Appendix A Grant Elementary School Campus Master Plan

Appendices

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



FINAL REPORT

JOHNSON FAVARO

September 1, 2020



SYNOPSIS

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Grant Elementary School
2368 Pearl Street
Santa Monica, CA 90405

This report summarizes the results of a collaboration across the year 2020 of SMMUSD administration leadership, Grant Elementary administration, faculty, staff and parents as well as the Grant 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 of 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 bee described and recommended in the 2019 SMMUSD Education Master Plan
- **Education Specification**s 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

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Summary Findings

- Candidate first projects include a one story classroom building with six new classrooms and a rooftop learning garden. At completion of this building six portable classrooms would be removed from campus
- Candidate first projects also include renovation and expansion of the library, preservation, restoration and improvements of the historic central garden, consolidation of early education at the front of campus next to kindergarten and redevelopment of south campus.
- The historic front of school, auditorium and one story classroom buildings around the historic central garden are to be restored and preserved in perpetuity
- An arrival court on campus adjacent to Pearl Street provides a drop-off and pick-up lane in addition to curb side drop-off and pick-up along Pearl street
- An arrival court at the south side of campus at the terminus of 24th Street accommodates vehicular circulation to parking lots at the SE and SW corners of campus
- 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 NW corner of campus adjacent to the Pearl Street arrival court, the new multipurpose culinary cafe at the SE corner of campus adjacent to the playground areas. At completion of the new auditorium the existing auditorium would be re purposed for two music classrooms.
- The library would expand in place into a two story format.
- 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



CAMPUS IN THE EXISTING CONDITION View looking northwest Pearl Street above, 24th street below.



CAMPUS AT COMPLETION OF LONG TERM PROGRAM FIT View looking northwest Pearl Street above, 24th street below.

Candidate First Projects

Project 1: New Classroom Building

- Four elementary classrooms and two science/art classrooms
- Rooftop learning garden with restrooms, storage and building services
- Partial playground renovation
- New lunch shelter

Project 2: Library Renovation and Addition

- Large openings with overhead doors on four sides
- Collaborative maker space with adjacent outdoor classroom
- Courtyard renovations with landscape and trees
- Partial playground renovation

Project 3: Historic Central Garden Renovation

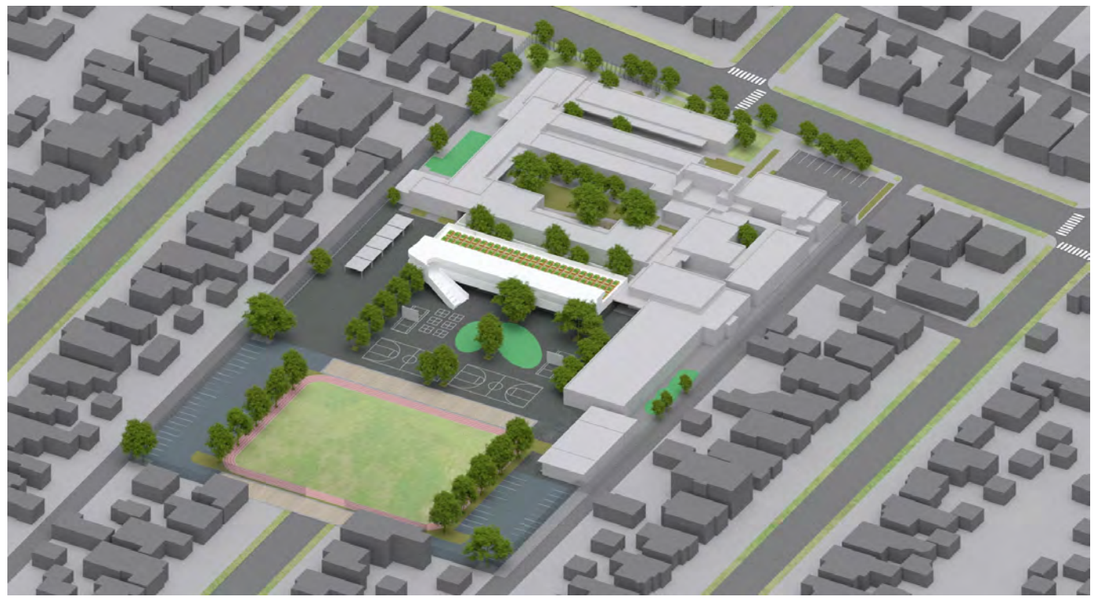
- Preservation and rehabilitation of historic trees
- Removal of south bench and incorporation of outdoor seating areas
- Native Californian demonstration garden
- Outdoor classrooms

Project 4: Early Education/Kindergarten Consolidation

- Relocation of early education classrooms to front of school
- New restrooms and support spaces for new early education classrooms
- New early education play yard
- Minor secondary renovations at rooms vacated by early education

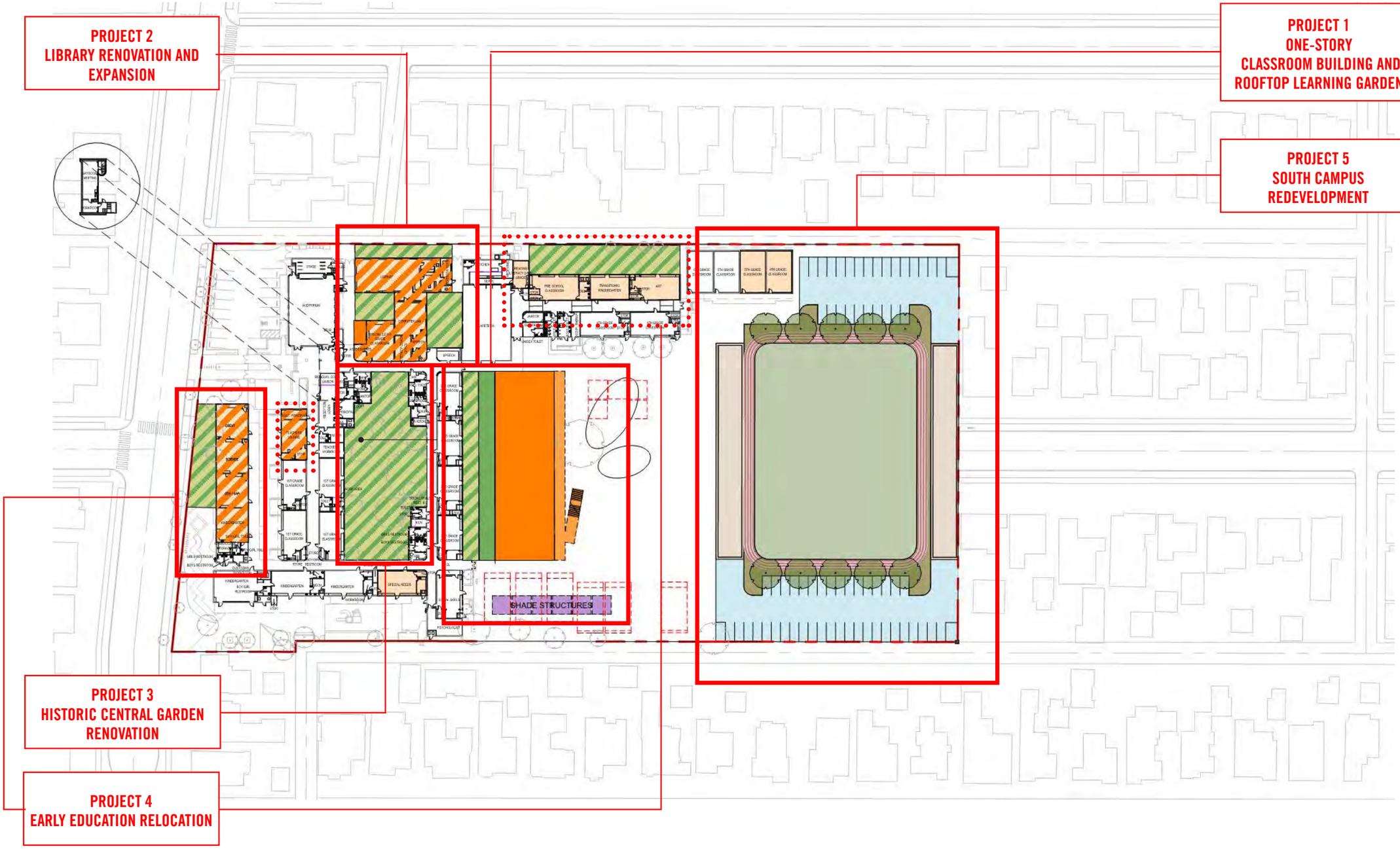
Project 5: South Campus Redevelopment

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



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS View looking northwest Pearl Street above, 24th street below.

GROUP 1 CONSTRUCTION COSTS		
Project Component	Page	Cost
PROJECT 1 New Classroom building and rooftop learning garden		$14,110,000
PROJECT 2 Library renovation and expansion		$3,480,000
PROJECT 3 Central garden renovation		$650,000
PROJECT 4 Early education and Kindergarten consolidation		$1,680,000
PROJECT 5 South campus redevelopment		$6,120,000
	TOTAL:	**$26,040,000**



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

Group 1 Investments

KEY TO GROUP 1 PROJECTS SITE PLAN

Project 1: New Classroom Building

1	New one-story classroom buidling with six classrooms
2	Rooftop learning garden
3	Outdoor classrooms associated with new and existing classrooms
4	New lunch shelter

Project 2: Library Renovation and Addition

5	Renovation and expansion of library
6	Improved courtyards and outdoor collaboration space

Project 3: Historic Central Garden Renovation

7	Restored and improved historic central garden

Project 4: Early Education/Kindergarten Consolidation

8	New early education classrooms (Pre-K and T-K)
9	New early education play yard
10	Existing faculty lounge repurposed into new classroom
11	new faculty lounge
12	Existing early education repurposed for special education and elementary classrooms

Project 5: South Campus Redevelopment

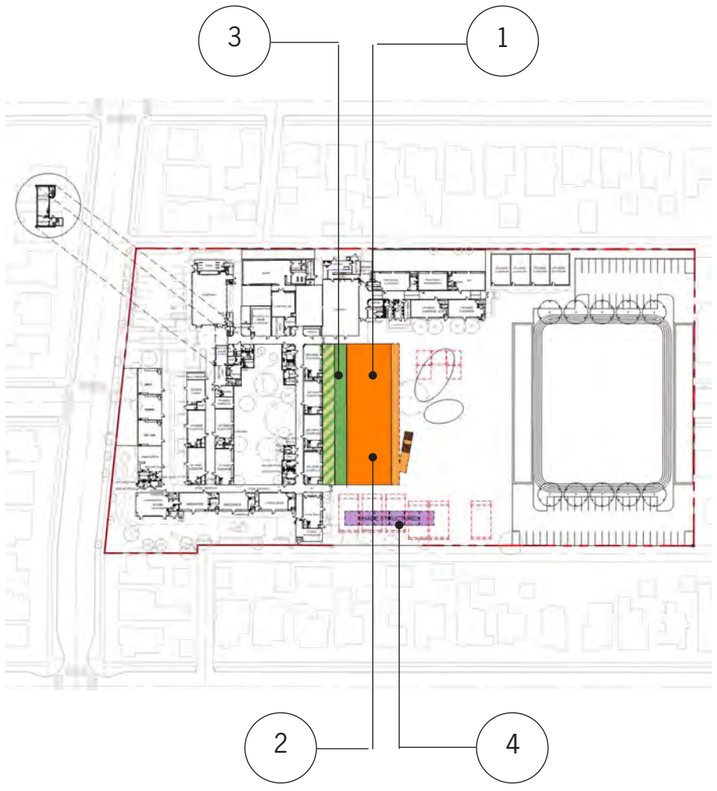
13	New field and track
14	South arrival court
15	New SE parking lot
16	New NW parking lot



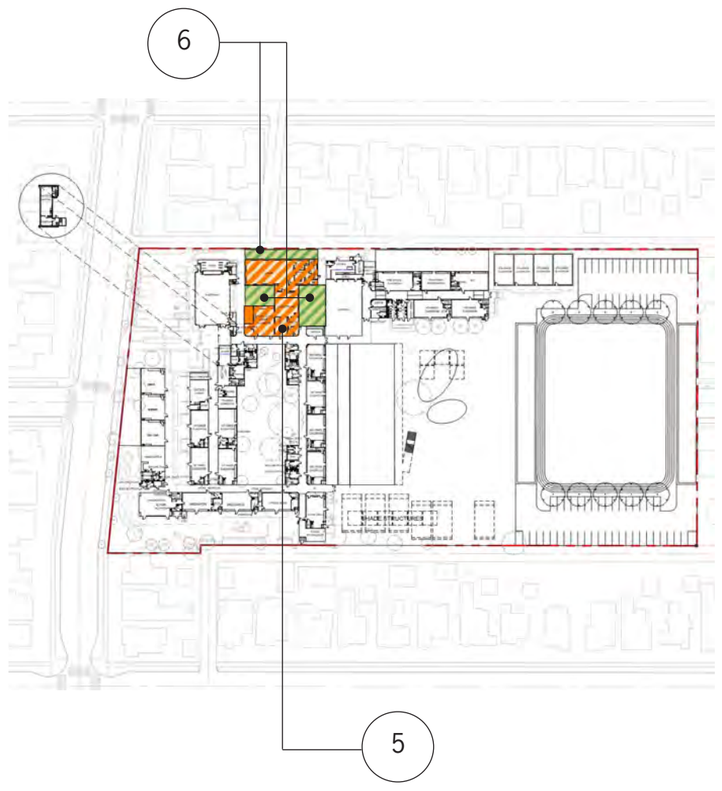
PROJECT 1: NEW CLASSROOM BUILDING AND ROOFTOP PLAYGROUND View looking north across playground area showing stair to rooftop learning garden



PROJECT 1: ROOFTOP LEARNING GARDEN View looking west



PROJECT 1: NEW CLASSROOM BUILDING AND ROOFTOP PLAYGROUND



PROJECT 2: LIBRARY RENOVATION AND EXPANSION



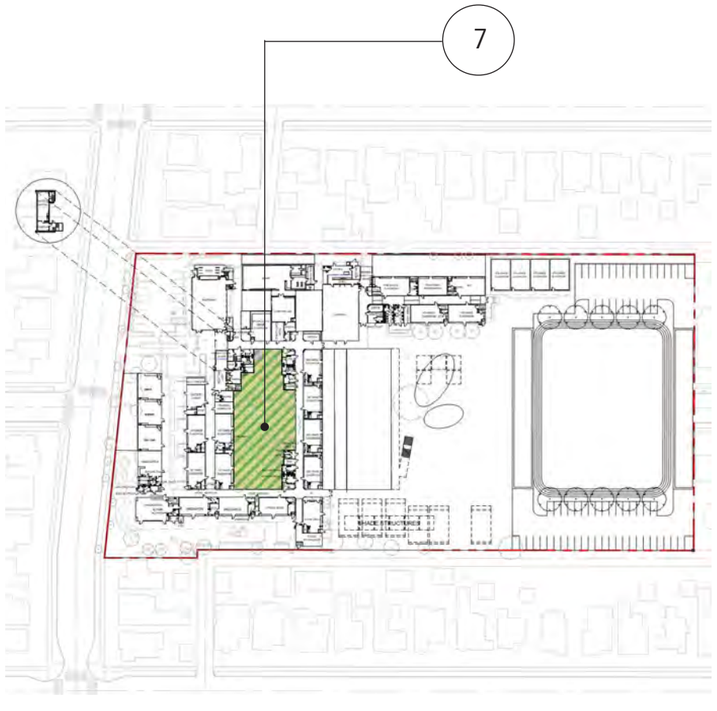
PROJECT 1: OUTDOOR CLASSROOMS View looking west showing rooftop learning garden, left, ground floor outdoor classrooms right.cross playground area showing stair to rooftop learning garden



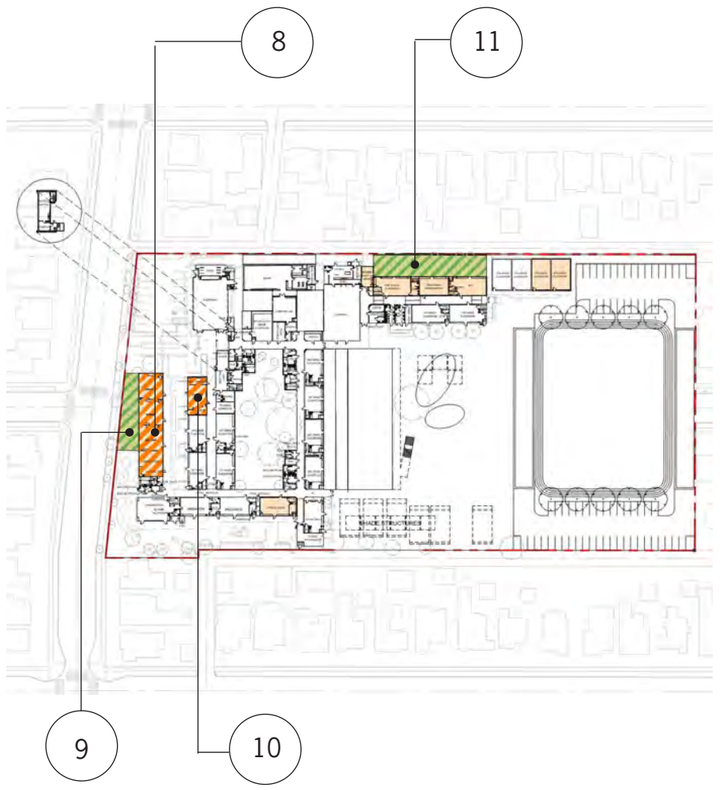
PROJECT 2: LIBRARY RENOVATION AND EXPANSION View looking south from north courtyard through library to south courtyard and MPR beyond



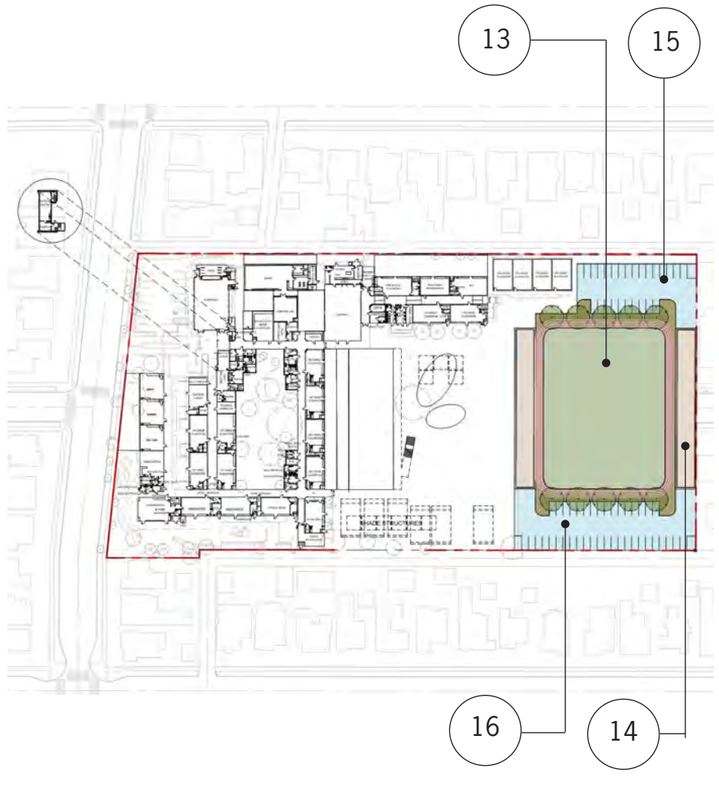
PROJECT 3: CENTRAL GARDEN RENOVATION View looking east across restored and improved central garden with outdoor classrooms to the left, library beyond



PROJECT 3: CENTRAL GARDEN RENOVATION



PROJECT 4: EARLY EDUCATION KINDERGARTEN CONSOLIDATION



PROJECT 5: SOUTH CAMPUS REDEVELOPMENT

Campus Occupancy at Completion of Group 1

- Front office and school support functions remain in place
- Faculty lounge moves to room adjacent to multipurpose room
- Existing faculty lounge re purposed for special education classroom
- Library expands in place
- Multipurpose room remains in place
- Kindergarten classrooms situate four in a row at the NW corner of campus
- Early education (pre-K and T-K) resides in three classrooms at the front of campus adjacent to kindergarten
- First grade and second grade remain in place each grade level receiving adjacent outdoor classroom space
- Six classrooms currently in portables relocate into permanent one story building.
- The six new permanent classrooms could include four elementary classrooms and two science/art classrooms
- Fourth grade classrooms situate together in existing one story building at SE corner of campus
- Fifth grade classrooms remain in modulars along with one special/after school classrooms remain in modulars at the SE corner of campus
- Special education relocates to rooms vacated by early education at the SE corner of campus

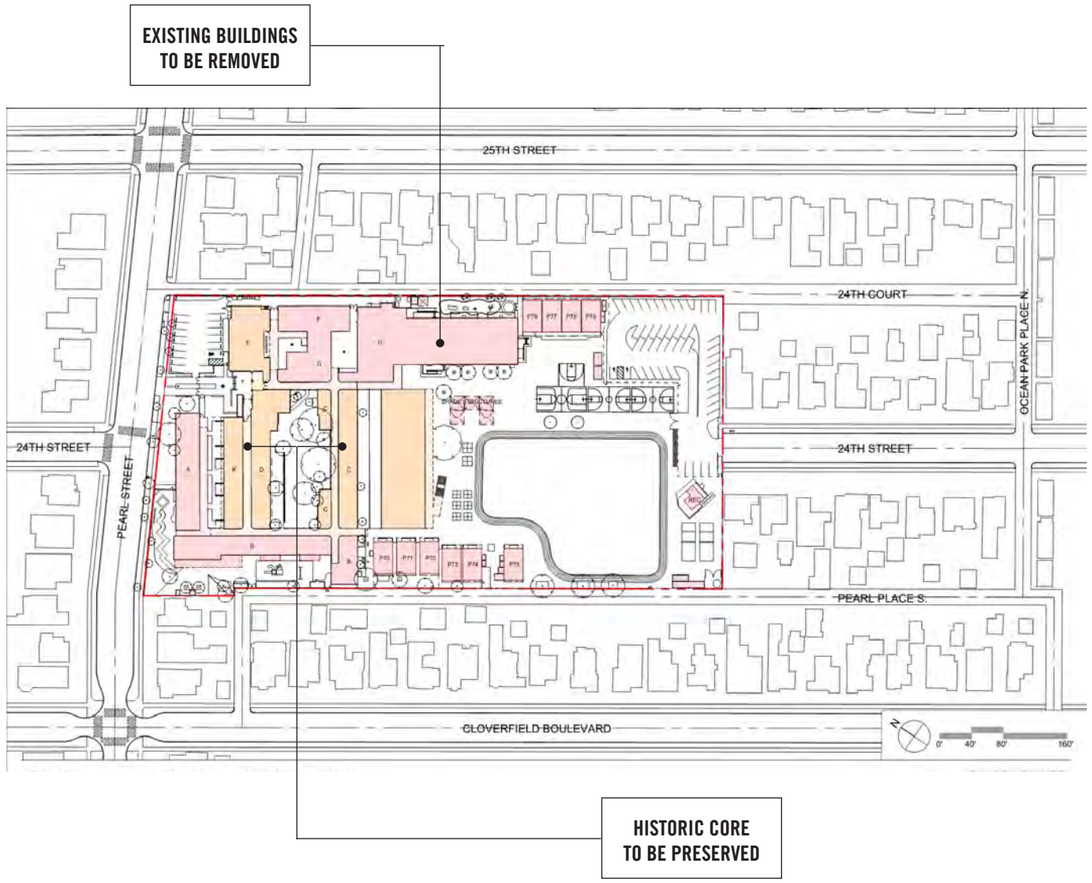
KEY TO CAMPUS OCCUPANCY MAP AT COMPLETION OF GROUP 1 PROJECTS	
1	Front office and school support
2	Auditorium
3	Library (with maker space)
4	Multipurpose room and kitchen
5	Faculty lounge
6	Special education
7	Two Pre-K classrooms and one T-K classroom
8	Four Kindergarten classrooms
9	Four 1st grade classrooms
10	Four 2nd grade classrooms
11	Four 3rd grade classrooms
12	Three 4th grade classrooms
13	Three 5th grade classrooms
14	Two science/art classrooms
15	Special and after school programs.



CAMPUS OCCUPANCY AT COMPLETION OF GROUP 1 PROJECTS

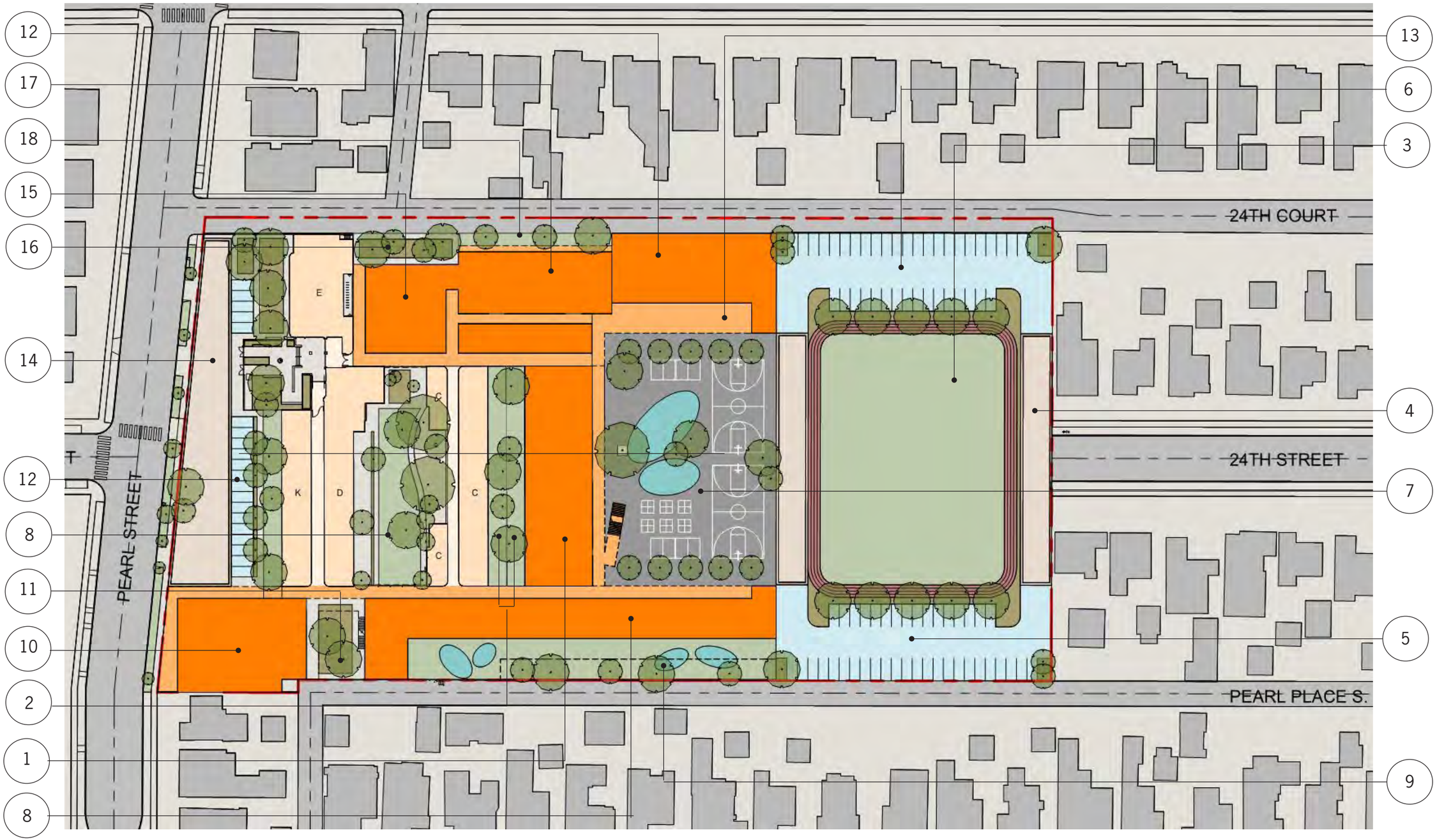
Long Term Program Fit

- The 2019 SMMUSD education specifications drive the scope of this program fit
- The historic core including the school entrance, auditorium, core classroom buildings and central garden are preserved and improved
- New buildings reside in two story formats along the east and west sides of campus
- A new arrival court along Pearl Street accommodates off street in addition to on street drop-off and pick-up along Pearl Street
- Parking resides in two locations at the SW and SE corners of campus access via an arrival court from 24th Street
- The playground areas and field reconfigure and relocate to occupy safer, more central locations on campus
- The program fit can be implemented in phases and sequences at the discretion of the district



HISTORIC PRESERVATION The historic main school entrance, auditorium, central garden and classroom buildings will remain.

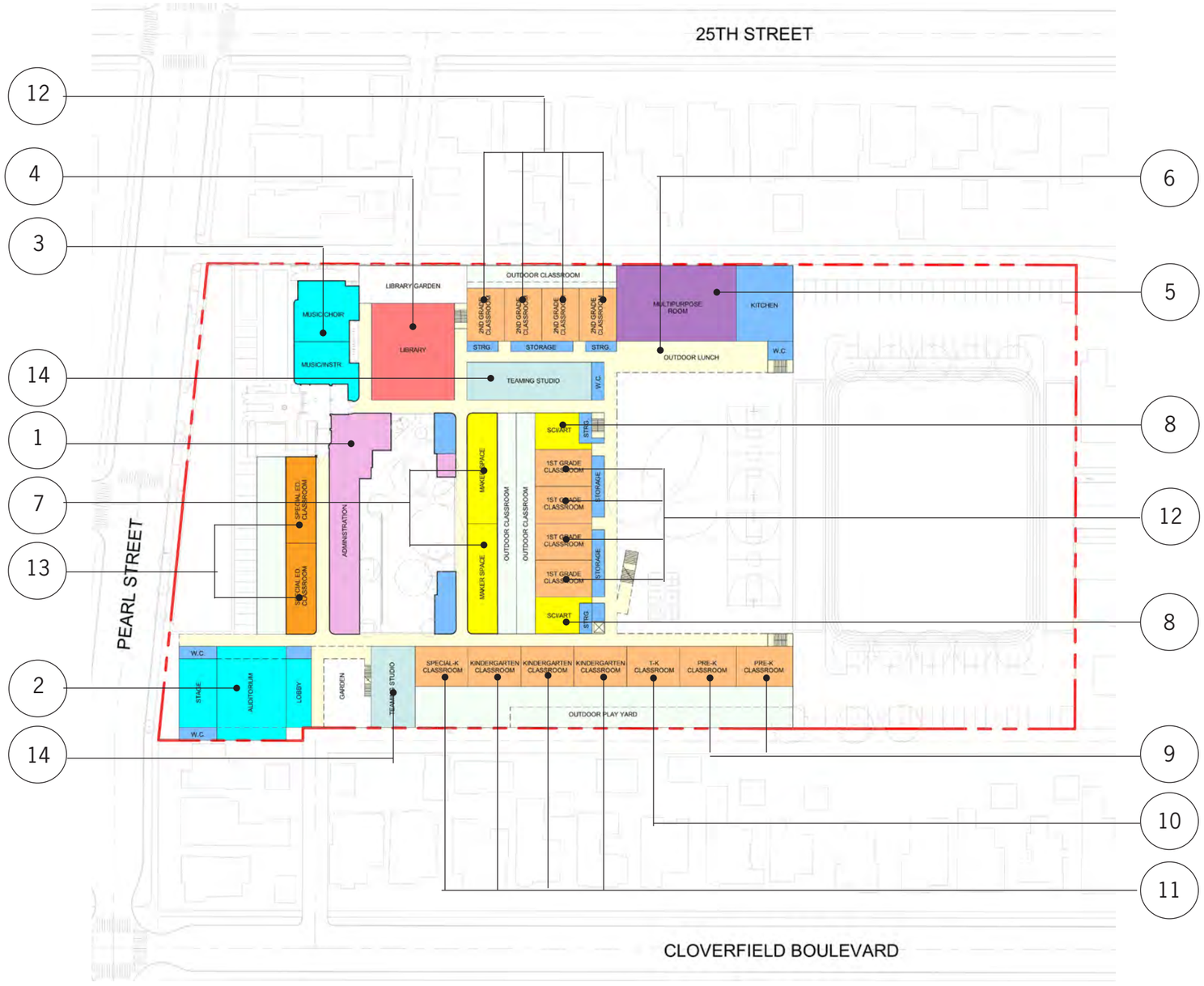
LONG TERM PROGRAM FIT	
GROUP 1 PROJECTS	
1	New one-story classroom building with four elementary, two science/art classrooms, rooftop learning garden
2	Two ground level outdoor classrooms
3	Reconfigured and relocated field and track
4	South arrival court
5	SW parking lot
6	SE parking lot
7	New reconfigured and relocated playground areas
GROUP 2 PROJECTS	
8	New two-story building with eight upper elementary classrooms, 2 pre-K, one T-K and four kindergarten classrooms
9	Ground level play area for early education and kindergarten
GROUP 3 PROJECTS	
10	New auditorium
11	Auditorium expansion and courtyard
12	New culinary cafe
13	Outdoor lunch
14	North arrival court
GROUP 4 PROJECTS	
15	New two story library
16	Library outdoor classroom
17	Two story classroom with four upper elementary classrooms and four lower elementary classrooms
18	Outdoor classrooms



CAMPUS AT COMPLETION

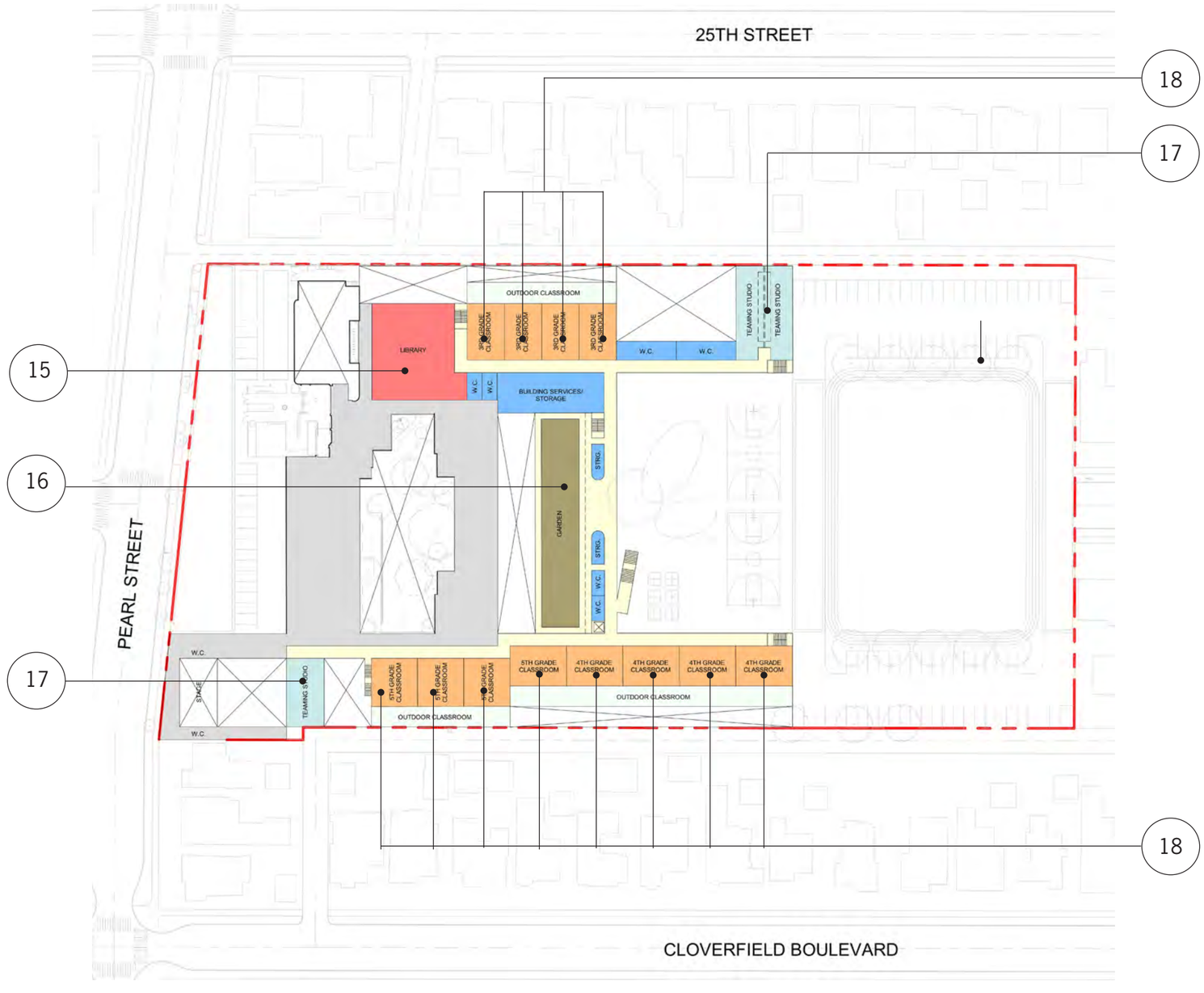
KEY TO GROUND FLOOR OCCUPANCY PLAN AT COMPLETION

1	Front office and school support
2	New auditorium
3	Existing auditorium re purposed for two music classrooms
4	New two-story library
5	New multipurpose culinary cafe
6	Covered outdoor lunch
7	Maker space classrooms
8	Science/art classroom
9	Pre-K classrooms
10	T-K classrooms
11	Kindergarten classrooms
12	Lower elementary classrooms
13	Special education classrooms
14	Lower elementary teaming studio



GROUND FLOOR OCCUPANCY AT COMPLETION

KEY TO SECOND FLOOR OCCUPANCY PLAN AT COMPLETION	
15	New two story library
16	New rooftop learning garden
17	Upper elementary teaming studio
18	Upper elementary classrooms



CSECOND FLOOR OCCUPANCY AT COMPLETION

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
- Minimize construction impacts on school operations
- After Group 2 projects are complete Group 3 and Group 4 projects can be implemented at any time.
- South campus redevelopment has been shown within Group 1 projects, but can take place at any time.

KEY TO TEST FIT IMPLEMENTATION PROJECTS

GROUP 1

1 New one story classroom building

2 South campus redevelopment

GROUP 2

5 New two story classroom building

GROUP 3

4 New auditorium

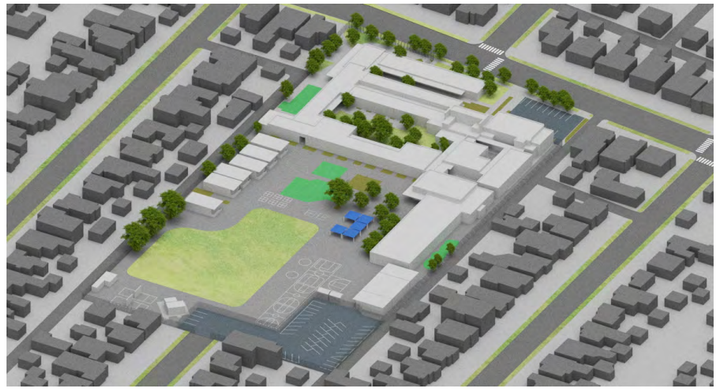
5 New multipurpose culinary cafe

6 New north arrival court

GROUP 3

7 New two story .library

8 New two story classroom building



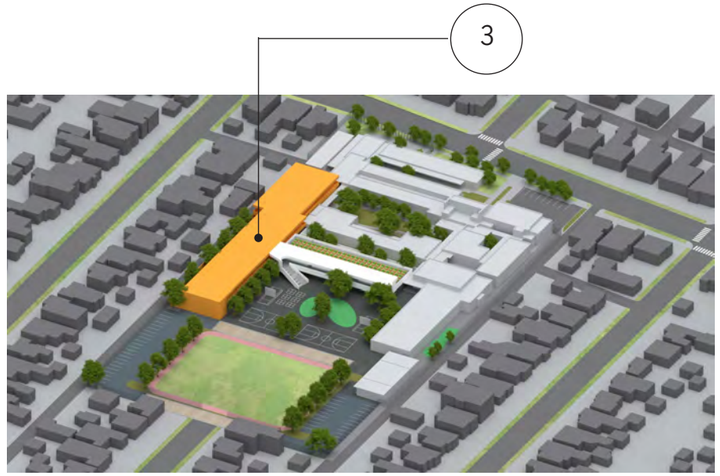


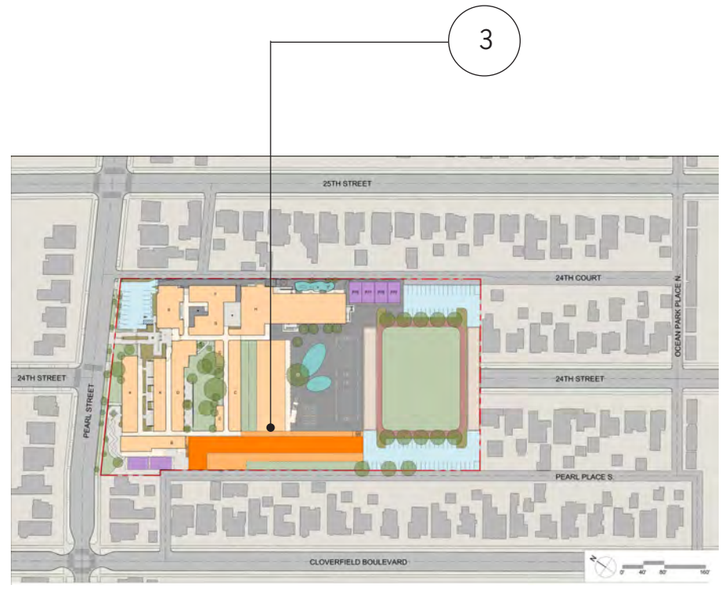


EXISTING CAMPUS

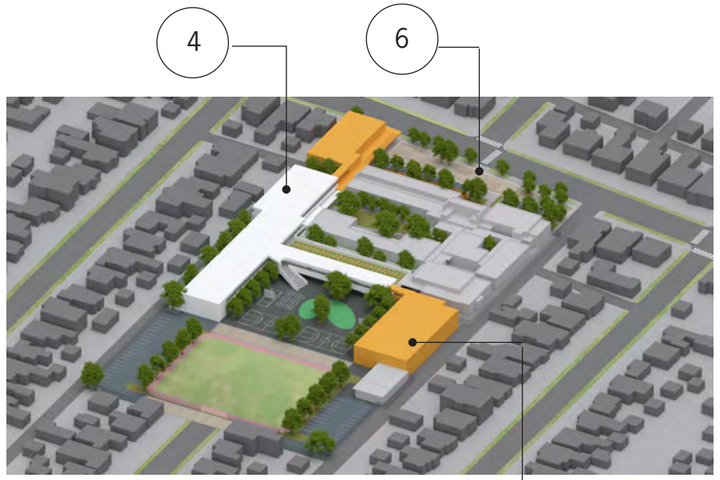


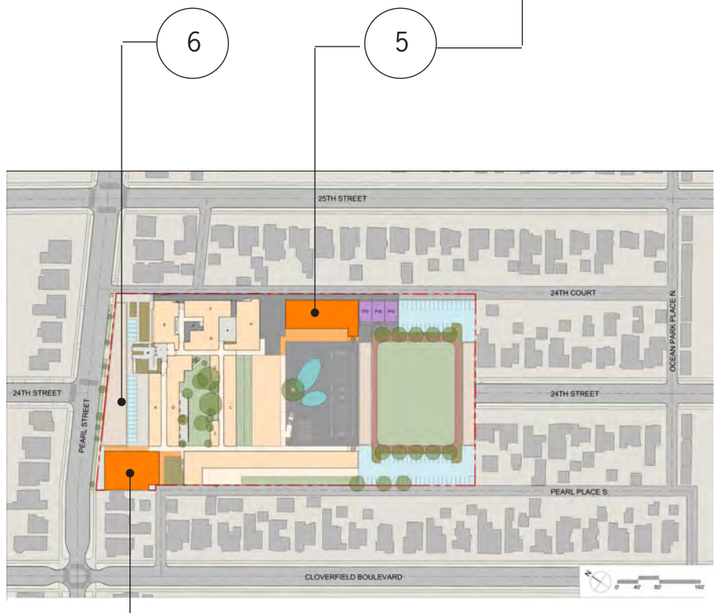
GROUP 1 PROJECTS



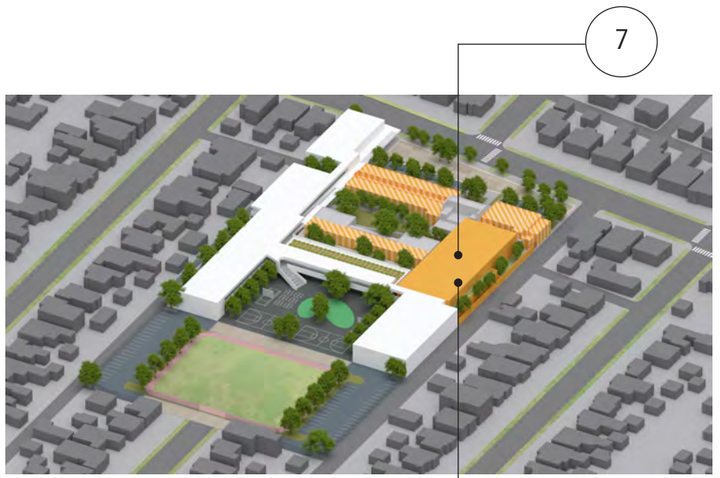


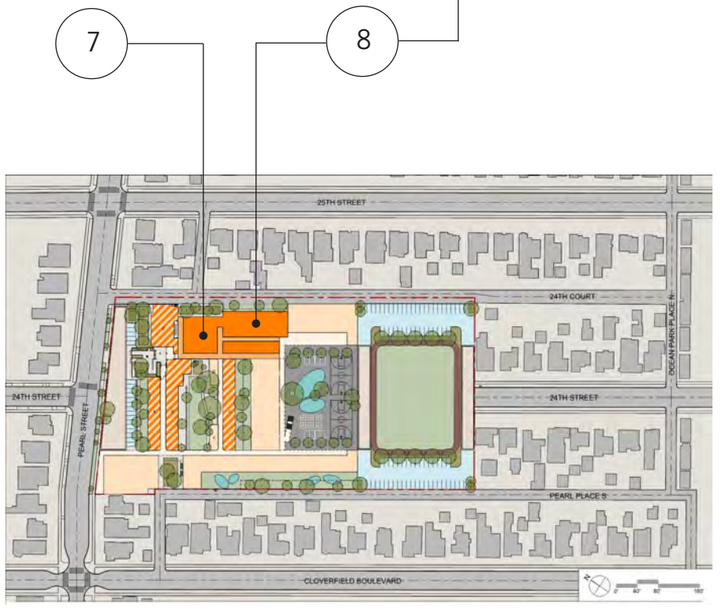
GROUP 2 PROJECTS





GROUP 3 PROJECTS

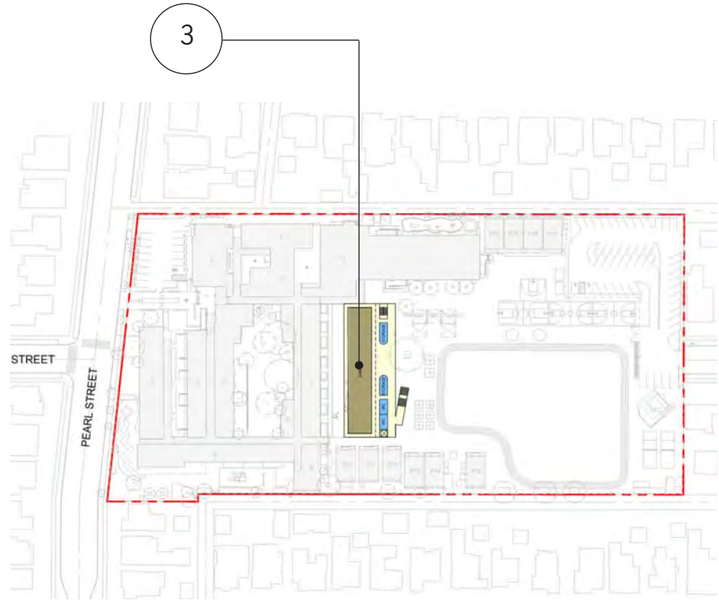




GROUP 4 PROJECTS

Occupancy Over Time

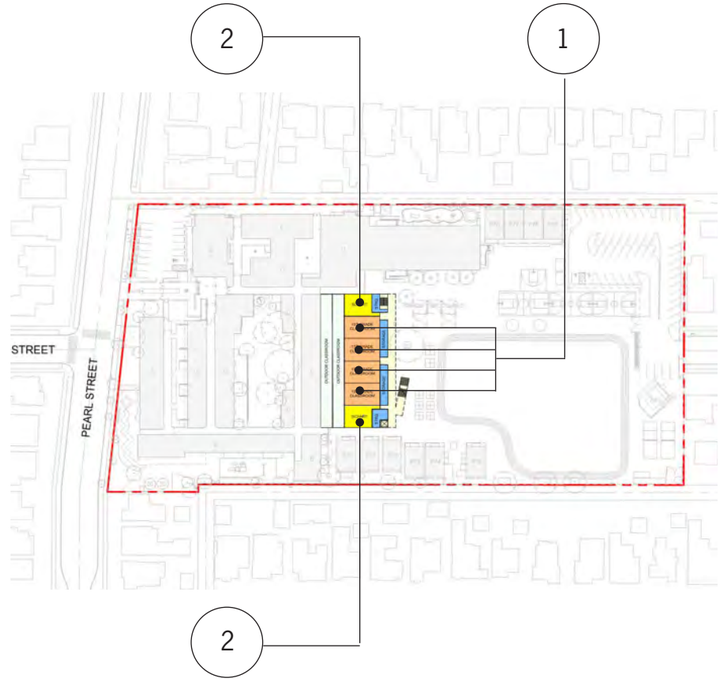
KEY TO TEST FIT IMPLEMENTATION PROJECTS	
GROUP 1	
1	Four lower elementary classrooms
2	Two science/art classrooms
3	Rooftop learning garden
GROUP 2	
4	Two pre-K classrooms
5	One T-L classroom
6	Eight upper elementary classrooms
GROUP 3	
7	New auditorium
8	New multipurpose culinary cafe
9	Teaming studio
GROUP 4	
10	Two story library
11	Four lower elementary classrooms
12	Four upper elementary classrooms



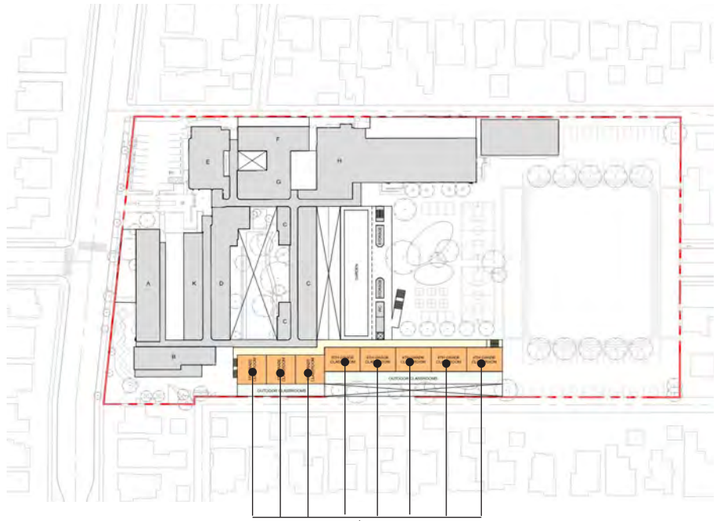
GROUP 1 PROJECTS SECOND FLOOR



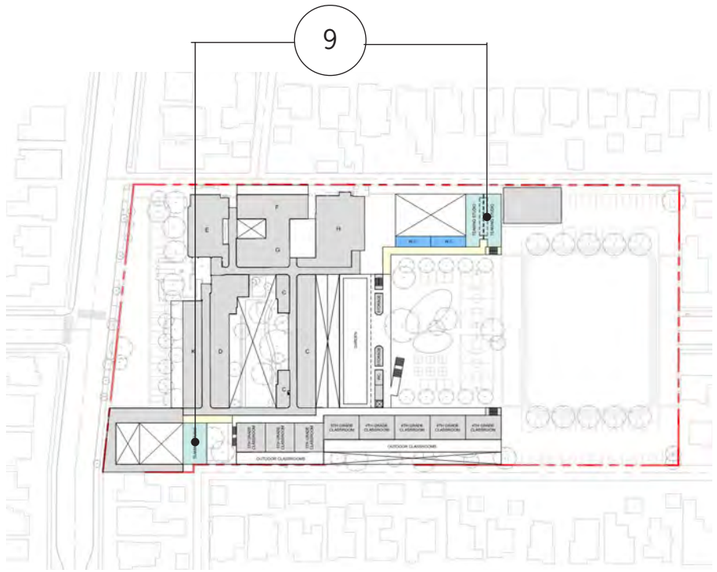
EXISTING CAMPUS



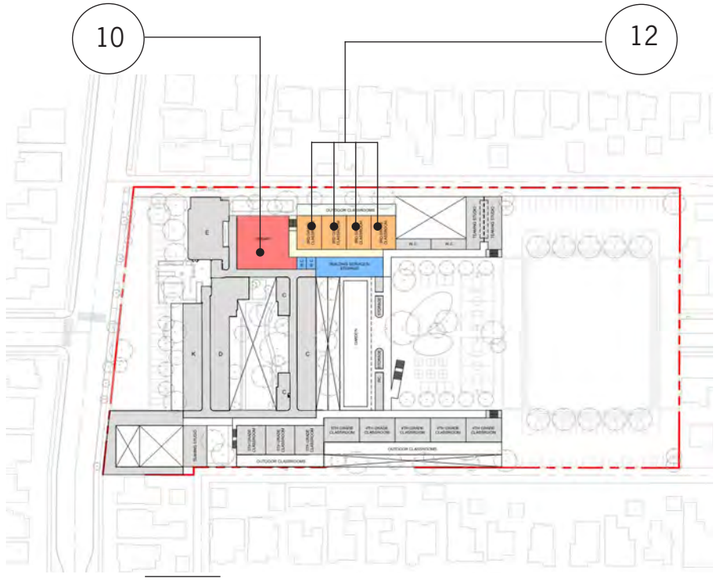
GROUP 1 PROJECTS GROUND FLOOR



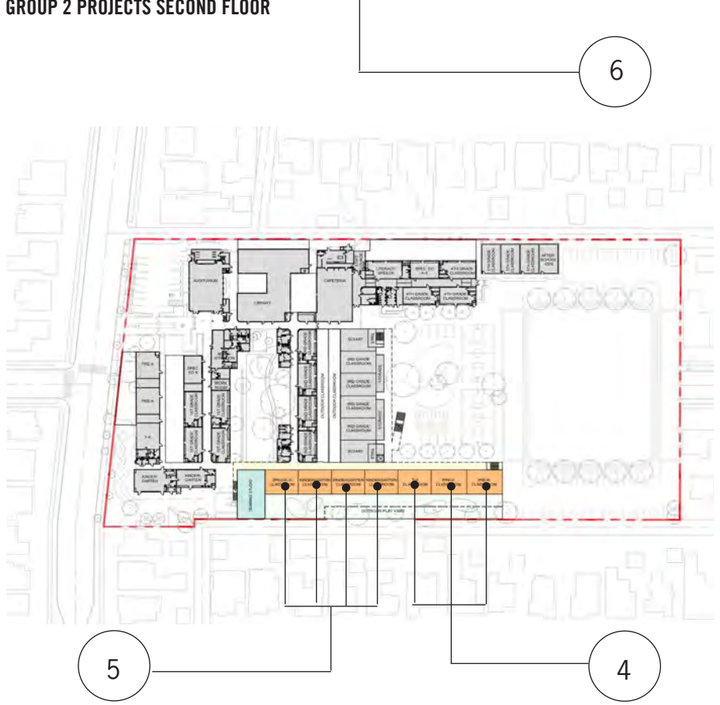
GROUP 2 PROJECTS SECOND FLOOR



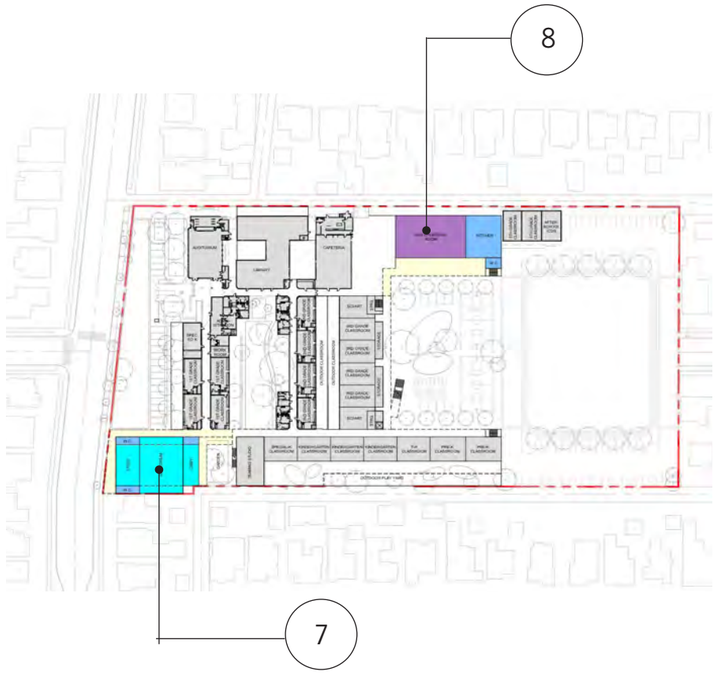
GROUP 3 PROJECTS SECOND FLOOR



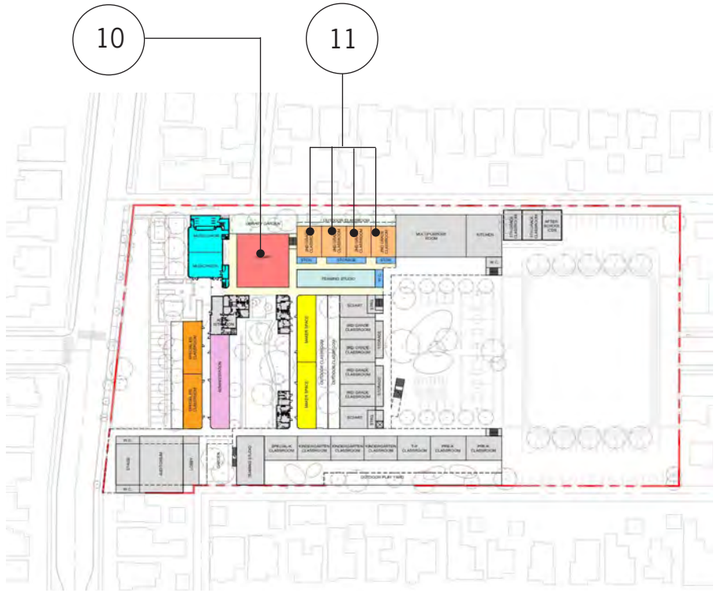
GROUP 4 PROJECTS SECOND FLOOR



GROUP 2 PROJECTS GROUND FLOOR



GROUP 3 PROJECTS GROUND FLOOR



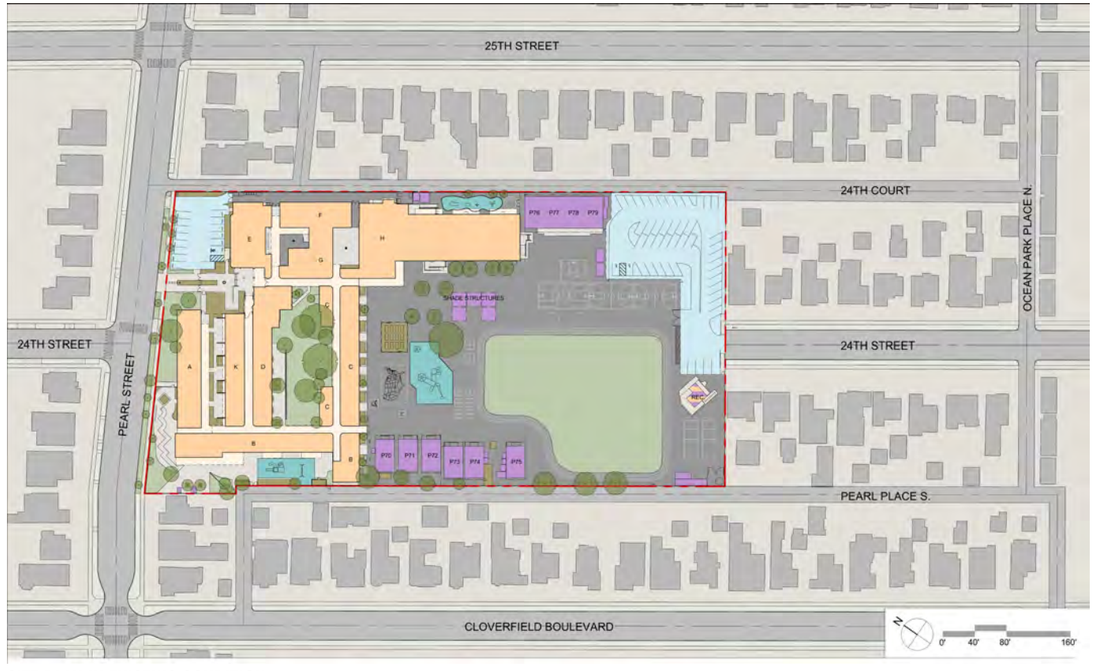
GROUP 4 PROJECTS GROUND FLOOR

Land Use in the Existing Condition and at Completion

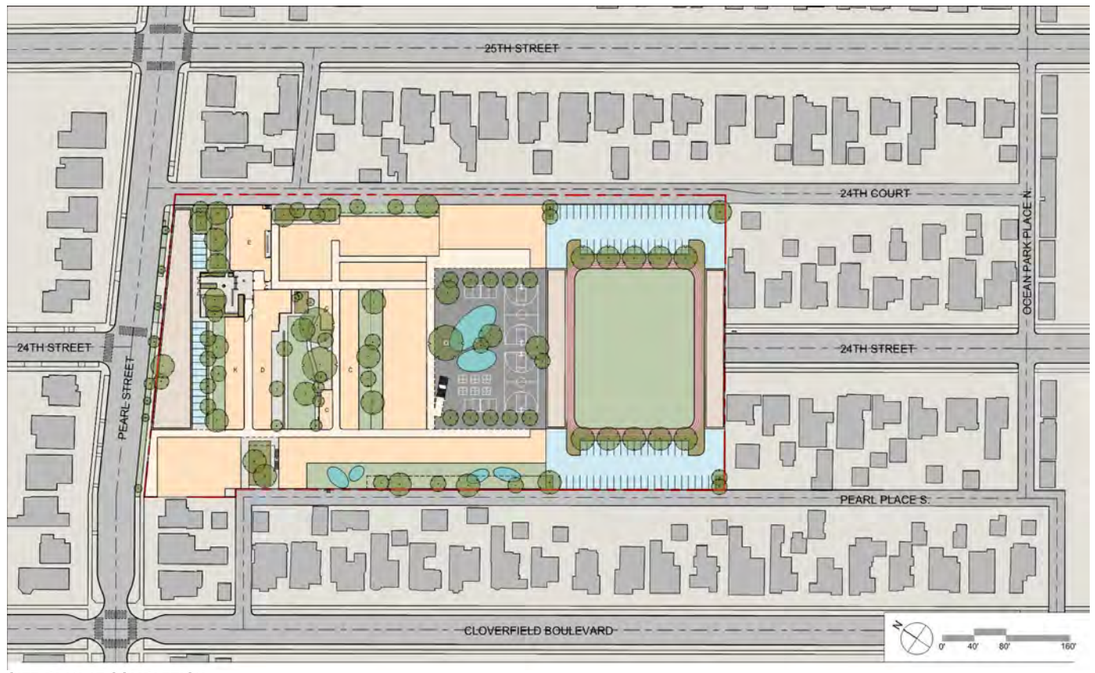
- Building capacity increases through the employment of two story formats for new buildings going forward
- Early education and lower elementary grade levels occupy the ground floor, upper elementary grade levels occupy the second floor
- The buildings form most of the security enclosure in the completed condition
- Parking, drop-ff/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	1.39	23	1.59	26
4	Outdoor classrooms, playgrounds and field	2.80	47	2.12	35
5	Landscape and open space	0.63	10	0.64	11
6	Pedestrian circulation	0.53	9	0.41	7
7	Vehicular circulation and parking	0.66	11	1.25	21
	TOTAL:	**6.01 Ac**	**100%**	**6.01 Ac**	**100%**
8	Emergency vehicle access				
9	Security enclosures				
		Existing (Acres)	%	Planned (Acres)	%
10	Ground plane permeability	1.16 Ac	19%	2.75 Ac	46%



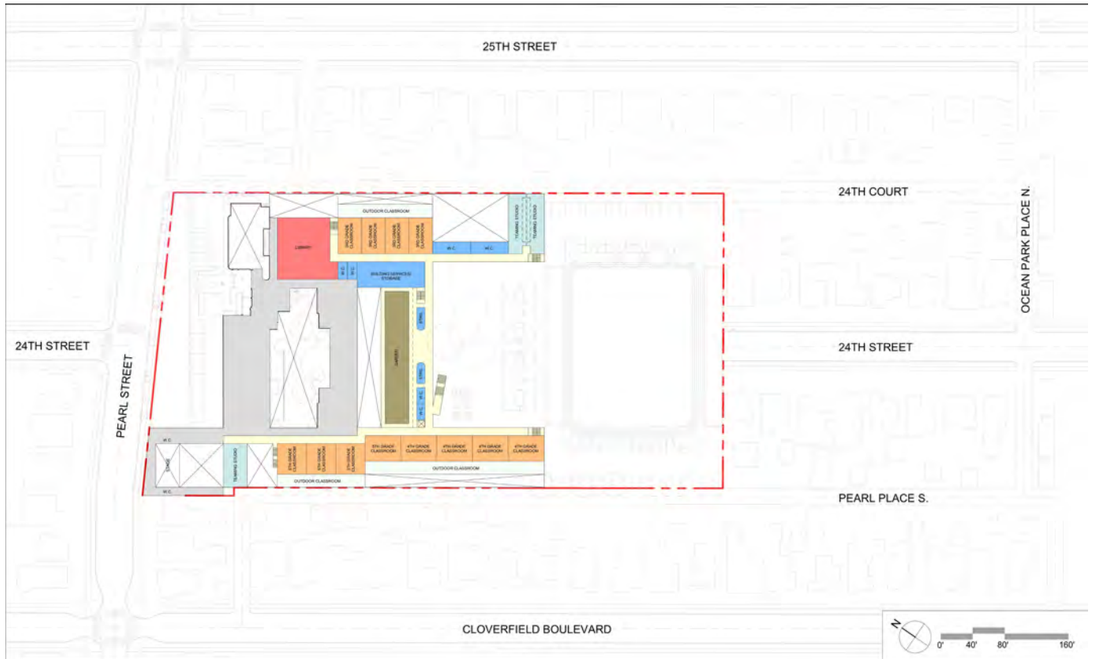
SITE PLAN IN EXISTING CONDITION



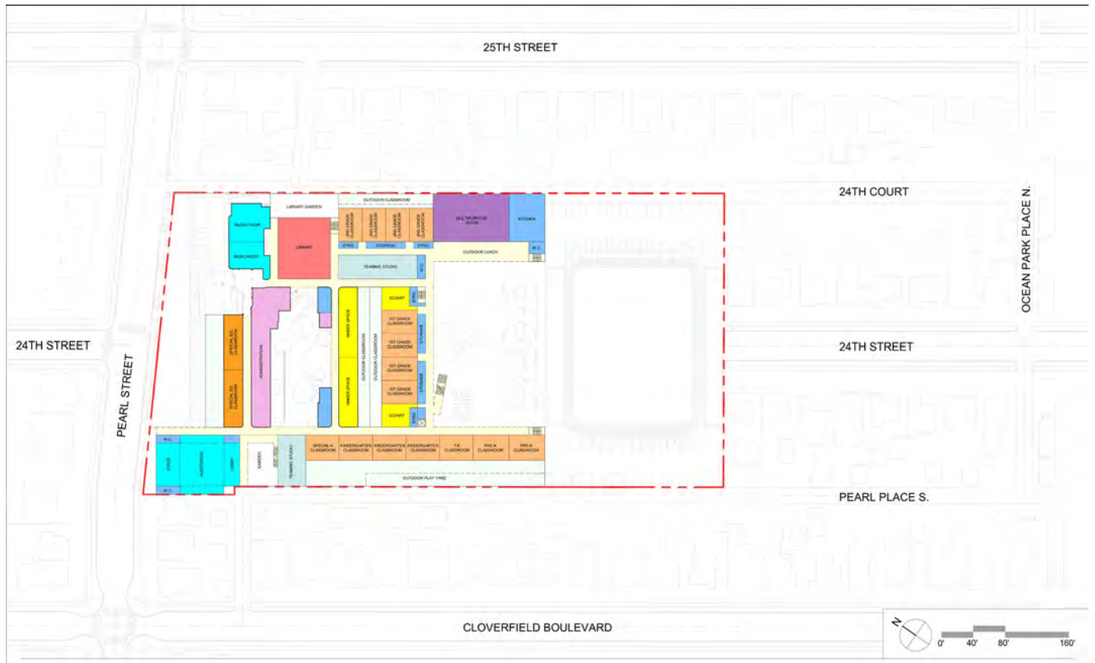
SITE PLAN AT COMPLETION



CAMPUS OCCUPANCY N IN EXISTING CONDITION



CAMPUS OCCUPANCY AT COMPLETION 2ND FLOOR



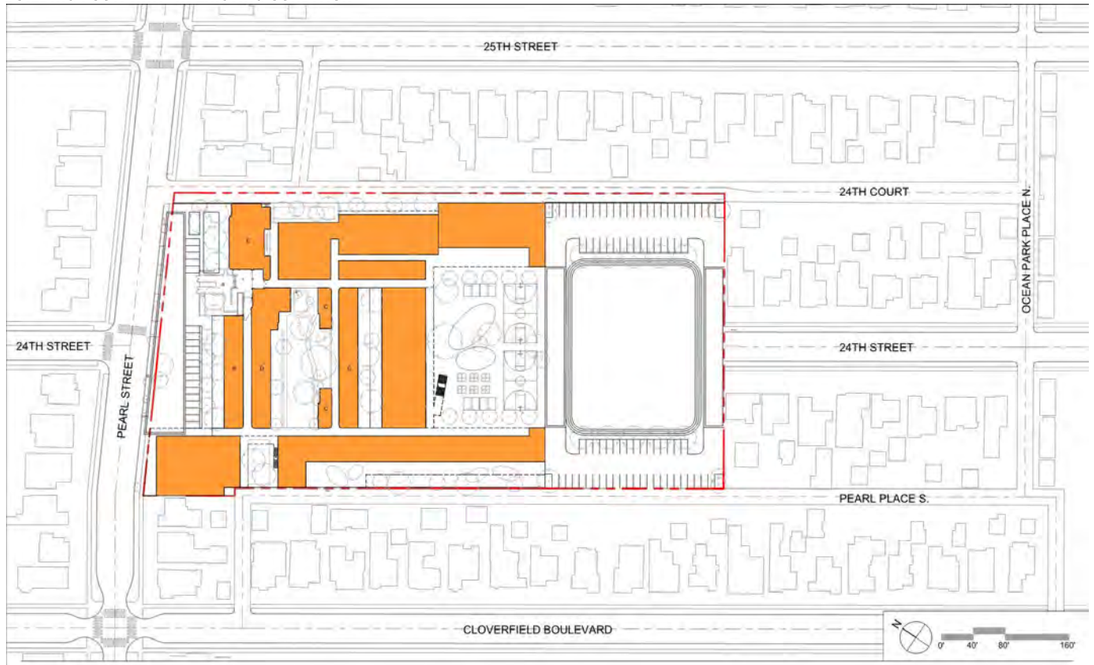
CAMPUS OCCUPANCY AT COMPLETION GROUND FLOOR



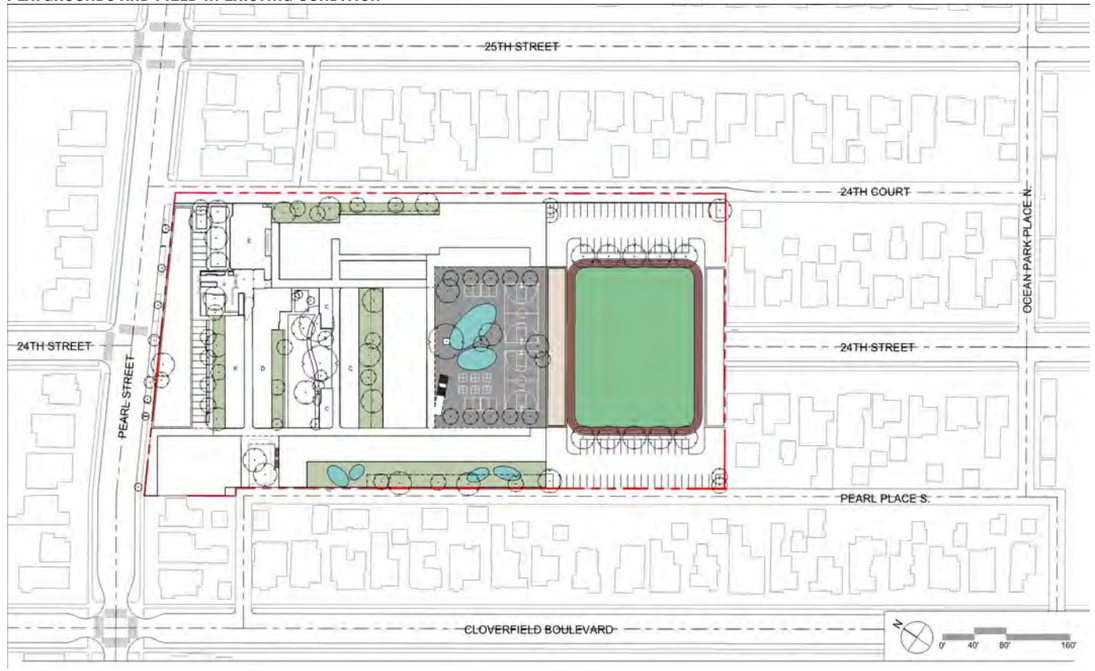
BUILDING FOOTPRINT IN EXISTING CONDITION



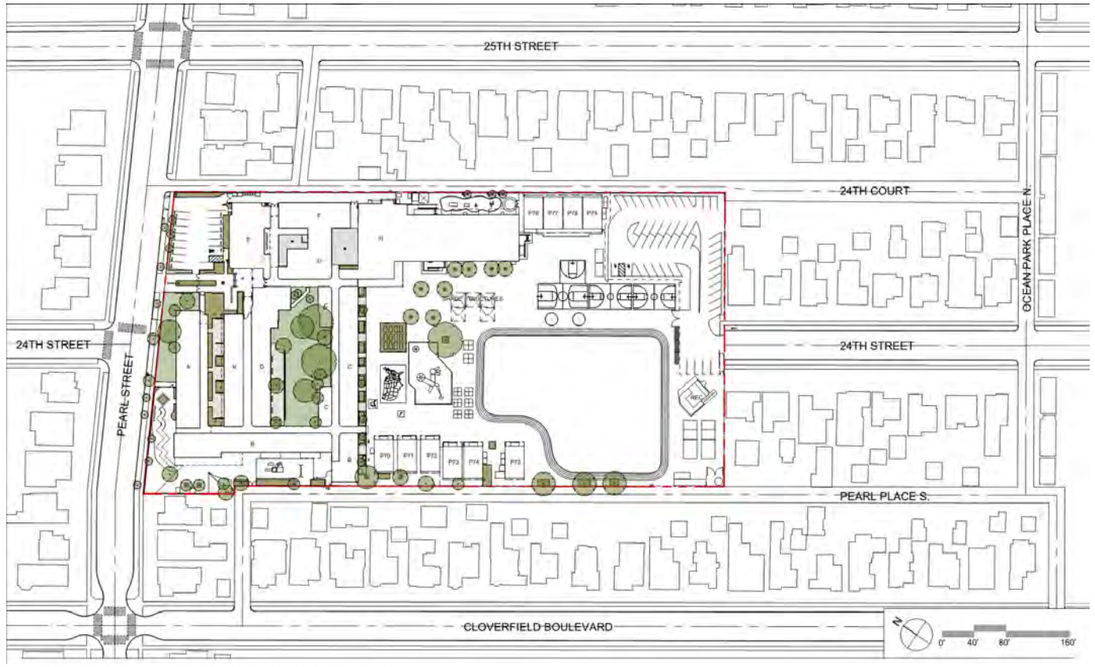
PLAYGROUNDS AND FIELD IN EXISTING CONDITION



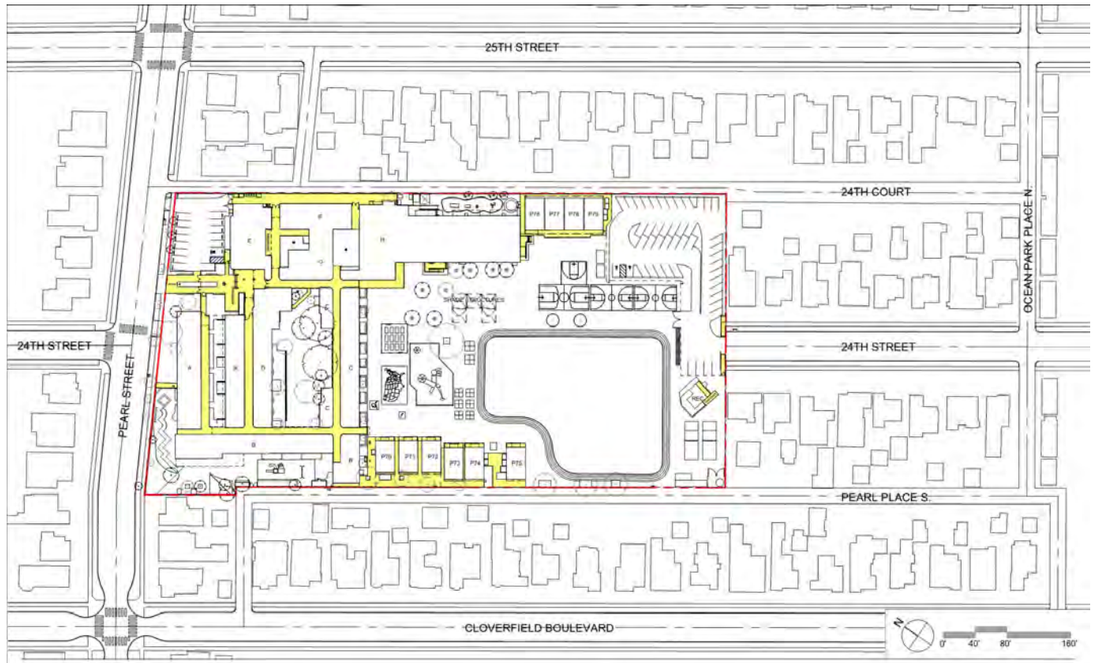
BUILDING FOOTPRINT AT COMPLETION



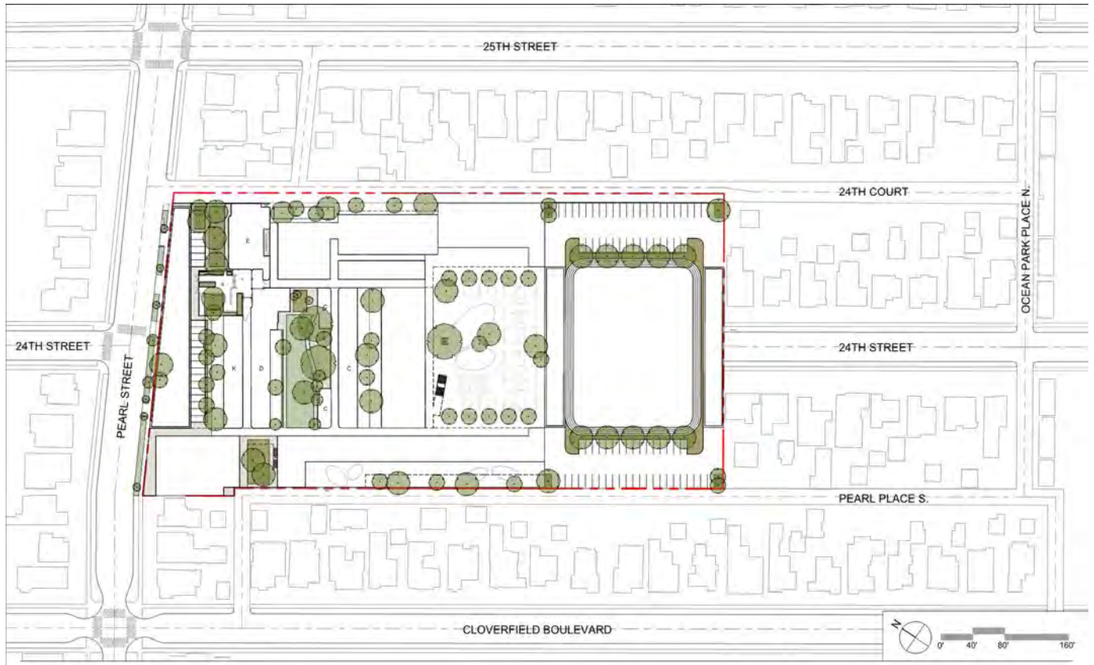
PLAYGROUNDS, OUTDOOR CLASSROOMS AND FIELD AT COMPLETION



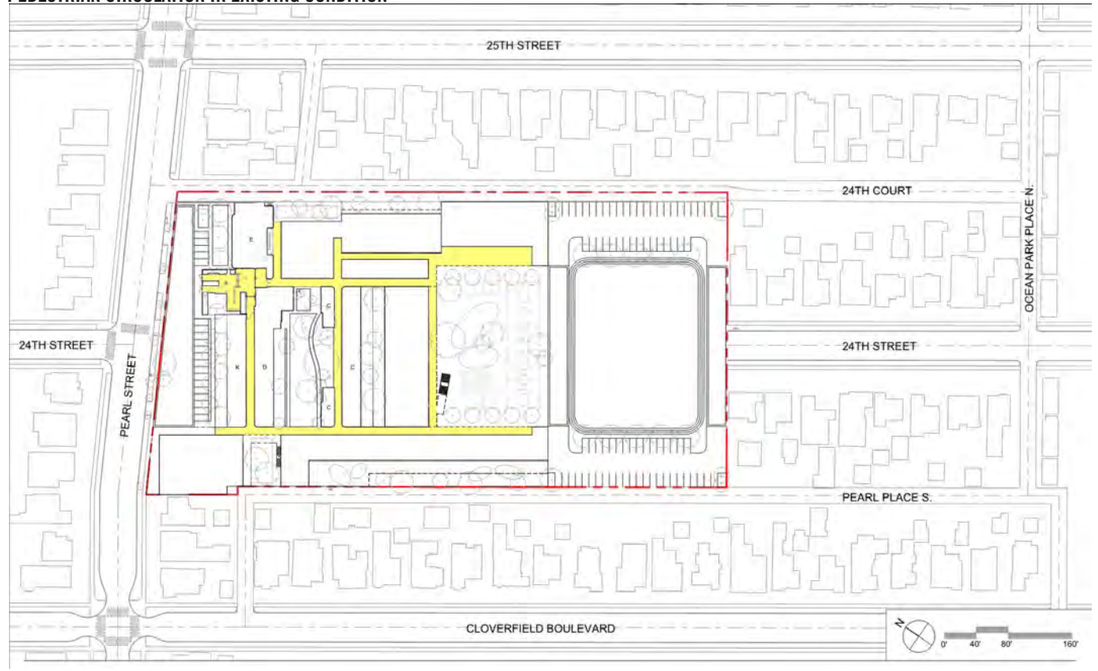
LANDSCAPE AND OPEN SPACE IN EXISTING CONDITION



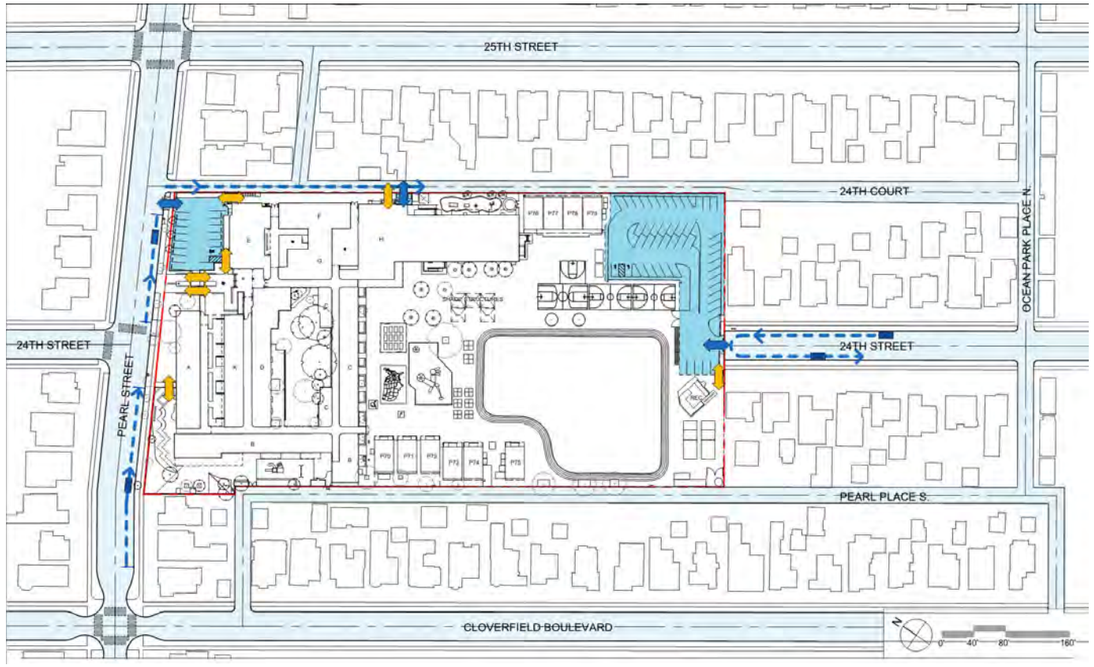
PEDESTRIAN CIRCULATION IN EXISTING CONDITION



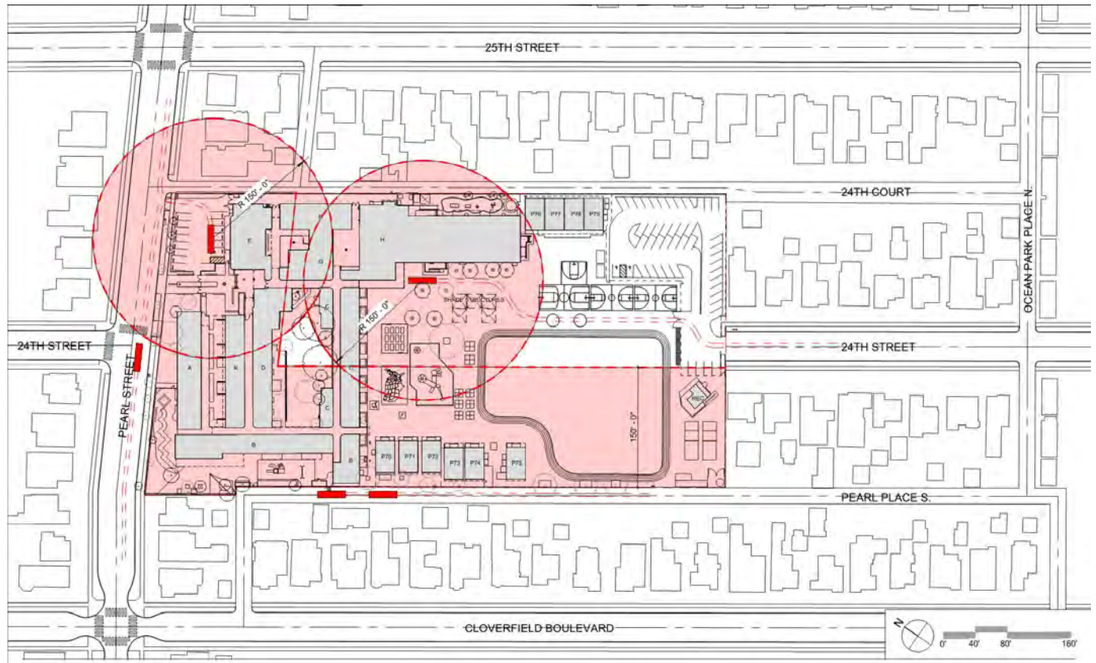
LANDSCAPE AND OPEN SPACE AT COMPLETION



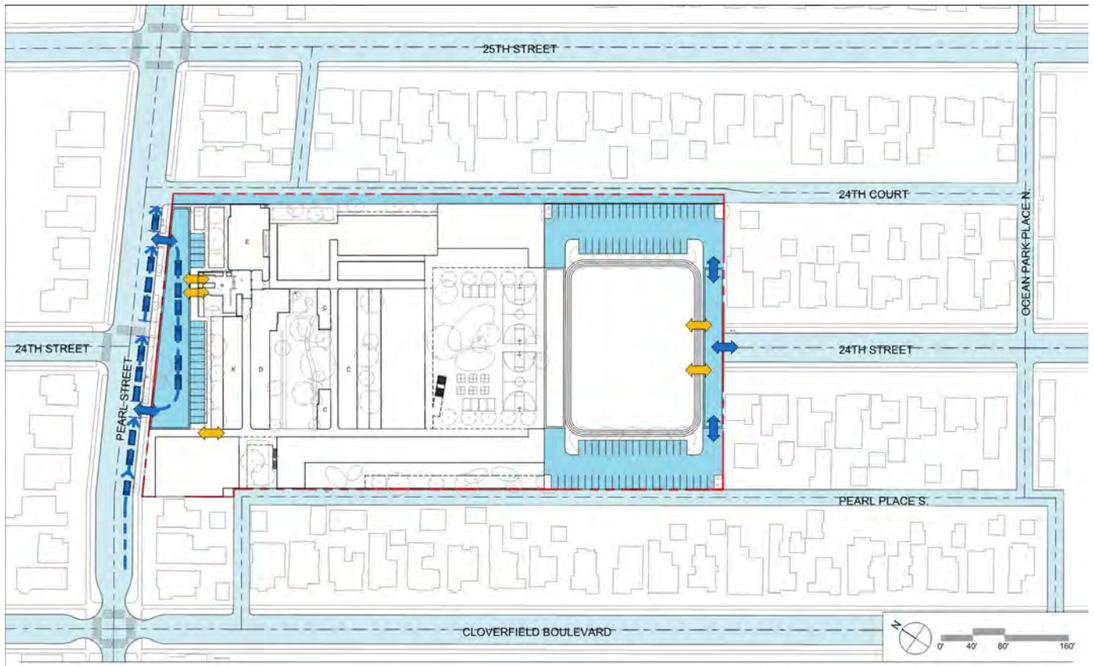
PEDESTRIAN CIRCULATION AT COMPLETION



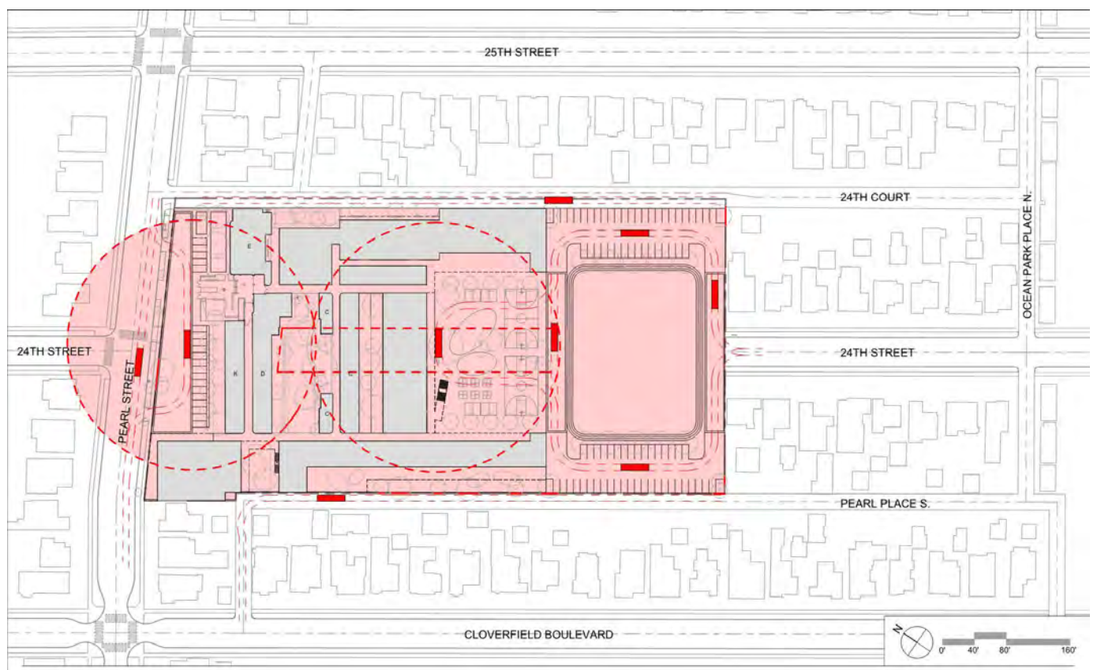
VEHICULAR CIRCULATION AND PARKING IN EXISTING CONDITION



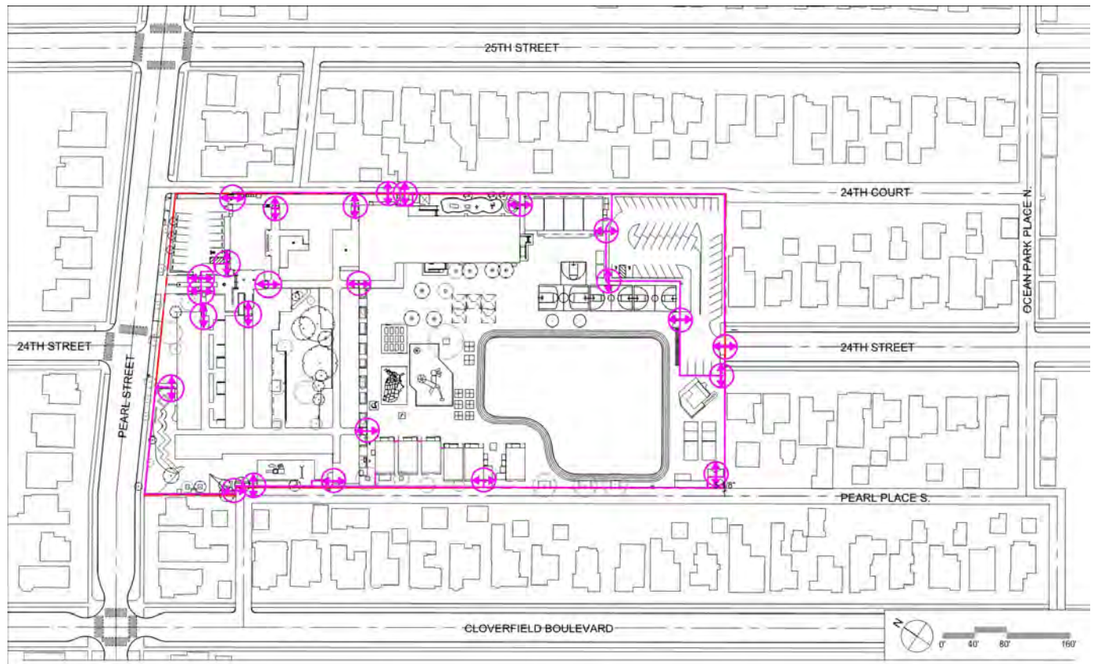
EMERGENCY VEHICLE ACCESS IN EXISTING CONDITION



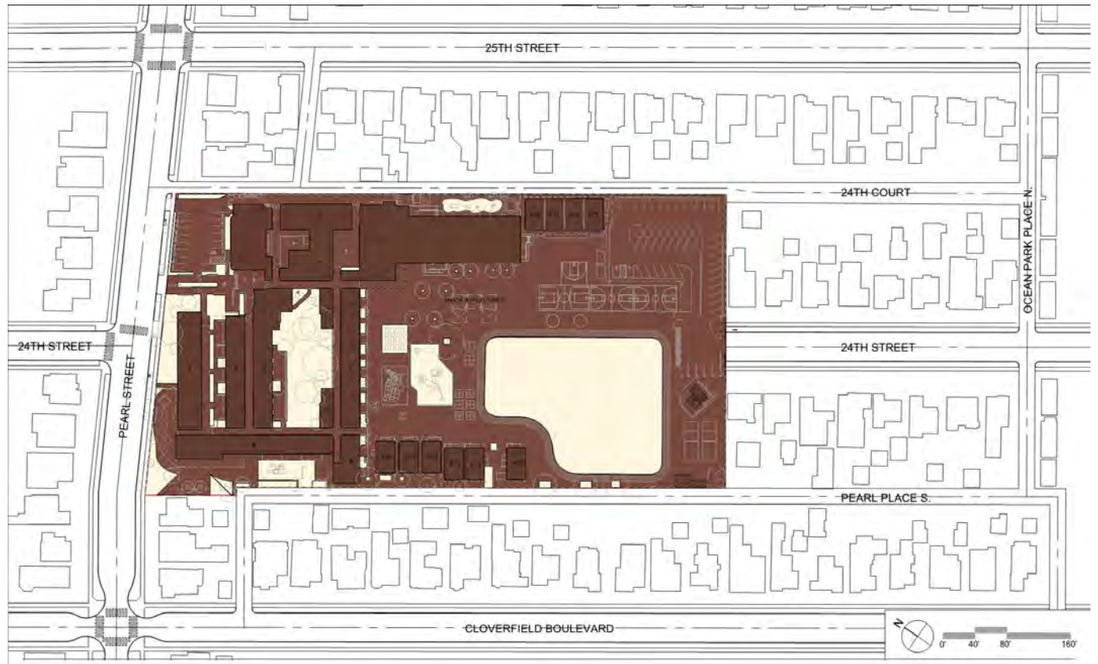
VEHICULAR CIRCULATION AND PARKING AT COMPLETION



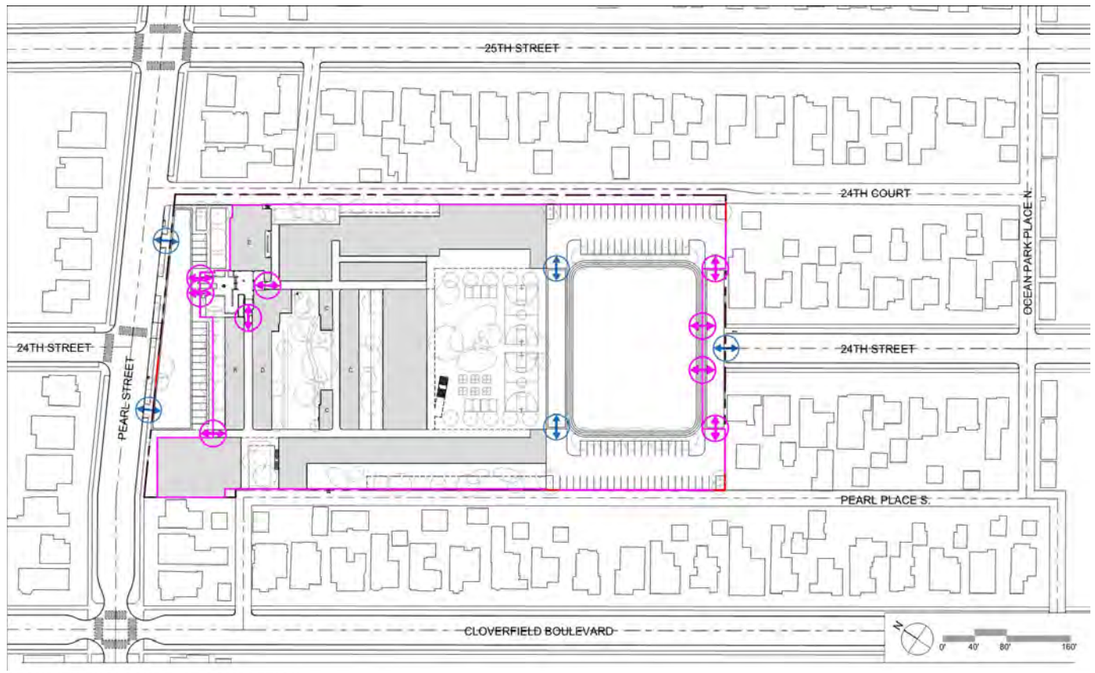
EMERGENCY VEHICLE ACCESS AT COMPLETION



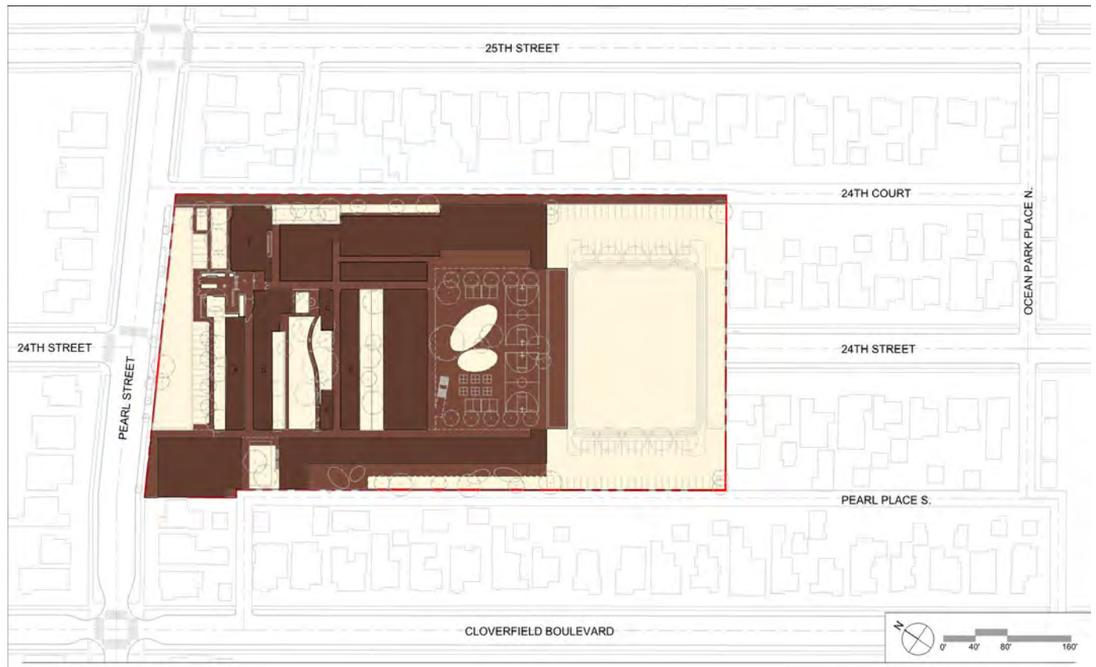
SECURITY ENCLOSURE IN EXISTING CONDITION



GROUND PLANE PERMEABILITY IN EXISTING CONDITION



SECURITY ENCLOSURE AT COMPLETION



GROUND PLANE PERMEABILITY AT COMPLETION

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



CANDIDATE FIRST PROJECTS

JOHNSON FAVARO

September 1, 2020

Overview

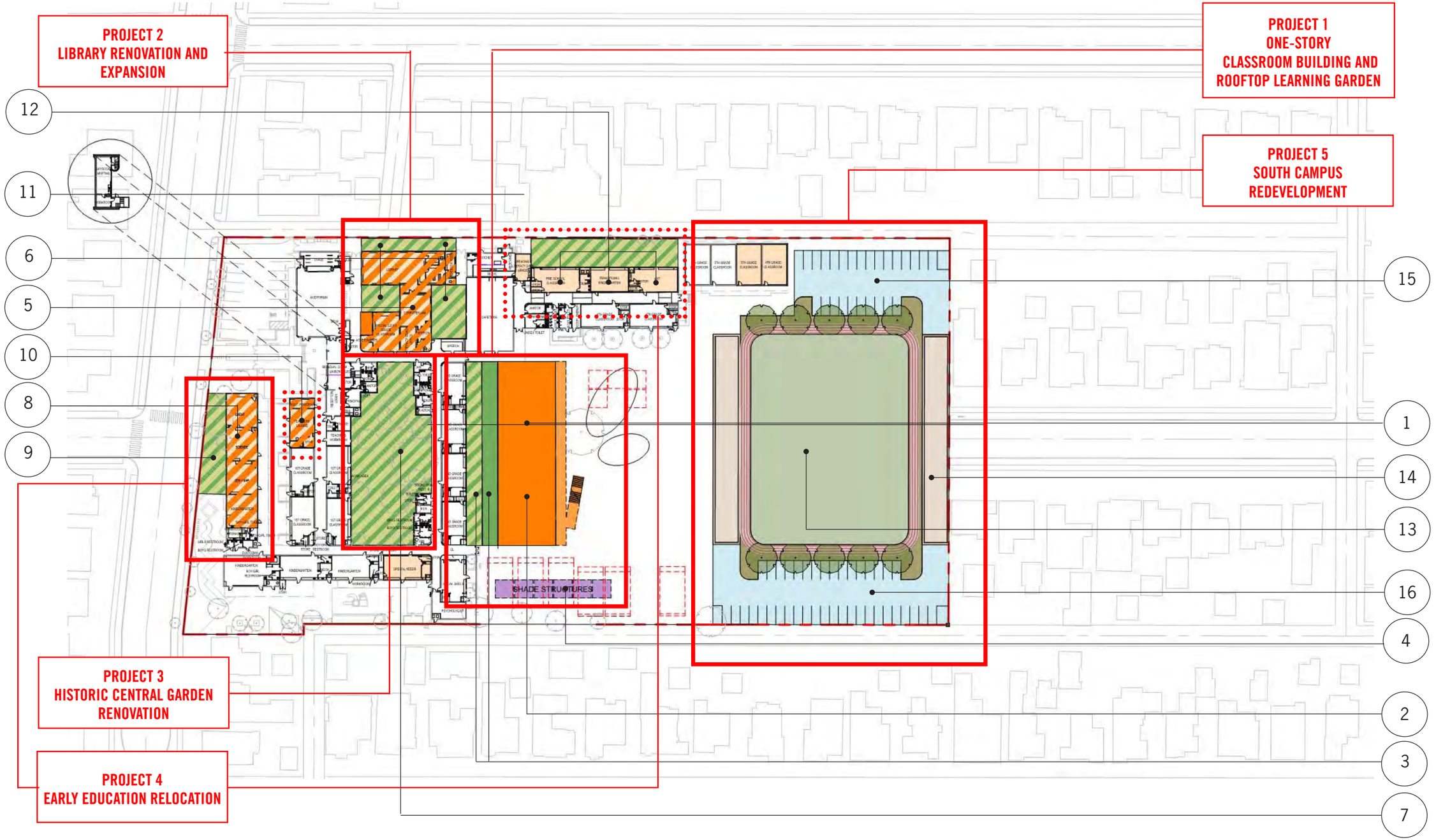
SMMUSD Grant Elementary School
2368 Pearl Street
Santa Monica, CA 90405

CONTENTS

Project Component	Page	Cost
PROJECT 1: NEW CLASSROOM BUILDING AND ROOFTOP LEARNING GARDEN		**$14,110,000**
Summary description and construction costs	2	
Site plan	3	
Views	4-7	
PROJECT 2: LIBRARY RENOVATION AND EXPANSION		**$3,480,000**
Summary description and construction costs	8	
Site plan	9	
Concept floor plan	10	
View	11	
PROJECT 3: CENTRAL GARDEN RENOVATION		**$650,000**
Summary description and construction costs	12	
Site plan	13	
Concept floor plan	14	
View	15	
PROJECT 4: EARLY EDUCATION/KINDERGARTEN CONSOLIDATION		**$1,680,000**
Summary description and construction costs	16	
Campus program distribution at completion of Group 1	16	
Project 4 site plan	17	
PROJECT 5; SOUTH CAMPUS REDEVELOPMENT		**$6,120,000**
Summary description and construction costs	18	
Site plan	19	
	TOTAL:	**$26,040,000**

KEY TO GROUP 1 PROJECTS SITE PLAN

1	New one-story classroom building with four elementary and two science/art classrooms
2	Rooftop learning garden
3	Outdoor classroom associated with new and existing classrooms
4	New lunch shelter
5	Renovation and expansion of library
6	Improved courtyards, outdoor collaboration and classroom space
7	Restored and improved historic central garden
8	New early education classrooms (Pre-K and T-K)
9	New early education play yard
10	Existing faculty lounge repurposed into new classroom
11	New faculty lounge
12	Existing early education re purposed for special education and elementary classrooms
13	New field and track
14	South arrival court
15	New SE parking lot
16	New NW parking lot

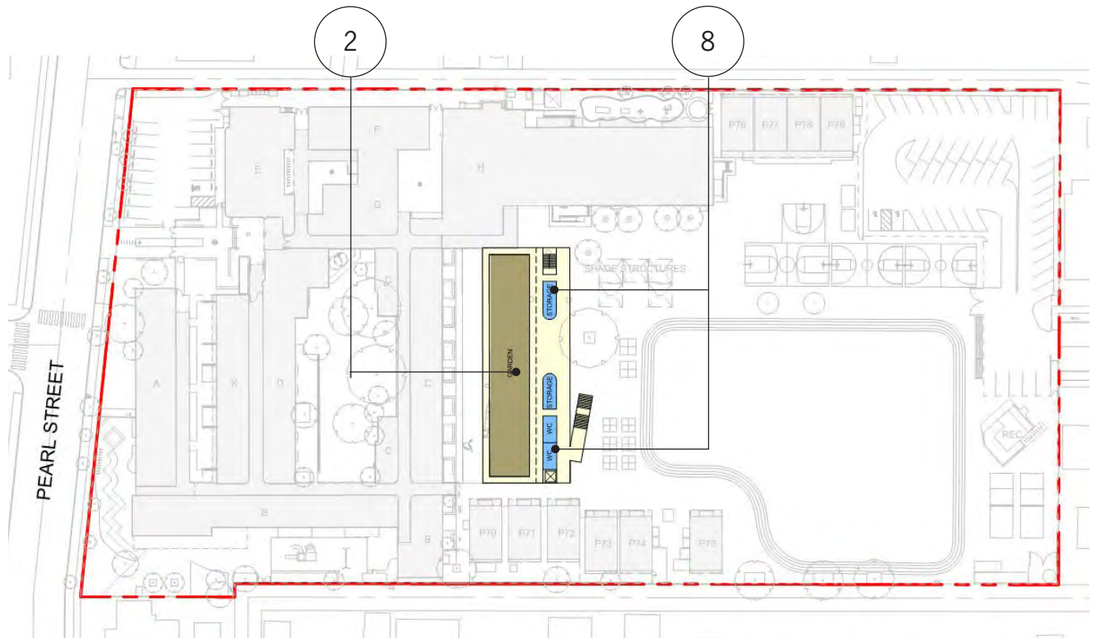


CANDIDATE FIRST PROJECTS

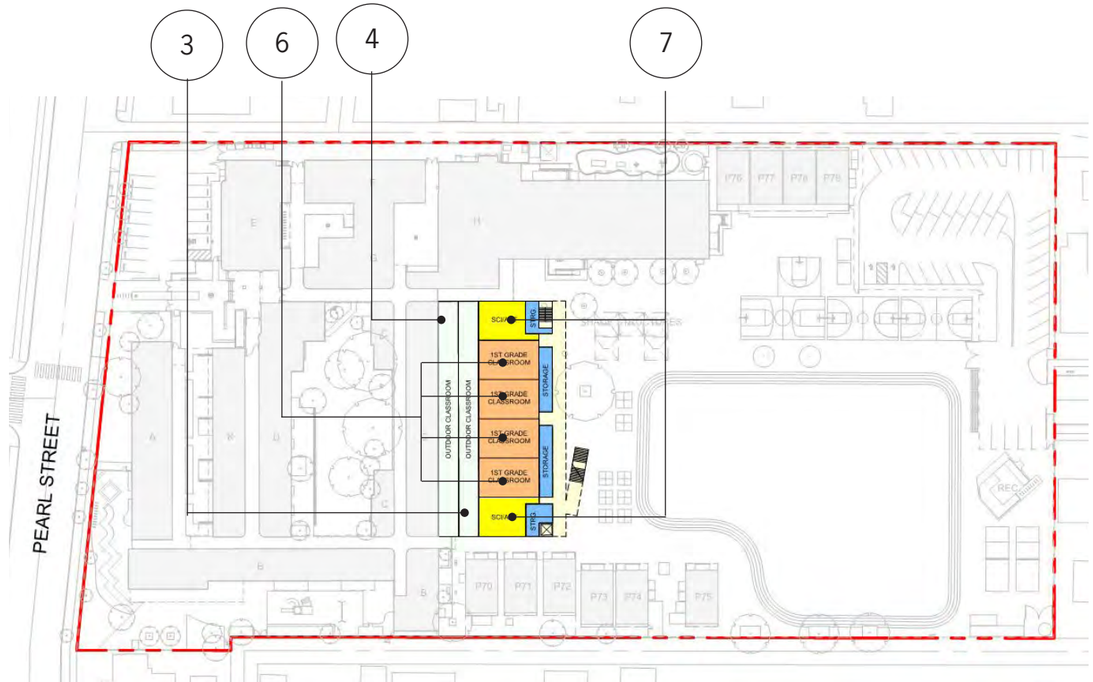
Project 1: New Classroom Building and Rooftop Learning Garden

PROJECT 1 KEY TO PLANS	
1	One story classroom building
2	Rooftop learning garden
3	Ground floor outdoor classrooms adjacent to new classrooms
4	Ground floor outdoor classrooms adjacent to existing classrooms
5	New lunch shelter
6	Four elementary classrooms
7	Two science/art classrooms
8	Learning garden restrooms, storage and building services

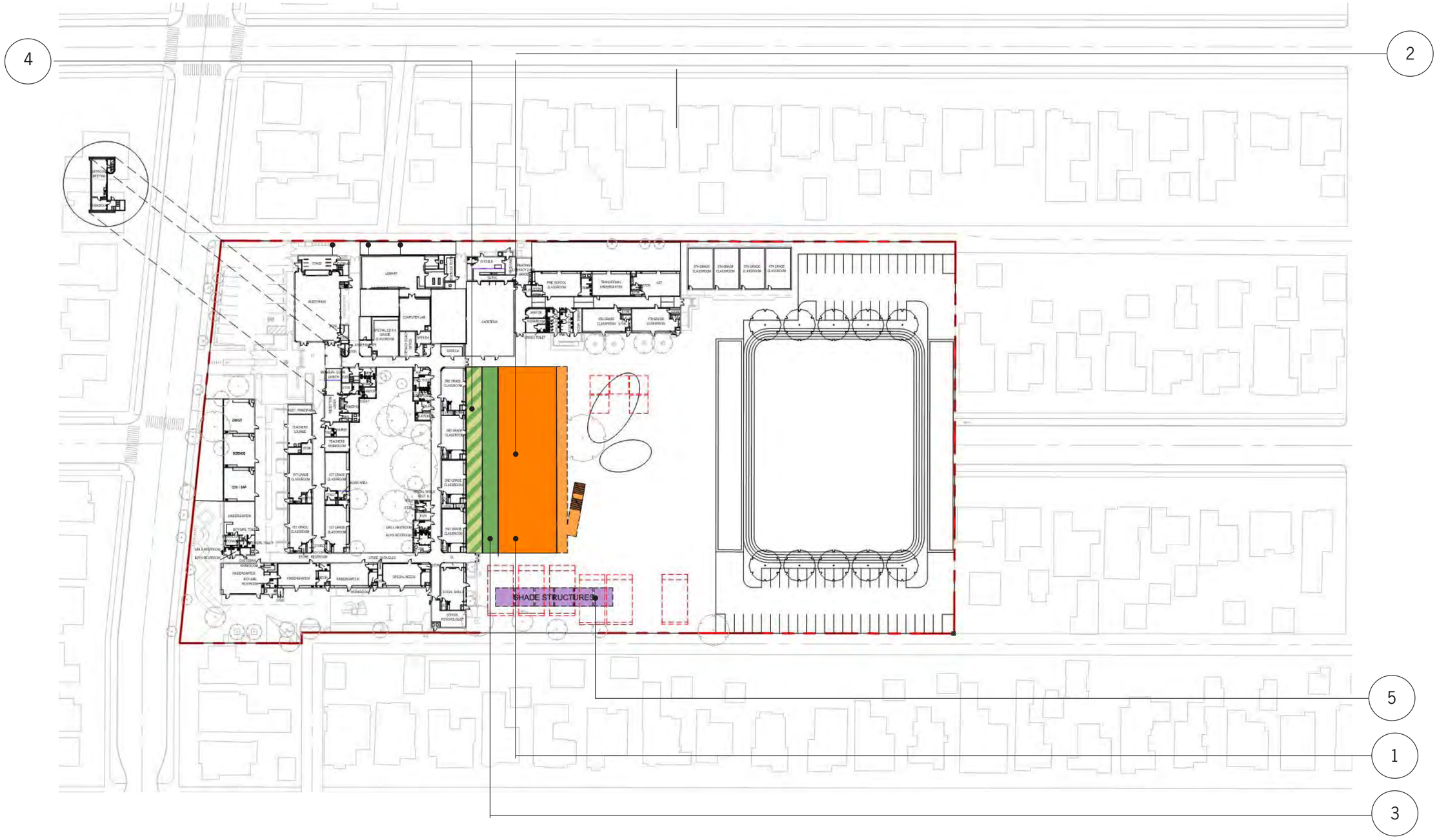
PROJECT 1 COSTS			
Component	Area	$/SF	$
Demolitions, portable removal, etc	41,325	$5	260,000
Site utilities	31,950	$20	620,000
Classroom building and rooftop learning garden	16,120	$725	11,670,000
Outdoor classrooms and playground areas	34,535	$40	1,380,000
New lunch shelter	1,870	$95	180,000
		Total:	**$14,110,000**



NEW CLASSROOM BUILDING SECOND FLOOR



NEW CLASSROOM BUILDING GROUND FLOOR



PROJECT 1: NEW CLASSROOM BUILDING AND ROOFTOP LEARNING GARDEN



PROJECT 1 AND PROJECT 5: NEW ONE STORY CLASSROOM BUILDING AND SOUTH CAMPUS REDEVELOPMENT LOOKING NORTHWEST



PROJECT 1: NEW ONE STORY CLASSROOM BUILDING AND ROOFTOP LEARNING GARDEN SOUTH ELEVATION



PROJECT 1: ROOFTOP LEARNING GARDEN

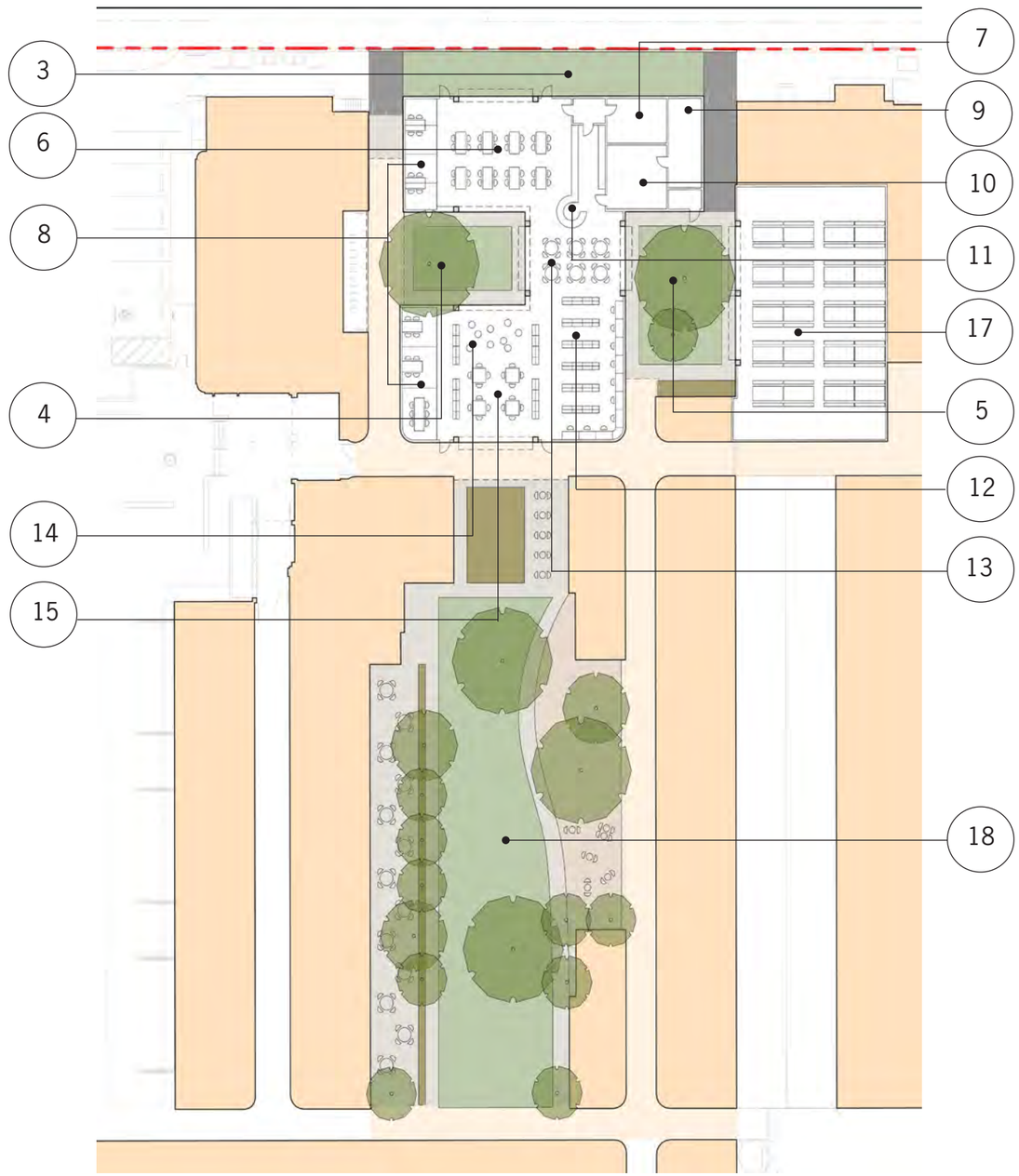


PROJECT 1: GROUND FLOOR OUTDOOR CLASSROOMS

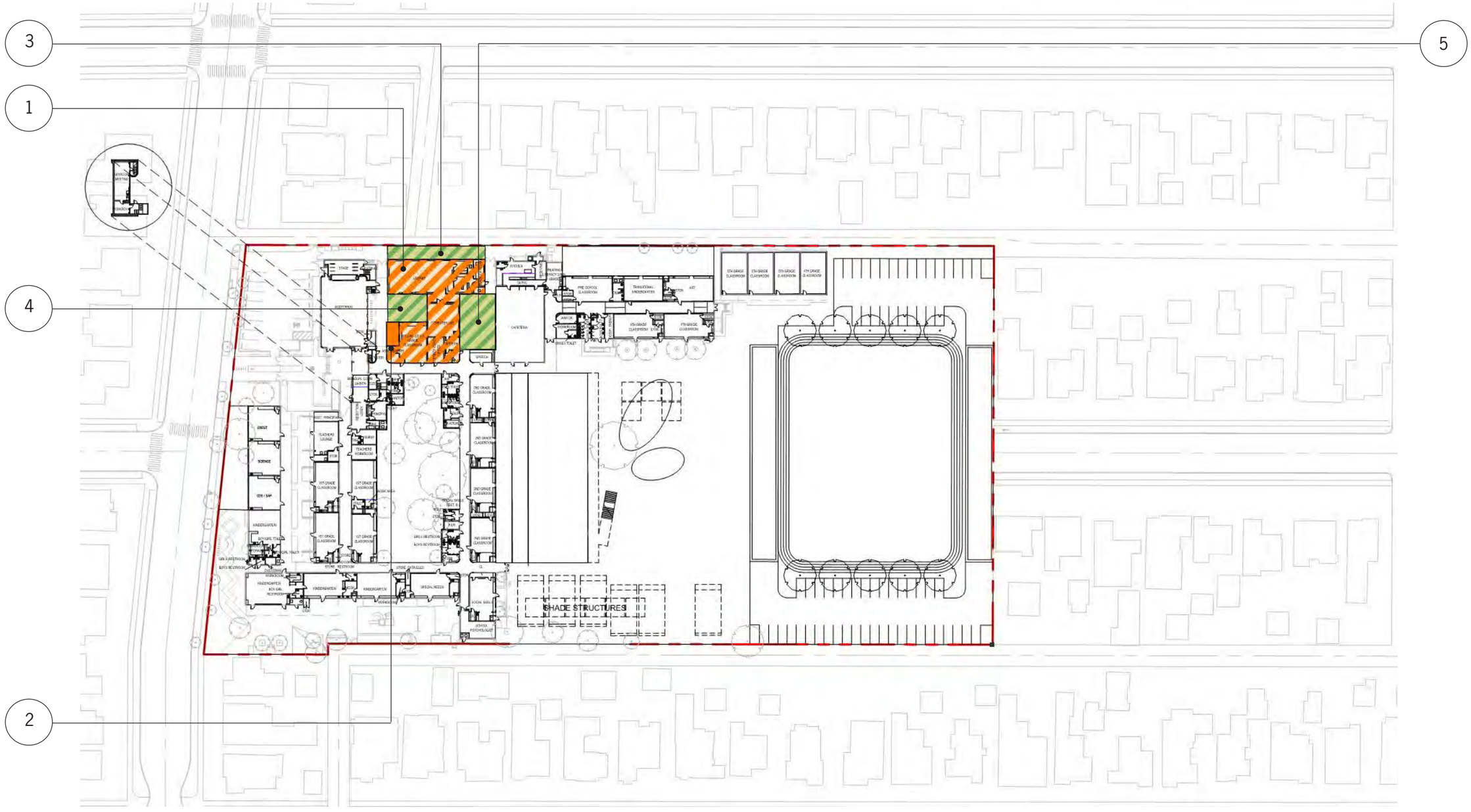
Project 2: Library Renovation and Expansion

PROJECT 2 KEY TO PLANS	
1	Library renovation
2	Library addition
3	Library outdoor classroom
4	Library courtyard
5	Multipurpose room courtyard
6	Collaborative maker space
7	Maker space storage
8	Individual, small and group study rooms
9	Textbook room
10	Librarian work space
11	Information services desk
12	Collections and study carrels
13	Reader tables and seats
14	Storytime area
15	Readers seats
16	**New steel frames for large openings with fixed glass and glass sliding doors**
17	Multipurpose room
18	HIstoric central garden

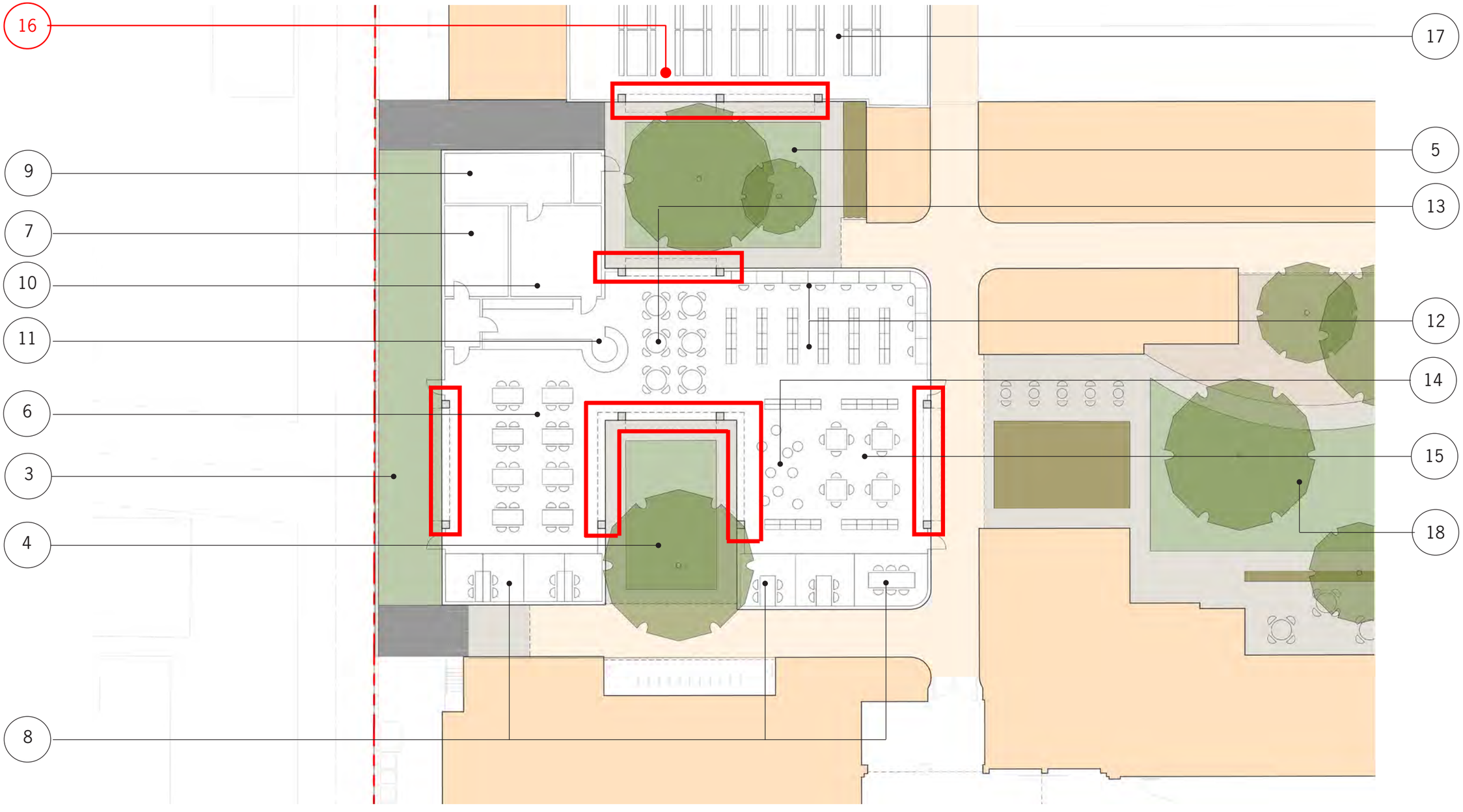
PROJECT 2 COSTS			
Component	Area	$/SF	$
Interior demolition and renovations	9,505	$230	2,200,000
Large openings in existing walls (steel frames, foundations, fixed glass and sliding glass doors.	1,675	$565	950,000
Outdoor gardens and classrooms	3,930	$60	240,000
Study room addition	255	$590	150,000
		Total:	**$3,540,000**



LIBRARY FLOOR PLAN AT COMPLETION



PROJECT 2: LIBRARY RENOVATION AND EXPANSION



LIBRARY FLOOR PLAN AT COMPLETION

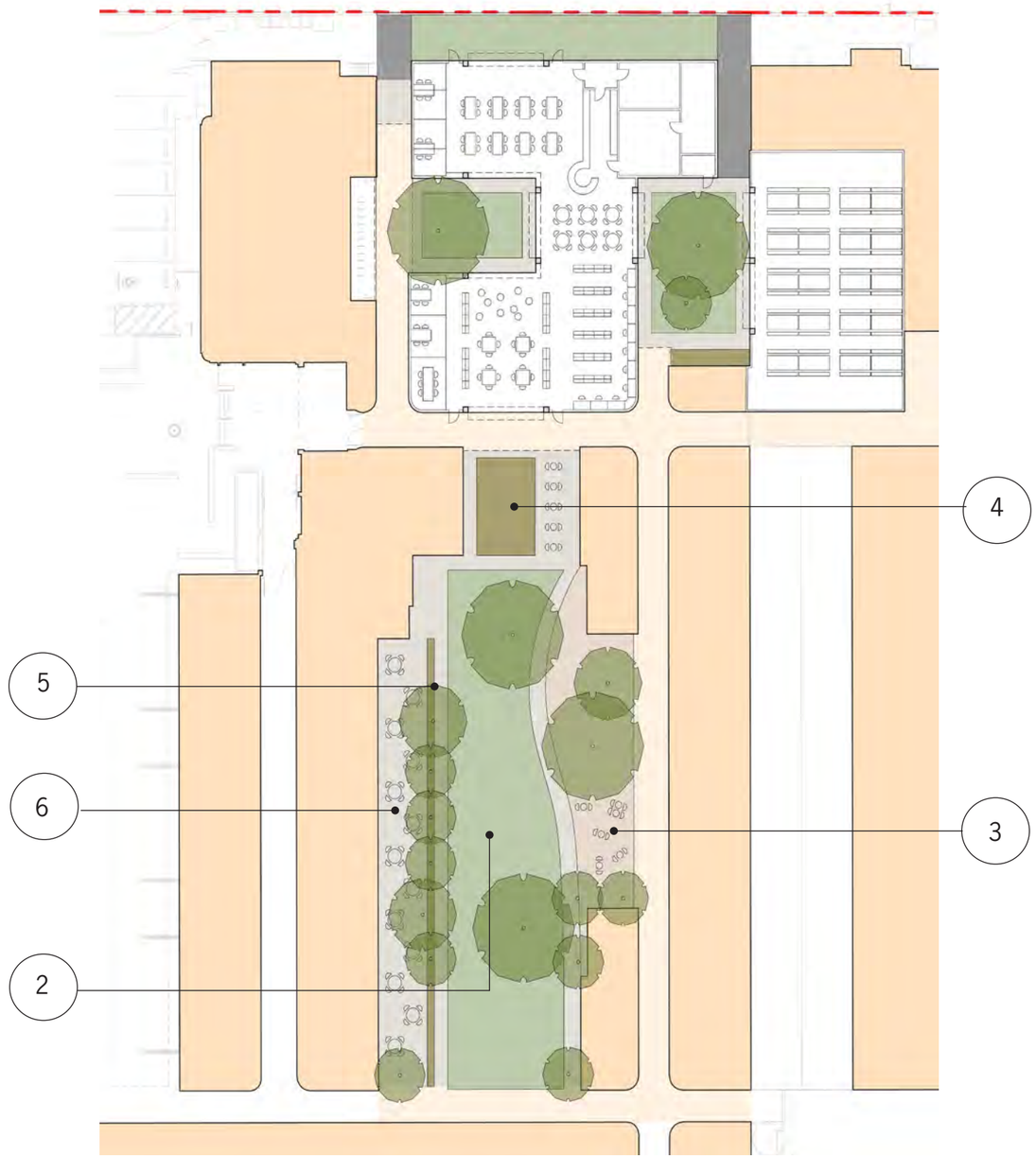


PROJECT 2: LIBRARY RENOVATION AND EXPANSION The library courtyard in foreground surrounded on three sides by expanded library with multipurpose courtyard and mulitpurpose room beyond.

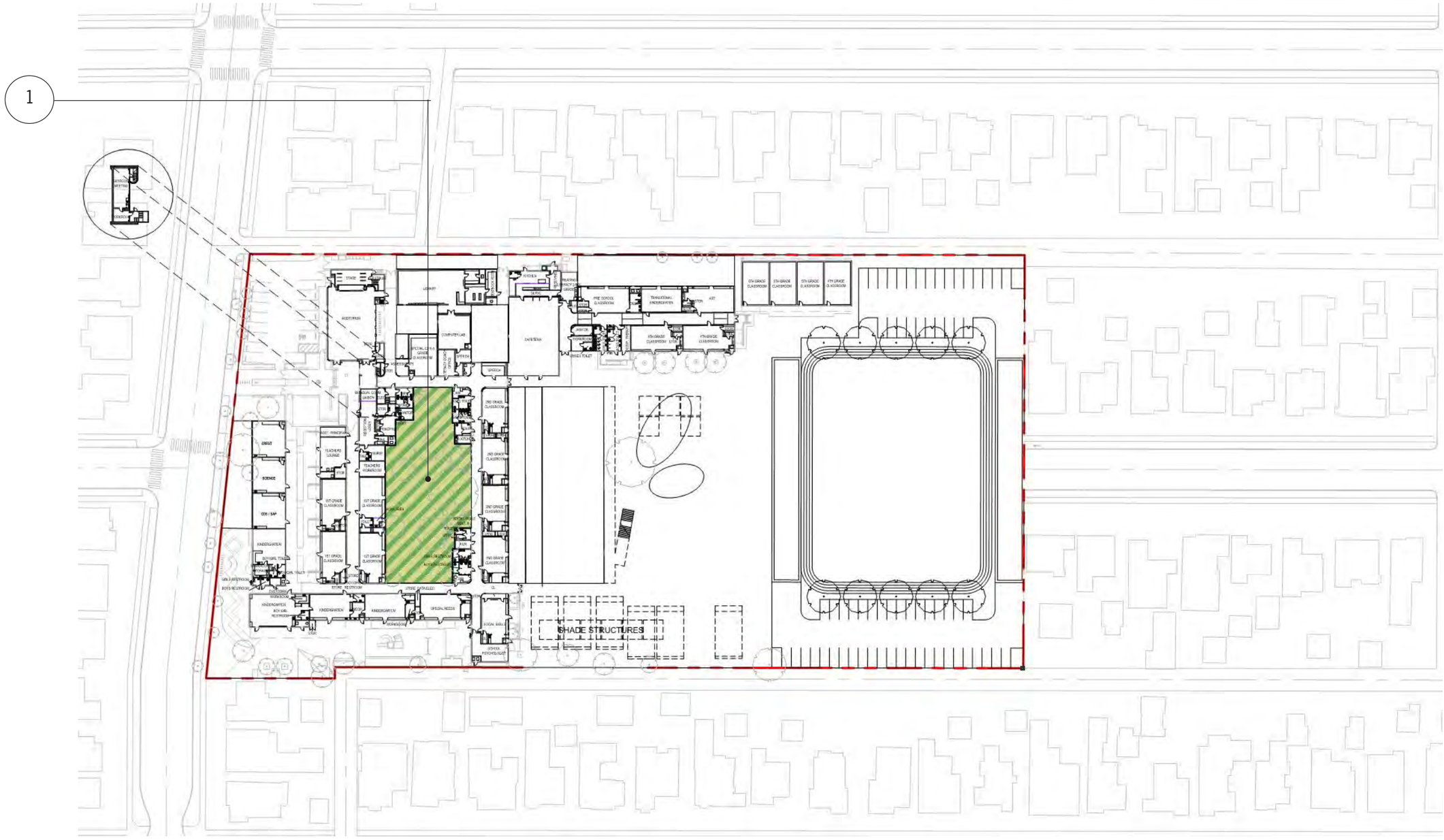
Project 3: Historic Central Garden Renovation

PROJECT 3 KEY TO PLANS	
1	Historic central garden
2	Central lawn area
3	Outdoor student seating area
4	Native California demonstration garden
5	Planted screen wall
6	Outdoor classroom

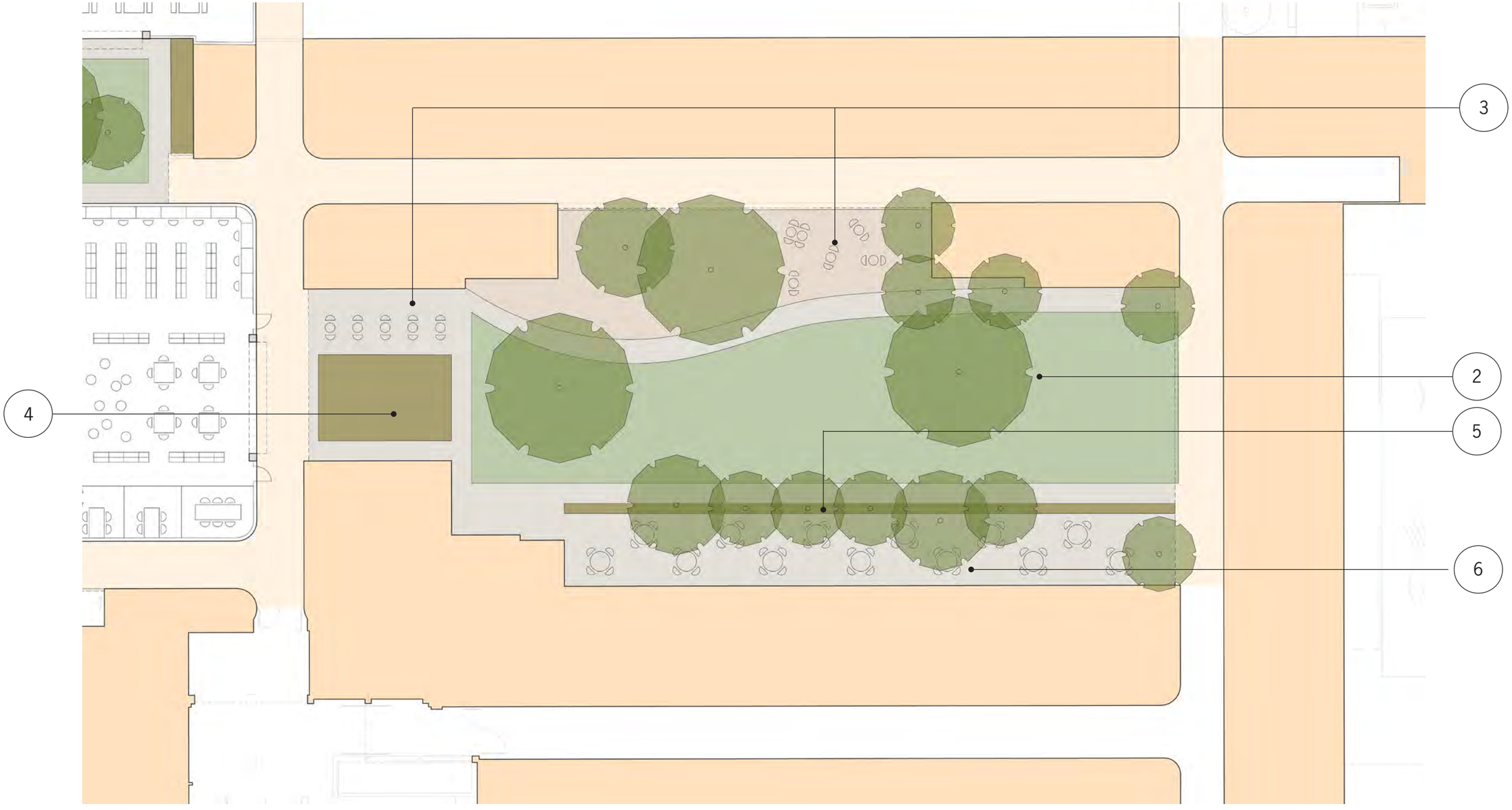
PROJECT 3 COSTS			
Component	Area	$/SF	$
Site demolitions and preparation	10,730	$10	110,000
Landscape and pavement	10,730	$50	540,000
		Total:	**$650,000**



HISTORIC CENTRAL GARDEN PLAN AT COMPLETION



PROJECT 3: :CENTRAL GARDEN RENOVATION



CENTRAL GARDEN RENOVATION PLAN AT COMPLETION



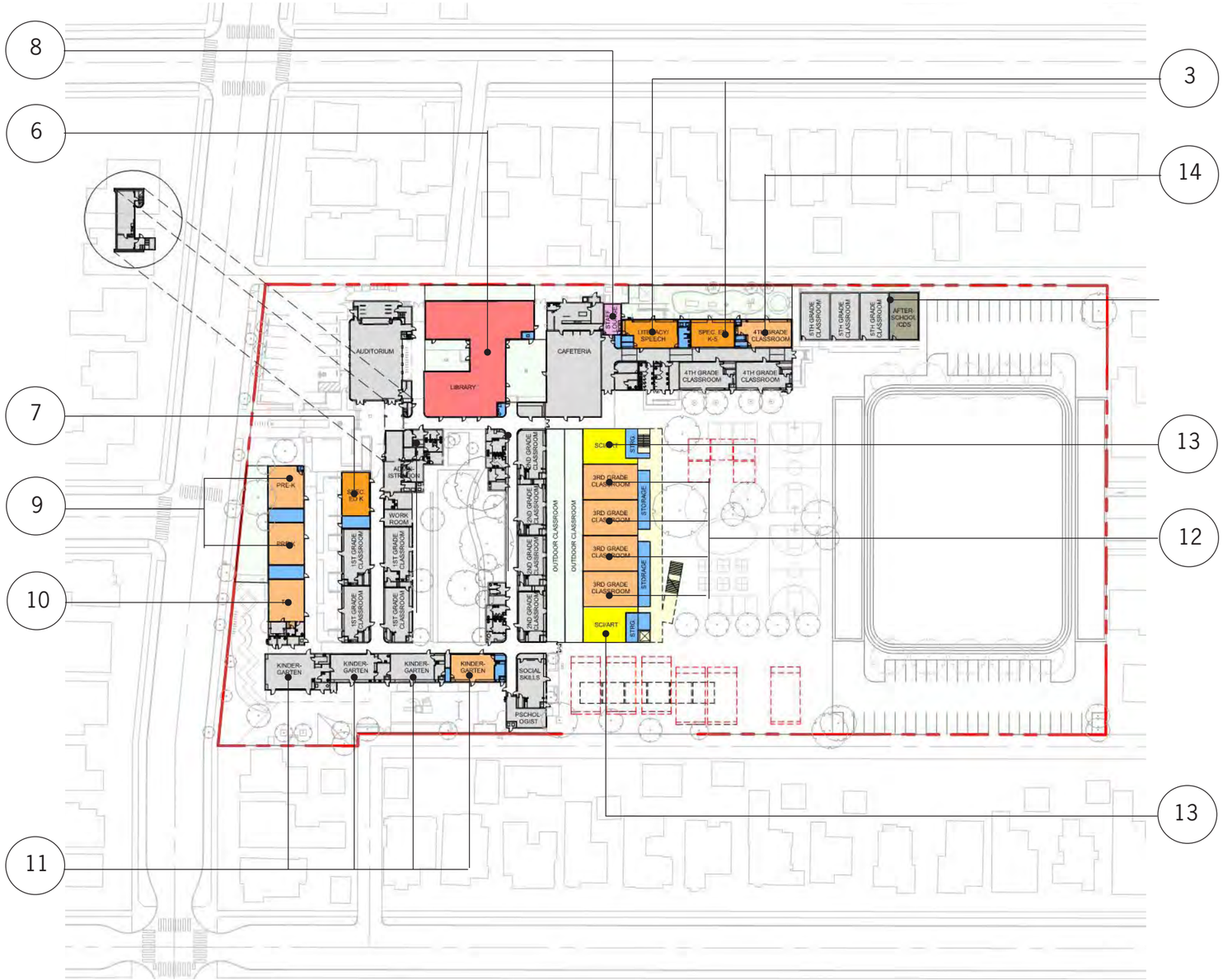
PROJECT 3: CENTRAL GARDEN RENOVATION Outdoor classroom to the left, outdoor student seating to the right, library beyond.

Project 4: Early Education/Kindergarten Consolidation

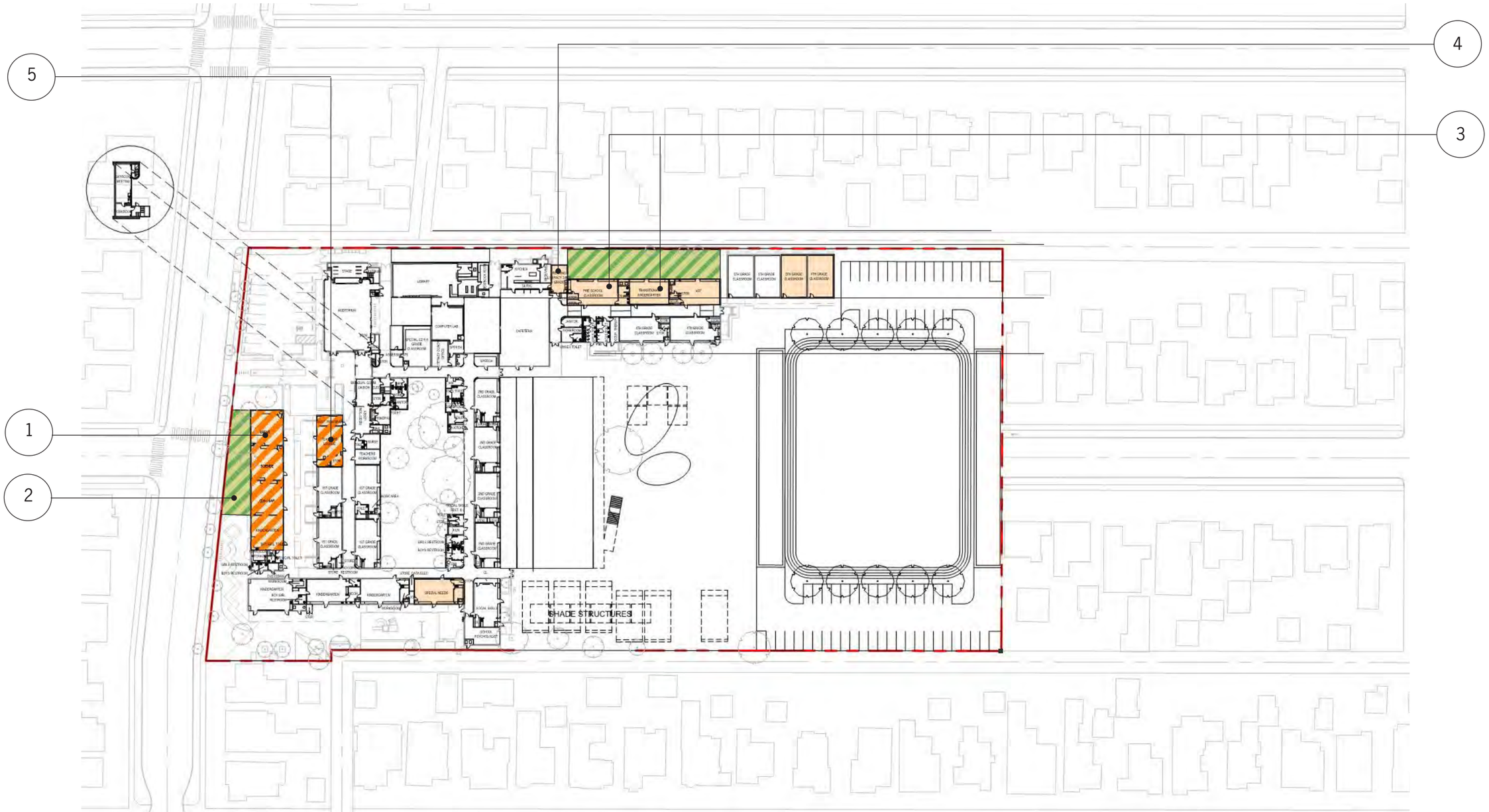
CAMPUS OCCUPANCY AT COMPLETION OF PROJECT 4	
1	Renovate elementary classrooms into early education classrooms
2	Renovate school front lawn area to become early education play yard
3	Special education to occupy existing pre-K classrooms
4	Renovate to become new faculty lounge
5	Renovate existing faculty lounge into new classroom
6	Library renovation and expansion
7	New classroom
8	New faculty lounge
9	New Pre-K classrooms
10	New T-K classroom
11	Four kindergarten classrooms
12	Four elementary classrooms
13	Two science/art classrooms
14	Upper elementary classroom

PROJECT 4 COSTS

Component	Area	$/SF	$
Interior renovations and new restrooms	4,985	$265	1,320,000
New outdoor play area	5,885	$60	360,000
		Total:	**$1,680,000**



CAMPUS OCCUPANCY AT COMPLETION OF PROJECT 4



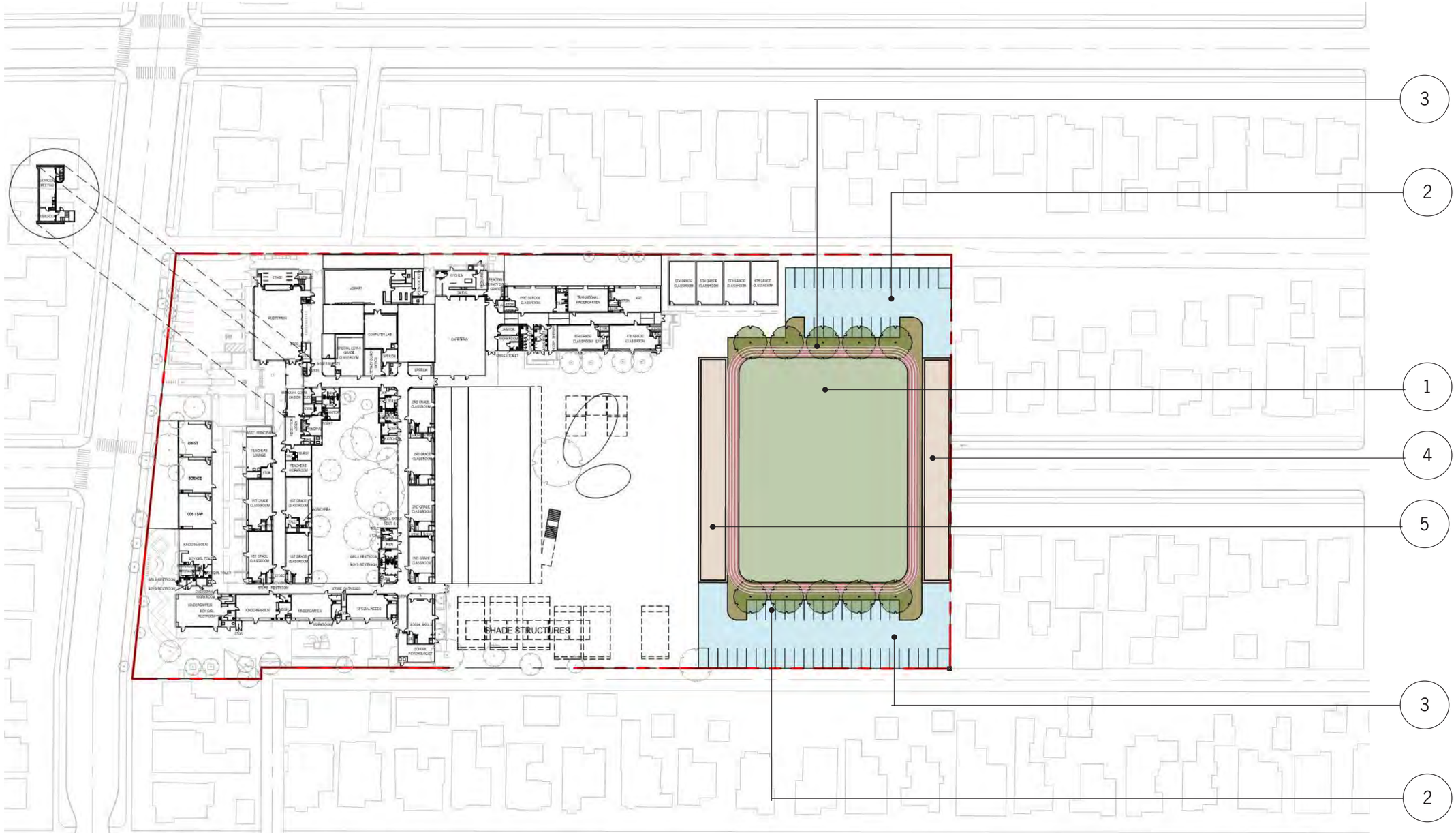
PROJECT 4: EARLY EDUCATION KINDERGARTEN RELOCATION

Project 5: South Campus Redevelopment

PROJECT 5 KEY TO PLANS	
1	Field and track
2	Landscape and trees
3	Staff and community parking lot
4	Arrival court
5	Renovate existing faculty lounge into new classroom

PROJECT 5 COSTS

Component	Area	$/SF	$
Site demolition, preparation and utilities	110,468	$10	1,060,000
Parking lots and associated landscape	39,790	$60	2,380,000
Field and playgrounds	70,678	$38	2,680,000
		Total:	**$6,120,000**



PROJECT 5 SOUTH CAMPUS REDEVELOPMENT

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



LONG TERM PROGRAM FIT

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Grant Elementary School
2368 Pearl Street
Santa Monica, CA 90405

- 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 about 100 parking spaces in two locations at the south end of campus
- It provides an on campus drop-off/pick-up queue at the front of school off Pearl Street
- The proposal can be implemented in at least four phases (or groups of projects) on a timeline and in sequences at the district's discretion.
- Every attempt has been made to accommodate new buildings on campus while minimizing interim housing and impacts on school operations

COST OF IMPLEMENTATION IN 2020 DOLLARS ($M)	
GROUP 1	26.04
GROUP 2	23.13
GROUP 3	24.95
GROUP 4	23.74
Total	**$97.86M**

CONTENTS

OVERVIEW

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

IMPLEMENTATION

Existing campus	8-9
GROUP 1 One story classroom building, renovations and additions	10-11
GROUP 2 Two story classroom building	12-13
GROUP 3 New auditorium and multi purpose culinary cafe	14-15
GROUP 4 New two story classroom building and library	16-17

SITE ANALYSIS AT COMPLETION

Oveviewr of campus land use at completion	18-19
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Playgrounds, field and outdoor classrooms	22-23
Landscape and open space	24
Pedestrian circulation	25
Vehicular circulation and parking	26
Emergency vehicle access	27
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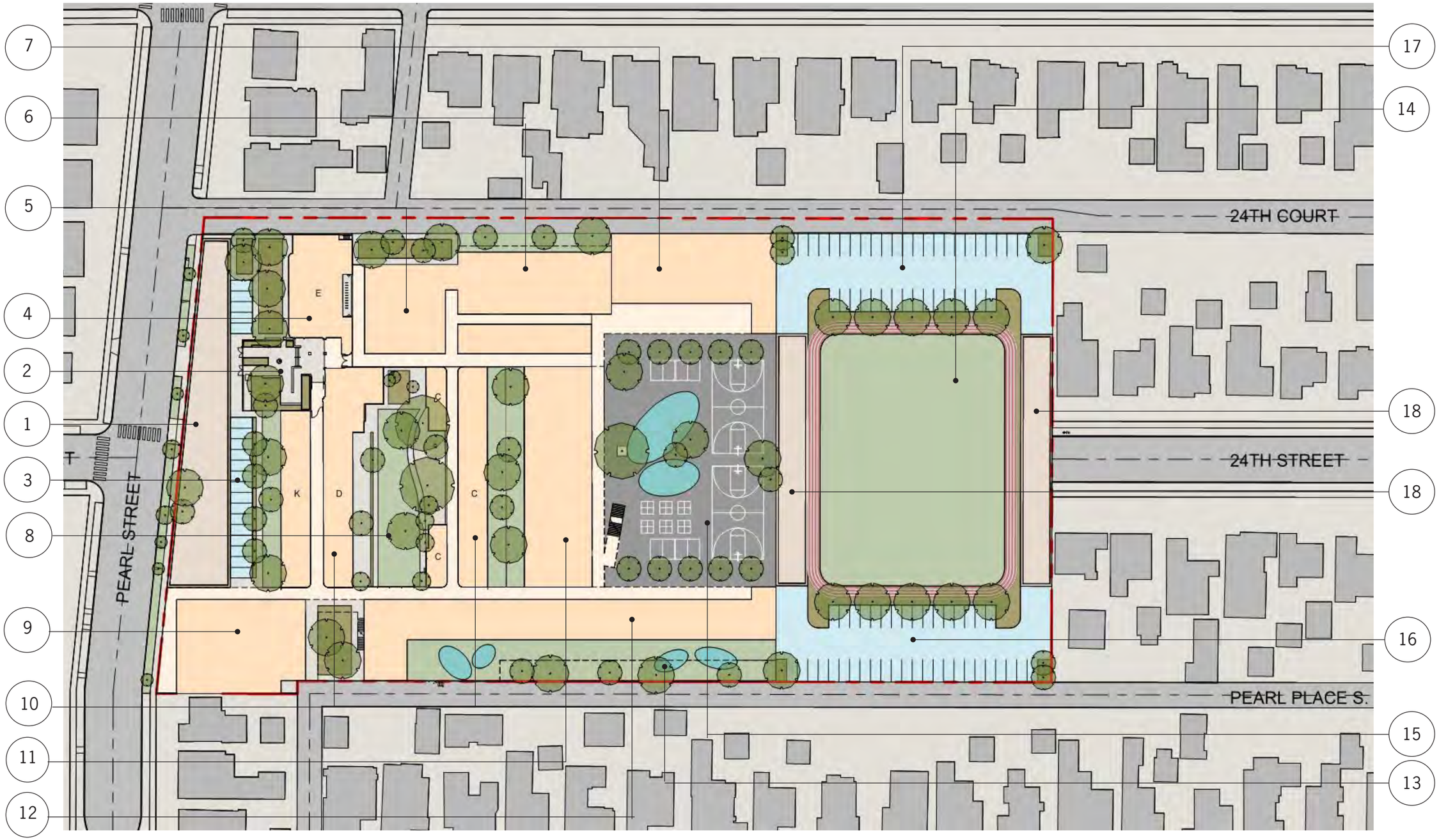


LONG TERM PROGRAM FIT The campus at completion looking southwest The front of school remains on Pearl Street with early education, visitor and accessible parking as well as an off street drop-off/pick-up queue. Most parking resides at SE and SW corners of campus on either side of the relocated and reconfigured field and playground areas. New two story buildings line the east and west sides of the one story historic core of campus which remains in place.

Campus at Completion

- Front of school and main school entrance remain on Pearl Street
- Drop-off and pick-up operations can remain curbside along Pearl Street and in addition within the new off street lane provided adjacent to Pearl Street in front of the school
- Early education, kindergarten and lower elementary classrooms occupy ground floor locations
- Upper elementary classrooms occupy second floor locations
- Vehicle circulation and parking are accommodated at the north and south sides of campus
- Two story buildings along the east and west sides of campus bracket the historic core and provide the primary security enclosure
- The field and playground areas occupy more central, safe, surveilable locations on south campus
- The historic school entrance, auditorium, central garden and one story classroom buildings surrounding the garden are preserved in place
- New auditorium resides at the front of campus at the NW corner, existing auditorium converts to two music classrooms
- New multipurpose culinary cafe locates at the southeast corner of campus

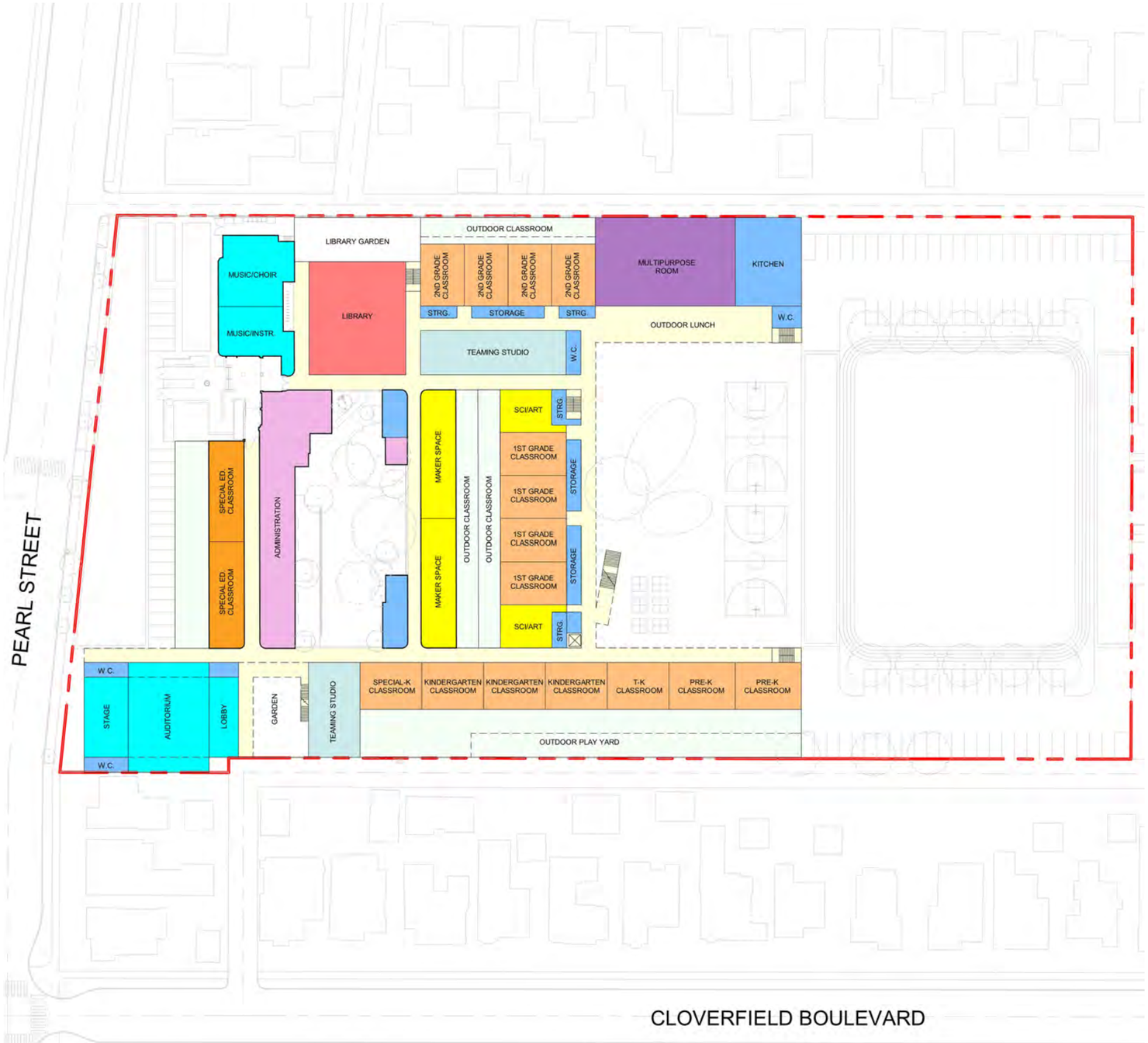
KEY TO CAMPUS AT COMPLETION SITE PLAN	
1	Drop-off and pick-up lane
2	Existing historic main school entrance to remain
3	Early education, visitor and accessible parking
4	Existing historic auditorium to remain
5	New two story library
6	New two story classroom building
7	New multipurpose culinary cafe
8	Existing historic central garden
9	New multipurpose auditorium
10	Existing historic one story classroom buildings
11	New one story classroom building with rooftop learning garden
12	New two story classroom building (Early education and kindergarten ground floor, upper elementary 2nd floor)
13	Early education and kindergarten play yard
14	Relocated and reconfigured field
15	Reconfigured playgrounds
16	Southwest parking lot
17	Southeast parking lot
18	South arrival court and vehicular access drives



CAMPUS AT COMPLETION New two story classroom buildings bracket the historic core along the east and west sides of campus, with front of school retained at Pearl Street, new field, playgrounds and parking lots at south campus.

LONG TERM PROGRAM FIT

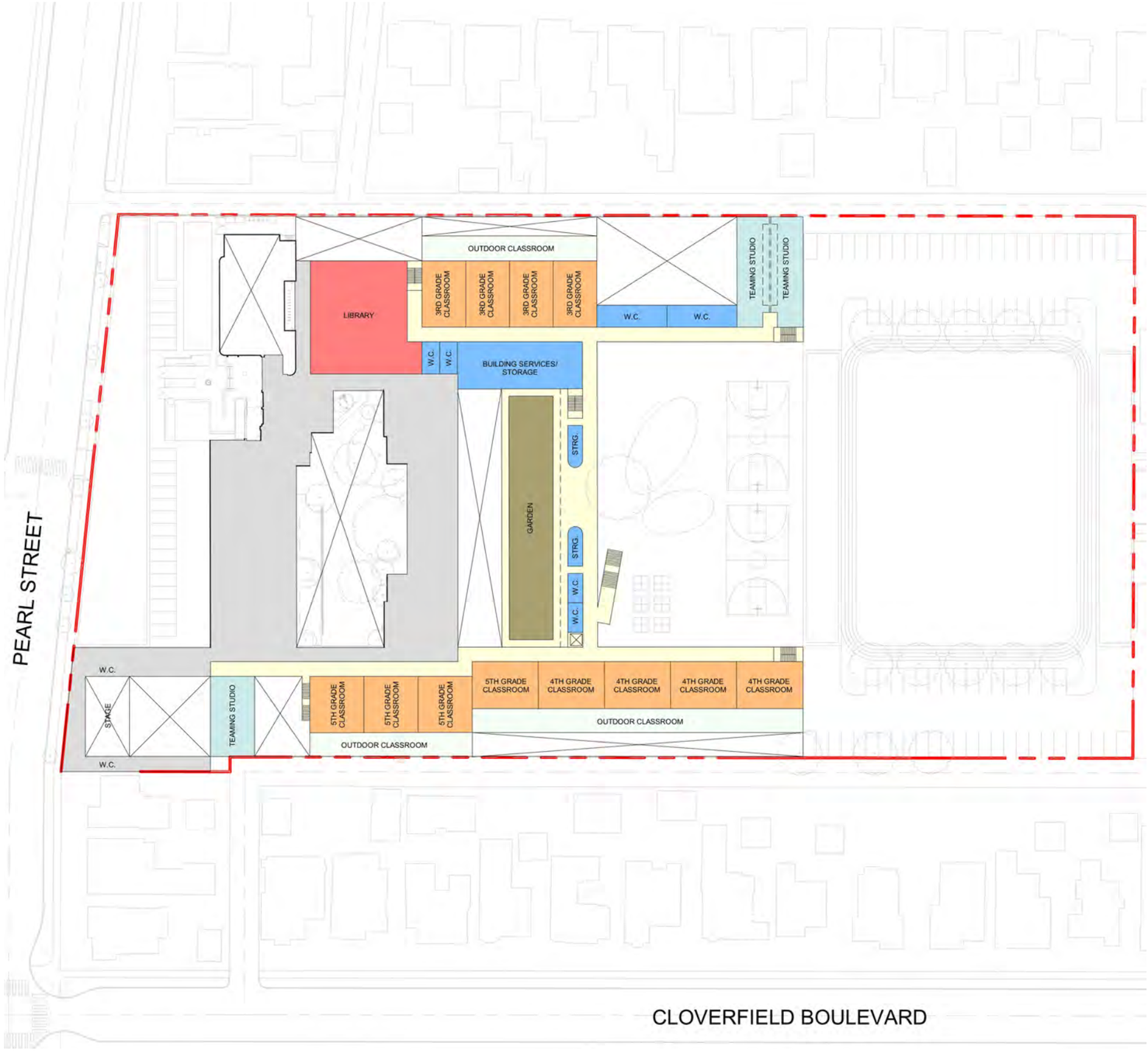
Program Component	*ASF/Rm*	*No/rms*	*ASF*
GROUND FLOOR			
Early education and kindergarten classrooms	1,350	7	9,450
Lower elementary classrooms	1,270	8	10,160
Science/art classrooms	1,200	2	2,400
Maker space classrooms	1,800	2	3,600
Teaming studios	2,200	2	4,400
Special education suites	1,500	3	4,500
Library (ground floor)	4,030	1	4,030
MPR 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:		**71,230 ASF**



CAMPUS AT COMPLETION GROUND FLOOR PROGRAM PLAN

LONG TERM PROGRAM FIT

Program Component	*ASF/Rm*	*No/rms*	*ASF*
SECOND FLOOR			
Upper elementary classrooms	1,400	12	16,800
Teaming studios	2,200	2	4,400
Library (second floor)	4,030	1	4,030
Boys and Girls restrooms	2,200	2	4,400
	Total:		**29,630 ASF**



CAMPUS AT COMPLETION SECOND FLOOR PROGRAM PLAN

Redevelopment Projects

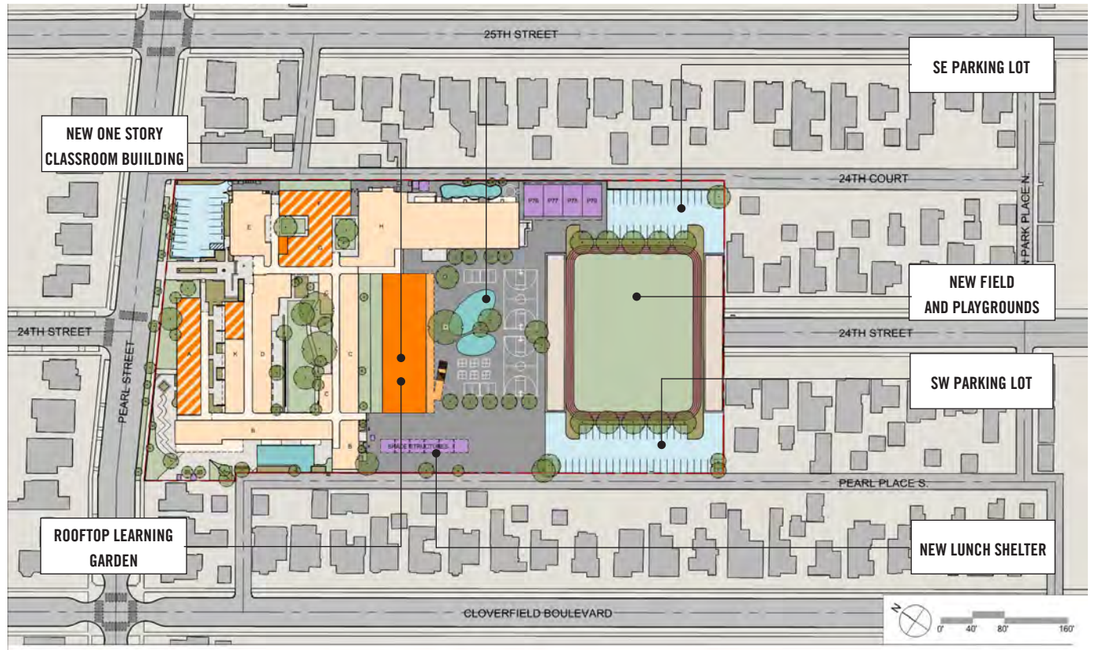
- Group 1 building projects are located and configured to clear existing school buildings
- With enough classroom capacity built by end of Group 1 projects, existing portable classrooms can be removed to make way for new two story classroom buildings
- As classroom capacity increases more existing classrooms can be removed to facilitate new buildings until all existing buildings, except those at the historic core, have been replaced
- Beyond Group 2 projects the timeline and sequence of projects are at the discretion of the district



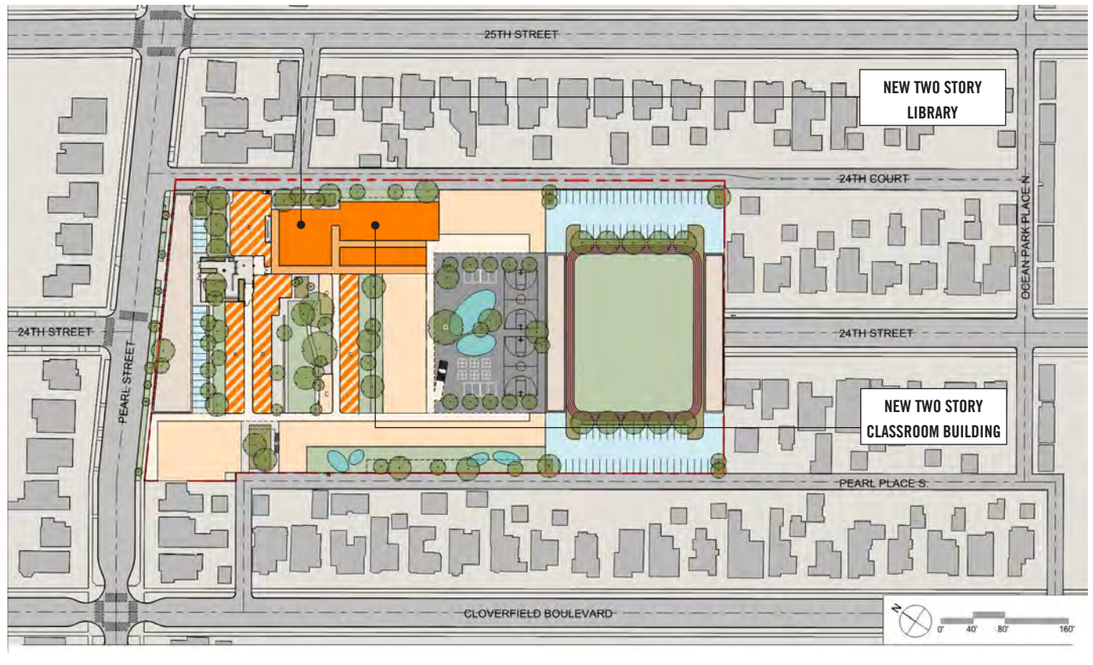
EXISTING CAMPUS One story buildings congregate at the north end of campus



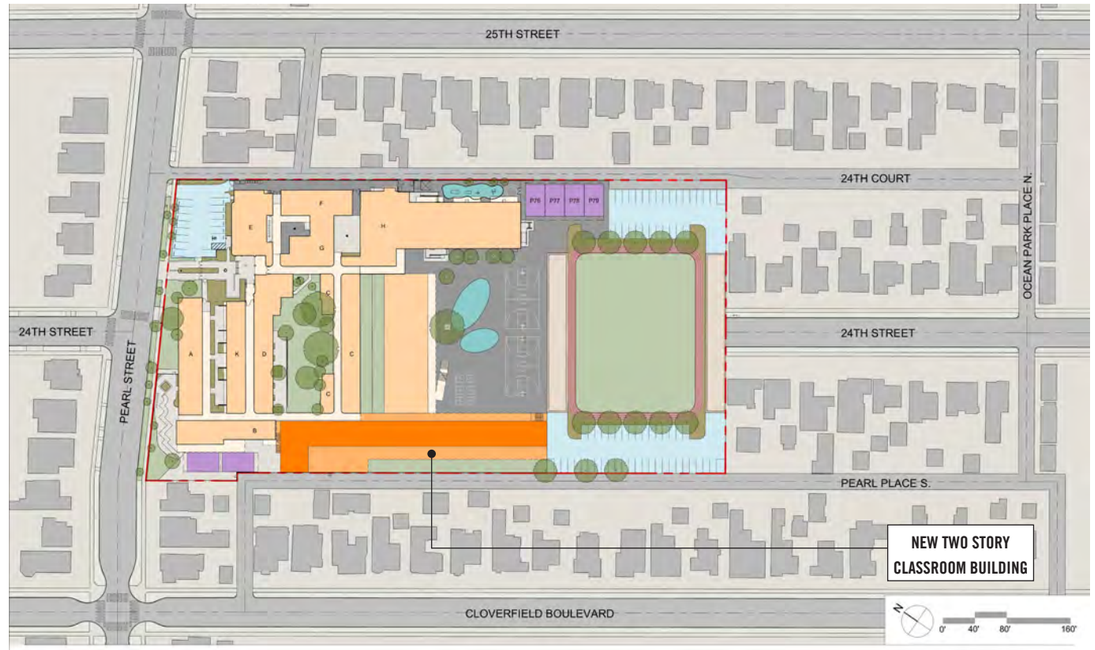
GROUP 3 PROJECTS Could include a new multipurpose auditorium at the NW corner of campus and new multipurpose culinary cafe at the SE corner of campus



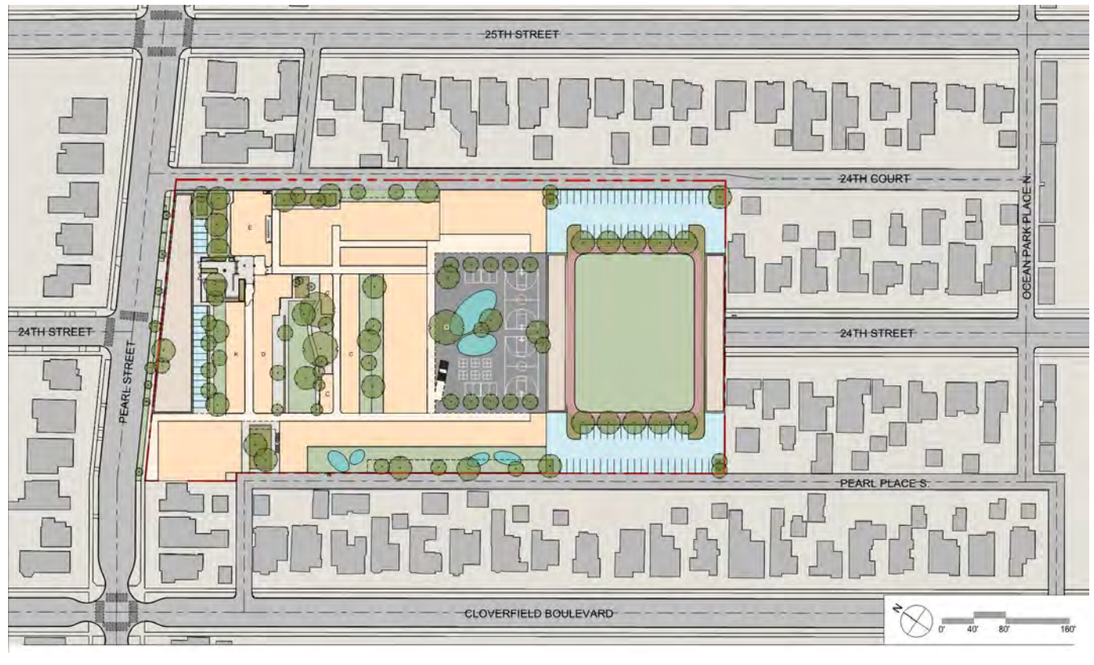
GROUP 1 PROJECTS Could include a one story classroom building with rooftop learning garden, relocated field and playgrounds, new parking lots



GROUP 4 PROJECTS Could include a two story library replacement in situ with adjacent two story classroom building.



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



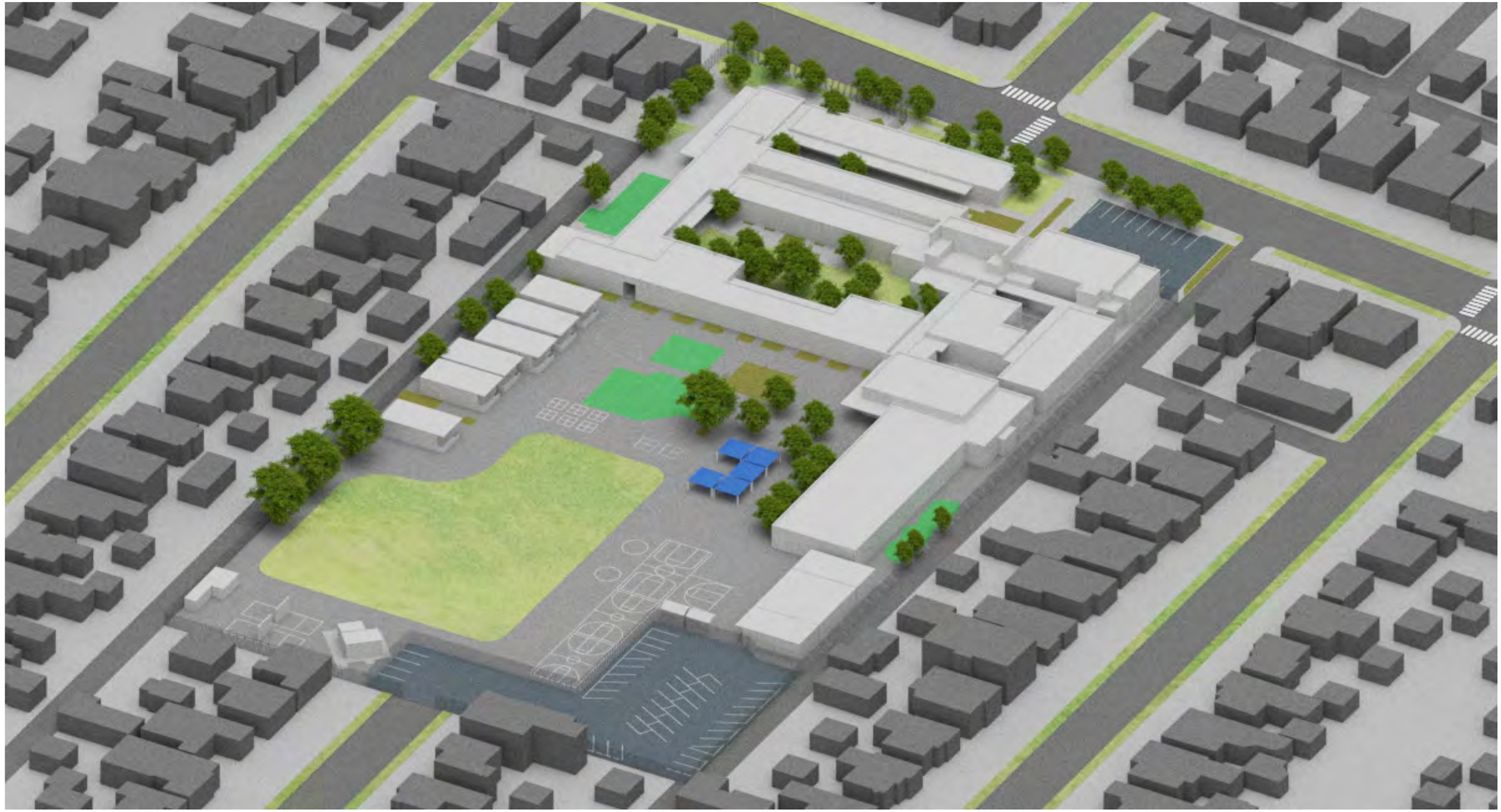
CAMPUS AT COMPLETION

Existing Campus

- Upper elementary, art, music and special programs reside in portable and modular classrooms
- The auditorium, library and multipurpose room congregate at the NE corner of campus at the main school entrance.
- The front office and school support functions sit opposite the auditorium at the main school entrance
- Lower elementary classrooms occupy the north and south sides of the historic central garden
- Kindergarten resides at the NW corner of campus while early education resides at the SE corner of campus



EXISTING CAMPUS PROGRAM PLAN



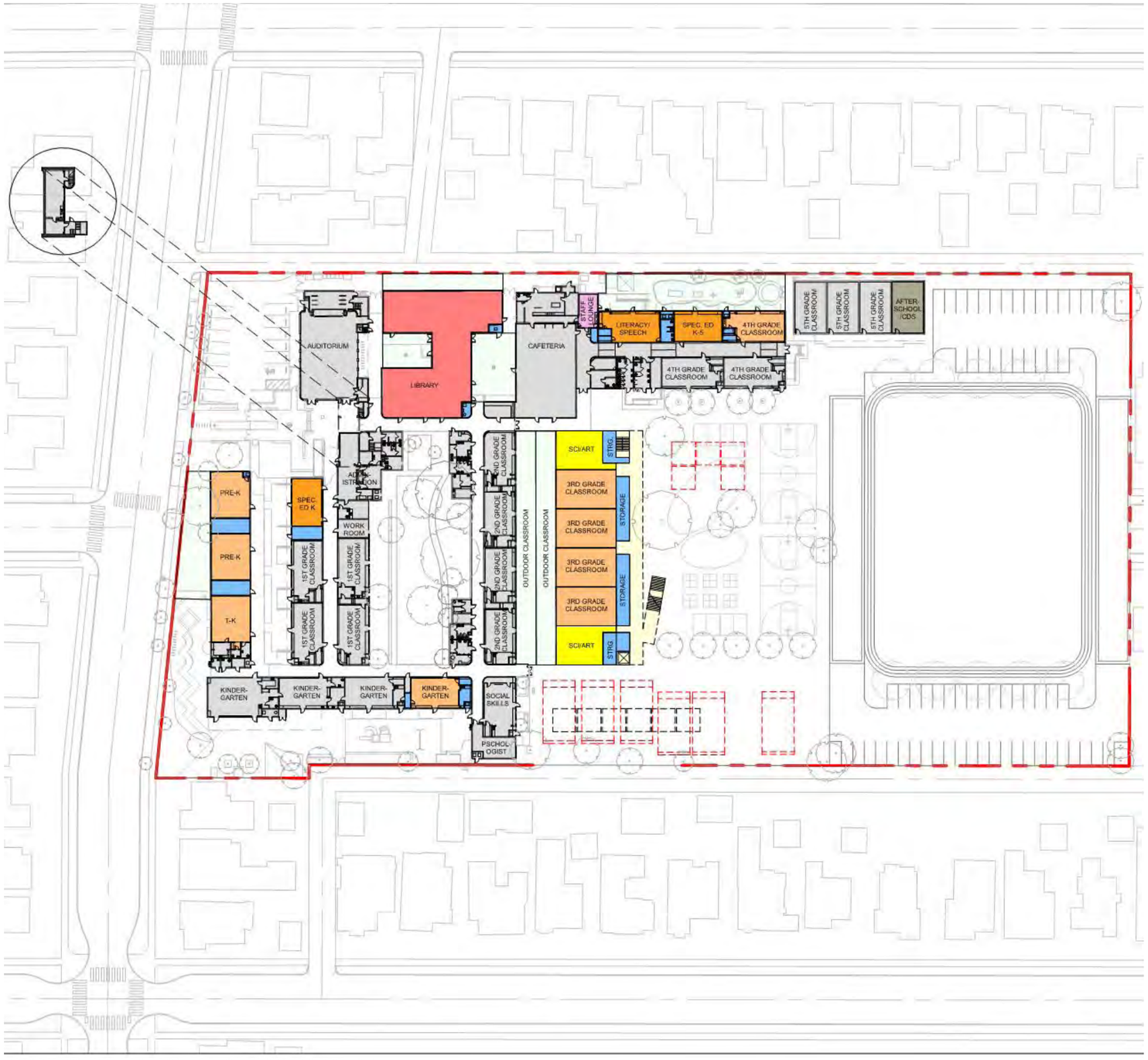
EXISTING CAMPUS LOOKING NORTHEAST

Group 1 Projects

- Four new upper elementary classrooms
- Two new science/art classrooms
- Early education relocated to front of campus adjacent to kindergarten
- Library renovation and expansion

GROUP 1 CONSTRUCTION COSTS IN 2020 DOLLARS

Project Component	Cost
PROJECT 1 New Classroom building and rooftop learning garden	$14,110,000
PROJECT 2 Library renovation and expansion	$3,480,000
PROJECT 3 Central garden renovation	$650,000
PROJECT 4 Early education and Kindergarten consolidation	$1,680,000
PROJECT 5 South campus redevelopment	$6,120,000
TOTAL:	**$26,040,000**



PROGRAM COMPONENTS AT COMPLETION OF GROUP 1 PROJECTS

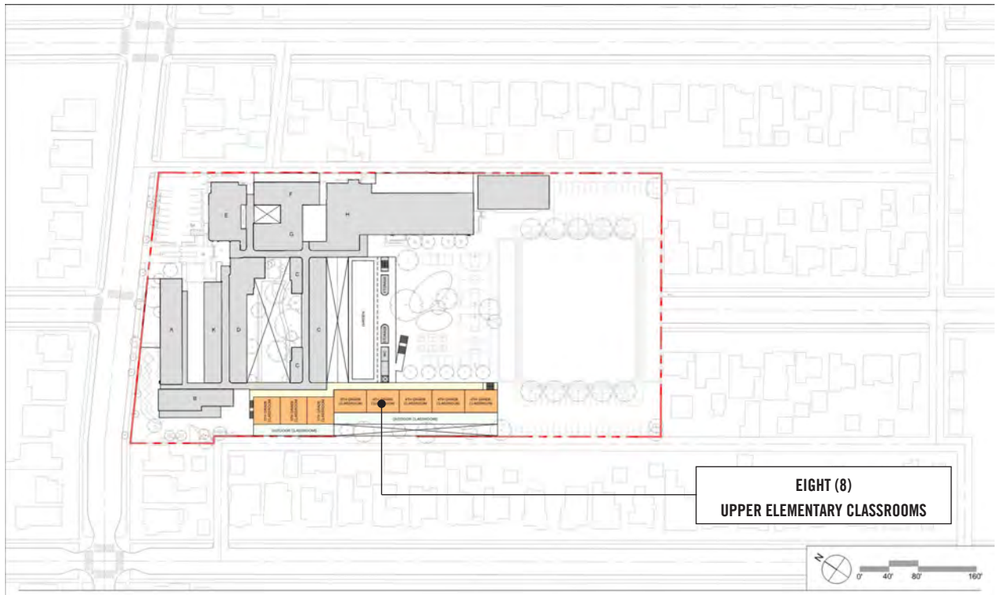


CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

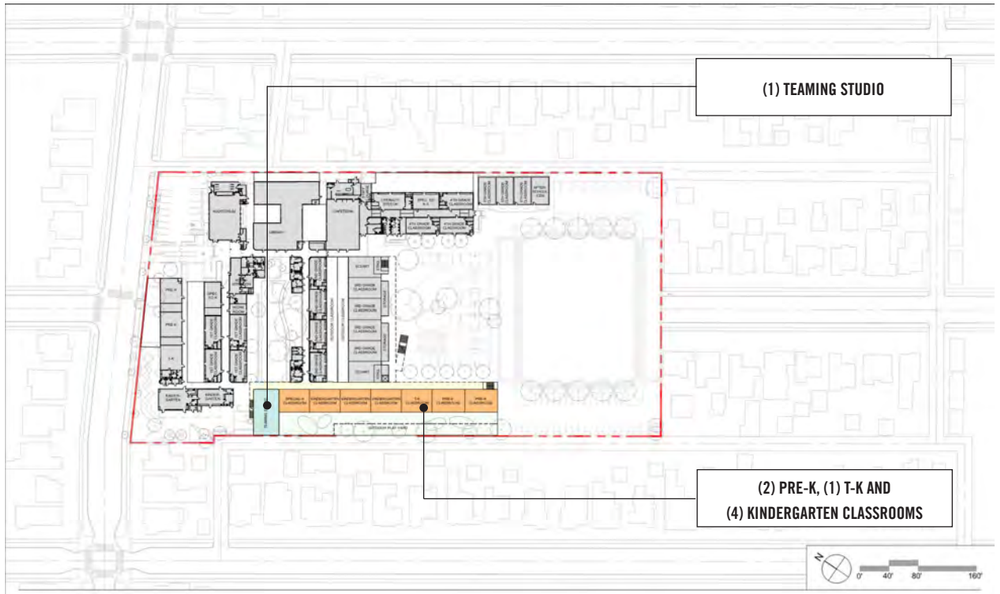
Group 2 Projects

- Two pre-K classrooms
- One T-K classroom
- Four kindergarten classrooms
- Early education and kindergarten play yard
- Eight upper elementary classrooms
- One teaming studio

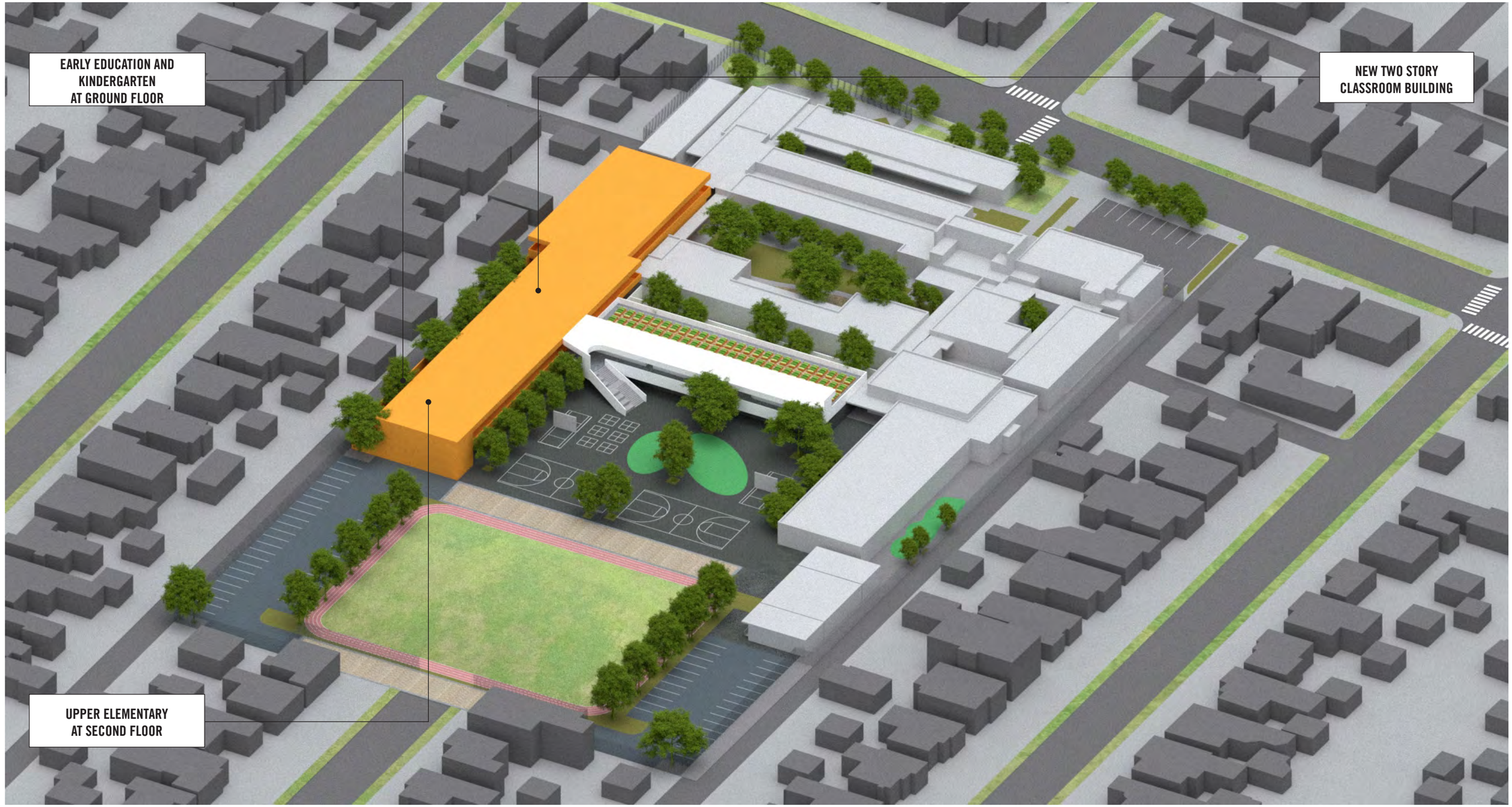
COST OF GROUP 2 PROJECTS IN 2020 DOLLARS	
Building	21,497,000
Site work	1,628,000
Total	**$23,125,000**



GROUP 2 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 2 PROGRAM COMPONENTS AT GROUND FLOOR

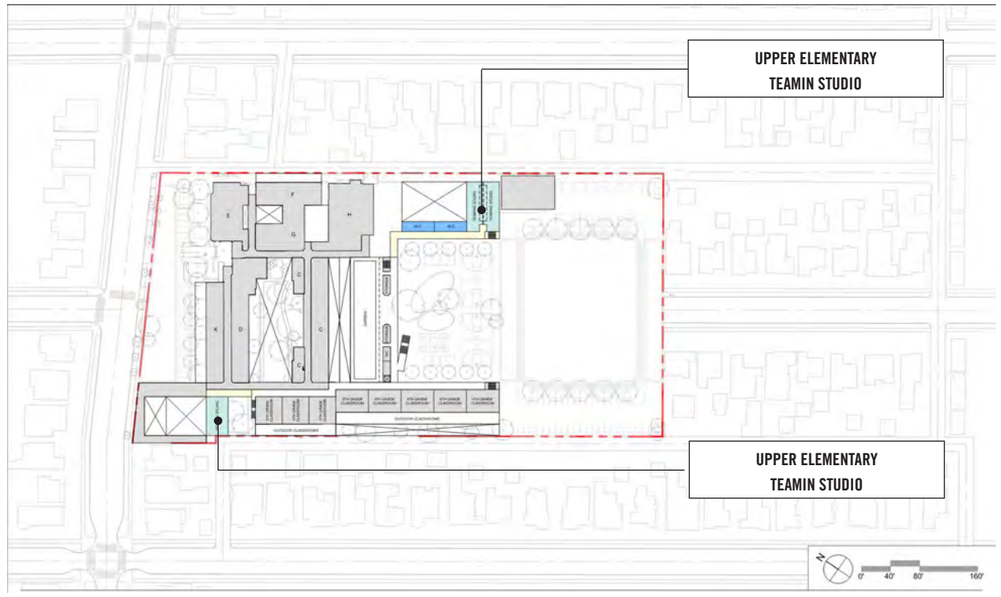


CAMPUS AT COMPLETION OF GROUP 2 PROJECTS

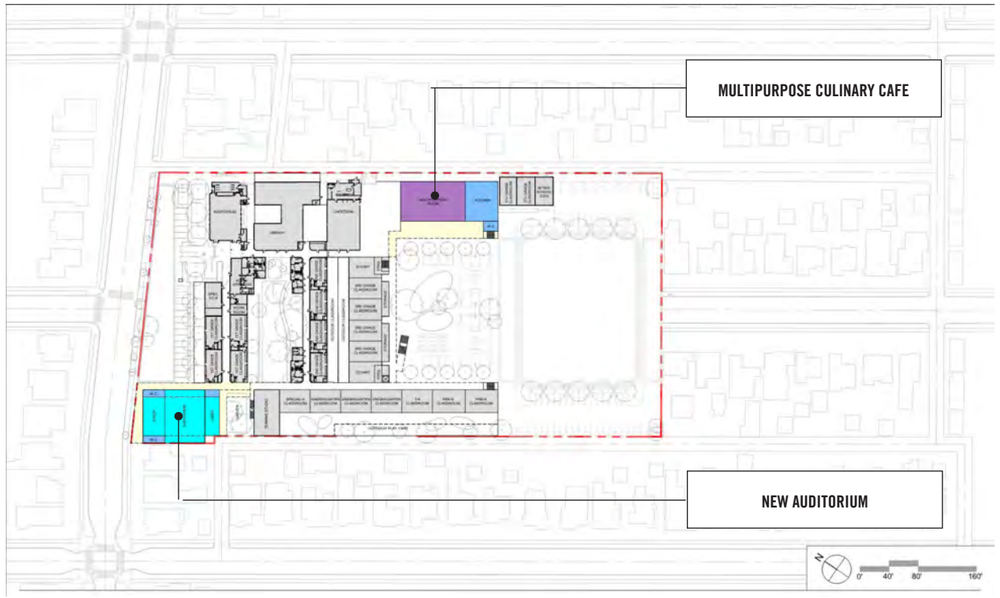
Group 3 Projects

- Multipurpose culinary cafe
- Multipurpose auditorium
- Two teaming studios
- Off street drop-off pick-up queue adjacent to Pearl Street
- Early education, visitor and accessible parking

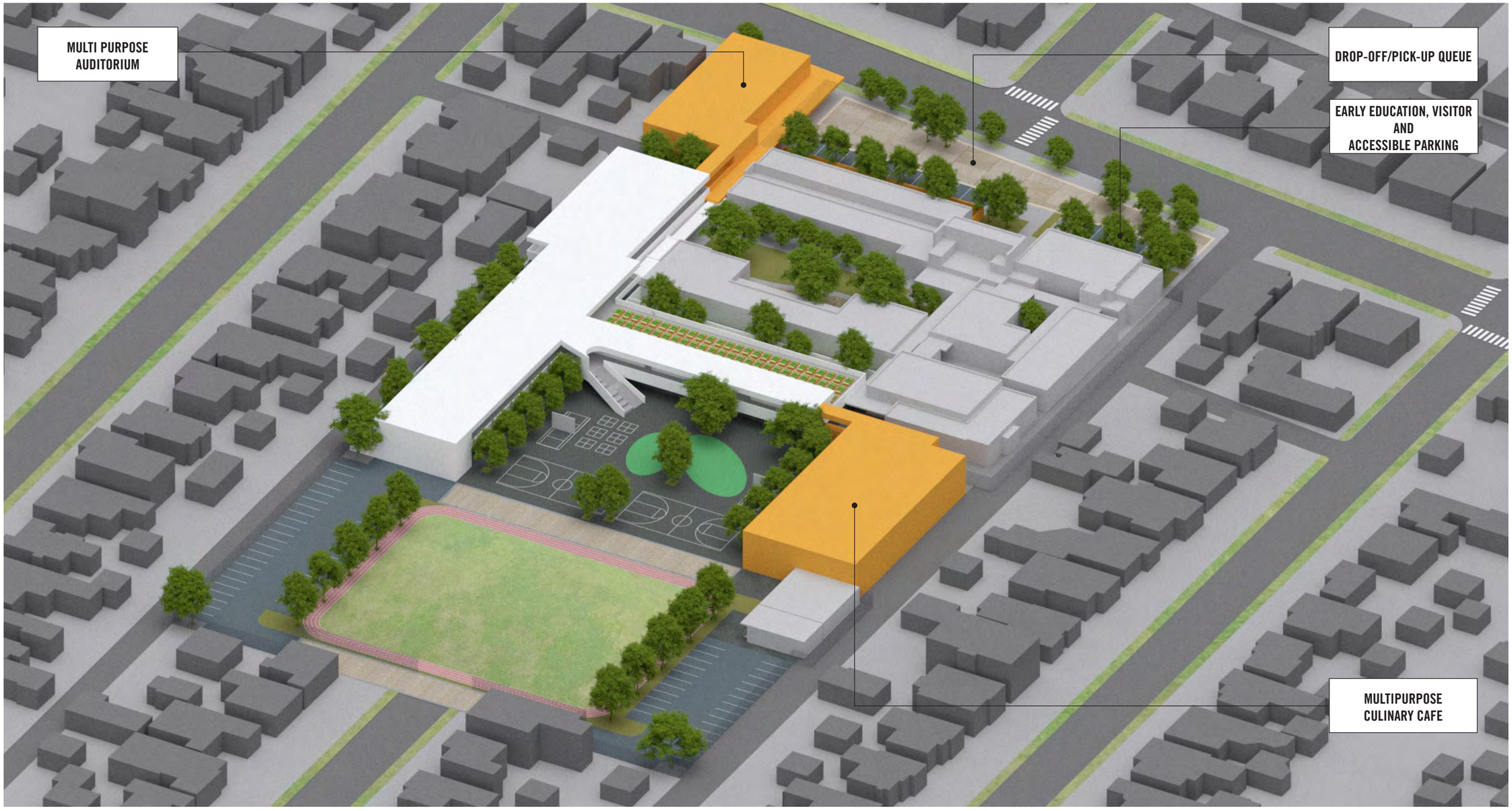
COST OF GROUP 3 PROJECTS IN 2020 DOLLARS	
Auditorium	9,333,000
Multipurpose Culinary Cafe	11,860,000
Site work	3,757,000
Total	**$24,950,000**



GROUP 3 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 3 PROGRAM COMPONENTS AT GROUND FLOOR

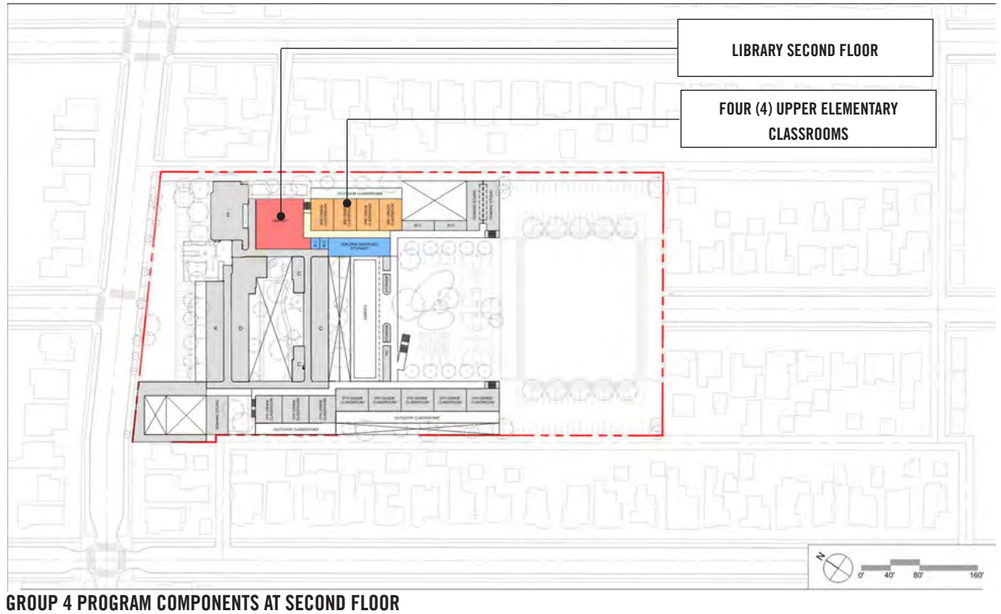


CAMPUS AT COMPLETION OF GROUP 3 PROJECTS

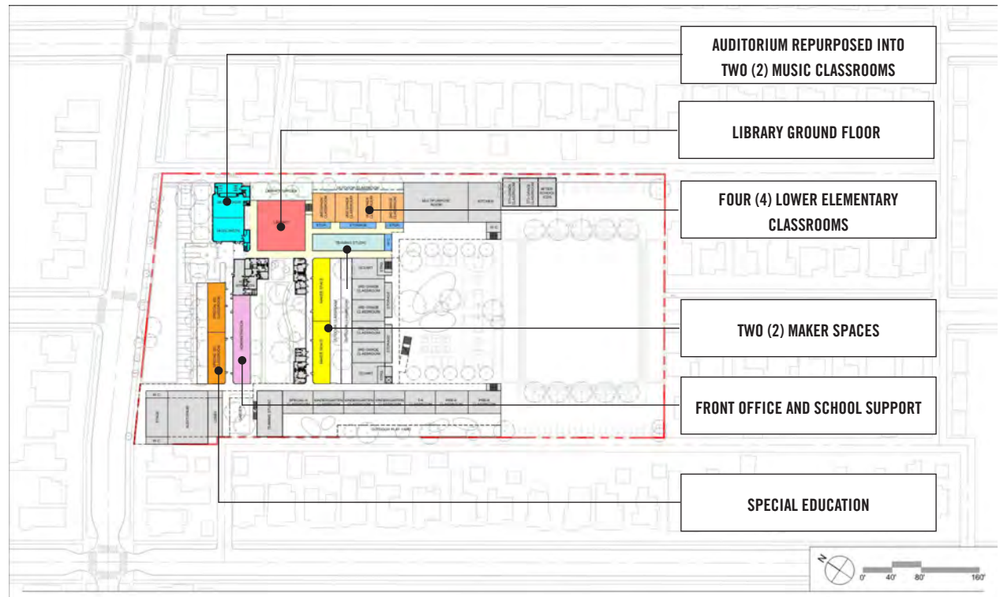
Group 4 Projects

- New two story library
- Upper elementary classrooms
- Teaming studio
- HIstoric core repurposed into special education, maker spaces, front office and school support
- Historic auditorium repurposed into two music classrooms

COST OF GROUP 4 PROJECTS IN 2020 DOLLARS	
New Classroom Building	20,894,000
Renovate Historic Buildings	1,404,000
Site work	1,442,000
Total	**$23,740,000**



GROUP 4 PROGRAM COMPONENTS AT SECOND FLOOR

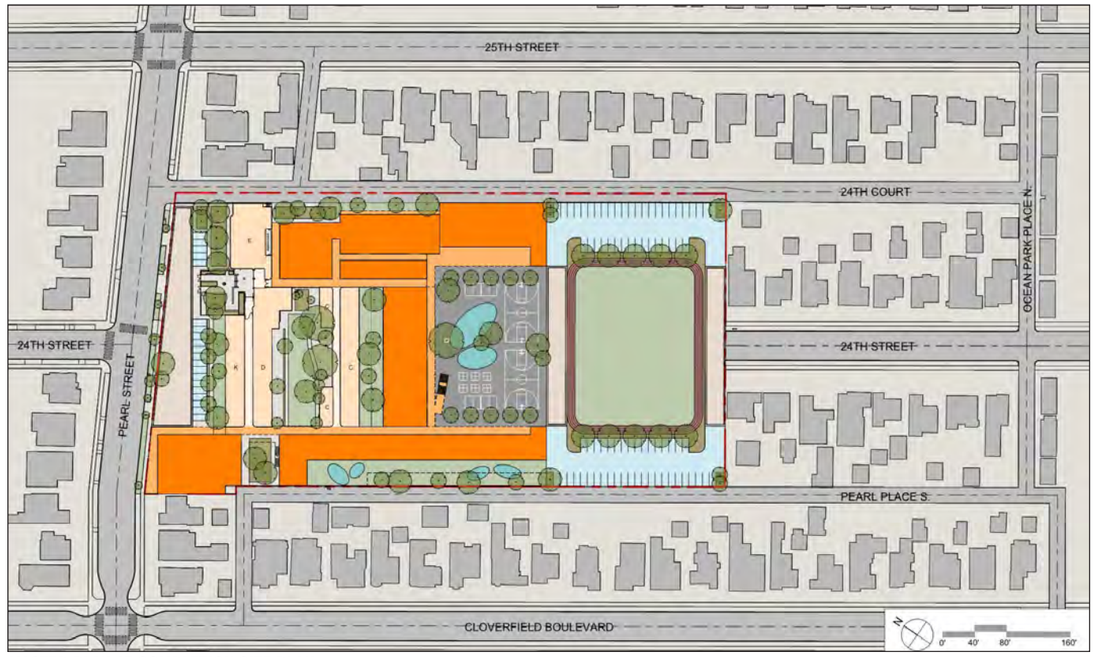


GROUP 4 PROGRAM COMPONENTS AT GROUND FLOOR

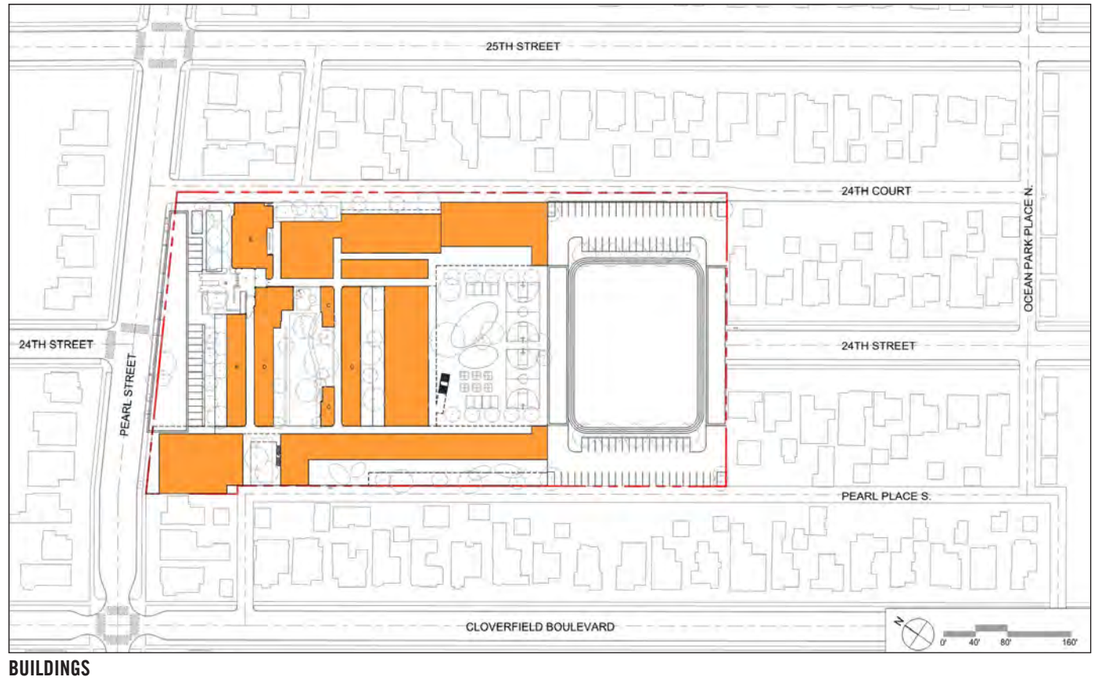


CAMPUS AT COMPLETION OF GROUP 4 PROJECTS

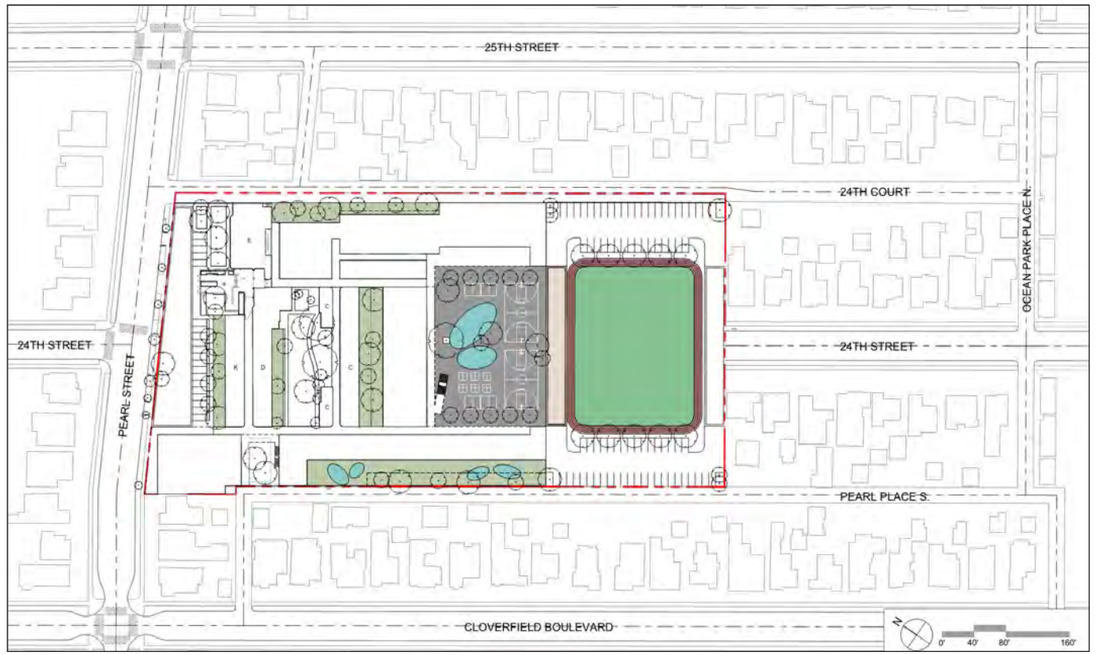
LONG TERM PROGRAM FIT CAMPUS LAND USE		
Component	*Acres*	*%*
AREAS		
Building footprint	1.59	26
Playgrounds and fields	2.12	35
Unprogrammed landscape and open space	0.64	11
Pedestrian circulation	0.41	7
Vehicular circulation and parking	1.25	21
Total:	**6.01**	**100%**



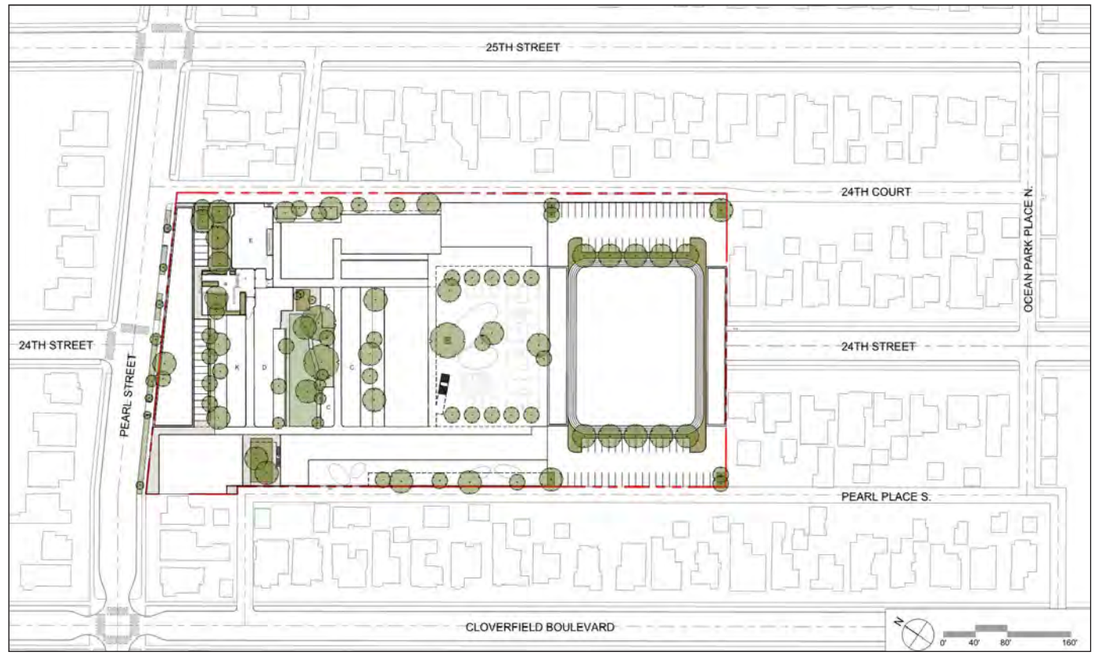
MASTER PLAN AT COMPLETION SITE PLAN



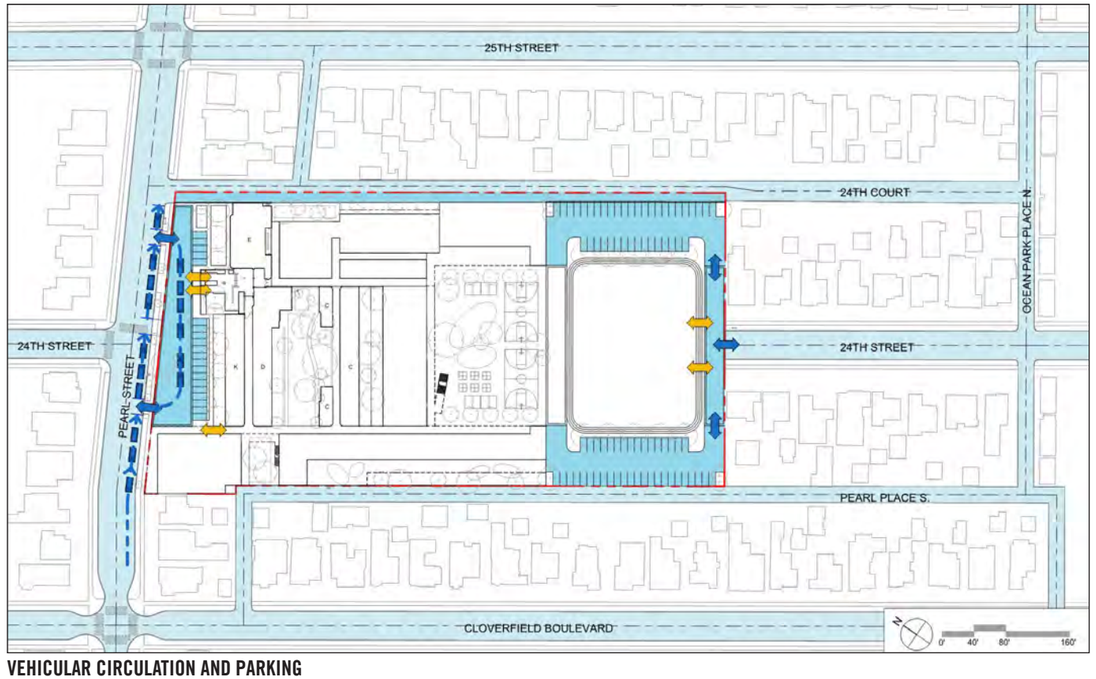
BUILDINGS



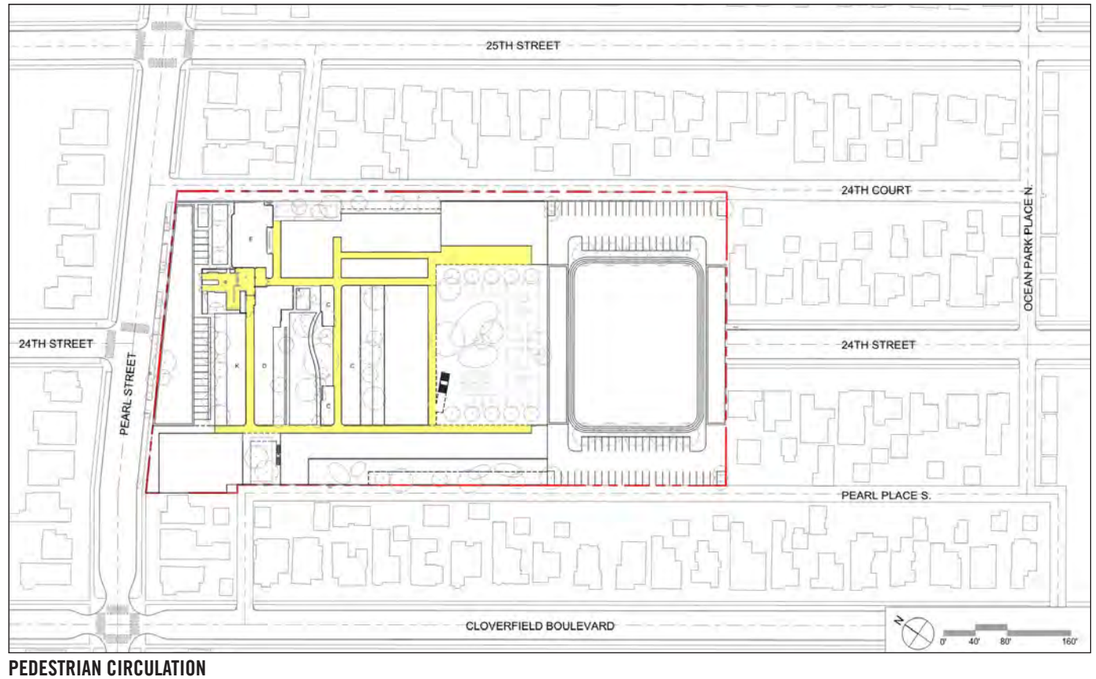
OUTDOOR CLASSROOMS, PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



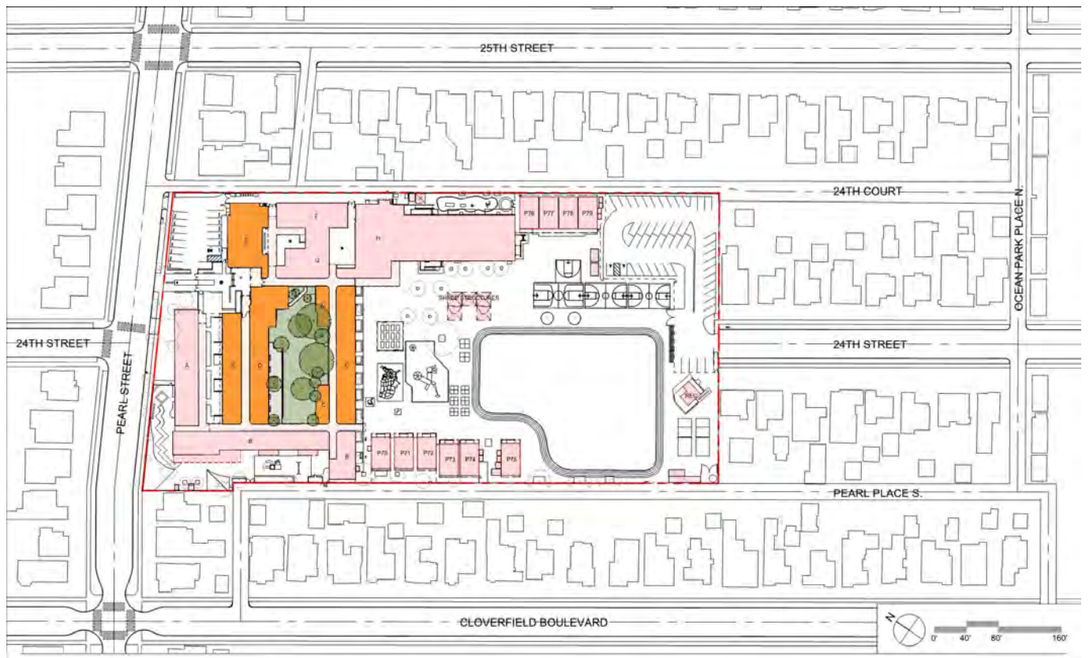
VEHICULAR CIRCULATION AND PARKING



PEDESTRIAN CIRCULATION

Buildings

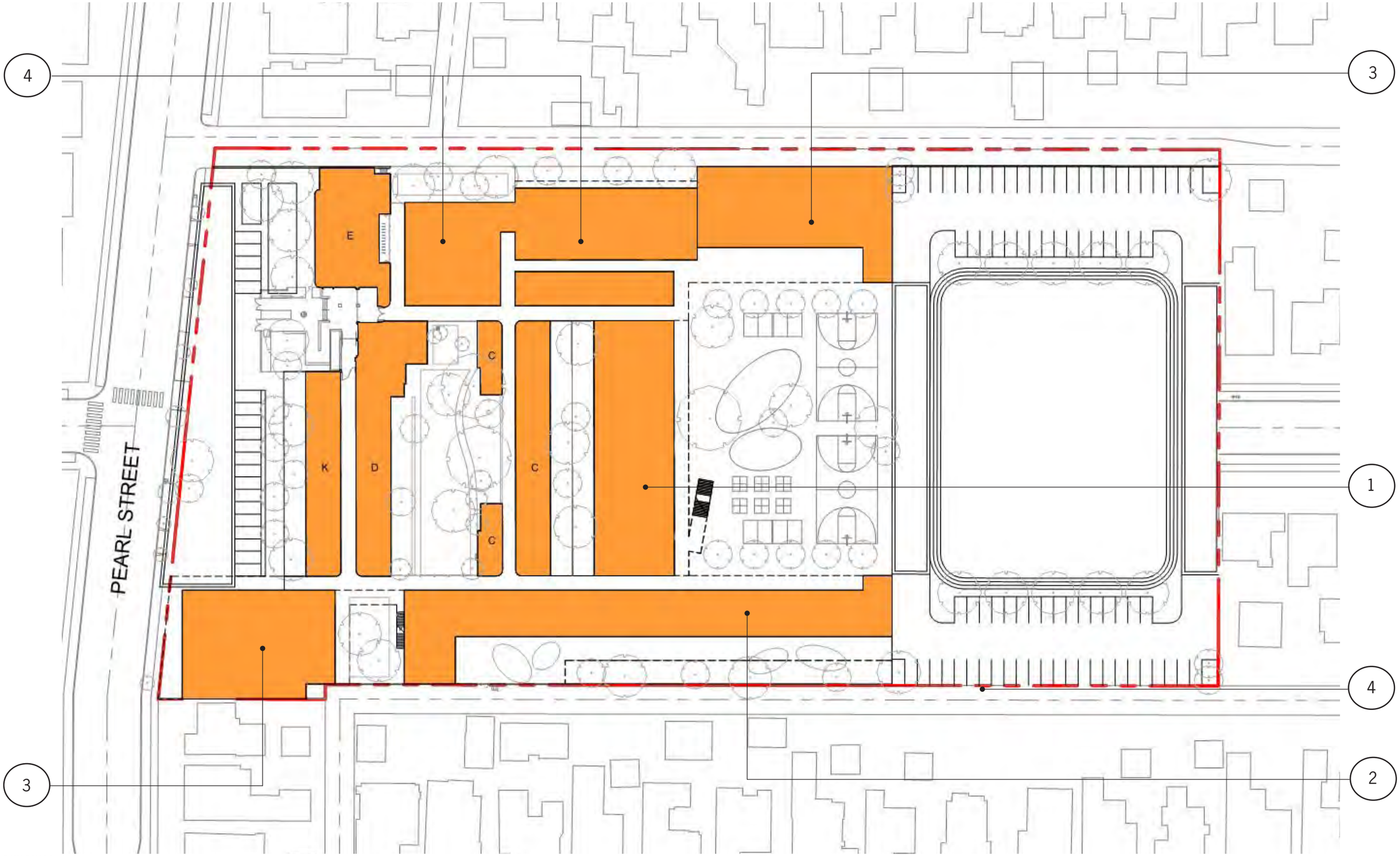
- Classroom wings along the east and west sides of campus bracket the historic core and form most of the security perimeter on campus
- Only the east and west wings are two stories, all other buildings are one story
- The auditorium resides at the front of campus facing Pearl Street opposite the existing auditorium
- The culinary cafe occupies the SE corner of campus



EXTENT OF HISTORIC PRESERVATION The main school entrance, auditorium and one story buildings around the central garden are all to remain in place. All other structures will be removed over time..

BUILDING INVENTORY

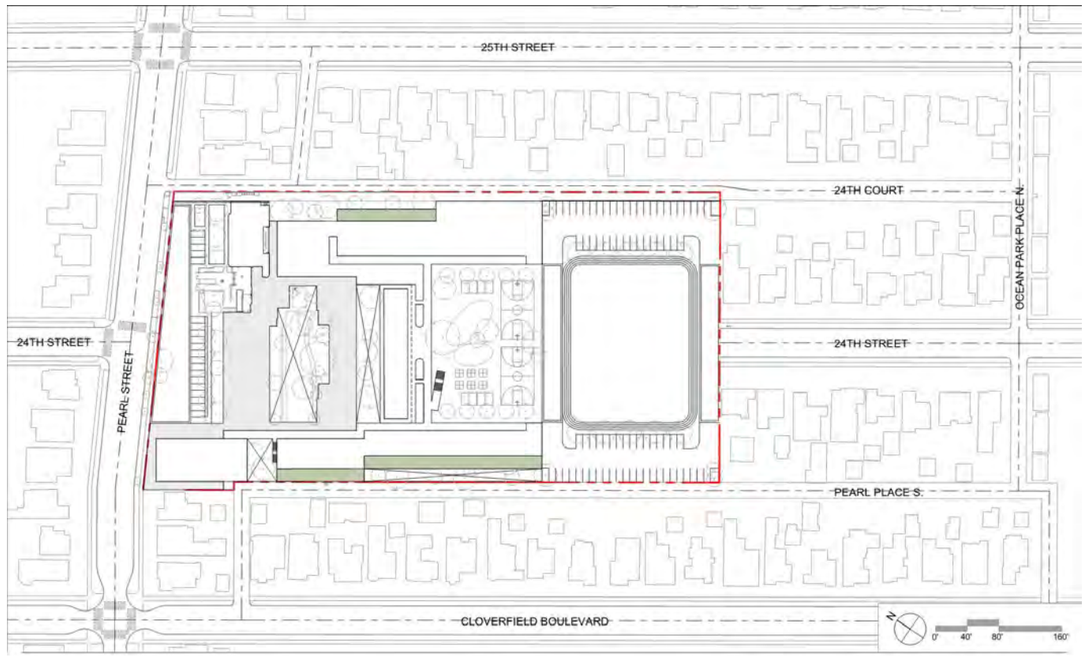
Group	*Name*	*Conditioned GSF*	*Covered Outdoor GSF*	*Stories*
1	One story classroom building with rooftop learning garden, four classroom and two science/art classrooms	10,626	5,740	1
2	Two story classroom building with early education and kindergarten at ground floor, upper elementary classrooms at second floor	23,645	14,572	2
3	Multipurpose auditorium and culinary cafe	21,486	7,418	1/2
4	Two story library and classroom building	25,530	7,066	2
	Total GSF	**81,287**	**34,776**	



BUILDINGS

Fields, Courts, Playgrounds and Outdoor Classrooms

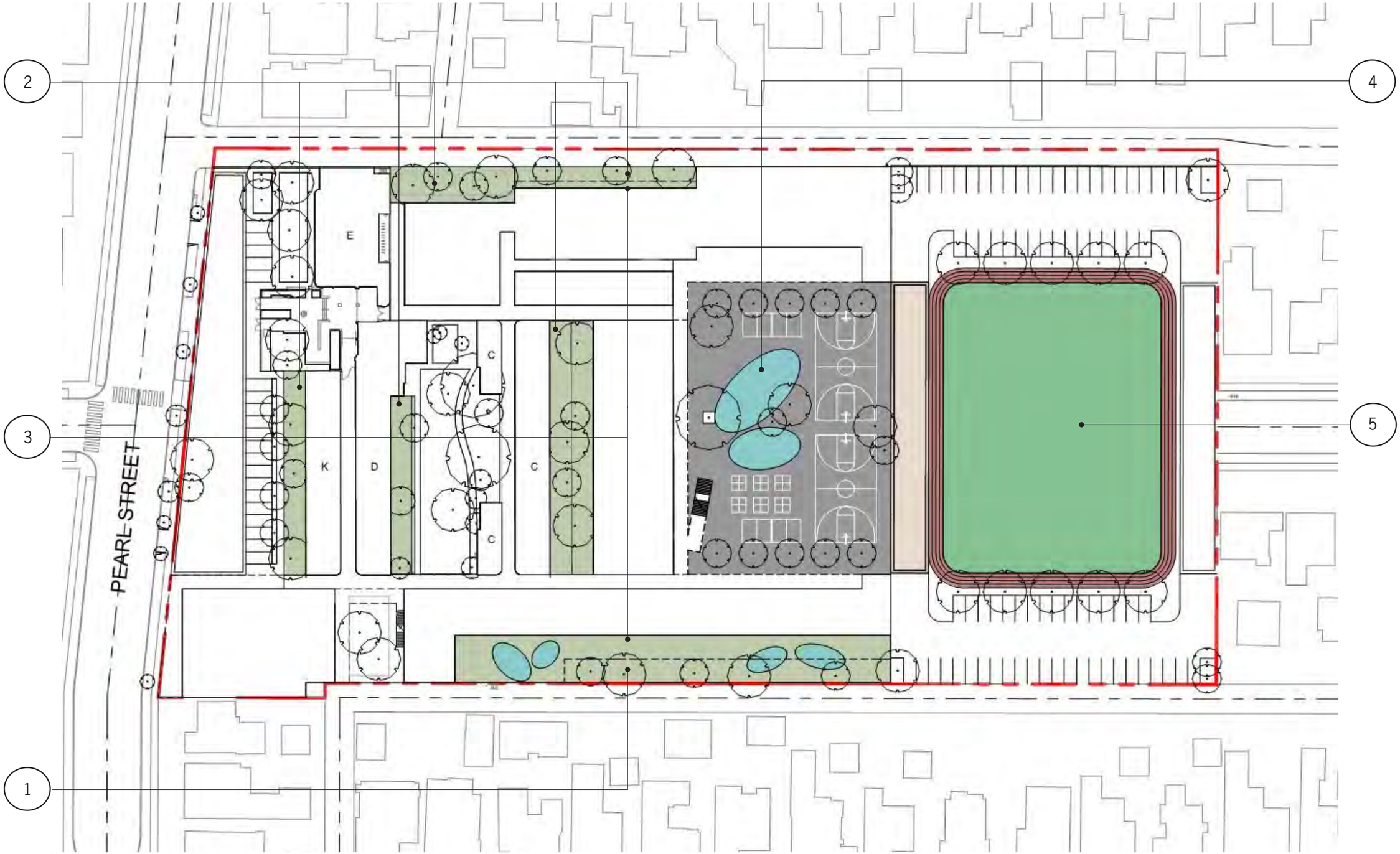
- Outdoor classrooms reside adjacent to indoor classrooms at all ground level and second floor locations
- The early education and kindergarten play yard resides on the west side of their classroom building sequestered from the elementary playgrounds.
- The field and elementary playgrounds reside at south campus in a central location easily surveilled by faculty and staff from main campus



2ND FLOOR OUTDOOR CLASSROOMS All upper elementary classrooms enjoy adjacent contiguous outdoor classroom space

FIELDS, COURTS AND PLAYGROUNDS INVENTORY

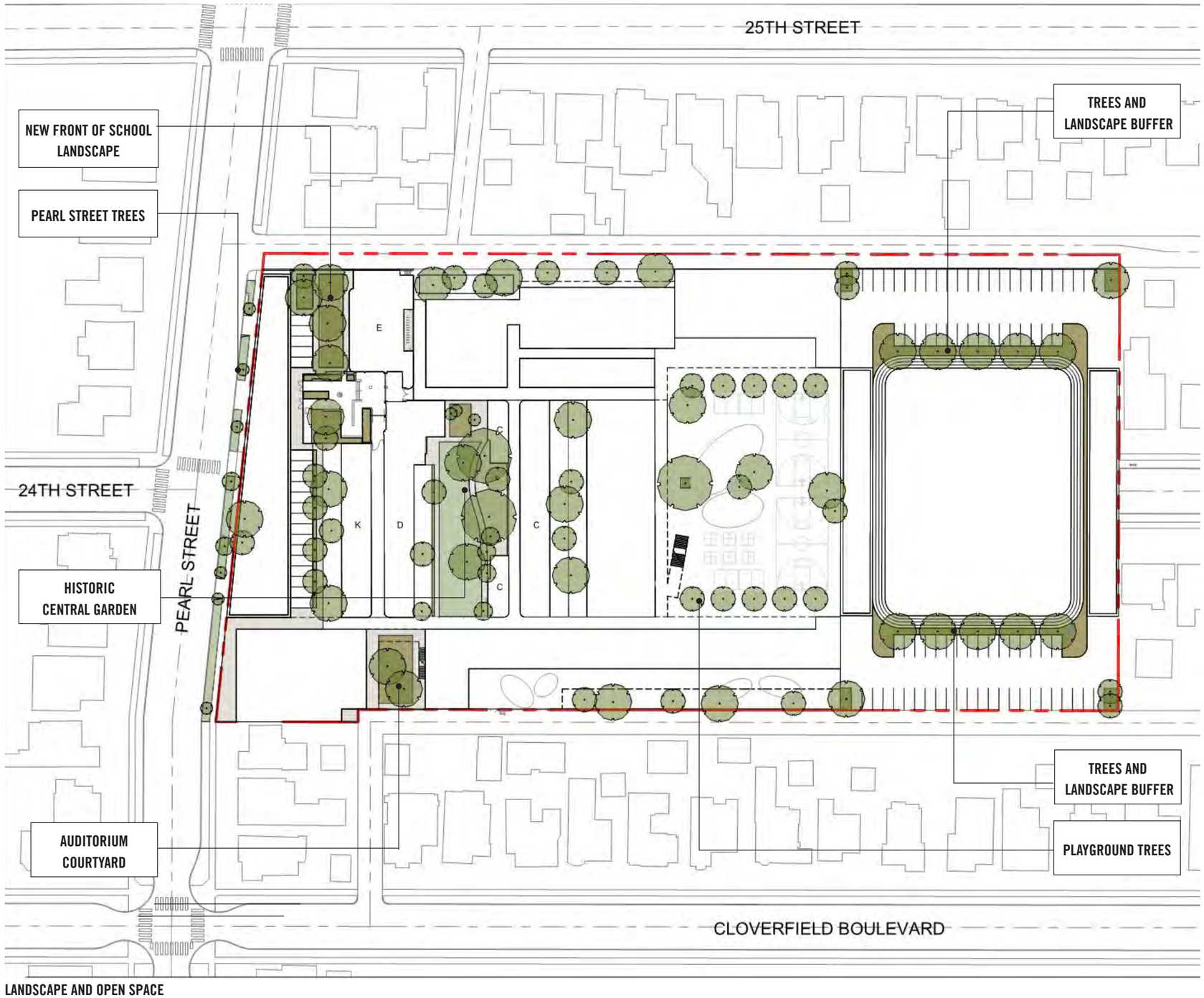
Key	*Component*	*SF*	*Acres*
1	Early education and kindergarten play yard	9,722	0.22
2	Ground floor outdoor classrooms	13,134	0.30
3	Second floor outdoor classrooms	7,300	0.17
4	Playgrounds	32,732	0.75
5	Field and track	36,905	0.85
	TOTAL:	**99,793**	**2.29**



FIELDS, COURTS, PLAYGROUNDS AND OUTDOOR CLASSROOMS

Landscape and Open Space

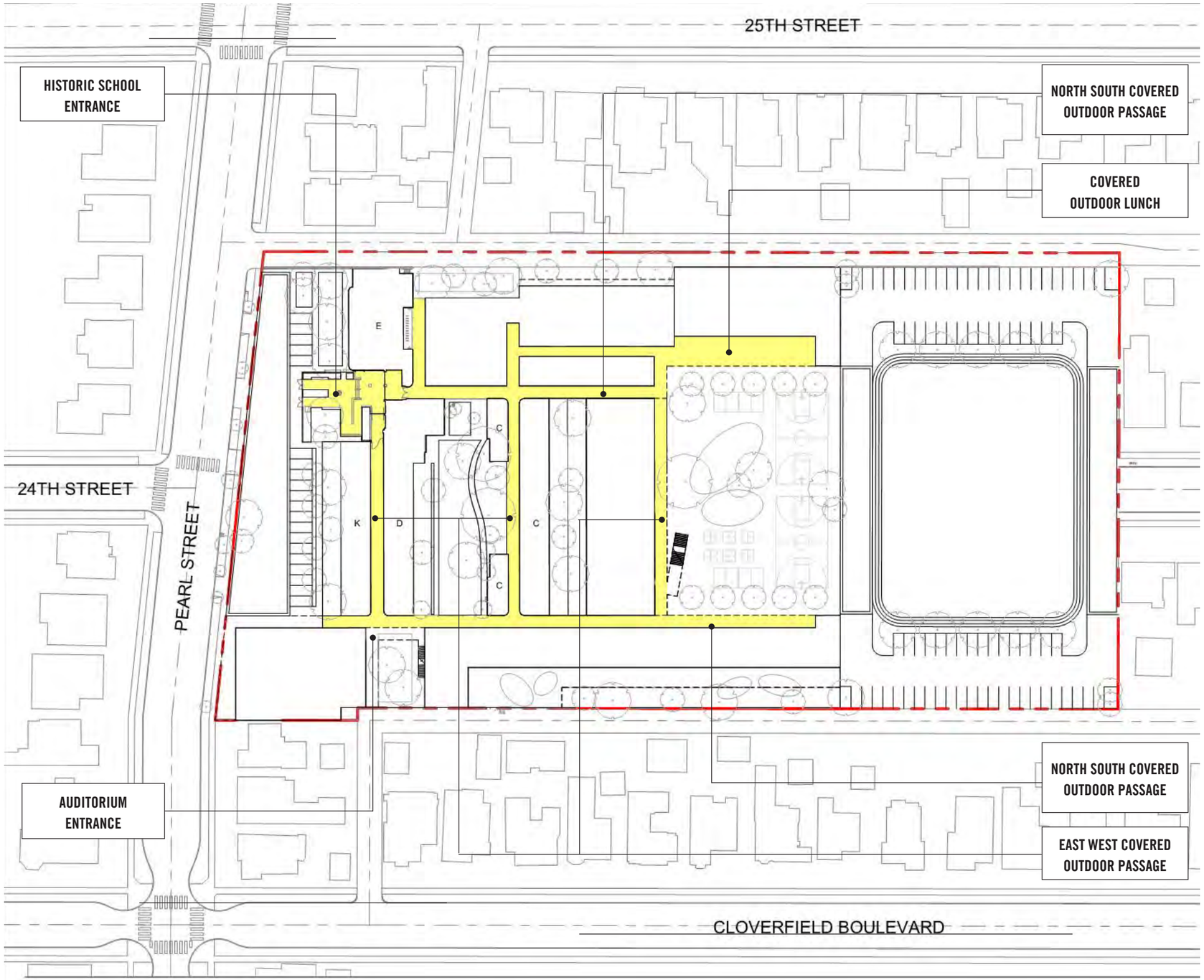
- Trees line the east and west sides of the new field
- Landscaped zones make relationships with the parking lots and the neighbors to the south
- Street trees and landscape along Pearl Street frontage.
- Ground floor outdoor classrooms at center, east and west sides of campus
- Preservation and upgrade of historic central garden



LANDSCAPE AND OPEN SPACE

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 wings of the school buildings
- Covered outdoor circulation connects the east and west wings across the campus in three locations
- Entry to campus via drop-off and pick-up remains at the historic main school entrance



PEDESTRIAN CIRCULATION

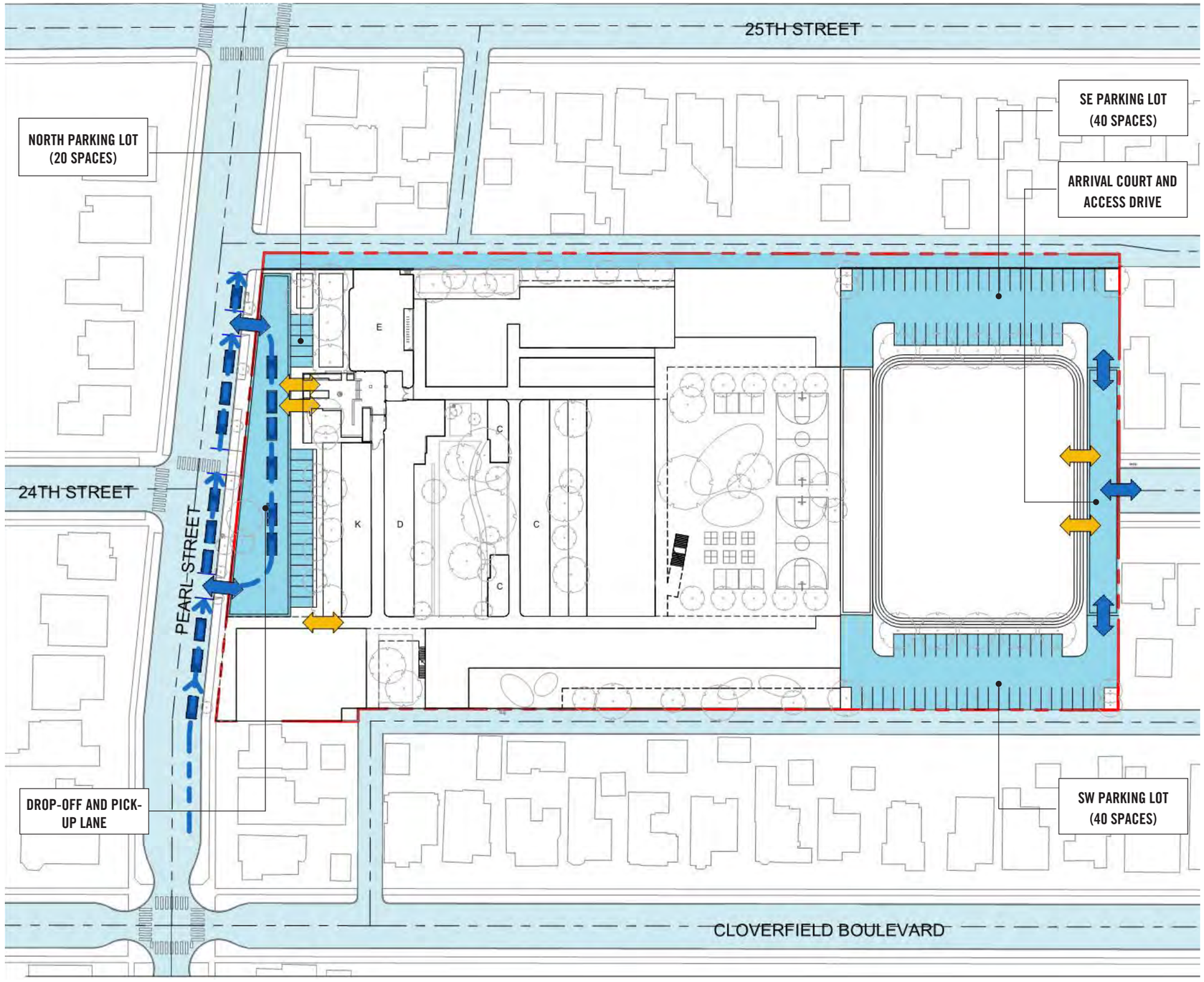
Vehicular Circulation and Parking

- North parking lot early education drop-off/pick-up, visitor and accessible parking
- South parking lots provide staff and after hours/ weekend community parking
- An arrival court connects south parking lots to 24th Street
- A drop-off/pick-up lane provides off street queue adjacent to Pearl Street.

VEHICULAR CIRCULATION AND PARKING

Component	*SF*	*Acres*
AREAS		
North parking lot, drop-off and pick-up lane	13,384	0.30
South arrival court and access drive	5,117	0.11
SW parking lot	13,469	0.31
SE parking lot	13,841	0.31
Total:	**45,811**	**1.03**

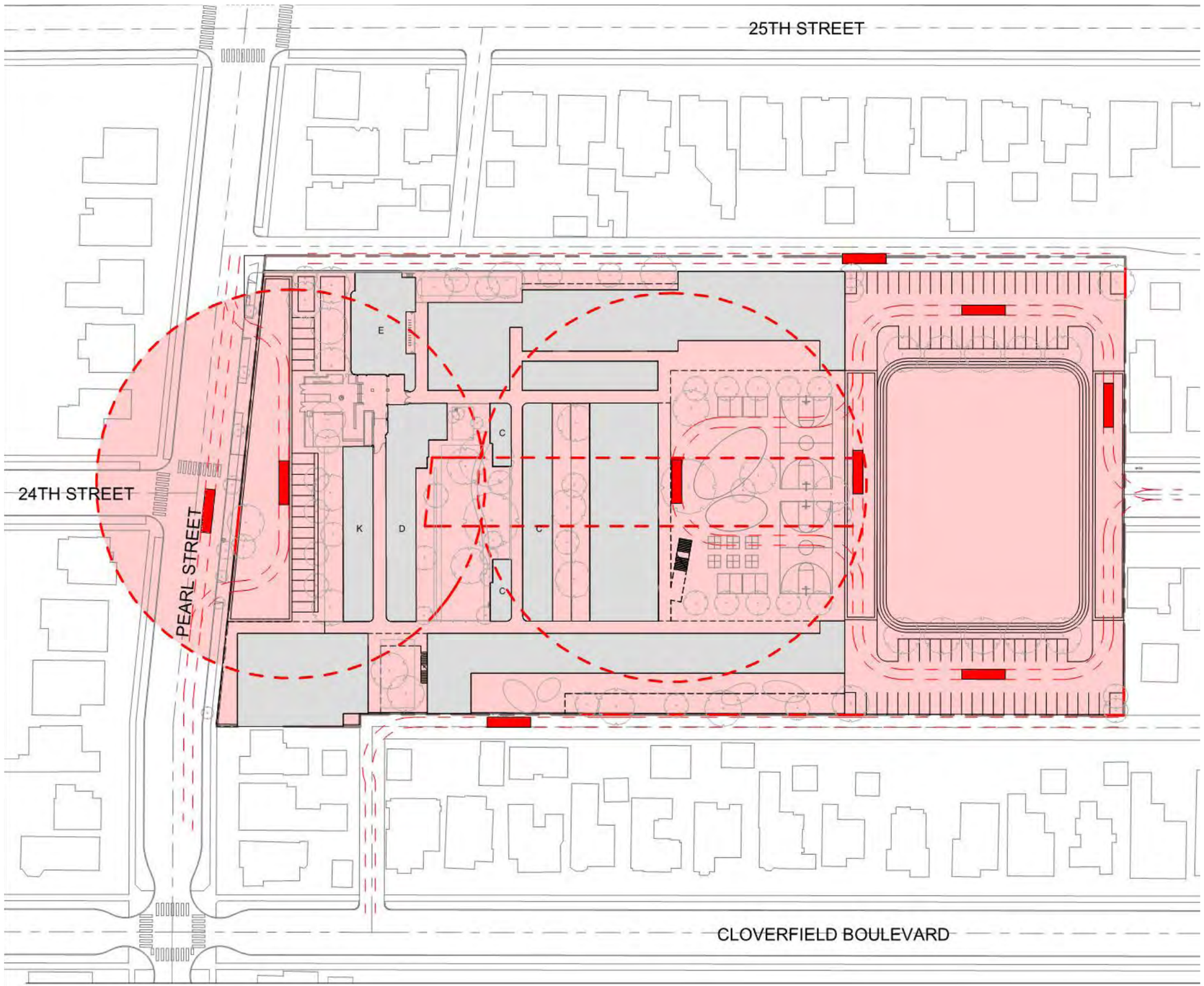
SPACES	
North parking lot	20
SW parking lot	40
SE parking lot	40
Total:	100



VEHICULAR CIRCULATION AND PARKING

Emergency Vehicle Access

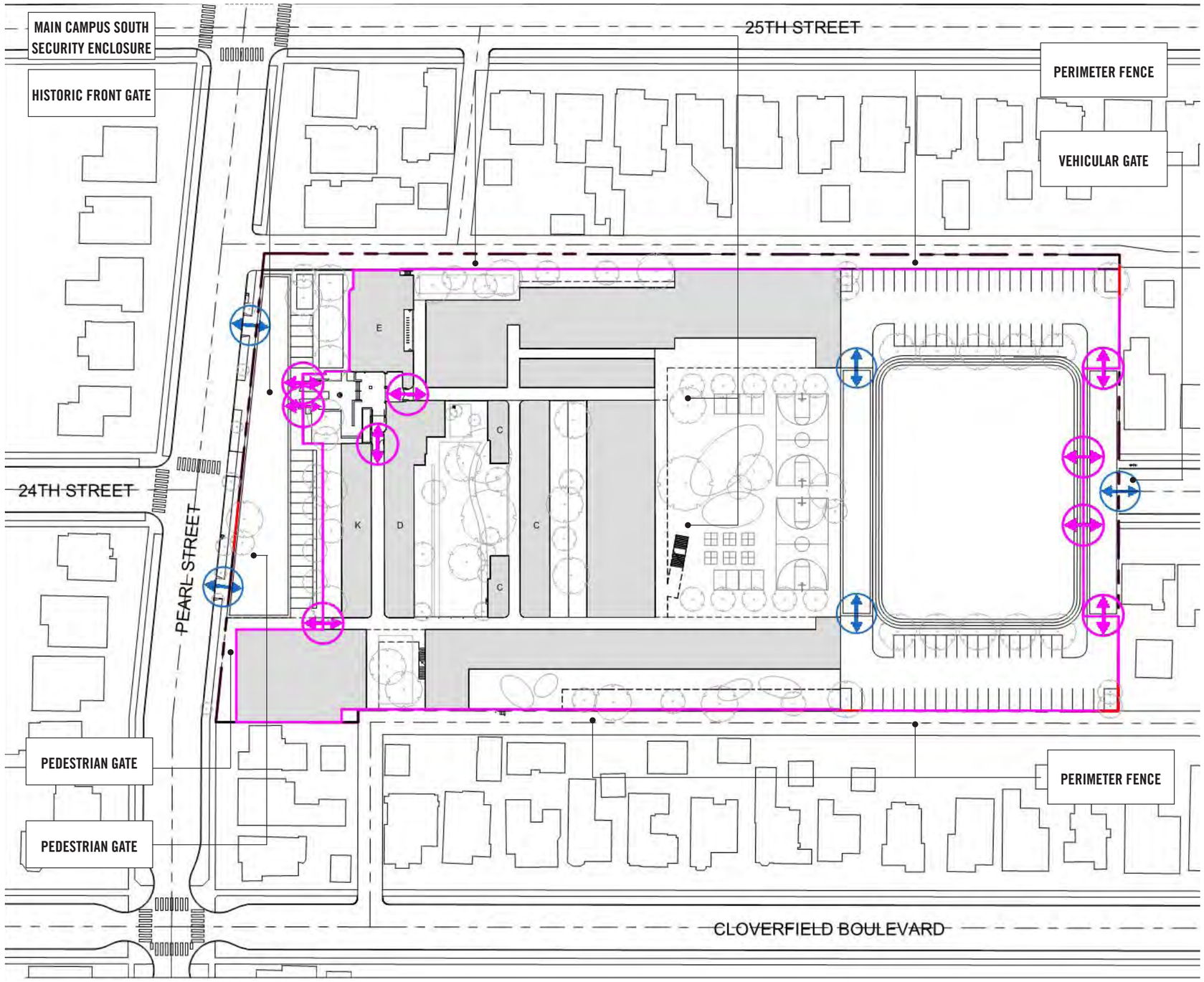
- Emergency vehicle access is provided on all four sides of campus
- This includes Pearl Street, 24th Court, 24th Street and Pearl Place
- Additionally access is provided from the arrival court adjacent to Pearl Street at the north end of campus and around the field and playground areas at the south side of campus.



FIRE DEPARTMENT ACCESS

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
- Parking lots are secured with vehicle gates at each of the two locations north and south
- Perimeter fencing secures the south parking lots, and arrival court .
- The walls, fences and gates at the historic front of school are maintained.



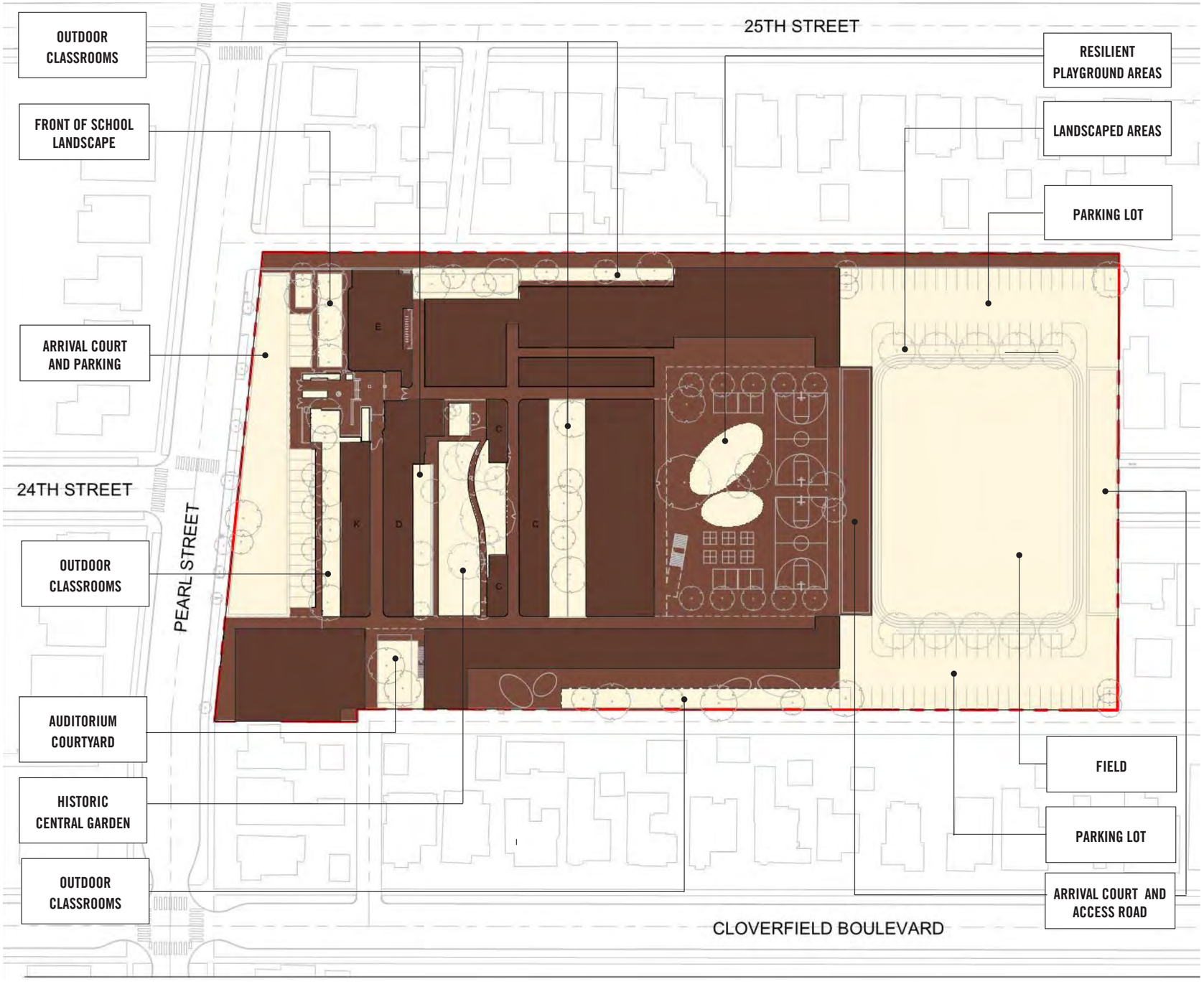
SECURITY ENCLOSURE

Ground Plane Permeability

- The field and permeable resilient playground areas provide most of the permeable ground plane at the heart of campus
- The historic central garden and the front of school provided significant permeable landscaped areas
- Outdoor classrooms will provide a fair amount of permeable surfaces
- Advances in paving technology may allow for permeable pavement in the arrival courts, parking lots and access roads on campus.

SITE IMPERMEABILITY

Component	*Acres*	*%*
Permeable ground plane	2.75	45.8
Impermeable ground plane	1.67	27.8
Building footprint	1.59	26.4
Total:	**6.01**	**100%**



GROUND PLANE PERMEABILITY

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



EXISTING CAMPUS SITE ANALYSIS

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Grant Elementary School
2368 Pearl Street
Santa Monica, CA 90405

- 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 a mostly single family neighborhood and many of its students walk to school
- The campus bifurcates with buildings occupying the north half and open space the south half compromising the quality of the overall outdoor learning environment
- Six classrooms reside in portable units that have neared the end of their useful lives.
- Four classroom reside in modular structures that are remote from other classrooms on campus
- Those buildings from the original campus that are to be preserved and enhanced are the auditorium, the classroom building that formed the original front of campus, and those two classroom buildings that reside on the north and south sides of campus.
- All other buildings should be replaced with two story buildings in order to fulfill the requirements of the 2019 SMMUSD Education Specifications
- The field is oddly configured and located and because of the portable and modular classrooms the playground areas are awkward and difficult to supervise compromise student safety.
- The south parking lot is awkwardly configured and presents unsightly fences and gates to the residential neighborhood to the south
- The historic central garden and mature trees on campus are to be preserved and enhanced.
- Drop-off and pick-up operations are constrained to Pearl street and inadequate to serve both passenger vehicles and buses. Drop-off and pick-up that occurs at south campus via 24th Street causes traffic impacts for the neighbors there.
- The school occupies over half of the right-of-way of 24th Court the alley on the east side of campus compromising its utility for service and emergency vehicle access.

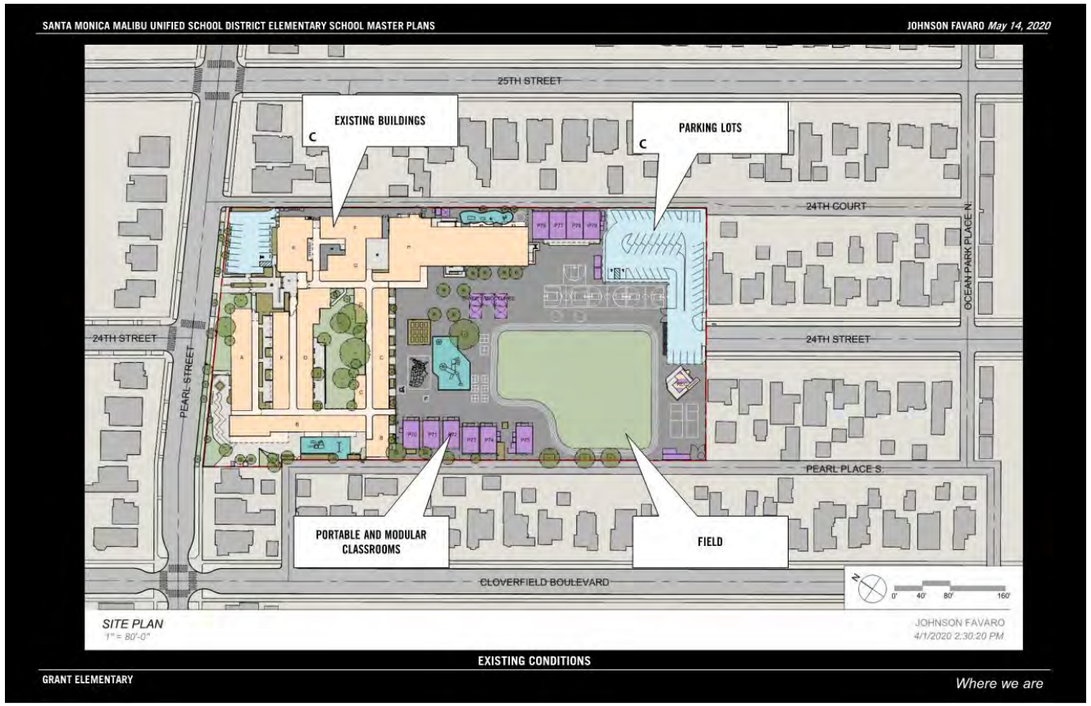


Vicinity

- This campus embeds within a low density mostly single family residential neighborhood.
- It occupies a site that straddles (and truncates) one of the residential streets, 24th Street.
- It fronts on Pearl Street, a low density residential street.
- Ocean Park and Pico Boulevards, two business multi-family and residential streets, reside one block away to the south and north respectively

Buildings

- The historic 1940s era campus features mostly one-story buildings
- Those buildings worth preserving and enhancing are the auditorium, the classrooms that formed the original front of campus and those that surround the historic central garden.
- Ten classrooms reside in degraded portables (six) and remote modulars (four).



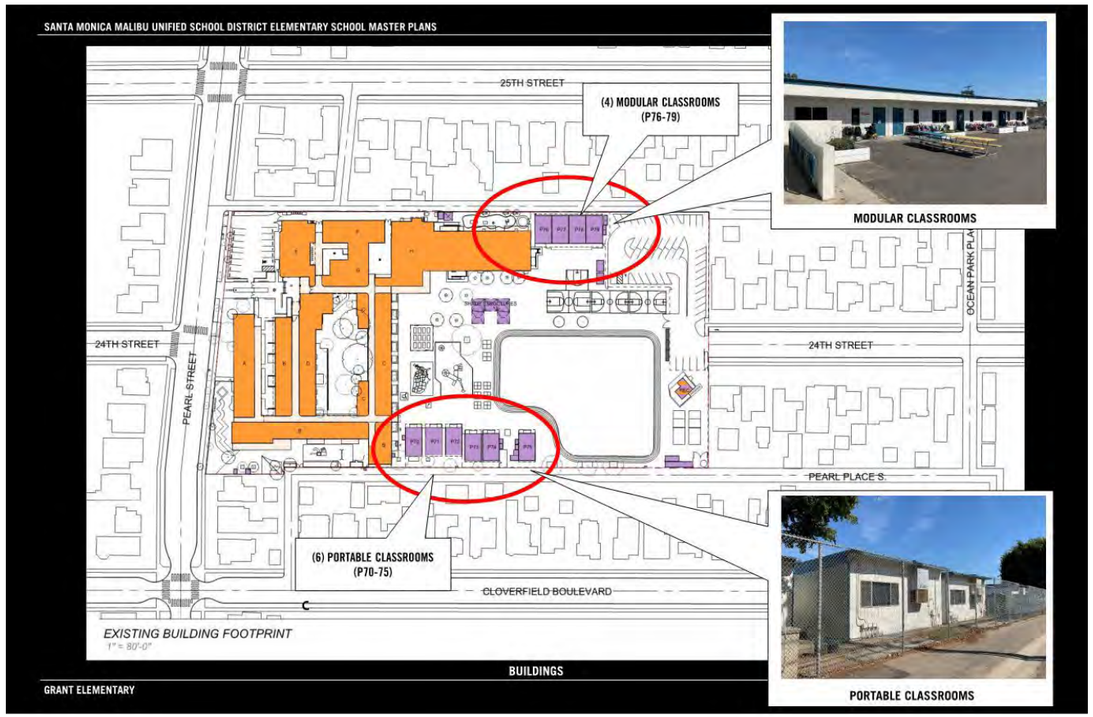
Components

- An historic campus from the 1940s the school occupies mostly one story buildings grouped at the north end of the site adjacent to Pearl Street
- The oddly shaped field occupies the SW corner of the campus
- An awkward parking lot occupies the SE corner of the campus.



Historic Core

- The prevalence of one story buildings on campus limits the district's ability to fulfill the obligations of the 2019 SMMUSD Education Specifications
- Some of the one story buildings will in the future have to be replaced with two story buildings
- Those buildings that should be preserved and enhanced are those that surround the historic central garden and those which historically formed the front of campus including the beautiful auditorium

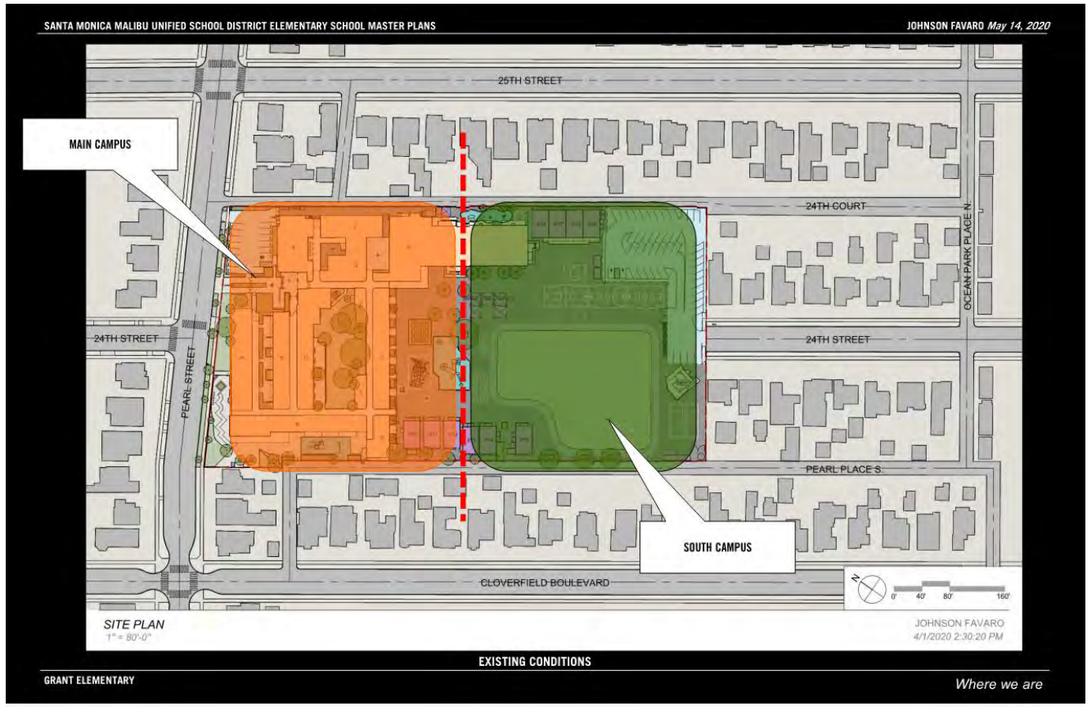


Portable and modular classrooms

- Six portable classrooms on the west side of campus have degraded over time and form pockets of mischief difficult to supervise and keep safe
- Four modular classrooms in slightly better shape on the east side of campus nevertheless are isolated from the rest of the school by virtue of their remote location

Open Space

- The campus bifurcates with buildings on the north half, open space on the south half. This has consequences for the quality of the learning environment and daily life of faculty, staff, students and parents.
- The configuration of the play areas at the south campus are difficult;t to supervise and unsafe
- The quality of the landscape in places is worthy of preservation and enhancement, particularly the historic central garden and the mature trees.



Building Pattern

- This campus bifurcates with all of the buildings occupying the north half of campus, open space the south half.
- This distances outdoor learning and play from the heart of the school
- And because of the one story formats of the buildings it limits building capacity on the north half of campus.



Outdoor Play

- The length of the campus puts playground areas at a distance from the heart of campus limiting surveillance and supervision capability.
- The oddly shaped field limits its utility for organized play, use of the track
- The configuration of playground areas creates pockets of mischief and areas to hide, impossible to see from the core campus, compromising student safety and staff's ability to control student activity

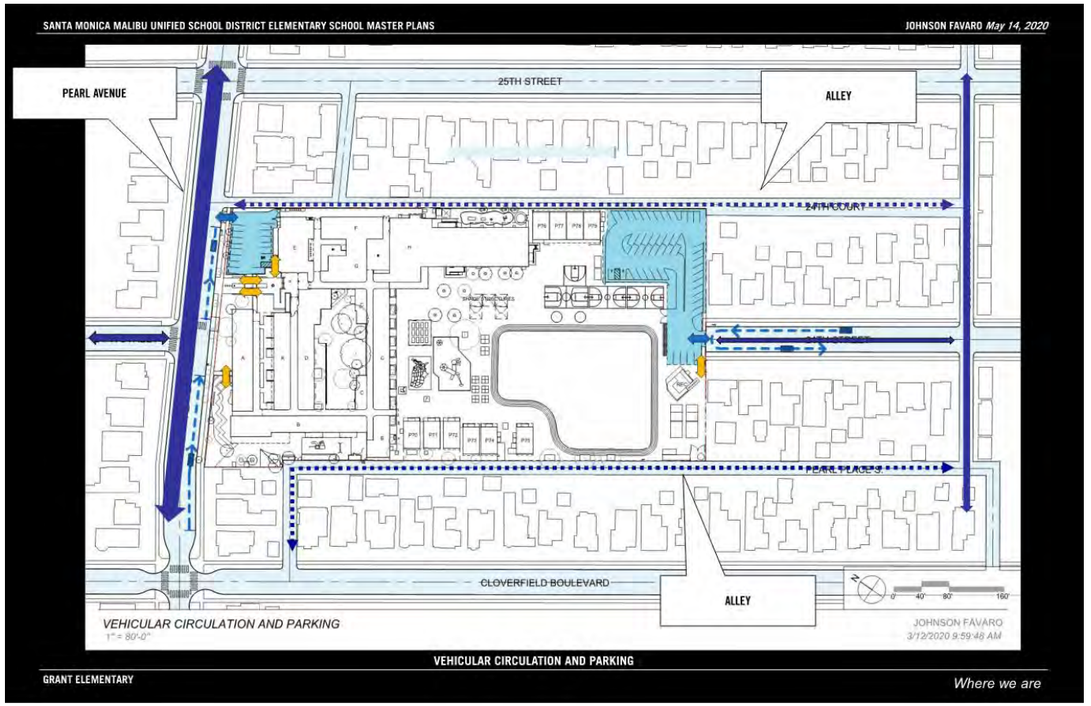


Landscape

- The historic core features a central garden with mature specimen trees worthy of preservation, maintenance and upgrade.
- Mature trees occupy some areas of the playground which are also worth of preservation and maintenance
- The historic front of school is a significant feature of the original architecture of the school that should be preserved and enhanced.

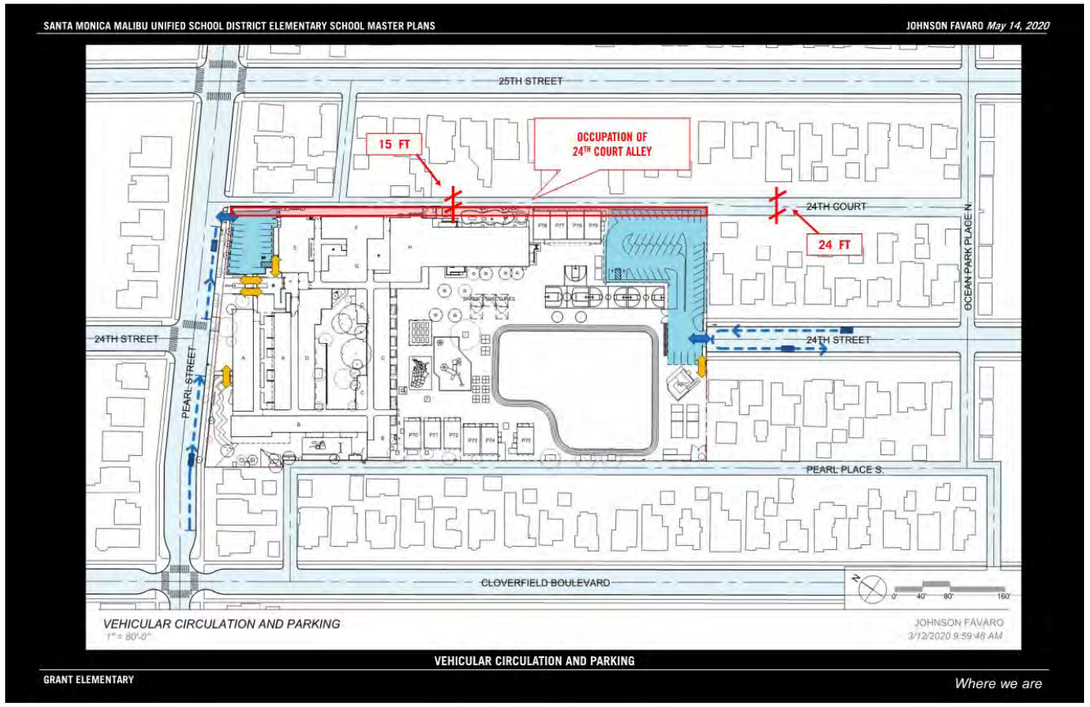
Vehicular Circulation and Parking

- The district property extends to the centerline of each alley
- The school occupies approximate 10 FT of the 24th Court right-of-way comprising its functionality as service access and eliminating its capacity for emergency vehicle access.
- Pearl Place turns before meeting Pearl Street instead heading west to meet Cloverfield boulevard.



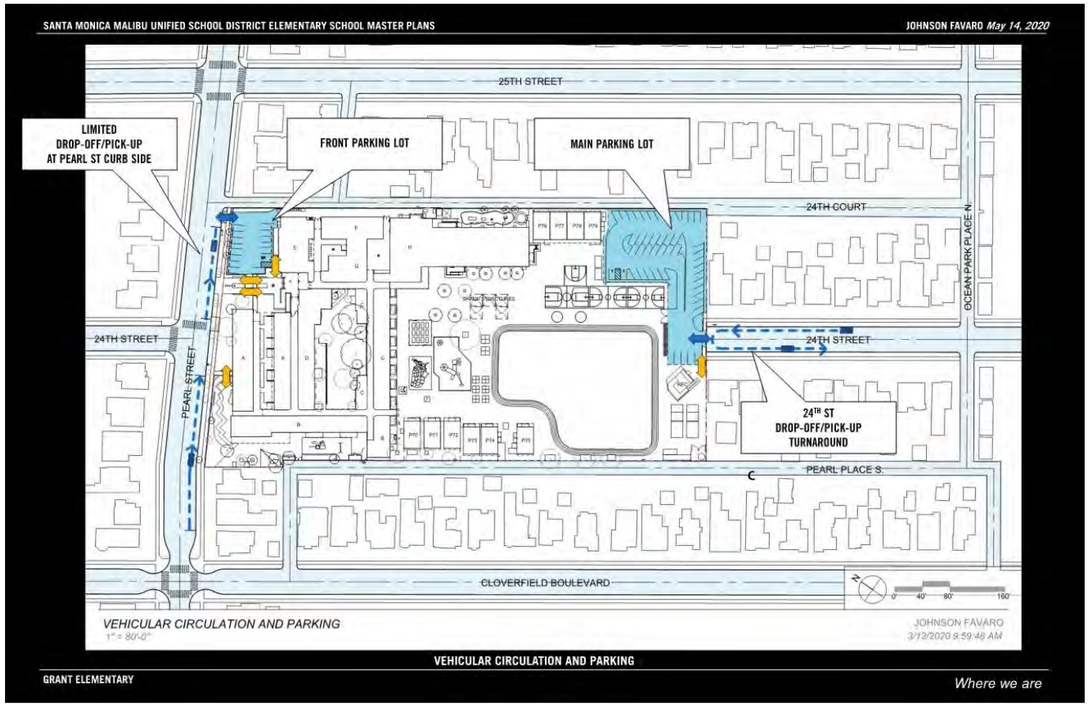
Surrounding Streets

- All streets are residential with limited traffic. Of these Pearl is more arterial in nature, linking residential neighborhoods east and west. Ocean Park Court to the south is narrow and used locally only
- 24th Street from the south dead ends into campus
- Cloverfield Boulevard a significant north south arterial resides a half block to the west.
- Alleys run along the east and west side of campus. This distances outdoor learning and play from the heart of the school



The Alleys

- The district property extends to the centerline of each alley
- The school occupies approximate 10 FT of the 24th Court right-of-way comprising its functionality as service access and eliminating its capacity for emergency vehicle access.
- Pearl Place turns before meeting Pearl Street instead heading west to meet Cloverfield boulevard.



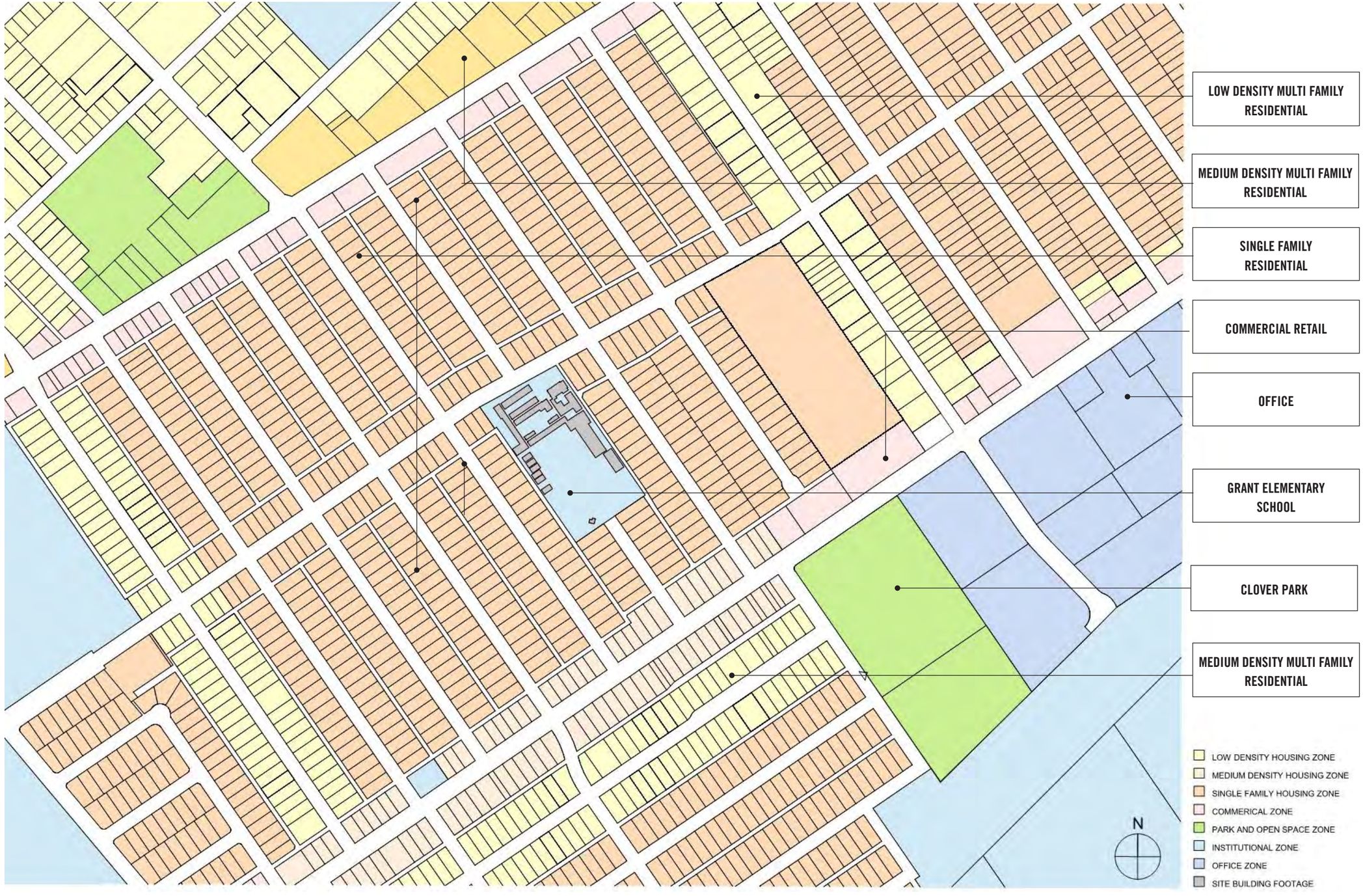
- **Vehicular Access**
- The fenced and gated parking lot at the SE corner of campus can only be accessed via 24th Street
- Its configuration is awkward and its presence at the end of this residential street unfriendly
- Historically drop-ff and pick-up traffic has utilized 24th Street in ways that deposits students at the far south end of campus far from the school and which burdens the residential street.
- Drop-off and pick-up takes place curbside along Pearl Street.
- Even though most students walk to school drop-off and pick-up facilities are inadequate especially for students who arrive and depart by bus.
- Parking at Pearl Street degrades the presentation of the historic front of school to the neighborhood.

Vicinity

- The campus resides within modest low density single family neighborhoods.
- The neighborhoods are in transition from lower and middle class demographic to more affluent demographic
- Surrounding streets are residential in scale and character with modes local traffic
- Busy streets, Pico Boulevard to the north, Ocean Park Boulevard to the south reside one city block away.
- Most students walk to school



RESIDENTIAL NEIGHBORHOOD Single family home backyards face the alleys on two sides of campus. 24th Street dead ends into campus at the south side. The front of campus faces single family homes across Pearl Street.



ENVIRONS Grant Elementary School is surrounded on all four sides by modest single family neighbors. It is situated one half block north of Ocean Park, comprised of multi-family residential properties. Clover Park resides a half block away.

Surrounding Streets and Neighborhoods

- Pearl Street and 24th Street are modest low traffic residential streets with curbside parking and bike lanes.
- 24th Street terminates awkwardly into gates and fences the secure the Grant Elementary parking lot
- The school sits 30 " above the 24th Court alley and also occupies approximately 10FT of the alley right-of-way
- Garages and trash bins line the opposite sides of both alleys on the east and west sides of campus



PEARL STREET LOOKING WEST The school fronts on Pearl Street, which is a two lane street with dedicated bike lanes in either direction and curbside parking on both sides.



24TH STREET LOOKING NORTHWEST From the north 24th Street terminates at Pearl Street and the front of campus



PEARL PLACE S. LOOKING SOUTHEAST The alley forms the southwestern boundary of the campus, providing school delivery access and is shared by garages serving the adjacent multifamily residential buildings.



24TH COURT LOOKING NORTHWEST The alley forms the northeastern boundary of the campus, providing school delivery access and is shared by garages serving the adjacent multifamily residential buildings.



24TH STREET LOOKING SOUTHEAST Running parallel with 24th Court and Pearl Place S, this residential street connects Ocean Park Boulevard to the southeast entrance of the Grant Elementary School



24TH STREET LOOKING NORTHWEST This residential street terminates at the south end of Grant Elementary School and is used for student drop-off and on-site parking.

The Character of the Campus and its Neighborhood

- Upper middle class and more affluent neighbors are replace modest mostly single story post war residences with higher quality two story residences
- The backs of houses, garages, yards and trash depots line the opposite sides of the two alleys that run along the east and west sides of campus.
- The original school buildings features a modest interpretation of pre-war American Art Deco architectural style



FRONT OF SCHOOL The only two story portion of the school forms with main school entrance, with the auditorium to the left. The architecture is a modest interpretation of pre-war American Art Deco.



FRONT OF SCHOOL Modest one story classroom buildings with generous north facing windows and front yard face Pearl Street.



TWO-STORY RESIDENCE Adjacent to Grant Elementary School generally, 1- and 2-story residences front Pearl Street



ONE-STORY RESIDENCE Southwest of Grant Elementary School. Generally modest 1- and 2-story residences front 24th Street



LOW DENSITY HOUSING Adjacent to Grant Elementary School, 1- and 2-story residences back yards, garages and trash bins line the opposite sides of both 24th Court and Pearl Place S.



RESIDENTIAL SITE WALL/FENCING Various site walls and fences line the opposite sides of both 24th Court and Pearl Place S. alley

CAMPUS LAND USE

Component	*Acres*	*%*
AREAS		
Building footprint	1.39	23
Playgrounds and fields	2.80	47
Unprogrammed landscape and open space	0.63	10
Pedestrian circulation	0.53	9
Vehicular circulation and parking	0.66	11
Total:	**6.01**	**100%**



EXISTING CONDITIONS SITE PLAN



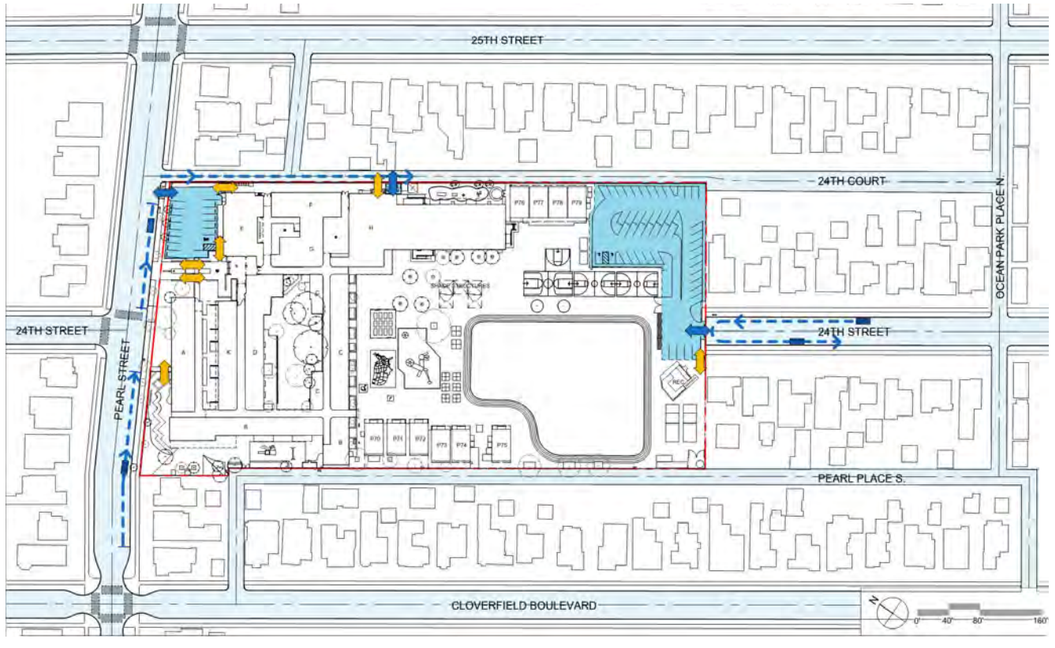
BUILDINGS



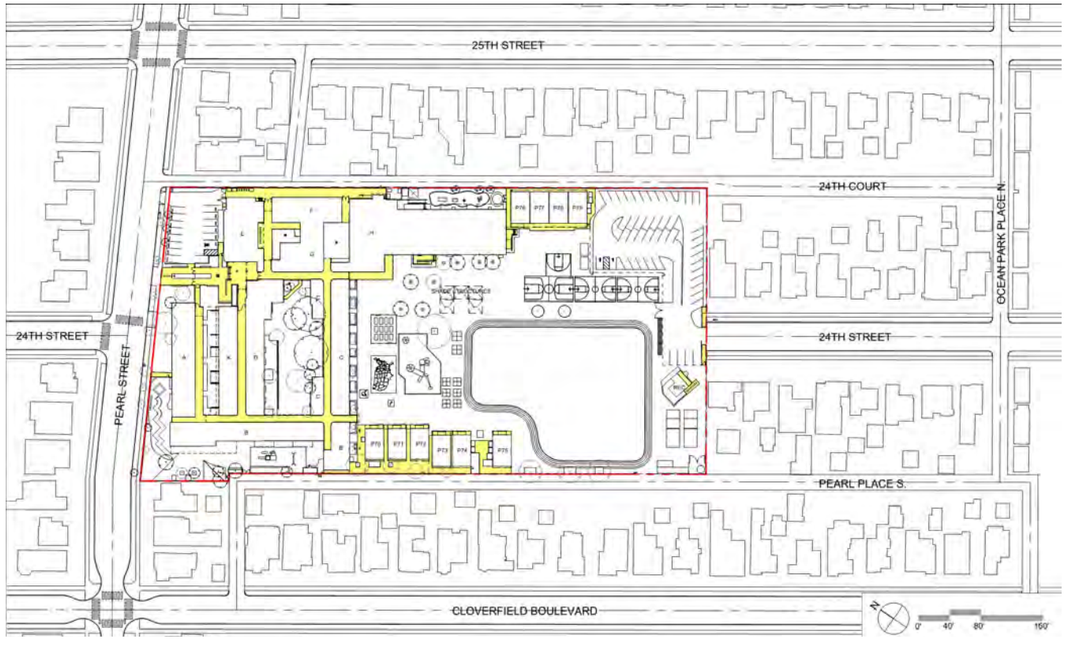
PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



VEHICULAR CIRCULATION AND PARKING

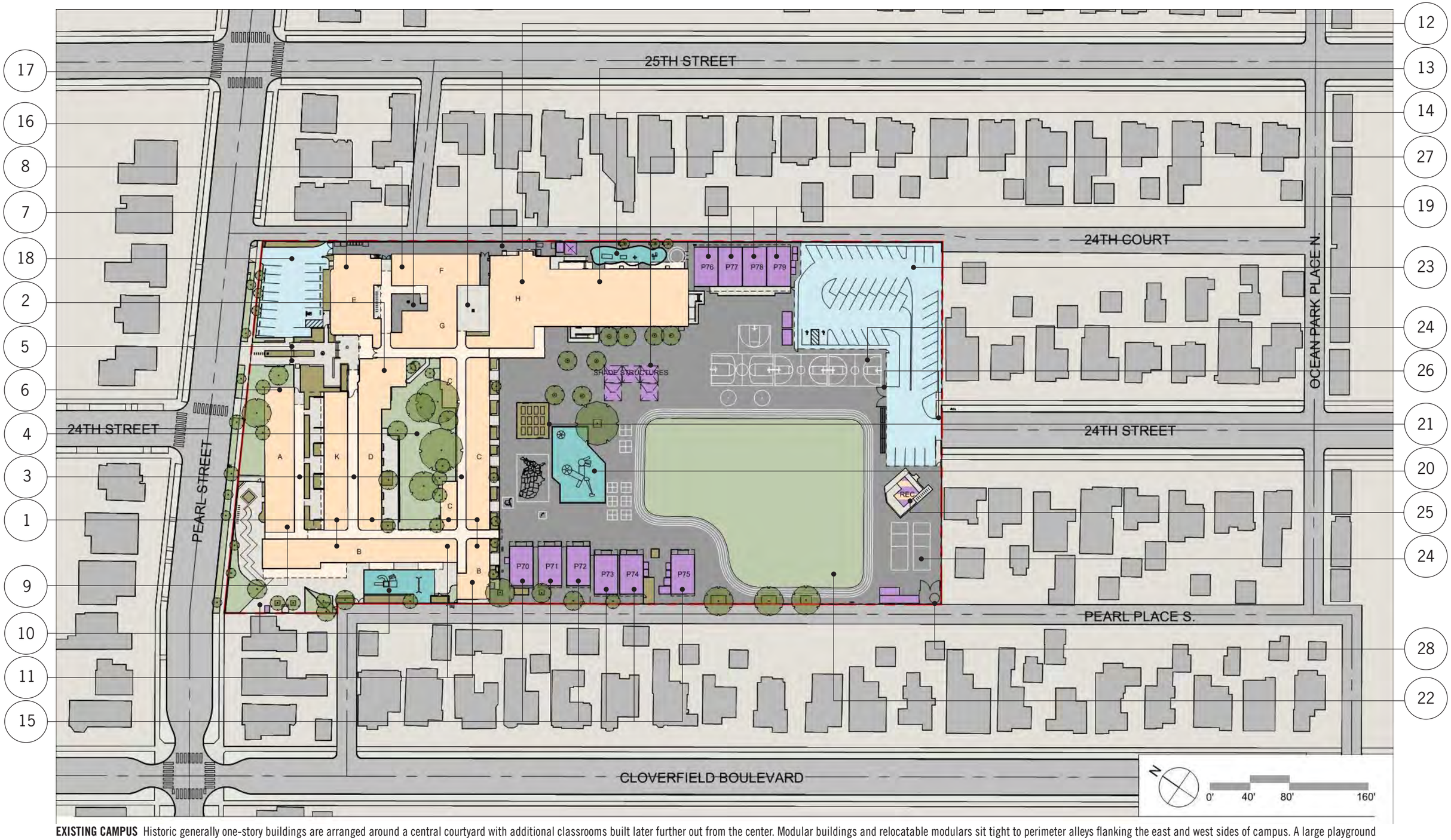


PEDESTRIAN CIRCULATION

Existing Campus

- The campus fronts Pearl Street, bound by alleys to the east and west and 24th Street terminates at the back.
- The campus bifurcates with buildings occupying the north half and open space the south half compromising the quality of the overall outdoor learning environment.
- Six classrooms reside in portable units that have neared the end of their useful lives.
- Four classrooms reside in modular structures that are remote from other classrooms on campus
- Those buildings from the original campus in the 1930s and 40s that are to be preserved and enhanced are the auditorium, the classroom building that formed the original front of campus, and those two classroom buildings that reside on the north and south sides of campus.
- The field is oddly configured and located and because of the portable and modular classrooms the playground areas are awkward and difficult to supervise, compromising student safety.
- The south parking lot is awkwardly configured and presents unsightly fences and gates to the residential neighborhood to the south.
- The historic central garden and mature trees on campus are to be preserved and enhanced.
- Drop-off and pick-up operations are constrained to Pearl street and inadequate to serve both passenger vehicles and buses. Drop-off and pick-up that occurs at south campus via 24th Street causes traffic impacts for the neighbors there.
- The school occupies over half of the right-of-way of 24th Court the alley on the east side of campus compromising its utility for service and emergency vehicle access.

KEY TO EXISTING CONDITIONS SITE PLAN	
1	Original 1930s and -40s one-story classroom buildings
2	Front office and administrative wing with partial second story
3	Covered outdoor walkways give passage to all permanent classrooms in the complex
4	Original central courtyard referred to as "Jurassic Park"
5	Front gates and main school entrance
6	District and City before- and after-school activities
7	1940s era Multipurpose auditorium
8	Library and computer lab
9	1950s era 1-story classroom building
10	Kindergarten resilient playground areas and equipment, paved play areas and sand play
11	Special education
12	Multipurpose cafeteria and kitchen
13	Pre-K and TK classrooms
14	Pre-K and TK resilient playground area and equipment and paved play areas
15	Third grade, Crest and Art portable classrooms
16	Small unused courtyards
17	Service lane and at-grade waste, green bin and recycle bins
18	Small staff and visitor parking lot
19	Fourth and fifth grade portable classrooms
20	Resilient play area and equipment
21	Learning garden
22	Track and field
23	Staff parking lot
24	Hard court play areas
25	Recreational restroom building
26	Vehicular gates
27	Shade canopies
28	Water tank storage



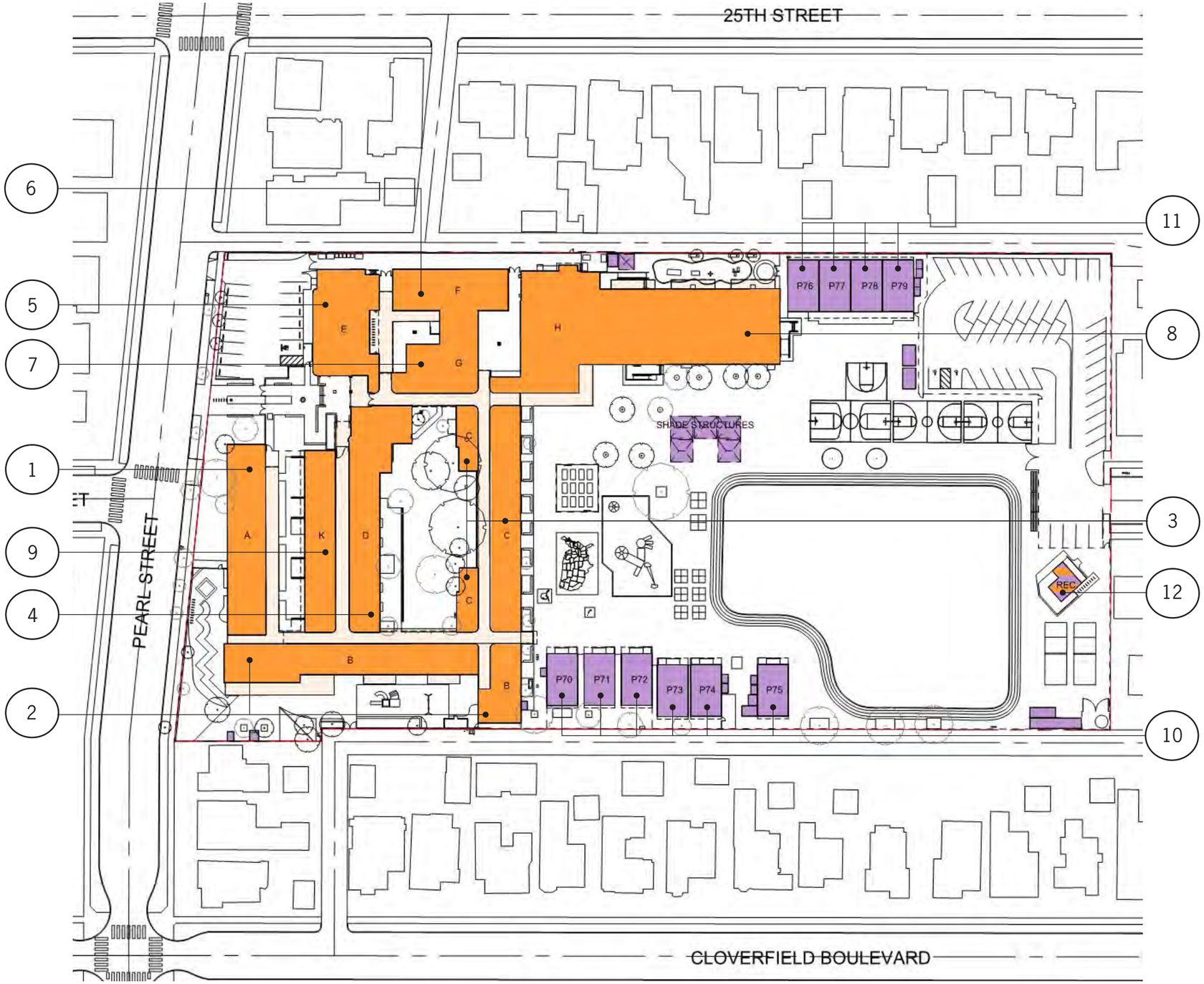
EXISTING CAMPUS Historic generally one-story buildings are arranged around a central courtyard with additional classrooms built later further out from the center. Modular buildings and relocatable modulars sit tight to perimeter alleys flanking the east and west sides of campus. A large playground and field occupy the majority of the south half of campus with some areas remote and hard to supervise. A learning garden is situated between the core campus buildings and the playgrounds and field.

Buildings

- Historic buildings forming the core of campus date back to the 1930s and 1940s which include B, C, D, E, G, H and K
- In the 1950s, classroom Building A was added along with an expanded Building B to the northwest
- Building F, which houses the library was built as an addition in the late 1960s
- Six portables along the western boundary, P70-P75, have reached the end of their usable life
- Four modulars located along the east were added to the campus in 1999

BUILDING INVENTORY

Key	Name	SF	Stories
1	Classroom building (A)	4,415	1
2	Classroom building (B)	6,830	1
3	Classroom building (C)	5,815	1
4	Admin. / classroom building (D)	5,110	1
5	MP auditorium building (E)	5,105	1/2
6	Library building (F)	3,125	1
7	Computer lab/classroom building (G)	2,830	1
8	MP cafeteria /food services /classroom building (H)	13,965	1
9	Classroom building (K)	3,370	1
10	Relocatable classrooms P70, P71, P72, P73, P74, P75	5,760	1
11	Relocatable classrooms P76, P77, P78, P79	3,860	1
12	Recreational restroom building	400	1



BUILDINGS The majority of historic campus buildings situate around a central courtyard. The remainder of buildings, a combination of permanent, modular and portable,locate remotely from the core of campus.



FRONT OFFICE AND ADMINISTRATION Building D presents a two-story face, set back from Pearl Street. It houses the front office, administrative functions and a handful of classrooms and backs up to the campus's central courtyard.



CLASSROOM BUILDING A Facing Pearl Street, Building A houses after school programs, science and kindergarten classrooms. Built in the 1950s, this building sits remote from the core courtyard but connects via outdoor walkways.



MULTIPURPOSE AUDITORIUM Situated at the front of campus, the double height auditorium fronts a small parking lot along Pearl Street.



SECOND GRADE, ART & THIRD GRADE Second grade classrooms located in Building C, back up to the playgrounds. Relocatable third grade and art classrooms are situated to the west, pictured left above.

Fields, Courts and Playgrounds

- An oddly shaped track and field sits at the south end of campus
- An array of hard court and resilient play areas with equipment are arranged on three sides of the track and field
- Kindergarten play areas are located directly adjacent to the classrooms served at the northwest corner of campus
- The preschool play area is located along the eastern boundary, adjacent to the preschool classrooms

FIELDS, COURTS AND PLAYGROUNDS INVENTORY

Key	Name	Acres
1	Field	0.74
2	Playgrounds and Courts	1.70
3	Preschool Play Area	0.09
4	Kindergarten Play Area	0.27
	TOTAL:	**2.80**



FIELDS, COURTS AND PLAYGROUNDS The majority of play areas occupy the southern half of campus with younger children play yards locating adjacent to the classrooms served.



TRACK AND FIELD An irregular-shaped field is lined by an irregular-shaped track which occupies the southern half of the elementary playgrounds.



ELEMENTARY HARD COURT AND RESILIENT PLAYGROUNDS Play structures occupy the sizable resilient play zone area surrounded by a variety of four square, basketball and wall ball courts.



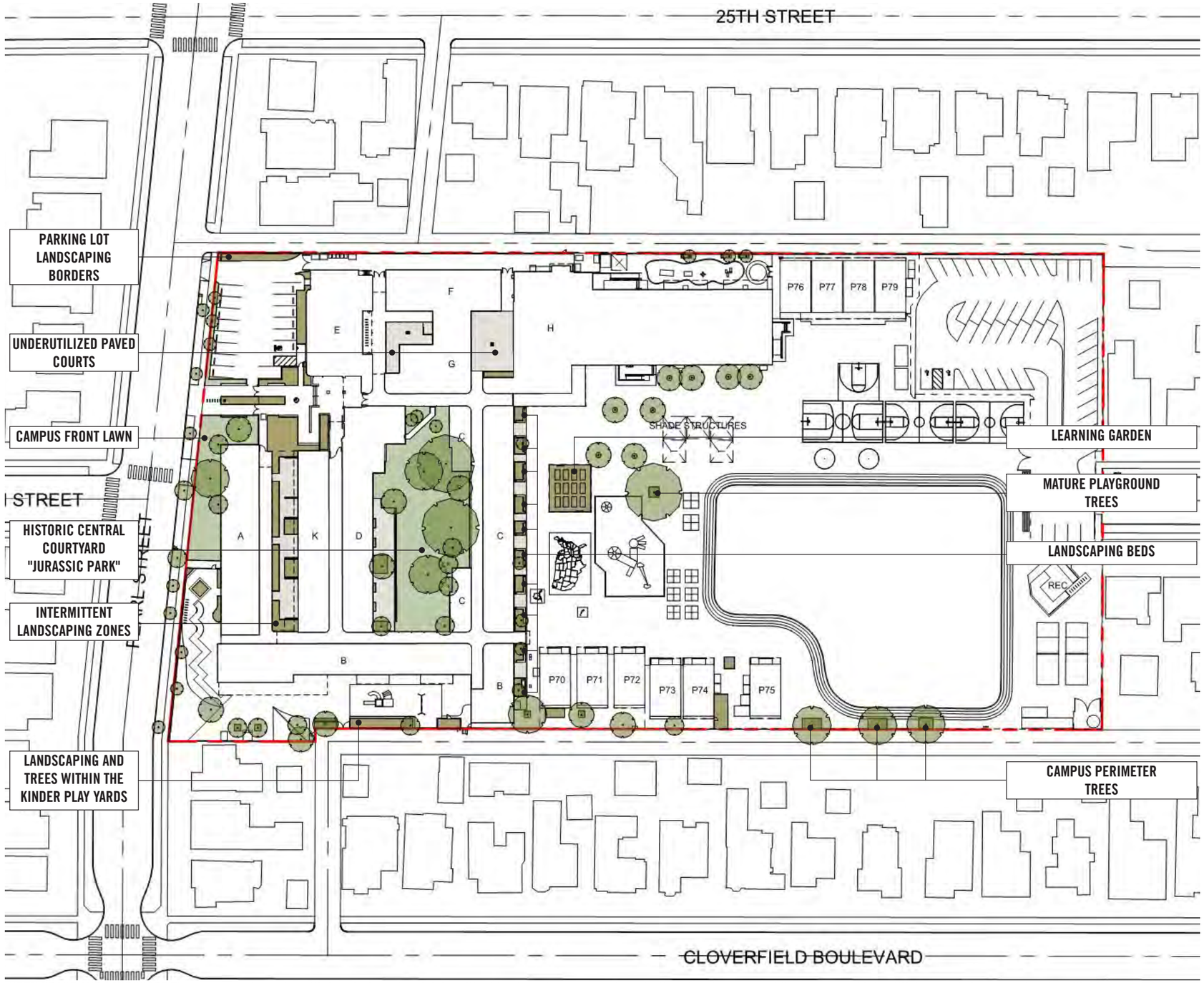
PRESCHOOL PLAY AREA Hardtop and resilient play surfaces allow for a variety of activities. Play structures geared toward this age group are located in the resilient play zone.



KINDERGARTEN PLAY AREA Swings and a play structure are located in the resilient play zone area while the remainder is comprised of paved, turf and sand zones to host varied types of play simultaneously.

Landscape and Open Space

- The campus enjoys a lovely central historic courtyard with a number of beautiful mature trees
- Landscape buffer zones border the parking lot along Pearl Street, between classroom buildings and between classrooms and the southern playgrounds
- Raised garden beds serve the campus as a learning garden
- Underutilized paved court areas bracket both sides of the existing library and front the multipurpose cafeteria



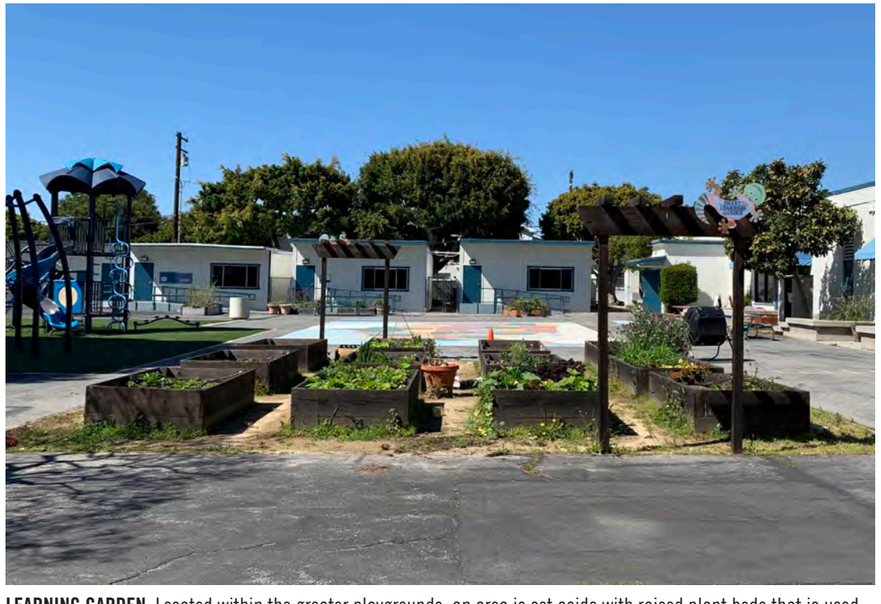
OPEN SPACE AND LANDSCAPE The campus enjoys a beautiful central courtyard, intermittent landscaping zones and a selection of mature trees while a few paved interstitial areas lie barren and underutilized.



HISTORIC CENTRAL COURTYARD The center of campus enjoys a beautiful, dappled light courtyard with mature trees, natural turf and adjacent paved patios.



UNPROGRAMMED PAVED COURTS Sizable paved areas flank each side of the existing computer lab and library building. This court, situated next to the multipurpose cafeteria, is disconnected from the interiors forming it's enclosure.



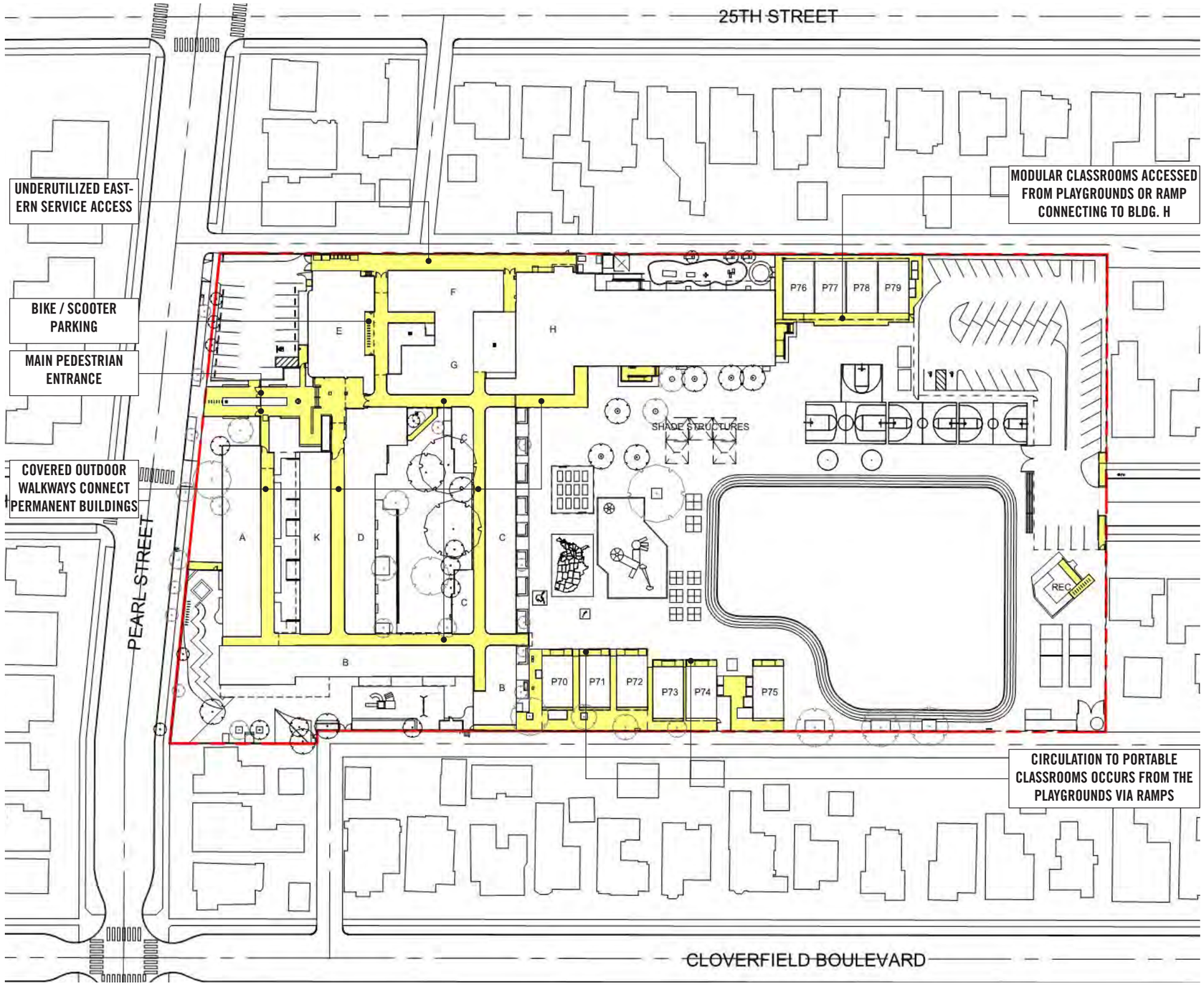
LEARNING GARDEN Located within the greater playgrounds, an area is set aside with raised plant beds that is used for growing vegetables and other various plants as part of the educational curriculum.



MATURE TREES Similar to the central courtyard, a large tree on the playground provides plentiful shade.

Pedestrian Circulation

- All permanent campus buildings are connected by covered outdoor walkways
- Portable classrooms residing along the west boundary are accessed via ramps off the playground
- At grade modular classrooms along the eastern boundary are accessed of the playground near the basketball courts
- Excess circulation space, raised approximately 30 inches to the adjacent east alley, is underutilized



CIRCULATION Campus buildings are largely served by a system of covered outdoor walkways with exception of later additions of modular and portable classrooms.



MAIN PEDESTRIAN ENTRANCE A series of gates provides access first to the front office with controlled gate access to the remainder of campus.



RAISED ACCESS AT EASTERN ALLEY An underutilized service access spans from the auditorium to the multipurpose cafeteria serving currently as a back of house storage zone.



COVERED OUTDOOR CIRCULATION All permanent buildings on campus are connected through shaded, covered outdoor walkways.



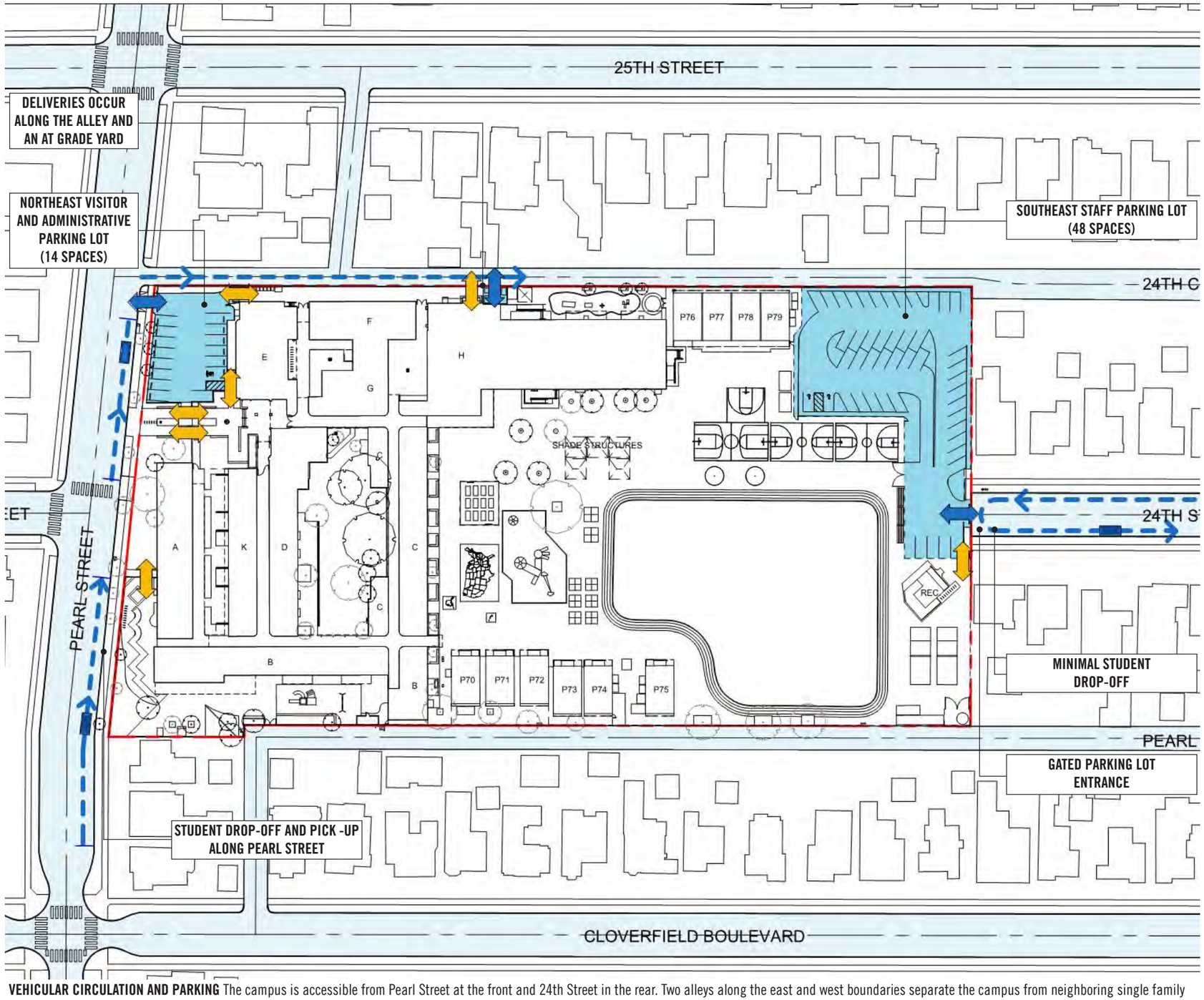
MODULAR CLASSROOMS Fourth and fifth grade classrooms are accessed from the larger playground area, disconnected from the campus's covered outdoor walkway system.

Vehicular Circulation and Parking

- Grant ES over numerous years has won the Golden Sneaker award due to the large number of students that walk, ride bikes, scooters, or skateboards to school
- Student pick-up and drop-occurs on Pearl Street at the front of campus and a small number of students are dropped off at the rear of campus at the entrance to staff parking
- A small parking area in front of the Auditorium and near the main entrance occupies the northeast corner of campus facing Pearl Street
- Staff parking occurs in an L-shaped lot accessed from the south of campus at 24th Street, locating at the campus's southeast corner adjacent to the basketball courts
- Deliveries occur off the 24th Court Alley adjacent to the kitchen along with trash and recycle pick up at a service yard at grade with the alley
- The width of 24th Court is narrower than the remainder where it abuts campus and should be corrected for emergency access in the long term

VEHICULAR CIRCULATION AND PARKING

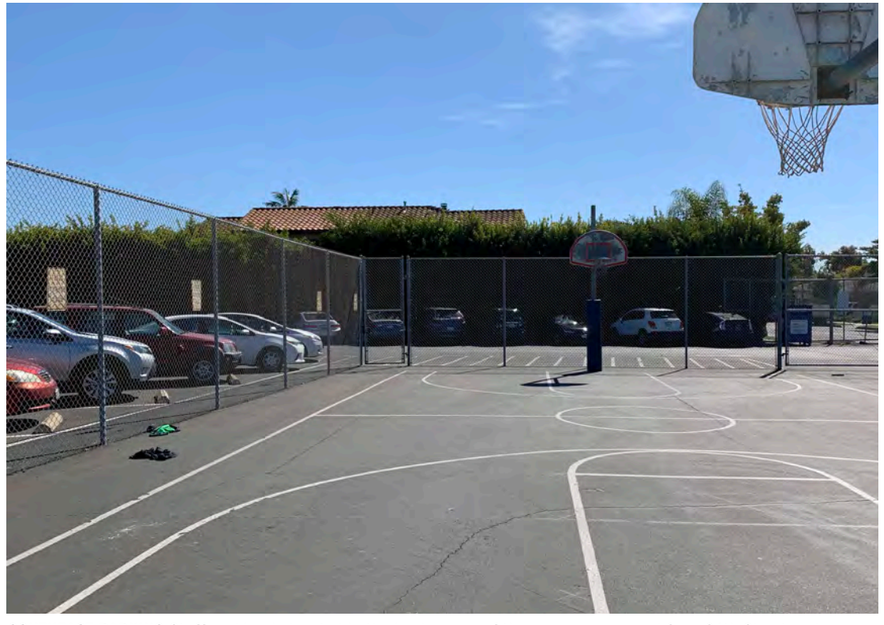
Component	*Acres*
AREAS	
NW parking lot (from Pearl St.)	0.13
SW parking lot (from 24th St.)	0.52
Service Yard	0.01
Total:	**0.66**
SPACES	
NW parking lot (from Pearl St.)	14
SW parking lot (from 24th St.)	48
Total:	**62**



VEHICULAR CIRCULATION AND PARKING The campus is accessible from Pearl Street at the front and 24th Street in the rear. Two alleys along the east and west boundaries separate the campus from neighboring single family residences.



NORTHEAST PARKING A small visitor and administrative lot is located off Pearl Street is frequently filled to capacity and occasionally cars are double parked.



SOUTHEAST PARKING Staff parking is located in the back corner of the campus accessed from 24th Street and separated from the playgrounds by fencing.



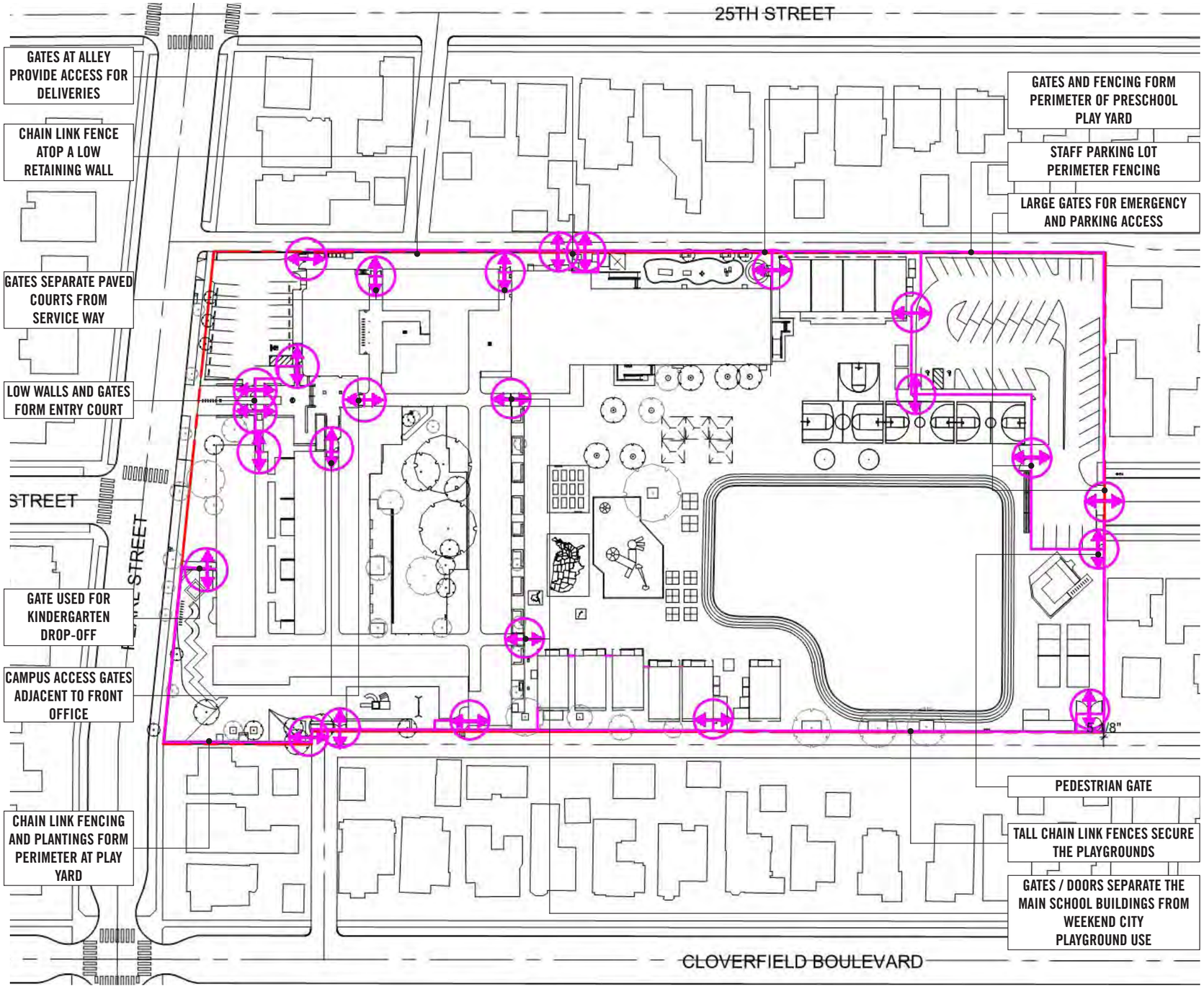
SERVICE YARD Along 24th Court alley, the eastern boundary of campus, a service and delivery yard is located at grade, approximately 30 inches lower than the school property.



VEHICULAR ACCESS GATES 24th Street, accessed from Ocean Park Boulevard, dead ends into the rear of campus, terminating in the staff parking area beyond single family residences.

Security Enclosure

- The west, south and east sides of campus are lined with chain link fencing to secure the perimeters
- The front, north side along Pearl Street uses buildings fencing and gates to maintain a secure perimeter
- A forecourt area marked by low walls and gates in front of the main campus entrance and front office will soon be replaced in a project by the district to raise wall and gate heights in order for the school to better utilize this space
- Rolling gates provide parking lot access and emergency access at the south of campus onto the playgrounds
- Gates along 24th Court provide delivery access into the back of the kitchen



SECURITY ENCLOSURE Three sides of campus are outfitted with chain link fencing to maintain a secure perimeter. The fourth side facing Pearl Street is a combination of buildings, fencing, low walls and gates that make up the remaining secure perimeter.



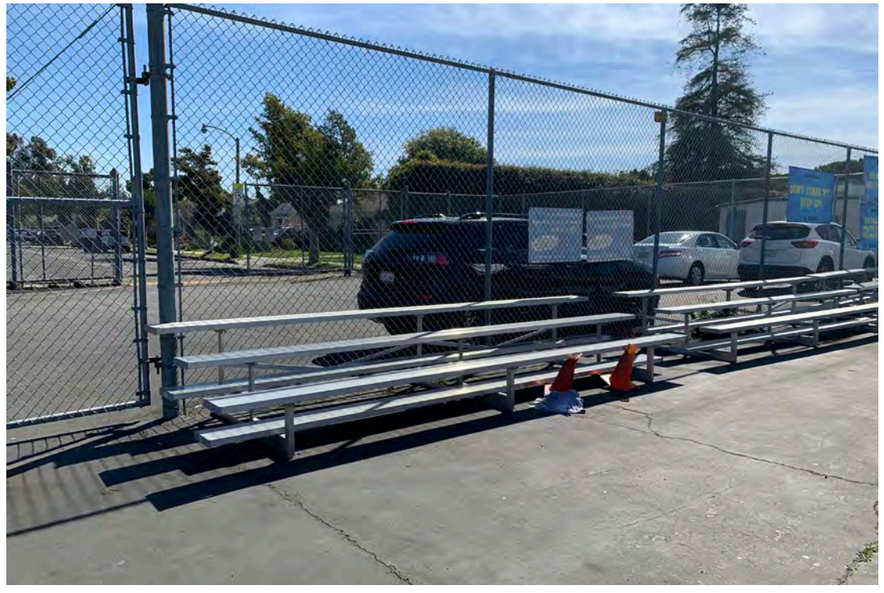
ENTRY COURT Low walls and gates form an entry court leading to the school's main campus gates and door to the front office. The District is planning a replacement project to raise the height of the entry court perimeter.



MAIN CAMPUS GATES Gates adjacent to the front office secure campus proper from the public facing Pearl Street.



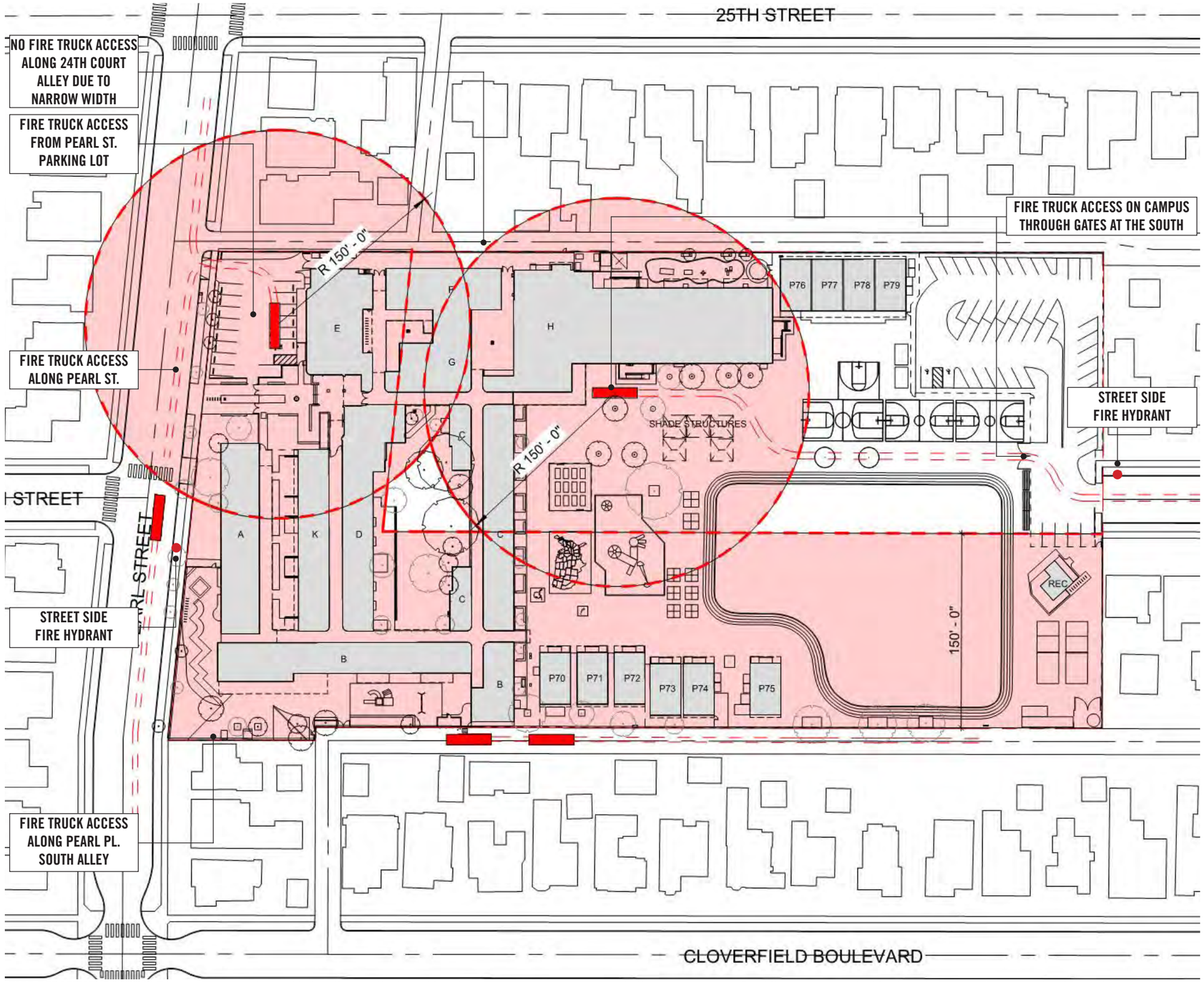
PLAY AREA FENCING Screened fencing occurs at play areas adjacent to campus perimeters at east and west alleys.



CHAIN LINK FENCING Dual layers of fencing at the rear of campus separate the playgrounds both from public streets and from staff vehicular parking and circulation. Large gates allow for emergency access.

Emergency Vehicle Access

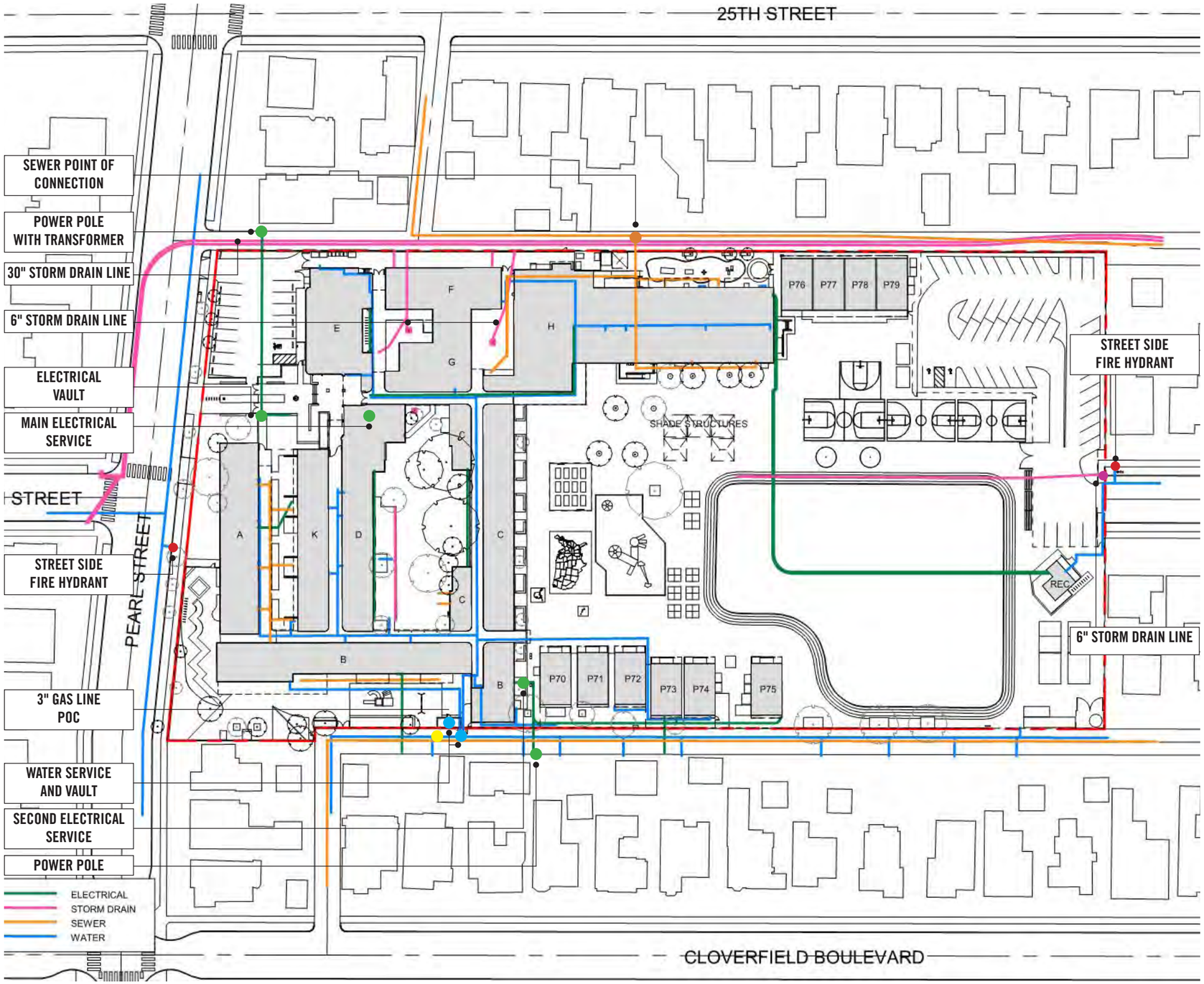
- Emergency vehicle access is provided on three of four sides of campus
- This includes Pearl Street, 24th Street and Pearl Place
- The current campus's eastern boundary takes up a portion of the width of 24th Court Alley, a condition that we'll want to correct in the future
- Additional access is provided from the northeast parking lot adjacent to Pearl Street and around the field and playground areas at the south side of campus



FIRE DEPARTMENT ACCESS Emergency access is provided on three of the four sides of campus and select areas within the campus proper. Providing access on all sides is a goal of future campus development.

Utilities

- The school has two SCE electrical services.
- The main service is a 1200A 120/208V, 3P, 4W Switchboard located in building D. It is operational and in good condition. The second service is a 400A 120/240V, 1P, 3W switchboard located outside between building B and portable P70. It has reached the end of its life cycle and should be replaced.
- The district is planning a campus-wide HVAC upgrade project to be implemented in 2021 and the current main service is marked to accommodate these loads. It will not have capacity beyond this due to location.
- Depending on the size and location of new work on the school campus, a new service from SCE should be requested; or the existing second service should be upgraded to a larger three phase service that feeds the existing loads and new scope
- Two water meters serve campus - one for domestic and the other for irrigation. Visible piping material for the domestic supply distribution is copper. Pressure at the fixture appears on point. 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 are typically 4 inches. Based on the campus's history of frequent cloggings, these main lines are due to be replaced and have signs of wear. In-depth analysis should be performed to determine capacity for future projects. Sewer mains generally run north - south on 24th Court and Pearl Place South alleys
- A single 3" gas supply with a capacity of 3000 CFH serves the campus.
- There are no fire suppression systems on campus with exception of the kitchen hood, which has a chemical type suppression system.
- Storm water on campus appears to discharge to the city storm water system along 24th Court Alley and at the southern boundary at 24th Street



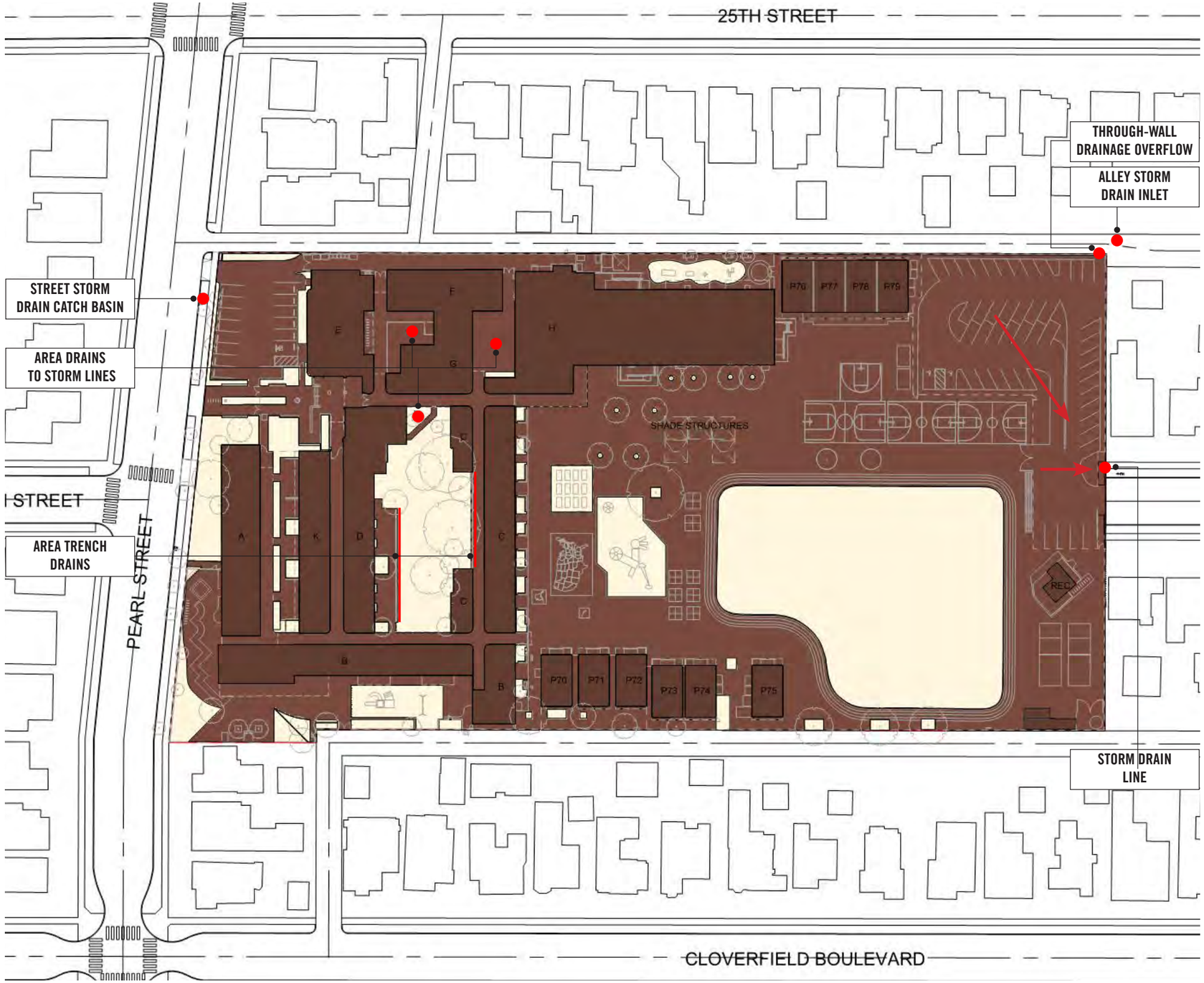
CAMPUS UTILITIES Electricity, gas, domestic water, irrigation water and sanitary sewer POCs are located in multiple locations across campus.

Ground Plane Impermeability

- 4.85 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, resilient play 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

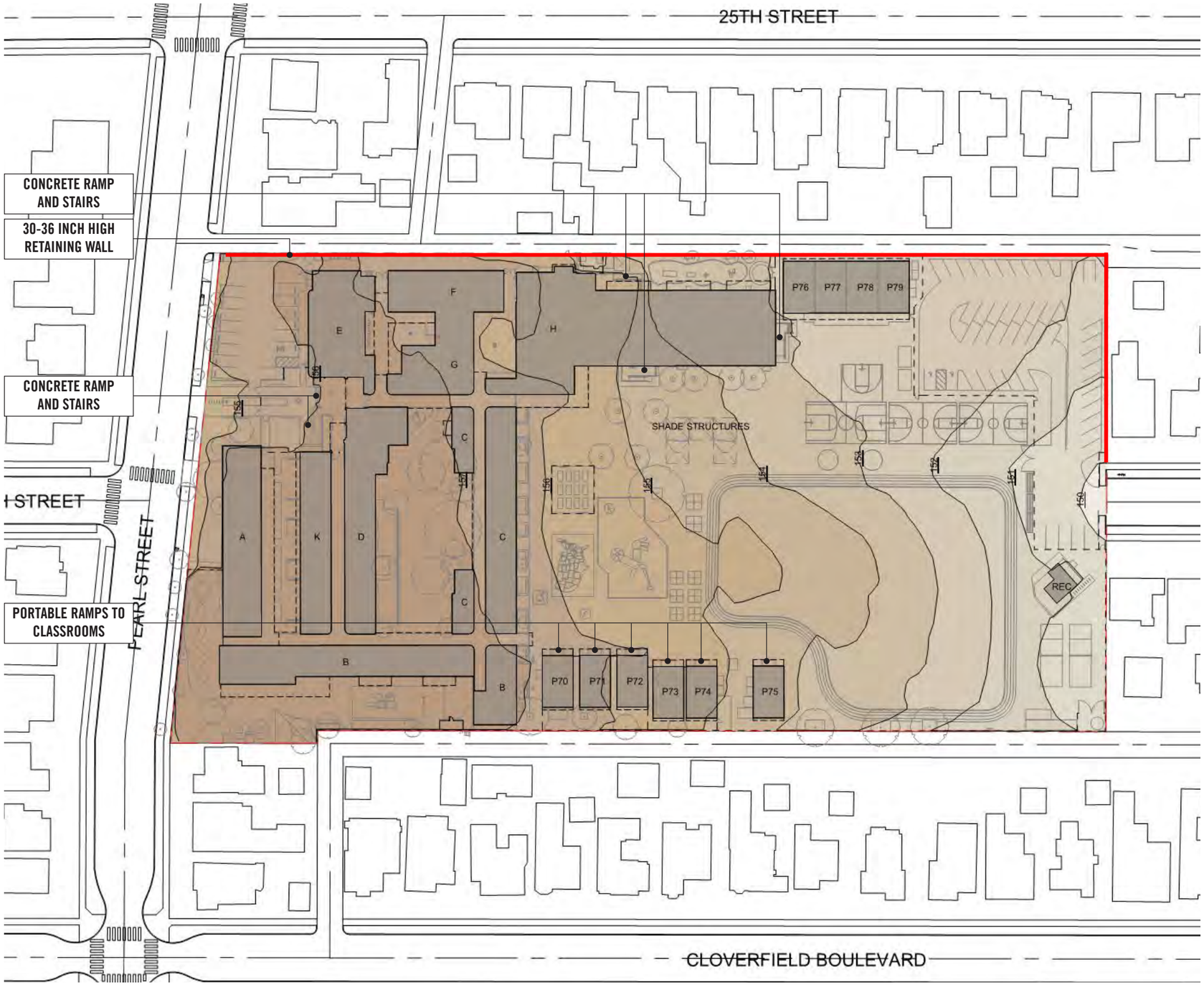
Component	*Acres*	*%*
AREAS		
Permeable ground plane	1.16	19%
Impermeable ground plane	3.46	58%
Building footprint	1.39	23%
Total:	**6.01**	**100%**



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 seven feet with the highest grades at the central courtyard and surrounding buildings and the lowest grades at the southern boundary
- An approximate 30-36 inch retaining wall runs the length of the eastern boundary of campus and turns south at the staff parking lot
- Ramps and stairs from Pearl Street bring people up to campus building elevations
- Building H has ramps and stairs on it's south and west sides to connect to the playground
- Portables P70-P75 have ramp access to raised classrooms



TOPOGRAPHY Campus elevations vary across the site by approximately seven feet. Localized differences are mitigated by ramps and stairs to provide access to campus buildings and a retaining wall at the east negotiates the lower elevations along 24th Court alley.

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



EXISTING AND PLANNED FACILITIES

JOHNSON FAVARO

September 1, 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:

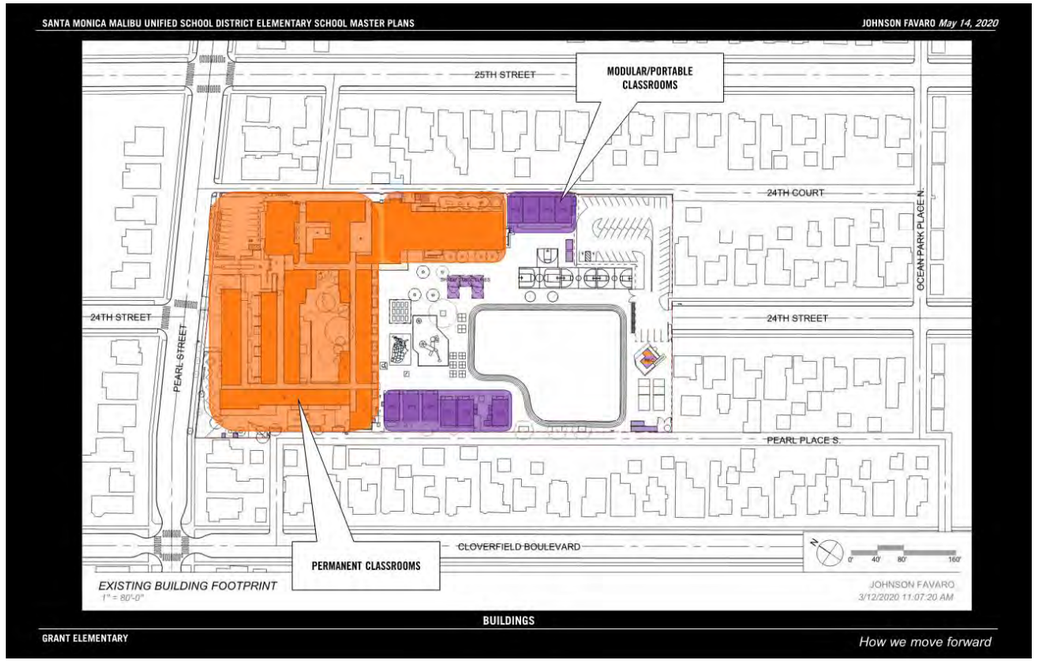
1. Accommodate 650-700 students on this campus. We're using the 2019 SMMUSD Education Specifications student enrollment target of 688 students as our guide.
2. Provide properly sized learning environments to accommodate the future number of students and the variety of 21st and 22nd century learning activities

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 Grant Elementary's school population will grow by over 35% to arrive back at around 688 students (near its historic average until recently)
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 900 SF to 1400 SF and most of the special-ized and flexible facilities (multi-purpose assembly, multi-purpose culinary cafe, science, art and music) will more than double in size and number.

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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	27,370	40,910	13,540
Specialized Flexible Rooms	16,285	40,020	23,735
Front Office and School Support	4,635	4,330	305
Building Services	4,260	15,600	11,340
Total Facilities (ASF)	**52,550**	**100,860**	**48,310**

ACADEMIC, SPECIALIZED AND FLEXIBLE FACILITIES FLOOR AREA OVERVIEW

	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Core Classrooms	**29**	**27,370**	**30**	**40,910**	**13,540**
Pre-K	1	1,255	2	2,700	1,445
T-K	1	800	1	1,350	550
Kindergarten	4	4,780	4	5,400	620
1st Grade	4	4,085	4	5,080	995
2nd Grade	4	3,705	4	5,080	1,375
3rd Grade	4	3,500	4	5,600	2,100
4th Grade	3	2,910	4	5,600	2,690
5th Grade	3	2,655	4	5,600	2,945
Special Education	5	3,680	3	4,500	820
Specialized/Flexible Rooms	**9**	**16,285**	**13**	**40,020**	**23,735**
Crest Classrooms	1.5	1,360	0	n/a	1,360
SMMUSD SAP Childcare	1	905	0	n/a	905
Teaming Area	0	0	4	8,800	8,800
Block Classrooms	0	0	0	0	0
Art Classroom/Flexible Science/Art	3	2,800	2	2,400	400
STEM Classroom/Maker Lab	0	0	2	3,600	3,600
Flexible Music	0.5	440	2	3,000	2,560
Multipurpose Auditorium	1	3,485	1	9,160	5,675
Multipurpose Culinary/Cafe	1	4,105	1	8,000	3,895
Library	1	3,190	1	8,060	4,870
Total Academic, Specialized and Flexible Facilities (ASF)		**43,655**		**80,930**	**37,275**

SUPPORT FACILITIES FLOOR AREA OVERVIEW

	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Front Office and School Support	**16**	**4,635**		**4,330**	**305**
Front Office and School Support	16	4,635		4,330	305
Building Services	**47**	**4,260**	**8**	**15,600**	**11,340**
Boys and Girls Restrooms	8	1,190	4	8,800	7,610
Staff/Adult Restrooms	10	705	Incl. in FO/SS	0	705
Custodial/Storage	18	1,625	Incl. below	0	1,625
MEP Services	9	525	2	2,800	2,275
MDF	2	215	2	4,000	3,785
Total Support Facilities (ASF)	**8,895**			**19,930**	**11,035**

OUTDOOR FACILITIES FLOOR AREA OVERVIEW

600-700 Students	Existing SF	Existing Ac	Planned SF	Planned Ac	SURPLUS
Instruction and Play	**122,345**	**2.81**	**73,700**	**1.70**	**48,645**
Early childhood	3,765		4,500		735
Kindergarten	11,960		4,800		7,160
Elementary	106,620		64,400		42,220
Other	**1,175**	**0.02**	**26,300**	**0.60**	**25,125**
Lunch shelter	0		1,800		1,800
Outdoor performance	0		5,200		5,200
Learning garden	1,175		5,000		3,825
Outdoor library reading room	0		800		800
Outdoor classrooms	0		13,500		13,500
	Stalls		*Stalls*		
Parking	**28,775**	**0.66**	**35,000**	**0.80**	**6,225**
Parking	62 28,775		100 35,000		6,225
Total Outdoor Facilities (SF)	**152,295**	**3.49**	**135,000**	**3.10**	**17,295**

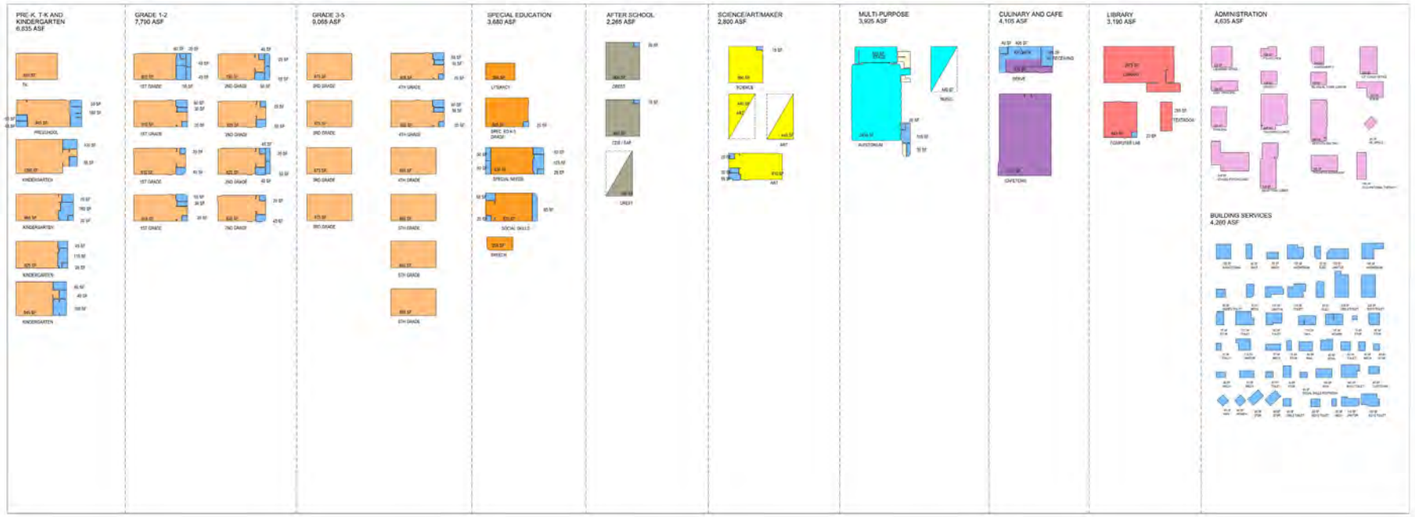
Existing and Planned Indoor Facilities

- 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.



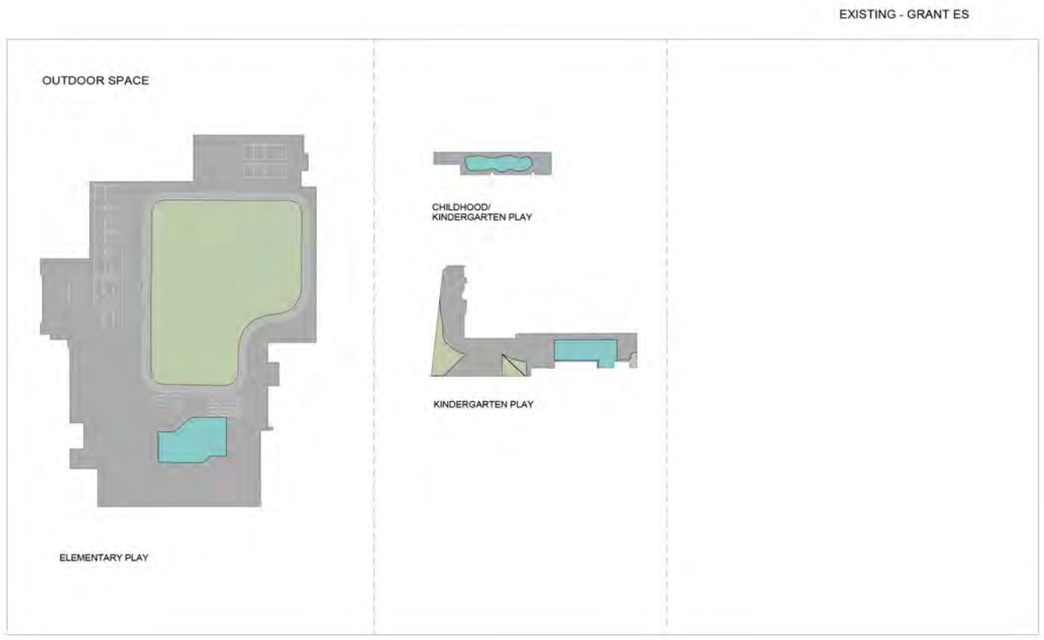
EXISTING CLASSROOM, SPECIALIZED AND FLEXIBLE ROOMS @ 52,550 ASF



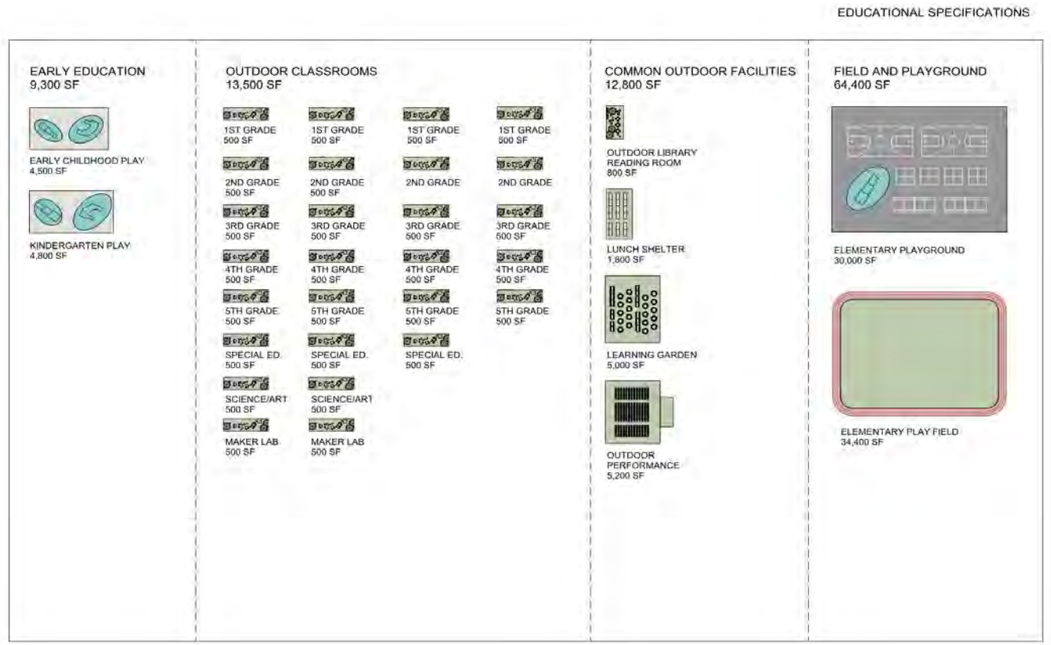
EXISTING CLASSROOM, SPECIALIZED AND FLEXIBLE @100,860 SF

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 @ 123,520



PLANNED FIELDS AND PLAYGROUNDS @ 100,000 SF

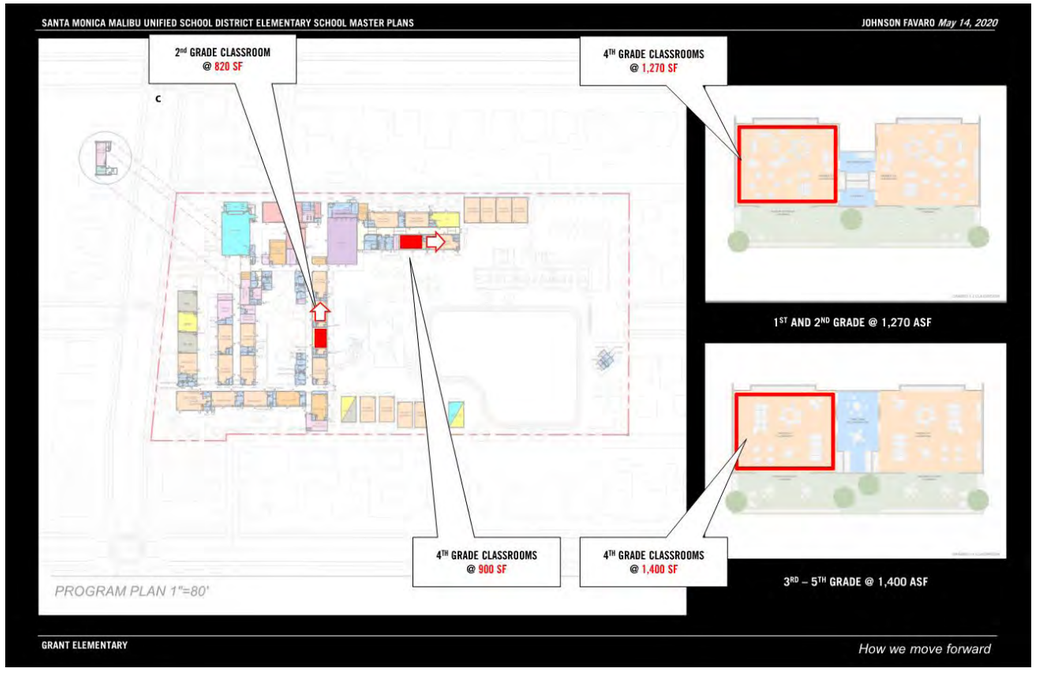
21st Century Classrooms and the Historic Core

- Existing classrooms in existing buildings are approximately 28 FT x 32FT or 900 SF. The 28FT width constrains renovation of these buildings to accommodate significantly larger classrooms, 1,270 SF for lower elementary and 1,400 SF for upper elementary
- To create such classrooms all interior partition walls, some of which are bearing walls would have to be removed
- To accommodate the larger classroom sizes the classrooms would assume dimensions of 28 FT x 45 FT for lower elementary and 28 FT x 50 FT or in both cases approaching an aspect ratio of 1:2
- Therefore those buildings within the historic core that are to be preserved are better utilized for those kinds of spaces and suites of spaces that are better adapted to the dimensions of the existing buildings
- The buildings within the historic core that will remain should be re-purposed for school support, special education, maker spaces.

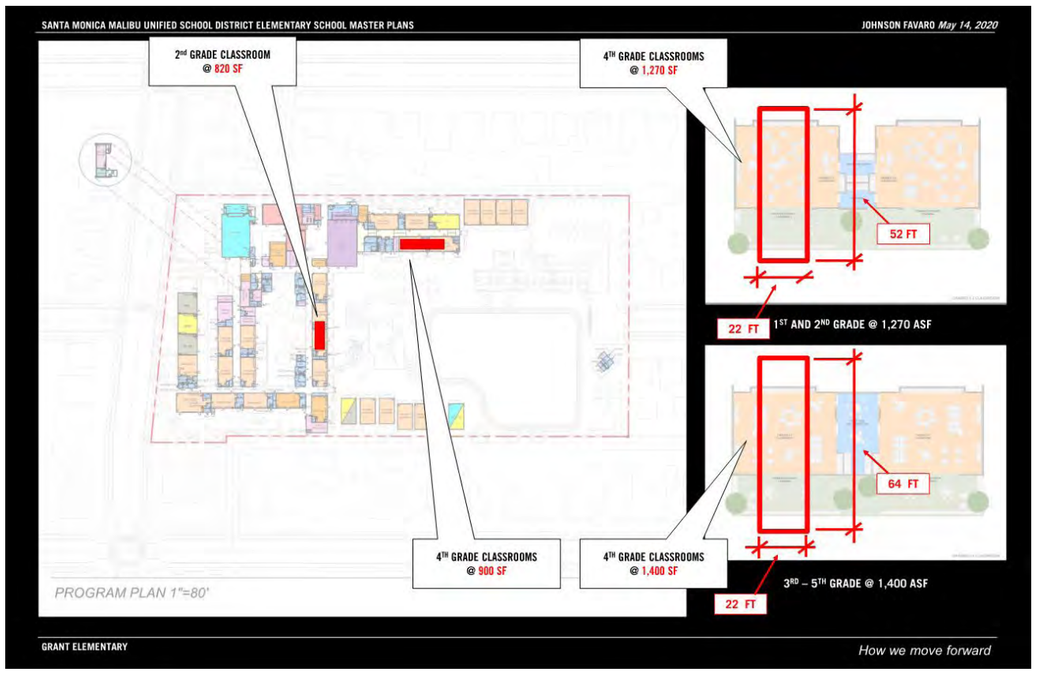


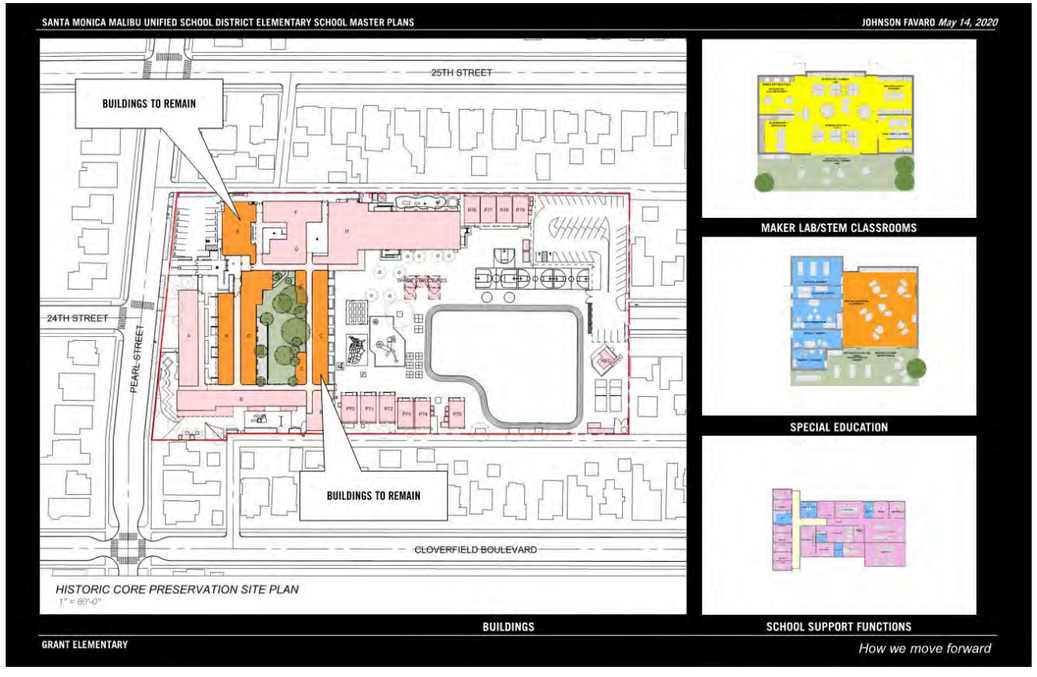


EXISTING AND PLANNED CLASSROOMS Classrooms identified in the 2019 SMMUSD Education Specifications are more than 50% larger than existing classrooms









EXISTING BUILDING GEOMETRY The narrow dimensions of the existing buildings preclude their renovation for larger classrooms.

RE-PURPOSING OF THE HISTORIC CORE Those components of the 2019 SMMUSD Education Specifications more appropriately accommodating within existing buildings to remain are maker space classrooms, special education and school support.

Existing Enrollment

Student population as of Q-1 2020 totals 603 broken down as follows:

Pre-K	24
T-K	17
Kindergarten	88
Grades 1-2	90/97
Grades 3-5	101/91/84
Special Education	11

Existing Personnel

- Administration: 2 (Principal and half time assistant principal)
- Faculty: 34 (Teachers and regular support such as psychologist)
- Staff: 55 (Classified and supplemental enrichment teachers, custodial, para educators, specialists, office staff, instructional aides, tech, etc.)

Existing Space Utilization

- Total campus area @ 6.01 acres
- Total existing building area @ 60,585 (GSF)
- Permanent building area @ 50,965 GSF, relocatable building area @ 9,620 GSF

EXISTING FACILITIES FLOOR AREA OVERVIEW

600-700 Students	*Quantity*	*Student Teacher Ratio*	*Total Student Count*	*ASF/Rm*	*Total ASF*
Building Floor Area					
Core Classrooms	29	varies	603	varies	27,370
Specialized/Flexible Rooms	9	n/a	n/a	varies	16,285
Front Office and School Support	16	n/a	n/a	varies	4,635
Building Services	47	n/a	n/a	varies	4,260
				Total Building ASF	52,550
				Total Building Gross Area	**60,585 GSF**
Outdoor Areas					
Play					122,345
Other Instructional					1,175
Parking					28,775
				Total Outdoor Areas (SF)	152,295
				Total Outdoor Area (Acres= SF/43,560)	**3.49 Acres**

EXISTING ACADEMIC FACILITIES FLOOR AREA OVERVIEW

600-700 Students	*Quantity*	*Student Teacher Ratio*	*Total Student Count*	*ASF/Rm*	*Total ASF*
Core Classrooms	**29**		**603**		**27,370**
Pre-K	1	1:24	24	1,255	1,255
T-K	1	1:17	17	800	800
Kindergarten	4	1:22	88	varies	4,780
1st Grade	4	1:23	90	varies	4,085
2nd Grade	4	1:25	97	varies	3,705
3rd Grade	4	1:26	101	875	3,500
4th Grade	3	1:30	91	varies	2,910
5th Grade	3	1:28	84	885	2,655
Special Education	5	1:7 and 1:4	11	varies	3,680
Specialized/Flexible Rooms	**9**				**16,285**
SMMUSD SAP Childcare	1				905
City of Santa Monica CREST	1				920
City of Santa Monica CREST	1@50%				440
Science	1				905
Art	2				1,895
Music	1@50%				440
Multipurpose Auditorium	1				3,485
Multipurpose Cafeteria /Kitchen	1				4,105
Library	1				3,190
			Total Academic, Specialized and Flexible Space Need (ASF)		**43,655**
				Total Gross Floor Area Requirement	50,285

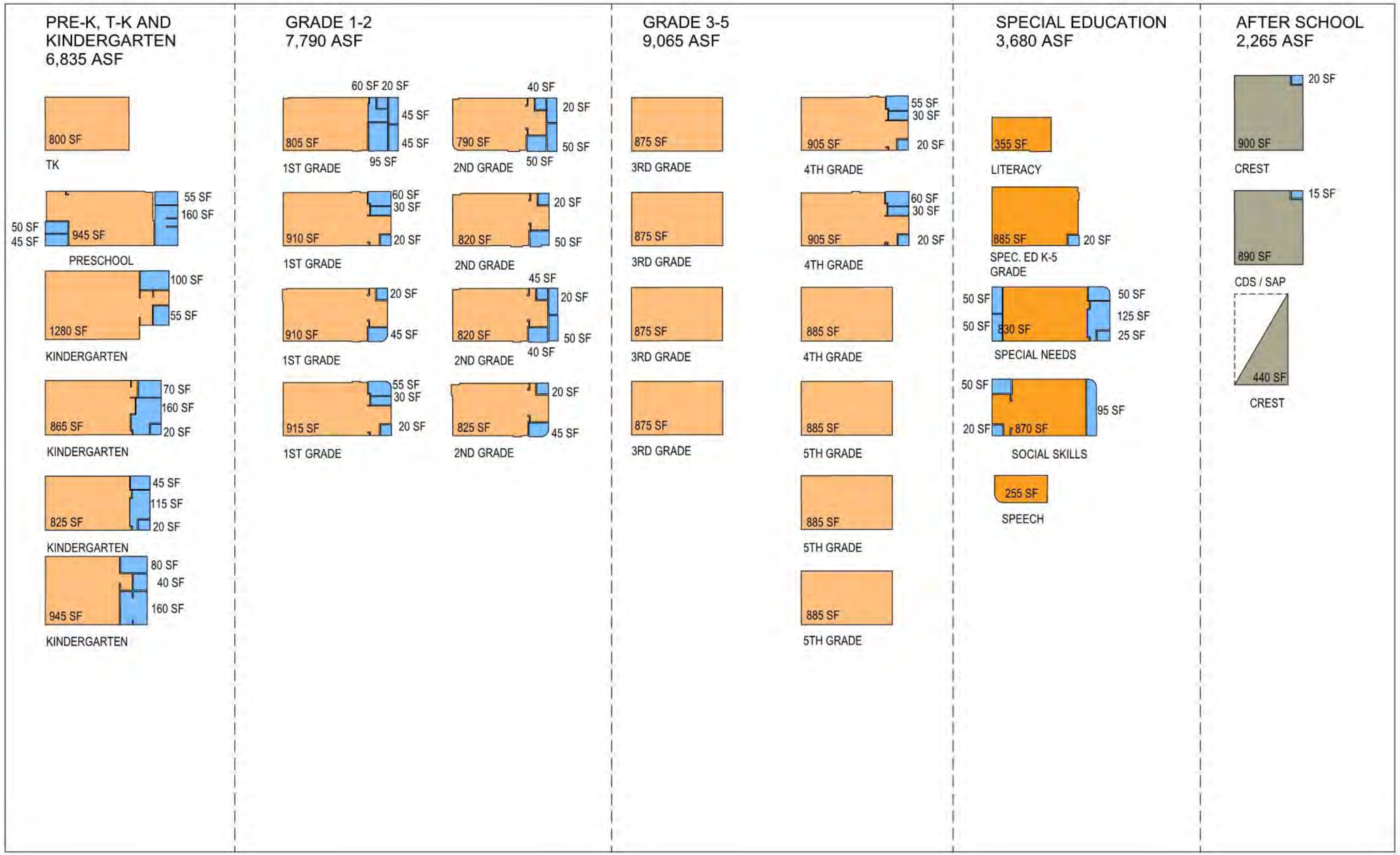
EXISTING SUPPORT FACILITIES FLOOR AREA OVERVIEW

600-700 Students	*Quantity*	*Student Teacher Ratio*	*Total Student Count*	*ASF/Rm*	*Total ASF*
Front Office and School Support	**16**				**4,635**
Front Office and School Support	16			varies	4,635
Building Services	**47**				**4,260**
Boys and Girls Restrooms	8			varies	1,190
Staff/Unisex Restrooms	10			varies	705
Custodial/Storage	18			varies	1,625
MEP Service Rooms	9			varies	525
MDF	2			varies	215
				Total Existing Support Spaces (ASF)	**8,895**
				Total Gross Floor Area	10,300

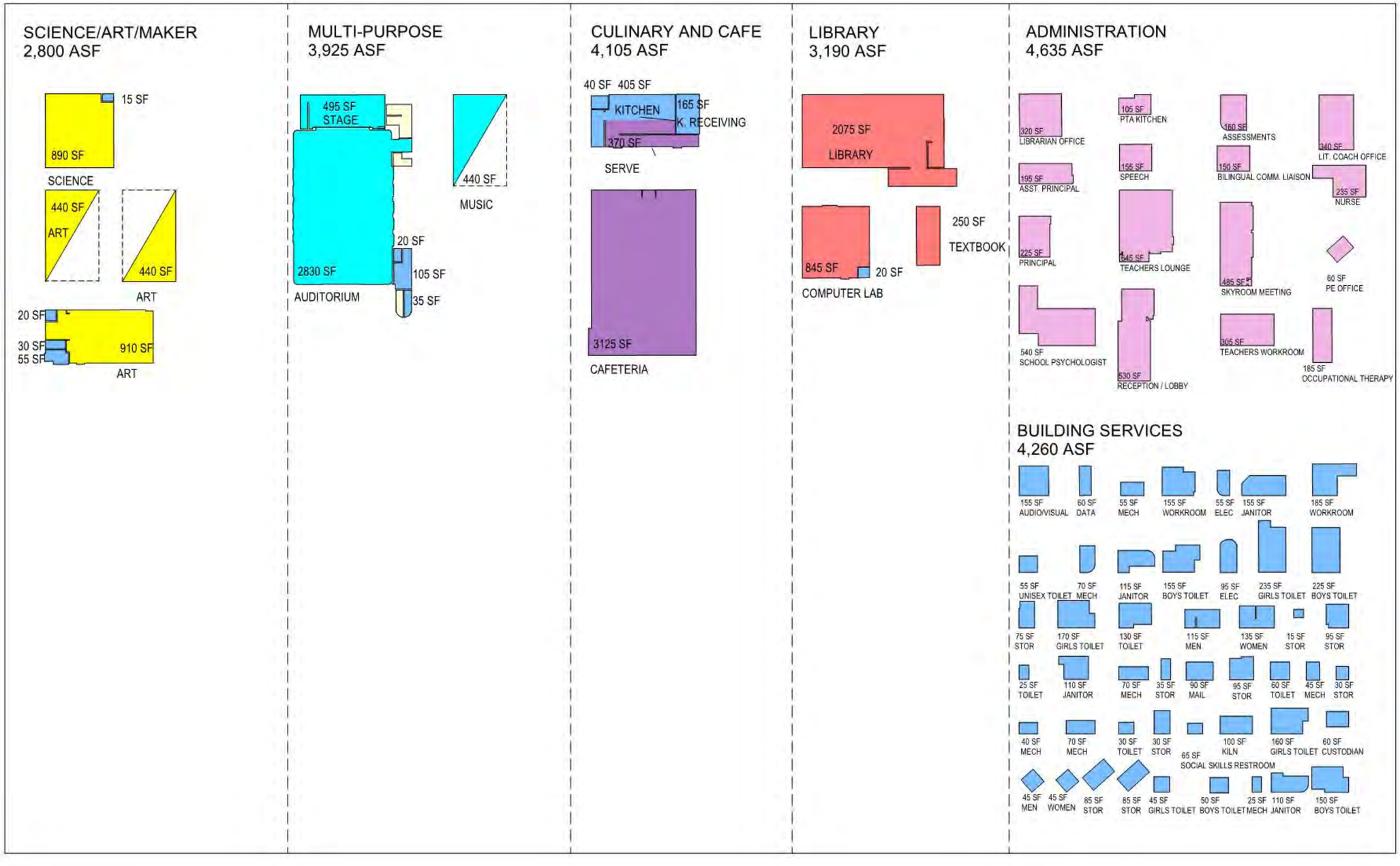
EXISTING OUTDOOR FACILITIES FLOOR AREA OVERVIEW

502 Students		*Students*	*SF/Student*	*Total SF*	*Total Acres*
Play				**122,345**	**2.81**
Early childhood		41	92	3,765	
Kindergarten		88	136	11,960	
Elementary		474	225	106,620	
Other				**1,175**	**0.02**
Lunch shelter				0	
Outdoor performance				0	
Learning garden				1,175	
Outdoor library reading room				0	
Outdoor classrooms				0	
	Stalls		*SF/Stall*		
Parking				**28,775**	**0.66**
Parking	62		464	28,775	
			Total Existing Outdoor Facilities Space (SF)	**152,295**	**3.49**

Existing Classrooms, Special Education and After School Programs



Existing Specialized and Flexible Rooms



Campus Occupancy in the Existing Condition

- Front office and school support reside at the historic front door
- Faculty lounge situates across the hall at the front door
- First and second grade classrooms reside on the south and north sides of the historic central garden respectively
- Kindergarten resides at the NW corner of campus, early education at the SE corner of campus
- Third grade occupies portable classrooms along the west side of campus
- Fourth and fifth grades occupy permanent and modular classrooms along the east side of campus
- The auditorium, library and multipurpose room situate at the NE corner of campus
- Special education distributes in several locations
- Music, art, science and STEM distribute in several locations
- After school programs occupy classrooms at the front of school adjacent to Pearl Street as well as two of the portable classrooms in shared use with music and art

KEY TO CAMPUS OCCUPANCY MAP AT COMPLETION OF GROUP 1 PROJECTS	
1	Front office and school support
2	Auditorium
3	Library
4	Multipurpose room and kitchen
5	Faculty lounge
6	Special education
7	Two Pre-K classrooms
8	Four Kindergarten classrooms
9	Four 1st grade classrooms
10	Four 2nd grade classrooms
11	Four 3rd grade classrooms
12	Three 4th grade classrooms
13	Three 5th grade classrooms
14	STEM classroom
15	Science classroom
16	Shared music and art
17	Shared after school and art
18	After school programs



CAMPUS OCCUPANCY IN THE EXISTING CONDITION

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 603 students this represents a 15% increase in student population at Grant 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 6.01 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 60,585 GSF occupy the Grant 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

600-700 Students	*Quantity*	*Student Teacher Ratio*	*Total Student Count*	*ASF/Rm*	*Total ASF*
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**

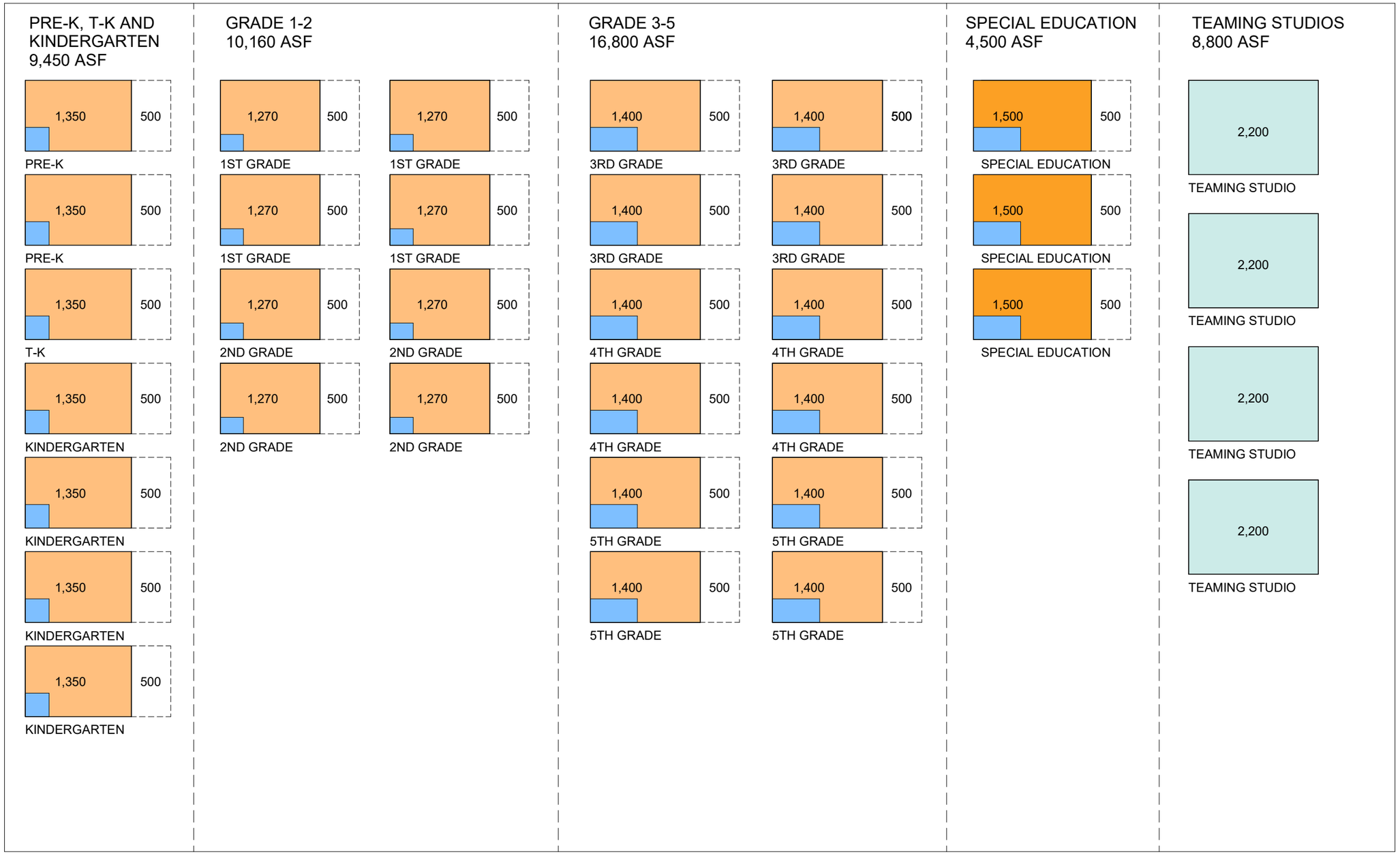
SUPPORT FACILITIES PLANNED SPACE NEED

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**

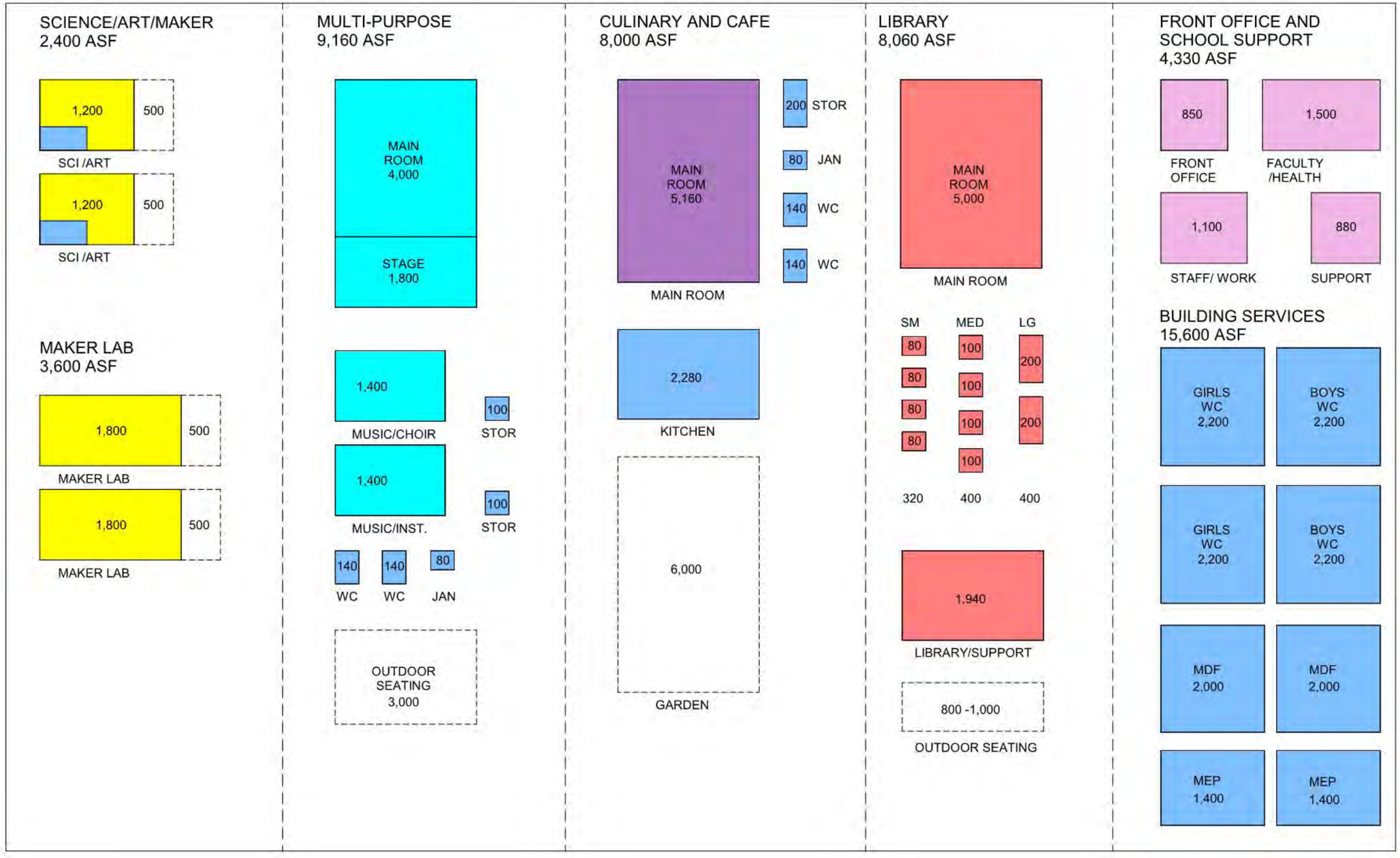
OUTDOOR FACILITIES PLANNED SPACE NEED

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	
	Stalls	*SF/Stall*		
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



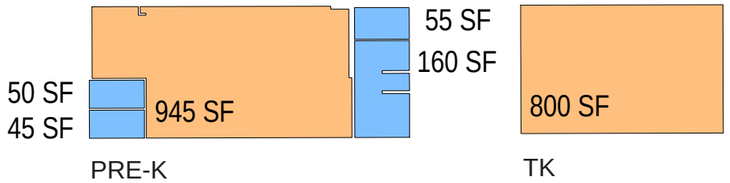
Pre-K and Kindergarten Existing Spaces and Planned Space Need

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/support)	1	1,255	1,255	1	1,350	1,350	95
Pre-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	0	0	0	1	1,350	1,350	1,350
T-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	1	800	800	1	1,350	1,350	550
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38; includes restrooms/support)	1	1,435	1,435	1	1,350	1,350	85
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38; includes restrooms/support)	1	1,115	1,115	1	1,350	1,350	235
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38; includes restrooms/support)	1	1,005	1,005	1	1,350	1,350	345
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38; includes restrooms/support)	1	1,225	1,225	1	1,350	1,350	125
Totals:	**6**		**6,835**	**7**		**9,450**	**2,615**

Pre-K and Kindergarten Existing and Planned Space Metrics



EXISTING PRE-K,T-K AND KINDERGARTEN @ 6,835 ASF



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

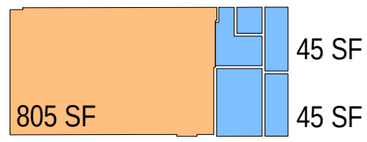
1st and 2nd Grade Existing Spaces and Planned Space Need

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

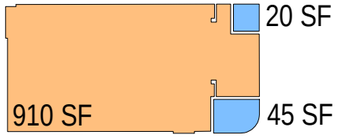
GRADES 1-2 EXISTING SPACES AND PLANNED SPACE NEED

		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	1,070	1,070	1	1,200	1,200	130
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,020	1,020	1	1,200	1,200	180
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	975	975	1	1,200	1,200	225
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,020	1,020	1	1,200	1,200	180
1st Grade Resource	0	0	0	2	80	160	160
1st Grade Storage	0	0	0	2	60	120	110
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	950	950	1	1,200	1,200	250
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	890	890	1	1,200	1,200	310
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	975	975	1	1,200	1,200	225
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	890	890	1	1,200	1,200	310
2nd Grade Resource	0	0	0	2	80	160	160
2nd Grade Storage	0	0	0	2	60	120	120
Totals:	**8**		**7,790**	**16**		**10,160**	**2,370**

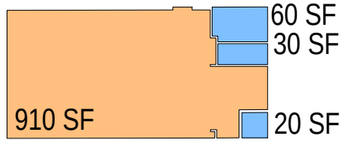
1st and 2nd 2nd Grade Existing and Planned Space Metrics



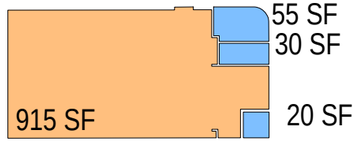
1ST GRADE



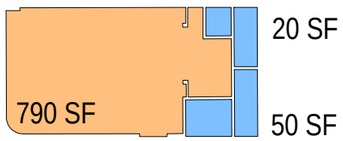
1ST GRADE



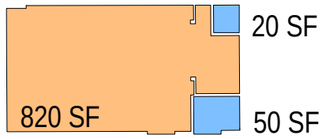
1ST GRADE



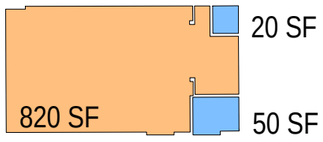
1ST GRADE



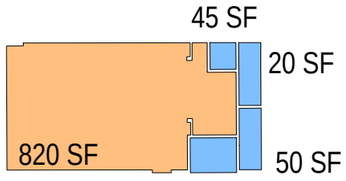
2ND GRADE



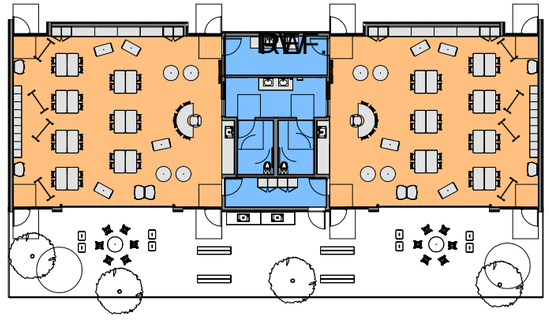
2ND GRADE



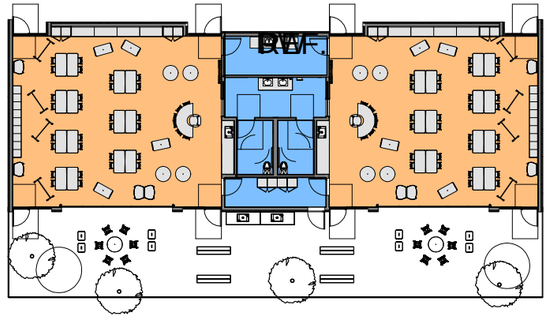
2ND GRADE



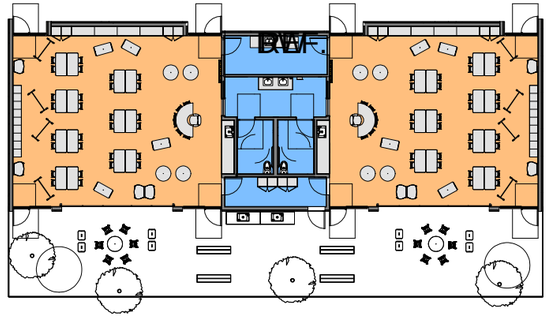
2ND GRADE



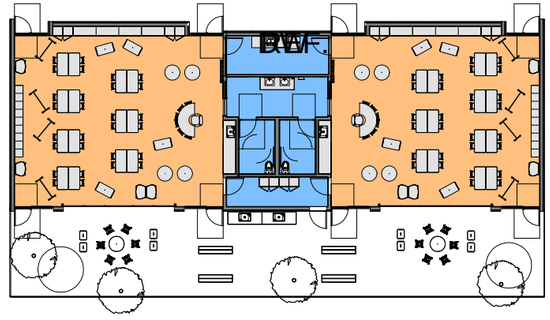
1ST GRADE 1ST GRADE



1ST GRADE 1ST GRADE



2ND GRADE 2ND GRADE



2ND GRADE 2ND GRADE

EXISTING LOWER ELEMENTARY @ 7,790 ASF

PLANNED LOWER ELEMENTARY @ 10,160 ASF

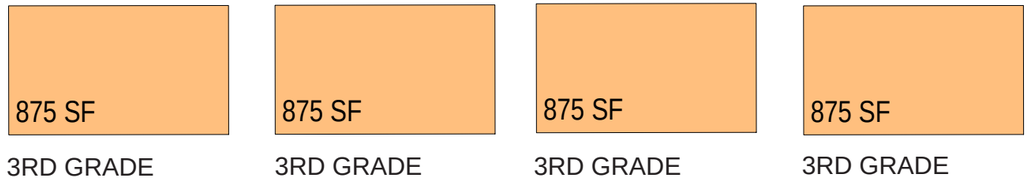
Grades 3-5 Existing Spaces and Planned Space Need

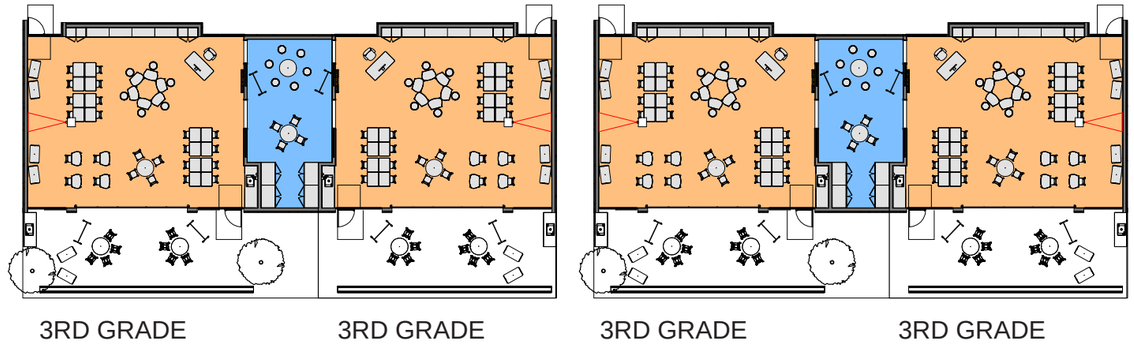
Space standards for upper elementary classrooms provided in the 2019 SMMUSD Education Specifications differ significantly from both existing conditions and current standards.

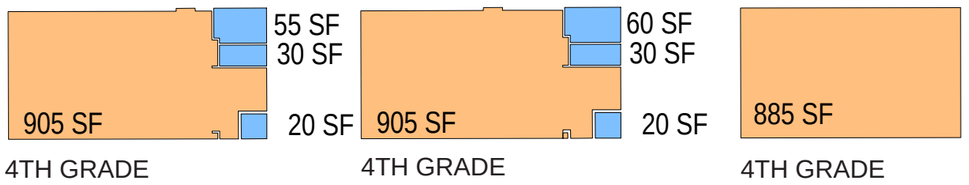
GRADES 3-5 EXISTING SPACES AND PLANNED SPACE NEED

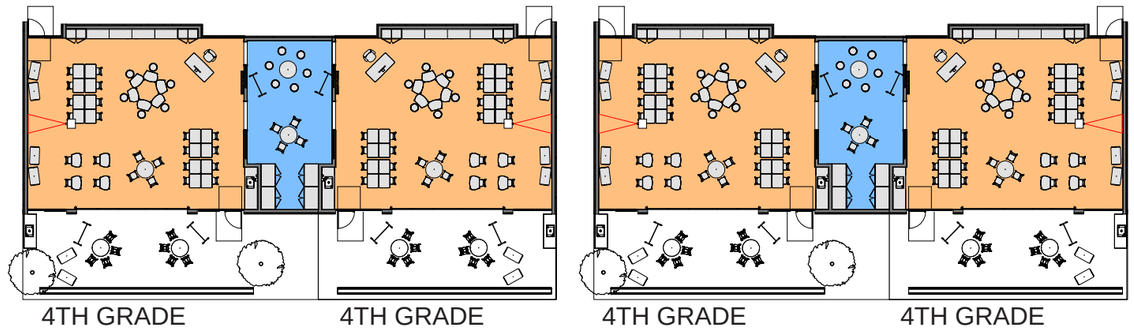
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	875	1	1,200	1,200	325
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	875	1	1,200	1,200	325
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	875	1	1,200	1,200	325
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	875	875	1	1,200	1,200	325
3rd Grade Think Tank (4 @ 200 SF within classrooms)	0	0	0	4	200	800	800
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	885	885	1	1,200	1,200	315
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,010	1,010	1	1,200	1,200	190
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,015	1,015	1	1,200	1,200	185
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	0	1	1,200	1,200	1,200
4th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	0	4	200	800	800
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	885	885	1	1,200	1,200	315
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	885	885	1	1,200	1,200	315
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	885	885	1	1,200	1,200	315
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	0	1	1,200	1,200	1,200
5th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	0	4	200	800	800
Totals:	**10**		**9,065**	**24**		**16,800**	**7,735**

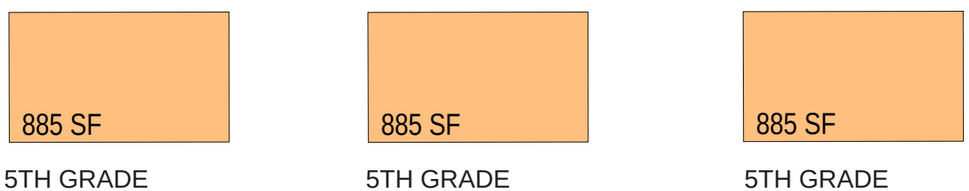
Grades 3-5 Existing and Planned Space Metrics

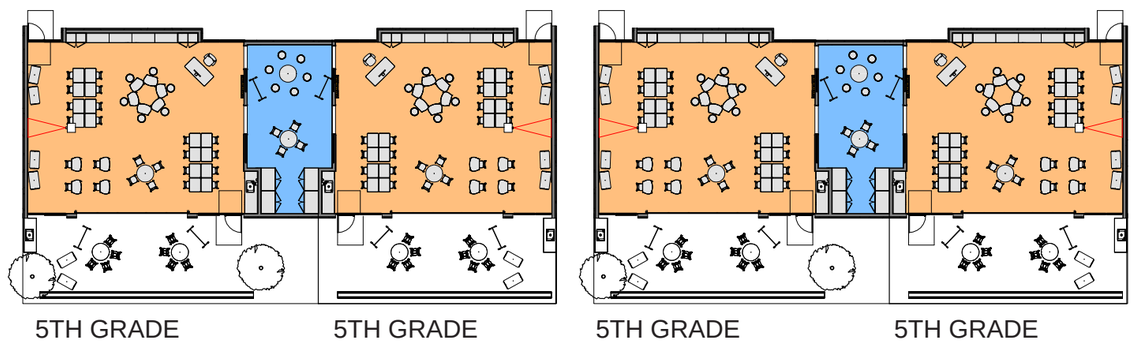












EXISTING UPPER ELEMENTARY @ 9,065 ASF

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.

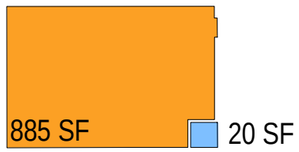
SPECIAL EDUCATION EXISTING SPACES AND PLANNED SPACE NEED

	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
Special Education Classroom K-5th	1	905	905	n/a	n/a	n/a	905
Special Needs Classroom (includes storage and support)	1	1,130	1,130	n/a	n/a	n/a	1,130
Social Skills Classroom (includes storage and support)	1	1,035	1,035	n/a	n/a	n/a	1,035
Speech room	1	255	255	n/a	n/a	n/a	255
Literacy room	1	355	355	n/a	n/a	n/a	355
Totals:	**5**		**3,680**	**3**		**4,500**	**820**

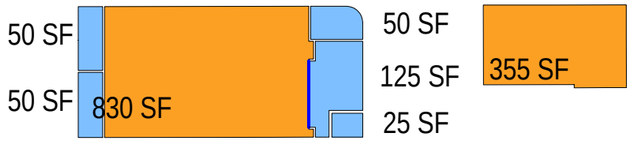
Special Education Existing and Planned Space Metrics



SOCIAL SKILLS



SPEC.ED K-5 GRADE



SPECIAL NEEDS

LITERACY



SPEECH



SPECIAL EDUCATION



SPECIAL EDUCATION



SPECIAL EDUCATION

EXISTING SPECIAL EDUCATION @ 3,680 ASF

PLANNED SPECIAL EDUCATION @ 4,500 ASF

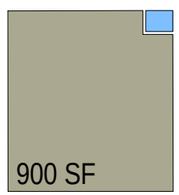
After School/Teaming Studios Existing Spaces and Planned Space Needs

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.

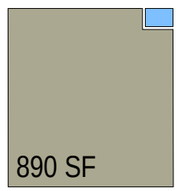
TEAMING STUDIOS AND CITY/DISTRICT SPECIAL PROGRAMS EXISTING SPACES AND PLANNED SPACE NEED

	EXISTING			*PLANNED*			*DEFICIT*
	Quantity	*ASF/Rm*	*Total ASF*	*Quantity*	*ASF/Rm*	*Total ASF*	*ASF*
City of Santa Monica CREST classroom	1	920	920	n/a	n/a	n/a	920
City of Santa Monica CREST classroom (shares with art at 880 SF @50%)	1	440	440	n/a	n/a	n/a	440
SMMUSD School Aged Program (SAP)	1	905	905	n/a	n/a	n/a	905
Teaming Studio 1				1	2,200	2,200	2,200
Teaming Studio 2				1	2,200	2,200	2,200
Teaming Studio 3				1	2,200	2,200	2,200
Teaming Studio 4				1	2,200	2,200	2,200
Totals:	**3**		**2,265**	**4**		**8,800**	**6,535**

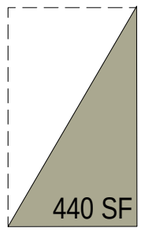
After School/Teaming Studios Existing and Planned Space Metrics



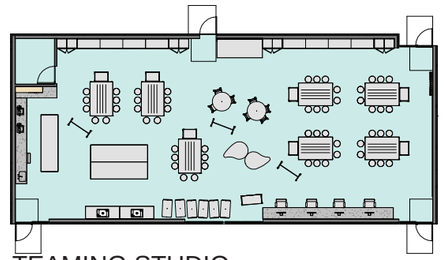
CREST



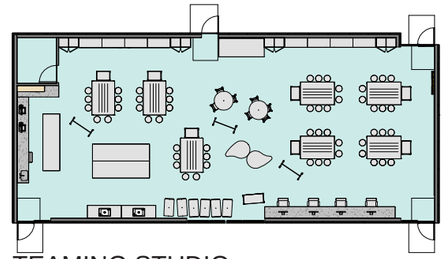
CDS / SAP



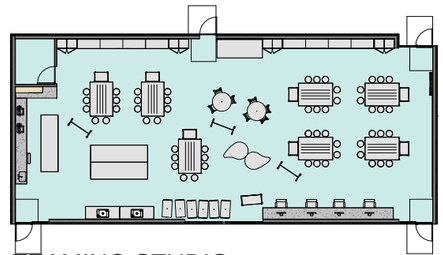
CREST



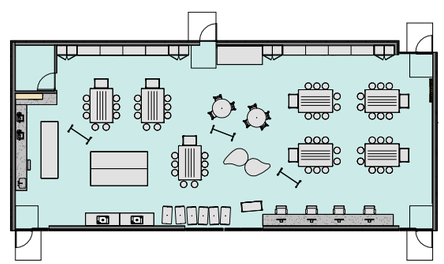
TEAMING STUDIO



TEAMING STUDIO



TEAMING STUDIO



EXISTING AFTER SCHOOL PROGRAMS @ 2,265 ASF

PLANNED TEAMING STUDIOS @ 8,800 ASF

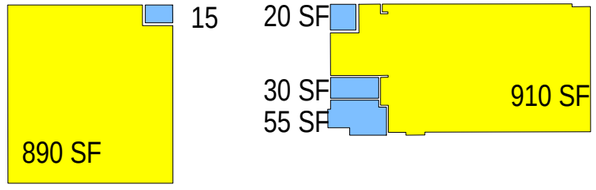
Science, Art and Maker Lab Existing Spaces and Planned Space Need

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

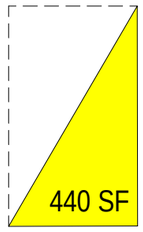
		EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Science classroom	1	905	905	n/a	n/a	n/a	905
Art classroom (shares with CREST or music programs at 880 SF @50%)	2	440	880	n/a	n/a	n/a	880
Art classroom (including storage)	1	1,015	1,015	n/a	n/a	n/a	1,015
Science/Art 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:	**4**		**2,800**	**4**		**6,000**	**3,200**

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

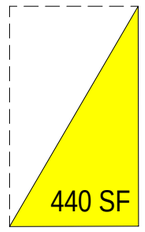


SCIENCE

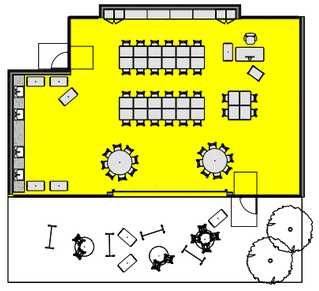
ART



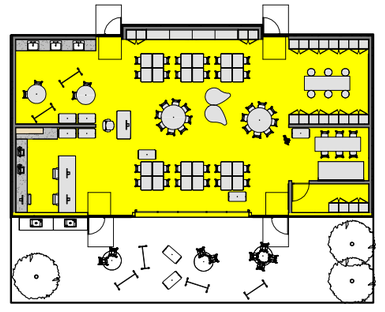
ART



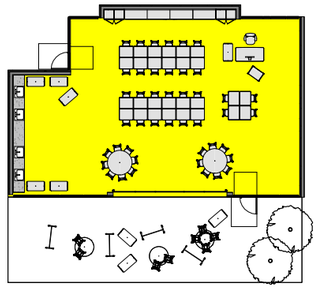
ART



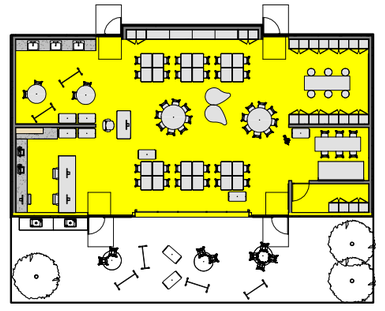
SCIENCE /ART



MAKER LAB



SCIENCE /ART



MAKER LAB

EXISTING SCIENCE AND ART CLASSROOMS @ 2,800 ASF

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

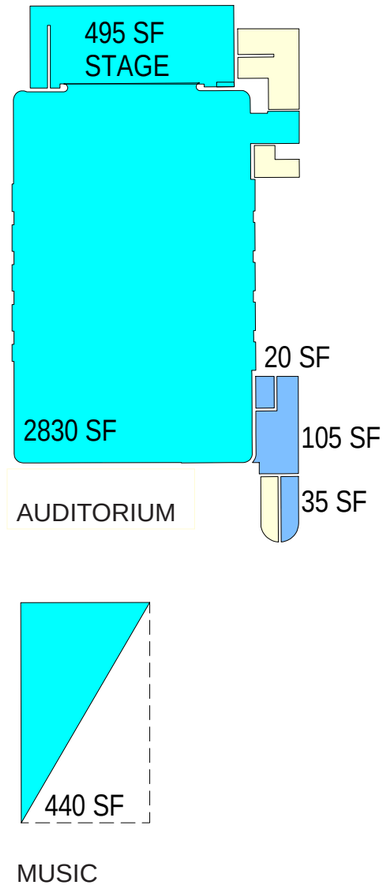
Multi Purpose Auditorium Existing Spaces and Planned Space Need

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.

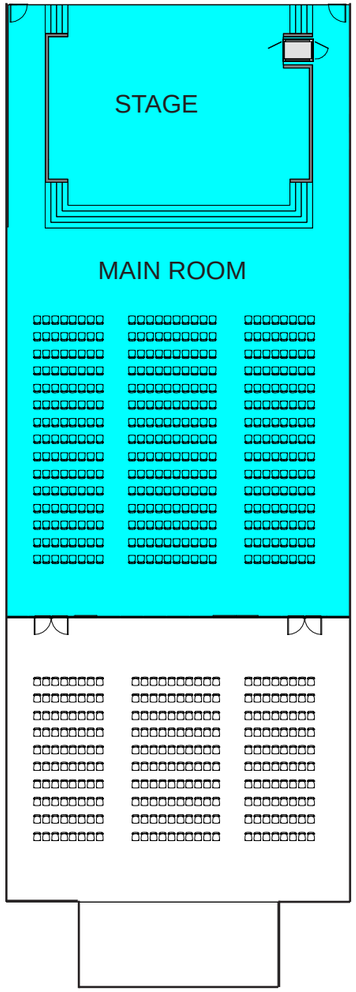
MULTI-PURPOSE AUDITORIUM EXISTING SPACES AND PLANNED SPACE NEED

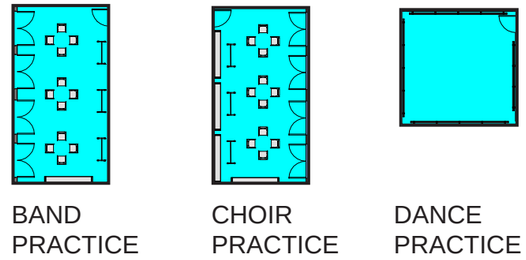
	EXISTING			*PLANNED*			*DEFICIT*
	Quantity	*ASF/Rm*	*Total ASF*	*Quantity*	*ASF/Rm*	*Total ASF*	*ASF*
Multipurpose Room / Auditorium	1	2,830	2,830	n/a	n/a	n/a	2,830
Stage	1	495	495	n/a	n/a	n/a	495
Music classroom (880 SF shared with art @ 50%)	1	440	440	n/a	n/a	n/a	440
Storage	3	varies	160	n/a	n/a	n/a	160
Assembly space (dedicated @ 100%)				1	4,000	4,000	4,000
Stage				1	1,800	1,800	1,800
Music/band/choir classroom (includes 100 SF storage)				2	1,500	3,000	3,000
Custodial				1	80	80	80
Lobby restrooms				2	140	280	280
Totals:	**6**		**3,925**	**7**		**9,160**	**5,235**

Multi Purpose Auditorium Existing Spaces and Planned Space Metrics



EXISTING AUDITORIUM AND MUSIC @ 3,925 ASF





PLANNED AUDITORIUM AND MUSIC @ 9,160 ASF

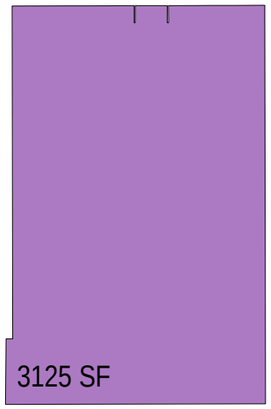
Multi Purpose Culinary Cafe Existing Spaces and Planned Space Need

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..

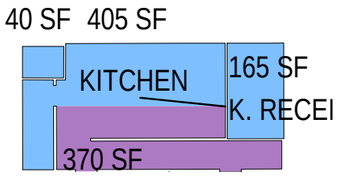
MULTI-PURPOSE CULINARY CAFE EXISTING SPACES AND PLANNED SPACE NEED

	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Multipurpose cafeteria	1	3,125	3,125	n/a	n/a	n/a	3,125
Kitchen	1	405	405	1	2,280	2,280	1,875
Restrooms	1	40	40	2	140	280	240
Kitchen Servery	1	370	370	n/a	n/a	n/a	370
Culinary cafe main room				1	5,160	5,160	5,160
Storage				1	200	200	200
Custodial				1	80	80	80
Kitchen Receiving Area	1	165	165	n/a	n/a	n/a	165
Totals:	**5**		**4,105**	**6**		**8,000**	**3,895**

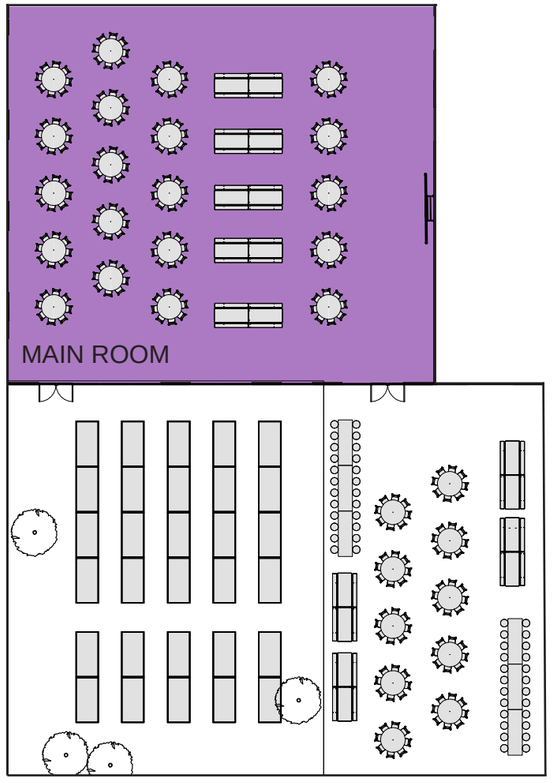
Multi Purpose Culinary Cafe Existing Spaces and Planned Space Metrics



CAFETERIA



SERVE

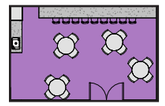


LEARNING GARDEN

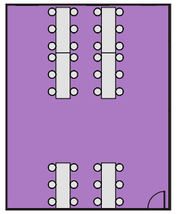
LUNCH SHELTER



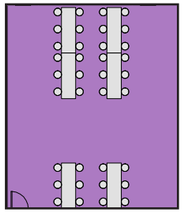
KITCHEN



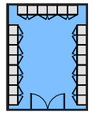
TEACHER/ STAFF DINING



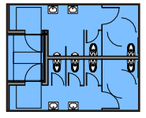
CAFE/ CULINARY CLASSROOM



CAFE/ CULINARY CLASSROOM



STORAGE



WC



CUSTODIAN

EXISTING CAFETERIA, KITCHEN AND SERVERY @ 4,105 ASF

PLANNED CULINARY CAFE AND CLASSROOMS @ 8,000 ASF

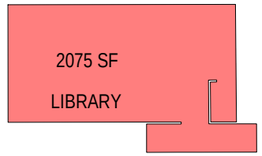
Library Existing Spaces and Planned Space Need

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.

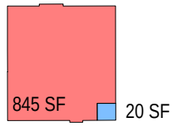
LIBRARY EXISTING SPACES AND PLANNED SPACE NEED

		EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Main library circulation desk and stacks	1	2,075	2,075	1	3,300	3,300	1,225
Computer lab	1	865	865	n/a	n/a	n/a	865
Book room	1	250	250	n/a	n/a	n/a	250
Instructional area				1	1,700	1,700	1,700
Large group study rooms (up to 10 students)				2	200	400	400
Small study rooms				4	100	400	400
Individual study rooms				4	80	320	320
Librarian office				1	180	180	180
Librarian workroom				1	100	100	100
Textbook storage room				1	960	960	960
Instructional storage room				1	200	200	200
Staff and public restrooms				2	70	140	140
Student restrooms				2	180	360	360
Totals:	**3**		**3,190**	**20**		**8,060**	**4,870**

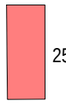
Library Existing Spaces and Planned Space Metrics



LIBRARY

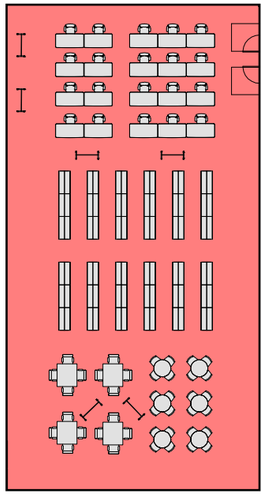


COMPUTER LAB



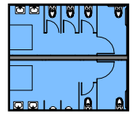
TEXTBOOK

EXISTING LIBRARY @ 3,190 ASF



MAIN ROOM

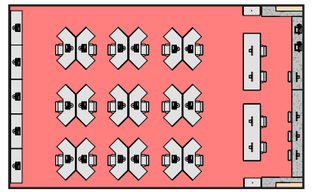
OUTDOOR /LIBRARY READING ROOM



STUDENT RESTROOMS



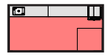
STAFF& PUBLIC RESTROOMS



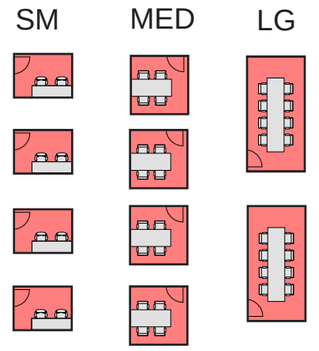
LIBRARY/SUPPORT

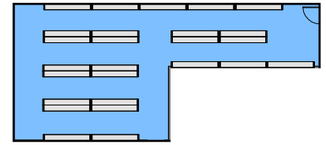


LIBRARIAN OFFICE



LIBRARIAN WORKROOM





TEXT BOOK STORAGE

PLANNED LIBRARY @ 8,060 ASF

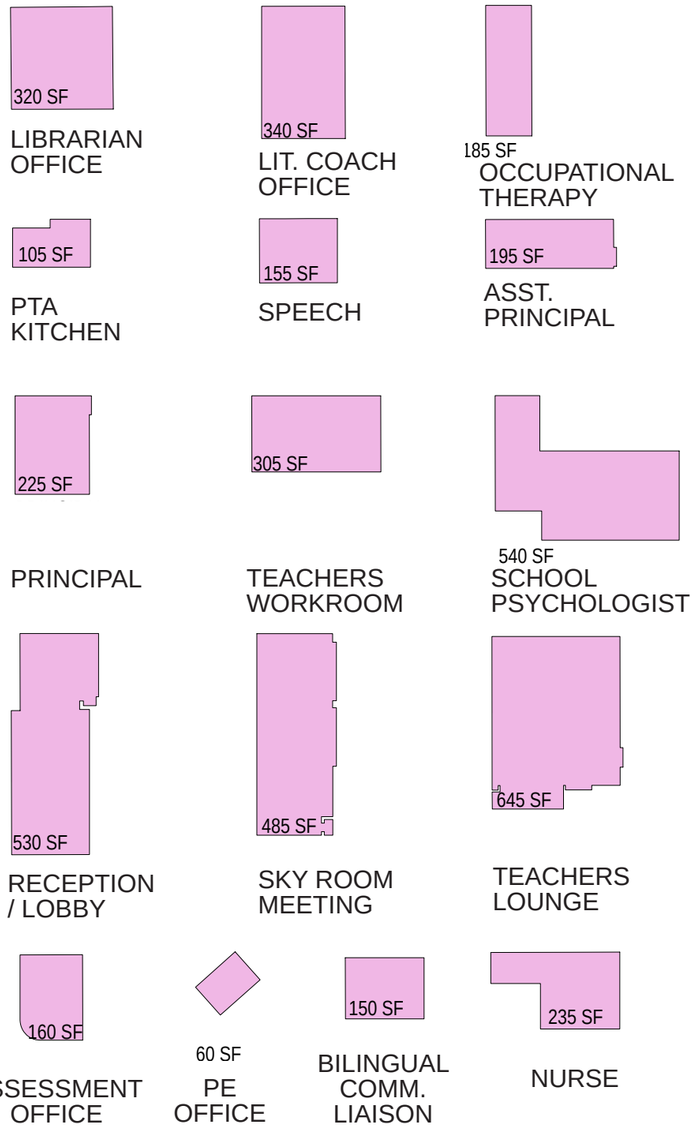
Front Office and School Support Existing and Planned Space Needs

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.

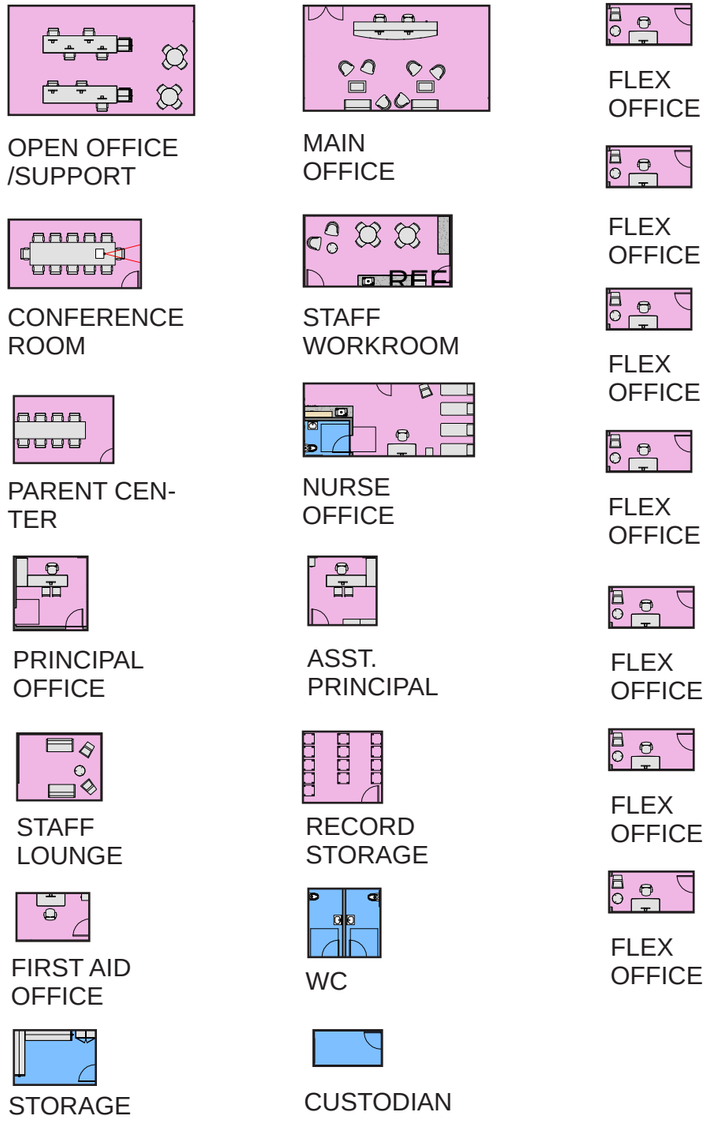
FRONT OFFICE AND SCHOOL SUPPORT EXISTING SPACES AND PLANNED SPACE NEED

	EXISTING			*PLANNED*			*DELTA*
	Quantity	*ASF/Rm*	*Total ASF*	*Quantity*	*ASF/Rm*	*Total ASF*	*ASF*
Public waiting				1	400	400	400
Parent center/conference				1	200	200	200
Clerical front office	1	530	530	1	250	250	280
Principal's office (with restroom)	1	225	225	1	220	220	5
Principal's conference room (accommodate 6-8 individuals)	1	485	485	1	200	200	285
Assistant principal's office	1	195	195	1	160	160	35
Counselor offices	1	160	160	2	110	220	60
Psychologist office	1	540	540	n/a	n/a	n/a	540
Itinerant offices (parent/teacher conference, speech therapy, and other)	2	varies	340	4	100	400	60
Literary coach office	1	340	340	n/a	n/a	n/a	340
PE office	1	60	60	n/a	n/a	n/a	60
Bilingual Community liaison	1	150	150	n/a	n/a	n/a	150
PTA kitchen	1	105	105	n/a	n/a	n/a	105
Records storage, files and supplies				1	200	200	200
Open office work area (volunteer, meeting, files, equipment)				1	400	400	400
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	235	235	1	400	400	165
Librarian office	1	320	320	n/a	n/a	n/a	320
Health aid office				1	100	100	100
Teacher and staff workroom	1	305	305	1	200	200	105
Teacher and staff lounge	1	645	645	1	300	300	345
Faculty restrooms				2	80	160	160
Janitor closet				1	80	80	80
Totals:	**16**		**4,635**	**23**		**4,330**	**305**

Front Office and School Support Existing and Planned Space Metrics



EXISTING FRONT OFFICE AND SCHOOL SUPPORT @ 4,635 ASF



PLANNED FRONT OFFICE AND SCHOOL SUPPORT @ 4,330 ASF

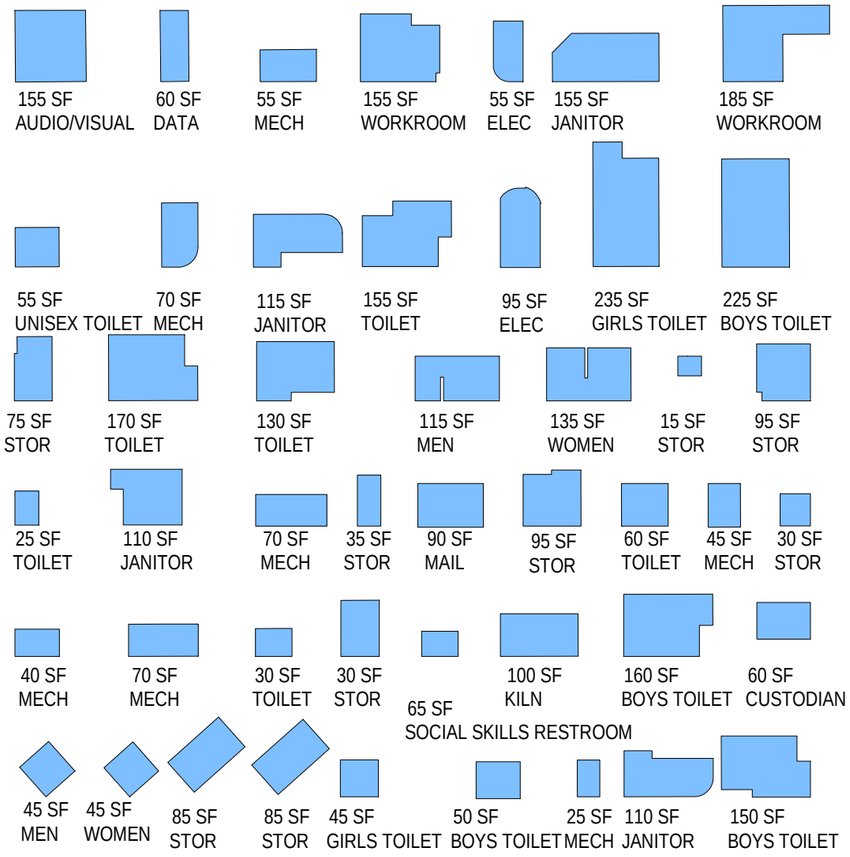
Building Services Existing Spaces and Planned Space Needs

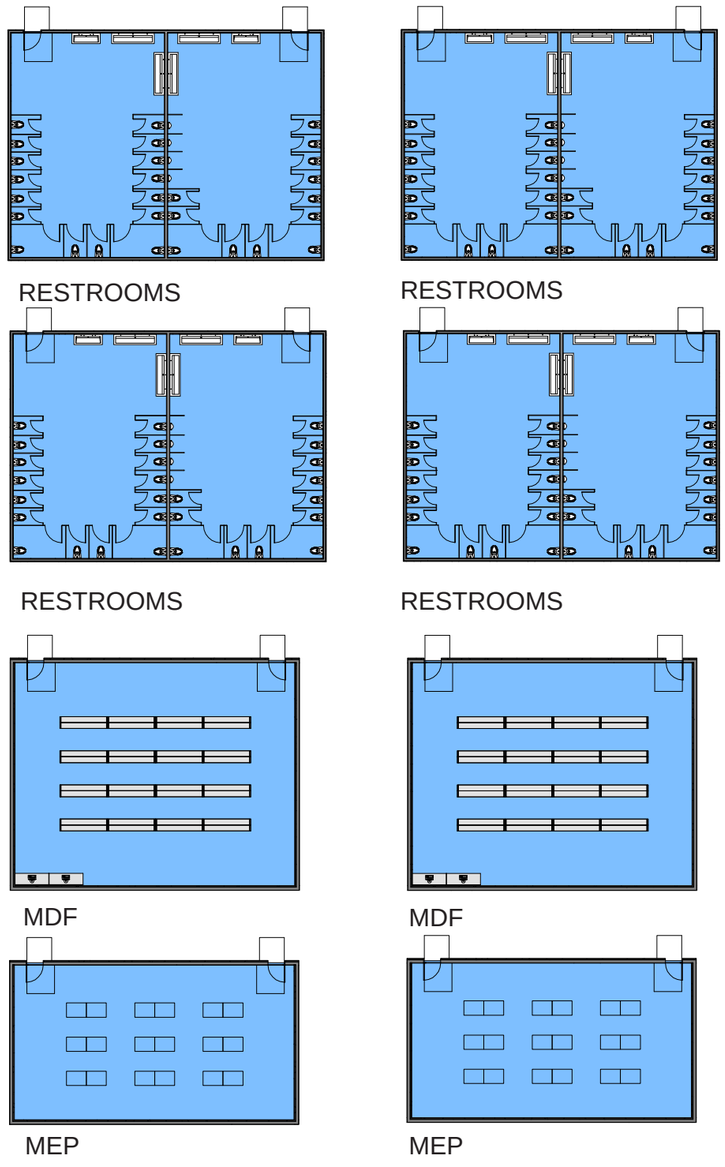
The 2019 SMMUSD Education Specifications provide space standards for the restrooms and building services that heretofore have not existed. Restrooms in the existing condition are too few and undersized in both capacity and by current accessibility standards. Space standards for MEP and IT/AV equipment 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	4	varies	580	2	2,220	4,400	3,820
Girls' restrooms	4	varies	610	2	2,200	4,400	3,790
Unisex restrooms	6	varies	365	n/a	n/a	n/a	365
Men's restrooms	2	varies	160	n/a	n/a	n/a	160
Women's restrooms	2	varies	180	n/a	n/a	n/a	180
Custodial	5	varies	550	n/a	n/a	n/a	550
Storage	13	varies	1,075	n/a	n/a	n/a	1,075
MEP service rooms	9	varies	525	2	1,400	2,800	2,275
MDF	2	varies	215	2	2,000	4,000	3,785
Totals:	**47**		**4,260**	**8**		**15,600**	**11,340**

Building Services Existing and Planned Space Metrics





EXISTING BUILDING SERVICES @ 4,260 ASF

PLANNED BUILDING SERVICES @ 15,600 ASF

Outdoor Instruction and Play Existing Spaces and Planned Space Needs

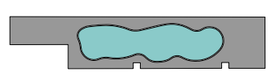
The 2019 SMMUSD Education Specifications adopt a new philosophy of the role of outdoor space in the education of the whole child with an emphasis on integration not separation of fields and playgrounds from the classroom. Importantly all classrooms, specialized and flexible rooms include adjacent, contiguous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

OUTDOOR INSTRUCTIONAL EXISTING SPACES AND PLANNED SPACE NEEDS

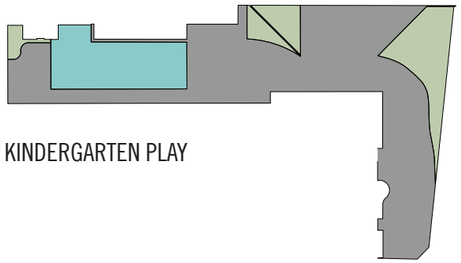
	EXISTING			*PLANNED*			*DELTA*
	Students	*SF/Student*	*Total SF*	*Students*	*SF/Student*	*Total SF*	*SF*
Early childhood play	41	92	3,765	60	75	4,500	735
Kindergarten play	88	136	11,960	96	50	4,800	7,160
Elementary play	474	225	106,620	532	121	64,400	46,620
Outdoor library reading room			0			800	800
Lunch shelter			0			1,800	1,800
Learning garden			1,175			5,000	3,825
Outdoor performance			0			5,200	5,200
Outdoor Classrooms (excludes early childhood and kindergarten from above)			0	27 Classrms	500	13,500	13,500
			123,520		**Total Space Need**	**95,600**	**2.30 Acres**	**27,920**

	EXISTING			*PLANNED*			*DELTA*
	Spaces	*SF/Space*	*Total SF*	*Spaces*	*SF/Space*	*Total SF*	*SF*
Vehicular Parking	62	464	28,775	100	350	35,000	0.80 Acres	6,225

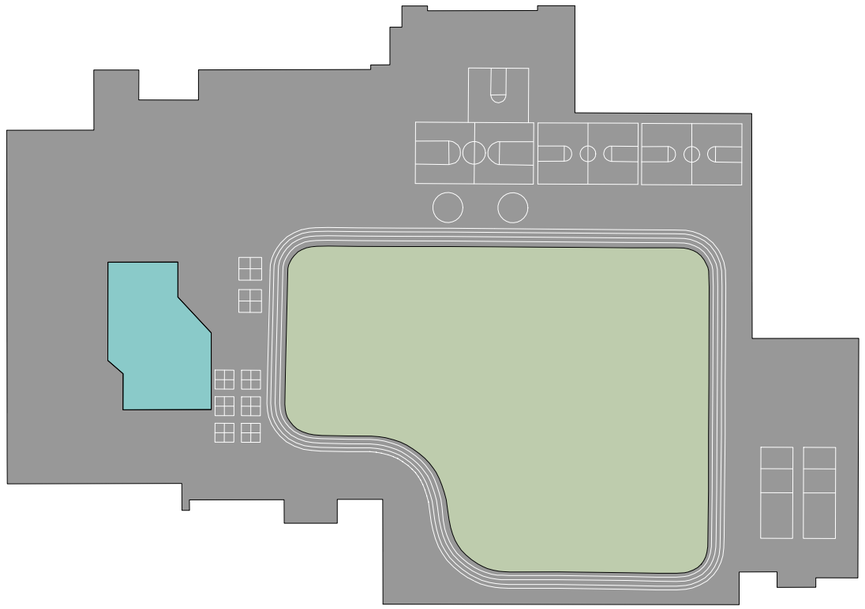
Outdoor Instruction and Play Existing and Planned Space Metrics



CHILDHOOD PLAY

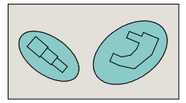


KINDERGARTEN PLAY

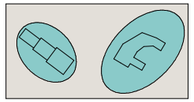


ELEMENTARY PLAY

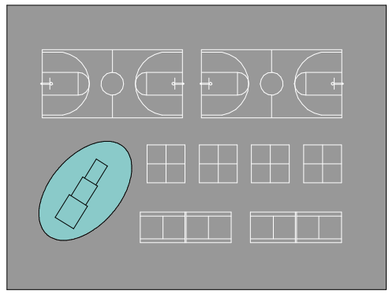
EXISTING OUTDOOR INSTRUCTION AND PLAY @ 122,345 SF (2.80 AC)



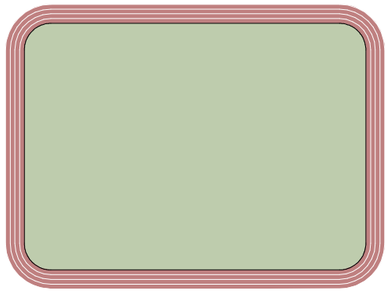
CHILDHOOD PLAY



KINDERGARTEN PLAY

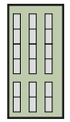


ELEMENTARY PLAY

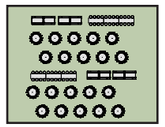




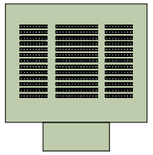
OUTDOOR LIBRARY/
READING ROOM



LUNCH
SHELTER



LEARNING
GARDEN



OUTDOOR
PERFORMANCE



1ST GRADE



2ND GRADE



3RD GRADE



4TH GRADE



5TH GRADE



SPECIAL ED.



SCIENCE/ART



MAKER LAB

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

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GRANT ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



2019 EDUCATION SPECIFICATIONS

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Grant Elementary School
2368 Pearl Street
Santa Monica, CA 90405

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

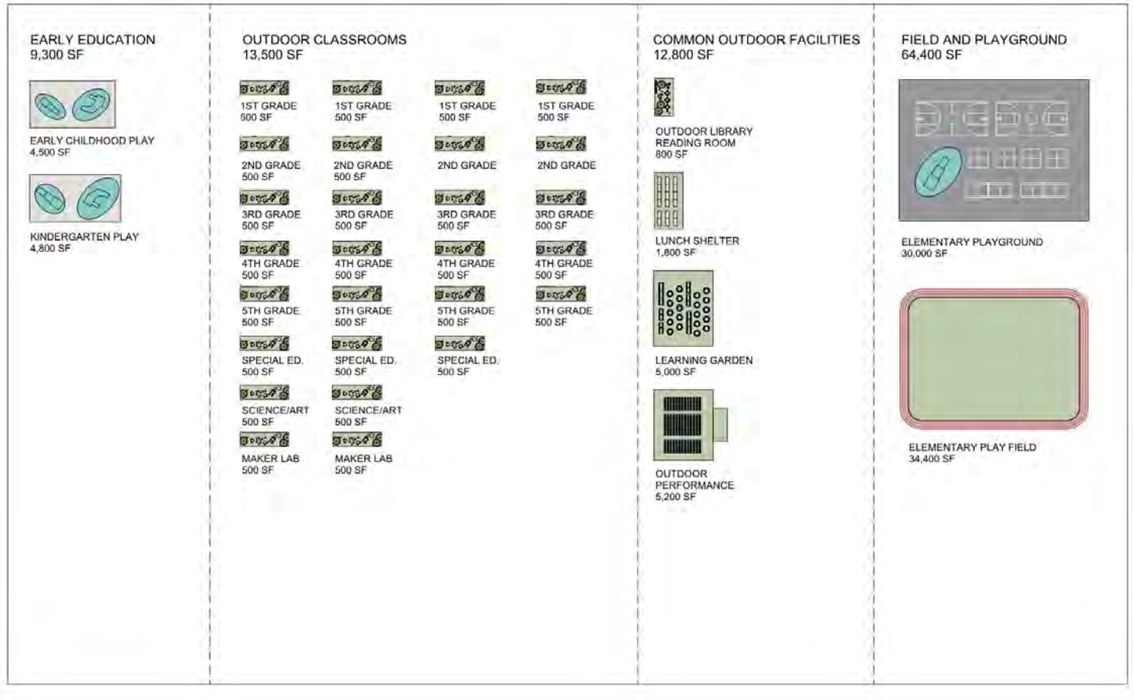
600-700 Students	*Quantity*	*Students*	*ASF/Rm*	*Total ASF*
Core Classrooms	**30**	**688**		**40,910**
Pre-K	2	40	1,350	2,700
T-K	1	20	1,350	1.350
Kindergarten	4	72	1,350	5,400
1st and 2nd Grades	8	192	1,270	10,160
3rd -5th Grades	12	360	1,400	16,800
Special Education	3	24	1,500	4,500
Specialized/Flexible 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









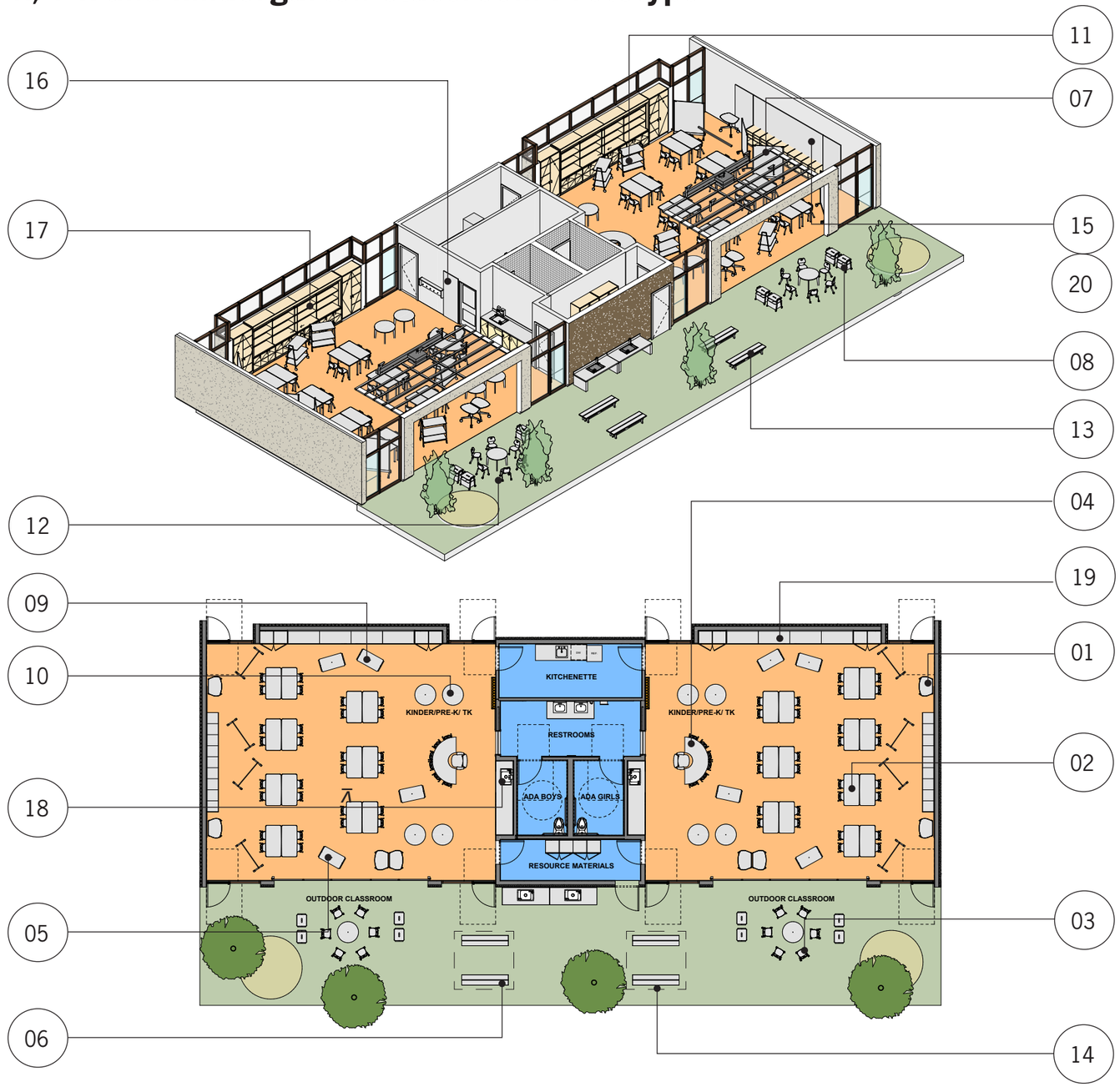
PRE-K,T-K AND KINDERGARTEN PLANNED SPACE NEED

Pre-K/-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, T-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











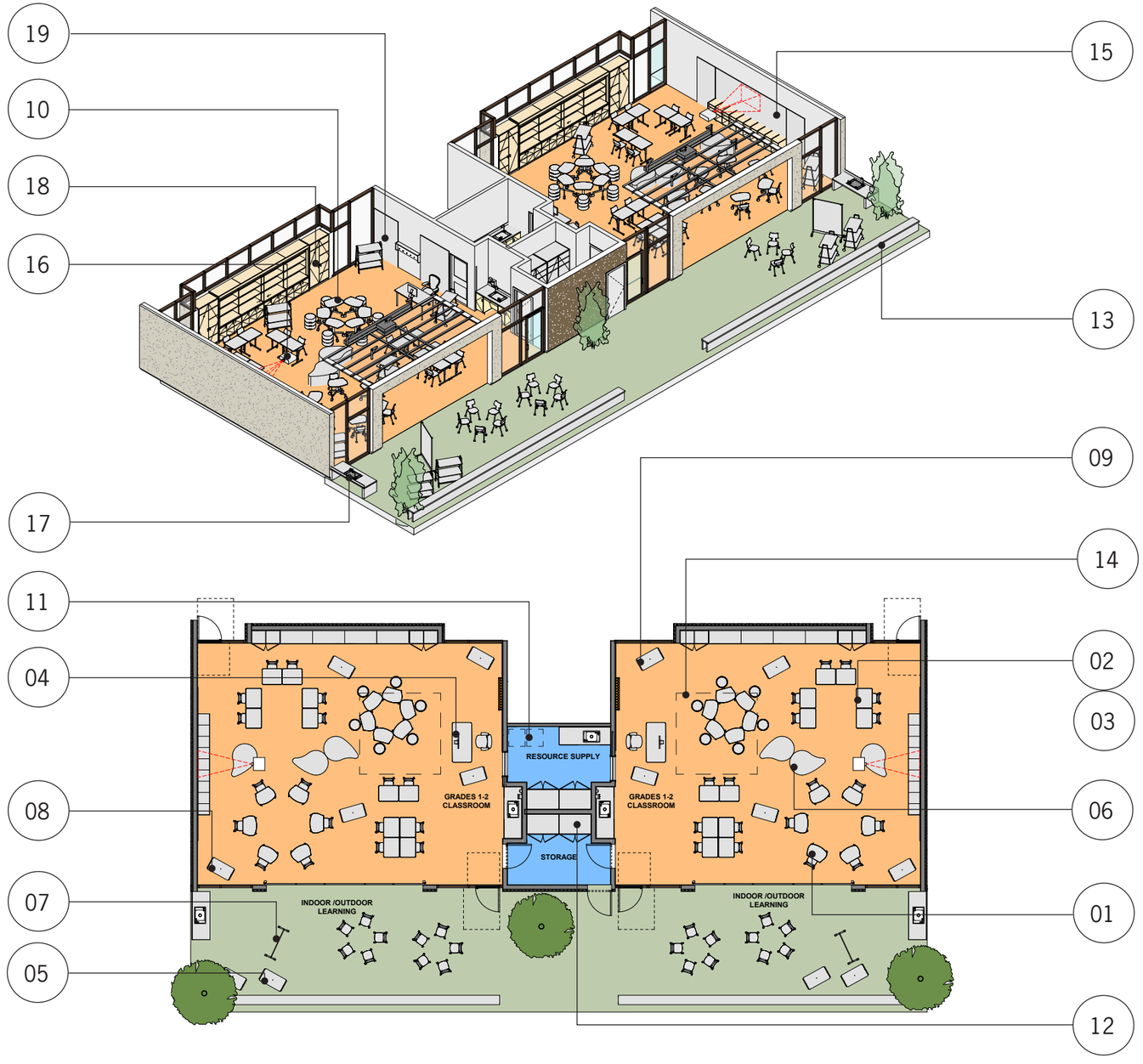
GRADES 1-2 CLASSROOMS PLANNED SPACE NEED

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





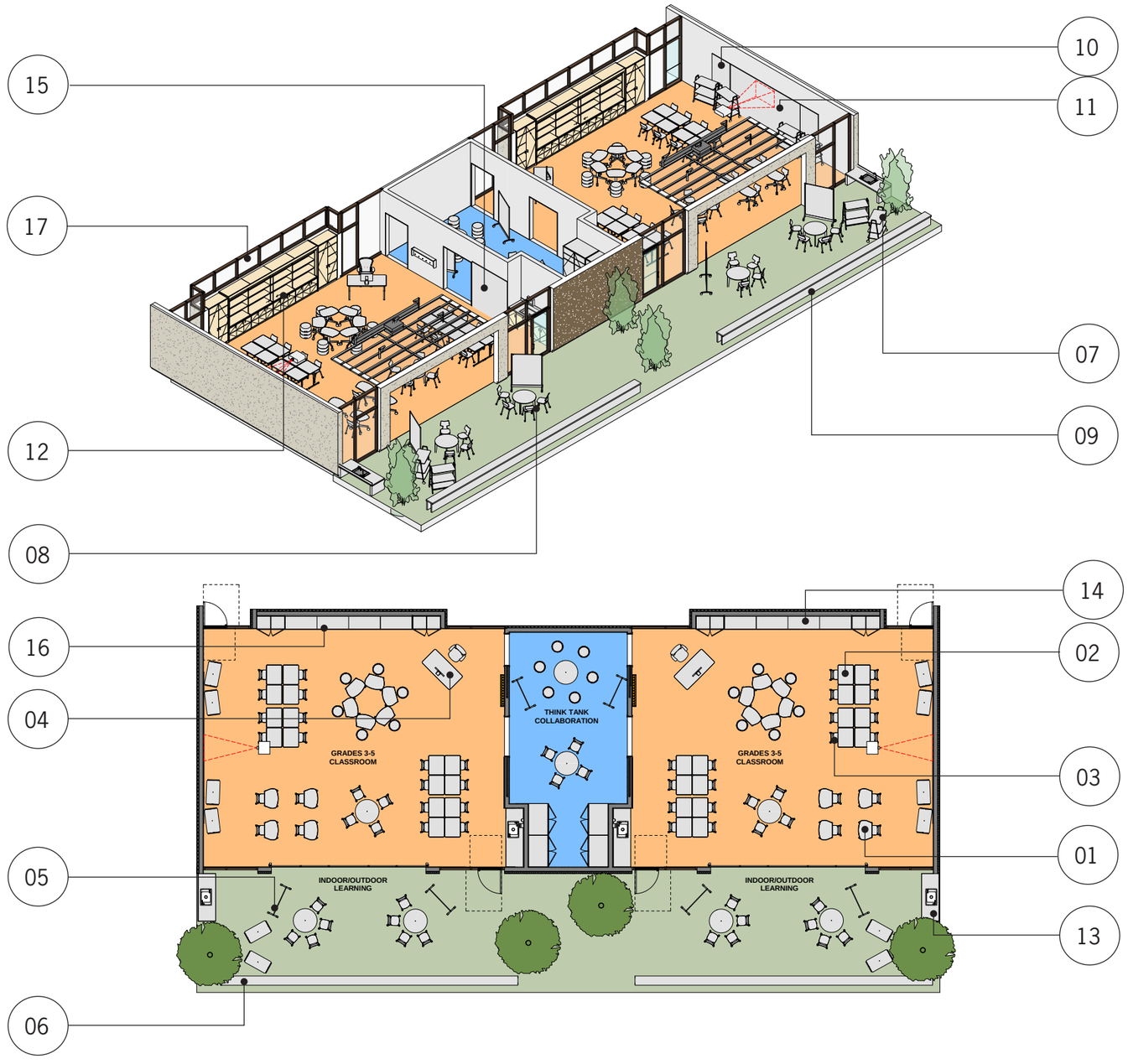




GRADES 3-5 CLASSROOMS PLANNED SPACE NEED			
30 Students	*Quantity*	*ASF/Rm*	*Total ASF*
Indoor			
Classroom	1		1,200
Think Tank	1	200	200
	Indoor Floor Area		**1,400**
Other			
Outdoor classroom	1		500
	Other Outdoor Floor Area		**500**

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 hoyer 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





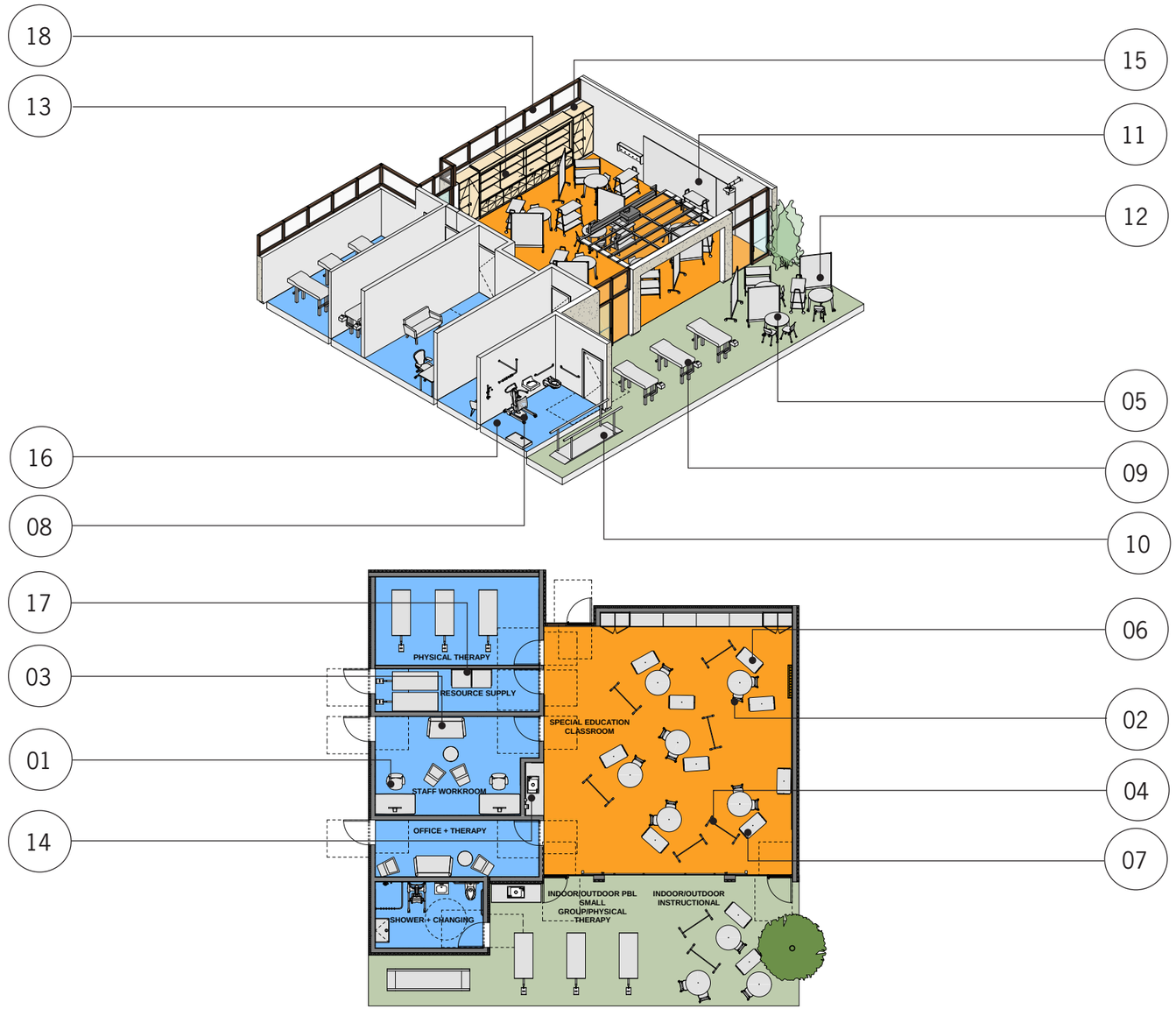
SPECIAL EDUCATION PLANNED SPACE NEED

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









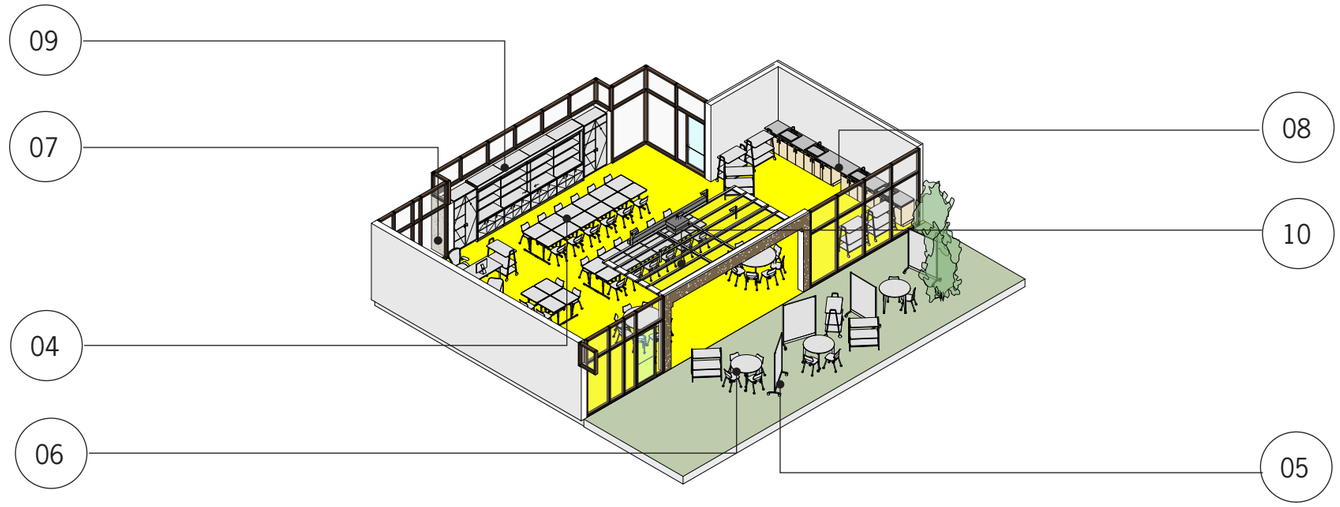
SCIENCE AND ART PLANNED SPACE NEED

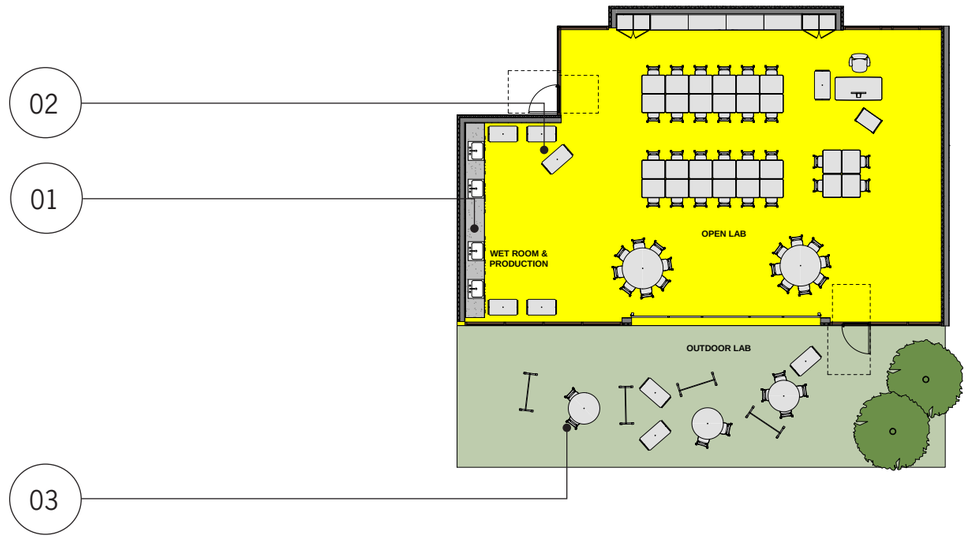
30-32 Students	*Quantity*	*ASF/Rm*	*Total ASF*
Indoor			
Classroom	1		1,000
Workroom and resource	2	100	200
	Indoor Floor Area		**1,200**
Other			
Outdoor classroom	1		500-800
	Other Floor Area		**500-800**

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







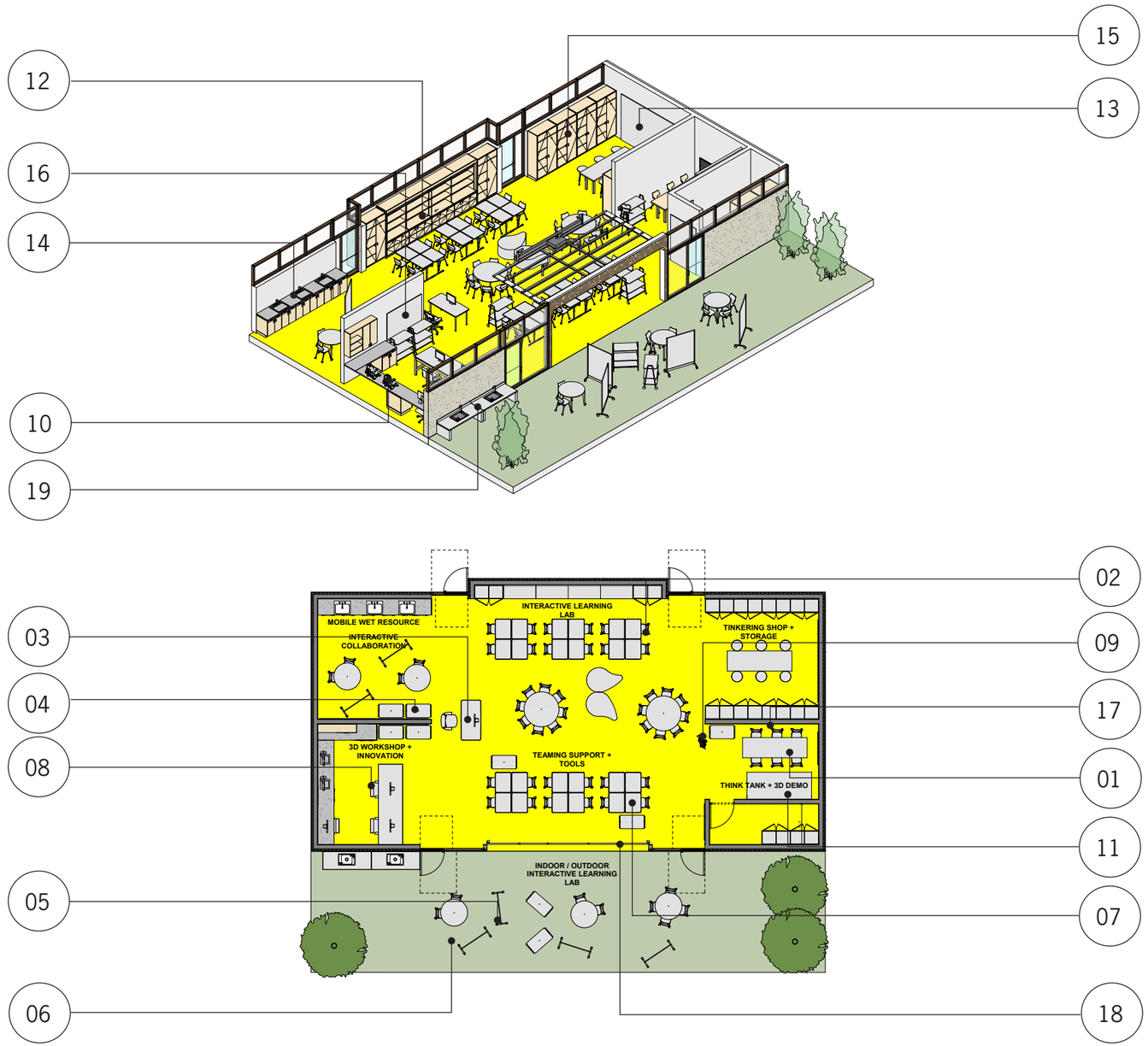
MAKER LAB PLANNED SPACE NEED

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









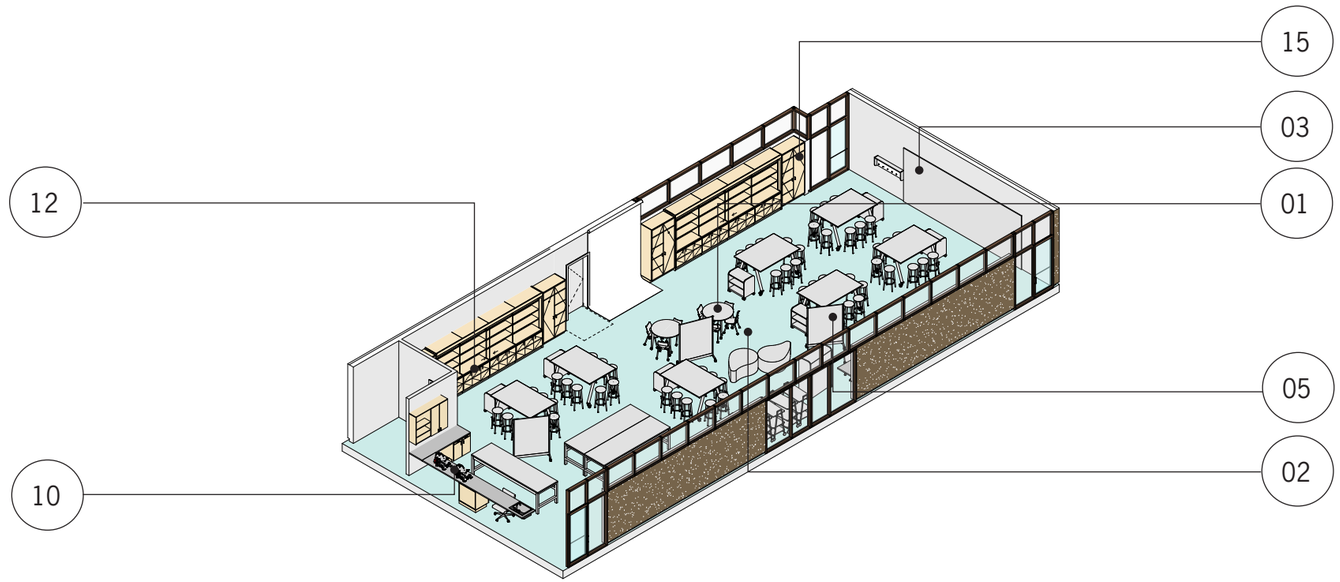
Teaming Studio/Block Classroom Prototype

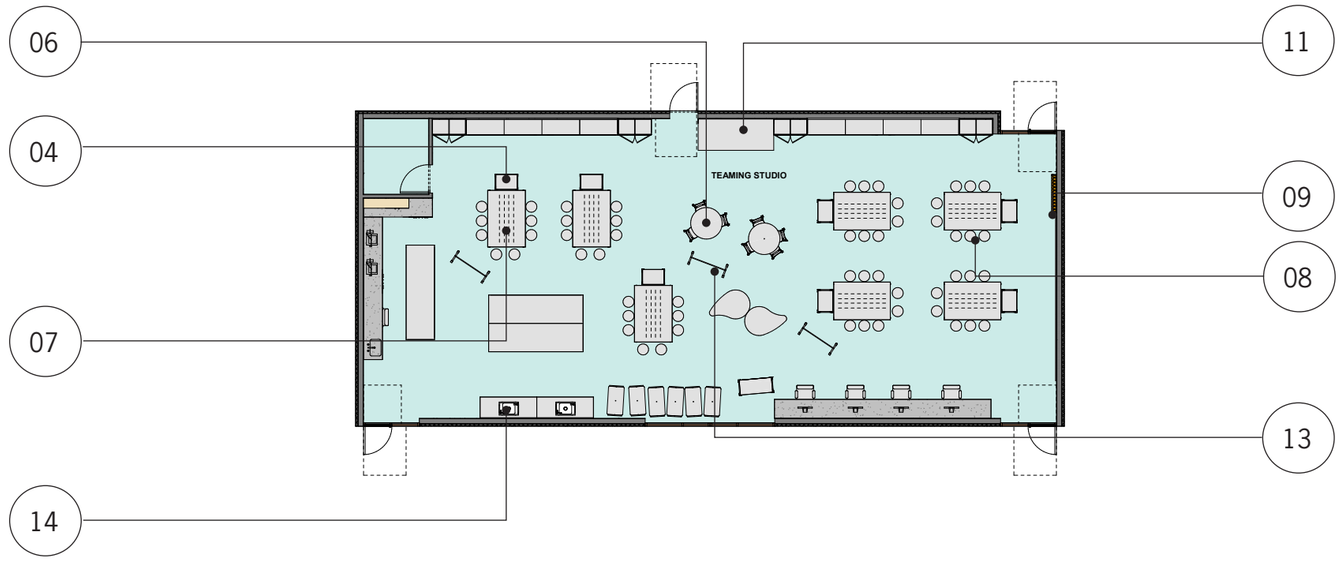
TEAMING STUDIO PLANNED SPACE NEED

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





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 one interactive instructional wall
- Provide rugs and soft seating options
- One interactive instructional wall

Computer Stations

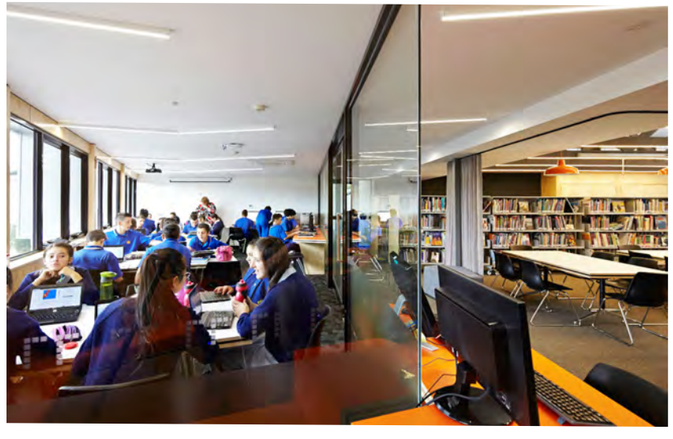
- 4-6 walk-up tablets with printer access near library entrance
- Ten permanent computer stations with library open area

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









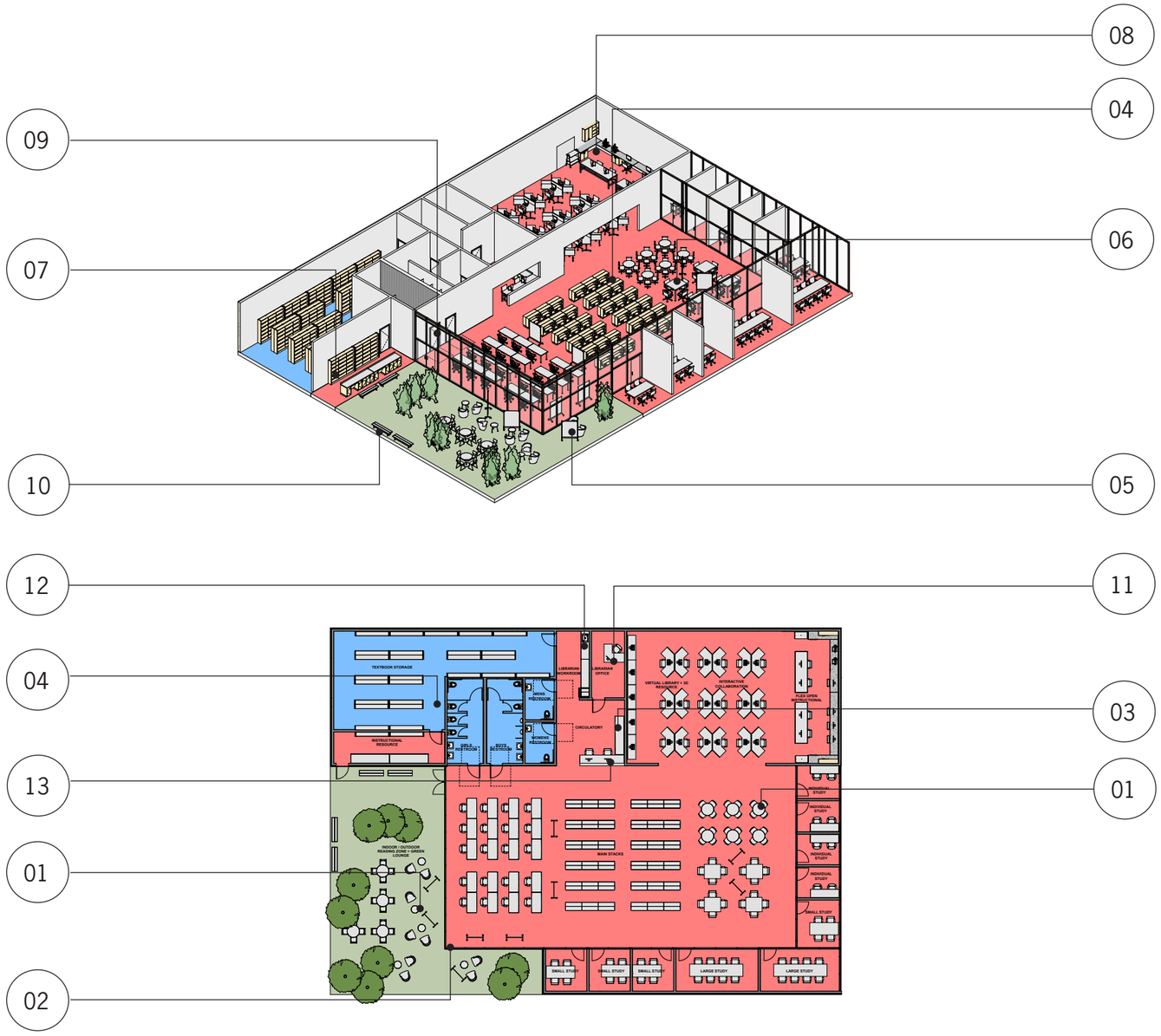
LIBRARY PLANNED SPACE NEED

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



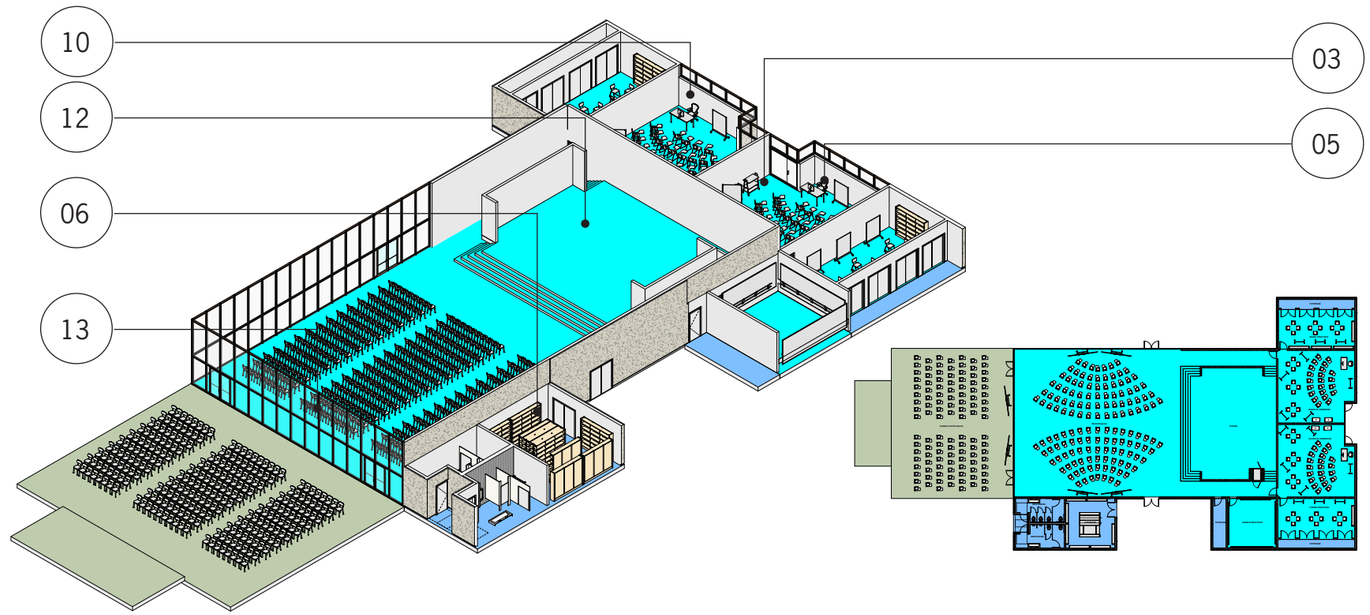




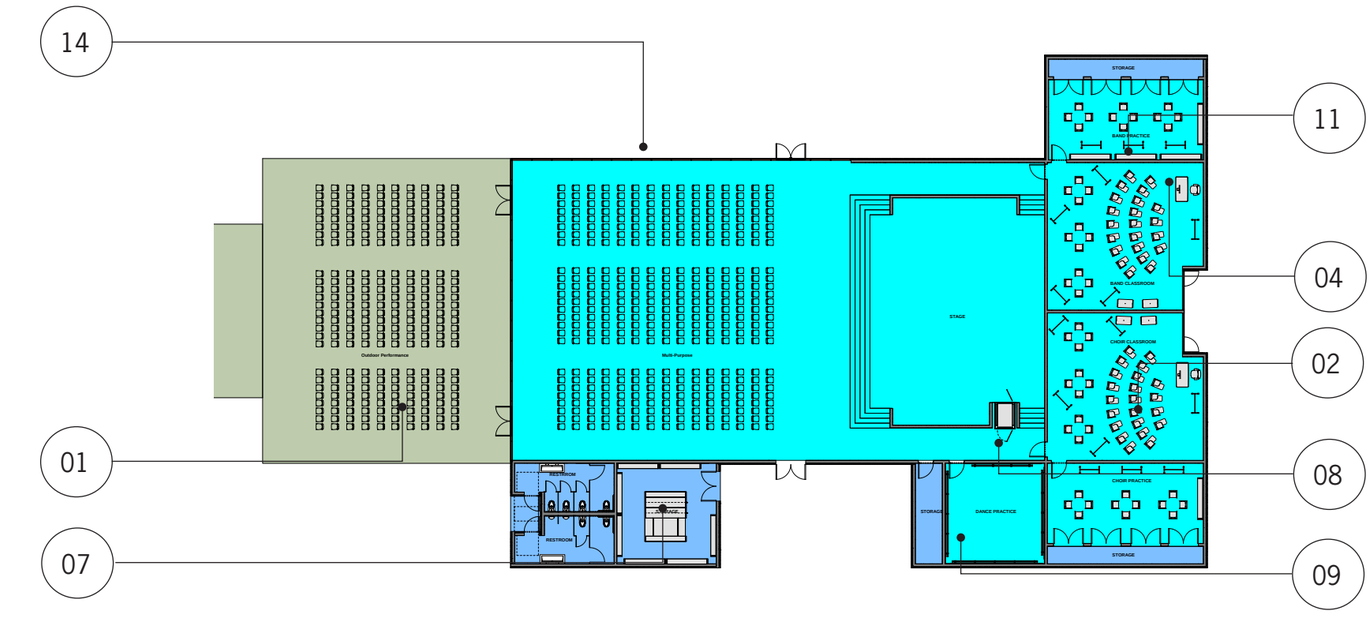


Auditorium Prototype

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**



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









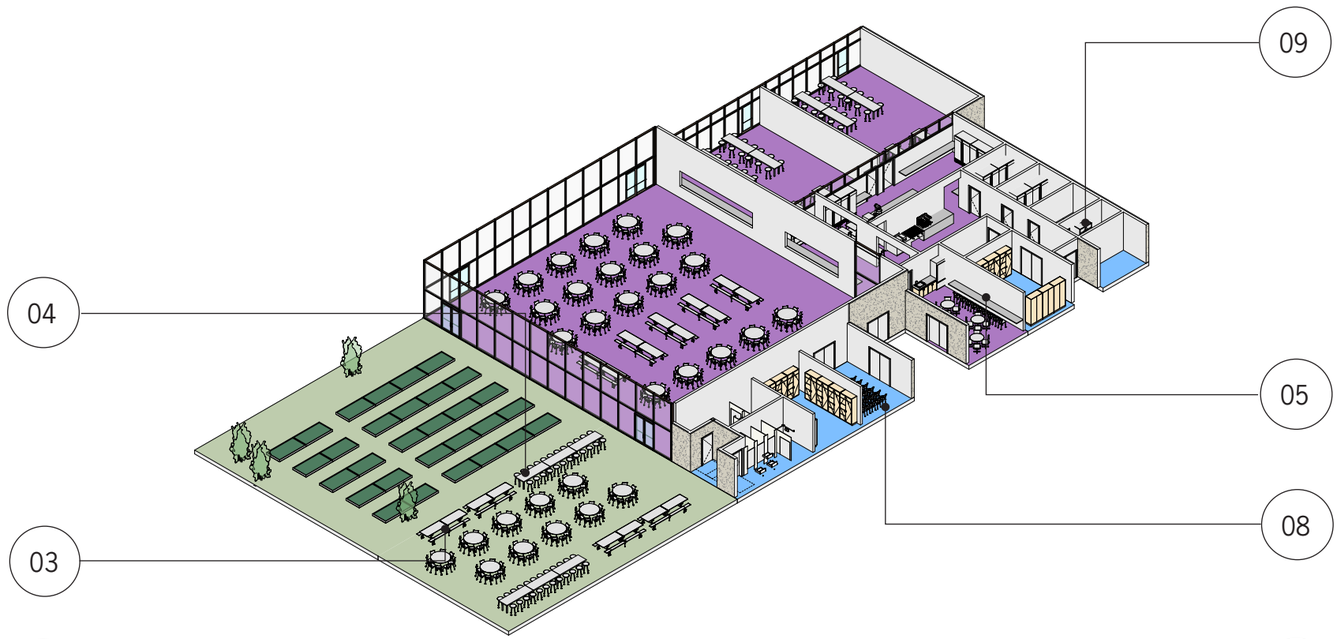
CULINARY AND CAFE PLANNED SPACE NEED

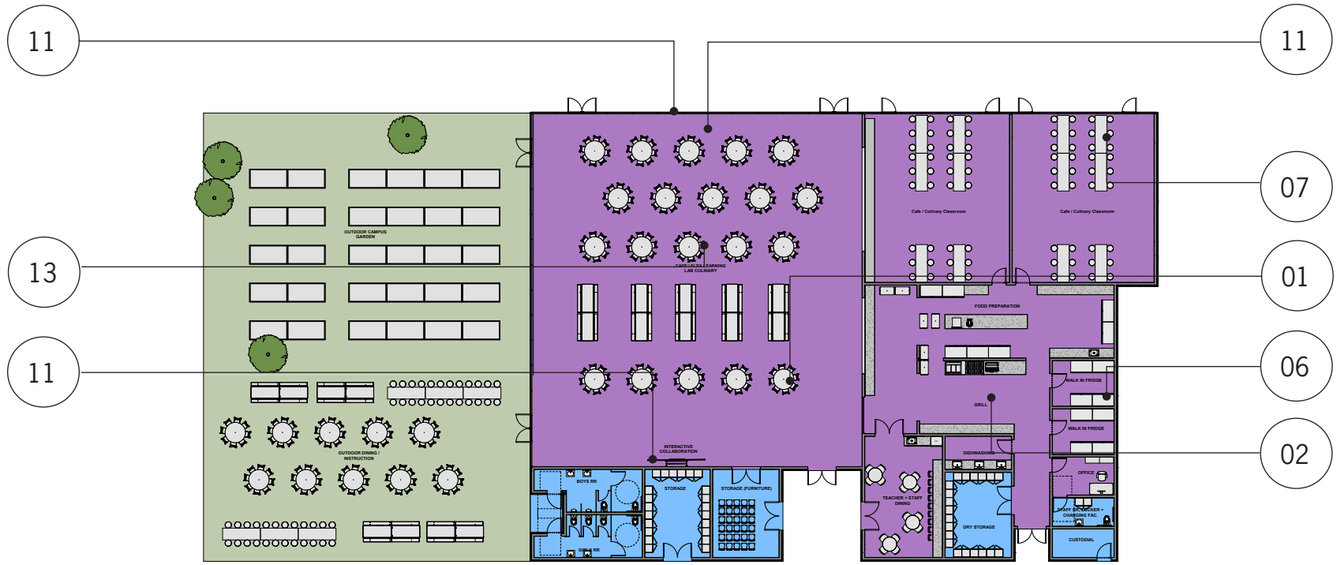
400 Students	*Quantity*	*ASF/Rm*	*Total ASF*
Multipurpose room			
Main room	1		5,160
Storage (movable furniture)+ custodial	1		280
Restrooms	2	140	280
Multipurpose Room Floor Area			**5,720**
Kitchen			
Student food service			350
Food preparation kitchen			400
Grill and oven kitchen			400
Walk-in refrigerator, 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









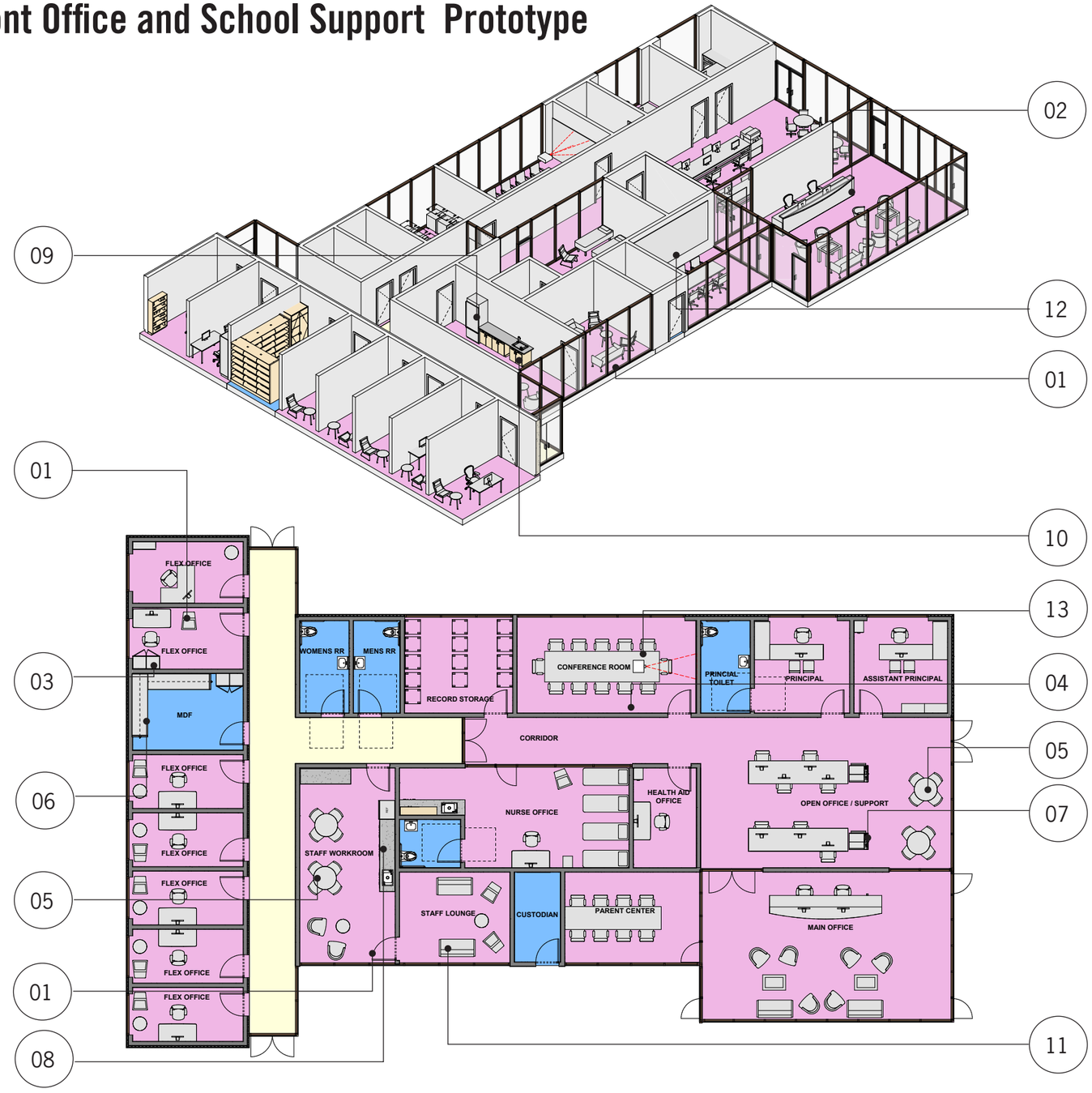
FRONT OFFICE AND SCHOOL SUPPORT PLANNED SPACE NEED

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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