIN ROOM



LIBRARY/SUPPORT



LIBRARIAN OFFICE

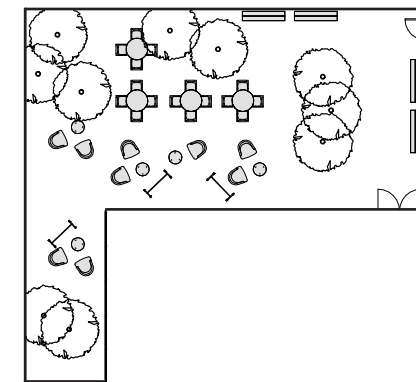


LIBRARIAN WORKROOM

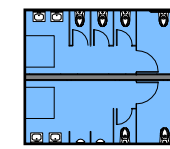
SM

MED

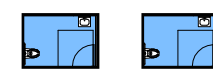
LG



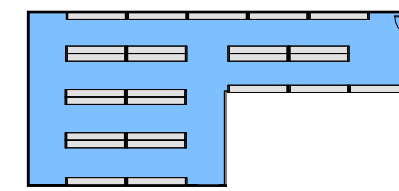
OUTDOOR /LIBRARY READING ROOM



STUDENT RESTROOMS



STAFF & PUBLIC RESTROOMS



TEXT BOOK STORAGE

EXISTING LIBRARY @ 2,725 ASF

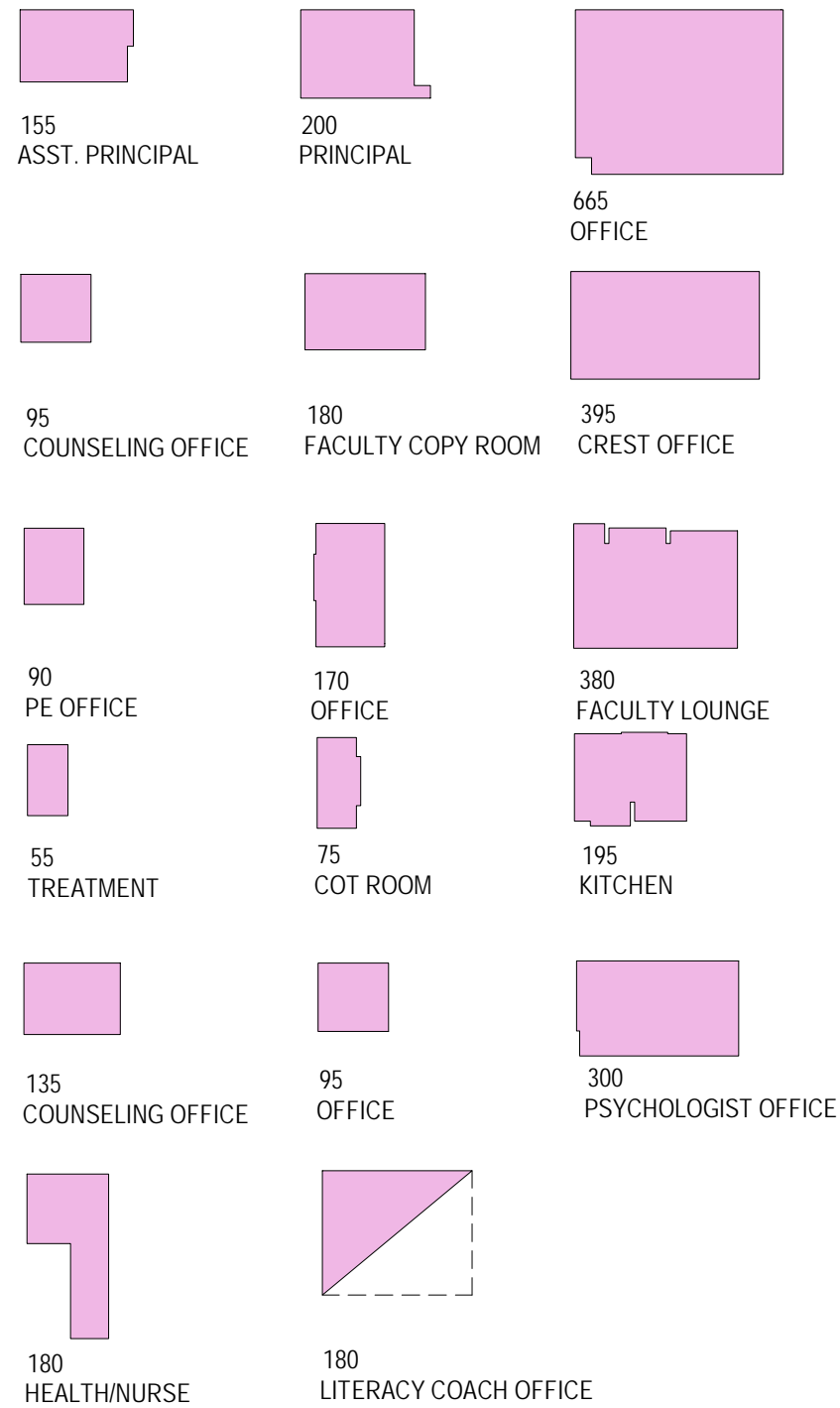
PLANNED LIBRARY @ 8,060 ASF

Front Office and School Support Existing and Planned Space Needs

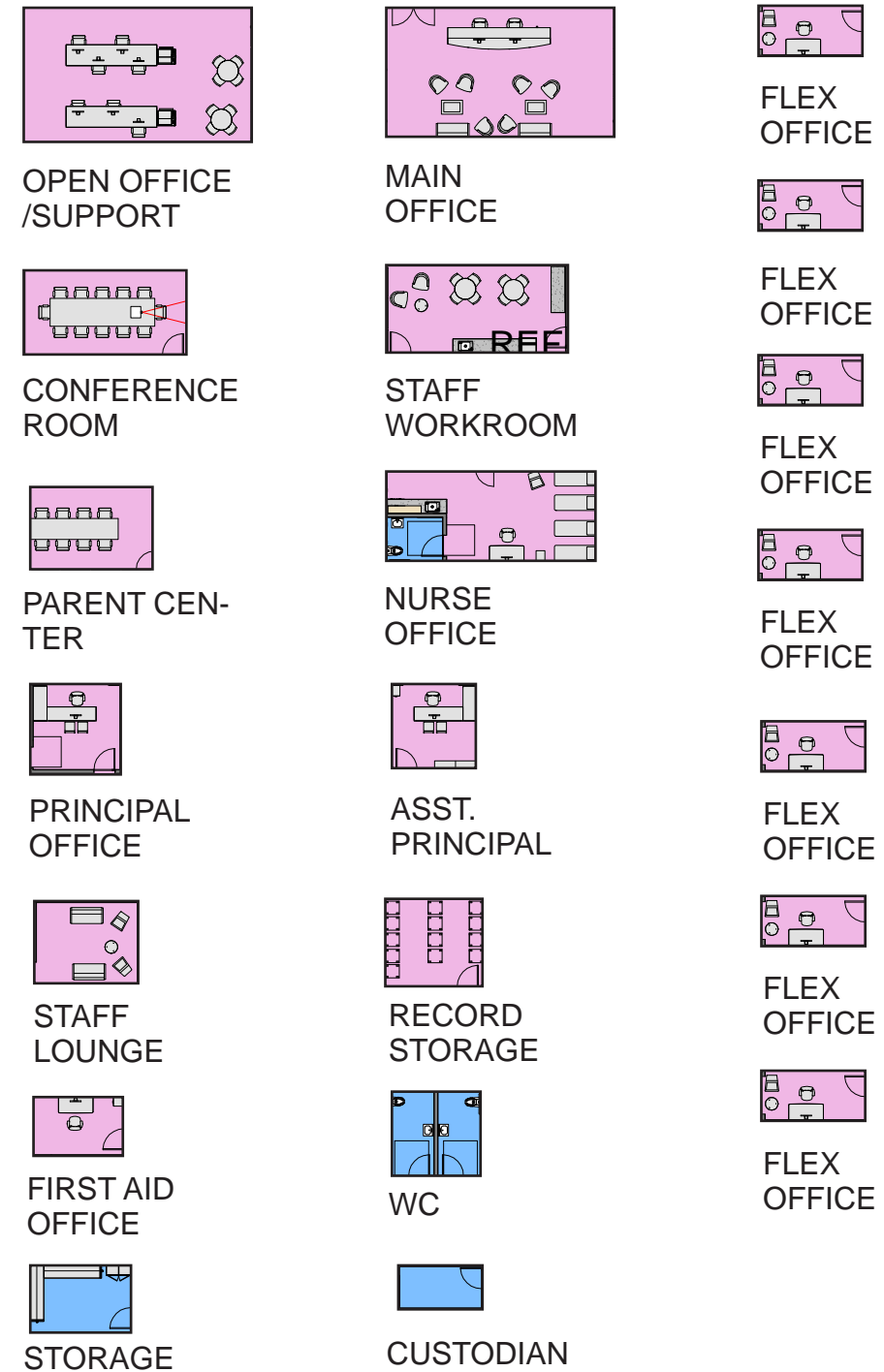
The 2019 SMMUSD Education Specifications provide space standards for the front office and school support functions that heretofore have not existed. These have grown over the years incrementally with functions distributed across the campus. Current standards call for a more compact, consolidated configuration at a slightly smaller overall size.

	EXISTING			PLANNED			DELTA ASF
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	
Public waiting				1	400	400	400
Parent center/conference				1	200	200	200
Clerical front office	1	665	665	1	250	250	415
Principal's office (with restroom)	1	200	200	1	220	220	20
Principal's conference room (accommodate 6-8 individuals)				1	200	200	200
Assistant principal's office	1	155	155	1	160	160	5
Counselor offices	2	varies	230	2	110	220	10
Psychologist office	1	300	300	n/a	n/a	n/a	300
Itinerant offices (parent/teacher conference, speech therapy, and other)	2	varies	265	4	100	400	135
Literary coach office	1	180	180	n/a	n/a	n/a	180
PE office	1	90	90	n/a	n/a	n/a	90
Crest office	1	395	395	n/a	n/a	n/a	395
Preschool kitchen	1	195	195	n/a	n/a	n/a	195
Records storage, files and supplies				1	200	200	200
Open office work area (volunteer, meeting, files, equipment)	1	180	180	1	400	400	220
MDF data center				1	140	140	140
In-suite circulation				1	300	300	300
Health center (sink, medical and lockable storage, ref., ice machine, eye chart, girls / boys cot rooms, 2 all-gender restrooms)	1	180	180	1	400	400	220
Cot and treatment rooms	2	varies	130	n/a	n/a	n/a	130
Health aid office				1	100	100	100
Teacher and staff workroom				1	200	200	200
Teacher and staff lounge	1	380	380	1	300	300	80
Faculty restrooms				2	80	160	160
Janitor closet				1	80	80	80
Totals:	17		3,545	23		4,330	785

Front Office and School Support Existing and Planned Space Metrics



EXISTING FRONT OFFICE AND SCHOOL SUPPORT @ 3,545 ASF



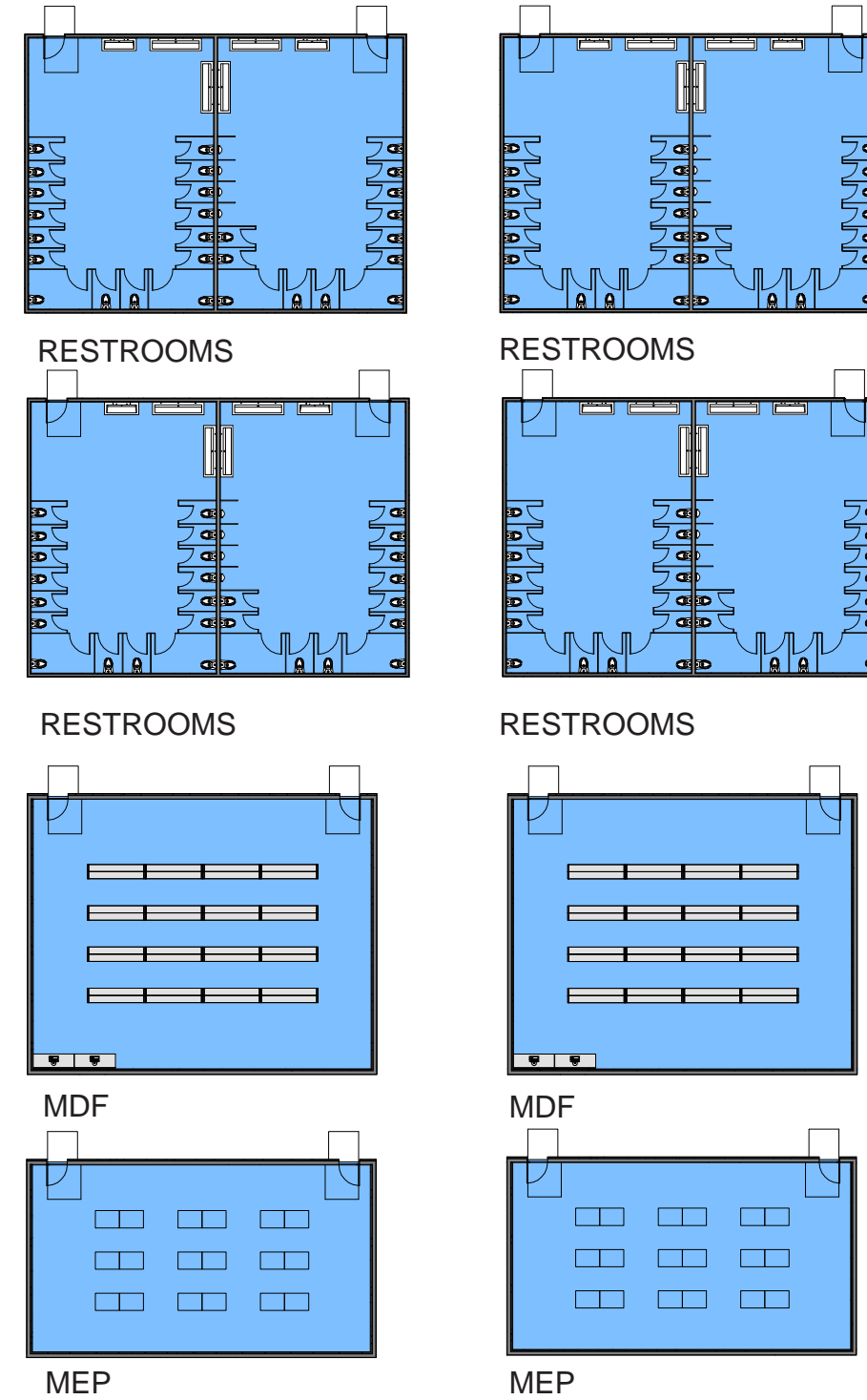
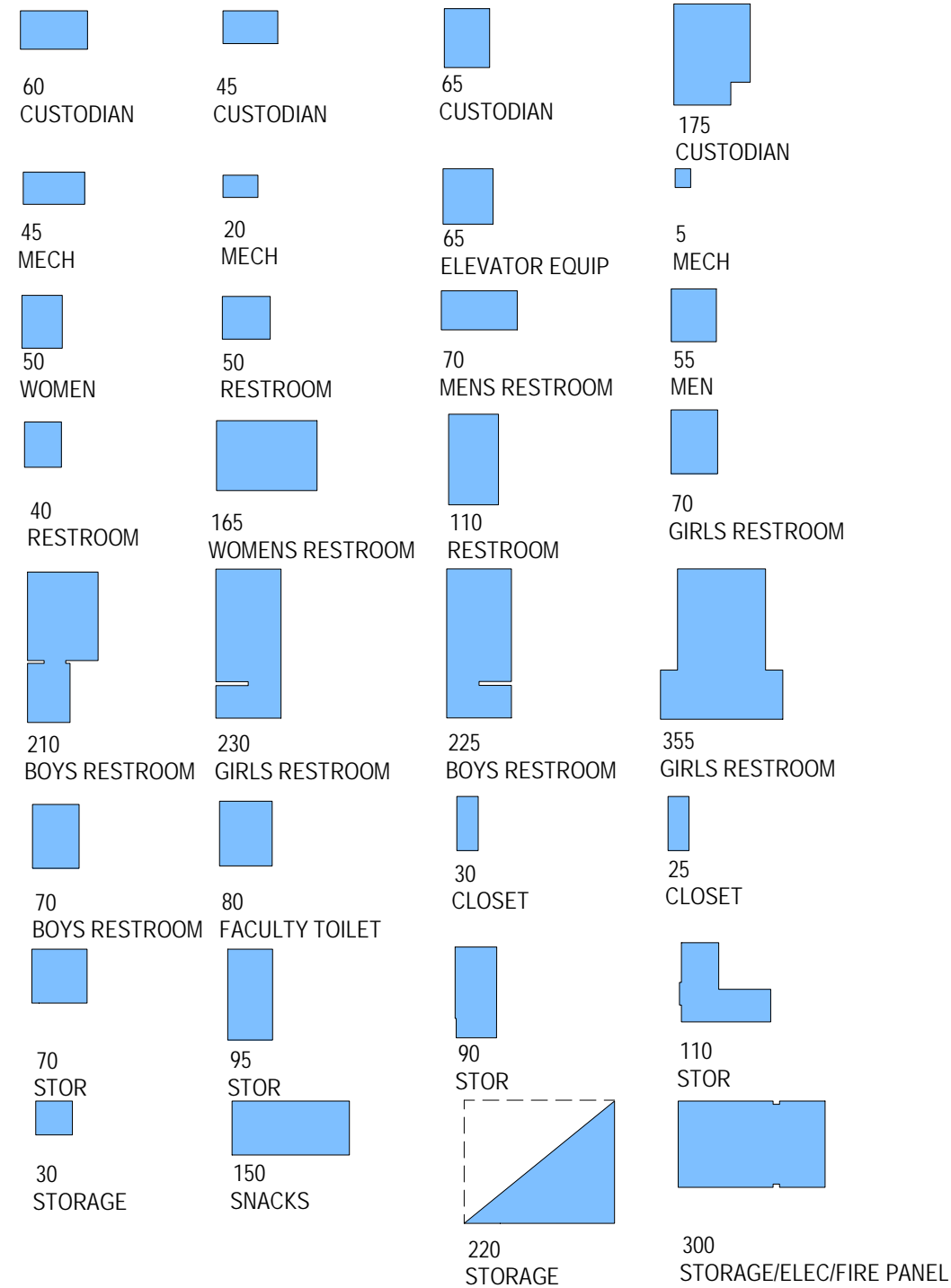
PLANNED FRONT OFFICE AND SCHOOL SUPPORT @ 4,330 ASF

Building Services Existing Spaces and Planned Space Needs

The 2019 SMMUSD Education Specifications provide space standards for the restrooms and building services that heretofore have not existed. Restrooms in the existing condition are too few and undersized in both capacity and by current accessibility standards. Space standards for MEP and IT/AV equipment and infrastructure are provided as well.

BUILDING SERVICES EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DELTA
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Boys' restrooms	3	varies	<u>505</u>	2	2,200	<u>4,400</u>	3,895
Girls' restrooms	3	varies	<u>655</u>	2	2,200	<u>4,400</u>	3,745
Adult unisex restrooms	4	varies	<u>280</u>	n/a	n/a	n/a	280
Men's restrooms	2	varies	<u>125</u>	n/a	n/a	n/a	125
Women's restrooms	2	varies	<u>215</u>	n/a	n/a	n/a	215
Custodial	4	varies	<u>345</u>	n/a	n/a	n/a	345
Storage	9	varies	<u>820</u>	n/a	n/a	n/a	820
MEP service rooms	4	varies	<u>435</u>	2	1,400	<u>2,800</u>	2,365
MDF			0	2	2,000	<u>4,000</u>	4,000
Totals:	31		<u>3,380</u>	8		<u>15,600</u>	12,220

Building Services Existing and Planned Space Metrics



EXISTING BUILDING SERVICES @ 3,380 ASF

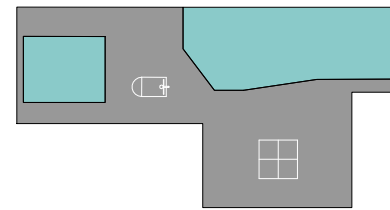
PLANNED BUILDING SERVICES @ 15,600 ASF

Outdoor Instruction and Play Existing Spaces and Planned Space Needs

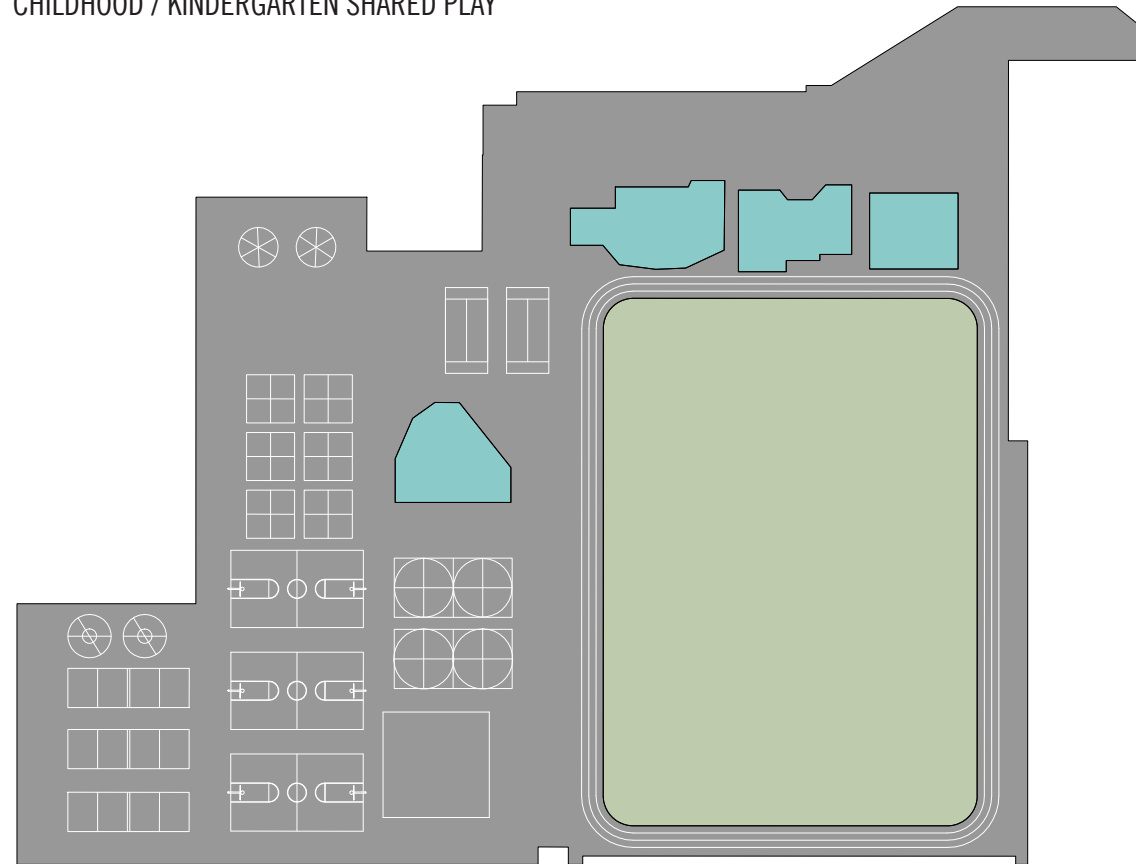
The 2019 SMMUSD Education Specifications adopt a new philosophy of the role of outdoor space in the education of the whole child with an emphasis on integration not separation of fields and playgrounds from the classroom. Importantly all classrooms, specialized and flexible rooms include adjacent, contiguous outdoor classroom and assembly space. This manifests in less and better configured outdoor space.

OUTDOOR INSTRUCTIONAL EXISTING SPACES AND PLANNED SPACE NEEDS								
	EXISTING			PLANNED			DELTA	
	Students	SF/Student	Total SF	Students	SF/Student	Total SF	SF	
Early childhood play (Shared with Kindergarten 10,455 @ 50%)	50	105	5,228	60	75	4,500	728	
Kindergarten play (Shared with Early Childhood 10,455 @ 50%)	89	59	5,227	96	50	4,800	427	
Elementary play	363	310	112,820	532	121	64,400	48,420	
Outdoor library reading room			0			800	800	
Lunch shelter			0			1,800	1,800	
Learning garden			7,529			5,000	2,529	
Outdoor performance			0			5,200	5,200	
Outdoor Classrooms (excludes early childhood and kindergarten from above)			0	27 Classrms	500	13,500	13,500	
			130,804	Total Space Need		100,000	2.30 Acres	30,804
	EXISTING			PLANNED			DELTA	
	Spaces	SF/Space	Total SF	Spaces	SF/Space	Total SF	SF	
Vehicular Parking	90	406.5	36,590	58	350	35,000	0.80 Acres	1,590

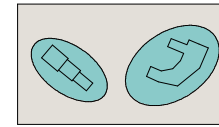
Outdoor Instruction and Play Existing and Planned Space Metrics



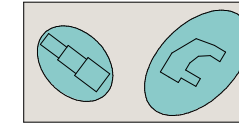
CHILDHOOD / KINDERGARTEN SHARED PLAY



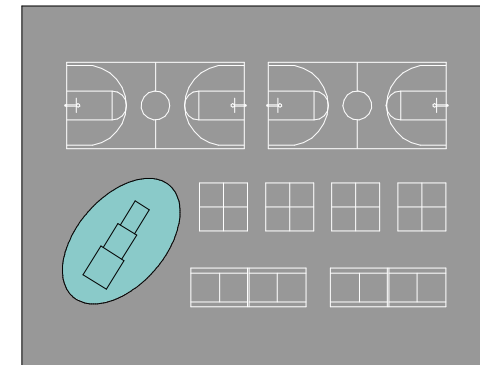
ELEMENTARY PLAY



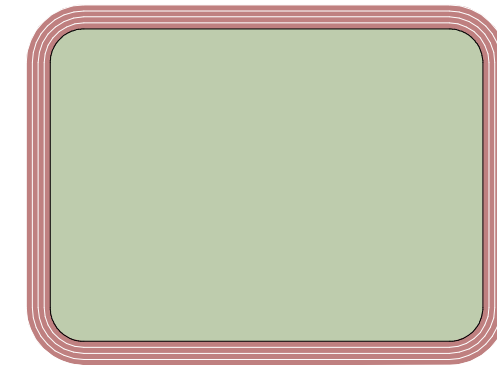
CHILDHOOD PLAY



KINDERGARTEN PLAY



ELEMENTARY PLAY



OUTDOOR LIBRARY/
READING ROOM

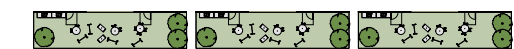
LUNCH
SHELTER

LEARNING
GARDEN

OUTDOOR
PERFORMANCE



1ST GRADE



SPECIAL ED.



2ND GRADE



SCIENCE/ART



3RD GRADE



MAKER LAB



4TH GRADE



5TH GRADE

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

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

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



2019 EDUCATION SPECIFICATIONS

JOHNSON FAVARO

October 7, 2020

Overview

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

For purposes of the campus assessment and master planning effort this chapter describes the findings and requirements of the SMMUSD Board of Education approved 2019 Education Master Plan and the Education Specifications contained within it. The Education Specifications describe in detail every room in the school to support 21st century learning at a target population of 688 (650-700) students.

General Purpose Classrooms

- Early education and kindergarten
- Lower elementary (grades 1 and 2)
- Upper elementary (grades 3-5)
- Special education

Specialized and Flexible Rooms

- Teaming studios
- Science/art classrooms
- Maker lab classrooms
- Music classrooms
- Auditorium
- Multipurpose culinary cafe
- Library

Support Spaces

- Front office and school support
- Building services

Outdoor Facilities

- Early education and kindergarten play yards
- General purpose and specialized/flexible outdoor classrooms
- Auditorium expansion (assembly)
- Multipurpose culinary cafe expansion and learning garden
- Library outdoor classroom
- Elementary playgrounds
- Field and track

EDUCATION SPECIFICATIONS CONTENTS

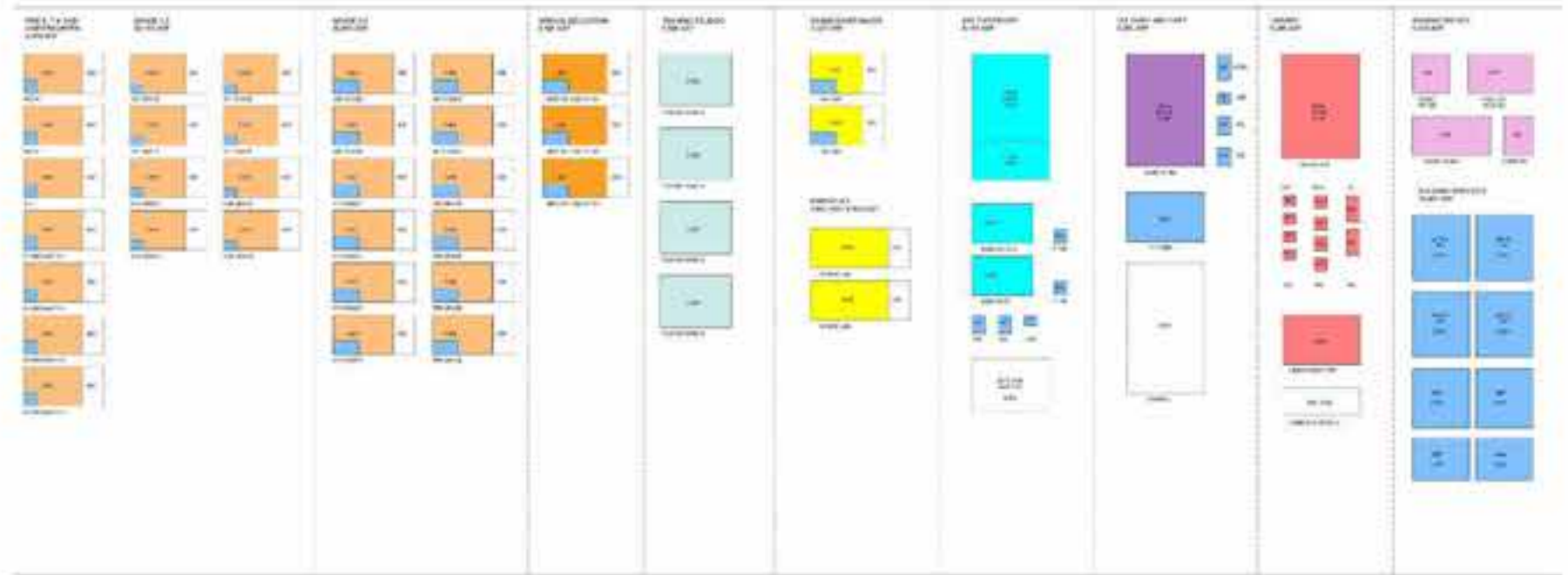
Overview	1
Early education and kindergarten classrooms	2-3
Lower elementary (grades 1 -2)	4-5
Upper elementary (grades 3-5)	6-7
Special education	8-9
Science/art classroom	10-11
Maker lab classrooms	12-13
Teaming studios/block classrooms	14-15
Library	16-17
Auditorium and music classrooms	18-19
Multipurpose culinary cafe	20-21
Front office and school support	22-23

ACADEMIC FACILITIES PLANNED SPACE NEED

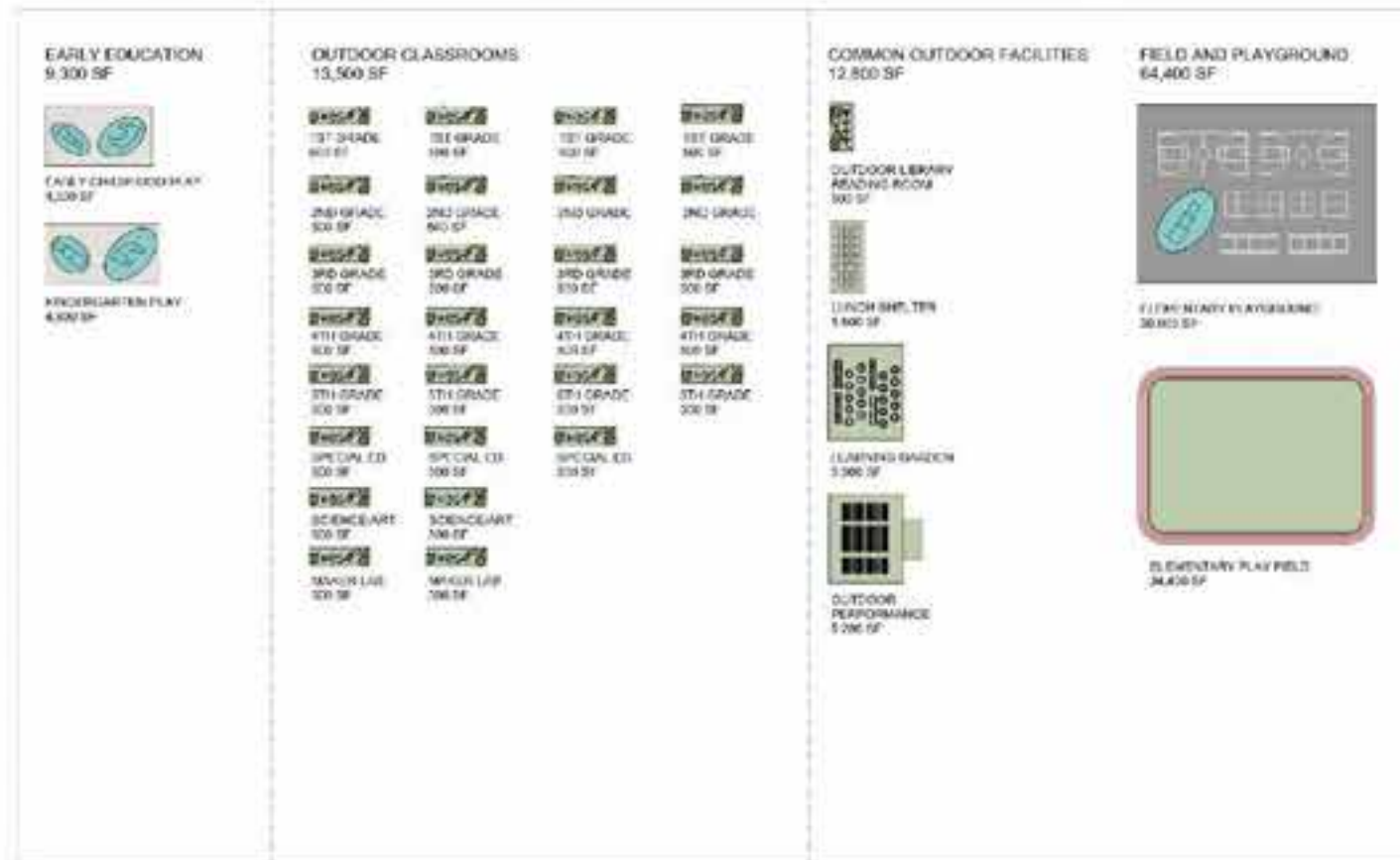
600-700 Students	Quantity	Students	ASF/Rm	Total ASF
Core Classrooms	30	688		40,910
Pre-K	2	40	1,350	2,700
T-K	1	20	1,350	1,350
Kindergarten	4	72	1,350	5,400
1st and 2nd Grades	8	192	1,270	10,160
3rd -5th Grades	12	360	1,400	16,800
Special Education	3	24	1,500	4,500
Specialized/Flexible Rooms				40,020
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
Support Facilities				19,930
Front office and school support				4,330
Building services				15,600
Total Academic Facilities Planned Space Need				100,860

OUTDOOR FACILITIES PLANNED SPACE NEED

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



2019 SMMUSD ACADEMIC FACILITIES EDUCATION SPECIFICATIONS



2019 SMMUSD OUTDOOR FACILITIES EDUCATION SPECIFICATIONS

Pre-K, T-K and Kindergarten Classrooms

General

- Separate dedicated entrance with dedicated parking for parents to walk children into class.
- Dedicated reception and office area required near drop-off/pick-up.
- Reception area requires adult restrooms and parent center.
- All classrooms at ground floor
- Grades may not intermingle

Classroom Capacity

- 20 students in Pre-K and T-K; 24 students in Kindergarten
- 1 instructor
- 1 aide/volunteer

Classroom Requirements

- Organized for four to six 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
- Student restrooms 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



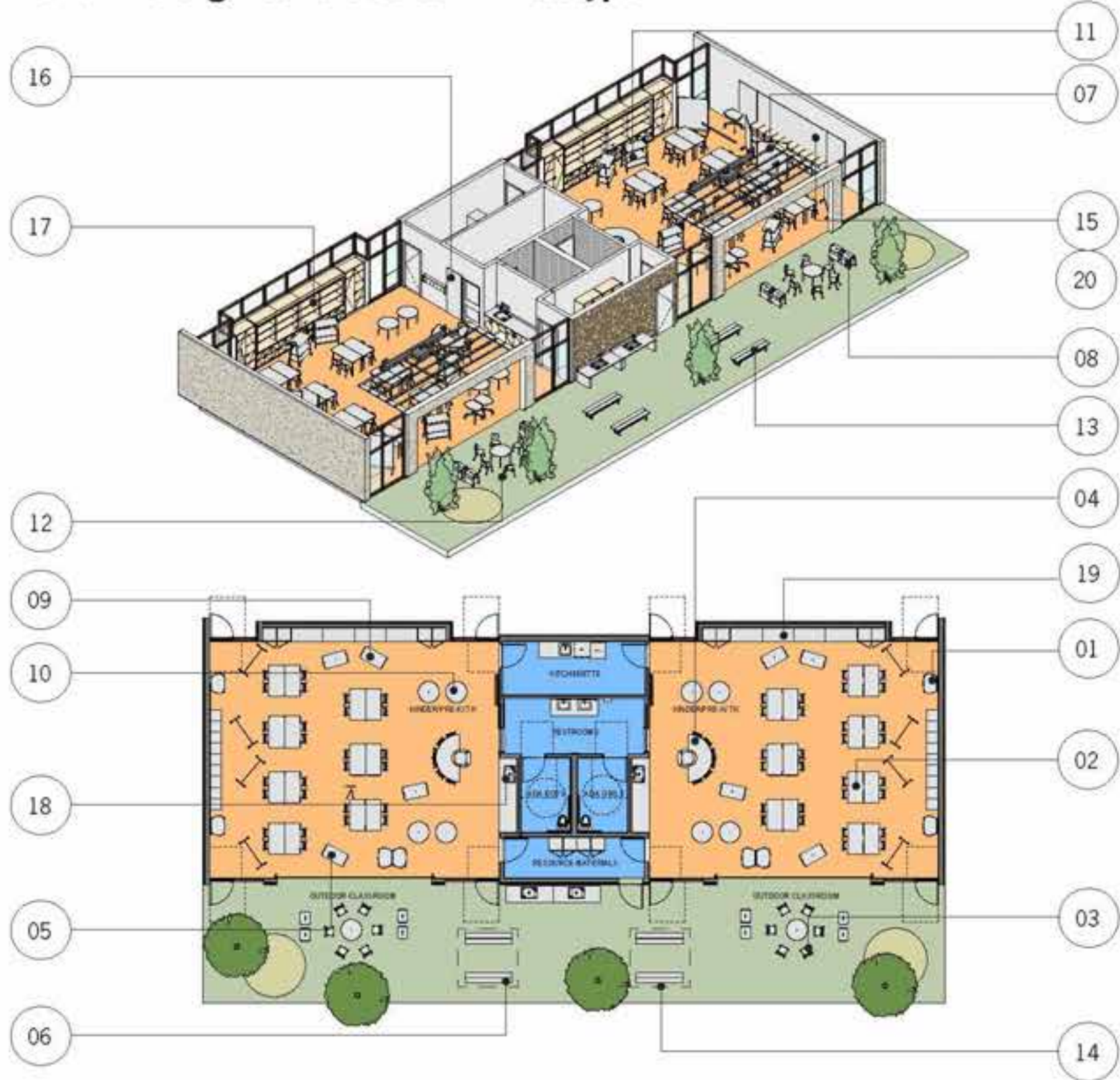
PRE-K, T-K AND KINDERGARTEN PLANNED SPACE NEED

Pre-K / T-K at 20, Kindergarten @ 24	Quantity	ASF/Rm	Total ASF
Indoor			
Classroom	1		1,150
Resources room per classroom	1	80	80
Student restrooms	1	120	120
	Indoor Floor Area		1,350
Other			
Outdoor classroom	1		500
	Other Floor Area		500

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 Primary collaboration wall
- 16 Interactive instructional display
- 17 Secondary collaboration wall with interactive instructional display
- 18 Sink with bubbler at appropriate student height
- 19 Mill work
- 20 Tackable surface

Pre-K and Kindergarten Classroom Prototype



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



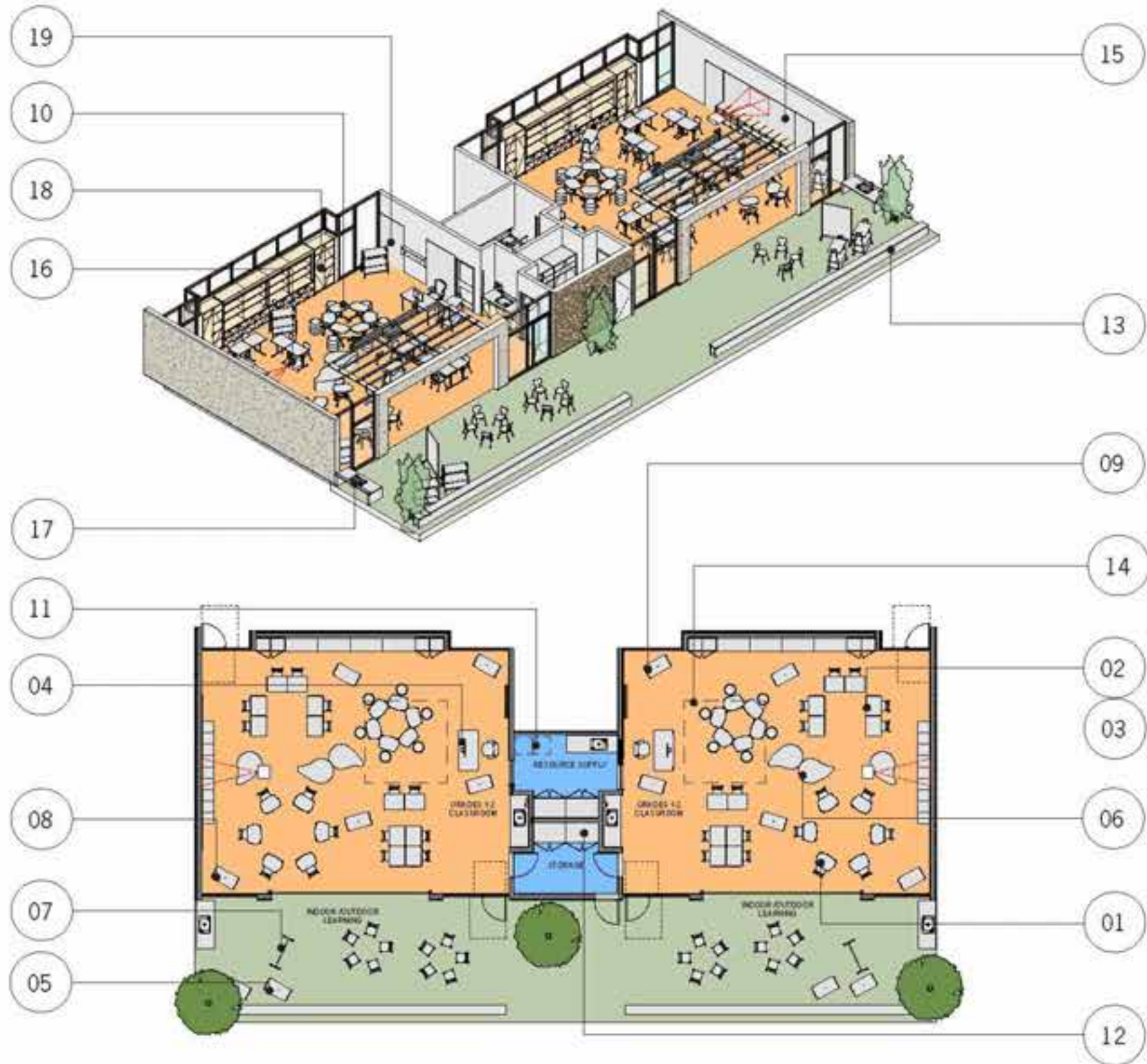
GRADES 1-2 CLASSROOMS PLANNED SPACE NEED

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

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

Grades 1 and 2 Classroom Prototype



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

Outdoor Classroom Requirements

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



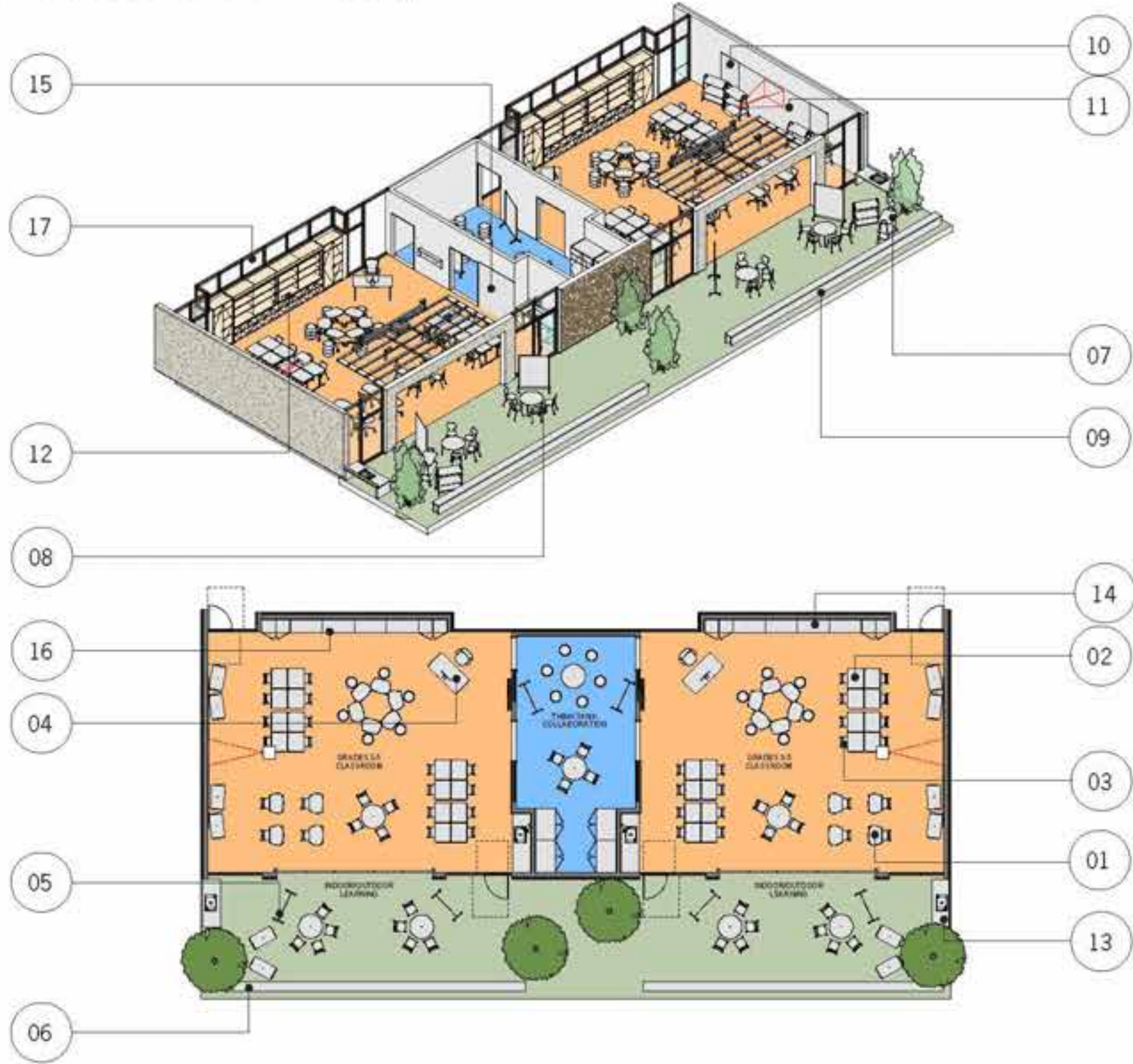
GRADES 3-5 CLASSROOMS PLANNED SPACE NEED

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

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

Grades 3-5 Classroom Prototype



Special Education Classrooms

General

- Access to dedicated drop-off/pick-up to accommodate buses
- Adjacency to parking (for instructors, aides and volunteers)
- Easy access to general classrooms, multipurpose room, library and other daily use programs
- Proximity to administrative services including nurse, flex administration office areas, psychology, speech therapy
- Adjacency to culinary cafe for integration with rest of student body

Classroom Capacity

- 1,500 SF
- 8 Students
- 1 Instructor
- 8 Aides
- 1 Volunteer

Classroom

- Organized for individual and small group
- Two interactive instructional walls
- Roll-up doors to outside classroom

Staff Work Room

- Mobile teacher workstations
- Lounge seating
- Space for parent/teacher conferences
- Instructor prep area
- Impromptu student push-in space

Office/Deescalation

- Dual purpose push-in office
- Soft, flexible space for student alone time

Shower/Restroom

- Changing table
- Full size shower with hooyer lift
- Toilet and sink facilities to accommodate student + assistant

Resource/Supply

- Therapy mats and equipment

- Wheelchair storage
- Instructional supplies
- Washer/dryer
- Towel and product storage



SPECIAL EDUCATION PLANNED SPACE NEED

8 Students	Quantity	ASF/Rm	Total ASF
Indoor			
Classroom	1	800	
Staff workroom	1	200	
Office/deescalation	1	100	
Shower/restroom	1	100	
Physical therapy	1	200	
Resource/supply		100	
	Indoor Floor Area	1,500	
Outdoor			
Outdoor classroom	1	500	
	Outdoor Floor Area	500	

PROTOTYPE KEY

- 01 Movable seating
- 02 Movable chairs
- 03 Lounge seating
- 04 Mobile collaboration white board
- 05 Mobile circular tables
- 06 Mobile storage bins and resource carts
- 07 Mobile lateral file storage system
- 08 Hoyer lift
- 09 Physical therapy table
- 10 Physical therapy exercise bars
- 11 Primary instruction
- 12 Interactive instructional display
- 13 Secondary instructional display
- 14 Sink with bubbler at appropriate student height
- 15 Mill work
- 16 Accessible shower
- 17 Washer / Dryer
- 18 Clerestory glazing

Special Education Classroom Prototype



Science/ Art Flexible Classrooms

General

- Locate on ground floor central to all of grades K-5
- Adaptable learning environment
- Accommodate demonstrations, workshops and presentations from visiting specialists
- Expansive open work area with easy access to electrical tool, supply and technology areas will facilitate transition from project to project

Classroom Capacity

- 1,200 SF
- 30-32 Students
- 1 Instructor
- 1 Aide
- 1 Volunteer
- 1 Guest Speaker

Classroom Requirements

- Perimeter storage
- Wet areas
- Demonstration areas
- Counter space with open central space for flexible furniture
- Two interactive instructional walls
- Clearly defined wet area with sink and bubbler

Outdoor Classroom Requirements

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



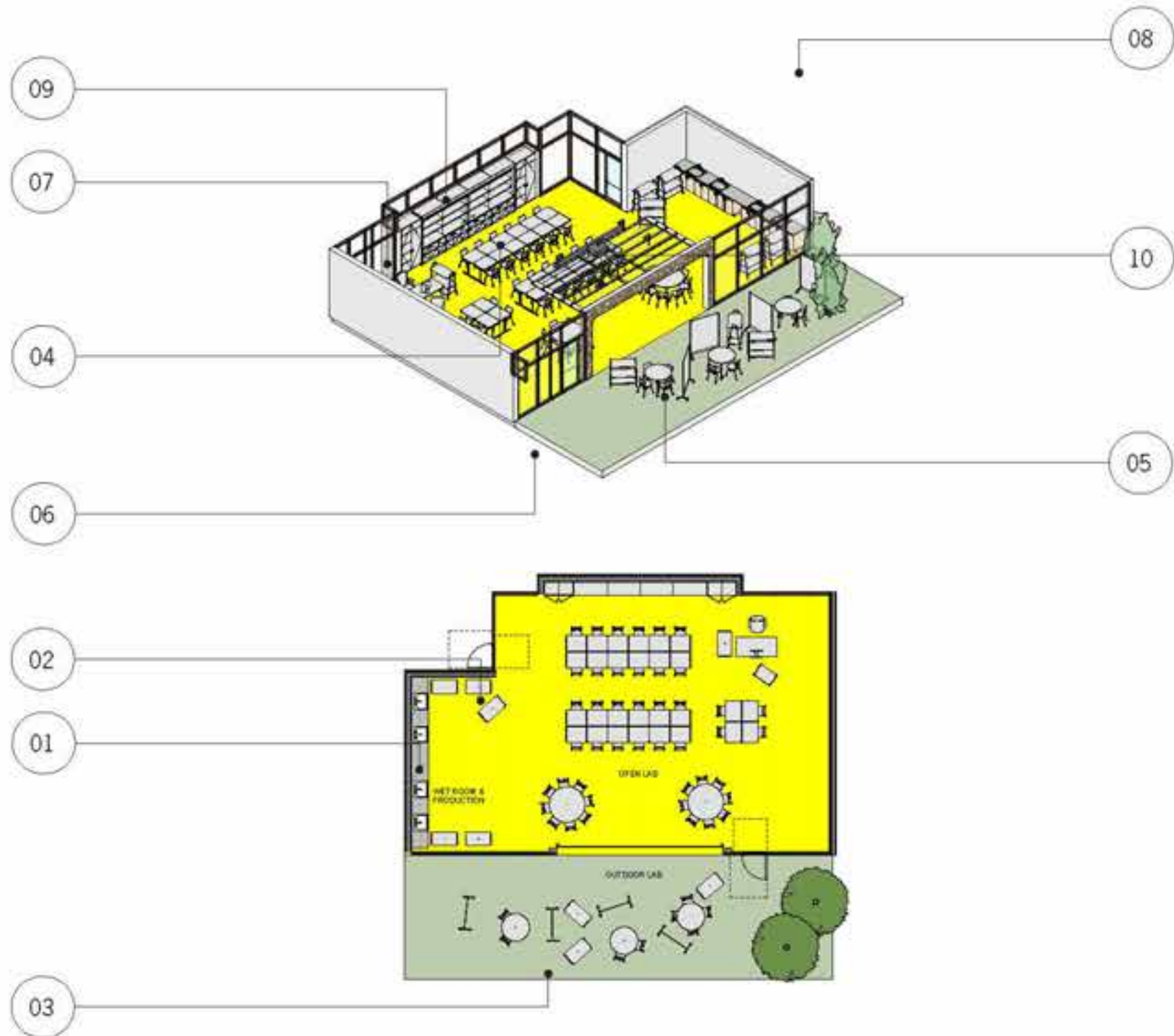
SCIENCE AND ART PLANNED SPACE NEED

30-32 Students	Quantity	ASF/Rm	Total ASF
Indoor			
Classroom	1		1,000
Workroom and resource	2	100	200
		Indoor Floor Area	1,200
Other			
Outdoor classroom	1		500-800
		Other Floor Area	500-800

PROTOTYPE KEY

01	Movable seating
02	Movable tables
03	Movable chairs
04	Mobile instructor podium with workstation including storage
05	Mobile collaboration white board
06	Mobile circular tables
07	Interactive instructional wall
08	Sink with bubbler at appropriate student height
09	Mill work
10	Operable wall with glass

Science/ Art Flexible Classroom Prototype



Maker Labs

General

- High use hub of activity centrally located accessible during lunch, after school and other
- Open plan centered on collaboration
- Accommodate both wet and dry areas at perimeter

Classroom Capacity

- 30-35 Students
- 1,800 SF
- 1 Instructor
- 1 Aide
- 1 Volunteer

Open Studio Requirements

- Open teaming and support area
- Perimeter tinkering shop and storage
- Perimeter think tank and 3D demonstration
- Perimeter 3D workshop
- Perimeter mobile resource and mobile wet resource
- Roll-up doors to outdoor classroom

Collaboration Zone Requirements

- One interactive instructional wall
- Display and pin-up area
- Collaborative lounge seating

Resource Requirements

- Tool and supply storage
- On-going student project storage
- Open or enclosed
- Areas for display inside or outside of classroom

Outdoor Classroom Requirements

- Permanent outdoor canopy or shade structure
- Sink with counter
- Outdoor equipment storage



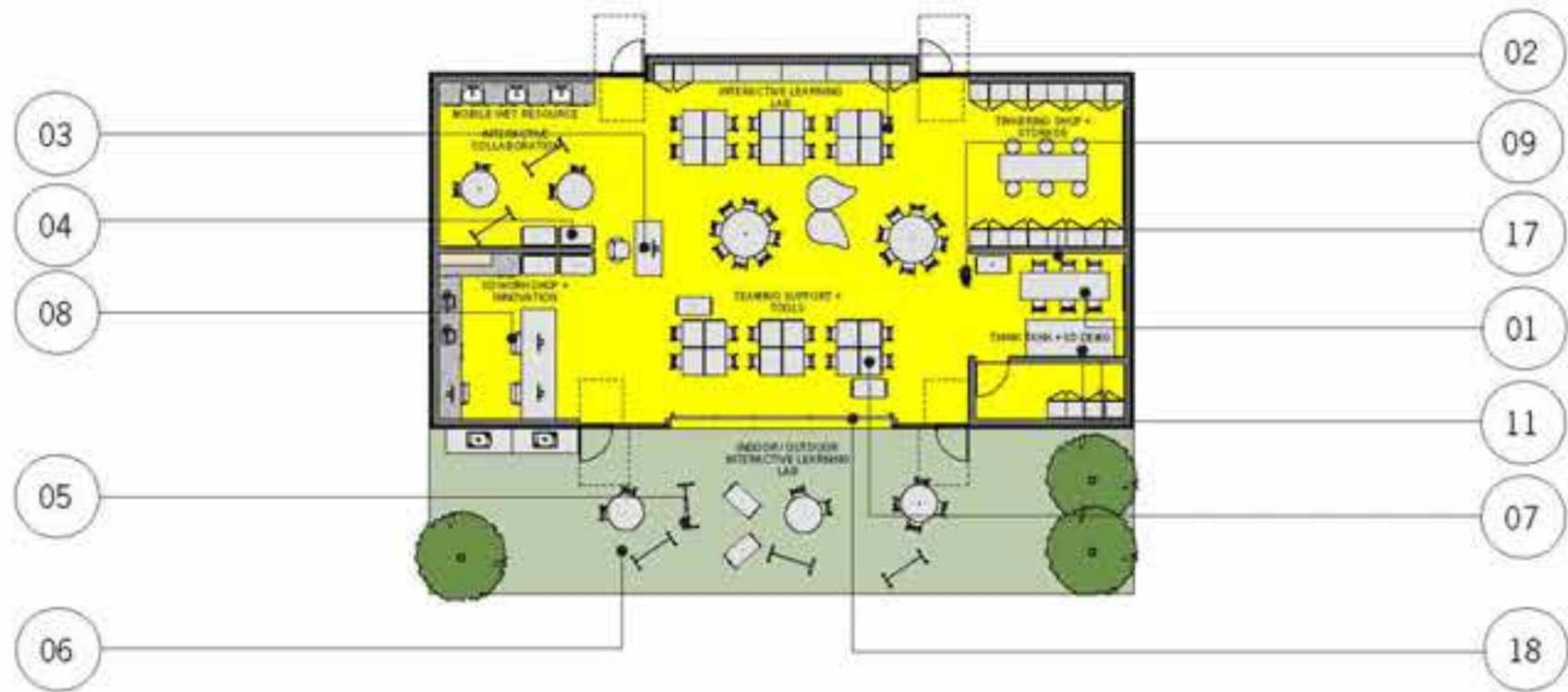
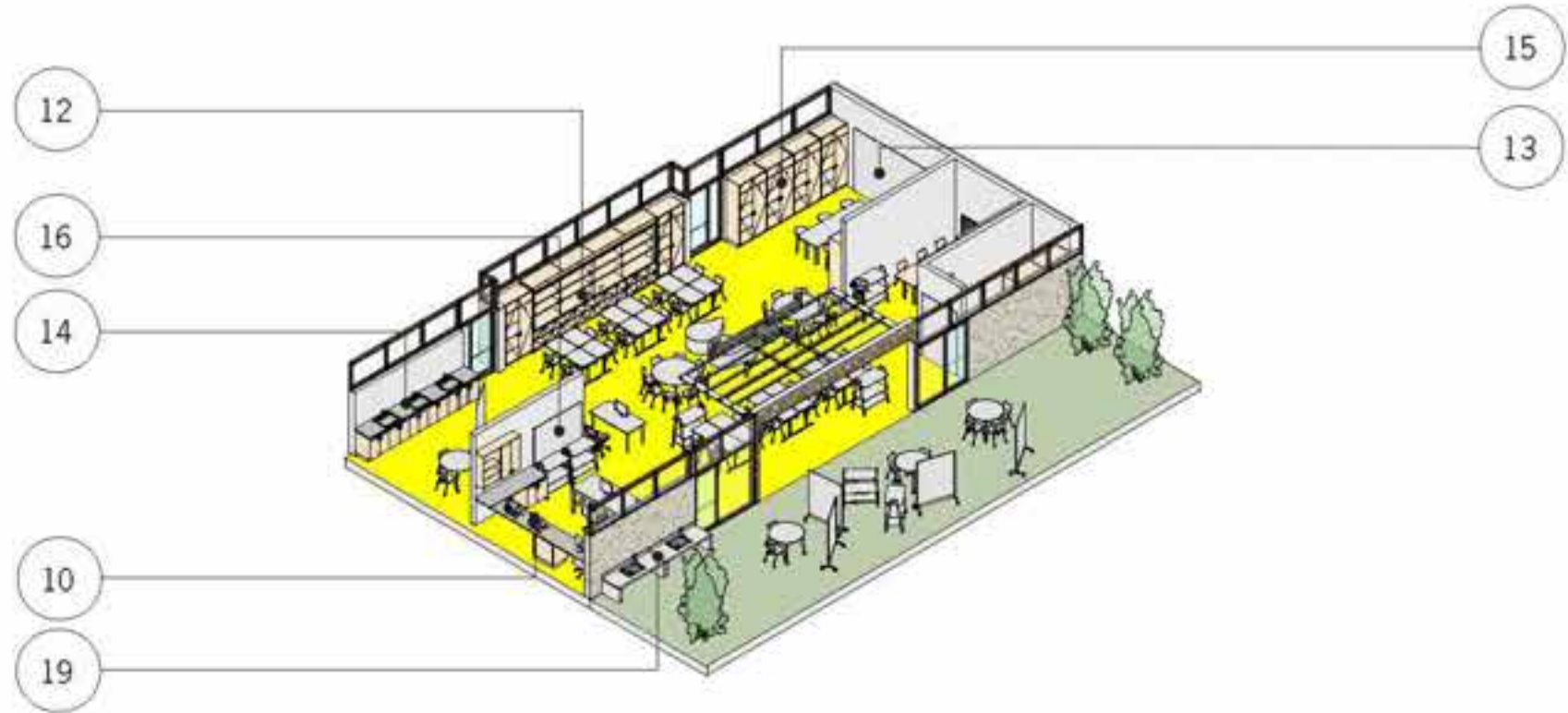
MAKER LAB PLANNED SPACE NEED

30-35 Students	Quantity	ASF/Rm	Total ASF
Indoor			
Open studio	1		1,200
Collaboration zone	1		300
Resource	1		300
	Indoor Floor Area		1,800
Other			
Outdoor classroom	1		500
			500

PROTOTYPE KEY

- 01 Movable tables
- 02 Movable chairs
- 03 Mobile Instructor podium with workstation including storage
- 04 Mobile shelving and storage systems
- 05 Mobile collaboration white board
- 06 Mobile circular tables
- 07 Adjustable height tables with mobile storage bins
- 08 Mobile adjustable height chairs
- 09 Technology: video camera system
- 10 Technology: 2D/3D Printers
- 11 Green screen
- 12 Primary instruction
- 13 Interactive instructional wall
- 14 Sink with bubbler at appropriate student height
- 15 Mill work
- 16 Tackable wall
- 17 Secondary collaboration wall
- 18 Operable wall with glass
- 19 Outdoor sink

Maker Lab Prototype



Teaming Studios/Block Classrooms

- Expanded based learning exercises outside of the classroom
- One teaming studio for every six same-grade classrooms.
- Expandable and contractable
- Accommodate down time for reading, games, socializing and decompression

Room Capacity

- 2,200 SF
- 40-45 Students
- 2 Instructors
- 2 Aides
- 2 Volunteers

Social Collaboration Hub Requirements

- Organized for collaboration zones
- One interactive instructional wall
- Tackable wall surfacing
- Rewritable wall surfacing
- Soft and lounge seating
- Movable chairs and tables
- Movable white boards
- Movable storage and resource bins

2D/3D Resource Requirements

- 2D/3D printer station
- Photography and filming zone
- Production tables, chairs and bins

Project Based Learning (PBL) Requirements

- Wet area with sink and bubbler
- Ample storage for resources
- In progress project storage
- 2d/3D display areas



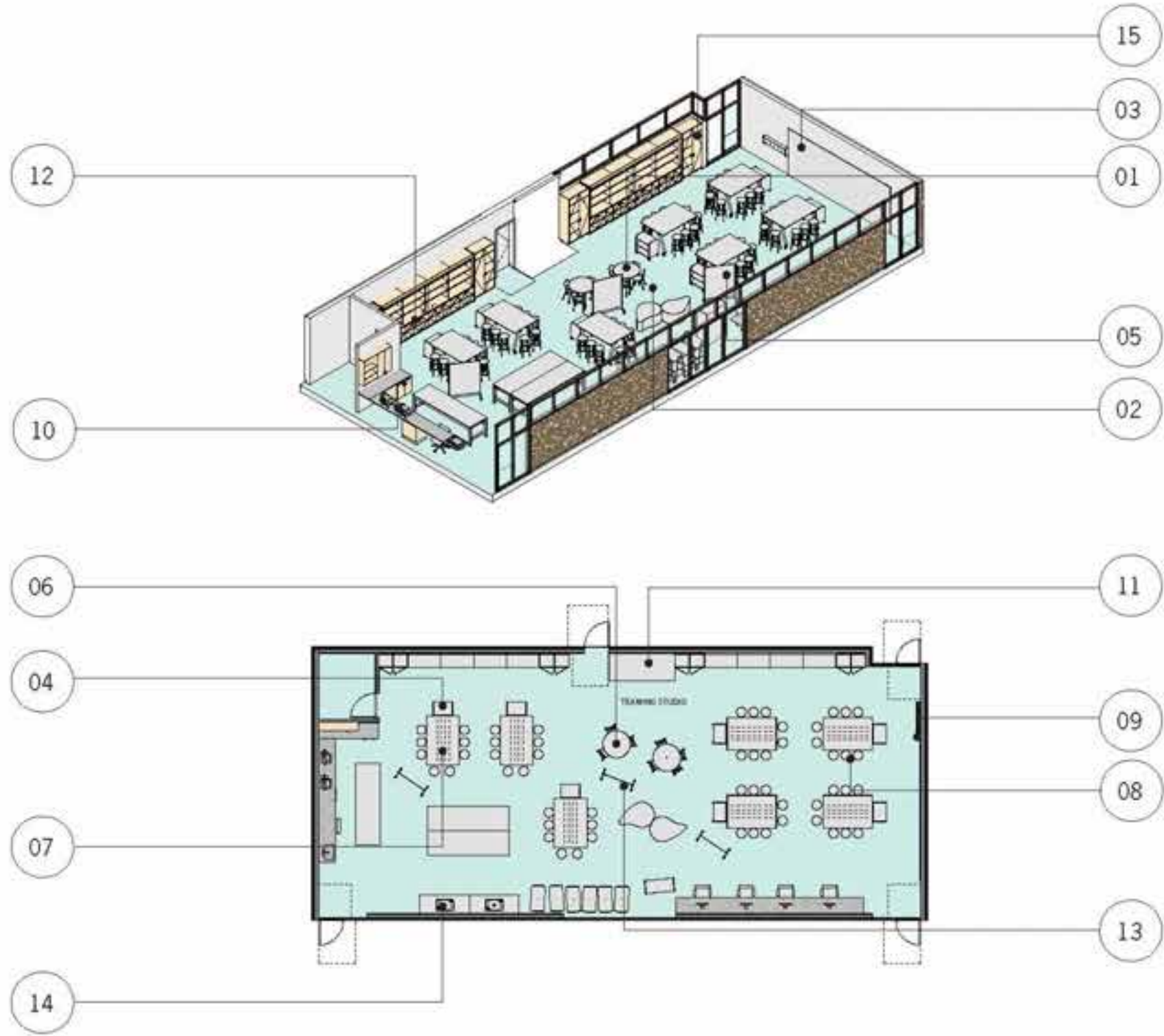
TEAMING STUDIO PLANNED SPACE NEED

40-45 Students	Quantity	ASF/Rm	Total ASF
Indoor			
Social Collaboration Hub	1		2,200
2D/3D Resource			
PBL Resource			
	Indoor Floor Area		2,200

PROTOTYPE KEY

- 01 Movable tables
- 02 Movable chairs
- 03 Tackable wall
- 04 Mobile shelving and storage systems
- 05 Mobile collaboration white board
- 06 Mobile circular tables
- 07 Adjustable height tables with mobile storage bins
- 08 Mobile adjustable height chairs
- 09 Secondary collaboration wall
- 10 Technology: 2D/3D Printers
- 11 Green screen
- 12 Primary instruction
- 13 Interactive instructional wall
- 14 Sink with bubbler at appropriate student height
- 15 Mill work

Teaming Studio/Block Classroom Prototype



Library

- Locate at perimeter of campus for community and after hours access
- Main space articulated into small group and individual spaces
- Physical and layout space for research, one-on-one encounters
- Multi-purpose, collaborative, set-up for presentations
- Access to tablets up to 30-35 students at a time
- Instructional storage and faculty resource space
- Exhibitions, joint-use, parent use, evenings and weekend access.

Stacks

- Perimeter shelving (maximum 4"-6" high)

Instructional Areas

- Accommodate 50-60 students
- Locate within the open area of the library's one interactive instructional wall
- Provide rugs and soft seating options
- One interactive instructional wall

Computer Stations

- 4-6 walk-up tablets with printer access near library entrance
- Ten permanent computer stations with library open area

Large Study Rooms

- One wall equipped with rewritable surfacing
- One wall equipped with tackable surfacing
- Ample storage for small group crafts and project based resources

Circulation Desk

- Two staff
- Provide 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
- Include self-service check-out counter

Librarian Workroom

- Work counter for book repair
- Storage
- Sink
- Work area for one additional staff



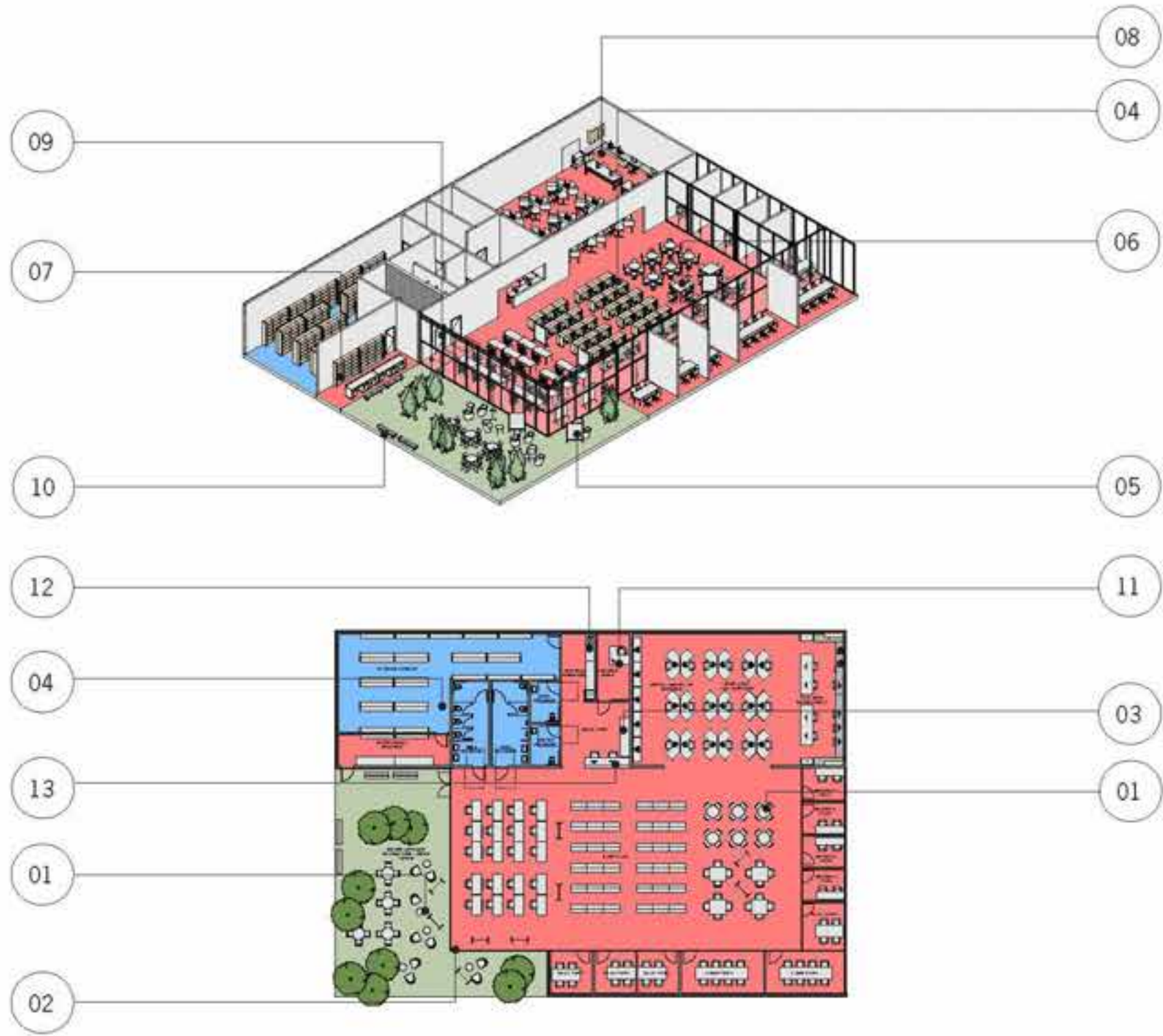
LIBRARY PLANNED SPACE NEED

400 Students	Quantity	ASF/Rm	Total ASF
Main areas			
Main stacks	1		3,000
Instructional area + computer area	1		1,800
	Main Areas Floor Area		4,800
Study Rooms			
Individual (two students)	4	80	320
Small (four students)	4	100	400
Large (ten students)	2	200	400
	Study Rooms Floor Area		1,120
Support Spaces			
Circulation Desk, Librarian office/work			380
Textbook Storage Room			960
Instructional Storage Room			200
Staff and Public Restrooms	2	70	140
Student Restrooms	2	180	360
	Support Spaces Floor Area		2,140
Other			
Outdoor Library Reading Room	1		800-1,000
			800-1,000

PROTOTYPE KEY

- 01 Movable tables + chairs+ lounge chairs
- 02 Operable wall with glass
- 03 Mobile lateral file storage system
- 04 Book shelves
- 05 Mobile collaboration white board
- 06 Mobile circular tables
- 07 Mobile metal shelving
- 08 Technology equipment zone - 2D/3D
- 09 Clerestory windows
- 10 Bench seating
- 11 Mobile L-shaped tables
- 12 Sink with bubbler at appropriate student height
- 13 Mill work

Library Prototype



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

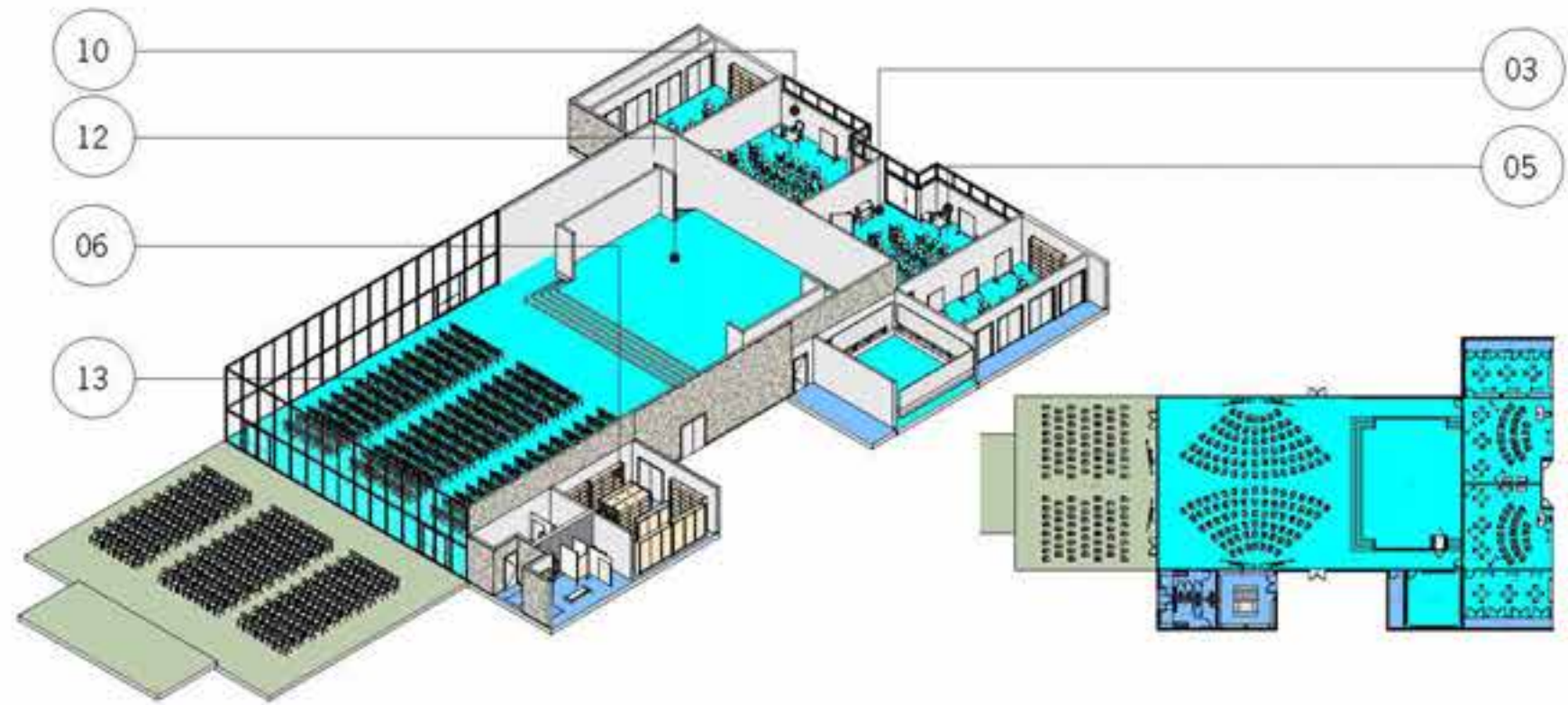
- Permanent outdoor canopy or shade structure
- Immediate adjacency to assembly space
- Platform designed to double size of multipurpose space for large events



MULTIPURPOSE PLANNED SPACE NEED

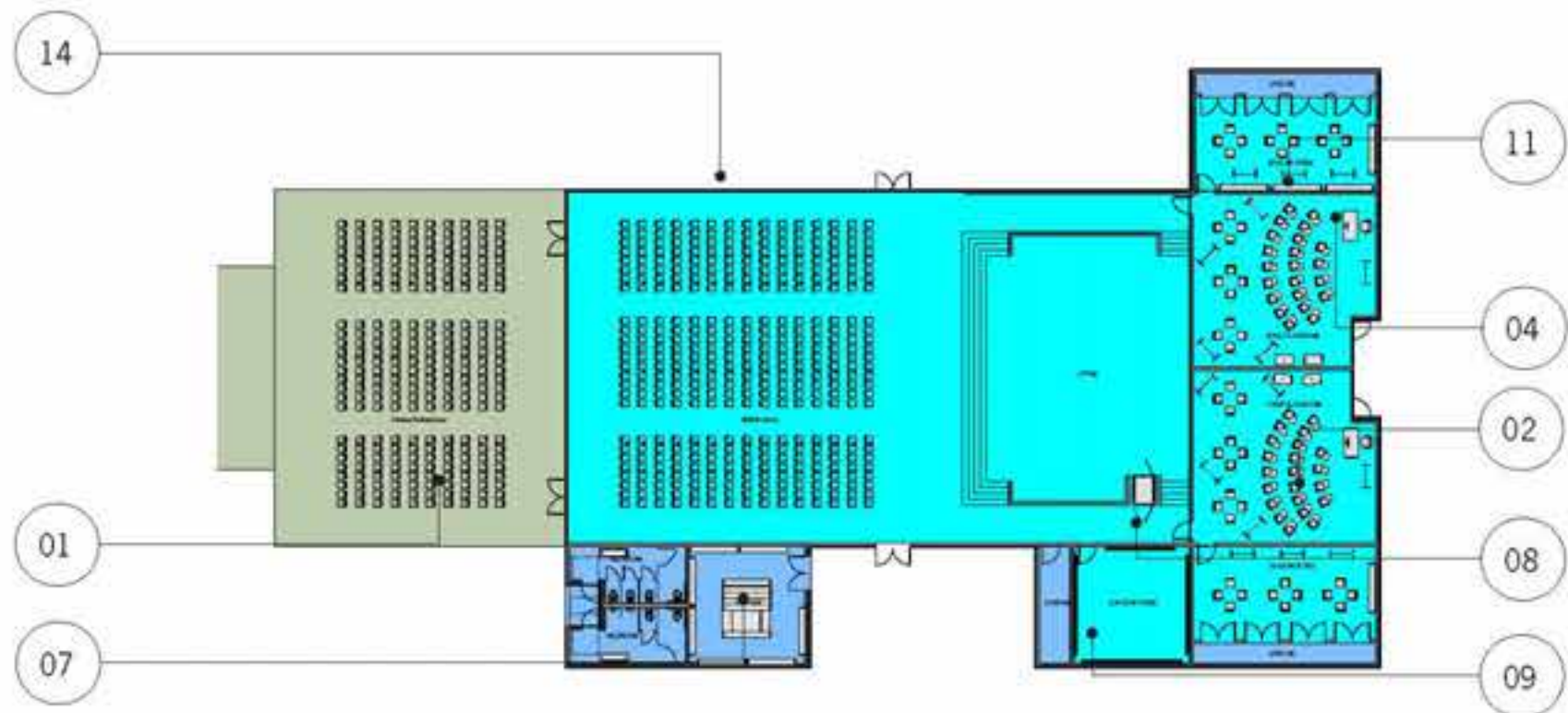
400 Students	Quantity	ASF/Rm	Total ASF
Indoor			
Assembly space (flat floor)	1		4,000
Stage (including proscenium @ 20 FT high)	1		1,800
Music/Choir Classroom	1		1,400
Storage (sheet music, costumes, instruments)	1		100
Band/Music/Choir Classroom	1		1,400
Storage (sheet music, costumes, instruments)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

Auditorium Prototype



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



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/servery 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



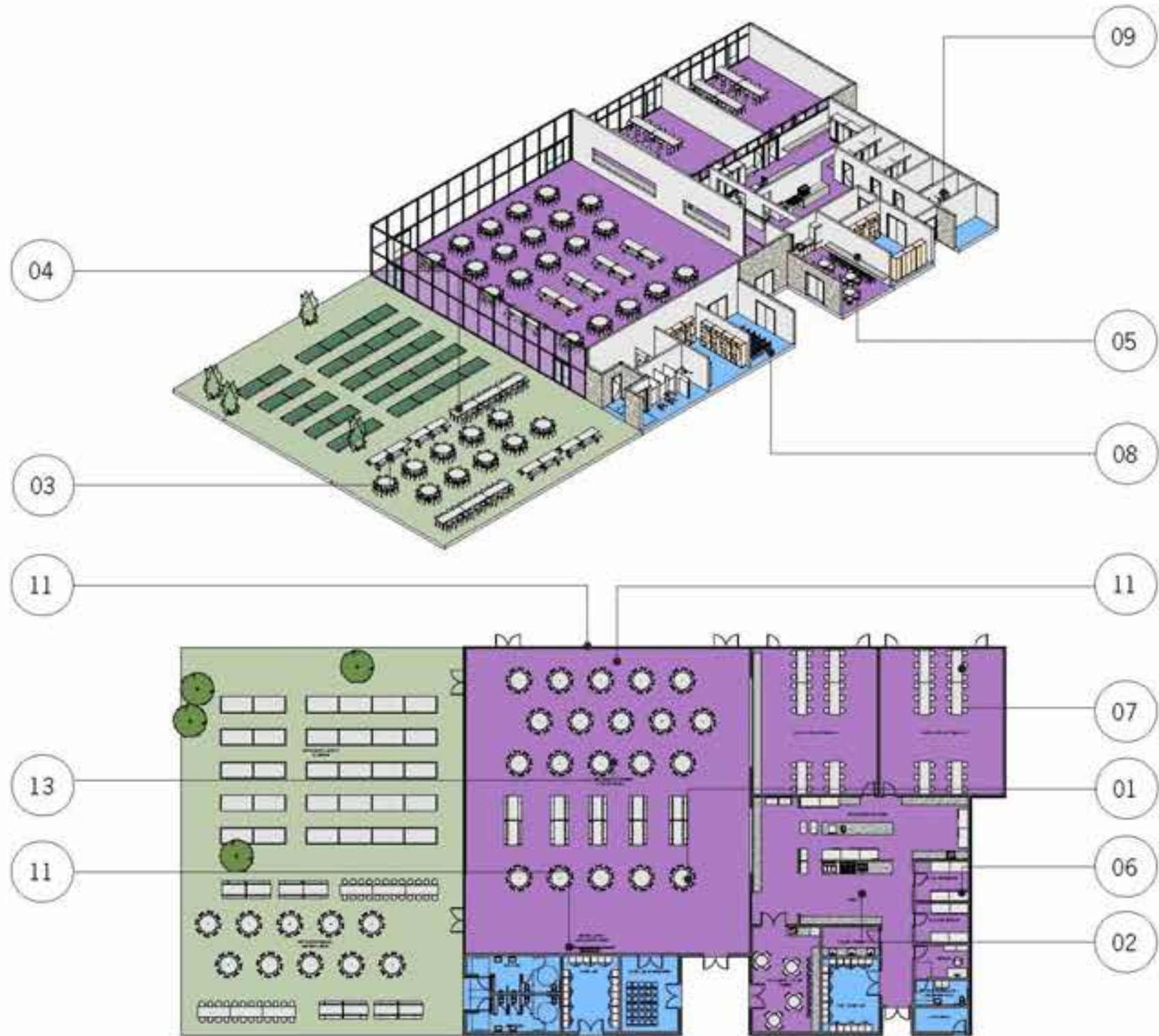
CULINARY AND CAFE PLANNED SPACE NEED

400 Students	Quantity	ASF/Rm	Total ASF
Multipurpose room			
Main room	1		5,160
Storage (movable furniture)+ custodial	1		280
Restrooms	2	140	280
		Multipurpose Room Floor Area	5,720
Kitchen			
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
		Kitchen Floor Area	2,280
Other			
Outdoor garden	1		21,780
		Outdoor Floor Area	21,780

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

Multipurpose Culinary Cafe Prototype



Front Office and School Support

General

- Reception counter main check-in point upon entry to campus
- Reception counter to include staff workstations
- Main lobby to accommodate 10-15 individuals.
- Include a parent center for meetings, clubs, tutoring/advising, after school and weekend use
- Open office for clerical, volunteer work
- Teacher and staff workroom
- Teacher and staff lounge
- Health center adjacent to and visible from main reception counter
- Resource specialist office to accommodate 8-10 students.

Itinerant Offices

- Parent/teacher conferences
- Speech therapy
- Other intermittent resources

Open Office Work Area

- Volunteer work area
- Impromptu meeting
- File storage
- Printer and computer access



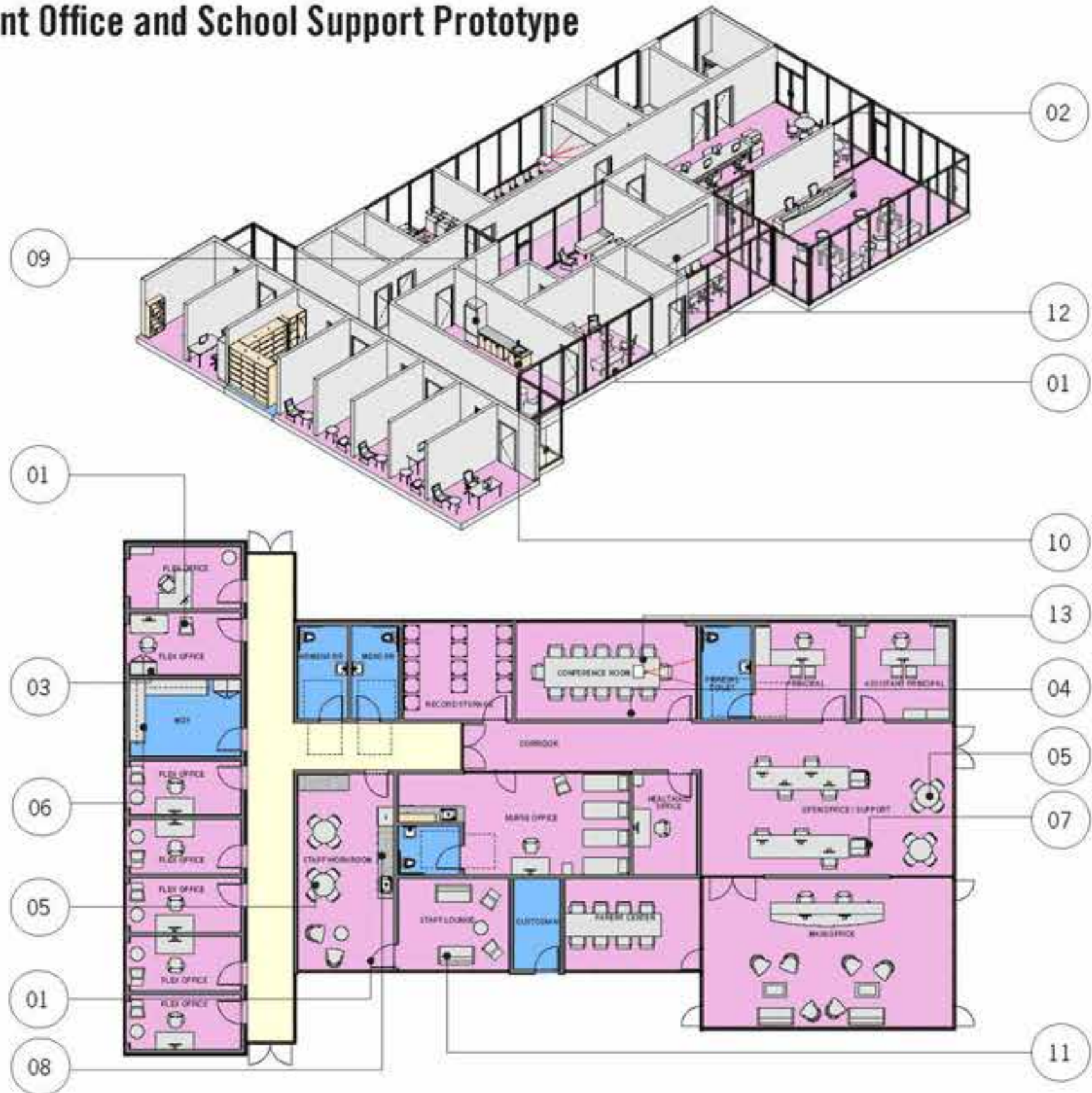
FRONT OFFICE AND SCHOOL SUPPORT PLANNED SPACE NEED

600-700 Students	Quantity	ASF/Rm	Total ASF
Parent center/conference	1		200
Clerical front office + waiting	1		450
Principal's office (with restroom)	1		220
Principal's conference room (accommodate 6-8 individuals)	1		200
Assistant principal's office	1		160
Counselor offices	2	110	220
Itinerant offices	4	100	400
Records storage, files and supplies	1	200	200
Open office work area (volunteer, meeting, files, equipment)	1	400	400
MDF data center	1		140
In-suite circulation	1		300
Health center + health aid office			500
Teacher and staff workroom + lounge			500
Faculty restrooms	2	80	160
Janitor closet	1		80
Total Administration Space Need (ASF)			4,330

PROTOTYPE KEY

- 01 Movable tables + chairs+lounge chairs
- 02 Entrance security control buzzer and security camera
- 03 Mobile lateral file storage system
- 04 Mobile collaboration white board
- 05 Mobile circular tables + L-shaped tables
- 06 Mobile shelving
- 07 Copy and production (high)
- 08 Mill work
- 09 Refrigerator
- 10 Sink with bubbler at appropriate student height
- 11 Nursing couch
- 12 Primary collaboration wall
- 13 Ultra short throw projection

Front Office and School Support Prototype



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