

WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



FINAL REPORT

JOHNSON FAVARO

September 1, 2020

WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



SYNOPSIS
JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Will Rogers Elementary School
2401 14th Street
Santa Monica, CA 90405

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

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

SYNOPSIS CONTENTS

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Summary Findings

- Candidate first projects include a one story early education/kindergarten classrooms, associated play yard, new field, track and playgrounds. . At completion of this building three portable classrooms would be removed from campus and three permanent classrooms re purposed for other uses.
- Candidate first projects also include re purposing existing kindergarten classrooms into new STEM classrooms, lower and upper elementary outdoor classrooms, a modular food services facility, new parking lots and improvements to the 14th Street frontage of school.
- The 14th Street side of campus will remain the front of school
- A pedestrian arrival court at 14th Street serves student staging and waiting during curb side drop-off and pick-up
- New parking lots along the north and south sides of campus link 14th and 16th Streets to provide for maximum flexibility in vehicular interactions with campus
- A turnaround at the midpoint of the north parking lot allows for additional drop-off and pick-up at the heart of campus and for flexibility in the use of either the 14th Street or 16th Street entries and exits
- 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 14th Street , the new multipurpose culinary cafe at the SE corner of campus adjacent to the playground areas.
- The library will locate near the front of school and face onto the entry court on one side and the playgrounds and field on the other side.
- Classrooms would align in two story formats along the north, south 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 north 16th Street above, 14th Street below.



CAMPUS AT COMPLETION OF LONG TERM PROGRAM FIT View looking north 16th Street above, 14th Street below.

Candidate First Projects

Project 1: Early Education/Kindergarten Classroom Building, Field and Playgrounds

- Two pre-K classrooms and one T-K classroom
- Four kindergarten classrooms
- New field and track
- New, relocated and reconfigured playgrounds

Project 2: New Indoor and Outdoor STEM Classrooms

- Re purpose two existing kindergarten classrooms into new STEM classrooms
- Enclose courtyard between classrooms for outdoor STEM activity

Project 3: Lower and Upper Elementary Outdoor Classrooms

- Covered, paved outdoor areas adjacent to existing classrooms
- Sound attenuated HVAC enclosures
- Landscaped garden and play areas

Project 4: Modular Food Services, Learning Garden and South Parking Lot

- Modular kitchen and servery
- Lunch shelter
- Learning garden
- New south parking lot

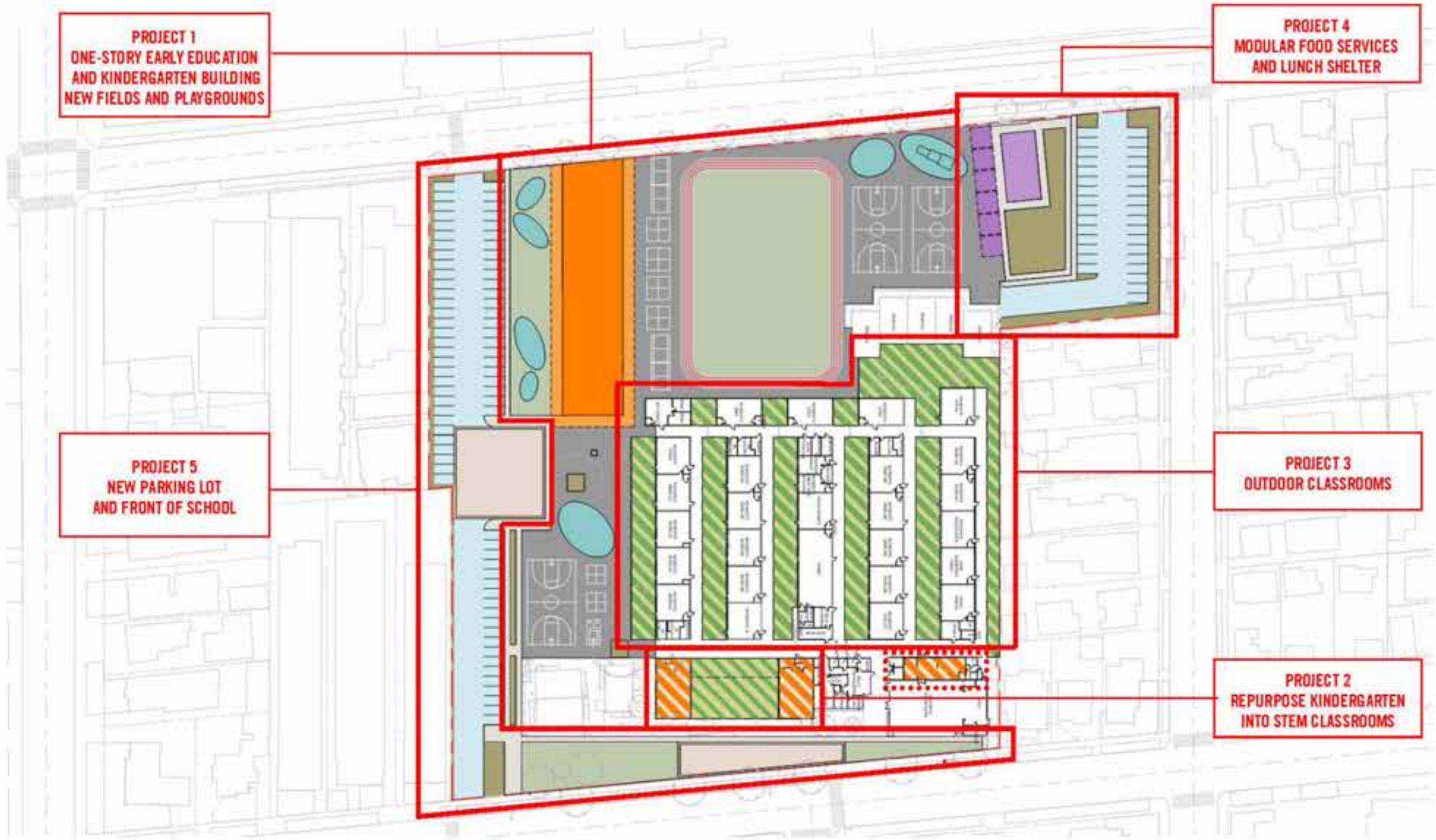
Project 5: New North Parking Lot and Front of School

- New north parking lot and vehicular turnaround
- New pedestrian arrival court at 14th Street
- New landscape at 14th Street



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS View looking north 16th Street above, 14th Street below.

GROUP 1 CONSTRUCTION COSTS		
Project Component	Page	Cost
PROJECT 1 New early education/kindergarten classroom building, field and playgrounds		\$16,311,000
PROJECT 2 Repurpose existing kindergarten for new indoor and outdoor STEM classrooms		\$1,392,000
PROJECT 3 Lower and upper elementary outdoor classrooms		\$4,082,000
PROJECT 4 Modular food services facility, lunch shelter, learning garden and parking lot		\$2,910,000
PROJECT 5 New north parking lot and front of school improvements		\$3,897,000
	TOTAL:	\$28,592,000



Group 1 Investments

KEY TO GROUP 1 PROJECTS SITE PLAN

Project 1: New Pre-K/Kindergarten Classroom Building, Field and Playgrounds

- 1 New one-story pre-K/kindergarten classroom building
- 2 Pre-K/Kindergarten play yard
- 3 New field and track
- 4 New playgrounds

Project 2: Repurpose Kindergarten into New Stem Classrooms

- 5 Kindergarten classroom renovation for STEM use
- 6 STEM courtyard and outdoor classroom

Project 3: Lower and Upper Elementary Outdoor Classrooms

- 7 New lower and upper elementary outdoor classrooms
- 8 New 5th grade outdoor classrooms
- 9 Modular outdoor classrooms

Project 4: Modular Food Services Facility

- 10 Modular kitchen and servery
- 11 Lunch shelter
- 12 Learning garden
- 13 South parking lot
- 14 Existing kitchen repurposed into other uses

Project 5: New North Parking Lot and Front of School

- 15 North parking lot
- 16 Vehicular turnaround
- 17 Pedestrian arrival court
- 18 New landscape at 14th Street frontage



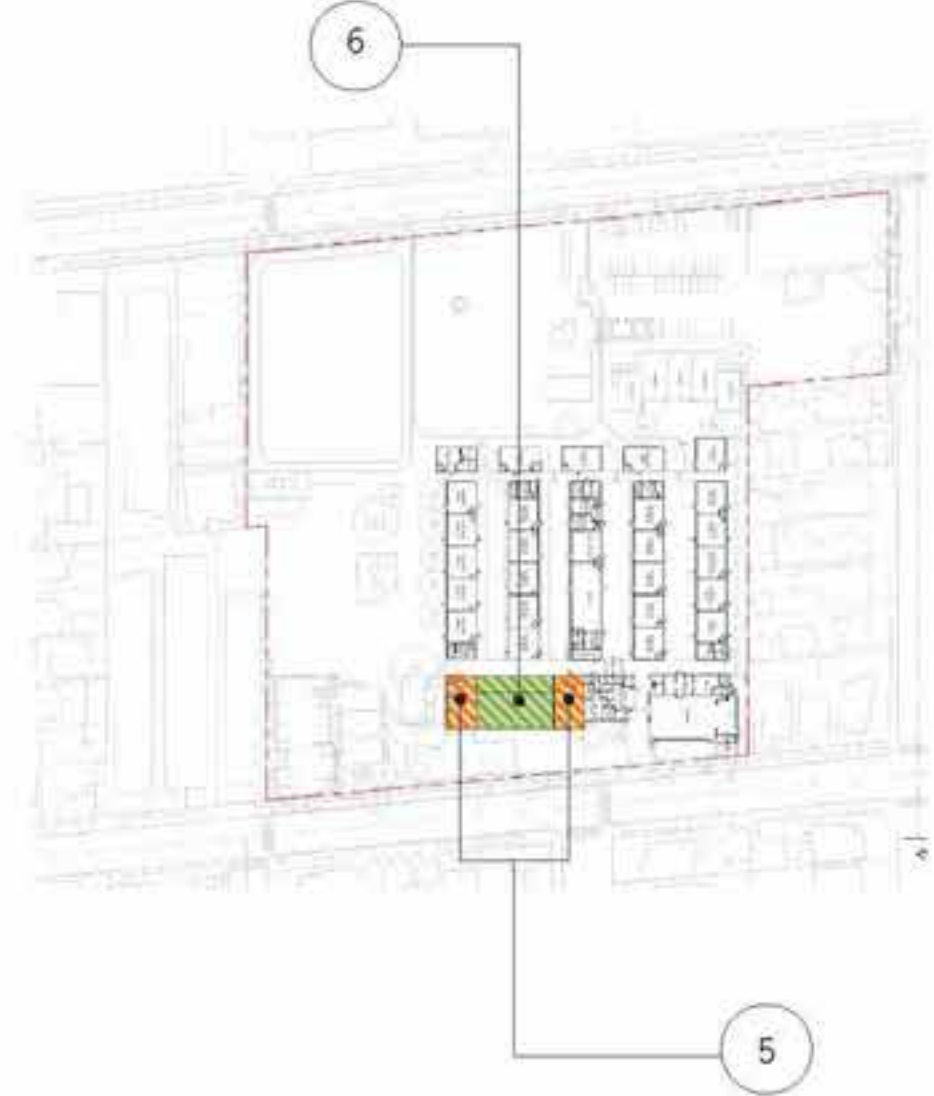
PROJECT 1: NEW EARLY EDUCATION/KINDERGARTEN BUILDING, FIELD AND PLAYGROUNDS View looking north across playground field showing new building beyond



PROJECT 1: NEW PRE-K/KINDERGARTEN CLASSROOM BUILDING, FIELD AND PLAYGROUNDS



PROJECT 2: KINDERGARTEN REPURPOSED FOR STEM View looking north from one STEM classroom across shared outdoor classroom/garden courtyard to other STEM classroom



PROJECT 2: REPURPOSE KINDERGARTEN INTO STEM CLASSROOMS



PROJECT 3: NEW OUTDOOR CLASSROOMS View looking east, outdoor classrooms to the right, landscaped gardens and play areas, left.



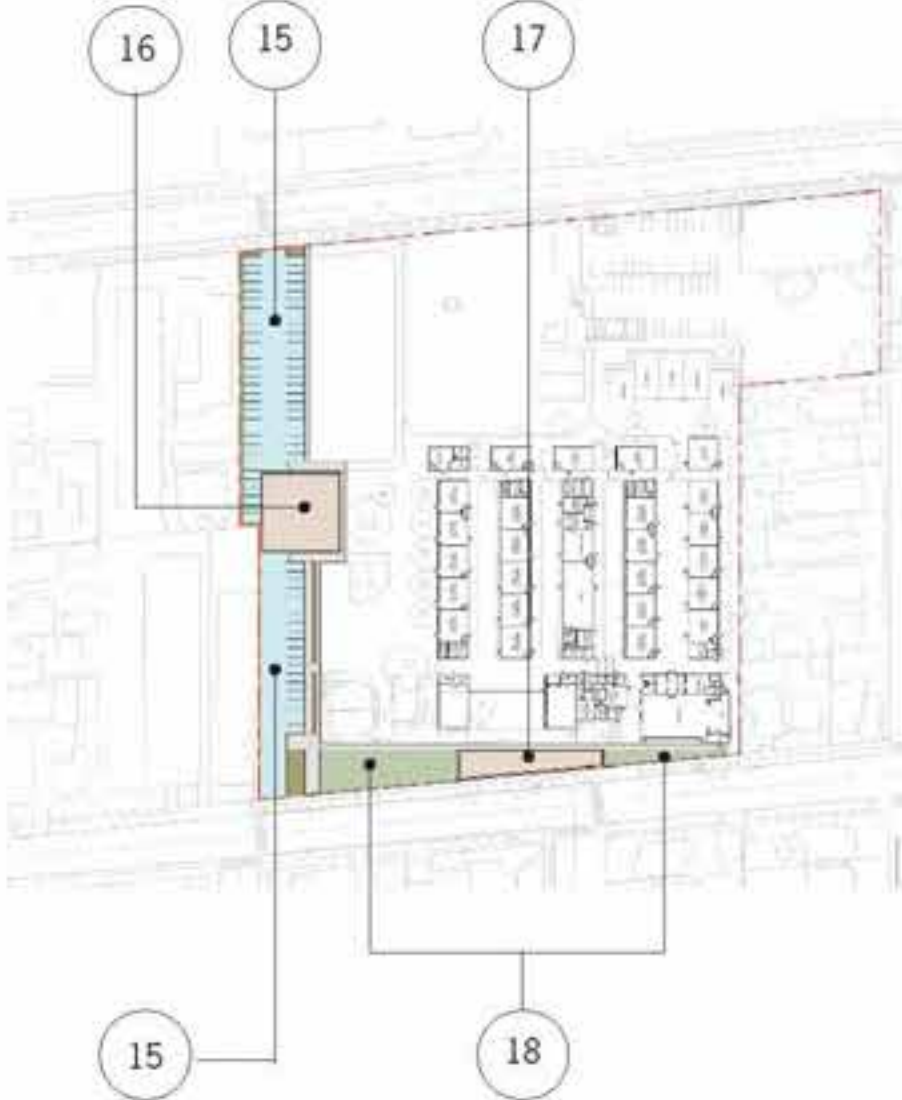
PROJECT 3: NEW 5TH GRADE OUTDOOR CLASSROOMS View south across outdoor classroom into indoor classroom.



PROJECT 3: NEW OUTDOOR CLASSROOMS



PROJECT 4: MODULAR FOOD SERVICES FACILITY



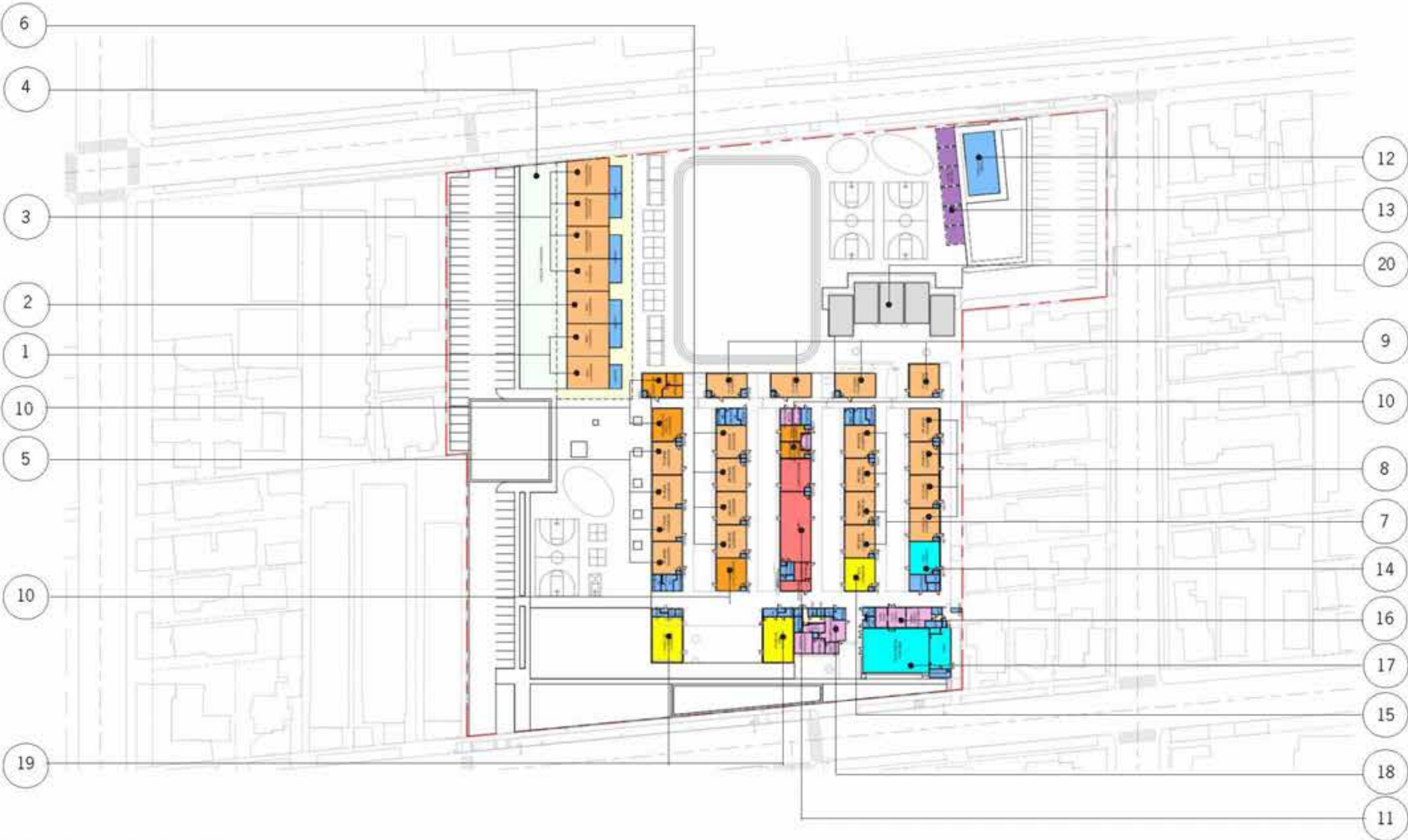
PROJECT 5: SNORTH PARKING LOT AND FRONT OF SCHOOL

Campus Occupancy at Completion of Group 1

- Front office and school support functions remain in place
- Faculty lounge moves to room adjacent to auditorium
- Existing faculty lounge re purposed for music classroom
- Food services in modular facility at SE corner of campus
- Early education and kindergarten in new building at NE corner of campus
- 5th grade moves out of modular classrooms and into permanent ones at east side of core campus
- First, second, third and fourth grades remain in place or relocate within four of the classroom buildings
- Library remains in place
- STEM classrooms reside in re purposed kindergarten classrooms at the front of school
- Special education distributes across core campus

KEY TO CAMPUS OCCUPANCY MAP AT COMPLETION OF GROUP 1 PROJECTS

1	Two pre-K classrooms
2	One T-K classroom
3	Four kindergarten classrooms
4	Early education and kindergarten play yard
5	Four 1st grade classrooms
6	Four 2nd grade classrooms
7	Four 3rd grade classrooms
8	Four 4th grade classrooms
9	Four 5th grade classrooms
10	Special education
11	Library
12	Modular food services facility
13	Lunch shelter
14	Music classroom
15	Art/science classroom
16	New faculty center
17	Auditorium
18	Front office and school support
19	STEM classrooms
20	Modular classrooms



CAMPUS AT COMPLETION OF GROUP 1 PROJECTS

Campus at Completion

- Front of school and main school entrance remain on 14th Street
- Drop-off and pick-up operations can remain curbside along 14th Street
- Early education, kindergarten and lower elementary classrooms occupy ground floor locations
- Upper elementary classrooms occupy second floor locations
- Vehicle circulation and parking are accommodated across campus along its north and south sides
- The U-shape building provides most of the security enclosure with most outdoor spaces located at the heart of campus
- Two story wings of the building bound the heart of campus on the north, west and south sides
- Two story portions of the building are setback from the campus perimeter on all sides
- Auditorium, front office, school support functions and the library congregate about a courtyard at the front of campus
- Multipurpose culinary cafe locates at the southeast corner of campus with learning garden and adjacent parking lot

KEY TO CAMPUS AT COMPLETION SITE PLAN

1	Front of school and 14th Street arrival court
2	Front courtyard
3	Front office and school support functions
4	Multipurpose auditorium
5	Two story west wing (library at ground floor, upper elementary maker spaces and science/art classrooms at 2nd floor)
6	Multipurpose culinary cafe
7	Single story early education and kindergarten classroom wing
8	Two story south wing (lower and upper elementary classrooms)
9	Two story north wing (lower and upper elementary classrooms)
10	Early education and kindergarten play yard
11	Playgrounds
12	Field (with track)
13	Learning garden
14	Staff parking
15	Visitor and ADA parking lot (north parking lot)
16	Turnaround and arrival court
17	Service and emergency vehicle access drive
18	MPR culinary cafe service access
19	South parking lot
20	North parking lot



CAMPUS AT COMPLETION

KEY TO GROUND FLOOR OCCUPANCY PLAN AT COMPLETION

- EARLY EDUCATION AND KINDERGARTEN
- 1 Two pre-K classrooms
 - 2 One T-K classroom
 - 3 Four kindergarten classrooms
- 1ST AND 2ND GRADE
- 4 Four 1st grade classrooms
 - 5 Four 2nd grade classrooms
 - 6 Lower elementary teaming studio
- SPECIALTY AND MULTIPURPOSE FACILITIES
- 7 Lower elementary science/art
 - 8 Lower elementary maker space
 - 9 Music classrooms
 - 10 Special education
 - 11 Auditorium
 - 12 Library
 - 13 Multipurpose culinary cafe
 - 14 Front office and school support



KEY TO GROUND FLOOR OCCUPANCY PLAN AT COMPLETION

3RD - 5TH GRADES

- 15 Four 3rd grade classrooms
- 16 Four 4th grade classrooms
- 17 four 5th grade classrooms
- 18 Upper elementary teaming studio

SPECIALTY AND MULTIPURPOSE FACILITIES

- 19 Upper elementary science/art classroom
- 20 Upper elementary maker space classroom



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 1 projects are complete Groups 2,3 and 4 can be implemented at any time in any order.

KEY TO TEST FIT IMPLEMENTATION PROJECTS

GROUP 1

- 1 New one story early education/kindergarten classroom building
- 2 South campus redevelopment
- 3 New north parking lot
- 4 New front of school
- 5 New one/two-story classroom building

GROUP 2

- 6 New two story classroom building

GROUP 3

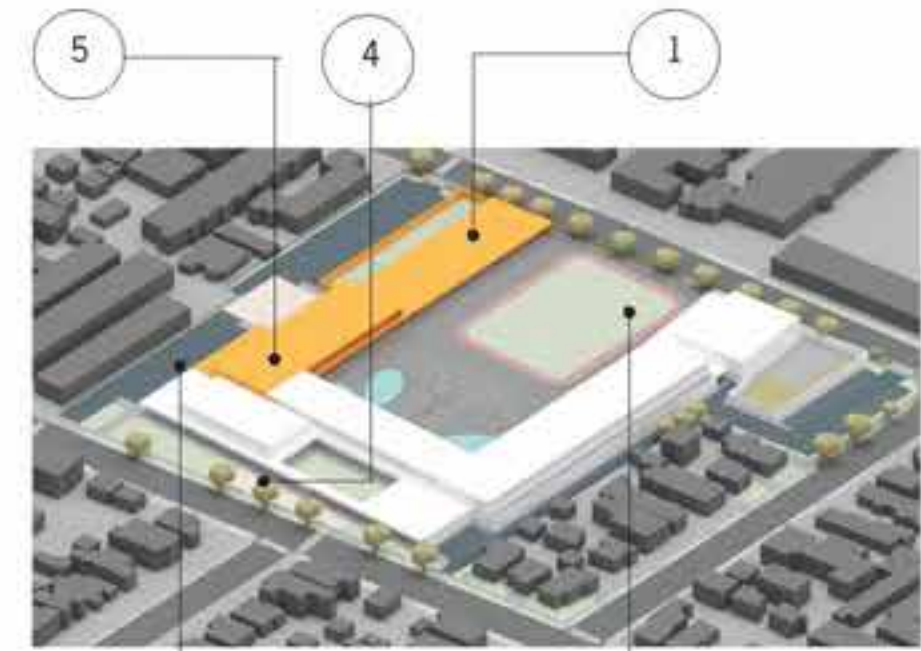
- 7 New auditorium
- 8 New multipurpose culinary cafe
- 9 New learning garden
- 10 New south parking lot

GROUP 3

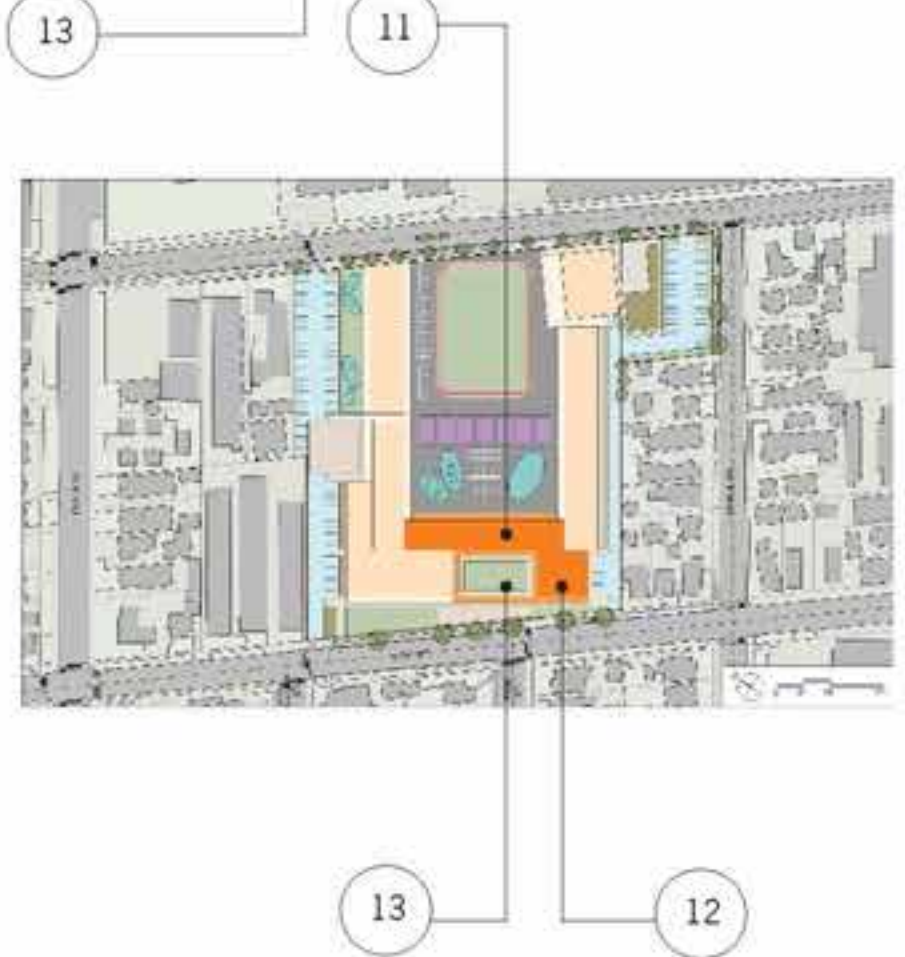
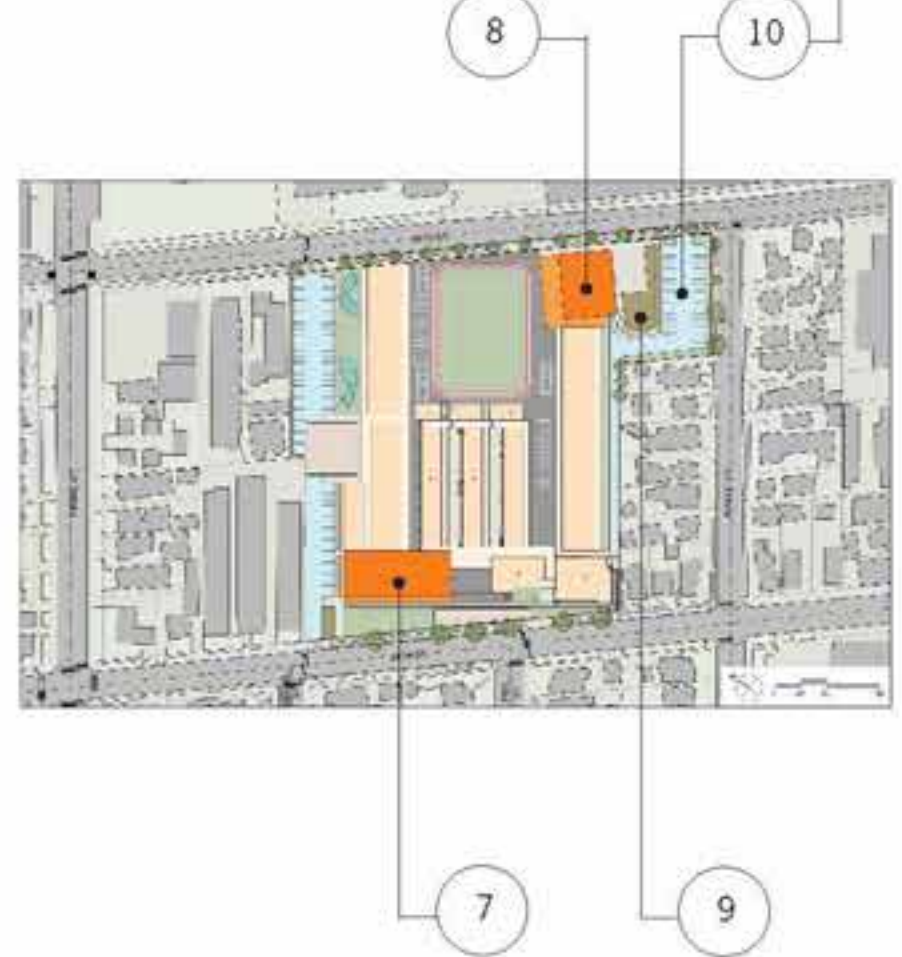
- 11 New two story classroom/library building
- 12 New front office and school support
- 13 New entry courtyard



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	Two pre-K classrooms
2	One T-K classroom
3	Four kindergarten classrooms
4	Lower elementary teaming studio
5	Lower elementary science/art classroom
6	Lower elementary maker space classroom
7	Two music classrooms
8	Four 5th grade classrooms
GROUP 2	
9	Four 1st grade classrooms
10	Four 2nd grade classrooms
11	Lower elementary teamin studio
12	Eight 3rd and 4th grade classrooms
GROUP 3	
13	Auditorium
14	Multipurpose culinary cafe
GROUP 4	
15	Upper elementary teaming studio
16	Upper elementary maker space classroom
17	Upper elementary science/art classroom
18	Special education
19	Library
20	Front office and school support



EXISTING CAMPUS



GROUP 1 PROJECTS SECOND FLOOR



GROUP 1 PROJECTS GROUND FLOOR



GROUP 2 PROJECTS SECOND FLOOR



GROUP 2 PROJECTS GROUND FLOOR



GROUP 3 PROJECTS GROUND FLOOR



GROUP 4 PROJECTS SECOND FLOOR



GROUP 4 PROJECTS GROUND FLOOR

Land Use in the Existing Condition and at Completion

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

LAND USE DIAGRAMS IN THE EXISTING CONDITION AND AT COMPLETION

1 Campus site plan

2 Campus occupancy

	Existing (Acres)	%	Planned (Acres)	%
3 Building footprint	1.24	19	1.69	25
4 Outdoor classrooms, playgrounds and field	2.74	41	2.24	34
5 Landscape and open space	1.16	17	1.16	17
6 Pedestrian circulation	0.90	13	0.46	7
7 Vehicular circulation and parking	0.65	10	1.14	17
TOTAL:	6.69 Ac	100%	6.69 Ac	100%

8 Emergency vehicle access

9 Security enclosures

	Existing (Acres)	%	Planned (Acres)	%
10 Ground plane permeability	1.64 Ac	25%	2.86 AC	43%



CAMPUS PLAN IN EXISTING CONDITION



CAMPUS PLAN AT COMPLETION



CAMPUS OCCUPANCY IN EXISTING CONDITION



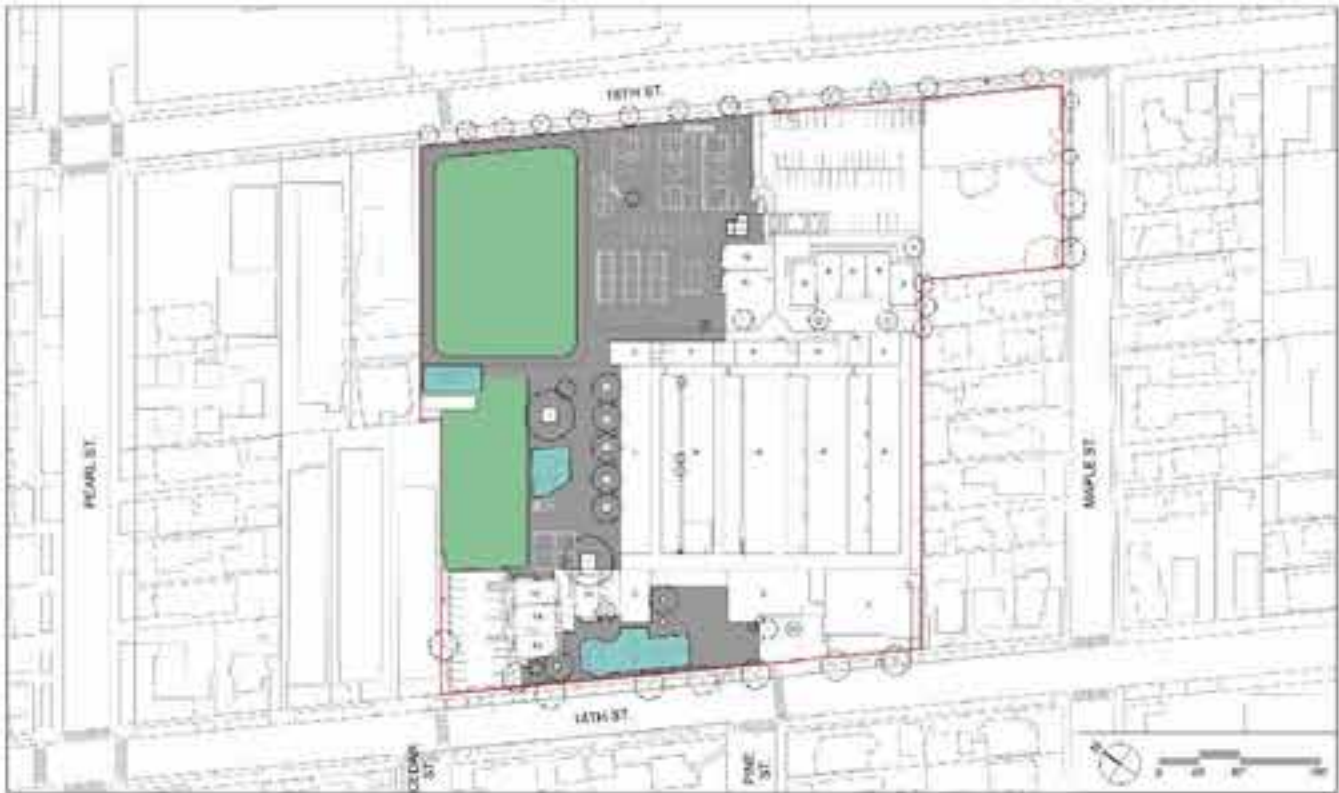
CAMPUS OCCUPANCY AT COMPLETION SECOND FLOOR



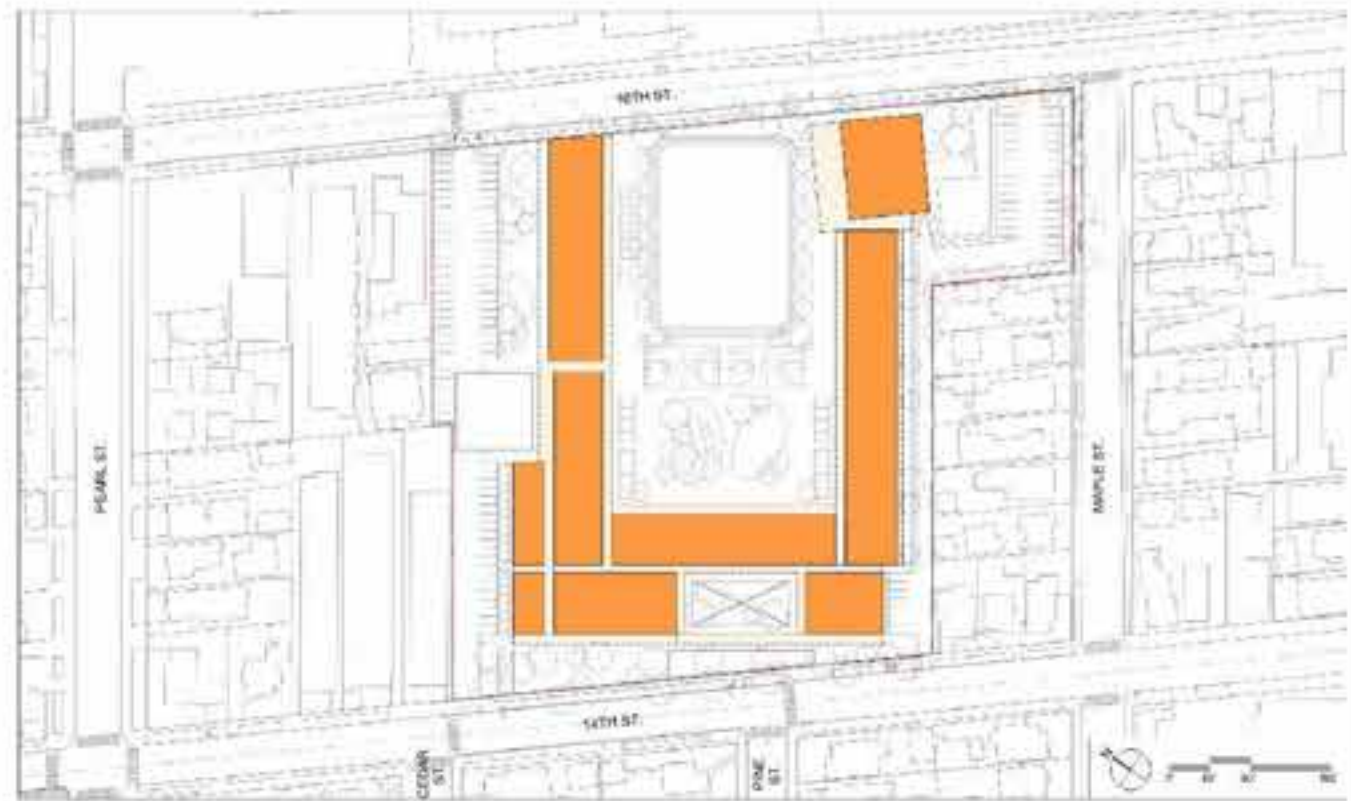
CAMPUS OCCUPANCY AT COMPLETION GROUND FLOOR



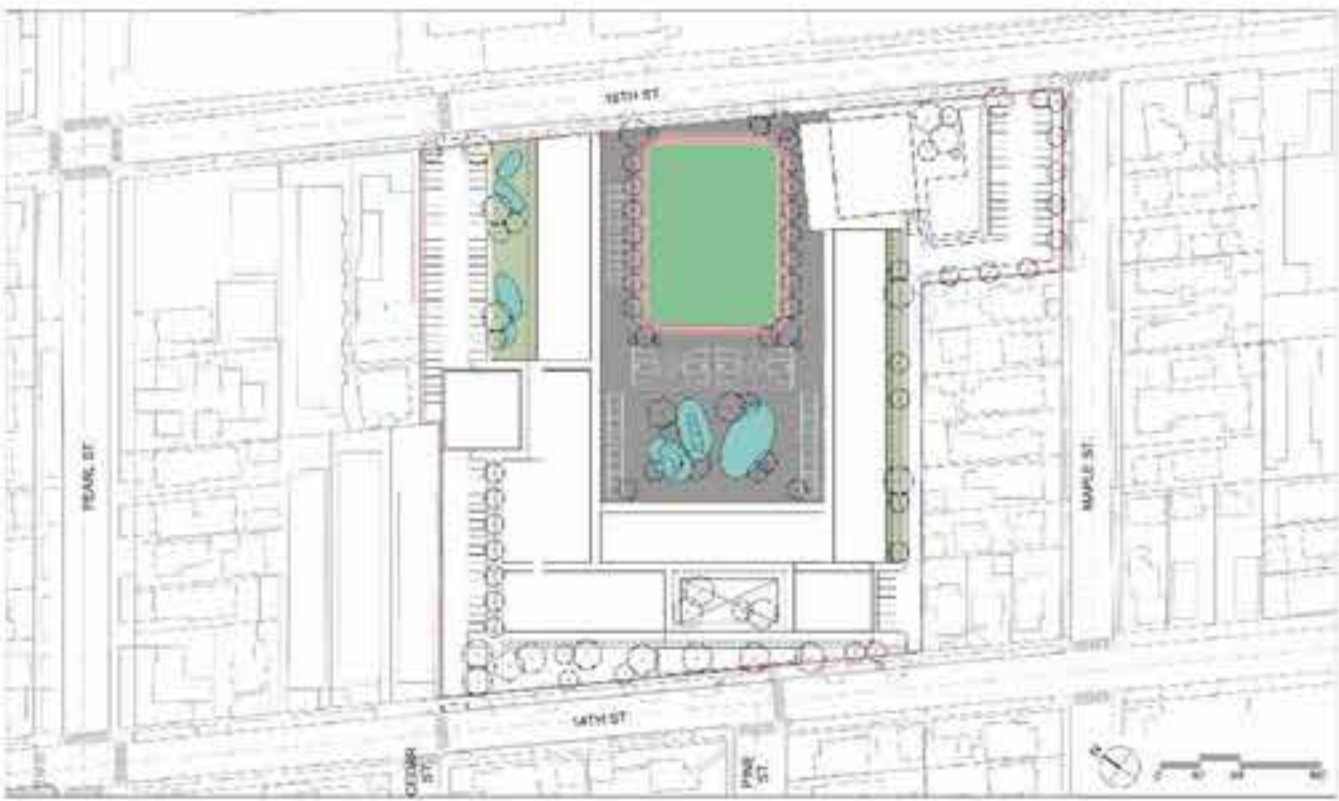
BUILDING FOOTPRINT IN EXISTING CONDITION



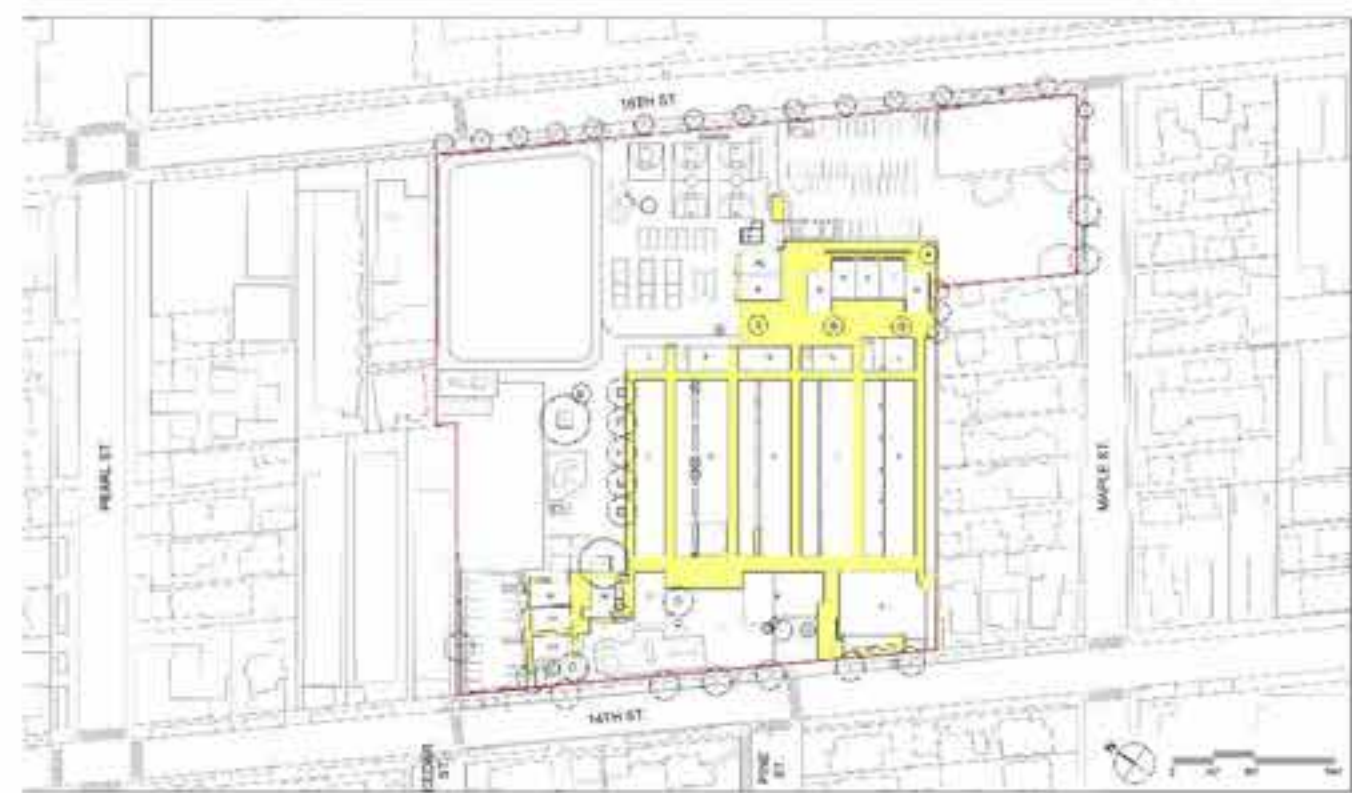
PLAYGROUNDS AND FIELD IN EXISTING CONDITION



BUILDING FOOTPRINT AT COMPLETION



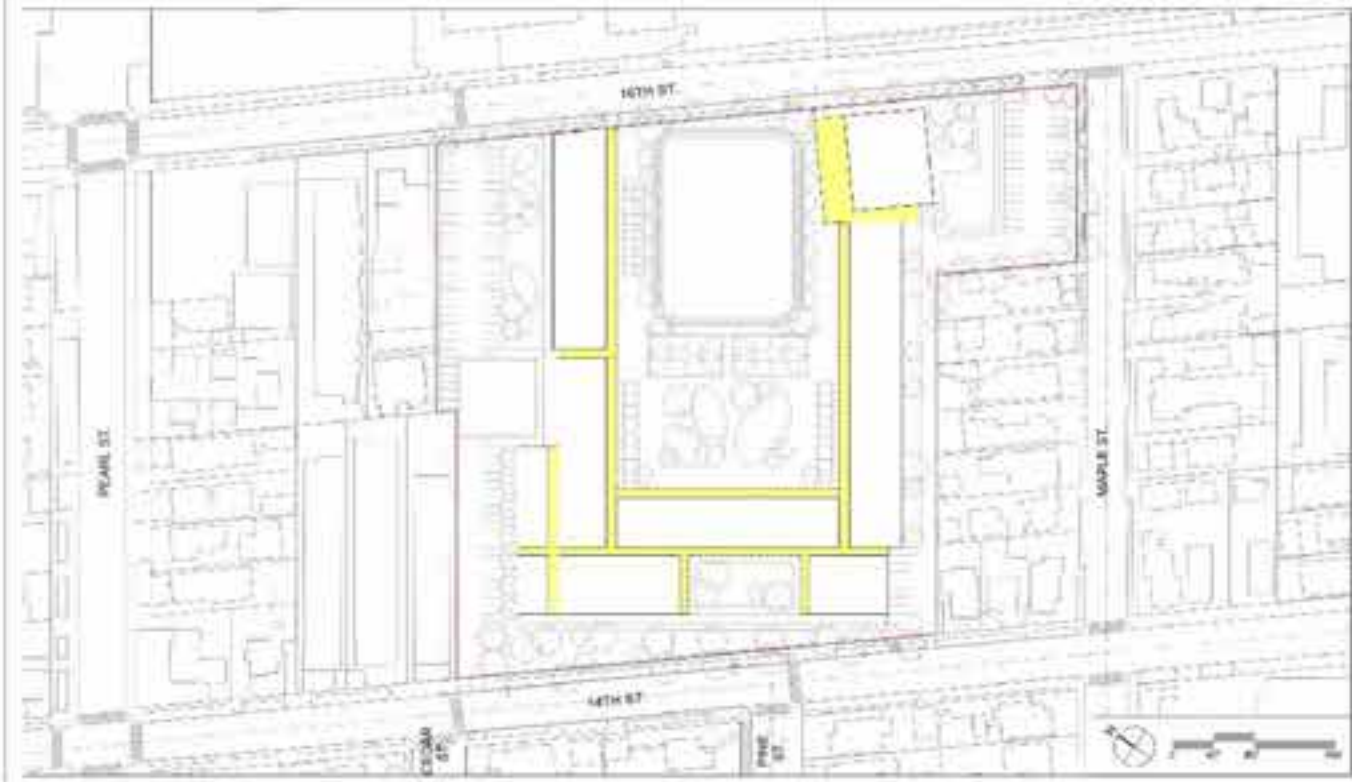
PLAYGROUNDS, OUTDOOR CLASSROOMS AND FIELD AT COMPLETION



LANDSCAPE AND OPEN SPACE IN EXISTING CONDITION



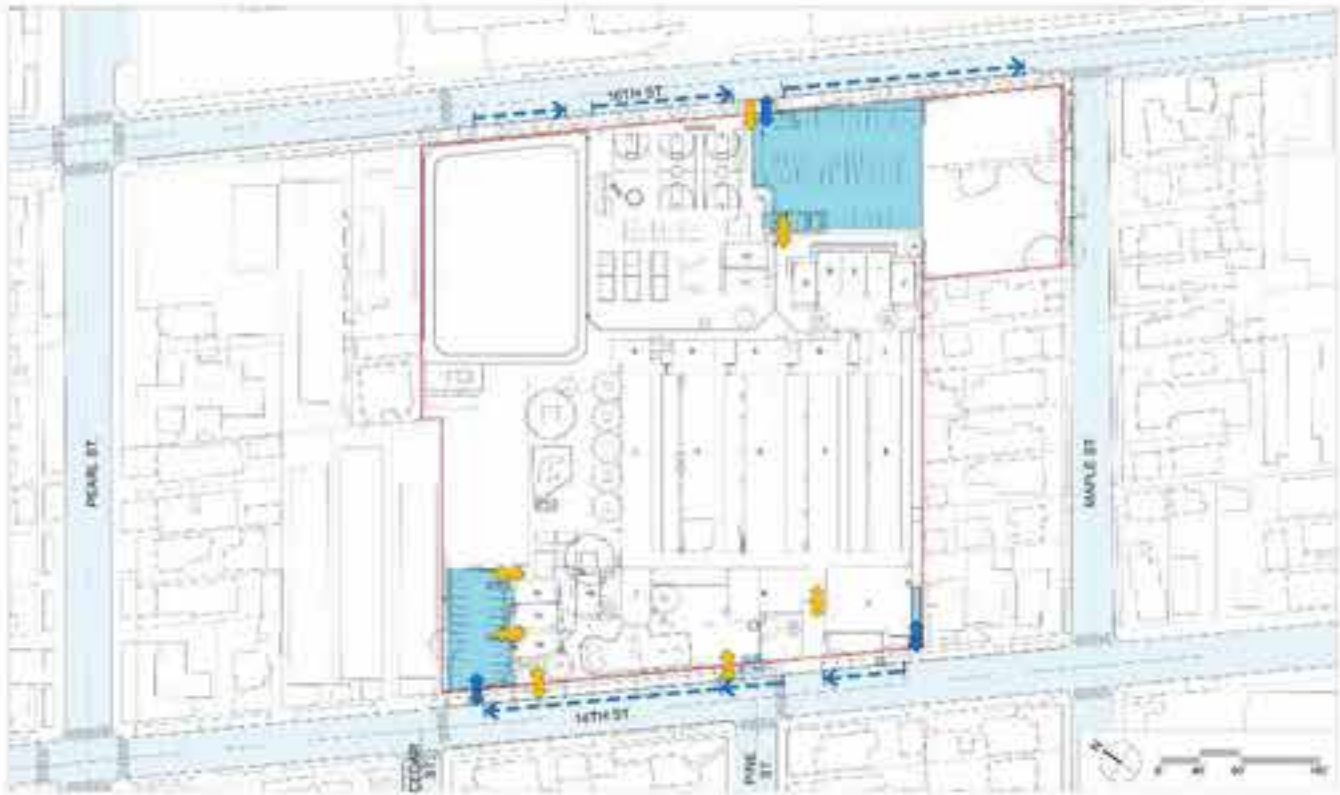
PEDESTRIAN CIRCULATION IN EXISTING CONDITION



LANDSCAPE AND OPEN SPACE AT COMPLETION



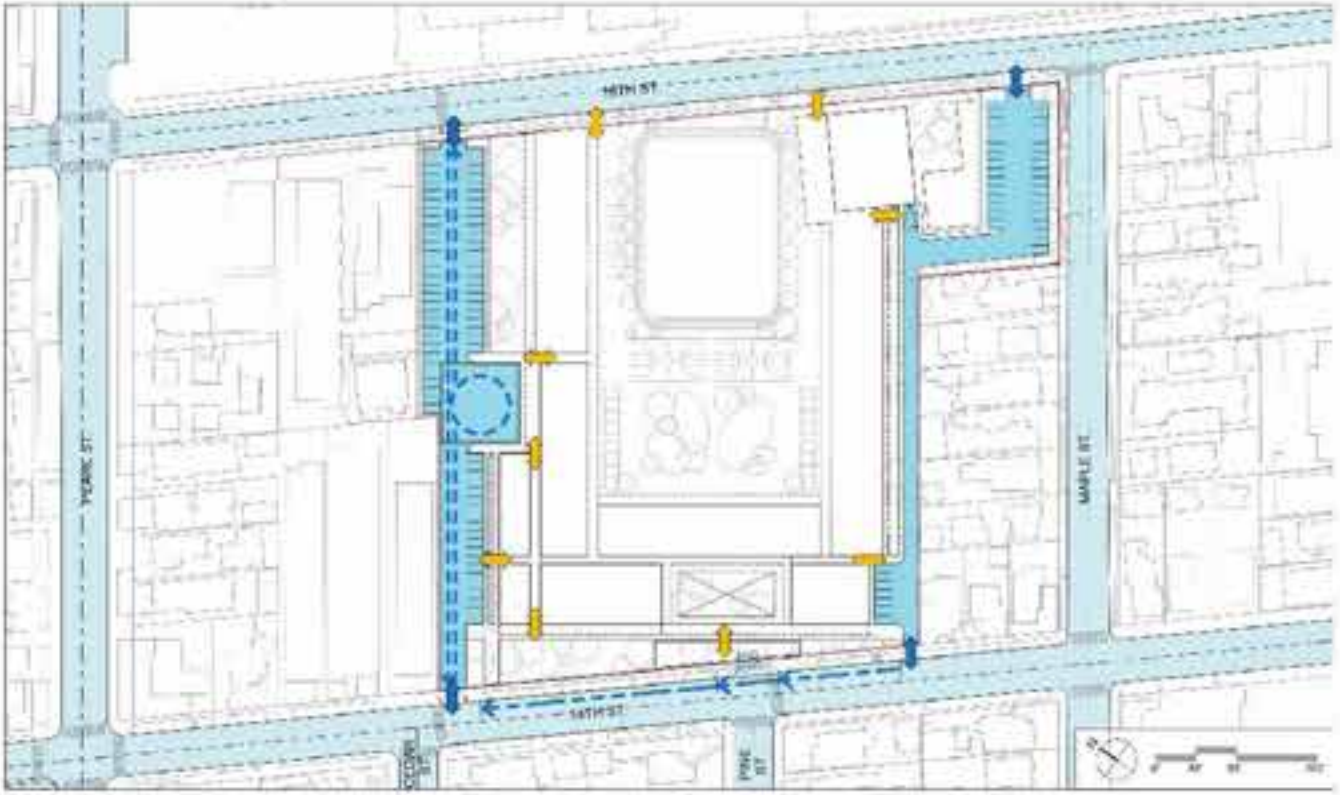
PEDESTRIAN CIRCULATION AT COMPLETION



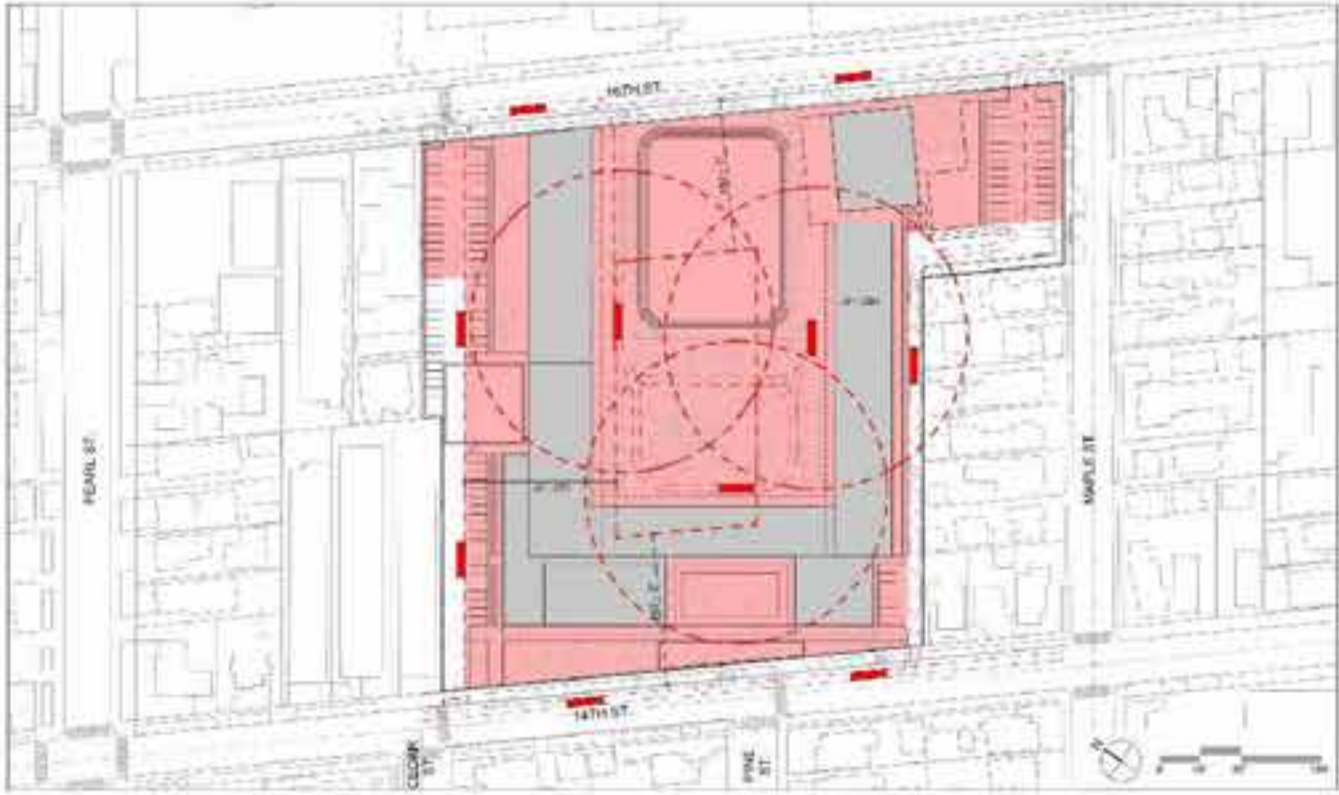
VEHICULAR CIRCULATION AND PARKING IN EXISTING CONDITION



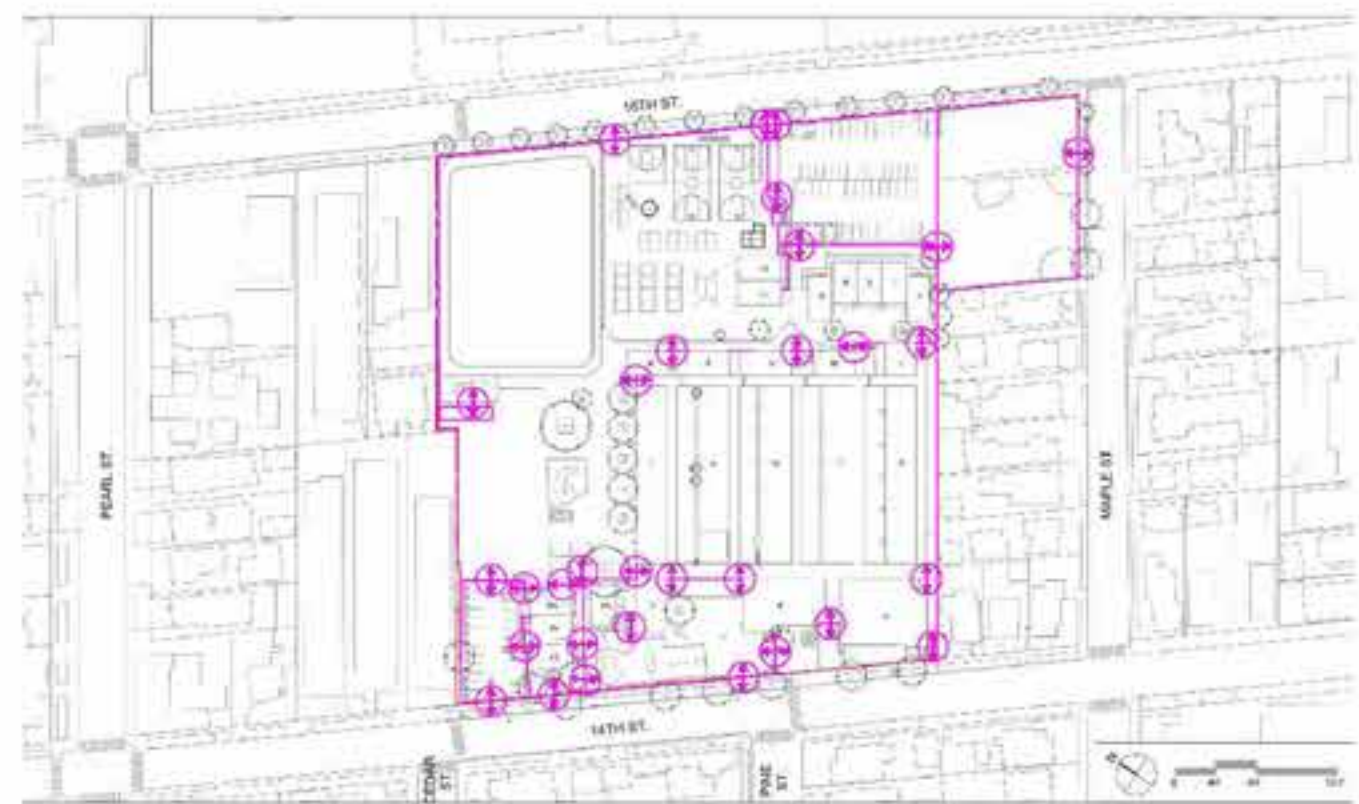
EMERGENCY VEHICLE ACCESS IN EXISTING CONDITION



VEHICULAR CIRCULATION AND PARKING AT COMPLETION



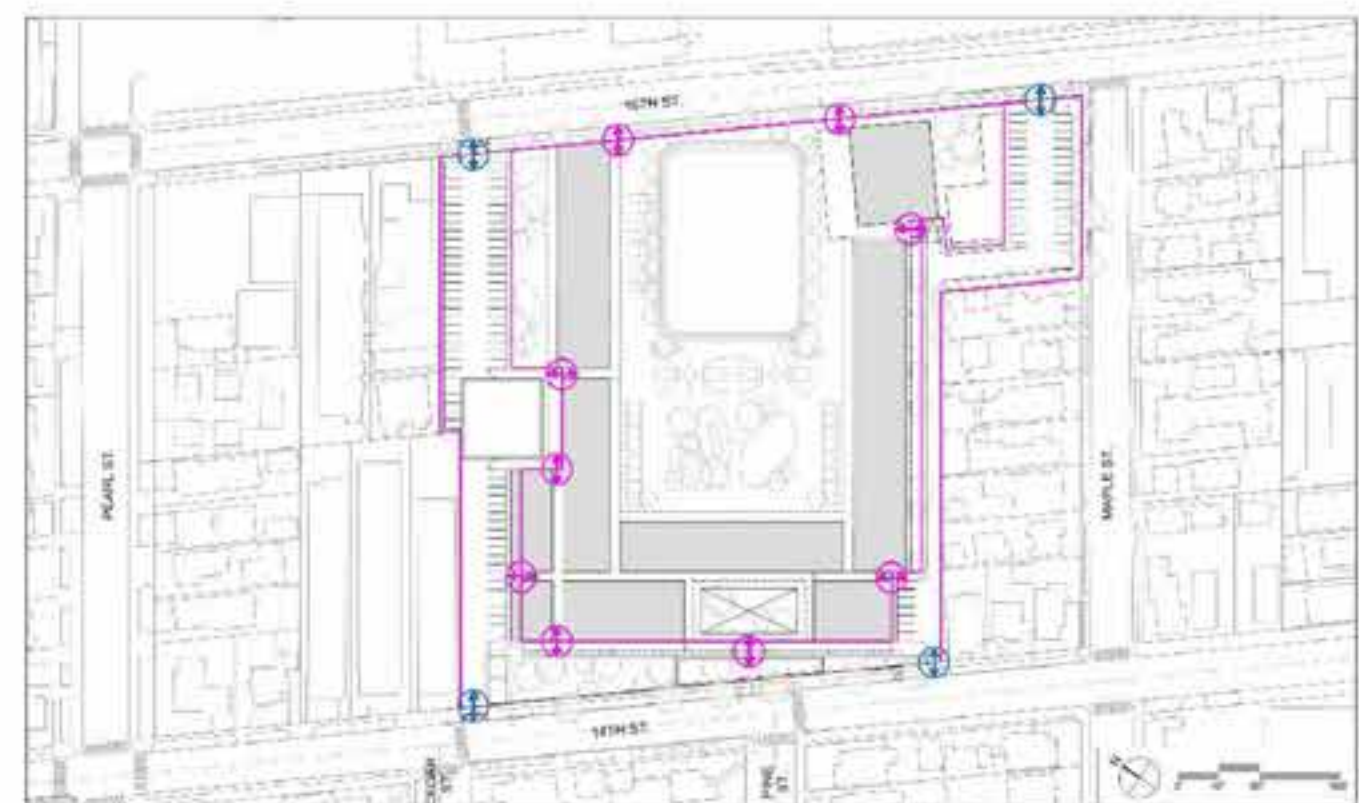
EMERGENCY VEHICLE ACCESS AT COMPLETION



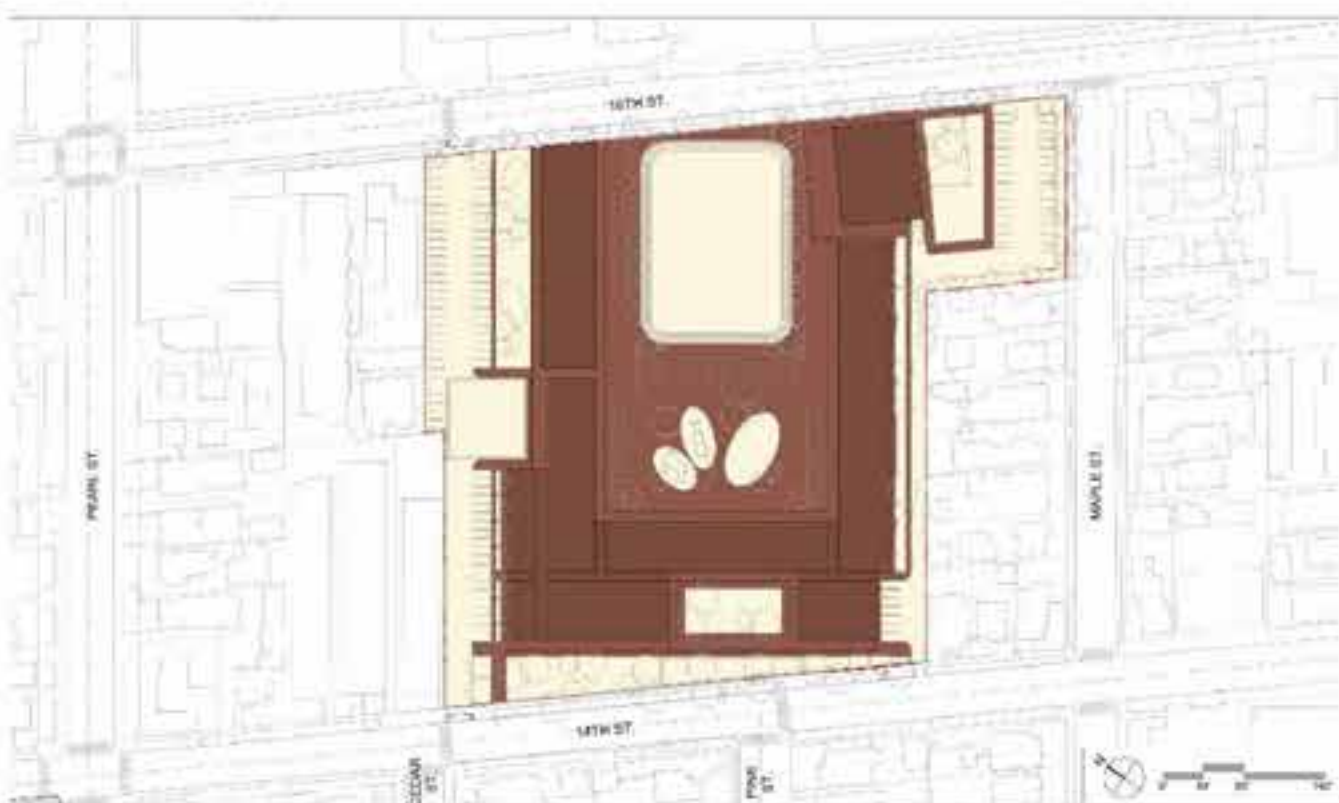
SECURITY ENCLOSURE IN EXISTING CONDITION



GROUND PLANE PERMEABILITY IN EXISTING CONDITION



SECURITY ENCLOSURE AT COMPLETION



GROUND PLANE PERMEABILITY AT COMPLETION

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WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



CANDIDATE FIRST PROJECTS

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Will Rogers Elementary School
2401 14th Street, Boulevard
Santa Monica, CA 90405

CANDIDATE FIRST PROJECTS		
Project Component	Page	Cost
PROJECT 1: NEW EARLY EDUCATION/KINDERGARTEN BUILDING, FIELD AND PLAYGROUNDS		\$16,311,000
Summary description and construction costs	2-3	
Project 1 occupancy at completion	4	
View of the new building, field and playground areas.	5	
PROJECT 2: STEM CLASSROOMS AND COURTYARD		\$1,392,000
Summary description and construction costs	6-7	
Concept plan	8	
View	9	
PROJECT 3: OUTDOOR CLASSROOMS		\$4,082,000
Summary description and construction costs	10-11	
Site plan	12	
Concept plan	13	
Views	14-15	
PROJECT 4: MODULAR FOODS SERVICES, LEARNING GARDEN AND PARKING LOT		\$2,910,000
Summary description and construction costs	16-17	
PROJECT 5: NORTH PARKING LOT AND FRONT OF SCHOOL IMPROVEMENTS		\$3,897,000
Summary description and construction costs	18-19	
TOTAL:		\$28,592,000

KEY TO GROUP 1 PROJECTS SITE PLAN	
1	One story early education/kindergarten classroom building
2	Early education/kindergarten play yard
3	Relocated field and track
4	Relocated and reconfigured playground areas
5	Existing kindergarten classrooms re purposed for STEM classrooms
6	STEM courtyard and outdoor classroom
7	Modular food services facility
8	Lunch shelter
9	Learning garden
10	New south parking lot
11	Existing kitchen re purposed for faculty uses
12	Outdoor classrooms
13	New north parking lot
14	Vehicular turnaround
15	California native, drought tolerant landscape at front of school
16	Pedestrian arrival court (student waiting, drop-off and pick-up staging area0



CANDIDATE FIRST PROJECTS

Project 1: New Early Education/ Kindergarten Building, Field and Playgrounds

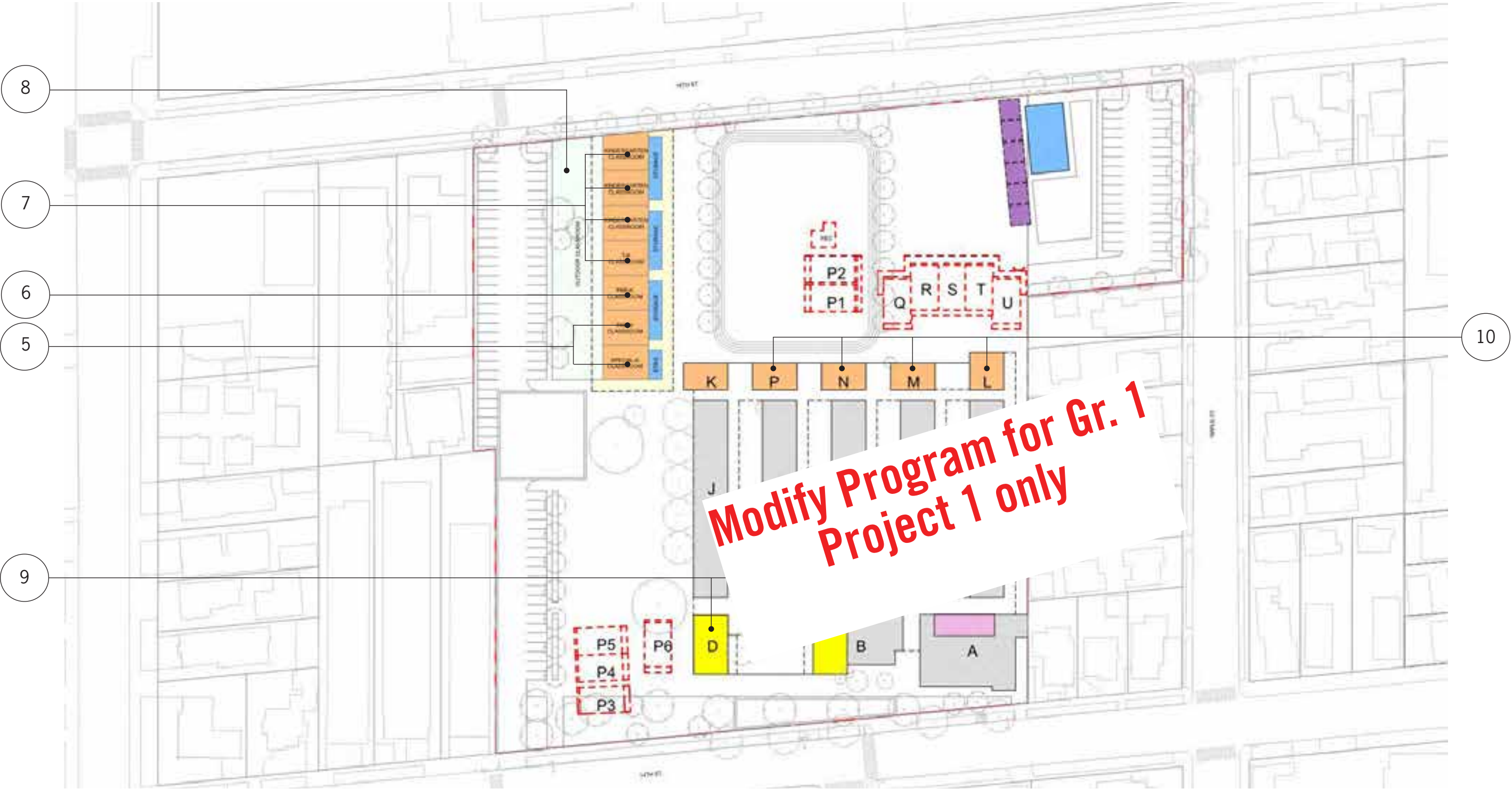
- This relocates and expands early education and kindergarten into a new one story classroom building with adjacent outdoor play yard
- It requires the relocation of the field from the NE corner of campus to its new permanent location at the heart of the campus on its east side.
- The project is positioned to leave room for a new parking lot along the north side of campus.

PROJECT 1 KEY TO PLANS	
1	One story early education/kindergarten classroom building
2	Early education/kindergarten play yard
3	Relocated field and track
4	Relocated and reconfigured playground areas
5	Two Pre-K classroom
6	One T-K classroom
7	Four Kindergarten classrooms
8	Early Education/Kindergarten play yard
9	Existing Kindergarten classrooms to be re-purposed
10	Existing P, M, N and L classrooms to be re-purposed

PROJECT 1 COSTS			
Component	Area	\$/SF	\$
Site demolitions, preparation and utilities	126,215	\$15	1,620,000
Classroom building	13,950	\$660	9,190,000
Field, playgrounds, landscape	85,515	\$50	4,340,000
Finish site work	22,930	\$25	640,000
Off site work	6,750	\$75	520,000
Total:			\$16,310,000



PROJECT 1: NEW EARLY EDUCATION/KINDERGARTEN CLASSROOM BUILDING, RELOCATED AND RECONFIGURED FIELD AND PLAYGROUNDS





PROJECT 1: NEW EARLY EDUCATION/KINDERGARTEN CLASSROOM BUILDING , FIELD AND PLAYGROUND AREAS Looking north, new field and track to the right, repurposed 5th grade classrooms to the left.

Project 2: New STEM/Maker Space Classrooms and Courtyard

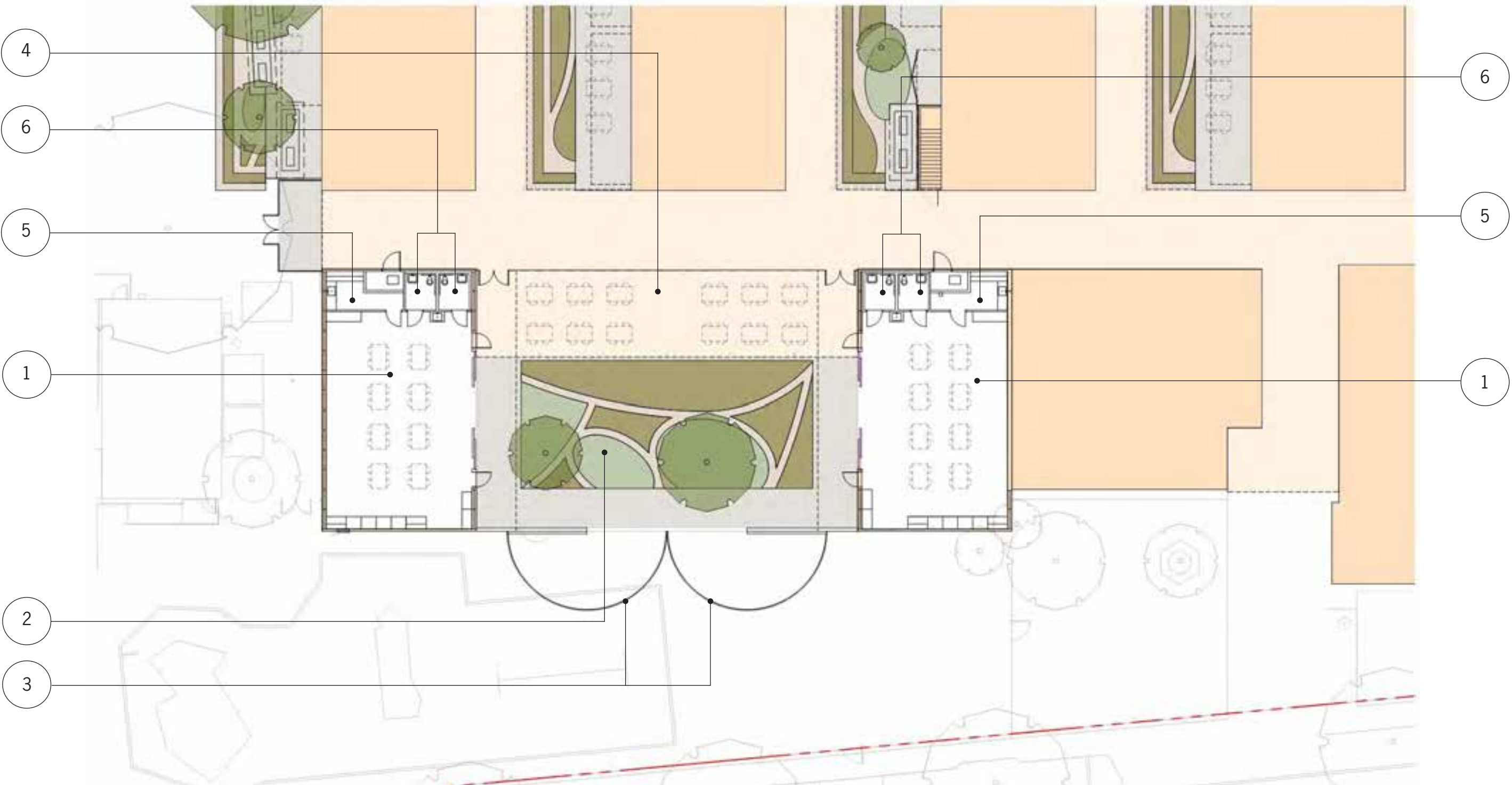
- This project depends on the completion of project 1
- At completion of the new early education/kindergarten classrooms the existing kindergarten classrooms can be repurposed for two STEM classrooms facing onto an outdoor STEM classroom at the front of school facing toward 14th Street.
- A new wall will enclose the courtyard between the two classrooms to create the outdoor classroom
- A gate in the wall can be opened for community use after school hours and/or for STEM demonstration purposes

PROJECT 2 KEY TO PLANS	
1	Existing kindergarten classrooms repurposed for STEM classrooms
2	New STEM outdoor classroom and garden
3	New front wall and gate
4	New courtyard garden
5	Existing workrooms, no change
6	Existing restrooms, no change

PROJECT 2 COSTS			
Component	Area	\$/SF	\$
Classroom renovations	3,260	\$275	892,000
Courtyard renovation	3,930	\$60	240,000
Canopies, front wall and gate	1,160	\$225	260,000
Total:			\$1.392,000



PROJECT 2: NEW STEM/MAKER SPACE CLASSROOMS AND COURTYARD



PROJECT 2: NEW STEM/MAKER SPACE CLASSROOMS CONCEPT PLAN



PROJECT 2: NEW STEM/MAKER SPACE CLASSROOMS Looking north, into STEM courtyard, one STEM classroom in the foreground, the other beyond. The new front wall and gate are to the left.

Project 3: New Outdoor Classrooms

- This project is independent of all other Group 1 projects and can be implemented at any time.
- It transforms underutilized outdoor space adjacent to all elementary classrooms into outdoor classroom space and garden areas
- It includes enclosures of new HVAC units that will serve the indoor classrooms
- It includes permanent awnings over the paved areas for year round outdoor classroom use

PROJECT 3 KEY TO PLANS	
1	New lower and upper elementary outdoor classrooms
2	New fifth grade outdoor classrooms
3	New modular outdoor classrooms
4	HVAC equipment enclosures
5	Paved outdoor classrooms with tables and chairs
6	10FT deep awnings over outdoor classroom areas
7	Landscaped garden and play areas
8	Natural or artificial turf or resilient play surface
9	Shade canopies over 5th grade outdoor classrooms
10	Walls and gates that enclose 5th grade outdoor classrooms

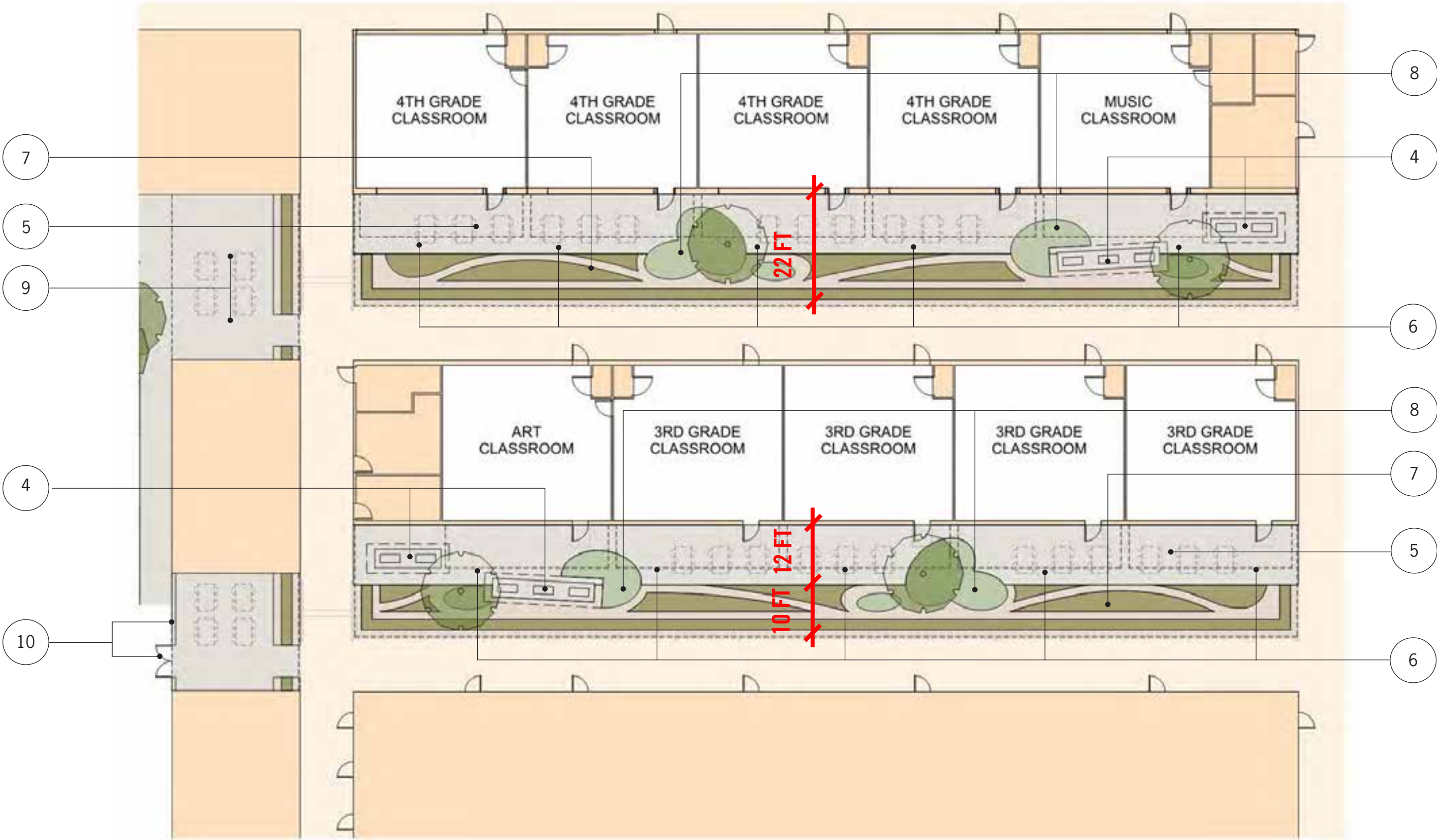
PROJECT 3 COSTS			
Component	Area	\$/SF	\$
Site demolitions, preparation and utilities	27,985	\$10	320,000
Landscape and pavement	27,985	\$50	1,420,000
Awnings	10,575	\$95	1,000,000
HVAC equipment enclosures	2,880	\$85	250,000
Classroom building renovations	3,840	\$285	1,090,000
TOTAL:			\$4,080,000



PROJECT 3: NEW OUTDOOR CLASSROOMS



PROJECT 3: NEW OUTDOOR CLASSROOMS SITE PLAN



PROJECT 3: NEW OUTDOOR CLASSROOMS CONCEPT PLAN A little more than half of the are would be paved with awnings, a little less than half landscaped with paths and play areas.



PROJECT 3: NEW LOWER AND UPPER ELEMENTARY OUTDOOR CLASSROOMS View looking east, new covered outdoor classrooms on the right, existing classroom walkways on the left, landscaped garden and play areas center



PROJECT 3: NEW 5TH GRADE OUTDOOR CLASSROOMS View looking south, existing walkways on the right, new wall and gate on the left, new sliding glass doors into existing classrooms and shade canopy over new outdoor classrooms center.

Project 4: New Modular Kitchen, Servery and Lunch Shelter

- A modular kitchen and servery with associated lunch shelter would relieve this school's auditorium of food services operations enhancing its use as an multi-purpose assembly and instruction room
- The new facility would be located at the southeast corner of campus along with a new learning garden and parking lot
- Utilities brought to the modular facility site would be left in place for the future permanent multipurpose culinary cafe identified in the education specifications and the long term program fit.
- This project is independent of all other Group 1 projects

PROJECT 4 KEY TO SITE PLAN

1	Modular kitchen and servery
2	New lunch shelter
3	New learning garden
4	New south parking lot
5	Repurposed kitchen and servery

PROJECT 4 COSTS

Component	Area	\$/SF	\$
Site demolitions, preparation and utilities	29,480	\$15	450,000
Modular facility (\$450/SF)	2,075	\$450	930,000
Kitchen equipment (\$250/SF)	2,075	\$250	420,000
Learning garden	4,000	\$15	60,000
Lunch shelter	1,950	\$210	410,000
Parking lot and landscape	23,405	\$20	440,000
Total:			\$2,910,000



EXAMPLES OF MODULAR KITCHENS, SERVERIES AND LUNCH SHELTERS



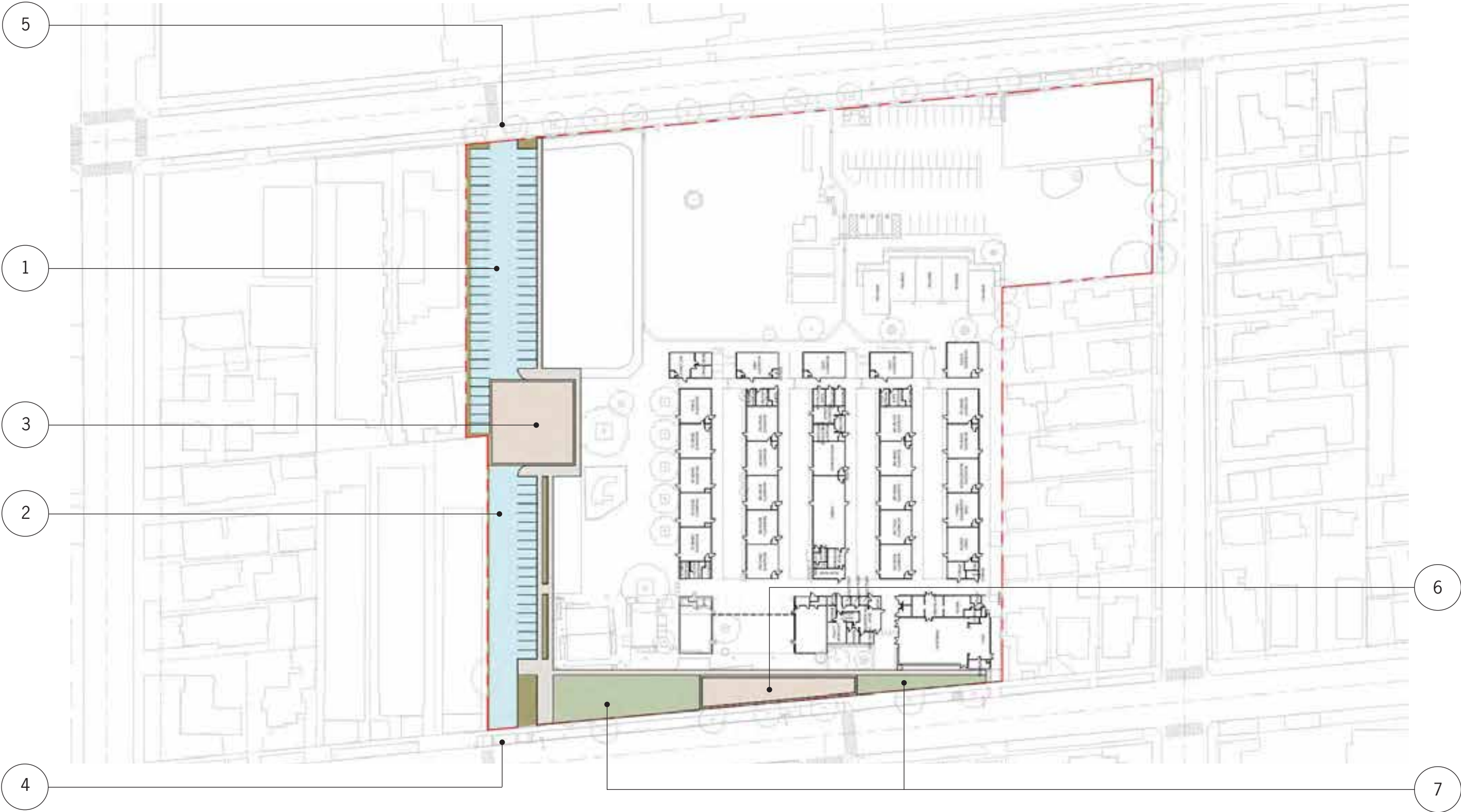
PROJECT 4: MODULAR FOOD SERVICES FACILITY, LUNCH SHELTER, LEARNING GARDEN AND PARKING LOT The modular food services facility would facilitate the repurposing of the existing kitchen and serverly for faculty and/or auditorium support uses.

Project 5: New Parking Lots, Arrival Court and Front of School

- This project provides 80 spaces along the north side of campus and also connects 14th ST and 16th ST with vehicular entries/exits at each street
- A turnaround is provided midblock to maximize flexibility of entry/exit, drop-off/pick-up operations
- Early education, visitor and accessible parking are also provided here
- Improvements to the front of campus along 14th Street include native California drought tolerant landscape
- The new front of campus includes a pedestrian arrival court for student waiting/staging at drop-off and pick-up
- This project requires the completion of Project 1 first and could be combined with Project 1

PROJECT 5 KEY TO PLANS	
1	Staff parking lot also accommodates early education parking for drop-off and pick-up
2	Vehicular dirve connects 14th Street to 16th Street
3	Vehicular turnaround
4	14th Street entry/exit
5	16th Street entry/exit
6	Pedestrian arrival court
7	New landscape along 14th Street frontage

PROJECT 5 COSTS			
Component	Area	\$/SF	\$
Site demolitions, preparation and utilities	60,930	\$10	580,000
Parking lot and turnaround	30,000	\$60	1,900,000
Landscape and fences	22,770	\$35	800,000
Off-site work	8,160	\$75	620,000
TOTAL:			\$3,900,000



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WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



LONG TERM PROGRAM FIT

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Will Rogers Elementary School
2401 14th Street, Boulevard
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 over 100 parking spaces in two locations as well as a number of options for how to manage drop-ff/pick-up operations on and off campus.
- 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 without resorting to interim housing or grossly impacting school operations

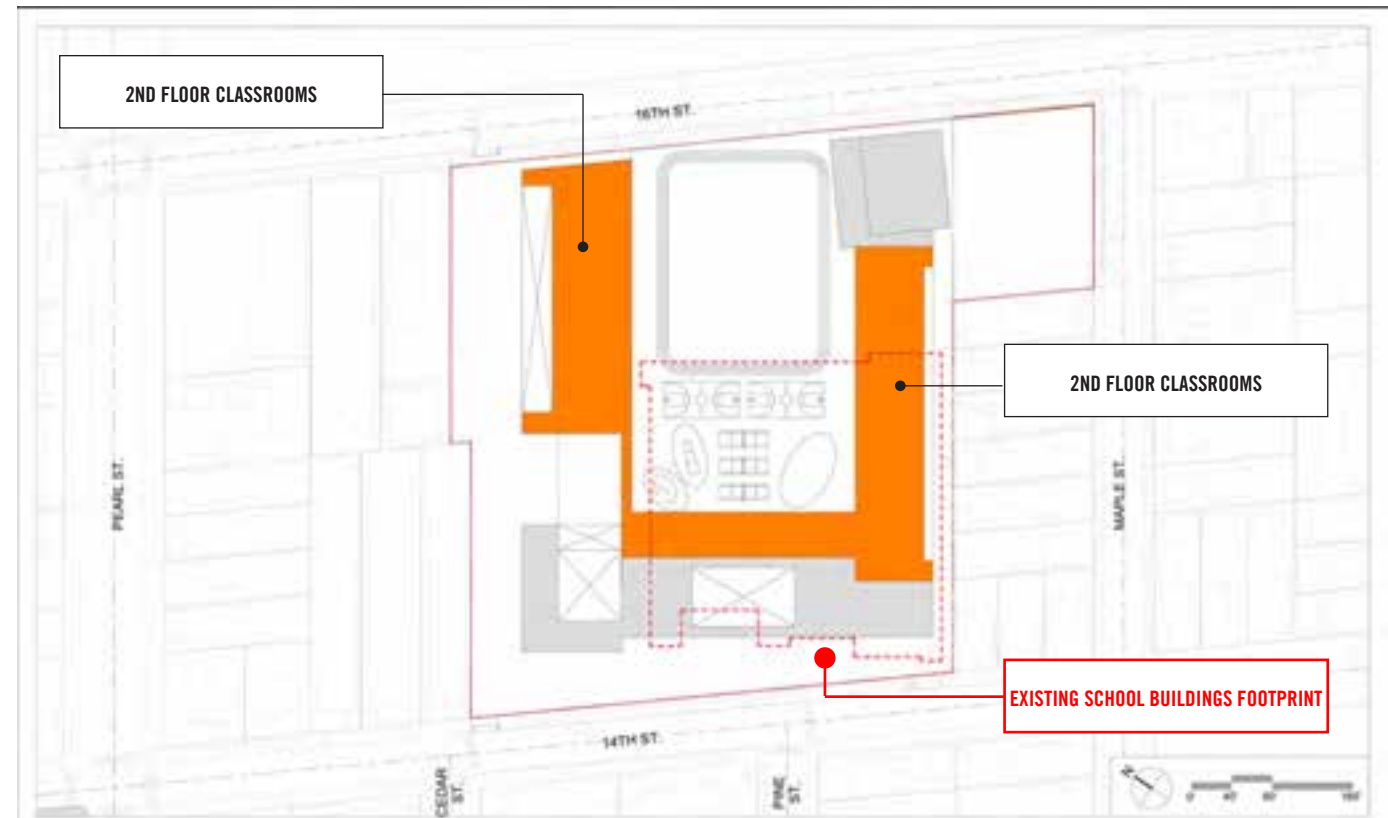
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1A) Early education and kindergarten classroom building, field and playground relocation, new north parking lot and front of school	14-15
1B) One and two story classroom building	16-17
2) Two story classroom building	18-19
3) Multipurpose auditorium, multipurpose culinary cafe, learning garden and south parking lot	20-21
4) One and two story classroom building with library, front office school ,support functions and front courtyard+	22-23
SITE ANALYSIS AT COMPLETION	
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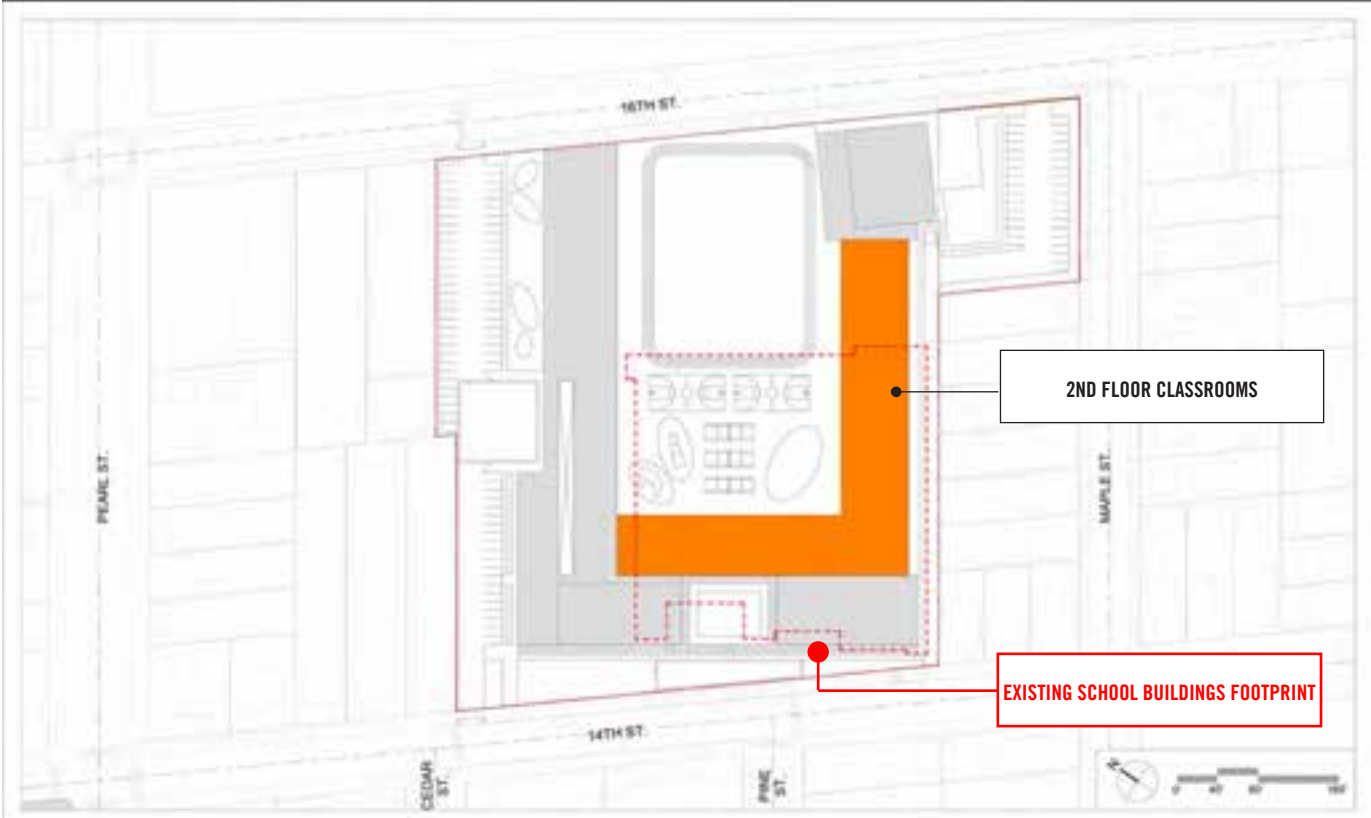
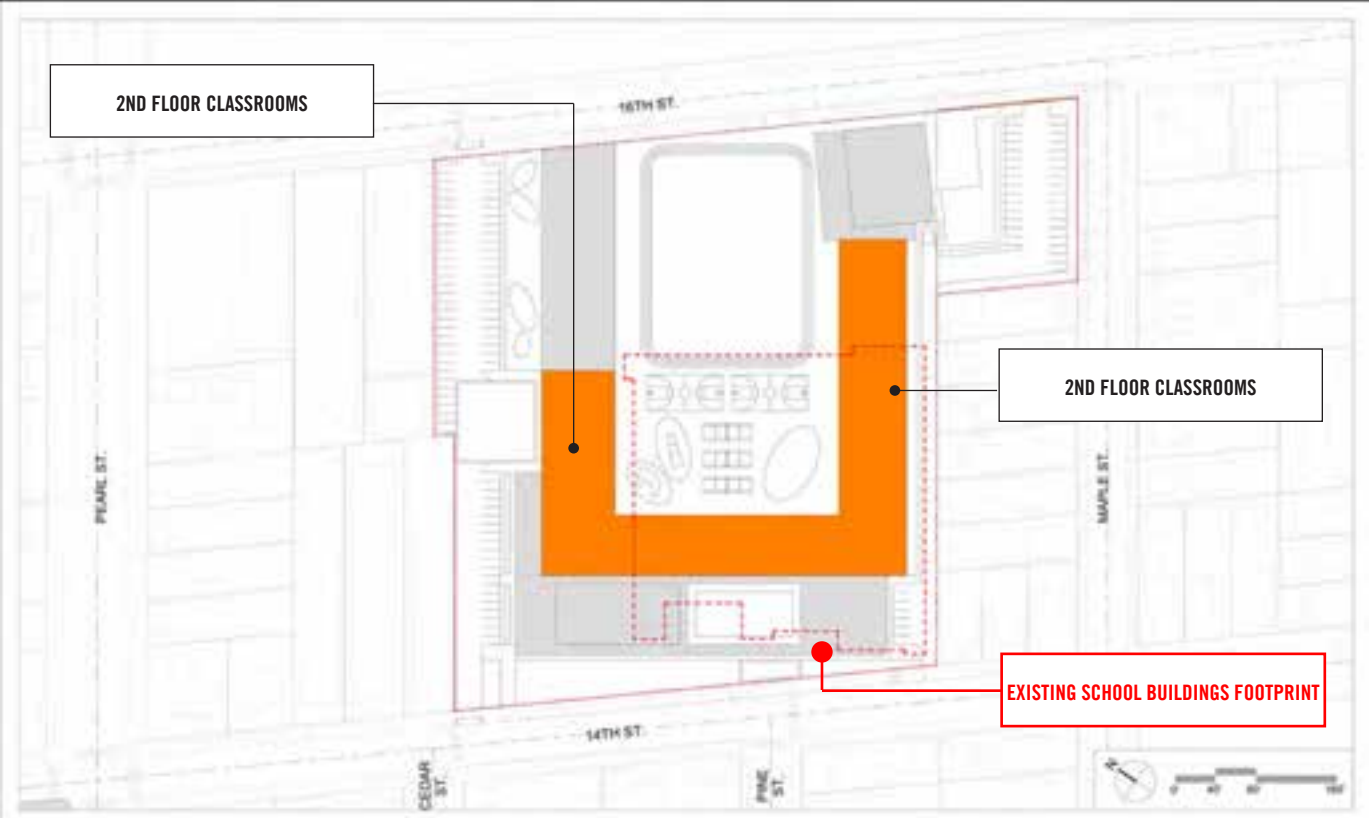
LONG TERM PROGRAM FIT The campus at completion looking northeast. The front of school remains on 14th Street with parking at the north and south sides of campus. Two story classroom buildings frame centralized field and playgrounds. Early education and kindergarten classrooms reside in a one story building at the NE corner of campus, the MPR culinary cafe at the SE corner of campus, the auditorium at the NW and school administration at SW corners of campus.

Long Term Program Fit Options Considered

- All options considered two story formats for some or most of the school building
- All options located the new auditorium at the NW corner of campus adjacent to 14th Street and the multipurpose culinary cafe at the SE corner of campus adjacent to 16th Street.
- Options differed by how much floor area contained within the second story and where the second story located
- The more second floor area accommodated the smaller the footprint and more flexibility in placing other program components.
- The more second floor area that could be built in the north wing of the building, the more new classroom space could be accommodated outside of the footprint of the existing school buildings
- Less second story floor area in the north wing may facilitate the application of limited resources to build more sooner



OPTION 1 A two story classroom building at the NE corner would facilitate the construction of a greater amount of classroom space earlier and outside the footprint of the existing school buildings.



OPTION 2 A two story building at the NW corner would facilities the construction of more classrooms earlier outside of the footprint of the existing buildings, but would also allow a one story building at the NE corner sooner than later.

OPTION 3 The most compact second story option considered would place all of the second story in the west and south wings of the building.

Campus at Completion

- Front of school and main school entrance remain on 14th Street
- Drop-off and pick-up operations can remain curbside along 14th Street
- Early education, kindergarten and lower elementary classrooms occupy ground floor locations
- Upper elementary classrooms occupy second floor locations
- Vehicle circulation and parking are accommodated across campus along its north and south sides
- The U-shape building provides most of the security enclosure with most outdoor spaces located at the heart of campus
- Two story wings of the building bound the heart of campus on the north, west and south sides
- Two story portions of the building are setback from the campus perimeter on all sides
- Auditorium, front office, school support functions and the library congregate about a courtyard at the front of campus
- Multipurpose culinary cafe locates at the southeast corner of campus with learning garden and adjacent parking lot

COST OF IMPLEMENTATION IN 2020 DOLLARS (\$M)	
GROUP 1A	28.59
GROUP 1B	18.52
GROUP 2	25.72
GROUP 3	19.55
GROUP 4	25.97
Total	\$118.35M

KEY TO CAMPUS AT COMPLETION SITE PLAN	
1	Front of school and 14th Street arrival court
2	Front courtyard
3	Front office and school support functions
4	Multipurpose auditorium
5	Two story west wing (library at ground floor, upper elementary maker spaces and science/art classrooms at 2nd floor)
6	Multipurpose culinary cafe
7	Single story early education and kindergarten classroom wing
8	Two story south wing (lower and upper elementary classrooms)
9	Two story north wing (lower and upper elementary classrooms)
10	Early education and kindergarten play yard
11	Playgrounds
12	Field (with track)
13	Learning garden
14	Staff parking
15	Visitor and ADA parking lot 9north parking lot)
16	Turnaround and arrival court
17	Service and emergency vehicle access drive
18	MPR culinary cafe service access
19	South parking lot
20	North parking lot



CAMPUS AT COMPLETION The U-shape configuration maintains the front of school on 14th Street, provides for vehicular access across the site on the north and south sides and places outdoor facilities at the heart of campus protected by surrounding school buildings.

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
Lower elementary science/art classroom	1,200	1	1,200
Lower elementary maker space classroom	1,800	1	1,800
Teaming studios	2,200	2	4,400
Special education suites	1,500	3	4,500
Library	8,000	1	8,060
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:		72,260 ASF	



CAMPUS AT COMPLETION GROUND FLOOR PROGRAM PLAN Early education, kindergarten, lower elementary (grades 1 and 2) and common facilities reside at the ground floor.

LONG TERM PROGRAM FIT			
<i>Program Component</i>	<i>ASF/Rm</i>	<i>No/rms</i>	<i>ASF</i>
SECOND FLOOR			
Upper elementary classrooms	1,400	12	16,800
Teaming studios	2,200	2	4,400
Science/art classroom	1,200	1	1,200
Maker space classroom	1,800	1	1,800
Boys and Girls restrooms	2,200	2	4,400
Total:		28,600 ASF	



CAMPUS AT COMPLETION SECOND FLOOR PROGRAM PLAN Upper elementary classrooms (grades 3-5) reside at the second floor.

Redevelopment Projects

- First building projects are located and configured to clear existing school buildings
- With enough classroom capacity built by end of Group 1 projects, existing 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 have been replaced
- Beyond Group 1 projects the timeline and sequence of projects are at the discretion of the district



EXISTING CAMPUS One story buildings congregate at the SW corner of campus.



GROUP 1A PROJECTS Could include a one story early education and kindergarten classroom building, relocated field and playgrounds, a new north parking lot and improvements along the 14th Street frontage.



GROUP 1B PROJECTS Could include a new classroom building in a hybrid format of one and two stories.



GROUP 2 PROJECTS Could include a two story classroom building along the south side of campus with extension of a service and emergency vehicle access road.



GROUP 3 PROJECTS Could include a new multipurpose auditorium, new multipurpose culinary cafe, learning garden and south parking lot.



GROUP 4 PROJECTS Could include a two story south classroom wing with upper elementary classroom on the second floor, library and special education on the ground floor, front office and school support functions adjacent to a new school entrance and front courtyard.



CAMPUS AT COMPLETION

Existing Campus

- Early education, some kindergarten and upper elementary classrooms reside in portable and modular classrooms at the northwest corner of campus
- 5th grade currently occupies modular classrooms at the SE corner of campus
- One story buildings oriented north-south accommodate most other elementary classrooms
- School support functions reside at the main school entrance on 14th Street
- The multipurpose room combines dining and auditorium functions



EXISTING CAMPUS PROGRAM PLAN



EXISTING CAMPUS LOOKING NORTHEAST

JOHNSON FAVARO September 1, 2020

Group 1A Projects

- Two Pre-K classrooms
- One T-K classroom
- Four Kindergarten classrooms
- Pre-K/Kindergarten playyard
- Two existing Kindergarten classrooms repurposed for maker space classrooms
- Fifth grade moves into rooms P,N,M,L
- New north parking lot, turnaround and arrival court

CANDIDATE FIRST PROJECTS	
<u>Project Component</u>	<u>Cost</u>
PROJECT 1: New Early Education/Kindergarten, Field/Playgrounds	\$16,311,000
PROJECT 2: Indoor/Outdoor STEM Classrooms and Courtyard	\$1,392,000
PROJECT 3: Lower and Upper Elementary Outdoor Classrooms	\$4,082,000
PROJECT 4: Modular food services, learning garden and parking lot	\$2,910,000
PROJECT 5: North parking lot and front of school landscape	\$3,897,000
TOTAL:	\$28,592,000



PROGRAM COMPONENTS OF GROUP 1A PROJECTS

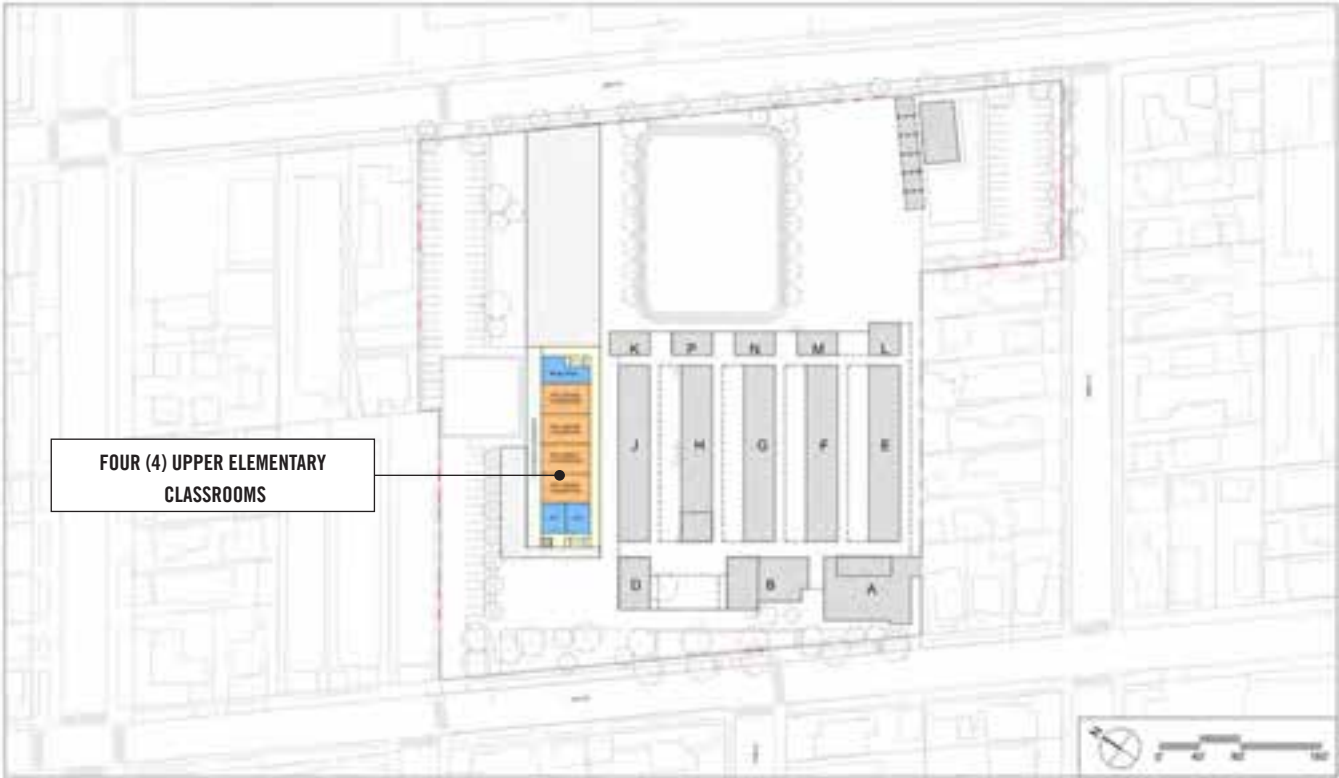


CAMPUS AT COMPLETION OF GROUP 1A PROJECTS

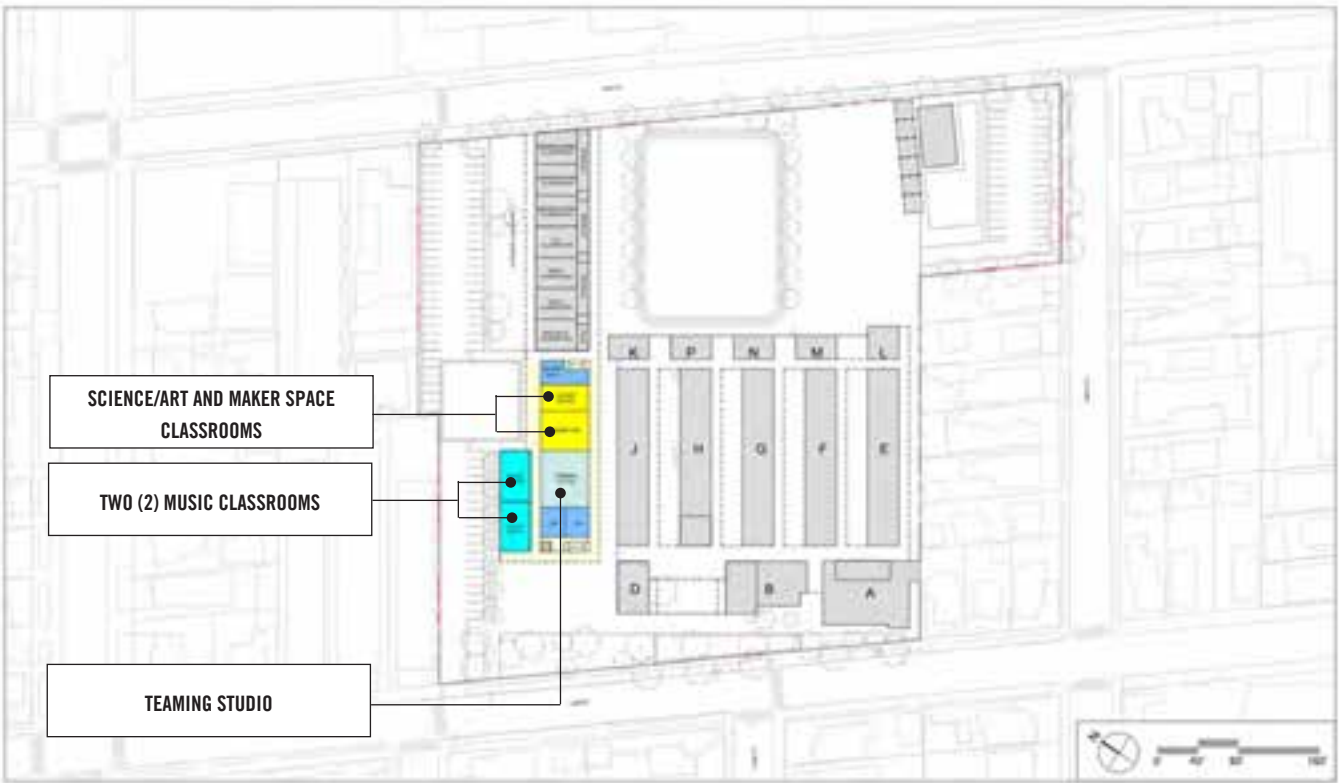
Group 1B Projects

- Four upper elementary classroom (second floor)
- Lower elementary science'art classroom
- Lower elementary maker space classroom
- Two music classrooms
- Restrooms and building services

GROUP 1B COSTS IN 2020 DOLLARS (\$M)		
Classroom Building		17,349,000
Sitework		1,170,000
Total		\$18,519,000



GROUP 1B PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 1B PROGRAM COMPONENTS AT GROUND FLOOR

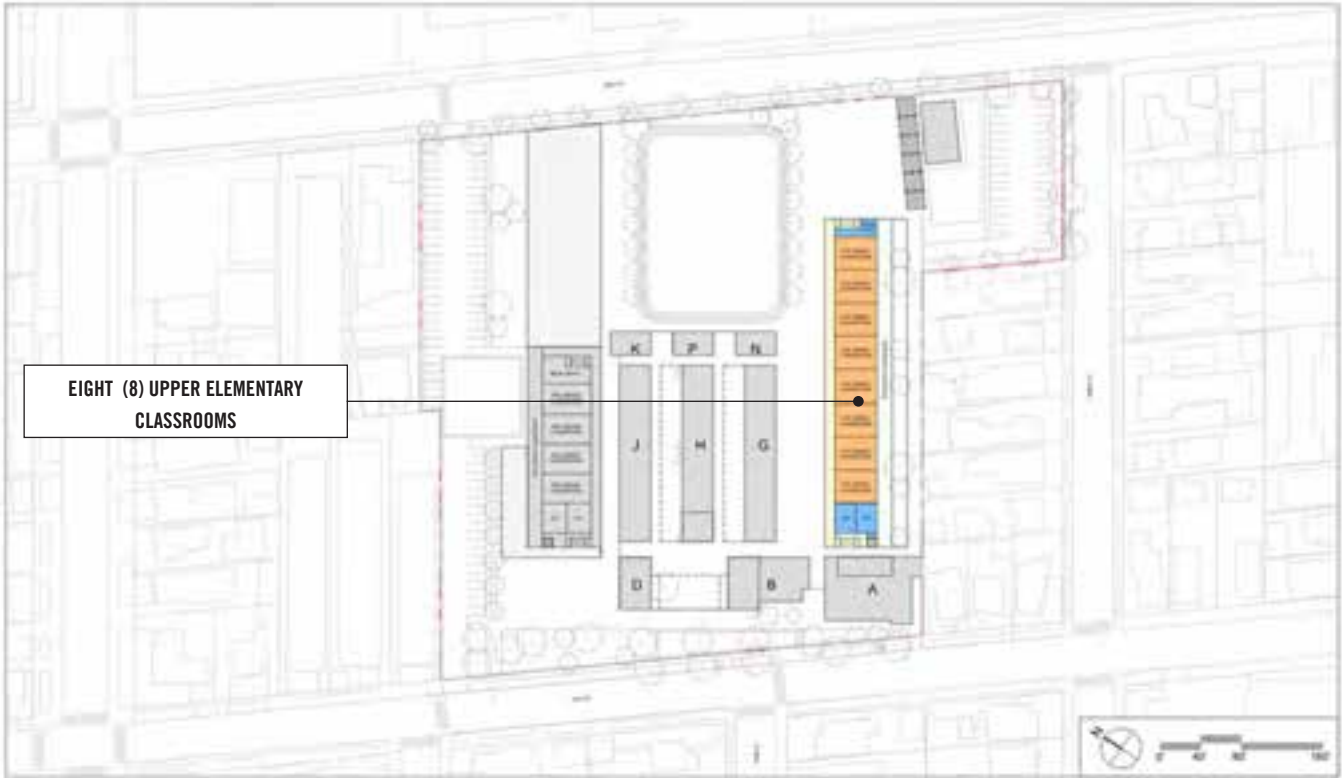


CAMPUS AT COMPLETION OF GROUP 1B PROJECTS

Group 2 Projects

- Eight lower elementary classrooms
- One teaming studio
- Eight upper elementary classrooms
- Restrooms and building services

GROUP 2 COSTS IN 2020 DOLLARS (\$M)		
Classroom Building		24,560,000
Sitework		1,152,000
Total		\$25,712,000



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
- Learning garden
- South parking lot
- Multipurpose auditorium

PROJECT 3 COSTS IN 2020 DOLLARS (\$M)	
Multipurpose culinary cafe	9,711,000
Auditorium	7,842,000
Site work	2,000,000
Total	\$19,553,000



GROUP 3 PROGRAM COMPONENTS

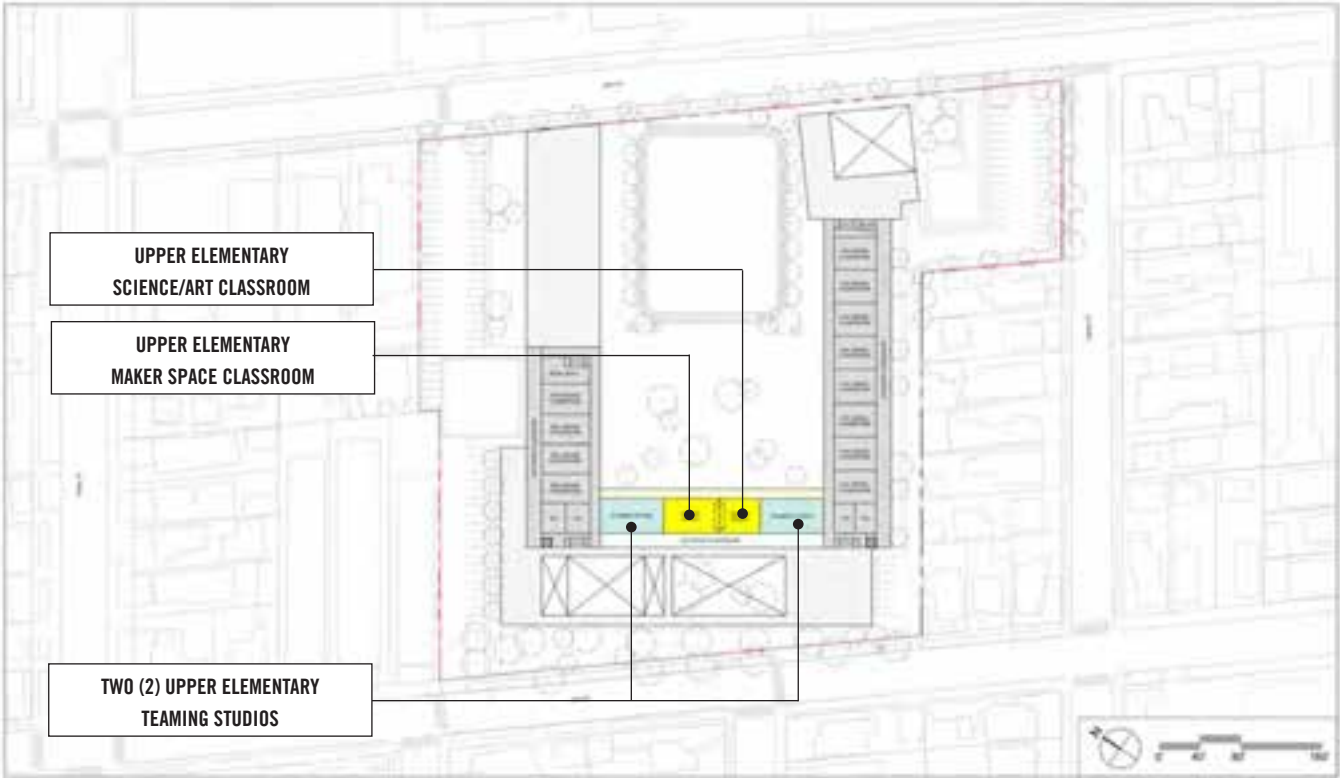


CAMPUS AT COMPLETION OF GROUP 3 PROJECTS

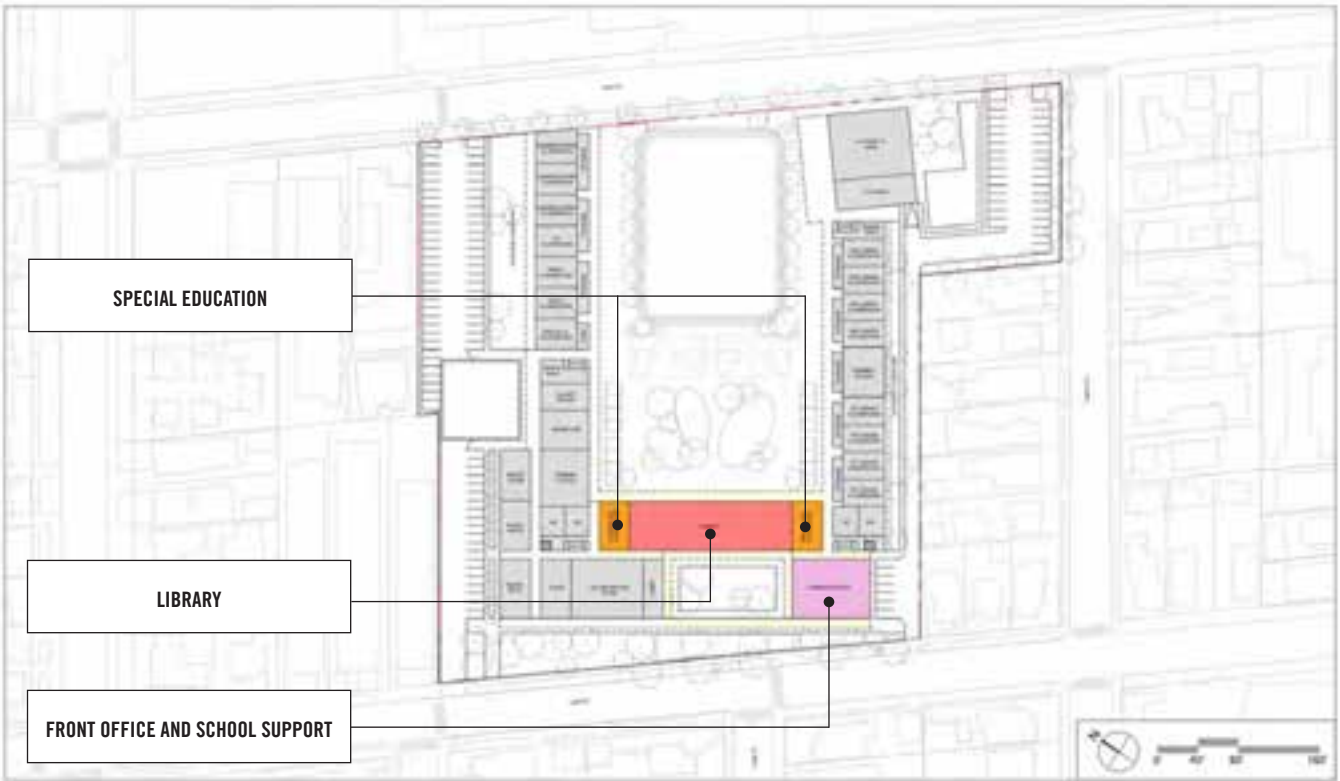
Group 4 Projects

- Library
- Special education
- Front office and school support functions
- Front courtyard.
- Two teaming studios
- Art/science classroom
- Maker space classroom

GROUP 4 COSTS IN 2020 DOLLARS (\$M)		
Classroom Building		21,201,000
Sitework		4,770,000
Total		\$25,971,000



GROUP 4 PROGRAM COMPONENTS AT SECOND FLOOR



GROUP 2 PROGRAM COMPONENTS AT GROUND FLOOR



CAMPUS AT COMPLETION OF GROUP 4 PROJECTS

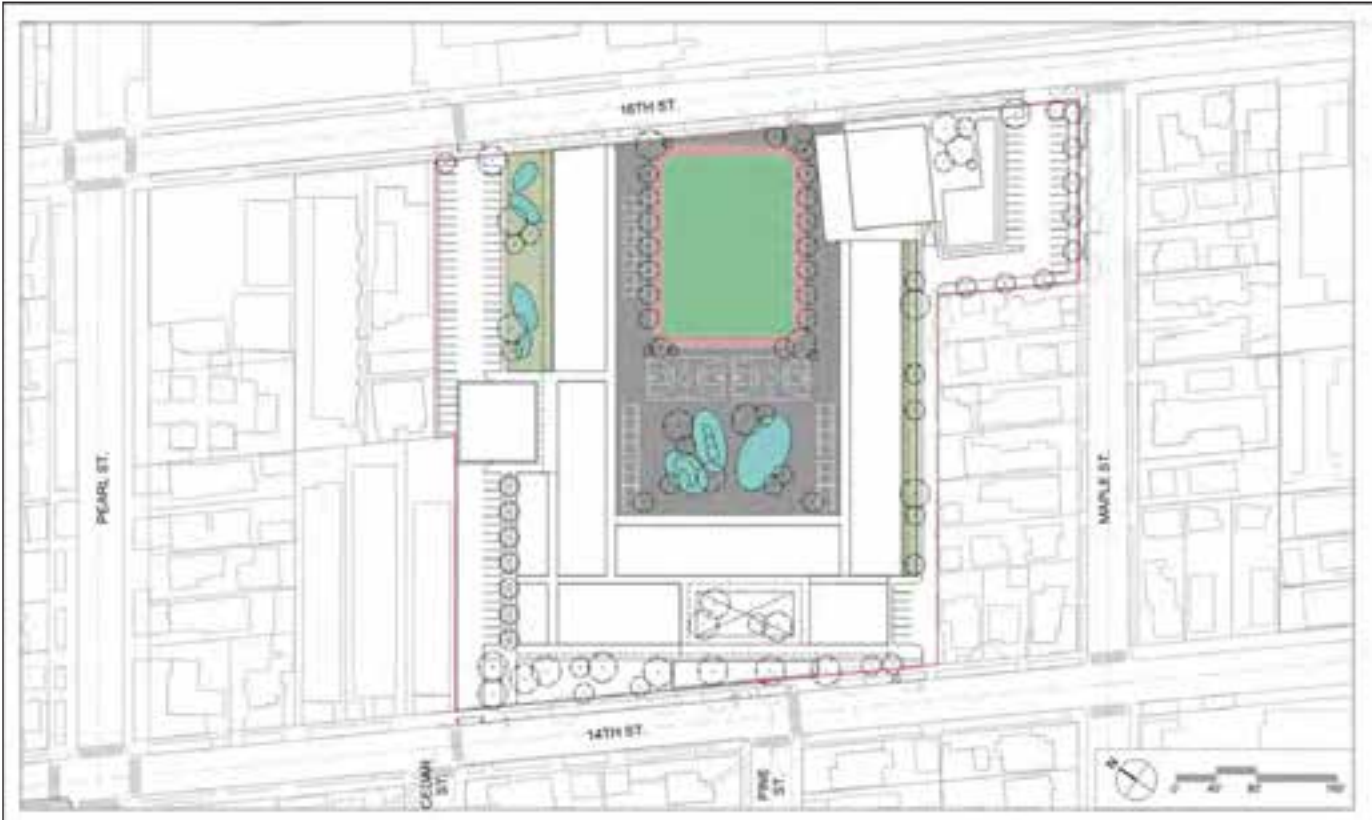
CAMPUS LAND USE AT COMPLETION			
	Component	Acres	%
AREAS			
Building footprint		1.69	25.3
Playgrounds and fields		2.24	33.5
Unprogrammed landscape and open space		1.16	17.3
Pedestrian circulation		0.46	6.9
Vehicular circulation and parking		1.14	17.0
	Total:	6.69	100%



CAMPUS SITE PLAN AT COMPLETION



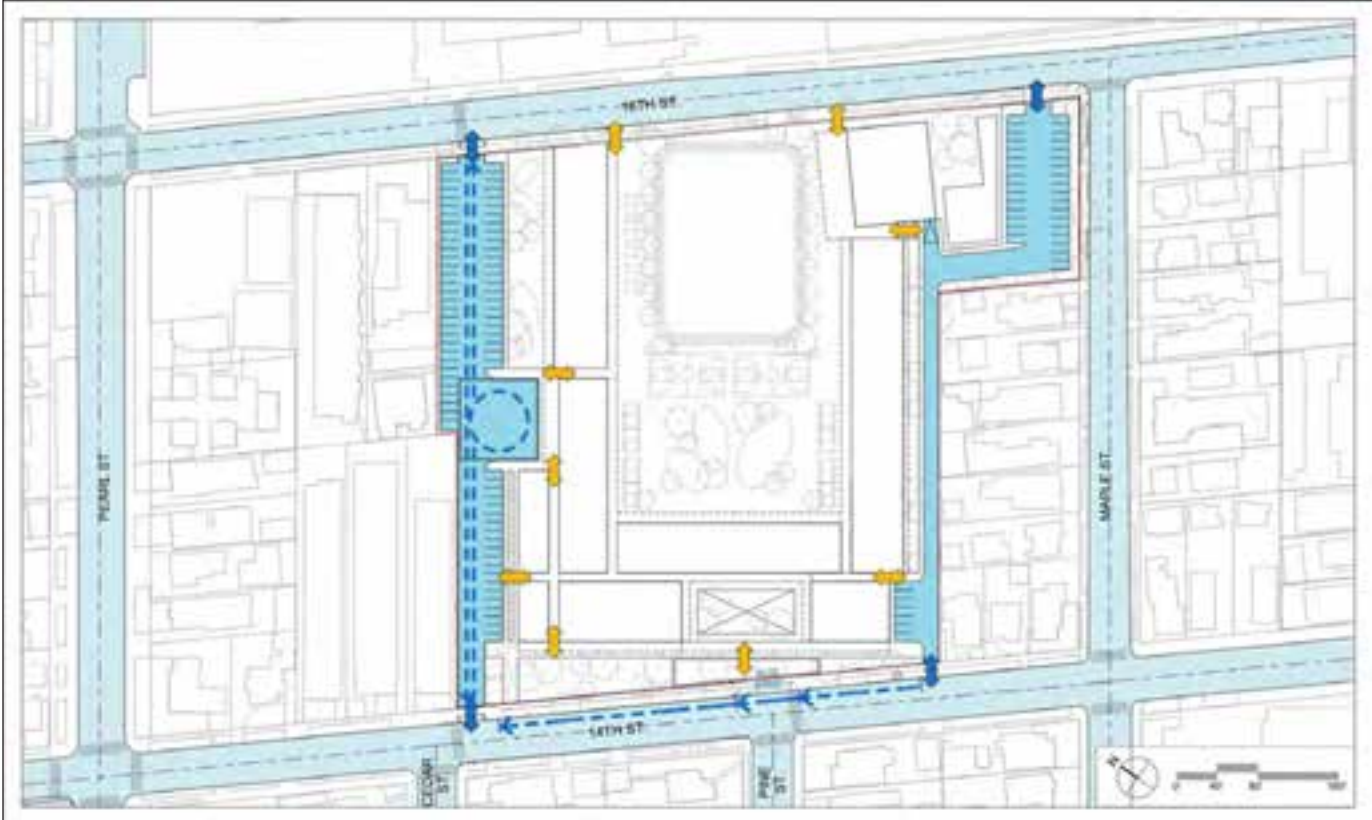
BUILDINGS



PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



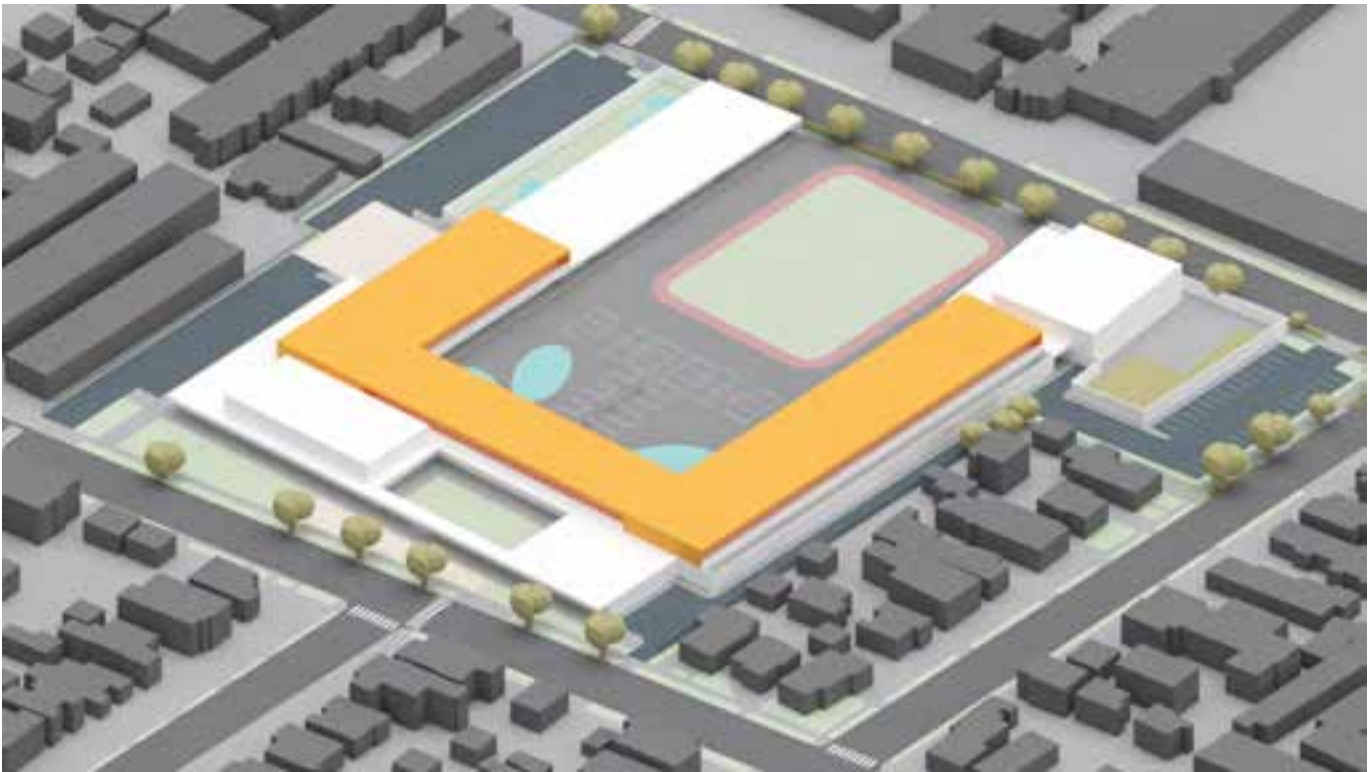
VEHICULAR CIRCULATION AND PARKING



PEDESTRIAN CIRCULATION

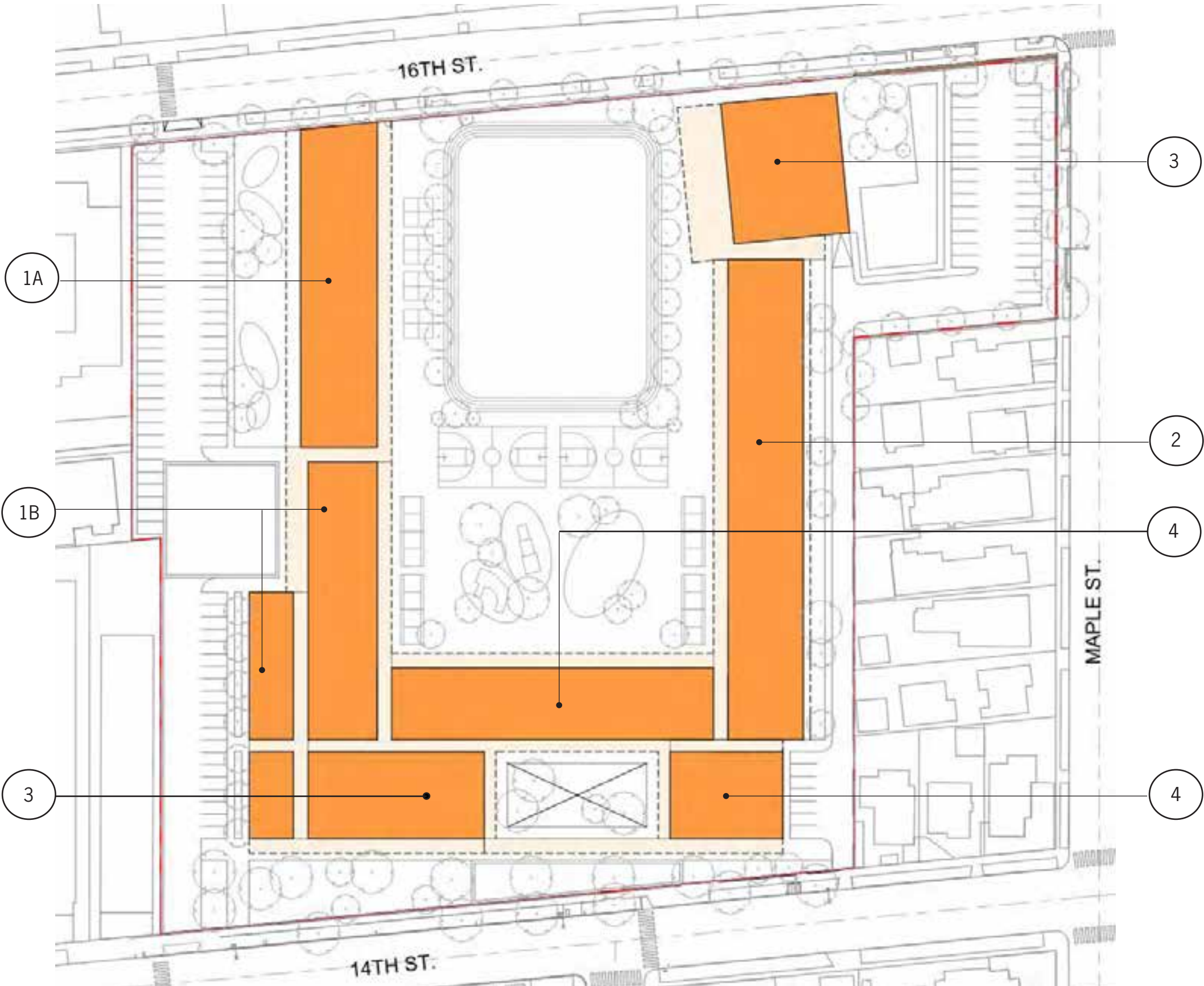
Buildings

- The U-Shape configuration places outdoor play areas in a safe location protected and buffered by school buildings on three sides
- Two story wings are setback from perimeter of campus to maximum extent possible



EXTENT OF SECOND FLOOR The second floor of the north, south and west wings are setback from all sides of the perimeter of campus as much as possible.

BUILDING INVENTORY				
Group	Name	Conditioned GSF	Covered Outdoor GSF	Stories
1A	Early education and kindergarten classroom building	11,020	5,860	1
1B	Upper elementary classrooms, art/science classrooms, maker space classroom, music classrooms	21,470	6,985	1/2
2	Lower and upper elementary indoor and outdoor classrooms	17,160	8,665	2
3	Multipurpose auditorium and culinary cafe	17,485	6,215	1
4	Teaming studios, art/science classroom, maker space classroom, library, special education, front office and school support	23,030	10,476	1/2
Total GSF		90,165	38,201	



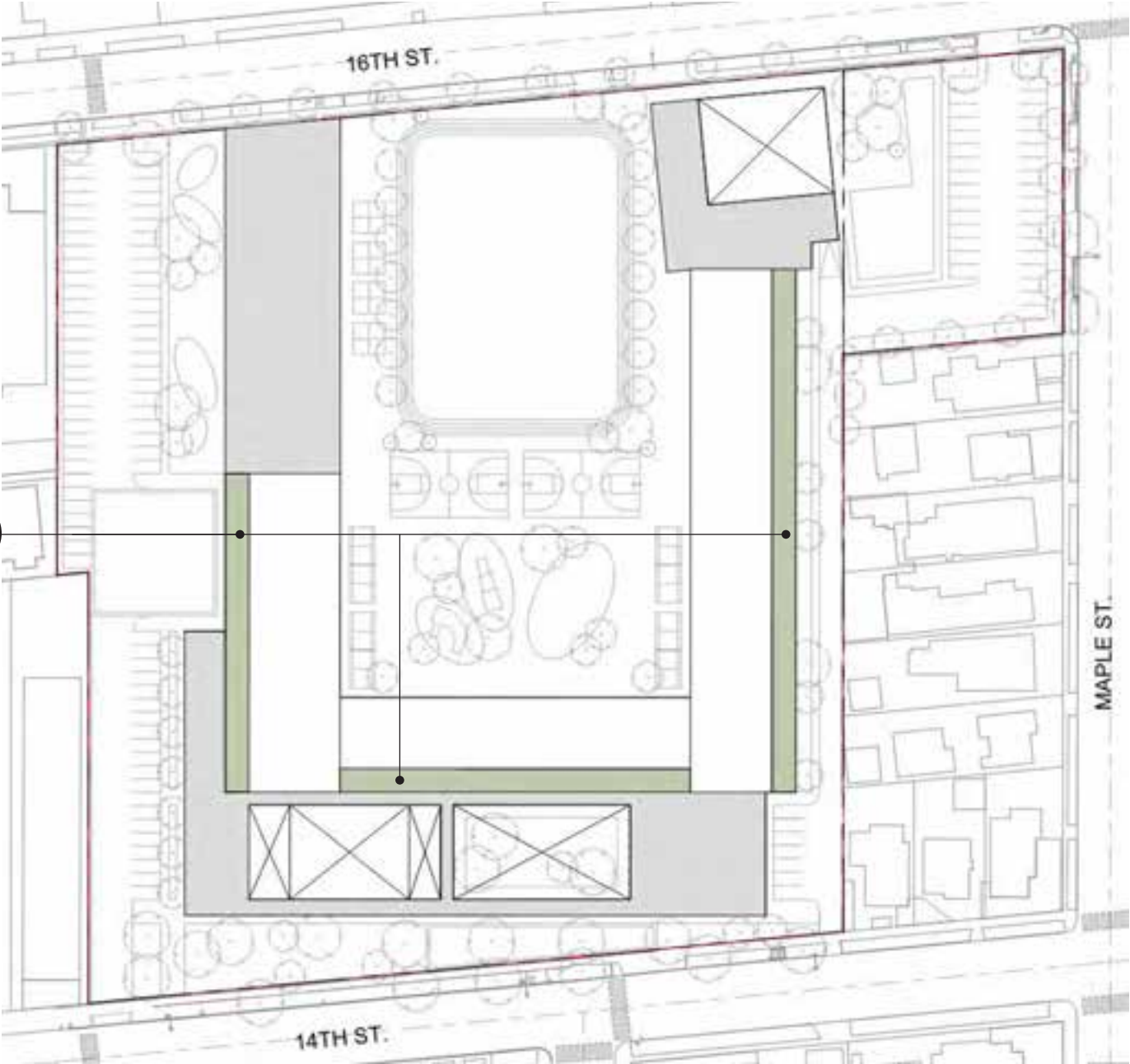
BUILDINGS

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 north side of their classroom building sequestered from the elementary playgrounds.
- The field and elementary playgrounds reside at the heart of campus

FIELDS, COURTS AND PLAYGROUNDS INVENTORY			
Key	Component	SF	Acres
1	Early education and kindergarten play yard	9,892	0.23
2	Ground floor outdoor classrooms	4,970	0.11
3	Second floor outdoor classrooms	11,313	0.26
4	Playgrounds	53,271	1.22
5	Field and track	29,506	0.68
TOTAL:		108,952	2.50

3



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



OUTDOOR CLASSROOMS, FIELD AND PLAYGROUNDS

Landscape and Open Space

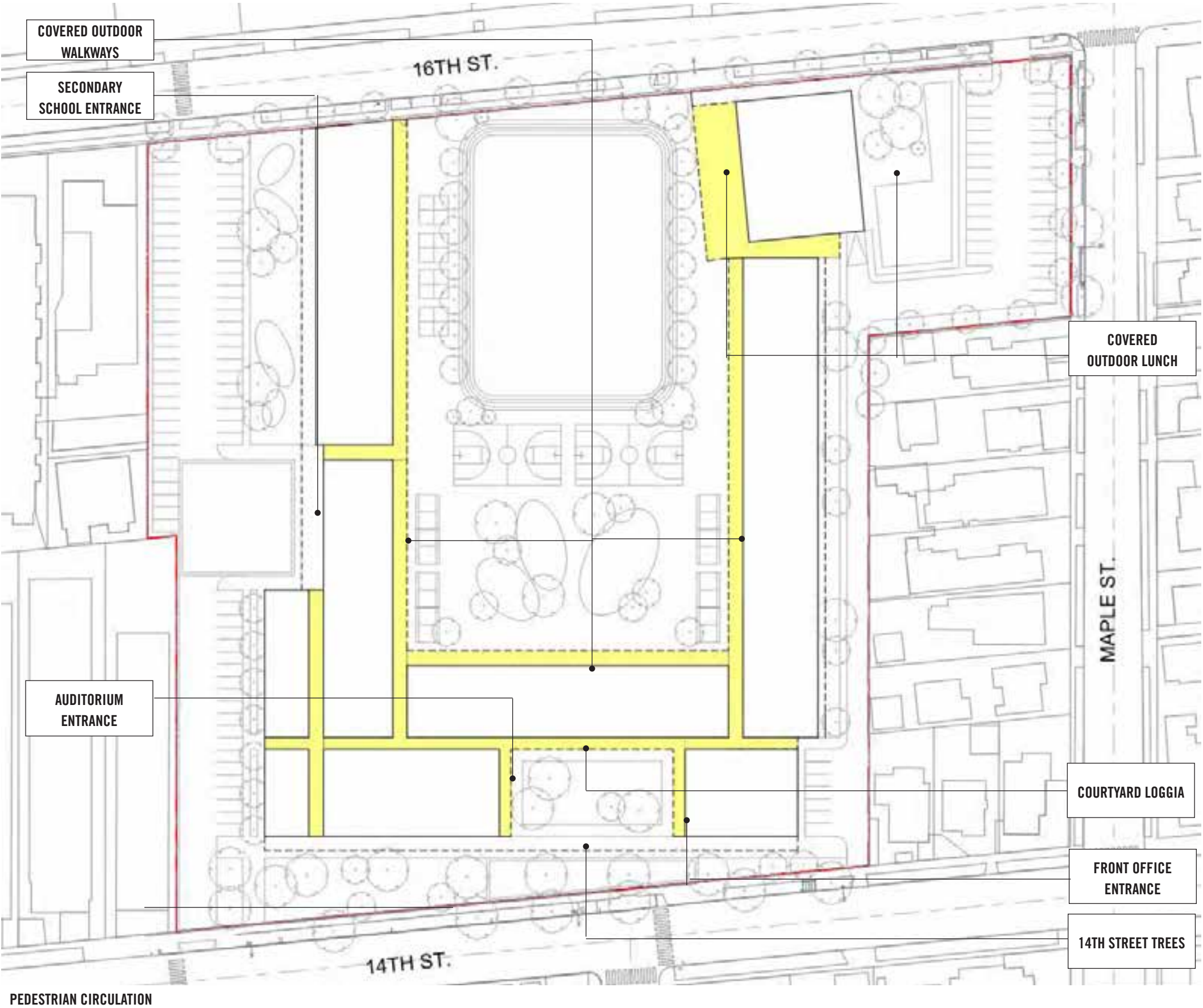
- Front of school along 14th Street will feature native, drought tolerant landscape,
- A landscaped front courtyard will provide an enclosed garden space at the main school entrance
- Early education, kindergarten and elementary play areas will feature lots of trees
- Landscape buffers are provided along north and south sides of campus as well as around the south parking lot
- Street trees will be installed along 14th Street and 16th Street as part of redevelopment projects in those areas of campus



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 three wings of the school building
- A loggia along the 14th Street front of school collects circulation for entry into the front courtyard, front office, auditorium and library
- The front loggia serves for a waiting/staging area for students at drop-off and pick-up
- A secondary drop-off/pick-up point of entry/exit is provided on the north side of campus

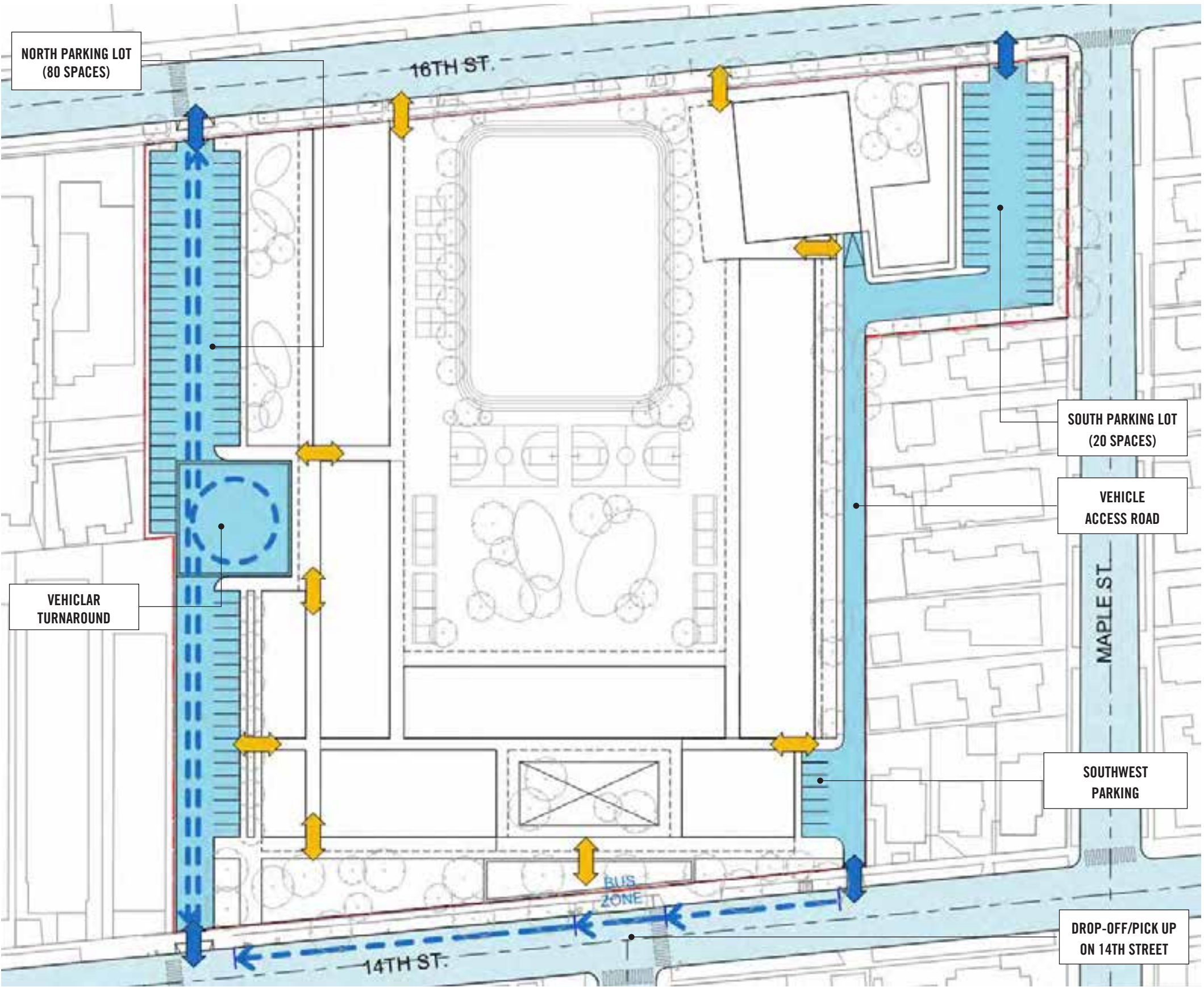


PEDESTRIAN CIRCULATION

Vehicular Circulation and Parking

- North parking lot serves faculty, staff, early education drop-off/pick-up, visitor and accessible parking
- South parking lot provides staff and visitor parking
- Vehicular access connects 14th and 16th streets along north and south sides of campus

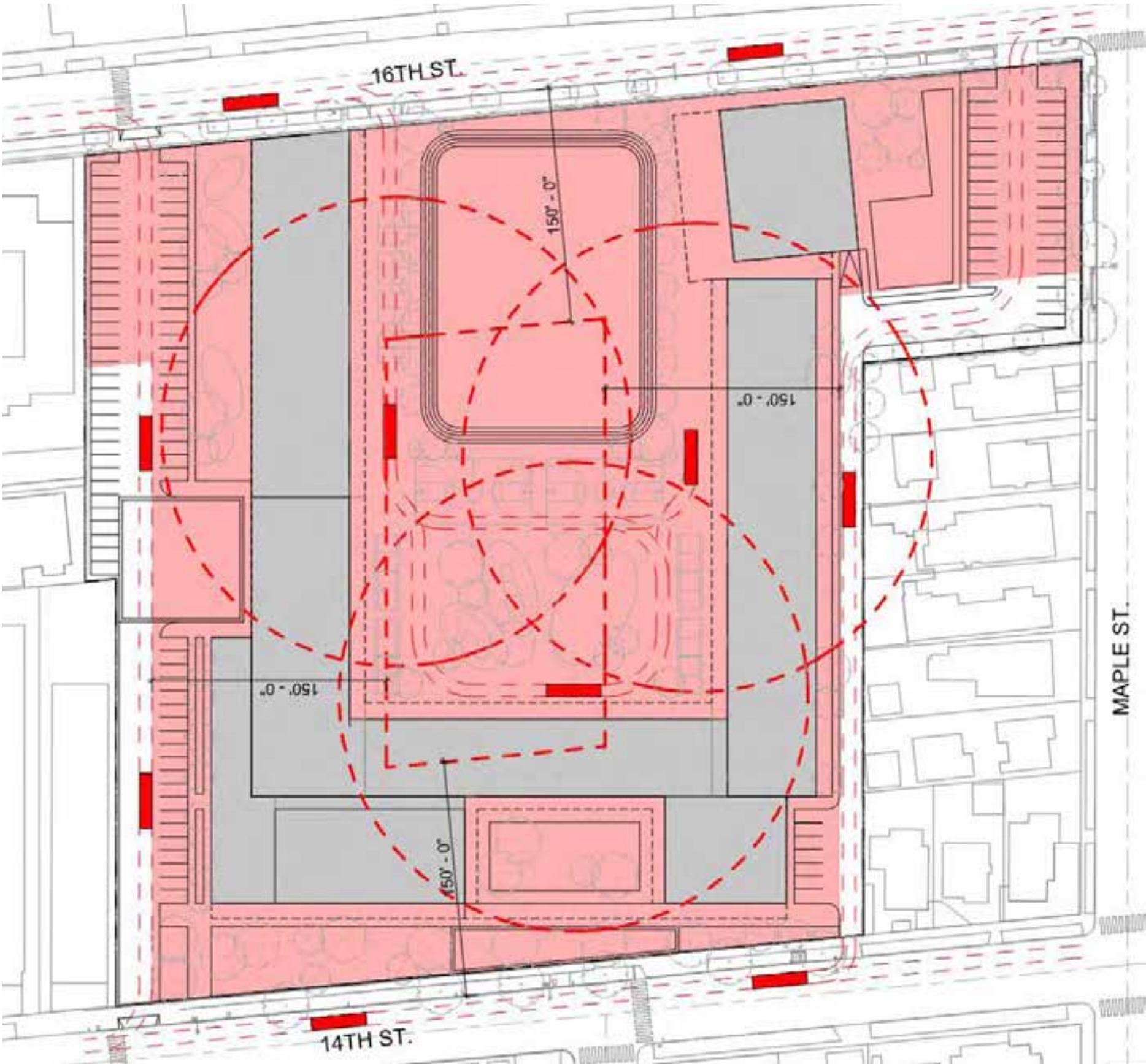
VEHICULAR CIRCULATION AND PARKING			
Component	SE	Acre	
AREAS			
North parking lot and turnaround	29,997	0.69	
South access road	7,580	0.16	
SW parking lot	2,968	0.07	
SE parking lot	9,498	0.22	
Total:	50,043	1.14	
SPACES			
North parking lot		80	
South parking lot		20	
Total:		100	



VEHICULAR CIRCULATION AND PARKING

Emergency Vehicle Access

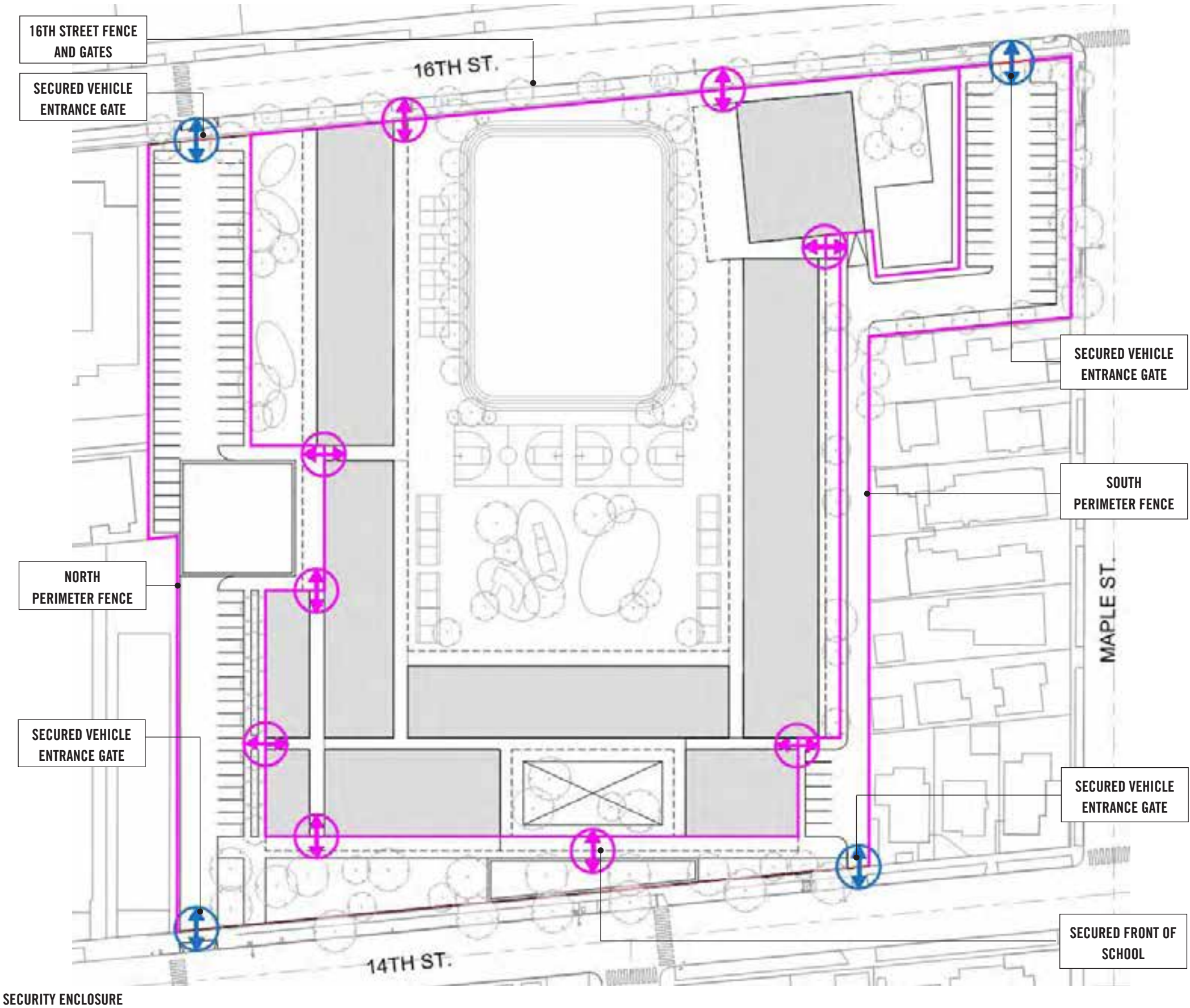
- Emergency vehicle access is provided on all four sides of campus
- This includes 14th Street, 16th Street, the north parking lot and the south access road.
- Additionally access is provided internally around the field and playground areas.



FIRE DEPARTMENT ACCESS

Security Enclosure

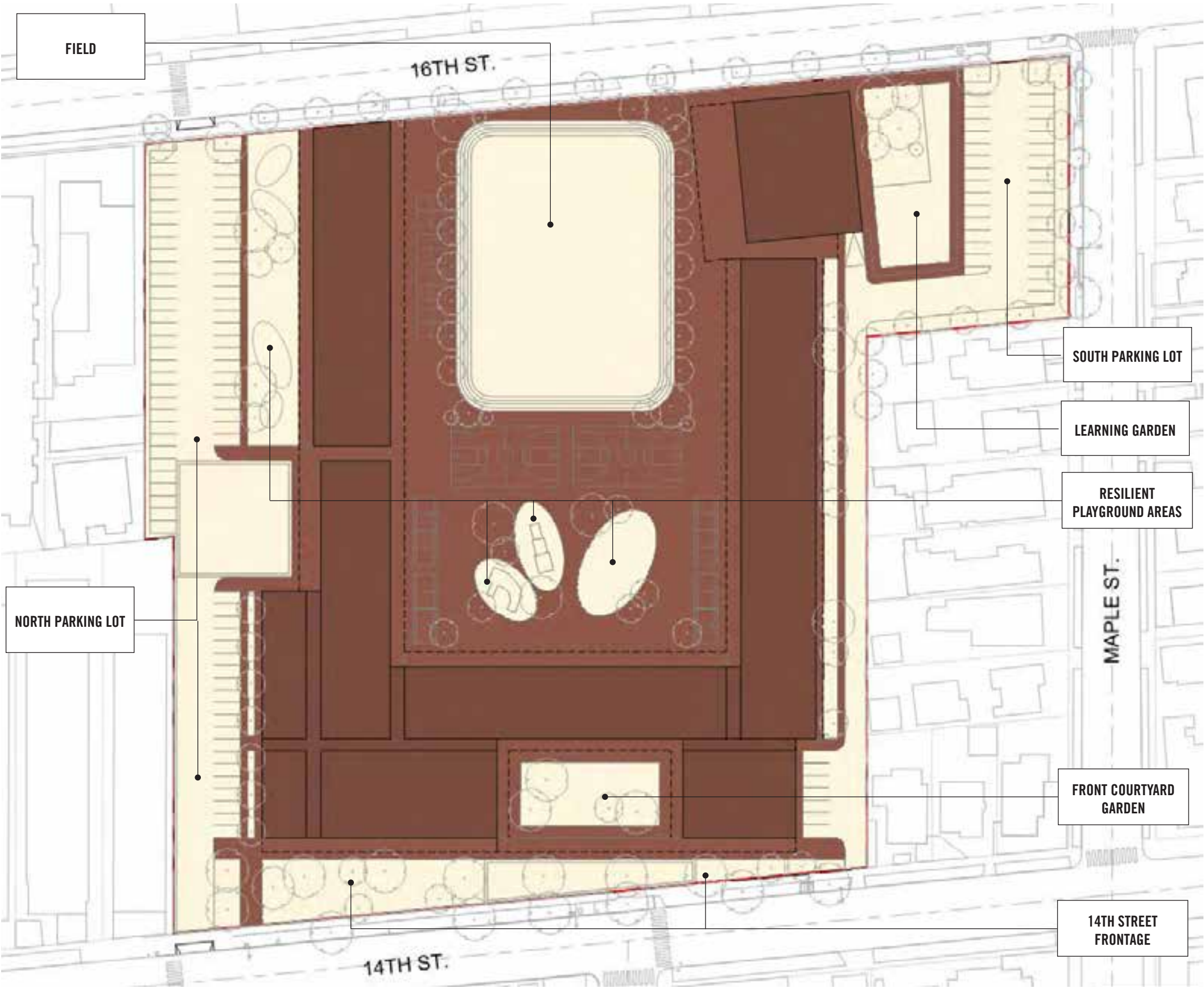
- Most of the campus is secured with buildings in which all circulation occurs on the inward facing sides of its three wings
- Parking lots are secured with vehicle gates at each of the four locations at the four corners of campus
- Perimeter fencing secures the north parking lot and the south parking lot and access road
- No fences or gates required at the front of school



Ground Plane Permeability

- The field and permeable resilient playground areas provide most of the permeable ground plan at the heart of campus
- The front of school and front courtyard garden provide permeable ground plane at the west side, the learning garden at the east side
- Advances in paving technology may allow for permeable pavement in the parking lots and access roads on campus.

SITE IMPERMEABILITY		
Component	Acres	%
Permeable ground plane	2.86	42.8
Impermeable ground plane	2.03	30.3
Building footprint	1.80	26.9
Total:	6.69	100%



GROUND PLANE PERMEABILITY

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WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



EXISTING CAMPUS SITE ANALYSIS

JOHNSON FAVARO

SEPTEMBER 1, 2020

Overview

SMMUSD Will Rogers Elementary School
2401 14th 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 low density multifamily and single family neighborhood.
- John Adams Middle School occupies the entirety of the opposite side of 16th Street on the east side of campus
- SMC resides less than a block away north along 16th Street
- The campus is divided - buildings sequestered to the SE corner of campus with open space distributed on the remainder of the site along the north and east sides.
- Six classrooms reside in portable units that have neared the end of their useful lives.
- Five classrooms reside in modular structures with poor daylight and ceiling height.
- The buildings on campus originate from the 1950s and as school buildings are of poor construction quality. Eventually they will all be replaced.
- All single story buildings will be replaced with predominantly two story buildings
- The field is located remotely from core campus and should relocate to a more central location away from the north neighbors.
- All play areas are exposed to residential neighbors and the streets in an unsightly and unsafe manner.
- The campus is severely under parked. The north parking lot offers little capacity and the south parking lot is remote from core campus
- Landscape and trees are deficient on this campus..
- Drop-off and pick-up operations are constrained to curbside along 14th Street with some also occurring curbside along 16th street. No drop-off and pick-up operations occur off street.



Vicinity

- This campus is flanked on its north and south sides by medium density multi-family housing
- Across 14th Street from to the west there are modest single family neighborhoods.
- Across 16th Street to the east lies the large John Adams Middle School Campus (JAMS)
- To the NE one half block away is the very large and very busy Santa Monica College (SMC) campus
- Ocean Park Boulevard resides on block to the south of campus.

Buildings

- The 1950s era classroom buildings are one story single loaded linear buildings oriented in the east-west direction for maximum solar benefit
- Covered outdoor walkways run along the south sides of the buildings, the north sides feature full height windows
- The buildings are sequestered at the SW corner of campus
- Eleven classrooms reside in degraded portables (six) and remote modulares (five).



Components

- The school buildings occupy the SW corner of campus
- The front of school, main school front office and multipurpose room face 14th street,
- Two fields situate at the north side of campus
- Parking resides in to disparate locations on off of 14th Street the other off of 16th Street.



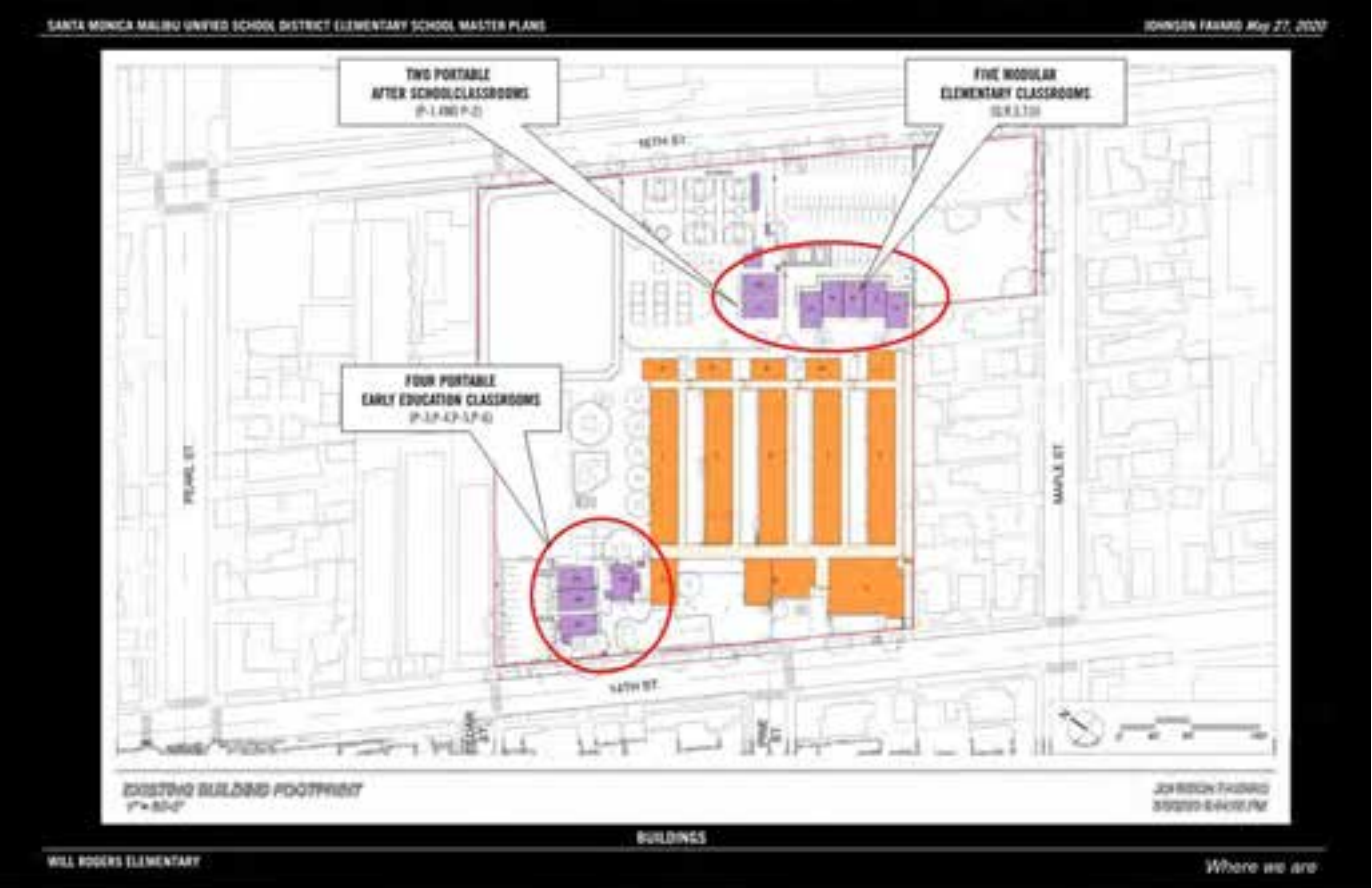
Building Pattern

- This campus sequesters the majority of the building in one corner of the campus
- Open space configures in an "L" around the north and east sides of the core campus
- This separates outdoor learning and play from the heart of the school
- The one story formats of all the buildings limit the capacity of the campus occupied by building footprint



Solar Orientation and Circulation

- A commitment to efficiency drove the composition of this campus
- The buildings are arranged in a kind of assembly line manner to maximize construction efficiencies
- The buildings orient to capture high quality solar orientation
- The classrooms are lined up with little regard for engendering a sense of community across grade levels
- This contributes to a sense of disorientation among students to the point where the younger children on one side of the building complex don't know they are in the same school as the older children.



Portable and modular classrooms

- Four portable classrooms at the NW corner of campus have degraded over time and present poorly at the front of school. Two others reside on the east side of campus adjacent to the playground areas where they are mostly underutilized but also host after school programs.
- Five modular classrooms in slightly better shape on the east side of campus lack natural light and ceiling height.

Open Space

- The play areas divide into three locations with kindergarten at the 14th Street side of school, lower elementary at the north side and upper elementary at the NE corner of campus
- The kindergarten play area is exposed to 14th Street in a manner that is unsightly and unsafe
- The other play areas are exposed to the north residential neighbors causing noise and visibility problems
- The recently purchased property at the SW corner of campus affords numerous opportunities for expansion



Playground Areas

- Kindergarten and pre-K play yards occupy sites adjacent to the sidewalk along 14th Street the front of school
- Lower elementary students play on the north side of campus on a small field and playground area immediately adjacent to 1st and 2nd grade classrooms
- Upper elementary students play on a larger field and playground area at the NE corner of campus at a distance from core campus



Adjacencies

- The fields and playgrounds on the north side of campus present visibility and noise problems for the neighbors to the north.
- Their exposure to the north property line and 16th street are unsightly and unsafe
- With only a 6ft high chain link fence separating the play yard for the youngest children on campus and 14th Street is unsightly and unsafe.

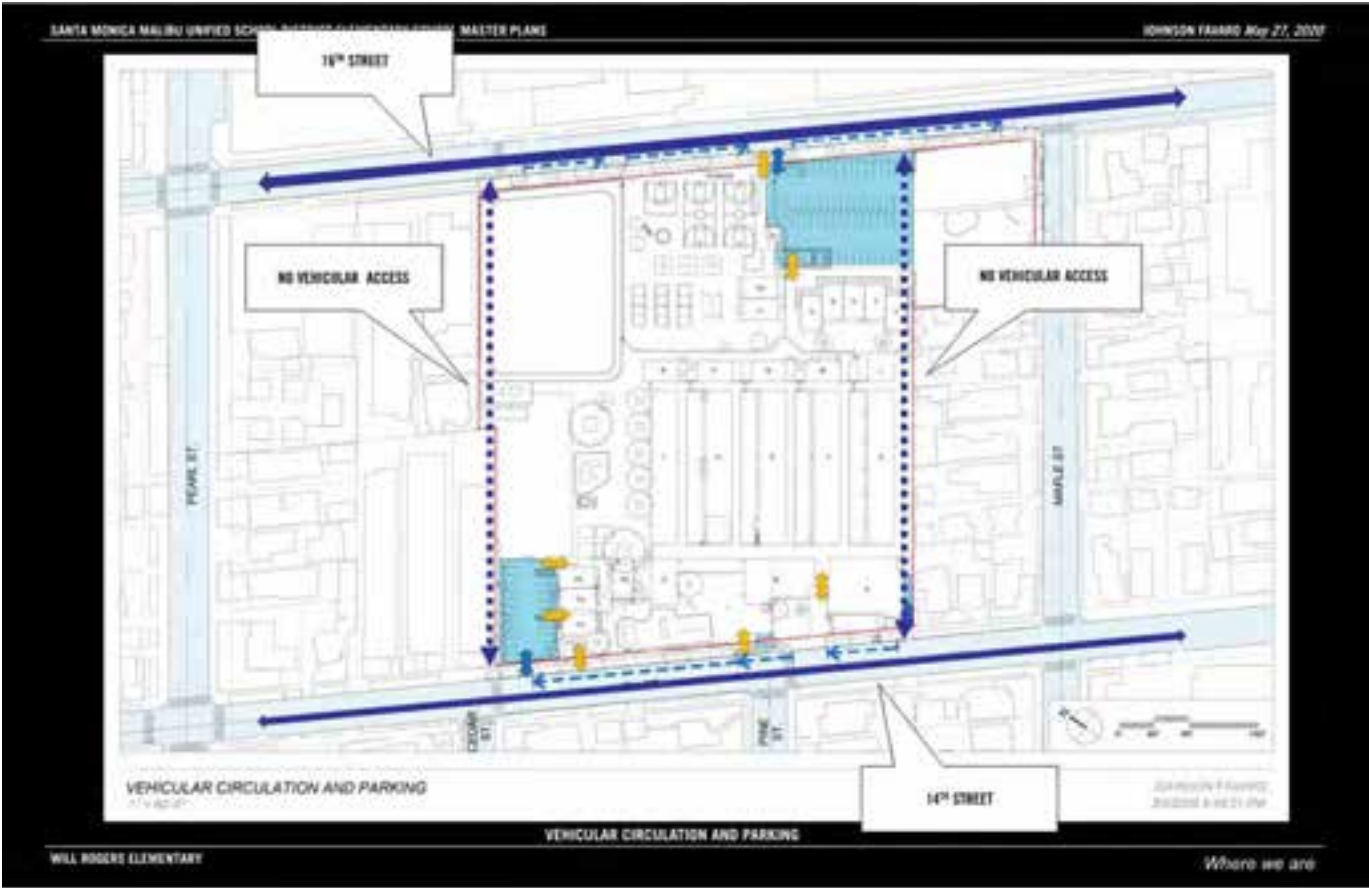


Landscape

- The mature trees that occupy the playground area just north of core campus are worthy of preservation and maintenance
- This campus almost entirely lacks landscape of any significance, particularly within the classroom areas and at the front of school.

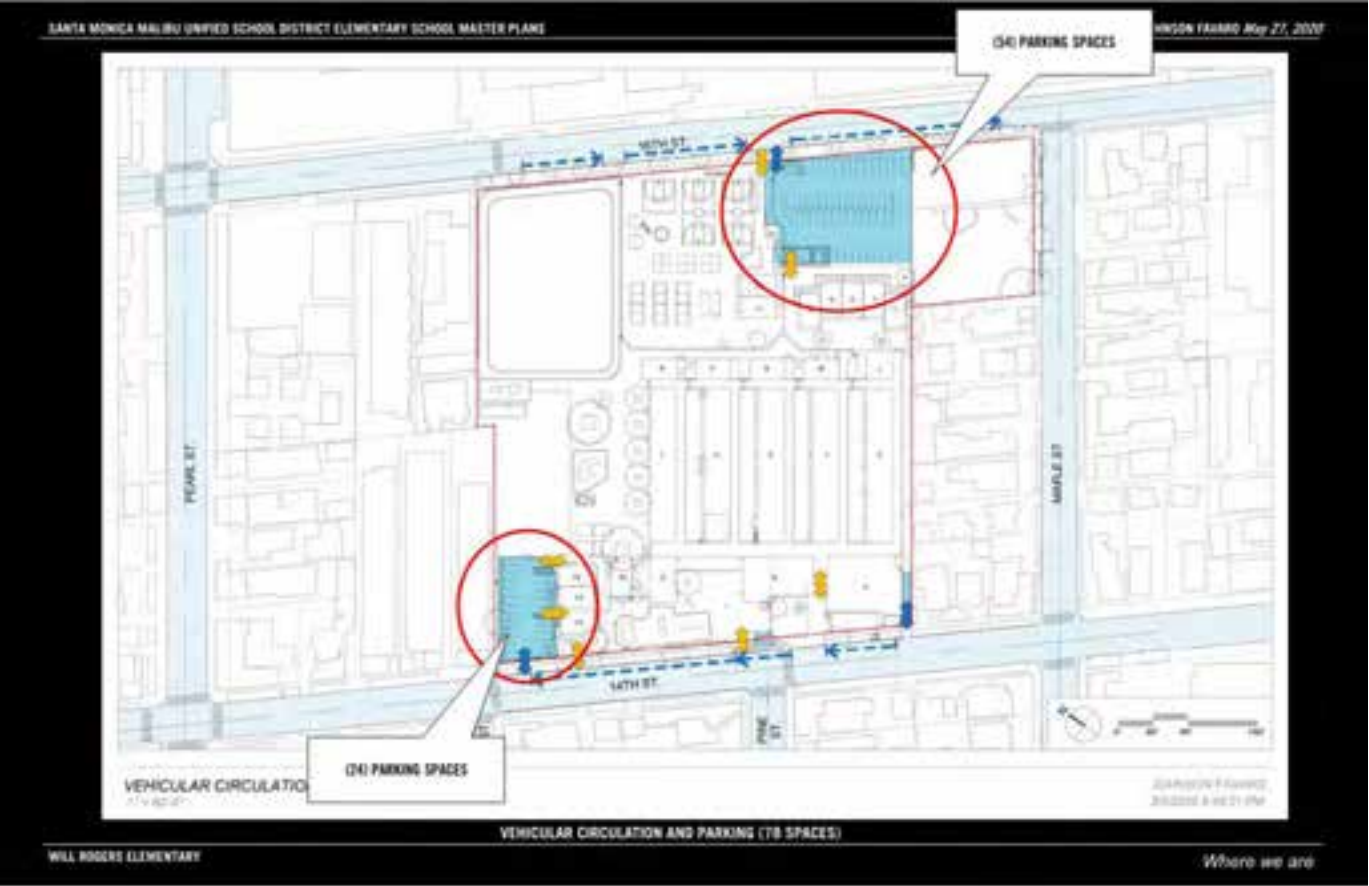
Vehicular Circulation and Parking

- The district property extends from 14th Street to 16th Street.
- Staff parking occurs in two locations, each separately accessed with one from 14th Street and one from 16th Street and each remote from the front office, requiring visitors to traverse campus or city street to arrive at the front gate facing 14th Street.
- Newly acquired property at the southwest corner at 16th and Maple streets provides partial frontage on Maple St.
- Student drop off and pick up mostly occurs along 14th Street in front of the school.



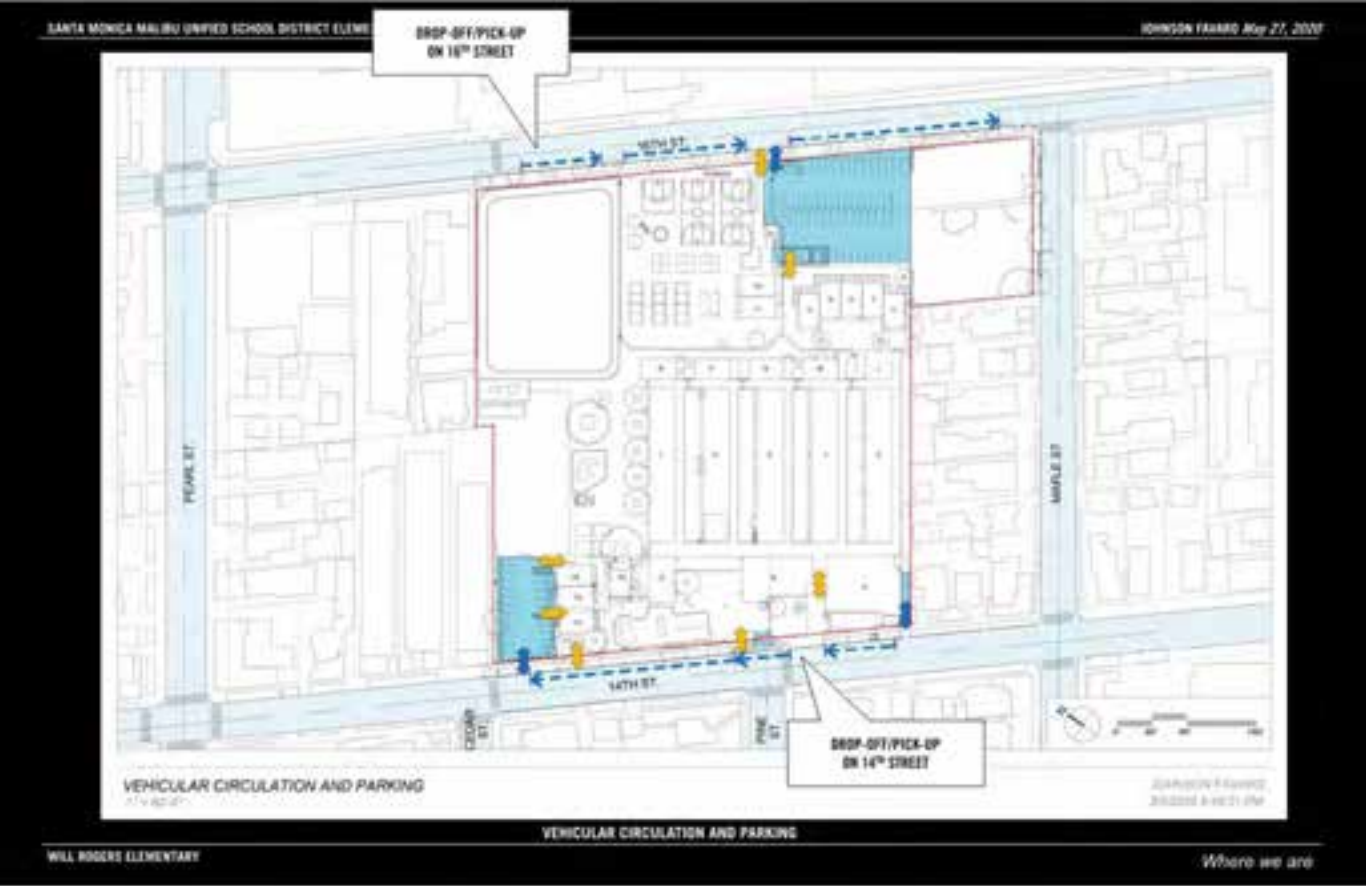
Surrounding Streets

- This campus is bounded on only two sides by city streets.
- 14th Street, the front of school, is a small scale residential street with limited traffic
- 16th Street on the east side of campus is a small scale street with traffic intensity driven by the presence of JAMS and SMC
- The neighboring campuses cause tension in the surrounding neighborhoods relative to overflow parking onto their streets



The Parking Lots

- This school is severely under parked
- Most staff park in a remote lot at the far SE corner of campus and arrive at campus via 16th Street
- A small staff lot at the NW corner of campus serves staff and visitors, although rarely are there spots available for visitors.
- Most parents and visitors park on the street.



Drop-off and Pick-up

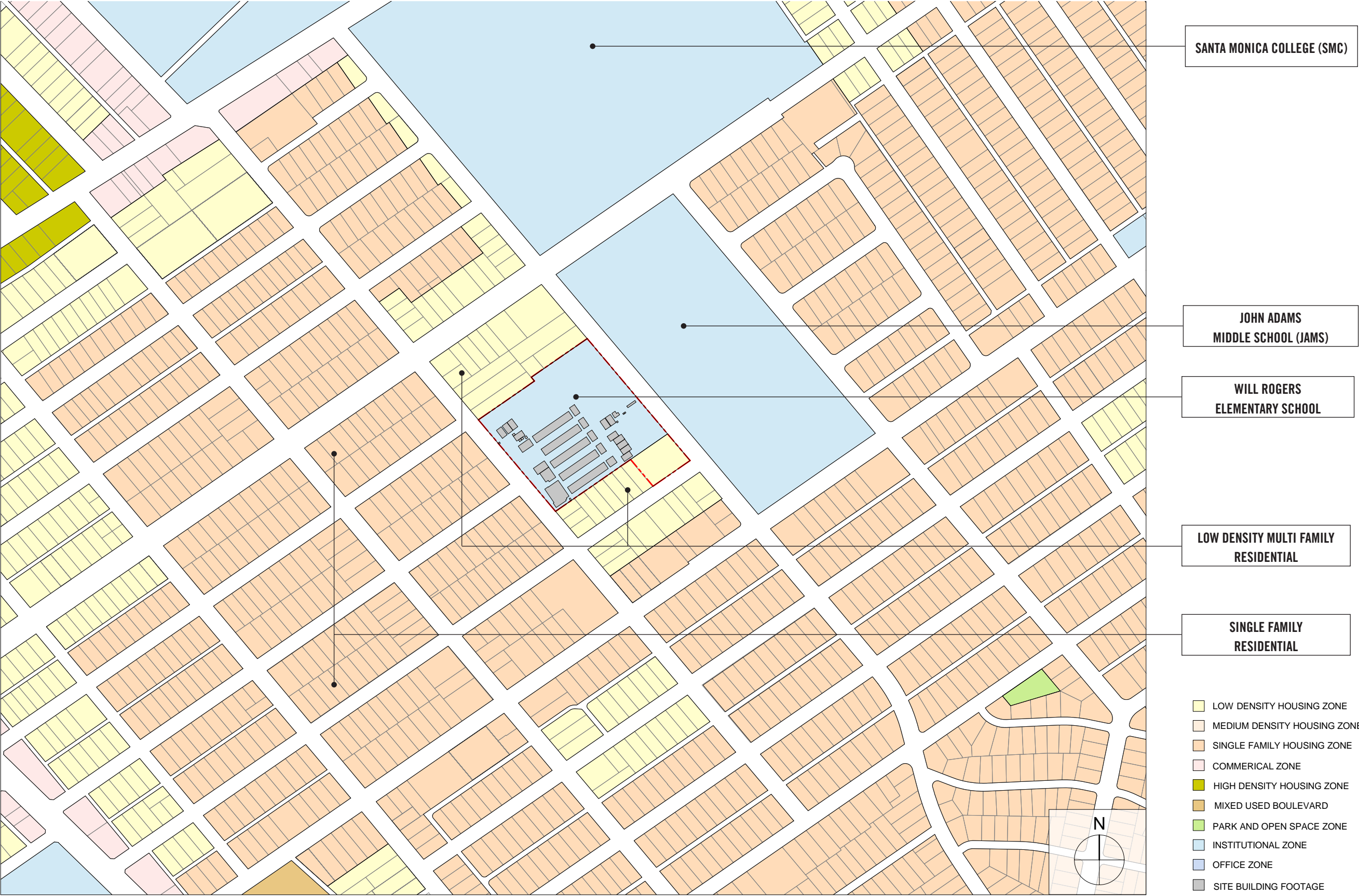
- Daily drop-off and pick-up occur mostly curbside at 14th Street
- Some before and after school drop-off and pick-up occurs on 16th Street
- Some JAMS sibling drop-off and pick-up also occurs along 16th St
- Drop-off and pick-up facilities are deficient overall.

Vicinity

- Medium density multi family residential occupy sites adjacent to campus on its north and south sides.
- The larger vicinity on the north , south and west sides of the campus consists mostly of low density single family residential neighborhoods.
- JAMS and SMC across 16th Street present issues in the area due to students, parents and visitors parking in neighborhood streets.



WILL ROGERS ELEMENTARY SCHOOL IN CONTEXT



ENVIRONS Will Rogers Elementary School situates across the street from John Adams Middle School and down the street from Santa Monica College. It is surrounded on three sides by modest single and multi-family neighborhoods.

Surrounding Streets and Neighborhoods

- Even though 14th Street and 16th Street share the same dimensions they differ in character due to the presence of JAMS and SMC along the east side of 16th Street.
- Heavy traffic burdens 16th Street
- The campus prefers to face the more residential side of campus along 14th Street.
- Streets intersecting with 14th Street share its characteristics--modestly scaled one and two story single family homes.



14th STREET LOOKING NORTH This is a modestly scaled residential street in a modestly affluent Santa Monica neighborhood



14TH STREET LOOKING SOUTH The street is a two lane road with curbside parking on either side



PINE STREET ENDS AT 14th STREET OPPOSITE CAMPUS Modestly scaled homes, some two stories occupy neighborhoods to the west.



16th STREET LOOKING NORTH The street is two lanes with intermittent curb side parking on the Will Rogers Elementary School side. Drop-off and pick-up for both schools also occurs on this side of the street.



16th STREET OPPOSITE CAMPUS The front of John Adams Middle School occupies the entire length of the street across the street from Will Rogers Elementary.



16th STREET LOOKING SOUTH Drop off and pick up for John Adams Middle School occurs along the east side of 16th Street opposite Will Rogers Elementary School. A bike lane has been established on this side also.

The Character of the Campus and its Neighborhood

- No single architectural style or era characterizes this neighborhood
- There are houses from the 40s, a church from the 60s, some renovations and rebuilt houses from the 90s and forward
- JAMS across the street offers modest, stripped down architecture



JOHN ADAMS MIDDLE SCHOOL The architecture of this school on 16th Street opposite is modest early mid-century "international style", with white surfaces and spare embellishments. Classrooms enjoy generous fenestration



EARLY MID CENTURY RESIDENTIAL Homes across 14th Street and in neighborhoods west still existing from the original founding of the neighborhood in the 40s and 50s.



MODEST MULTIFAMILY RESIDENTIAL Sitting adjacent to the north of the campus play fields, two story apartment buildings occupy lots along 16th Street.



COMMUNITY CHURCHES A few places of worship occupy lots north and south in the immediate neighborhood.



UPDATED RESIDENTIAL Directly to the south of the school's auditorium, the adjacent single family home has had a contemporary renovation.



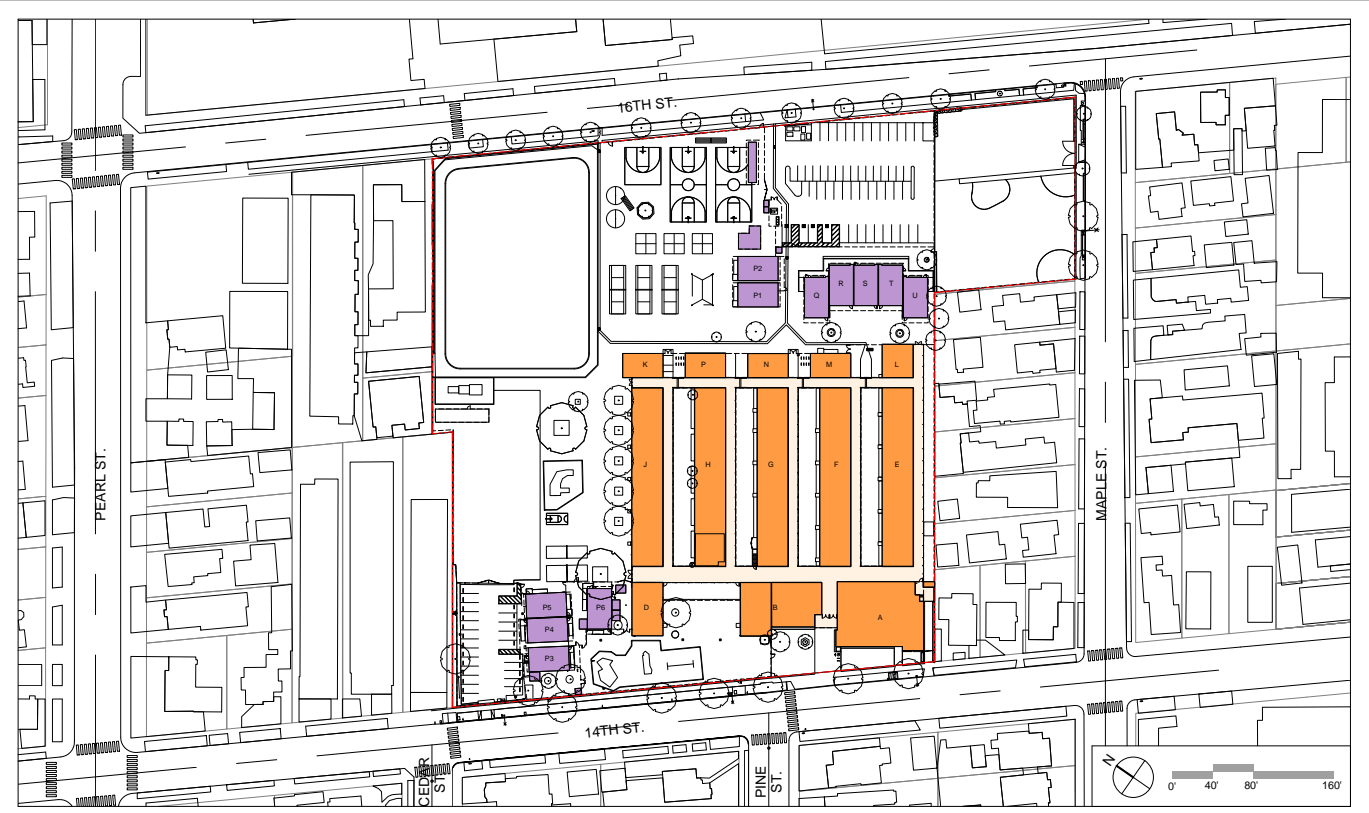
TWO STORY MULTIFAMILY RESIDENCES Adjacent to the north of campus, a series of multifamily apartment buildings occupy 14th Street.

CAMPUS LAND USE			
	Component	Acres	%
AREAS			
Building footprint		1.24	19%
Playgrounds and fields		2.74	41%
Unprogrammed landscape and open space		1.16	17%
Pedestrian circulation		0.90	13%
Vehicular circulation and parking		0.65	10%

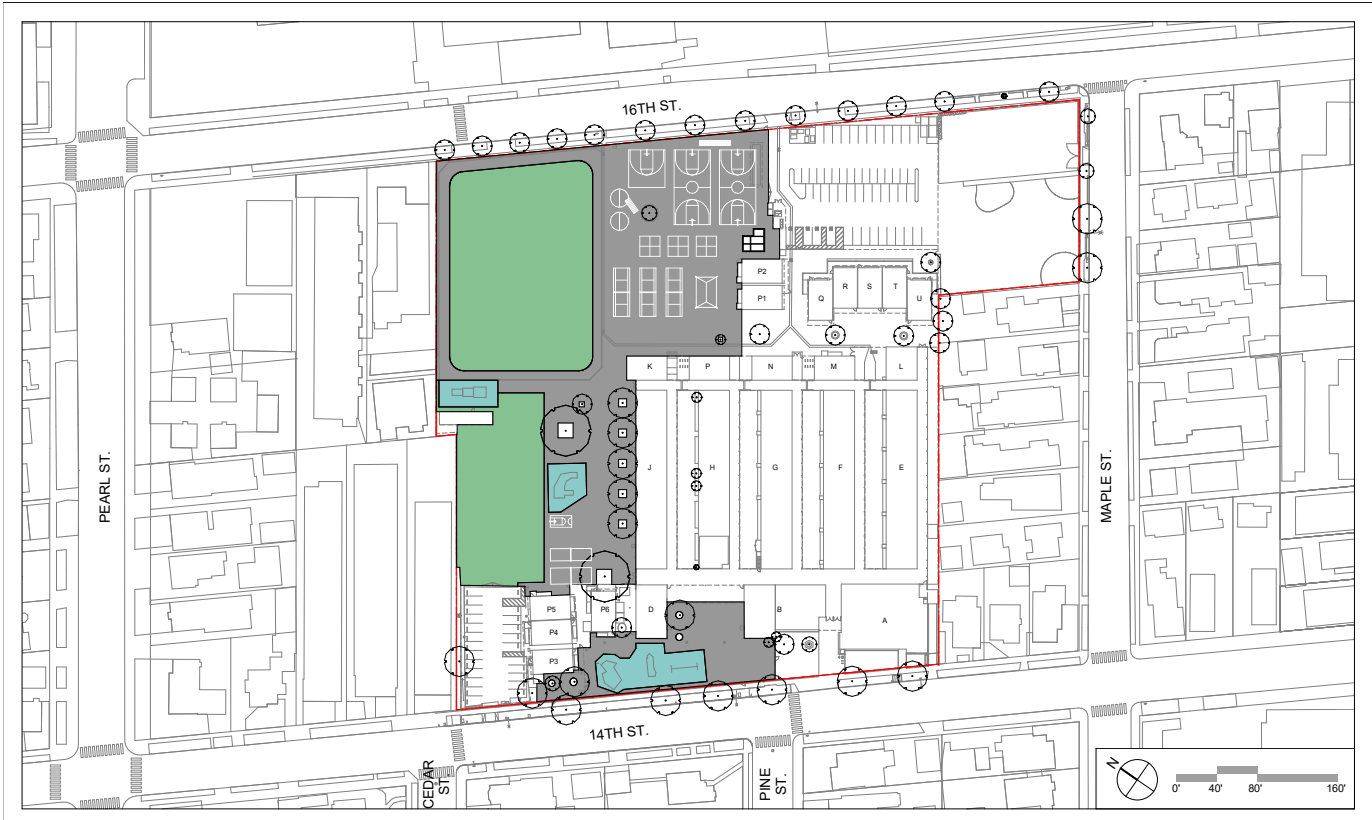
Total: 6.69 100%



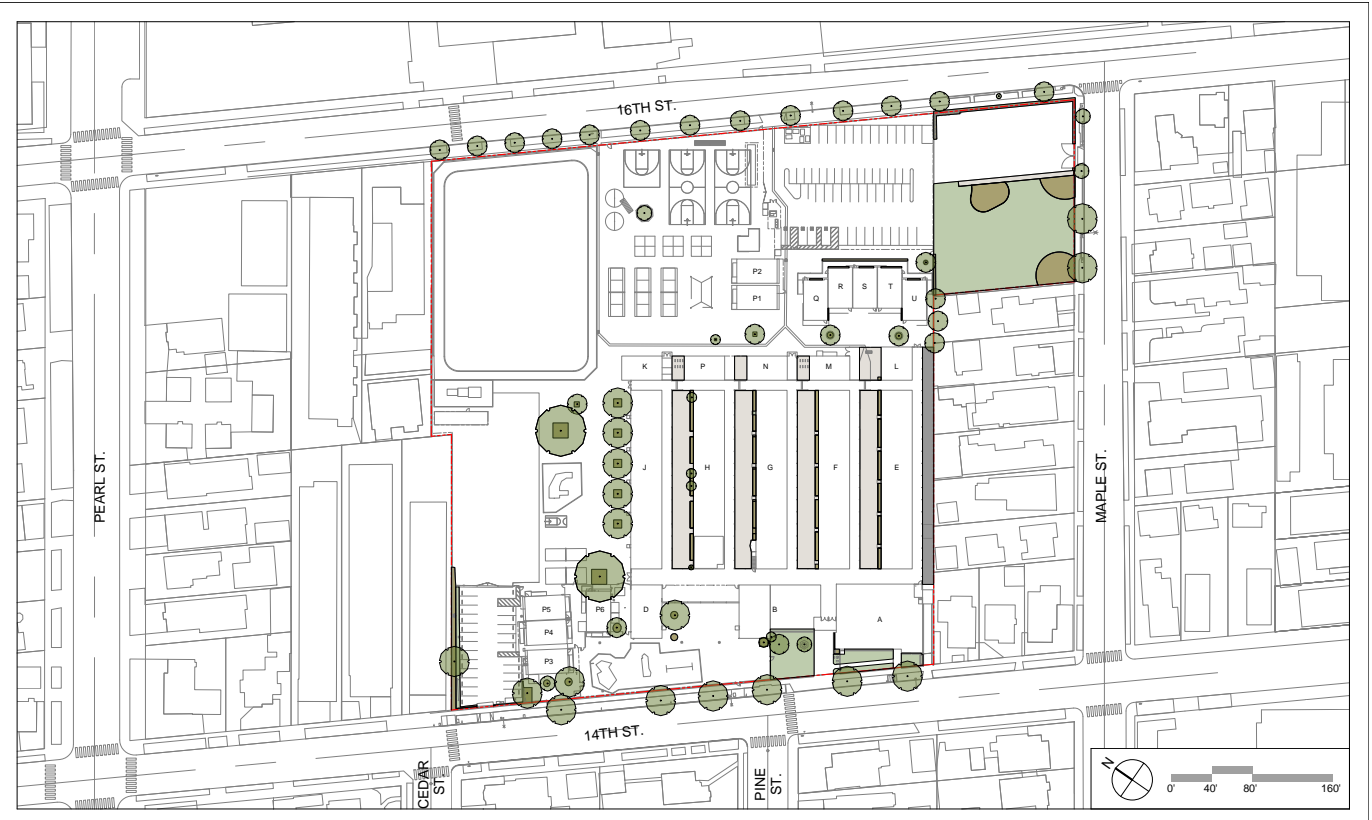
EXISTING CONDITIONS SITE PLAN



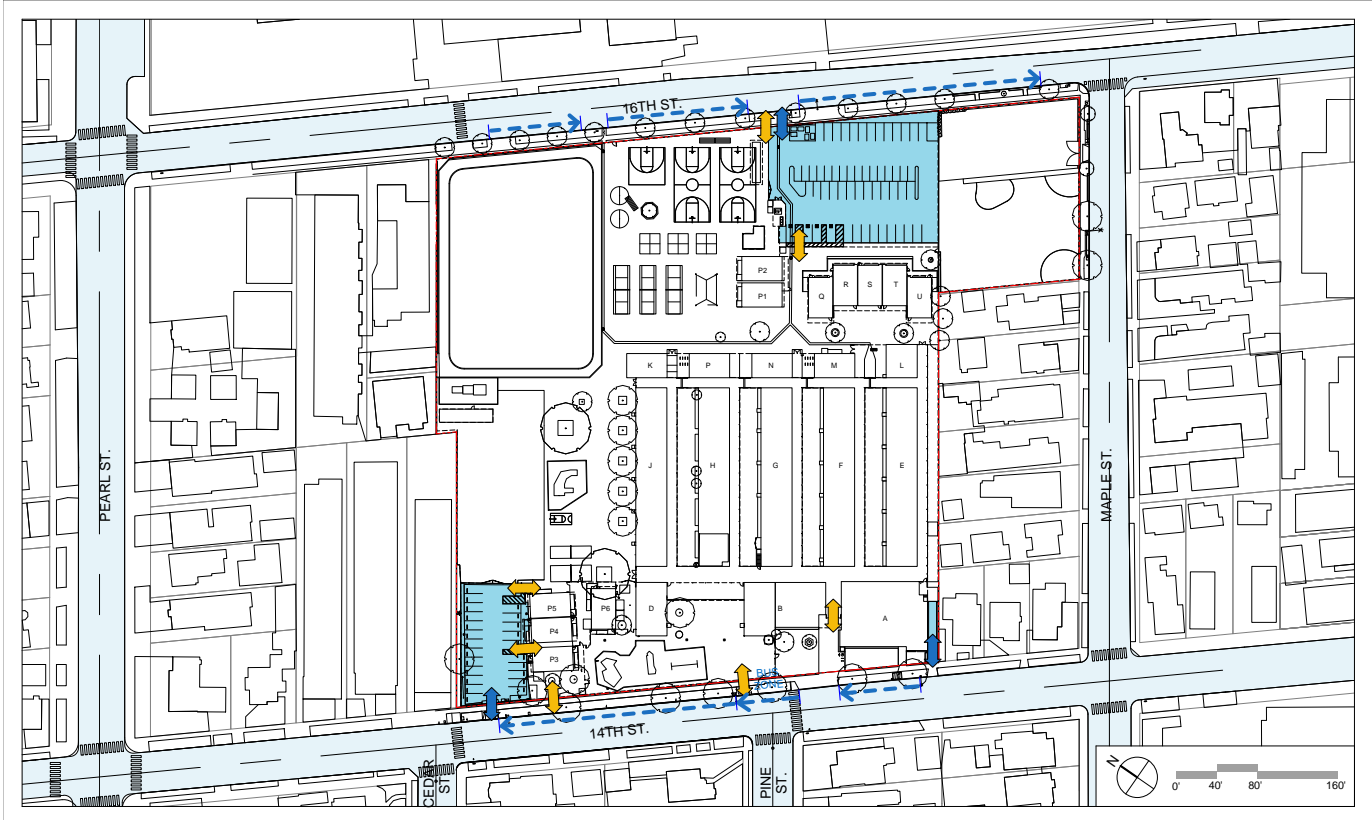
BUILDINGS



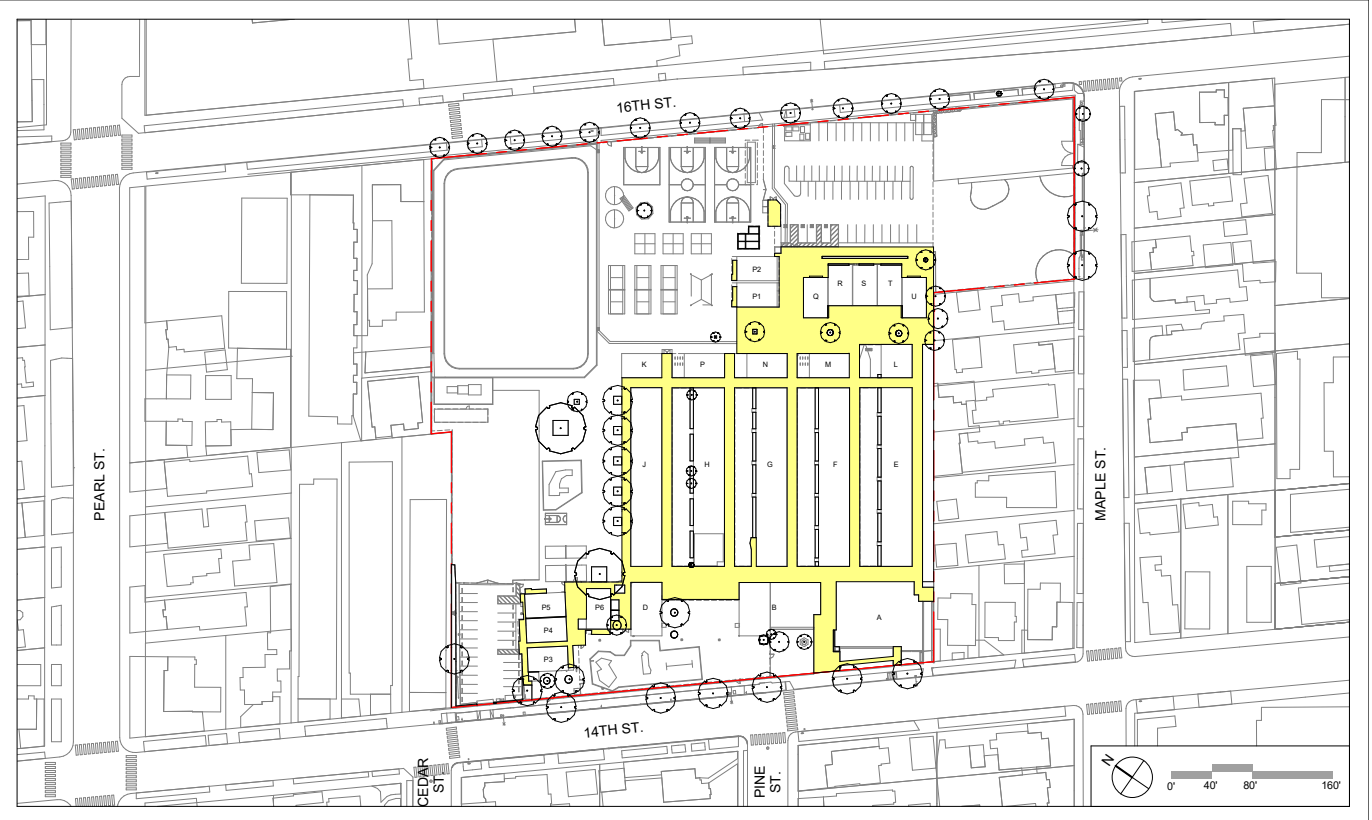
PLAYGROUNDS AND FIELDS



LANDSCAPE AND UNPROGRAMMED OPEN SPACE



VEHICULAR CIRCULATION AND PARKING



PEDESTRIAN CIRCULATION

Existing Campus

- The campus situates within a mostly low density multifamily and single family neighborhood.
- John Adams Middle School occupies the entirety of the opposite side of 16th Street on the east side of campus
- SMC resides less than a block away north along 16th Street
- The campus is divided - buildings sequestered to the SE corner of campus with open space distributed on the remainder of the site along the north and east sides.
- Six classrooms reside in portable units that have neared the end of their useful lives.
- Five classrooms reside in modular structures with poor daylight and ceiling height.
- The buildings on campus originate from the early 1950s and as school buildings are of poor construction quality. Eventually they will all be replaced.
- The field is located remotely from core campus and should relocate to a more central location away from the north neighbors.
- All play areas are exposed to residential neighbors and the streets in an unsightly and unsafe manner.
- The campus is severely under parked. The north parking lot offers little capacity and the south parking lot is remote from core campus
- Landscape and trees are deficient on this campus.
- Drop-off and pick-up operations are constrained to curbside along 14th Street with some also occurring curbside along 16th street. No drop-off and pick-up operations occur off street.

KEY TO EXISTING CONDITIONS SITE PLAN	
1	Original mid-century era one-story classroom buildings
2	Covered outdoor walkways give passage to all classrooms in the complex
3	Main north south covered walkway that connects to east west walkways
4	Front gate and main school entrance
5	Front office and administration
6	Multipurpose auditorium/cafeteria and kitchen
7	Kindergarten classrooms
8	Kindergarten resilient playground
9	Kindergarten and Pre-K relocatable classrooms
10	Relocatable classrooms accommodate mostly District and City extra-school activities
11	Older children's playground area
12	Large field and track
13	Resilient playground areas and equipment
14	Small field
15	Younger children's playground area
16	Kindergarten playground area
17	Service drive
18	16th St entrance to 16th Street staff parking lot
19	16th Street staff parking lot
20	Surplus parking lot (on recently purchased property)
21	Unused field on recently purchased property
22	John Adams Middle School 16th Street frontage
23	14th Street staff parking lot
24	One and two-story single family neighbors on south side of campus
25	Two story multi family neighbors on north side of campus



EXISTING CAMPUS All one story buildings arranged as rows of linear classroom buildings with common spaces along 14th St where the main school entrance locates. Relocatable classrooms occupy the northwest corner at 14th street and southeast corner near 16th Street. Outdoor playgrounds and fields as well as parking lots occupy areas of campus along north and east side of campus.

Buildings

- Permanent campus buildings consist of one-story bars and individual classroom buildings largely built in the late 1940s/ early 1950s. These classrooms enjoy natural light on both sides.
- Administration and the combined multipurpose cafeteria / auditorium building situate at the front of campus.
- Will Rogers is the only Santa Monica elementary school without a separate cafeteria and auditorium, which is an item that will be addressed in through the planning.
- Six portable classroom buildings on site have reached the end of their usable lives.
- Five Modular classrooms are situated between the large staff parking lot and the main campus buildings.

BUILDING INVENTORY			
	Name	SF	Stories
1	Multipurpose auditorium/cafeateria (A)	5,540	1
2	Administration (B)	2,140	1
3	Kindergarten classrooms (D)	3,265	1
4	E building	5,460	1
5	F building	5,460	1
6	G building	5,460	1
7	H building	5,460	1
8	J building	5,460	1
9	Classrooms K, L,M, N and P	4,900	1
10	Relocatable classrooms P3, P4, P5, P6	3,840	1
11	Relocatable classrooms Q, R, S, T, U	4,800	1
12	Relocatable classrooms P1 and P2	1,920	1
13	Recreation building	430	1



BUILDING FOOTPRINTS All buildings on campus are one story in height, most permanent buildings arranged as linear classrooms buildings in the east west orientation for ideal north south solar orientation. Additional classrooms occupy the east end of the complex, common facilities the west end facing onto 14th Street.



MAIN SCHOOL ENTRANCE Multipurpose auditorium/cafeteria building faces onto 14th Street



RELOCATABLE CLASSROOMS These buildings occupy the southeast corner of campus and mostly house District and City extra-school activities



ORIGINAL CLASSROOM BUILDINGS These buildings align with long dimension north south facing, large windows on the north side, circulation and entrances on the south side.



PRE-K AND KINDERGARTEN RELOCATABLE CLASSROOMS These buildings occupy the northwest corner of campus

BUILDING TYPES One story mid-century era permanent buildings are wood frame with ample fenestration on their north elevations (covered outdoor circulation on the south side). Additional permanent classrooms locate at the east end of each east west walkway, common facilities occupy the west end (nearest 14th Street) Other buildings are eleven relocatable classrooms.

Fields, Courts and Playgrounds

- Generous playgrounds, track and field stand remote from the core of campus classrooms.
- Resilient areas with play equipment are tucked far from the center of the playgrounds.
- Younger elementary students have adjacent separate play areas situated adjacent to classroom spaces.
- Preschool and kindergarten students share adjacent play areas and equipment situated visually open along 14th Street.

FIELDS, COURTS AND PLAYGROUNDS INVENTORY		
Key	Name	Acres
1	Older children's field and track	35,595
2	Older children's playground	51,850
3	Playground equipment on resilient surface	1,550
4	Playground equipment on resilient surface	1,600
5	Younger children's field	15,565
6	Kindergarten playground equipment on resilient surface	3,820
7	Kindergarten playground area	9,525
TOTAL:		119,505



OUTDOOR PHYSICAL EDUCATION, ATHLETICS AND RECREATION The main field occupies the far northeast corner of campus with older children's playground adjacent to and south of it along 16th Street. Younger children (grades 1 and 2) occupy the smaller field and play ground area on the north side of campus adjacent to the multi family residences.



MAIN FIELD AND PLAYGROUND These two facilities occupy the east side of campus along 16th Street and directly adjacent to the multi-family residences along the north side of campus



KINDERGARTEN PLAY AREA The kindergarten playground and equipment occupies area along the front of campus facing onto 14th Street.



YOUNG CHILDREN'S FIELD This facilities are well located outside of 1st and 2nd grade classrooms but adjacent to residential neighbors on the north.

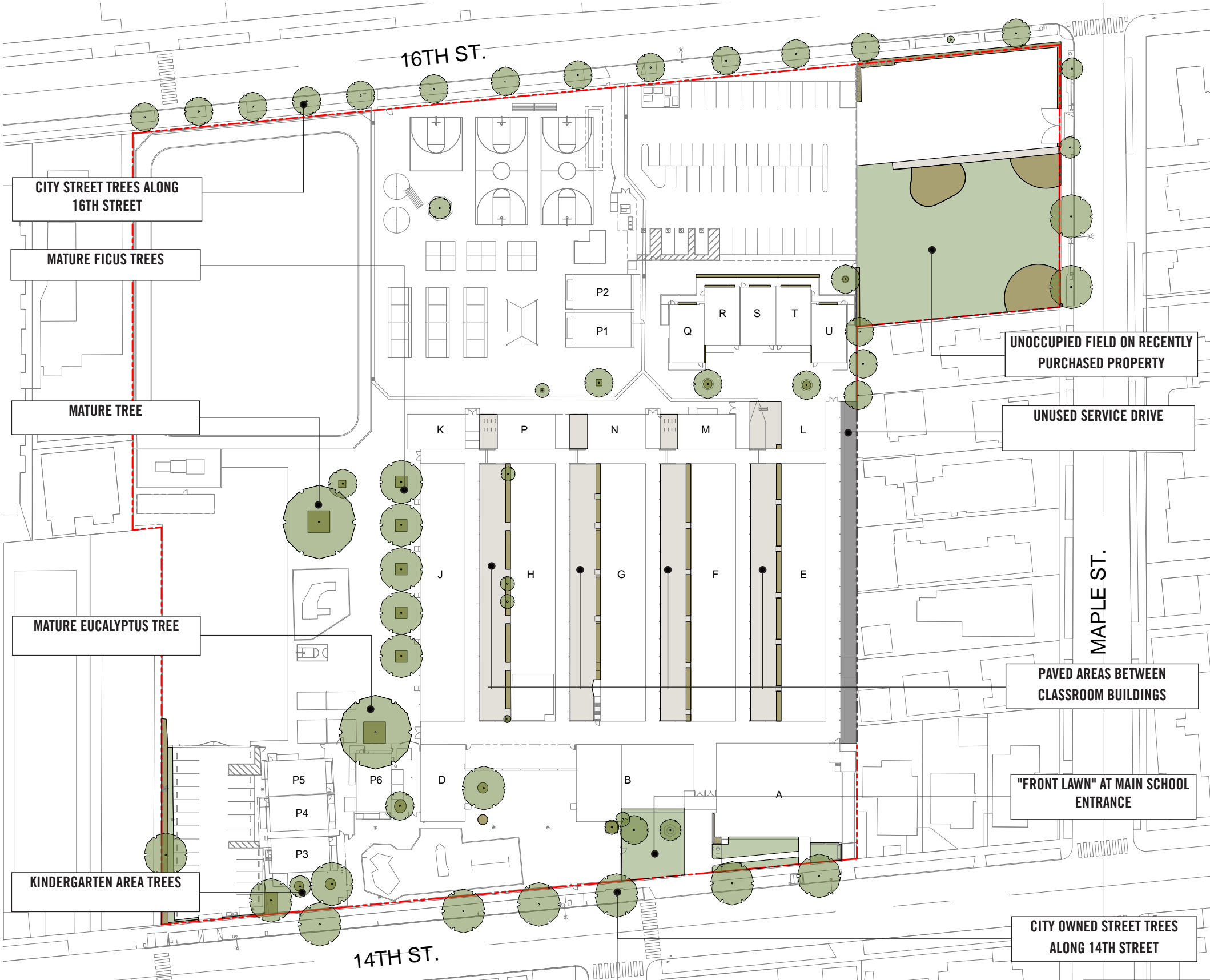


YOUNG CHILDREN'S PLAYGROUND This playground enjoys a grouping of mature trees and sits well next to the younger children's classrooms

PLAYGROUNDS AND FIELDS The two play fields sit immediately adjacent to multi-family residences directly to the north. Kindergarten play areas sit immediately adjacent to 14th street with only a chain link fence separating it from the sidewalk. Mature trees sit in pavement.

Landscape and Open Space

- The front office sits adjacent to a front lawn where families and parents can congregate.
- No centralizing outdoor space exists, creating a lack of cohesiveness across the campus.
- Paved outdoor areas occur along the central bar buildings, but are underutilized for instruction to their adjacent classroom spaces due to lack of shade and level surfaces.
- The campus enjoys mature trees adjacent to the first grade classrooms but they aren't ideal species and create a lot of maintenance due to amount and type of leaf litter.
- The district recently acquired property at the southeast corner of campus that is currently not used for the school at large.



LANDSCAPE AND OPEN SPACE Unprogrammed open space is limited to a small front yard adjacent to the main campus entrance with artificial turf and some treasured mature trees that sit in pavement just north of the classroom building complex. Ample areas between the main classroom buildings are currently mostly paved over in concrete with a few some in ground and above ground planters in some areas.



CAMPUS FRONT LAWN Open to the street, the school's front lawn allows parent gathering adjacent to the main office along 14th Street.



INTERIOR CAMPUS COURTS Long paved areas occur between classroom buildings and have the potential to be turned into outdoor instructional spaces associated with each classroom.



MODULAR CLASSROOM OUTDOOR AREA A wide swath of asphalt paved area connects five modular classrooms to the main campus, accommodating some useful zones for outdoor individual and group student use.

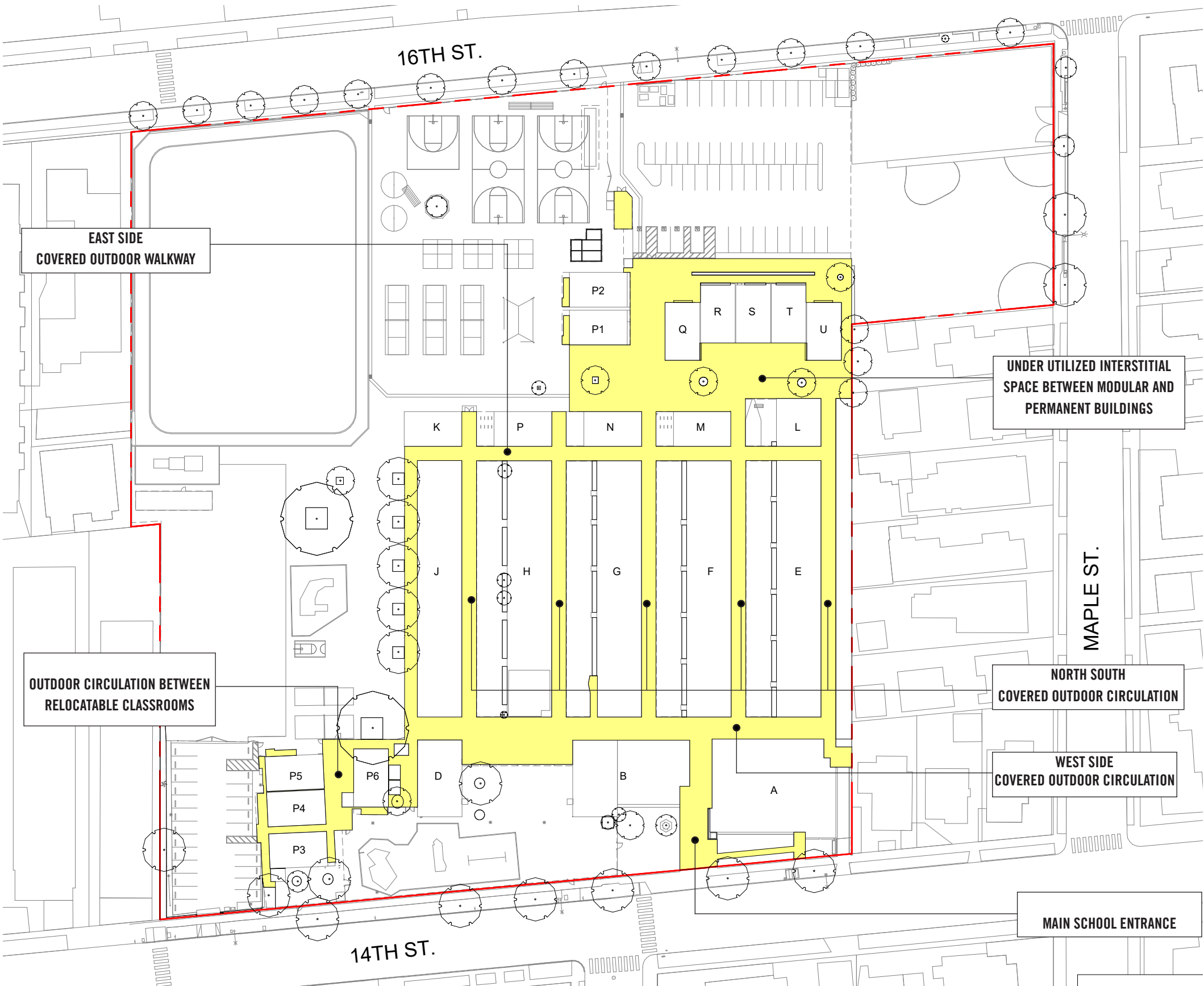


MATURE TREES A row of mature shade-giving trees occurs along the north side of the first grade classrooms. Most other areas on campus lack significant trees and landscaping.

LANDSCAPE AND OPEN SPACE Though the school enjoys some landscaped outdoor open areas, they are small and disparate, contributing to the overall lack of cohesion across campus.

Pedestrian Circulation

- A grid of covered outdoor walkways occur on the south side of long bar classroom buildings connecting to perpendicular walkways.
- Portable and modular classrooms buildings are separate and remote from the general campus circulation.
- Excess circulation occurs around the Q, R, S, T, and U modulars though the areas directly in front is used at times for student outdoor classroom space.



PEDESTRIAN CIRCULATION A grid of covered outdoor circulation space connects the one-story classroom complex in an efficient and utilitarian manner.



WEST SIDE COVERED OUTDOOR CIRCULATION View looking south, covered outdoor lunch on the right.



MAIN SCHOOL ENTRANCE View facing 14th Street



EAST WEST COVERED OUTDOOR CIRCULATION Covered walkways on the south side of the main classroom buildings provide shade.



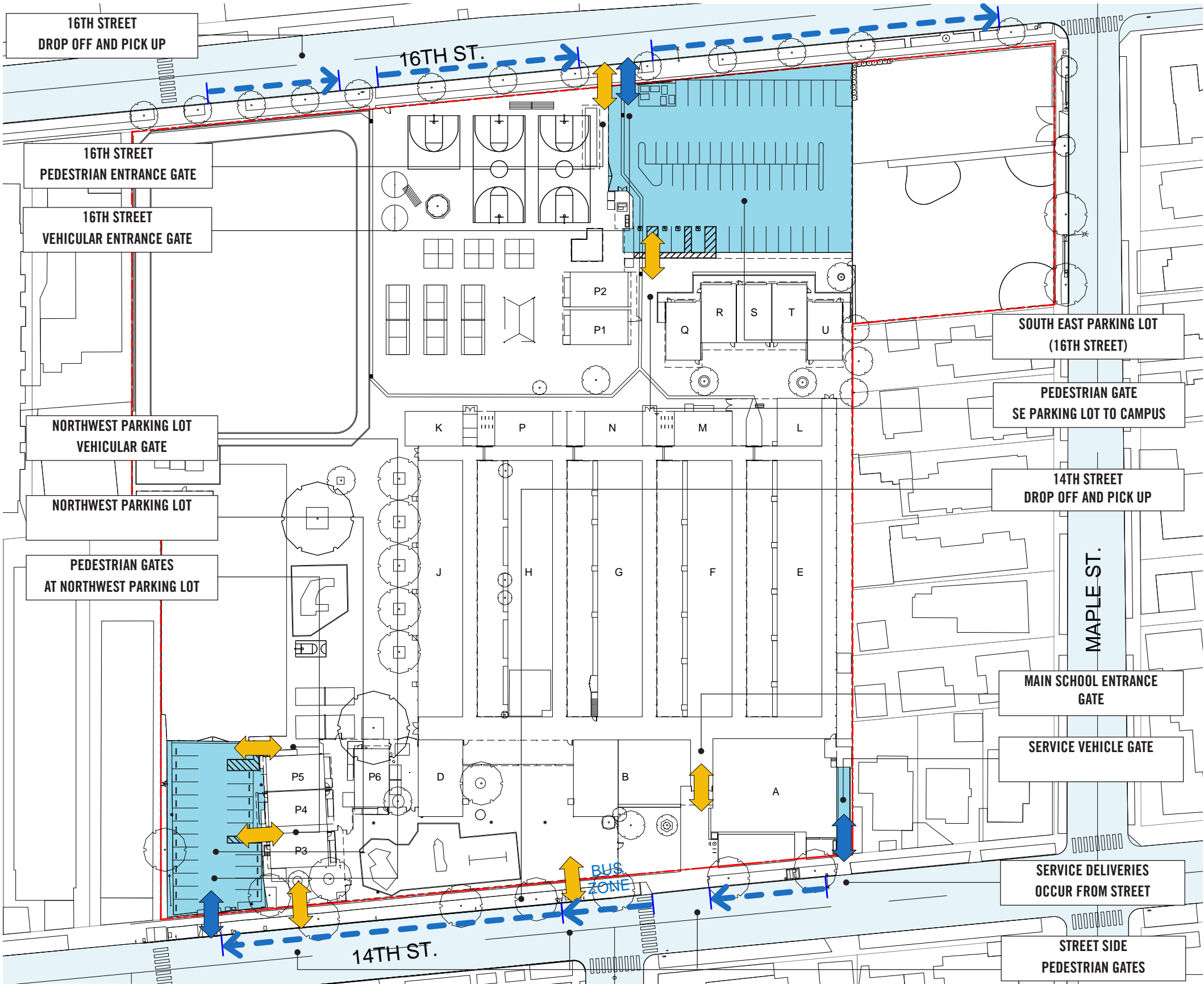
COVERED WALKWAYS Provide shelter from the rain and sun.

CIRCULATION MATRIX Laid out like a street grid the pattern of circulation among the classrooms offers little in support of a cohesive, collaborative school community at the macro level.

Vehicular Circulation and Parking

- Staff parking occurs in two locations, each separately accessed with one from 14th Street and one from 16th Street and each remote from the front office, requiring visitors to traverse campus or city streets to arrive at the front gate facing 14th Street.
- Student drop off and pick up mostly occurs along 14th Street in front of the school with some limited drop off occurring along 16th Street.
- No on-site parking is provided for parents of young children that are required to bring children to their respective classrooms. This requires street parking within the general neighborhood if arriving by car.

VEHICULAR CIRCULATION AND PARKING	
Component	Acres
AREAS	
Southeast parking lot (16th Street)	0.47
Northwest parking lot (14th Street)	0.17
Service Drive	0.01
Total:	0.65
SPACES	
Southeast parking lot (16th Street)	56
Northwest parking lot (14th Street)	24
Total:	80



VEHICLES Drop off and pick up take place mostly along 14th Street with separate Kindergarten and Elementary entries. Some drop-off, pick-up and pedestrian access occurs on 16th Street. Staff parking is accommodated in two locations at opposite corners of the campus and is insufficient.



NORTHWEST PARKING LOT 14th STREET ENTRANCE Narrow one-way curb cut at 14th street..



NORTHWEST PARKING LOT View looking east toward play fields.



SOUTHEAST PARKING LOT ENTRANCE Two way curb cut and gate at 16th Street entrance

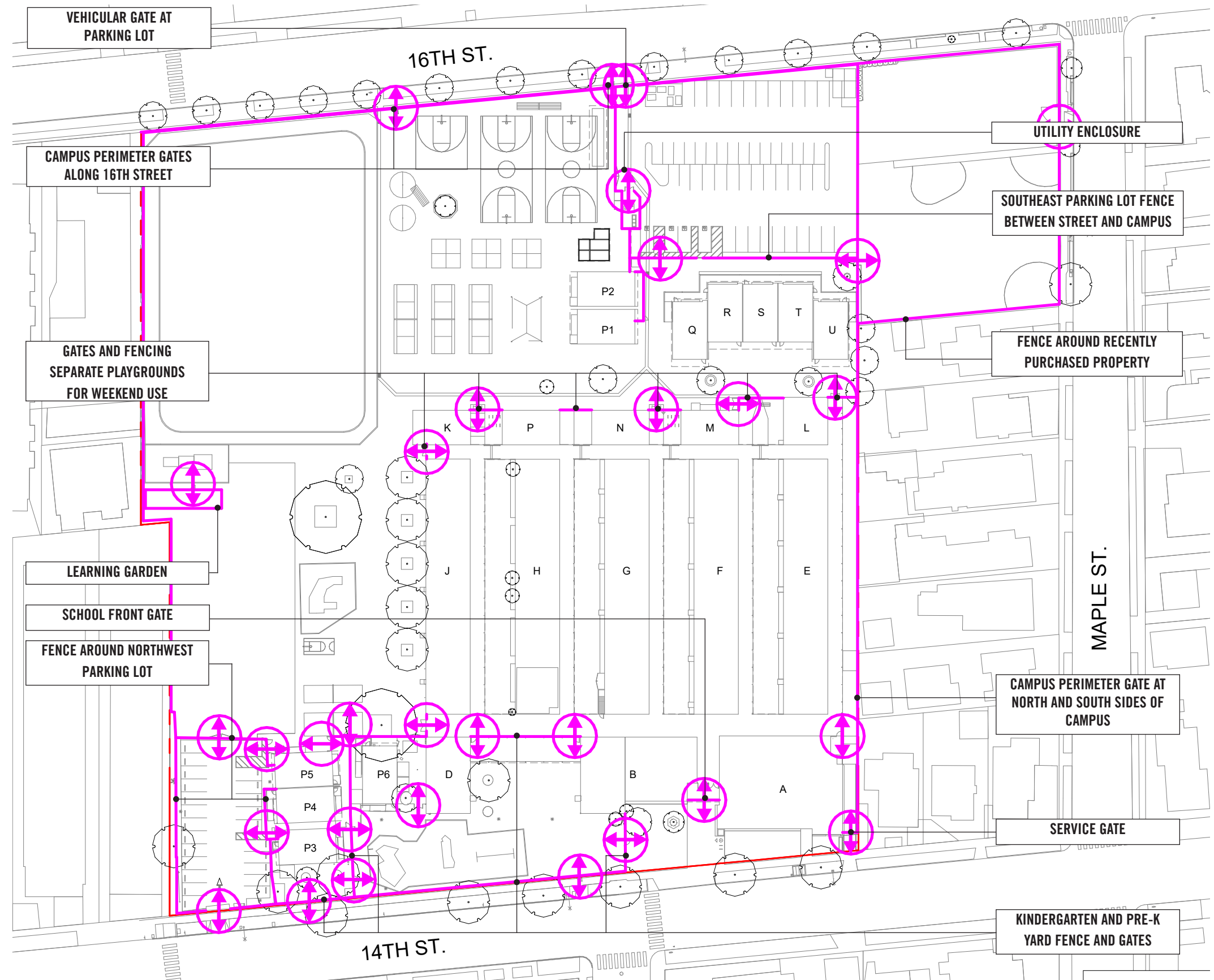


SOUTHEAST PARKING LOT The larger of the two parking lots abuts some of the relocatable classroom buildings at the southeast corner of campus

REMOTE PARKING LOTS Parking lots reside at the furthest reaches of the campus perimeter in the southeast and north west corners, the former accessed via 16th Street the latter via 14th Street.

Security Enclosure

- All sides of campus are secured by chain link fencing.
- The frontage of the cafetorium and front office along 14th Street are secured by the building perimeter and a campus entry gate.
- The staff parking lot along 14th street has a rolling gate to secure the lot after hours and interior fencing secures campus providing controlled access at gates.
- Staff parking along 16th street is secured after hours by a large rolling gate. Fencing surrounds its interior, providing campus security and gates provide staff access.
- All outdoor play spaces are visually open to perimeter streets, though separated by chain link fencing.
- Emergency vehicle access gates provide access from both parking lots, connecting via a path across the playgrounds.
- Gates and fencing along the east of classrooms K, P, N, M and L and gates at Bldg J at the north, allow for campus separation from the play fields for use on weekends.



SECURITY ENCLOSURES Nested security enclosures are made with fences around the two parking lots, the main school complex and the kindergarten yard all within the larger perimeter enclosure at the property line around the entire site. This allows for controlled access to parts of campus by the community without allowing access into the core classroom complex.



14TH STREET Chain link fence greets pedestrians and autos along 14th Street.



KINDERGARTEN PLAY YARD Children are fenced in from the street with only a chain link fence separating them from the sidewalk along 14th Street.



16TH STREET FENCE A chain link fence abuts the sidewalk along 16th Street along the entire length of campus across the street from John Adams Middle school.

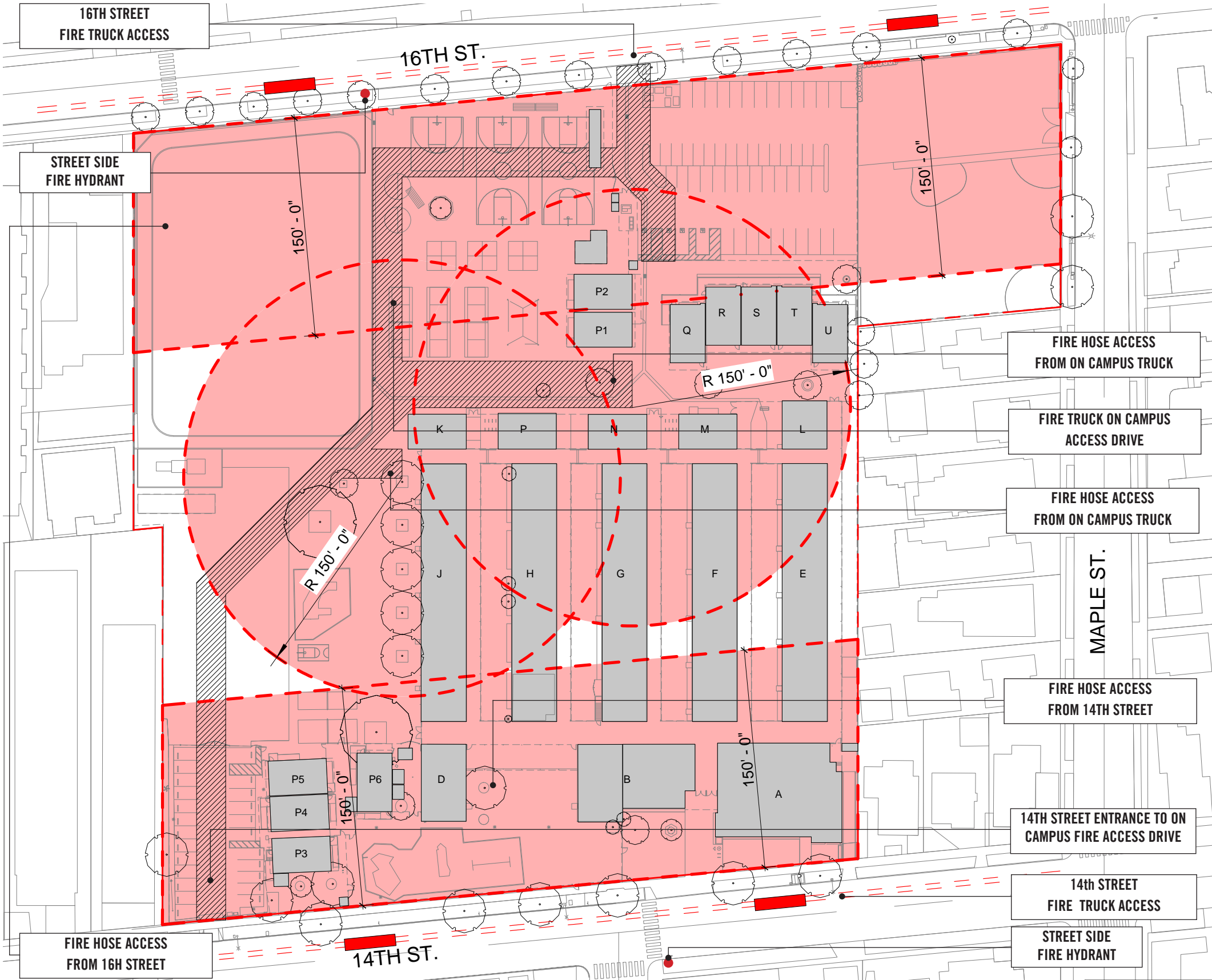


MAIN PLAYGROUND AREA Chain link fence controls public access to playground areas along 16th Street side of campus.

REMOTE PARKING LOTS Parking lots reside at the furthest reaches of the campus perimeter in the southeast and north west corners, the former accessed via 16th Street the latter via 14th Street.

Emergency Vehicle Access

- The campus is served from city streets on two sides and therefore, emergency access is provided on two sides - 14th Street and 16th Street.
- Emergency access is provided across the campus via large gates from each parking area cutting across the playgrounds.
- Areas on the south side of campus are hard to reach without vehicle access.
- Future planning will provide emergency access to all new structures.

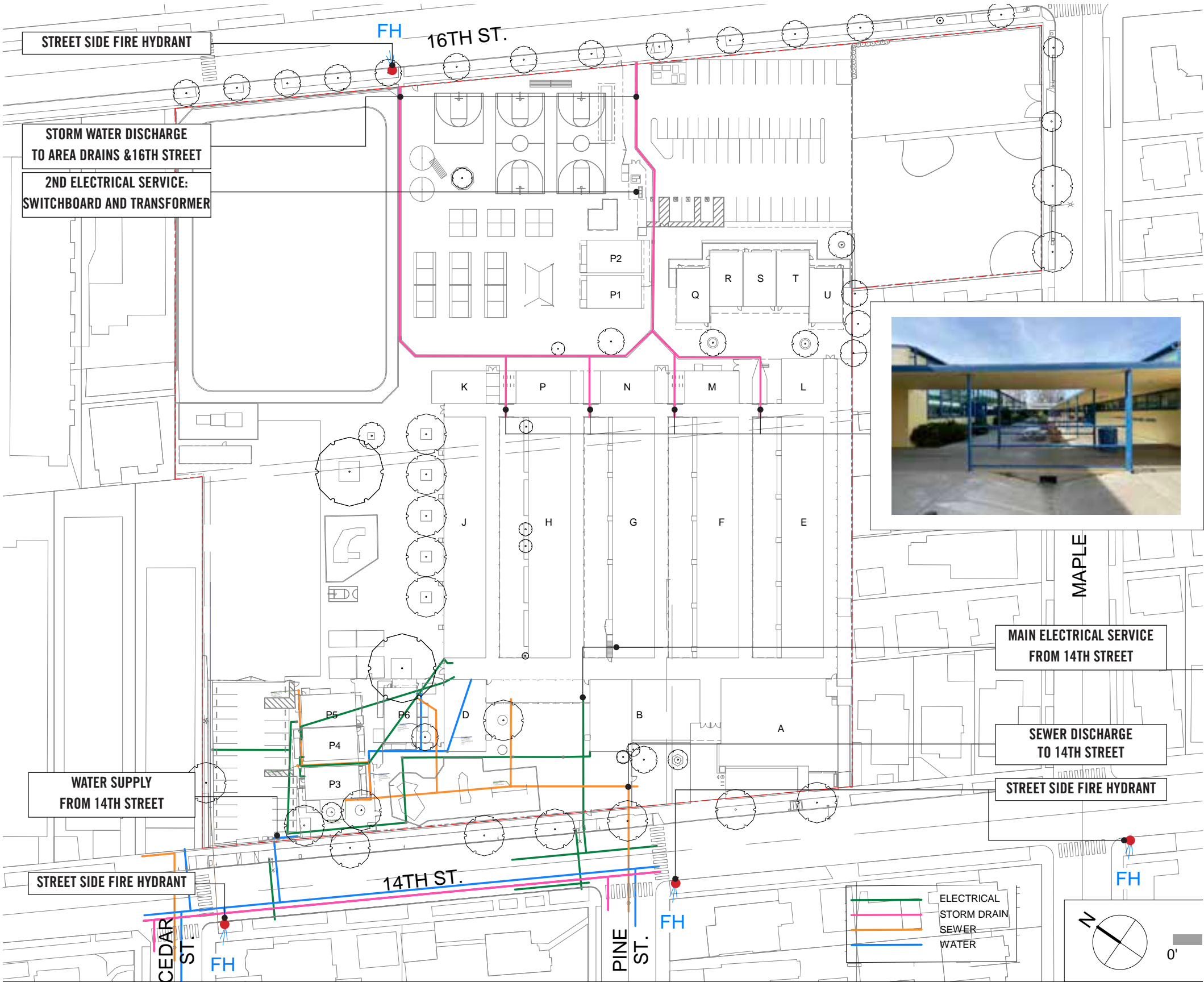


FIRE DEPARTMENT ACCESS Fire trucks parked along 14th and 16th Streets yield 150 FT access to the interior. An interior truck access drive that enters and exits via the northwest and southeast parking lots provides remaining 150 FT access from to points within campus.

Utilities

- The school has two SCE electrical services:
- The main service is a 1000Amp 120/208V, 3 Phase, 4 wire switchboard located in the basement under building G. It is fed underground from 14th St. This service is operational, in good condition but limited in space for expansion.
- The second service is an 800Amp 120/208V, 3 phase, 4 wire switchboard located in a fenced yard adjacent to the playgrounds, southeast staff parking lot, near portable P2 and appears to be fed from 16th St. This service has reached the end of its life cycle and should be replaced.
- A HVAC replacement project is underway for the campus to be installed in summer 2021 It will require replaced/increased service to accommodate it. Some campus electrical panels and their feeders have also reached the end of their life cycle and should be replaced.
- A 3 inch water line serves campus from 14th St. near the northwest parking lot. In-depth analysis should be performed to determine capacity for future projects.
- Sanitary sewer pipe sizes range 4-6 inches. In-depth analysis should be performed to determine capacity for future projects.
- A single 6 inch gas supply serves the campus.
- No fire suppression serves the campus with exception of the kitchen hood, which is provided with a chemical type suppression system.
- Storm water discharges via area drains near 16th Street. Water is conveyed across campus via a combination of topography and concrete gutters.

*NOTE: Only partial utility information for the campus is shown due to availability of district information. Some information depicted is through site observation.



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

Ground Plane Impermeability

- 5.05 acres, or 75% of existing campus site area is covered with building, pavement or other impermeable materials that do not allow rainwater to penetrate the soil.
- Landscape areas such as the play field, the central courtyard and front lawns provide most of the permeable ground plane on campus.
- Low impact development requires all storm-water on site, at buildings and parking lots, be infiltrated on site or contained and treated on site and not discharged to the city storm drain system.
- A planning goal is to significantly reduce ground plane impermeability on campus to allow more rainwater to naturally percolate into the ground and thereby reduce the volume of water that must be treated, contained or re-used on site.
- Replacing single story buildings with two story buildings reduces the building footprint on site and increases ground plane permeability.
- Using decomposed granite as a path surface in lieu of concrete, or using permeable asphalt in lieu of regular asphalt in parking areas also decreases impermeable site area.
- Bio-retention planters and infiltration will be a part of the storm-water management strategy to address storm-water run-off and contaminants.

GROUND PLANE IMPERMEABILITY			
	Component	Acres	%
AREAS	Permeable ground plane	1.64	25
	Impermeable ground plane	3.80	56
	Building footprint	1.24	19
Total:		6.69	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 4-1/2 feet
- Permanent buildings and their adjacent covered exterior walkways are all at the same level.
- The long bar, or finger buildings have ope air paved courtyard spaces that are sloped and convey water to the south side of campus
- Built in concrete ramps and stairs resolve grade differences at the rear of modular classrooms Q, R, S, T and U while the front of classrooms is at grade.
- Portable classrooms housing early education and school age programs (SAP) have portable ramps that provide accessibility
- The slope across the site is minimal and will not be a driving issue for future planning though tending to site storm water will need to be addressed.



TOPOGRAPHY The minor slope of the site toward the southeast explains the storm water discharge system, but otherwise topography is of little consequence in the planning for this campus.

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WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



EXISTING AND PLANNED FACILITIES

JOHNSON FAVARO

September 1, 2020

Existing and Planned Facilities

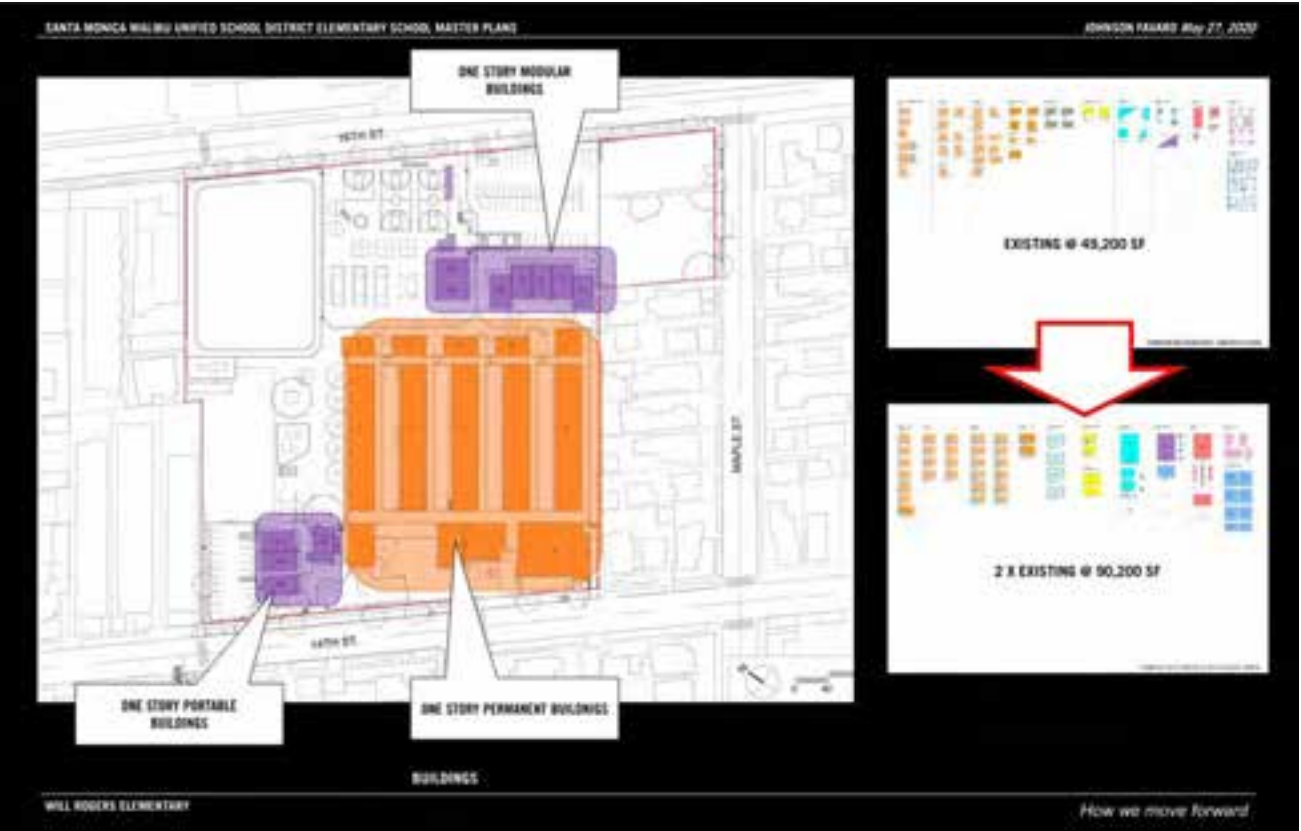
With regard to planning for and right-sizing future school facilities on this campus, two overarching SMMUSD goals inform this effort. These are:

- 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 near doubling of the building floor area on campus as a result of two factors:

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

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Planned space metrics overview	14-15
Early education and kindergarten	16-17
Lower elementary (grades 1-2)	18-19
Upper elementary (grades 3-5)	20-21
Special education	22-23
After school programs and teaming studios	24-25
Science, art and maker lab classrooms	26-27
Auditorium and music classrooms	28-29
Multipurpose culinary cafe	30-31
Library	32-33
Front office and school support	34-35
Building services	36-37
Outdoor learning and play	38-39



EXISTING AND PLANNED FACILITIES BUILDING FOOTPRINT. Continuing to build one story buildings to fulfill the requirements of the 2019 SMMUSD Education Specifications 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	28,405		40,910		12,505
Specialized Flexible Rooms	14,715		40,020		25,305
Front Office and School Support	3,295		4,330		1,035
Building Services	3,255		15,600		12,345
Total Facilities (ASF)	49,670		100,860		51,190

ACADEMIC, SPECIALIZED AND FLEXIBLE FACILITIES FLOOR AREA OVERVIEW					
	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Core Classrooms	31	28,405	30	40,910	12,505
Pre-K	2	1,800	2	2,700	900
T-K	1	900	1	1,350	450
Kindergarten	3	3,900	4	5,400	1,500
1st Grade	3	2,700	4	5,080	2,380
2nd Grade	4	3,600	4	5,080	1,480
3rd Grade	4	3,600	4	5,600	2,000
4th Grade	4	3,690	4	5,600	1,910
5th Grade	3	2,795	4	5,600	2,805
Special Education	7	5,420	3	4,500	-920
Specialized/Flexible Rooms	10	14,715	13	40,020	25,305
Crest Classrooms	2	1,780	0	n/a	-1,780
SMMUSD SAP Classrooms	2	1,800	0	n/a	-1,800
Teaming Area	0	0	4	8,800	8,800
Block Classrooms	0	0	0	n/a	0
Flexible Science/Art	1	920	2	2,400	1,480
STEM Classroom/Maker Lab	1	880	2	3,600	2,720
Flexible Music	2	1,360	2	2,800	1,440
Multipurpose Auditorium	1@50%	2,125	1	6,360	4,235
Multipurpose Culinary/Cafe	1@50%	2,445	1	8,000	5,555
Library	1	3,405	1	8,060	4,655
Total Academic, Specialized and Flexible Facilities (ASF)		43,120		80,930	37,810

SUPPORT FACILITIES FLOOR AREA OVERVIEW					
	EXISTING		PLANNED		DEFICIT
	Rooms	Total ASF	Rooms	Total ASF	ASF
Front Office and School Support		3,295		4,330	1,035
Front Office and School Support	11	3,295		4,300	1,035
Building Services		3,255		15,600	12,345
Boys and Girls Restrooms	6	985	4	8,800	7,815
Staff/Adult Restrooms	7	570	Incl. in FO/SS	0	-570
Custodial/Storage	11	1,395	Incl. below	0	-1,395
MEP Services	4	305	2	2,800	2,495
MDF	0	0	2	4,000	4,000
Total Support Facilities (ASF)		6,550		19,930	13,380

OUTDOOR FACILITIES FLOOR AREA OVERVIEW					
600-700 Students	Existing SF	Existing Ac	Planned SF	Planned Ac	SURPLUS
Instruction and Play	119,505	2.74	73,700	1.70	45,805
Early childhood	6,673		4,500		2,173
Kindergarten	6,672		4,800		1,872
Elementary	106,160		64,400		41,760
Other	0	0	26,300	0.60	-26,300
Lunch shelter	0		1,800		-1,800
Outdoor performance	0		5,200		-5,200
Cafe garden	0		5,000		-5,000
Outdoor library reading room	0		800		-800
Outdoor classrooms	0		13,500		-13,500
	Stalls		Stalls		
Parking	28,400	0.65	35,000	0.80	-6,600
Parking	80	28,400	100	35,000	-6,600
Total Outdoor Facilities (SF)	147,905	3.39	135,000	3.10	12,905

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



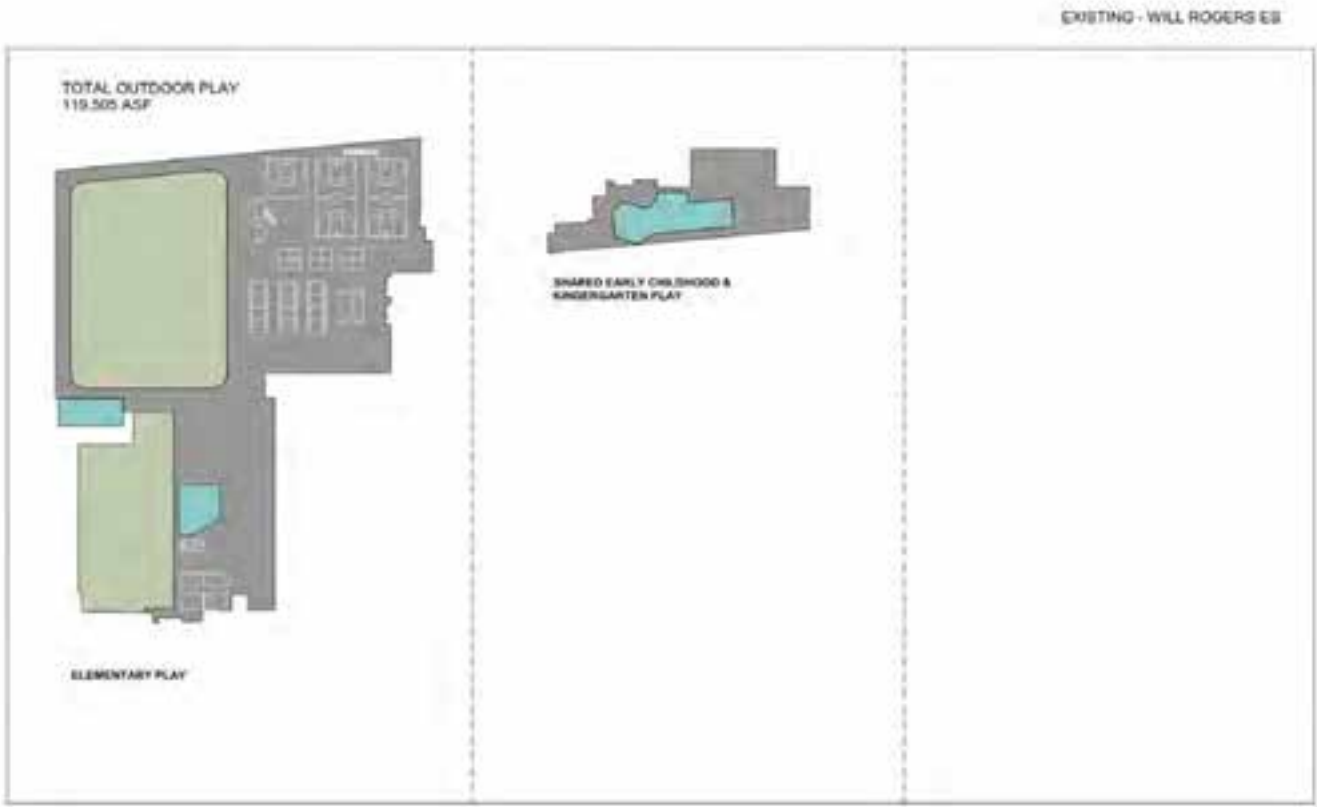
EXISTING CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @ 49,670 SF



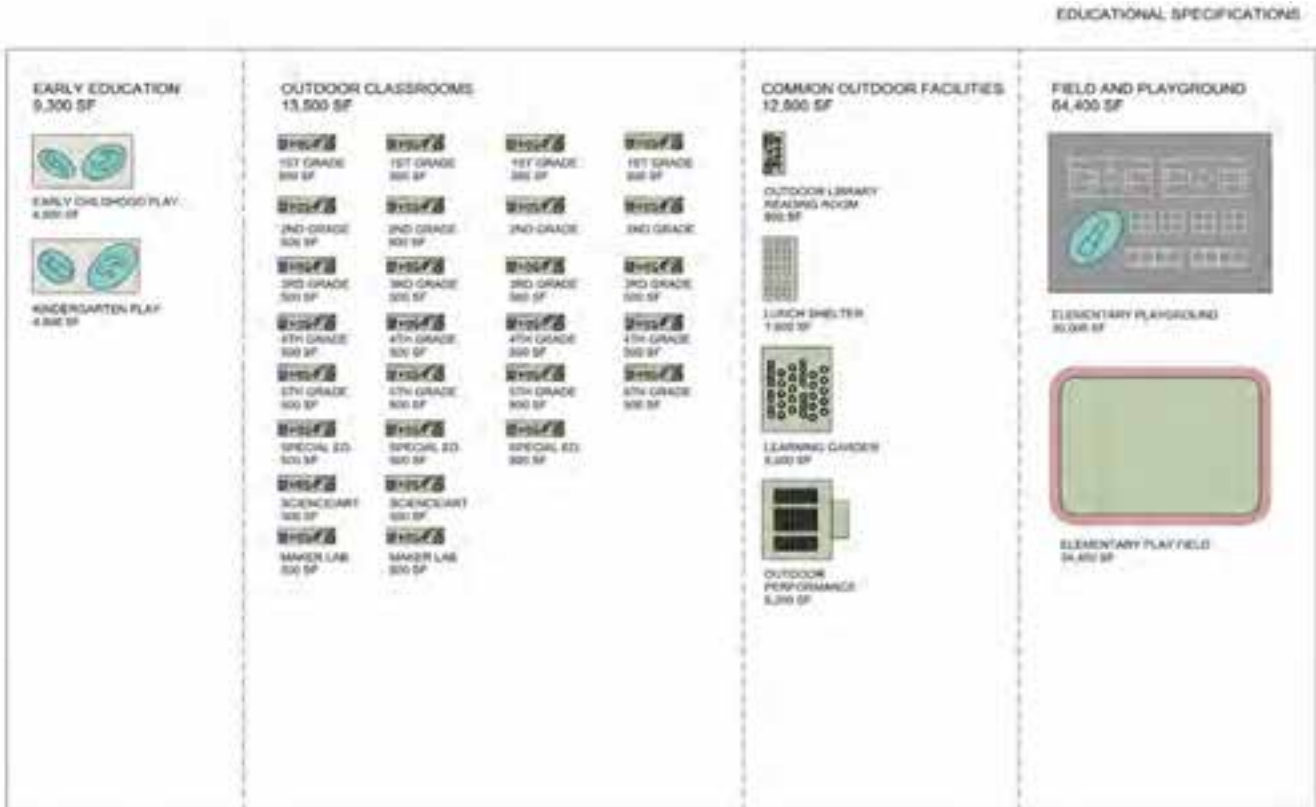
PLANNED CLASSROOMS, SPECIALIZED AND FLEXIBLE ROOMS, FRONT OFFICE AND BUILDING SERVICES @100,860 SF

Existing and Planned Outdoor Facilities

The fields and playground areas are awkwardly located and configured and present issues of noise and visibility with the neighbors. 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.



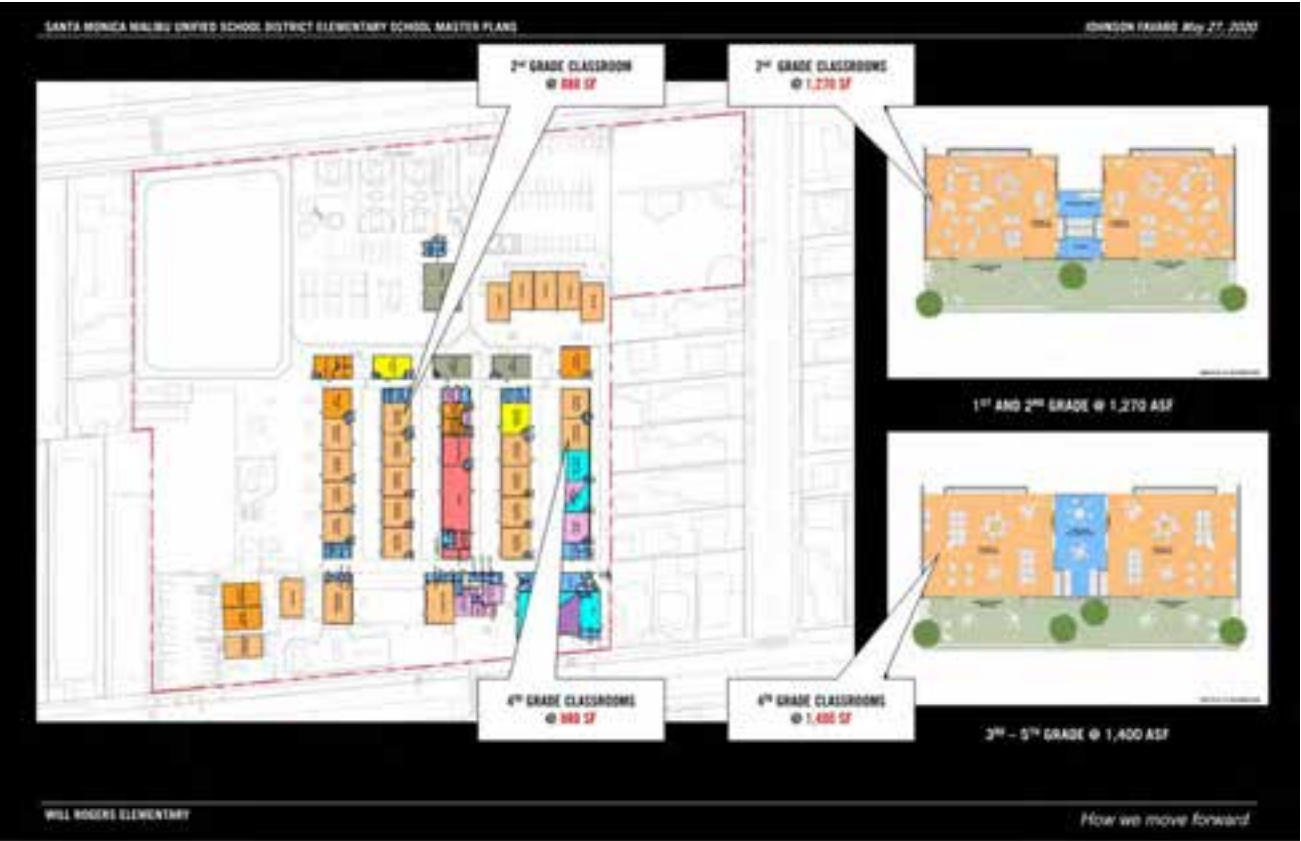
EXISTING FIELDS AND PLAYGROUNDS @ 119,505 SF



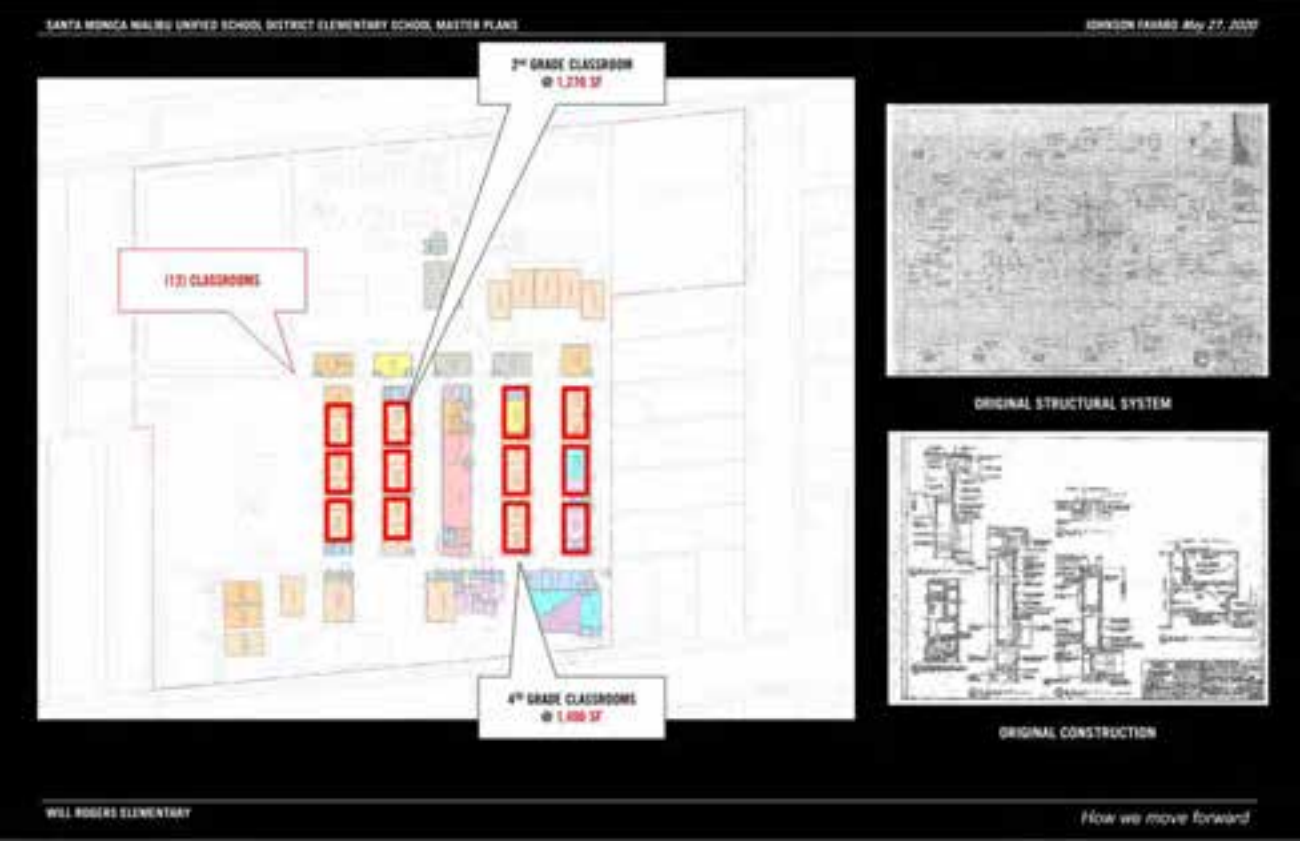
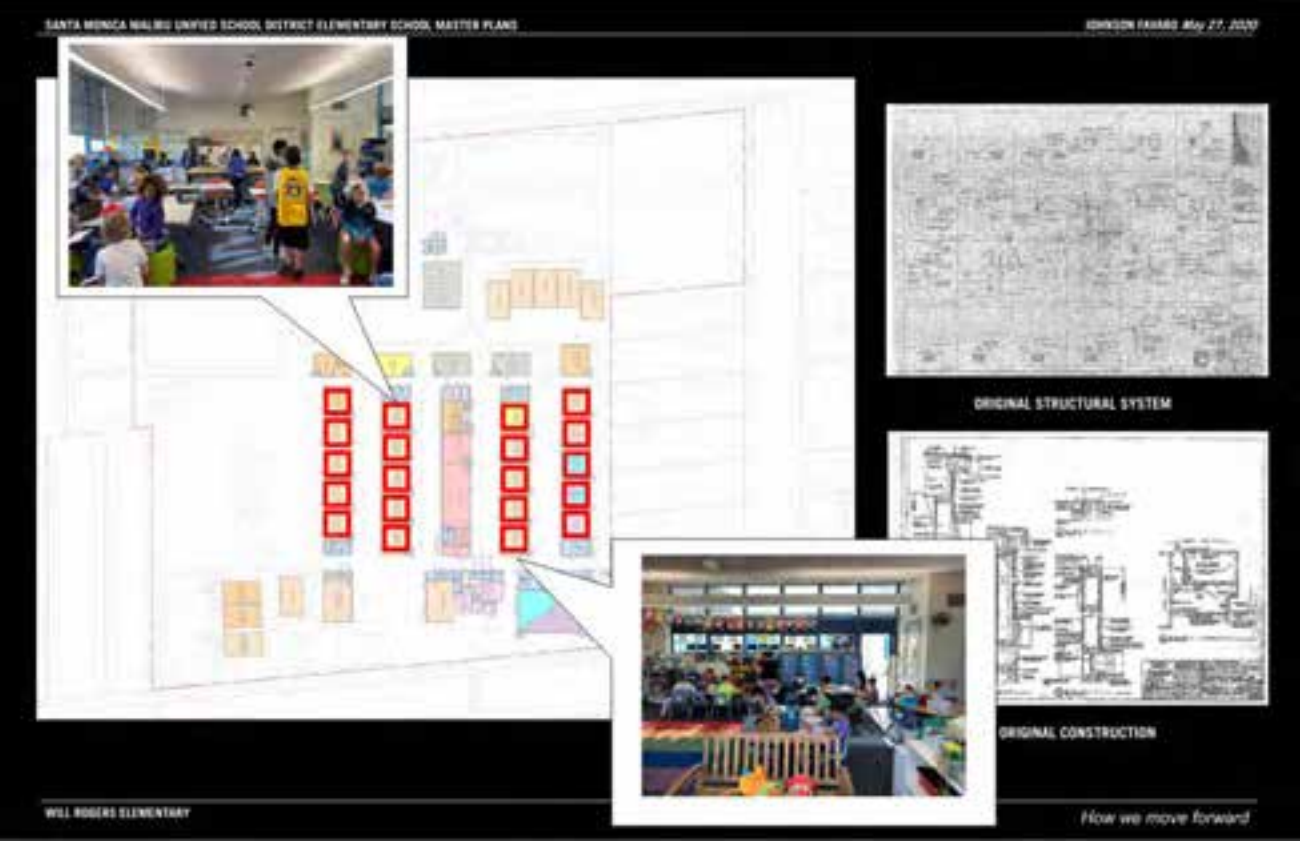
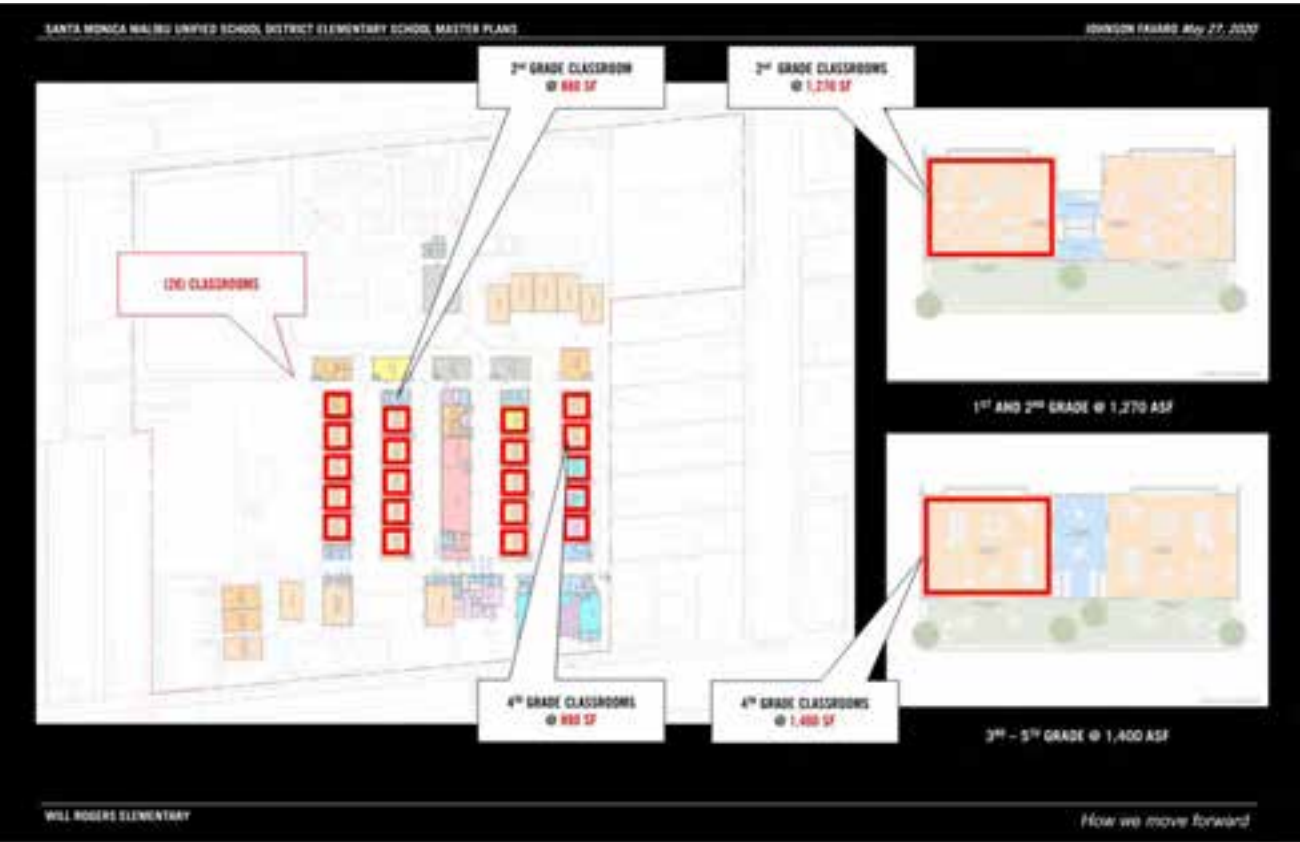
PLANNED FIELDS AND PLAYGROUNDS @ 100,000 SF

21st Century Classrooms in Mid-20th Century School Buildings

- Existing classrooms in existing buildings are not quite 30 FT x 30FT or less than 900 SF. The 30 FT width requires renovation of 70-year old classroom buildings to achieve 1,270 SF for lower elementary and 1,400 SF for upper elementary
- To accommodate the larger classroom sizes the classrooms would assume dimensions of 30 FT x 42 FT for lower elementary and 30 FT x 47 FT
- To create such classrooms all interior partition walls, some of which are bearing walls would have to be removed
- The existing classrooms are of a high enough quality (spacious, daylit, high ceiling height) that the school can live with them until the district replaces them with new classroom buildings



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



EXISTING CLASSROOM QUALITY The size, light quality and ceiling height of the existing classrooms are such that they will serve the school until the district is ready to replace them with new buildings.
JOHNSON FAVARO September 1, 2020

EXISTING BUILDING CONSTRUCTION QUALITY The construction of the original buildings do not facilitate their renovation without significant intervention and upgrade.

Existing Enrollment

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

Pre-K	37
T-K/Kindergarten	70
Grades 1-2	144
Grades 3-5	251
Special Education	0

Existing Personnel

- Administration: 1.5 (Principal and half time assistant principal)
- Faculty: 38 (general education, special education, preschool)
- Staff: 56 (supplemental enrichment teachers, custodial, para-educators, specialists, office staff, instructional aides)

Existing Space Utilization

- Total campus area @ 6.69 acres
- Total existing building area @ 54,135 (GSF)
- Permanent building area @ 43,575 GSF, relocatable building area @ 10,560 GSF

EXISTING FACILITIES FLOOR AREA OVERVIEW

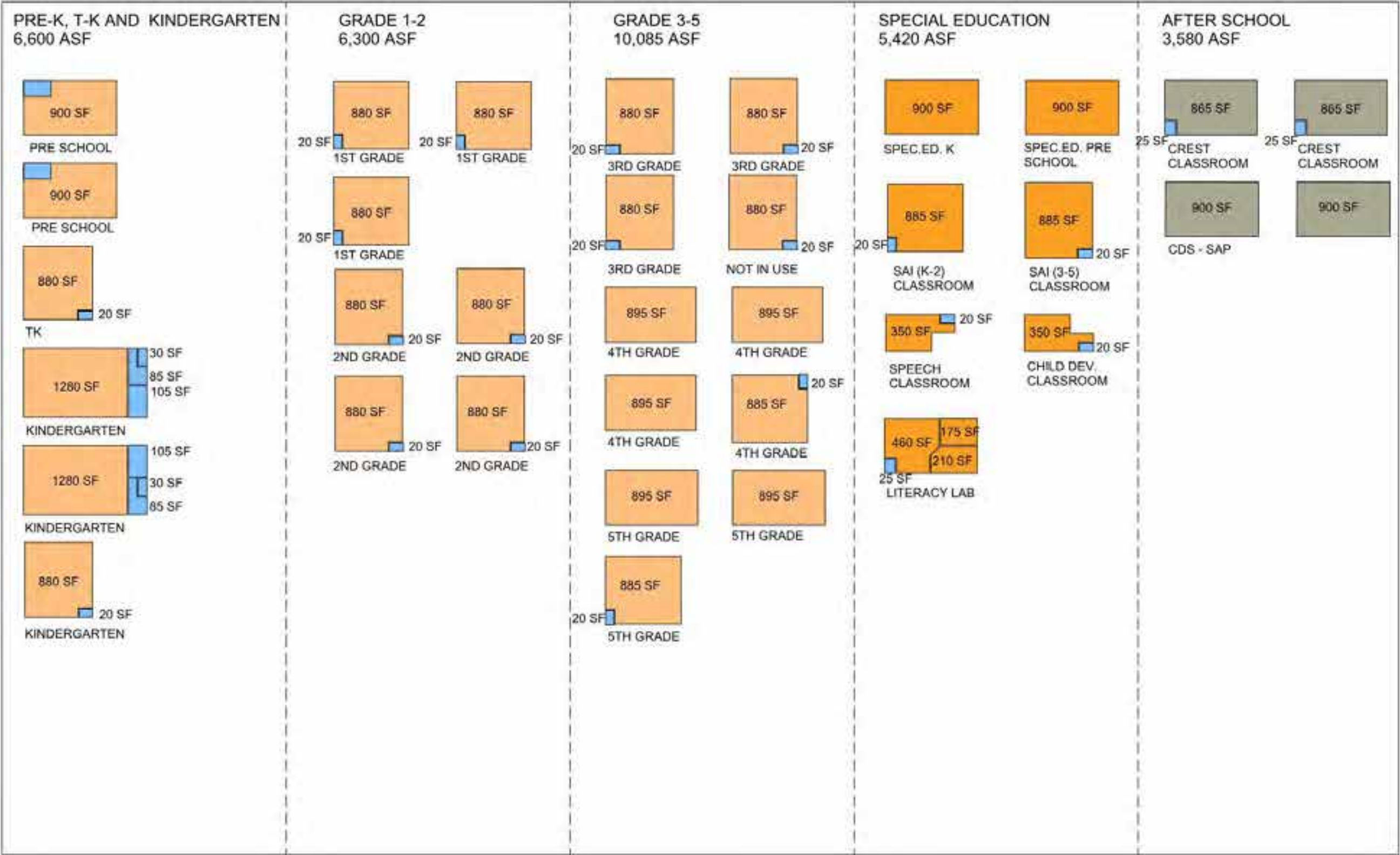
600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Building Floor Area					
Core Classrooms	31	varies	502	varies	28,405
Specialized/Flexible Rooms	10	n/a	n/a	varies	14,715
Administration					3,295
Building Services					3,255
			Total Building ASF		49,670
			Total Building Area		54,135 GSF
Outdoor Areas					
Play					119,505
Other Instructional					0
Parking					28,400
			Total Outdoor Areas (SF)		147,905
			Total Outdoor Area (Acres= SF/43,560)		3.39 Acres

EXISTING ACADEMIC SPECIALIZED AND FLEXIBLE FACILITIES FLOOR AREA OVERVIEW					
	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Core Classrooms	31		502		28,405
Pre-K	2	1:12	24	900	1,800
T-K	1	1:13	13	900	900
Kindergarten	3	1:23	70	varies	3,900
1st Grade	3	1:20	60	900	2,700
2nd Grade	4	1:21	84	900	3,600
3rd Grade	4	1:25	75	900	3,600
4th Grade	4	1:25	100	varies	3,690
5th Grade	3	1:25	76	varies	2,795
Special Education	7	n/a	Incl. above	varies	5,420
Specialized/Flexible Rooms	10				14,715
Crest Classrooms	2			890	1,780
SMMUSD SAP Classrooms	2			900	1,800
Art Classroom	1			920	920
STEM Classroom	1			880	880
Flexible Music	2			varies	1,360
Multipurpose Auditorium	1 @50%			n/a	2,125
Multipurpose Culinary/Cafe	1@ 50%			n/a	2,445
Library	1			n/a	3,405
Total Existing Academic, Specialized and Flexible Space (ASF)					43,120
Total Gross Floor Area					47,005

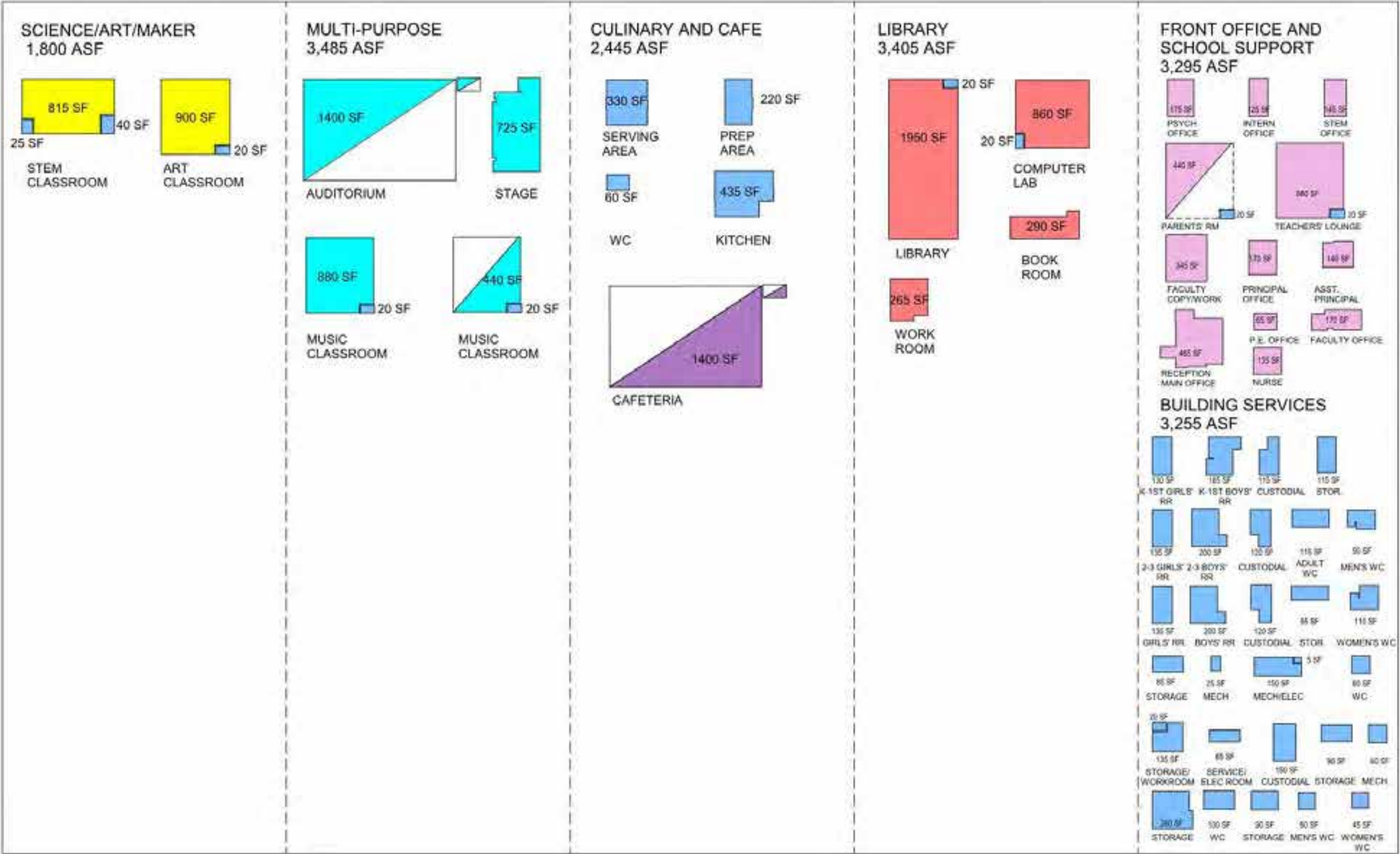
EXISTING SUPPORT FACILITIES FLOOR AREA OVERVIEW					
600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Front Office and School Support	11				3,295
Front Office and School Support	11			varies	3,295
Building Services	28				3,255
Boys and Girls Restrooms	6			varies	985
Staff/Adult Restrooms	7			varies	570
Custodial/Storage	11			varies	1,395
MEP Service Rooms	4			varies	305
MDF	0			0	0
Total Existing Support Spaces (ASF)					6,550
Total Gross Floor Area					7,130

EXISTING OUTDOOR FACILITIES FLOOR AREA OVERVIEW					
502 Students	Students	SF/Student	Total SF	Total Acres	
Play			119,505	2.74	
Early childhood (Shared w/ Kinder 13,345 @ 50%)	37	180	6,673		
Kindergarten (Shared w/ EC 13,345 @ 50%)	70	95	6,672		
Elementary	395	269	106,160		
Other			0	0	
Lunch shelter			0		
Outdoor performance			0		
Cafe garden			0		
Outdoor library reading room			0		
Outdoor classrooms			0		
		Stalls	SF/Stall		
Parking			28,400	0.65	
Parking	80	355	28,400		
Total Existing Outdoor Facilities Space (SF)			147,905	3.39	

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 occupies a shared classroom
- First through fourth grades reside in classrooms within the original 1950s era buildings
- Kindergarten and early education occupy a combination of permanent and portable classrooms at the NW corner of campus with their play yard exposed to 14th Street
- Fifth grade occupies modular campuses at the SE corner of campus somewhat isolated from other grade levels
- The auditorium serves as a cafeteria and maker space among other uses. The kitchen and servery are undersized.
- The many purposes of the auditorium compromise its functionality
- Special education distributes in several locations
- Music, art, science and STEM distribute in several locations some of them shared
- After school programs occupy classrooms at the playground areas on the east side of campus

KEY TO EXISTING PROGRAM DISTRIBUTION PLAN	
1	Multi-purpose auditorium
2	Stage
3	Kitchen
4	Administration
5	Library
6	Kindergarten in permanent classrooms
7	First grade classrooms
8	Second grade classrooms
9	Special education
10	Pre-K/kindergarten special education relocatables
11	Pre-K in relocatable classrooms
12	Pre-K relocatable classroom
13	Restrooms
14	Special education
15	STEM classroom
16	CREST/SAI classrooms
17	CREST/SAP classrooms
18	4th and 5th grade relocatable classrooms
19	3rd grade classrooms
20	Faculty lounge and shared music/faculty space
21	Containers
22	Restrooms and building services
23	Music/band/choir classroom
24	4th and 5th grade classrooms
25	Playground restrooms
26	Art classroom



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 502 students this represents a 37% increase in student population at Will Rogers 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 6.69 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 54,135 GSF occupy the Will Rogers Elementary School campus
- Full build-out of the SMMUSD 2019 Education Specifications constitutes an increase of over 2 1/2 times in overall gross building floor area (GSF)

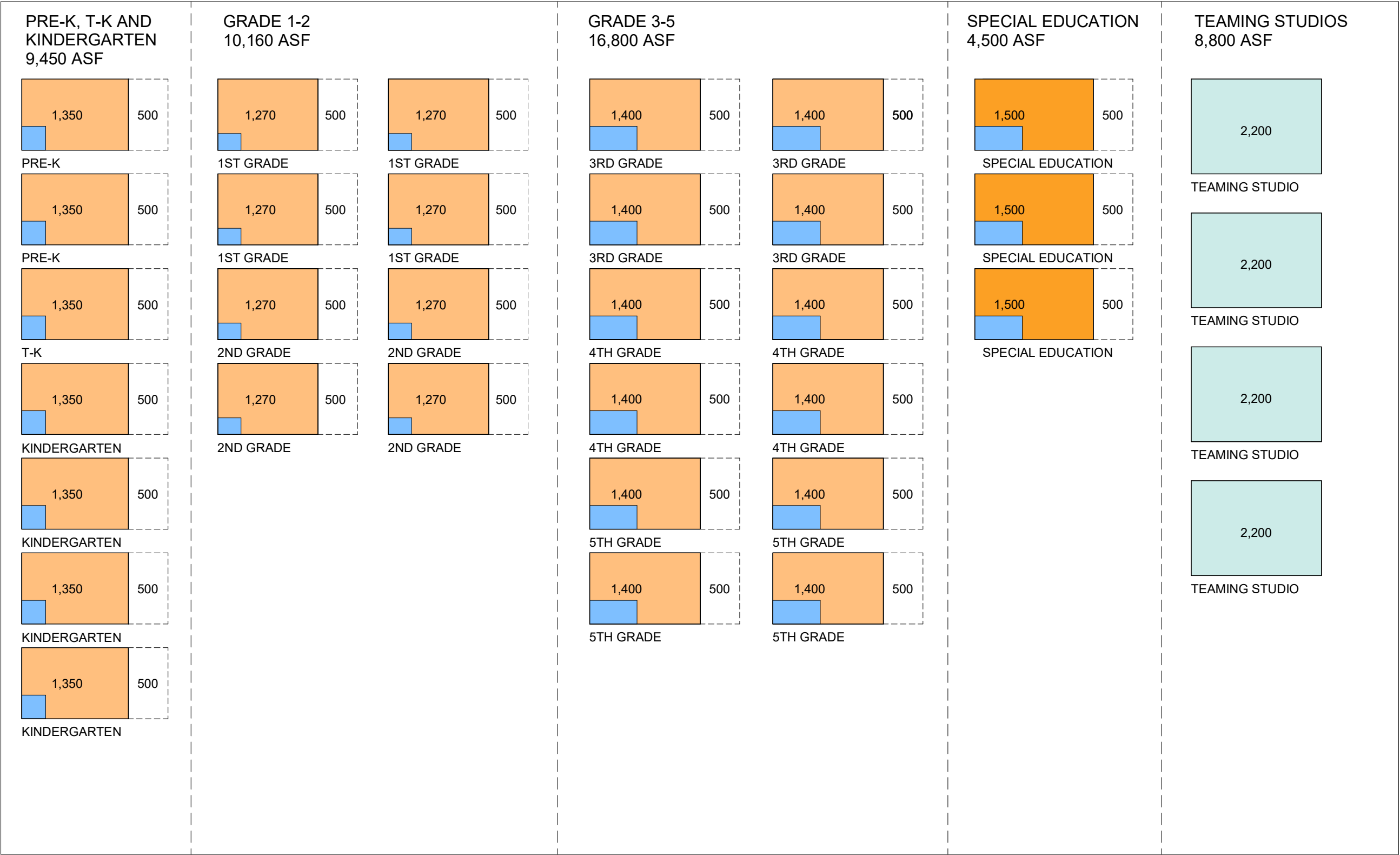
CAMPUS FACILITIES PLANNED SPACE NEED					
600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Building Floor Area					
Core Classrooms	30		688		40,910
Specialized/Flexible Rooms					40,020
Administration					4,330
Building Services					15,600
				Total Building ASF	100,860
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

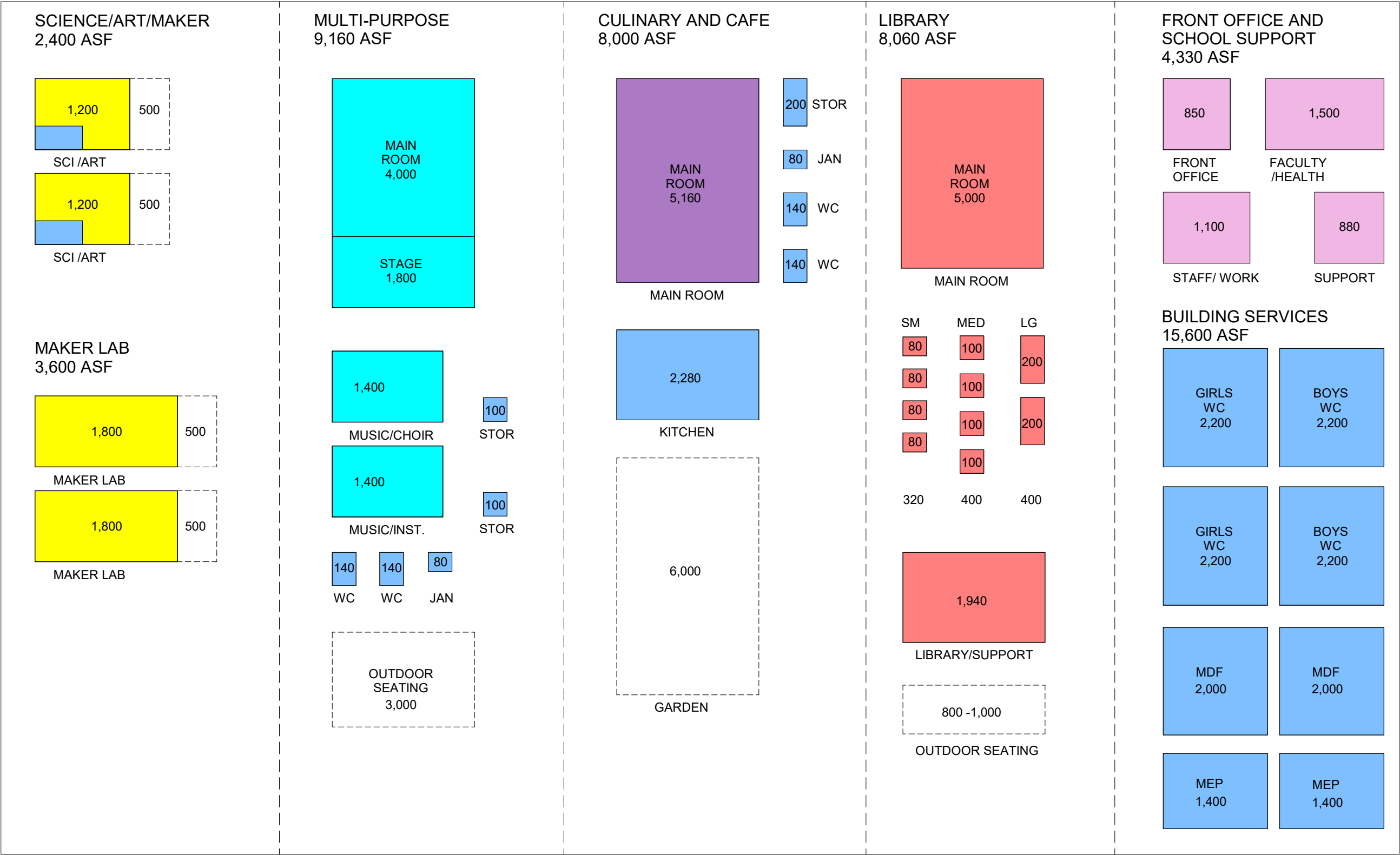
SUPPORT FACILITIES PLANNED SPACE NEED					
600-700 Students	Quantity	Student Teacher Ratio	Total Student Count	ASF/Rm	Total ASF
Front Office and School Support					4,330
Front Office and School Support					4,330
Building Services					15,600
Boys and Girls Restrooms	4			2,200	8,800
Staff Restrooms	0				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

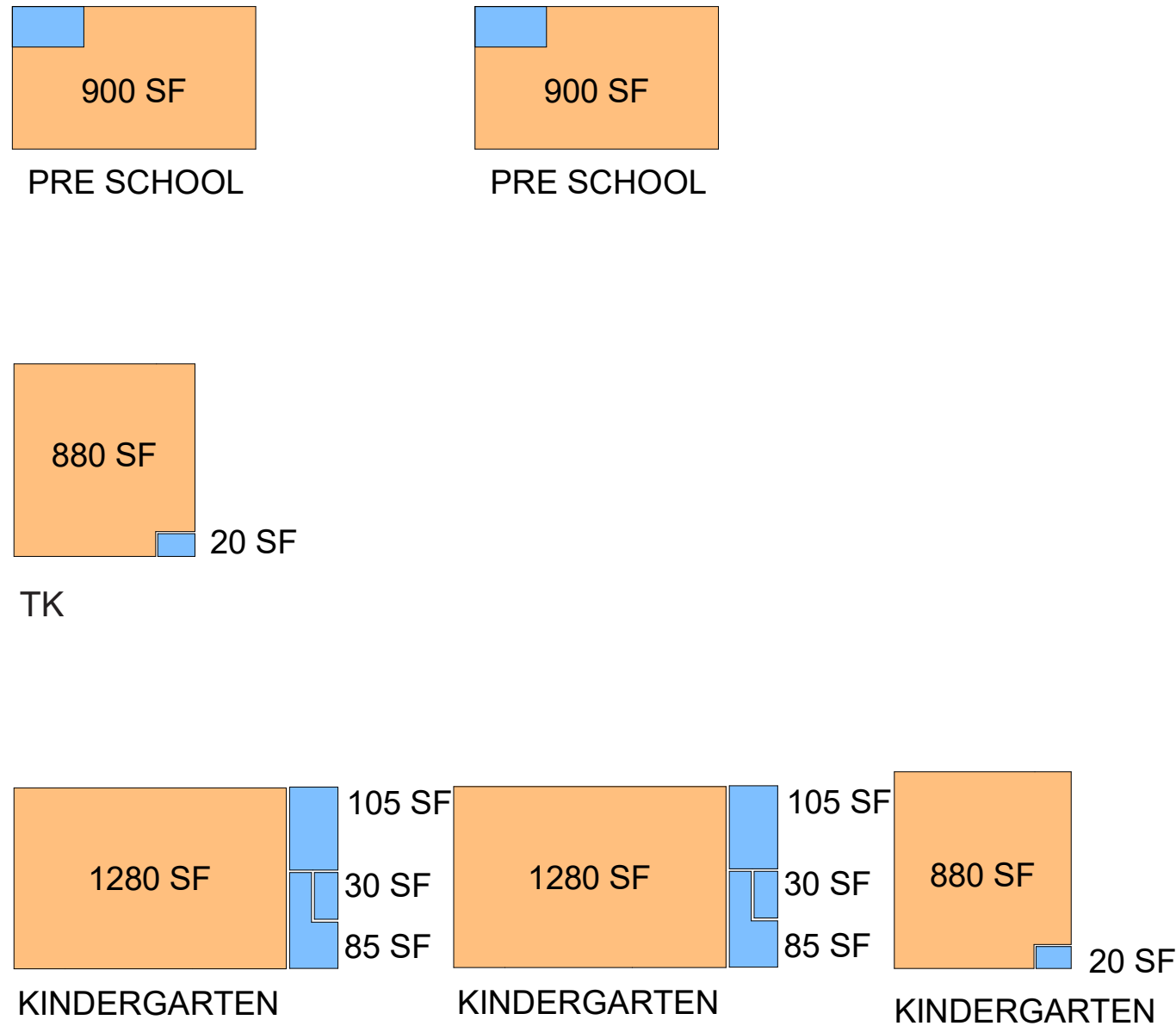


Pre-K and Kindergarten Existing Spaces and Planned Space Need

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			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Pre-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	1	900	<u>900</u>	1	1,350	<u>1,350</u>	450
Pre-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	1	900	<u>900</u>	1	1,350	<u>1,350</u>	450
T-K (+Outdoor Instruction, see Early Childhood Play, p. 38)	1	900	<u>900</u>	1	1,350	<u>1,350</u>	450
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	1280	<u>1280</u>	1	1,350	<u>1,350</u>	70
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	1280	<u>1280</u>	1	1,350	<u>1,350</u>	70
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)	1	900	<u>900</u>	1	1,350	<u>1,350</u>	450
Kindergarten (+Outdoor Instruction, see Kindergarten Play, p. 38)				1	1,350	<u>1,350</u>	1,350
Kindergarten storage / support	2	varies	<u>440</u>	n/a	n/a	<u>n/a</u>	440
Totals:	8		<u>6,600</u>	7		<u>9,450</u>	2,850

Pre-K and Kindergarten Existing and Planned Space Metrics



EXISTING PRE-K, T-K AND KINDERGARTEN @ 6,600 ASF



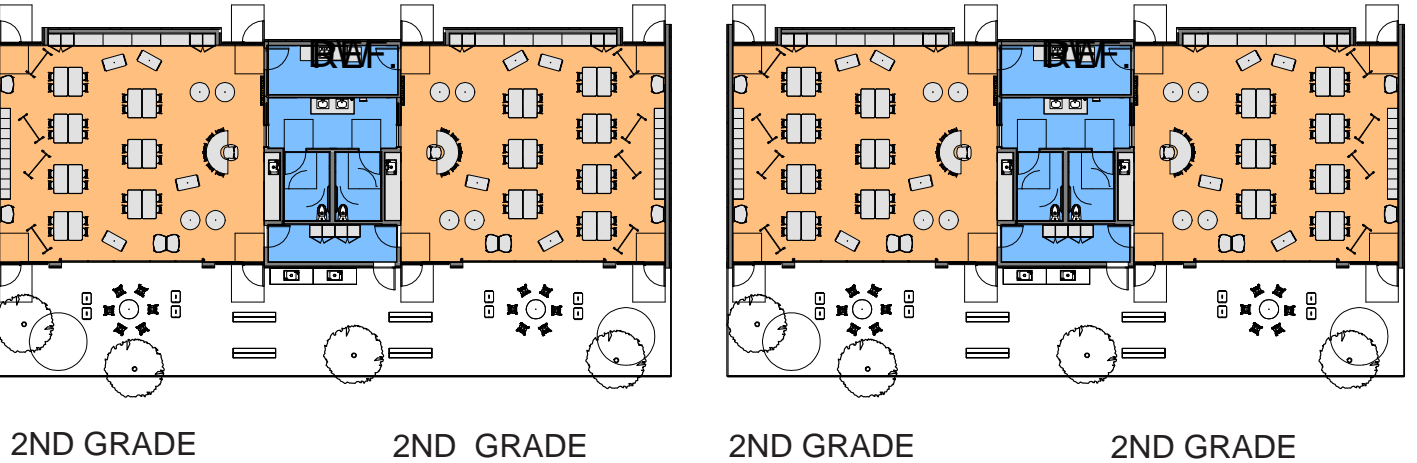
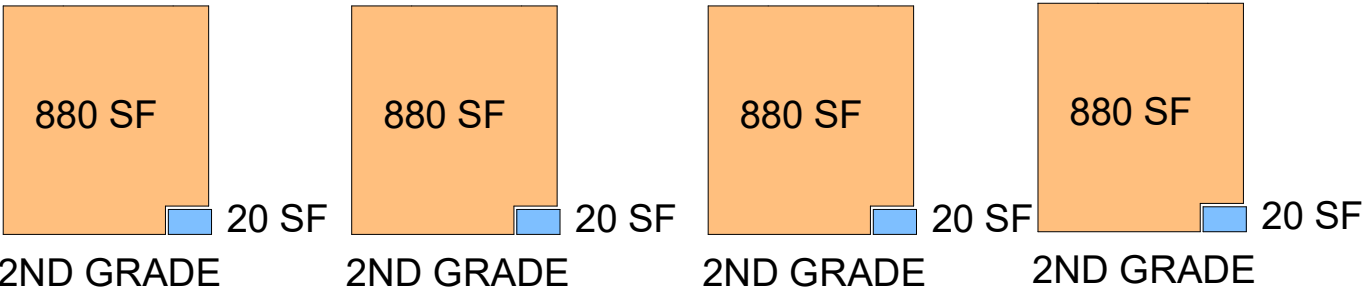
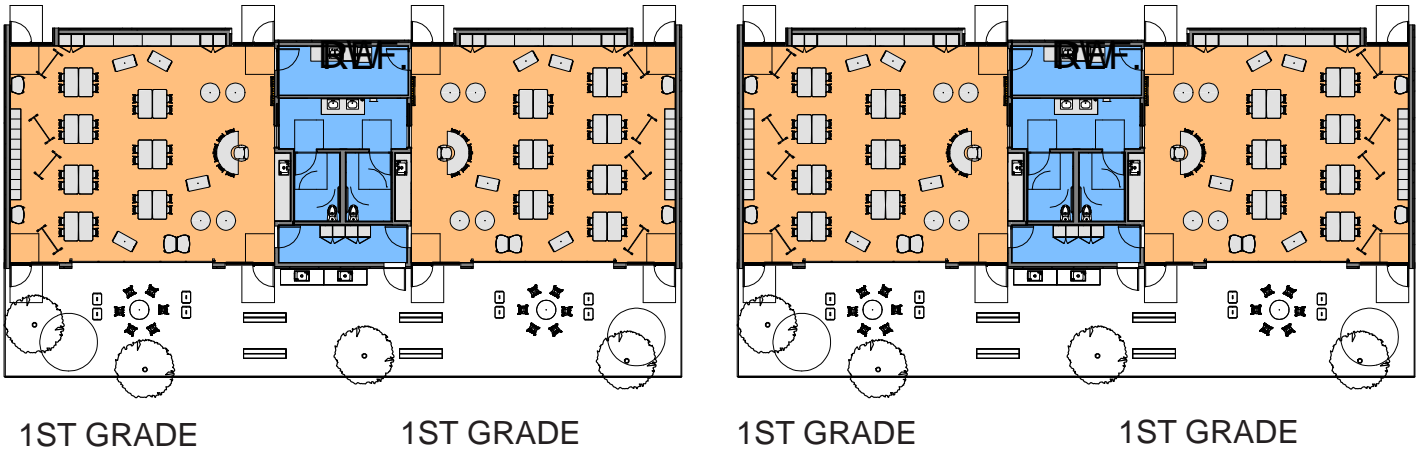
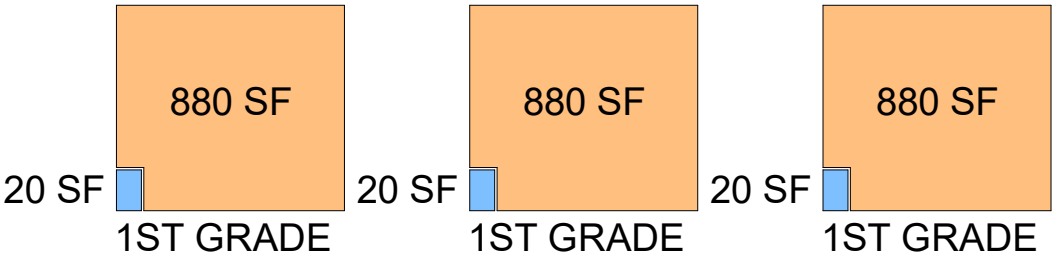
PLANNED PRE-K, T-K AND KINDERGARTEN @ 9,450 ASF

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	880	<u>880</u>	1	1,200	<u>1,200</u>	320
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
1st Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
1st Grade Resource	0	0	<u>0</u>	2	80	<u>160</u>	160
1st Grade Storage	3	20	<u>60</u>	2	60	<u>120</u>	60
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
2nd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	880	<u>880</u>	1	1,200	<u>1,200</u>	320
2nd Grade Resource	0	0	<u>0</u>	2	80	<u>160</u>	160
2nd Grade Storage	4	20	<u>80</u>	2	60	<u>120</u>	40
Totals:	14		<u>6,300</u>	16		<u>10,160</u>	3,860

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



EXISTING LOWER ELEMENTARY @ 6,300 ASF

PLANNED LOWER ELEMENTARY @ 10,160 ASF

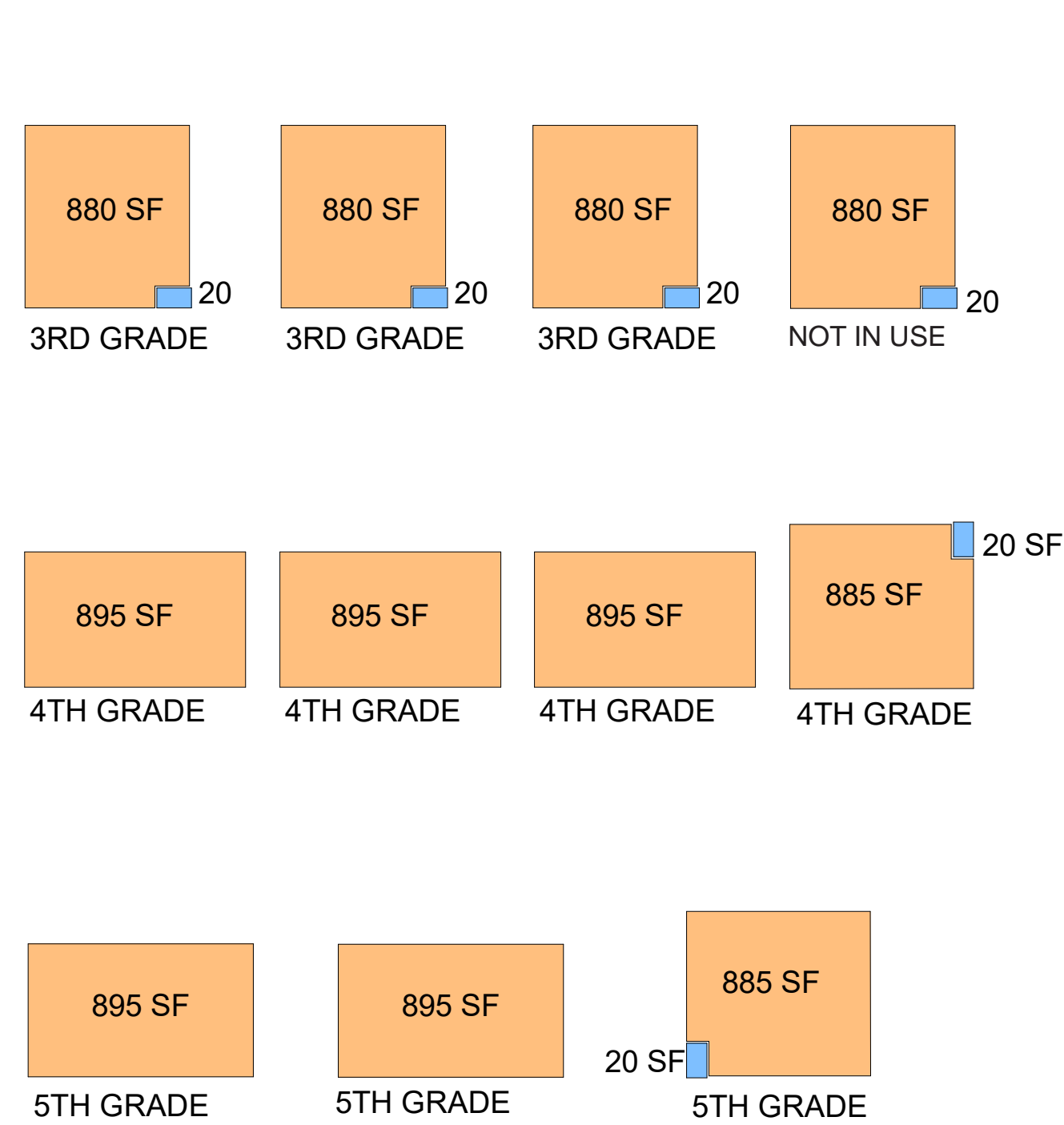
Grades 3-5 Existing Spaces and Planned Space Need

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

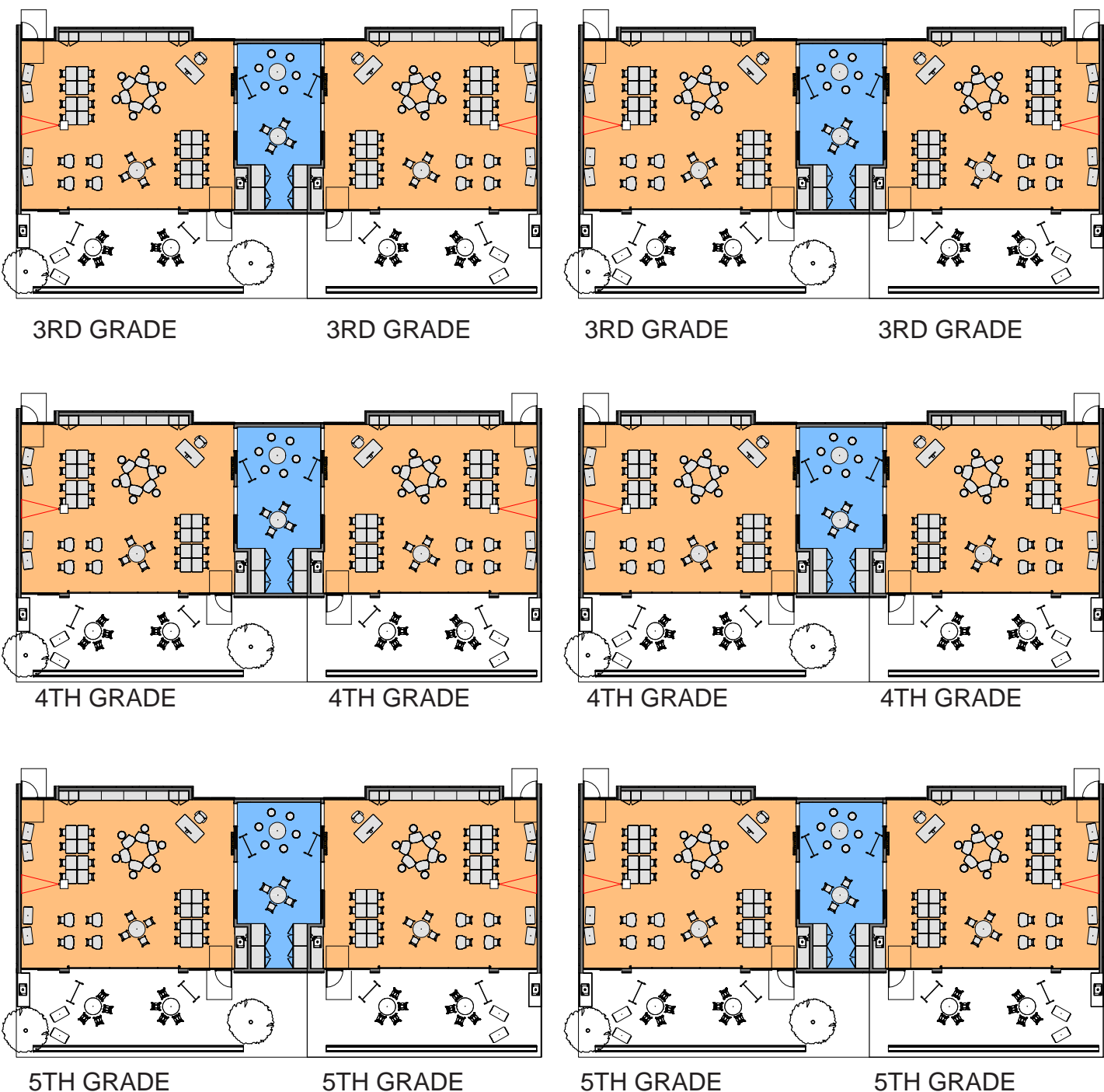
GRADES 3-5 EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	900	<u>900</u>	1	1,200	<u>1,200</u>	300
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	900	<u>900</u>	1	1,200	<u>1,200</u>	300
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	900	<u>900</u>	1	1,200	<u>1,200</u>	300
3rd Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	*900	<u>900</u>	1	1,200	<u>1,200</u>	300
3rd Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
4th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,005	<u>1,005</u>	1	1,200	<u>1,200</u>	195
4th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	895	<u>895</u>	1	1,200	<u>1,200</u>	305
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	1	1,005	<u>1,005</u>	1	1,200	<u>1,200</u>	195
5th Grade Classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)	0	0	<u>0</u>	1	1,200	<u>1,200</u>	1,200
5th Grade Think Tank (4 @ 200 SF within classrooms)	0	0	<u>0</u>	4	200	<u>800</u>	800
Totals:	11		<u>10,085</u>	24		<u>16,800</u>	6,715

* NOTE: Existing 3rd grade classroom was not in use for school year

Grades 3-5 Existing and Planned Space Metrics



EXISTING UPPER ELEMENTARY @ 10,085 ASF



PLANNED UPPER ELEMENTARY @ 16,800 ASF

Special Education Classroom 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			SURPLUS
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Pre-school special education	1	900	<u>900</u>				900
Kindergarten special education	1	900	<u>900</u>				900
Specialized academic instruction (SAI) kindergarten through 2nd grade (K-2)	1	1,005	<u>1,005</u>				1,005
Specialized academic instruction (SAI) third through 5th grade (3-5)	1	1,005	<u>1,005</u>				1,005
Speech classroom (includes 20 SF storage)	1	370	<u>370</u>				370
Child development classroom (includes 20 SF storage)	1	370	<u>370</u>				370
Literacy lab (in three rooms)	1	865	<u>870</u>				870
Special education suite 1 (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,500	<u>1,500</u>	1,500
Special education suite 2 (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,500	<u>1,500</u>	1,500
Special education suite 3 (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,500	<u>1,500</u>	1,500
Totals:	7		<u>5,420</u>	3		<u>4,500</u>	920

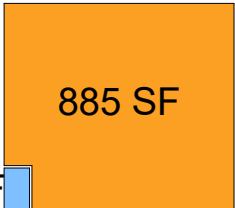
Special Education Existing and Planned Space Metrics



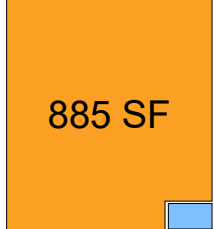
SPEC.ED. K



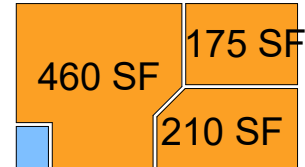
SPEC.ED. PRE SCHOOL



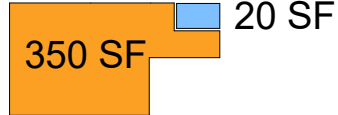
SAI (K-2) CLASSROOM



SAI (3-5) CLASSROOM



LITERACY LAB



SPEECH CLASSROOM



CHILD DEV. CLASSROOM



SPECIAL EDUCATION



SPECIAL EDUCATION



SPECIAL EDUCATION

EXISTING SPECIAL EDUCATION @ 5,420 ASF

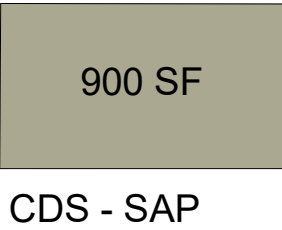
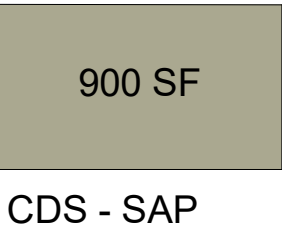
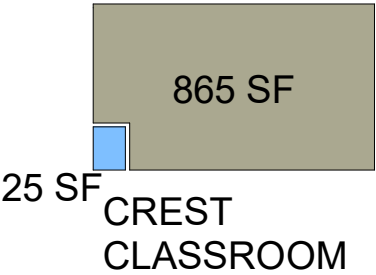
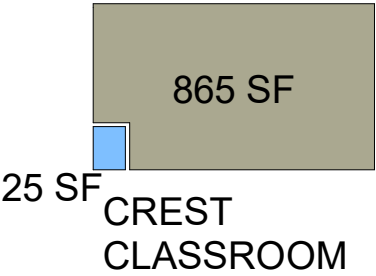
PLANNED SPECIAL EDUCATION @ 4,500 ASF

After School/Teaming Studios Existing and Planned Space Needs

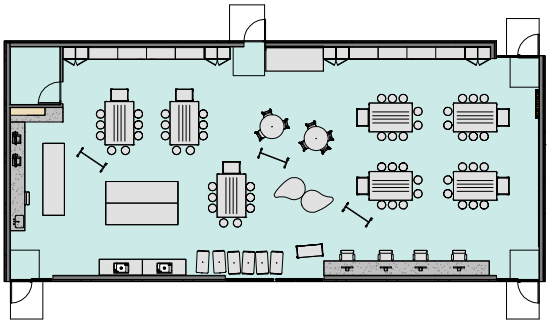
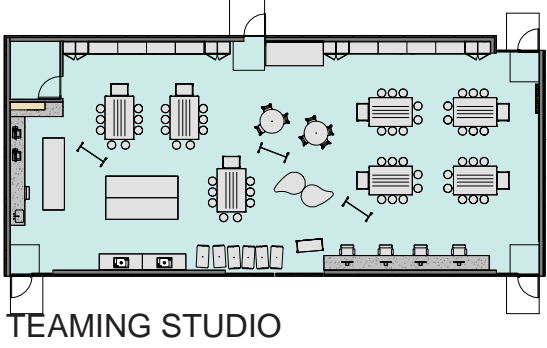
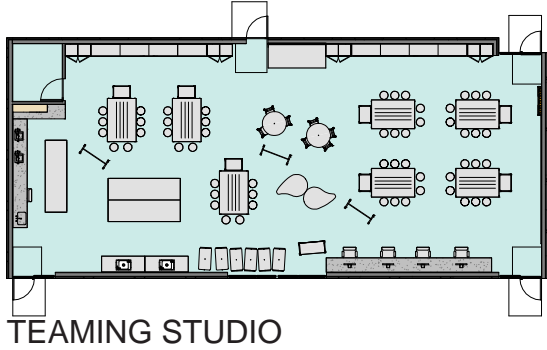
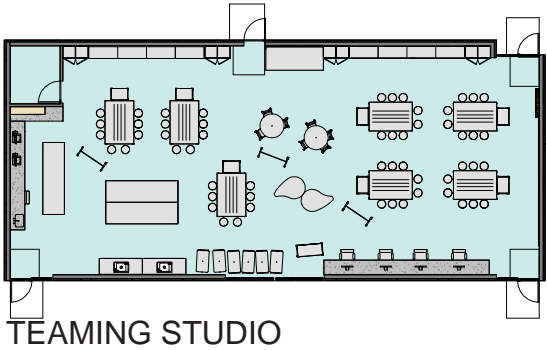
The 2019 SMMUSD Education Specifications provide spaces for a new concept, the Teaming Studio, one for every six classrooms, whose purpose is to provide collaboration space outside of the formality of the classroom. The Ed Specs are silent on after school programs. The teaming studio could probably be 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 (includes 25 SF storage)	1	890	<u>890</u>				890
City of Santa Monica CREST classroom (includes 25 SF storage)	1	890	<u>890</u>				890
SMMUSD School Aged Program (SAP)	1	900	<u>900</u>				890
SMMUSD School Aged Program (SAP)	1	900	<u>900</u>				900
Teaming Studio 1				1	2,200	<u>2,200</u>	2,200
Teaming Studio 2				1	2,200	<u>2,200</u>	2,200
Teaming Studio 3				1	2,200	<u>2,200</u>	2,200
Teaming Studio 4				1	2,200	<u>2,200</u>	2,200
Totals:	4		<u>3,580</u>	4		<u>8,800</u>	5,220

After School/Teaming Studios Existing and Planned Space Metrics



EXISTING AFTER SCHOOL PROGRAMS @ 3,580 ASF



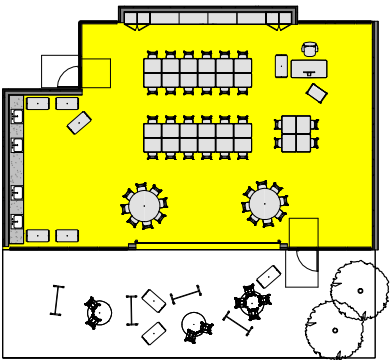
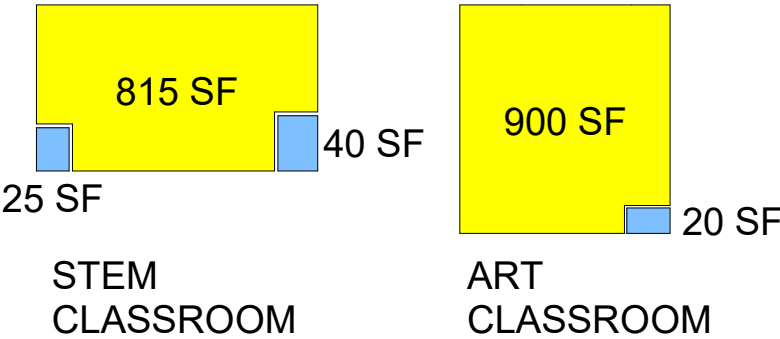
PLANNED TEAMING STUDIOS @ 8,800 ASF

Science, Art and Maker Lab Existing Spaces and Space Need

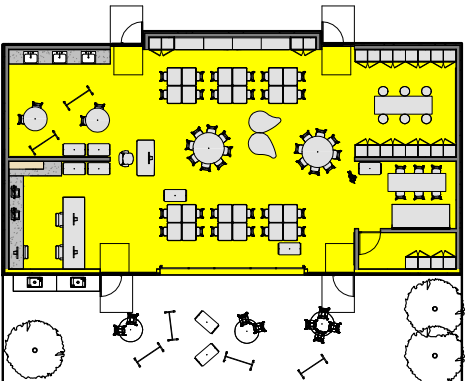
Space standards for art, science and maker space classrooms provided in the 2019 SMMUSD Education Specifications differ significantly from both existing conditions and current standards.

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
STEM classroom (includes 65 SF storage)	1	880	<u>880</u>				880
Art classroom	1	920	<u>920</u>				920
Science/Art classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,200	<u>1,200</u>	1,200
Science/Art classroom (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,200	<u>1,200</u>	1,200
Maker Lab (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,800	<u>1,800</u>	1,800
Maker Lab (+Outdoor Instruction, see Outdoor Classrooms, p. 38)				1	1,800	<u>1,800</u>	1,800
Totals:	2		<u>1,800</u>	4		<u>6,000</u>	4,200

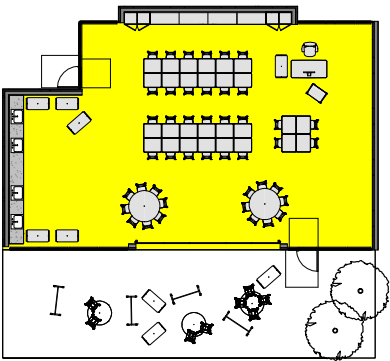
Science, Art and Maker Lab Existing Spaces and Planned Space Metrics



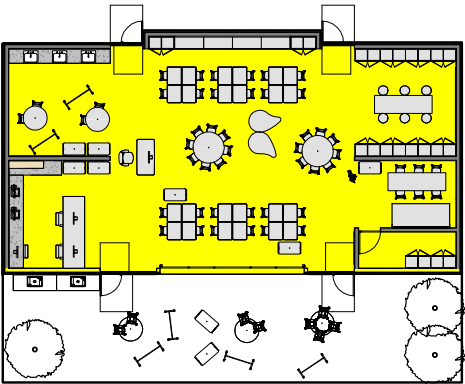
SCIENCE /ART



MAKER LAB



SCIENCE /ART



MAKER LAB

EXISTING SCIENCE AND ART CLASSROOMS @ 1,800 ASF

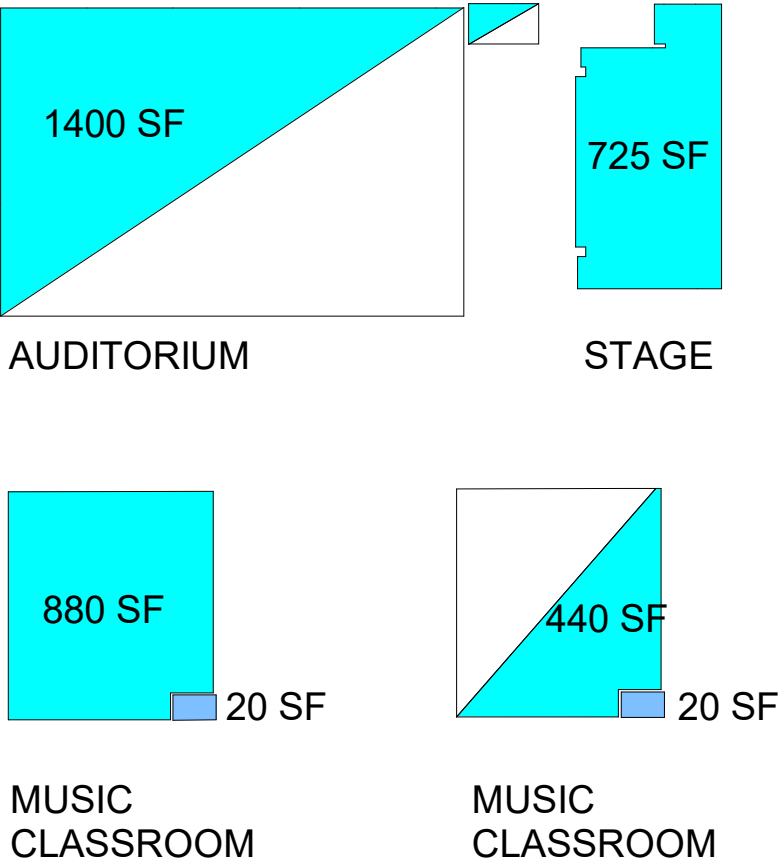
PLANNED SCIENCE/ART CLASSROOMS @ 2,400 ASF, MAKER LAB CLASSROOMS @ 3,600 ASF

Multi Purpose Auditorium Existing Spaces and Space Need

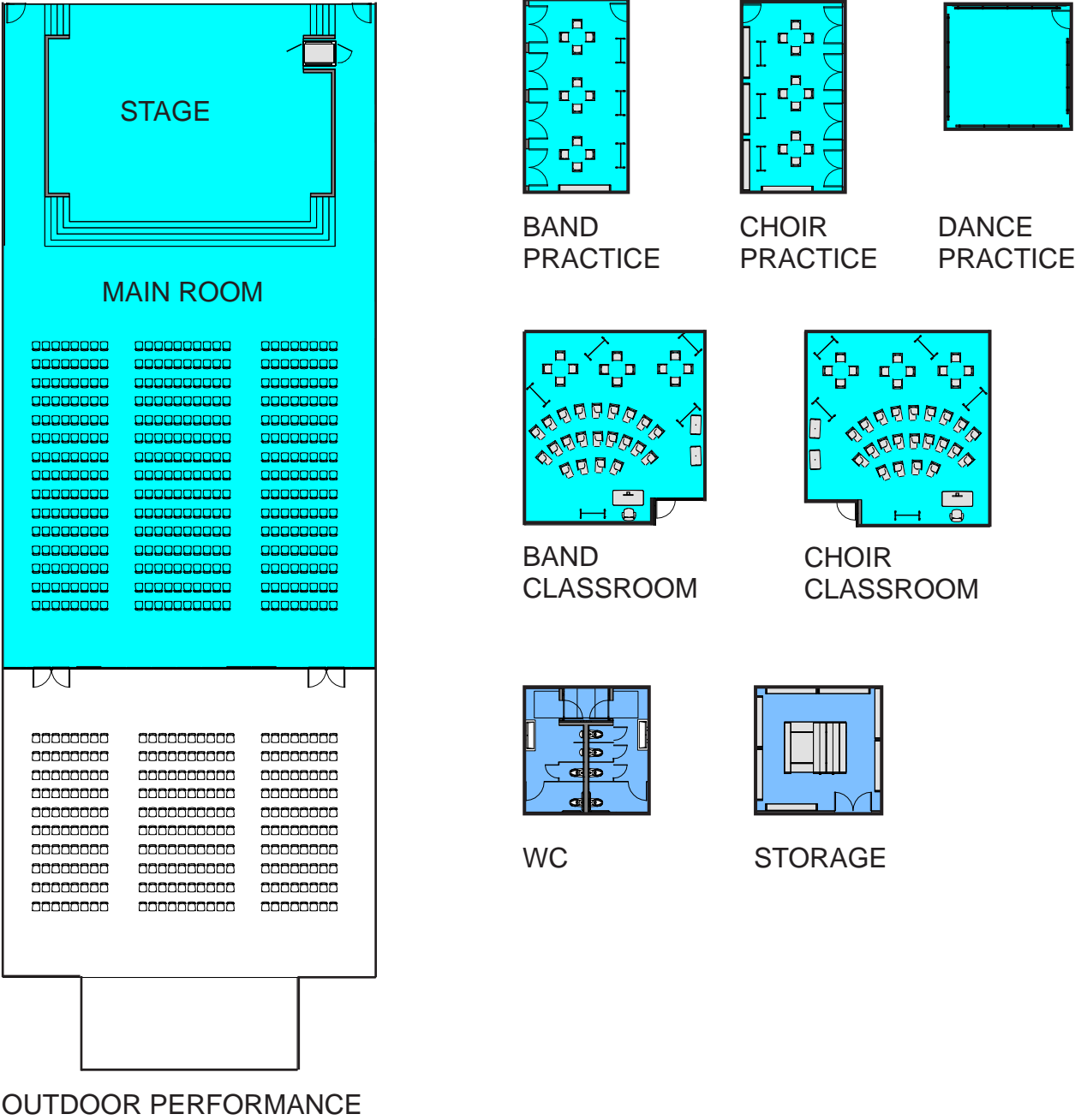
Space standards for the auditorium provided in the 2019 SMMUSD Education Specifications increase the seating capacity over existing conditions significantly. Other components not currently in the existing condition include separate choral and instrumental rooms, practice rooms etc.

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 (shared auditorium and cafeteria @ 2,800 SF @ 50%)	1	2800	<u>1,400</u>				1,400
Stage	1	725	<u>725</u>				725
Music classroom	1	900	<u>900</u>				900
Music classroom (shared space @920 SF @ 50%)	1	920	<u>460</u>				460
Assembly space (dedicated @ 100%)				1	4,000	<u>4,000</u>	4,000
Stage				1	1,800	<u>1,800</u>	1,800
Music/band/choir classroom (includes 100 SF storage)				2	1,500	<u>3,000</u>	3,000
Custodial				1	80	<u>80</u>	80
Lobby restrooms				2	140	<u>280</u>	280
Totals:	4		<u>3,485</u>	7		<u>9,160</u>	5,675

Multi Purpose Auditorium Existing Spaces and Planned Space Metrics



EXISTING AUDITORIUM AND MUSIC @ 3,485 ASF



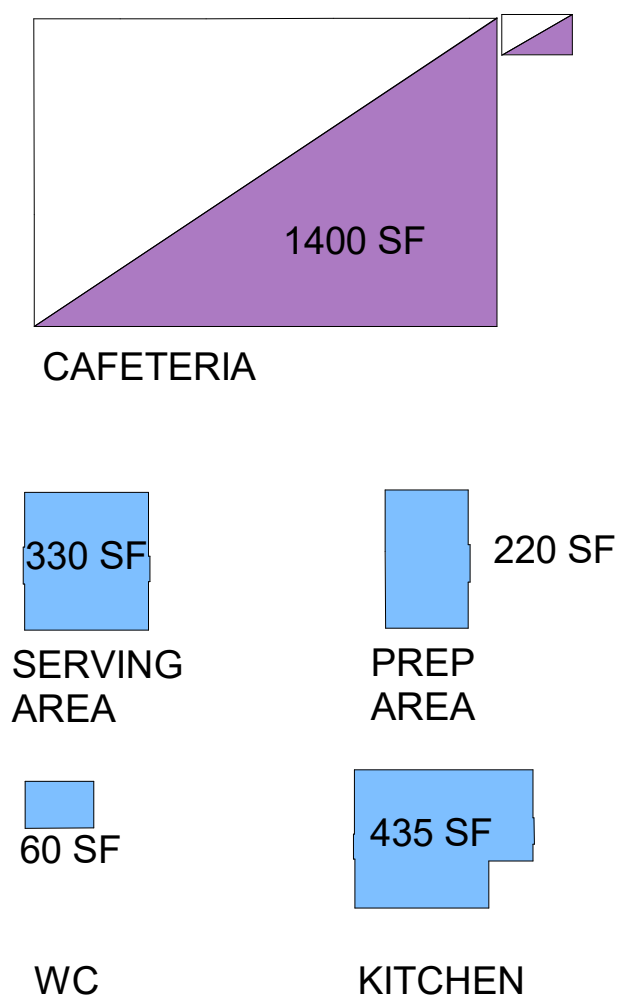
PLANNED AUDITORIUM AND MUSIC @ 9,160 ASF

Multi Purpose Culinary Cafe Existing Spaces and Space Need

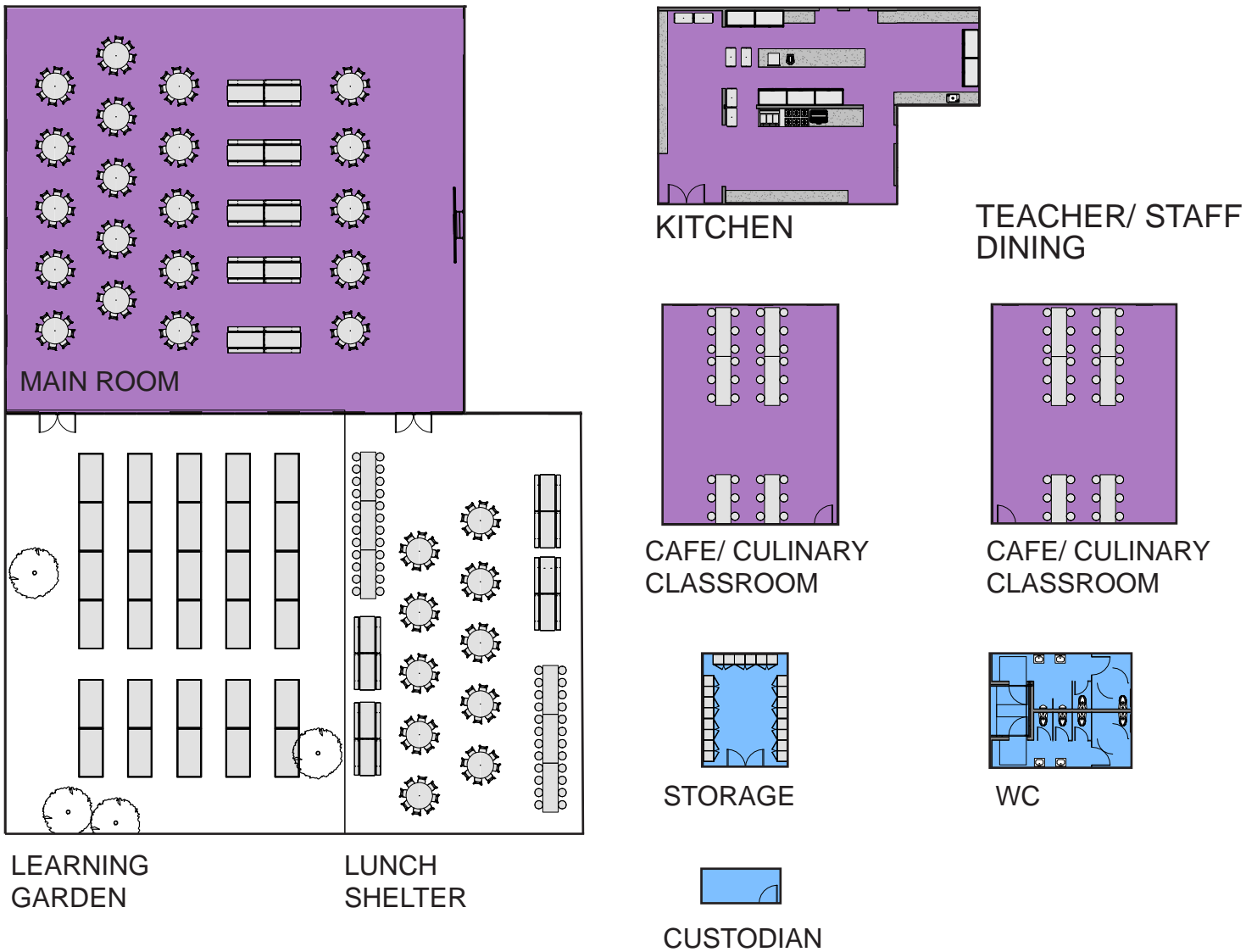
Space standards for multipurpose food services provided in the 2019 SMMUSD Education Specifications increase the seating capacity over existing conditions significantly. Other components not currently in the existing condition include separate culinary classrooms, a faculty dining room and other..

MULTI-PURPOSE CULINARY CAFE EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Multipurpose room (shared auditorium and cafeteria @ 2,800 SF @ 50%)	1	2,800	<u>1,400</u>				1,400
Serving area	1	330	<u>330</u>				330
Prep area	1	220	<u>220</u>				220
Kitchen	1	435	<u>435</u>	1	2,280	<u>2,280</u>	1,845
Restrooms	1	60	<u>60</u>	2	140	<u>280</u>	220
Culinary cafe main room				1	5,160	<u>5,160</u>	5,160
Storage				1	200	<u>200</u>	200
Custodial				1	80	<u>80</u>	80
Totals:	5		<u>2,445</u>	6		<u>8,000</u>	5,555

Multi Purpose Culinary Cafe Existing Spaces and Planned Space Metrics



EXISTING CAFETERIA, KITCHEN AND SERVERY @ 2,445 ASF



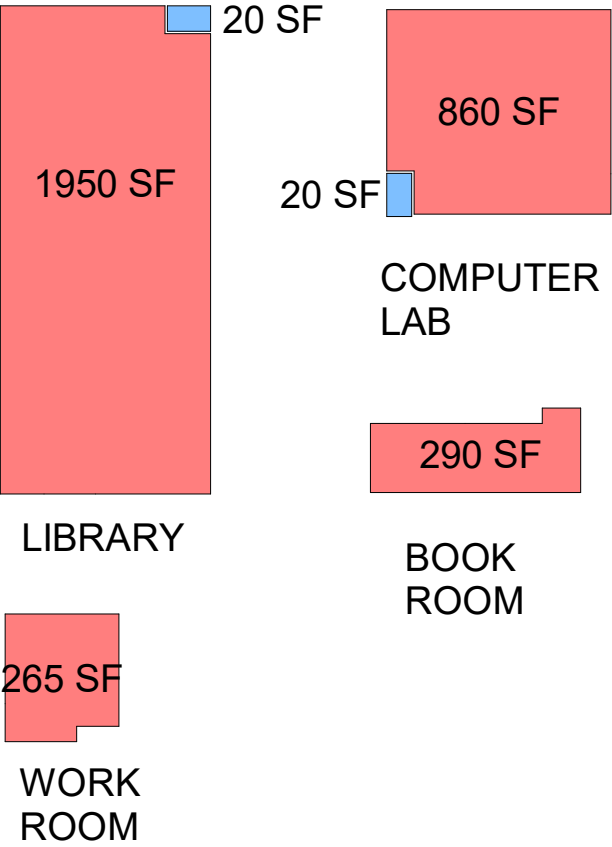
PLANNED CULINARY CAFE AND CLASSROOMS @ 8,000 ASF

Library Existing Spaces and Space Need

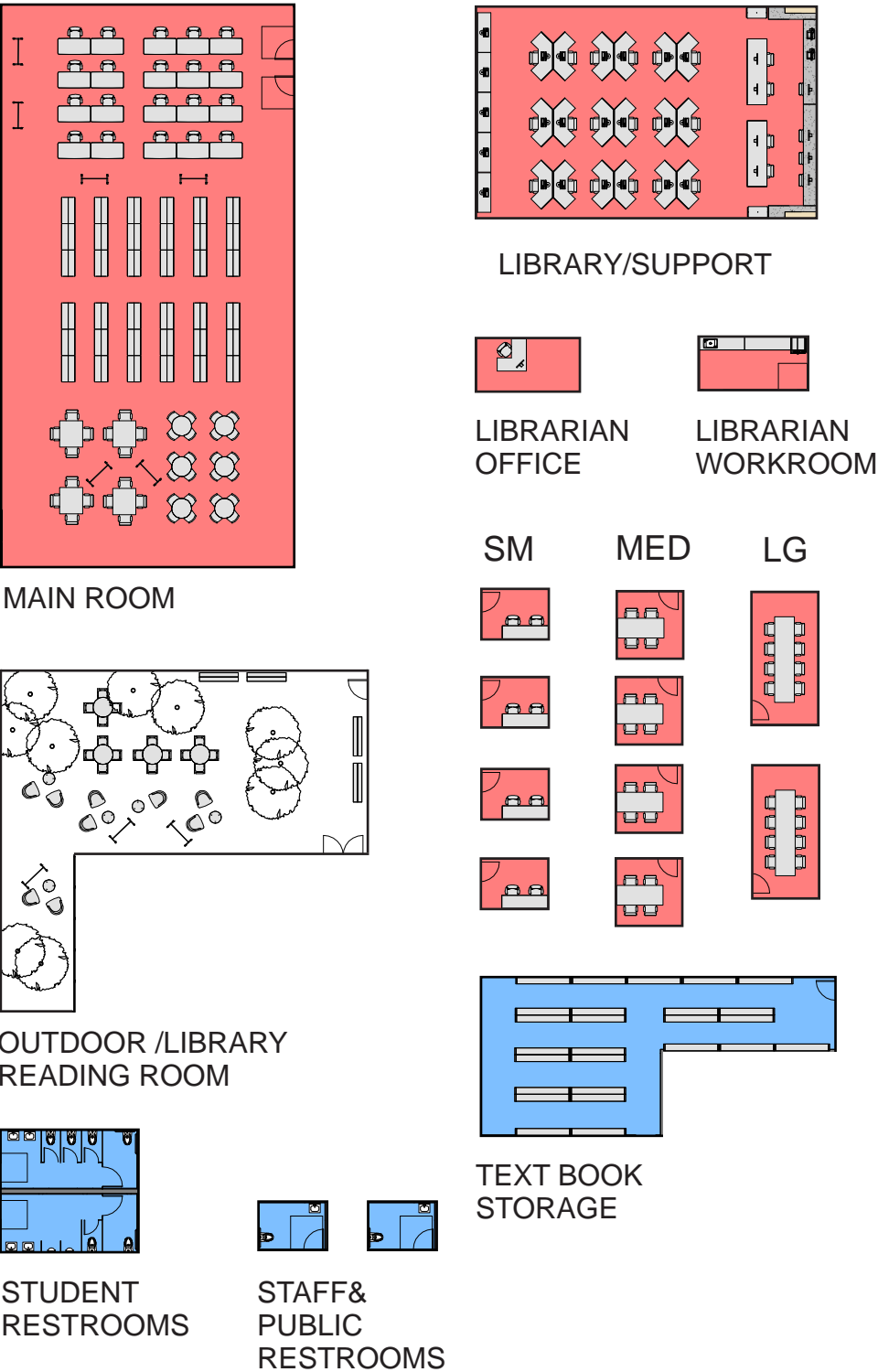
Space standards for the library provided in the 2019 SMMUSD Education Specifications increase over existing conditions significantly. Other components not currently in the existing condition include collaboration spaces, study rooms and other.

LIBRARY EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Main library circulation desk and stacks	1	1,950	<u>1,970</u>	1	3,300	<u>3,300</u>	1,330
Computer lab	1	880	<u>880</u>				880
Book room	1	290	<u>290</u>				290
Work room	1	265	<u>265</u>				265
Instructional area				1	1,700	<u>1,700</u>	1,700
Large group study rooms (up to 10 students)				2	200	<u>400</u>	400
Small study rooms				4	100	<u>400</u>	400
Individual study rooms				4	80	<u>320</u>	320
Librarian office				1	180	<u>180</u>	180
Librarian workroom				1	100	<u>100</u>	100
Textbook storage room				1	960	<u>960</u>	960
Instructional storage room				1	200	<u>200</u>	200
Staff and public restrooms				2	70	<u>140</u>	140
Student restrooms				2	180	<u>360</u>	360
Totals:	4		<u>3,405</u>	20		<u>8,060</u>	4,655

Library Existing Spaces and Planned Space Metrics



EXISTING LIBRARY AT 3,405 ASF



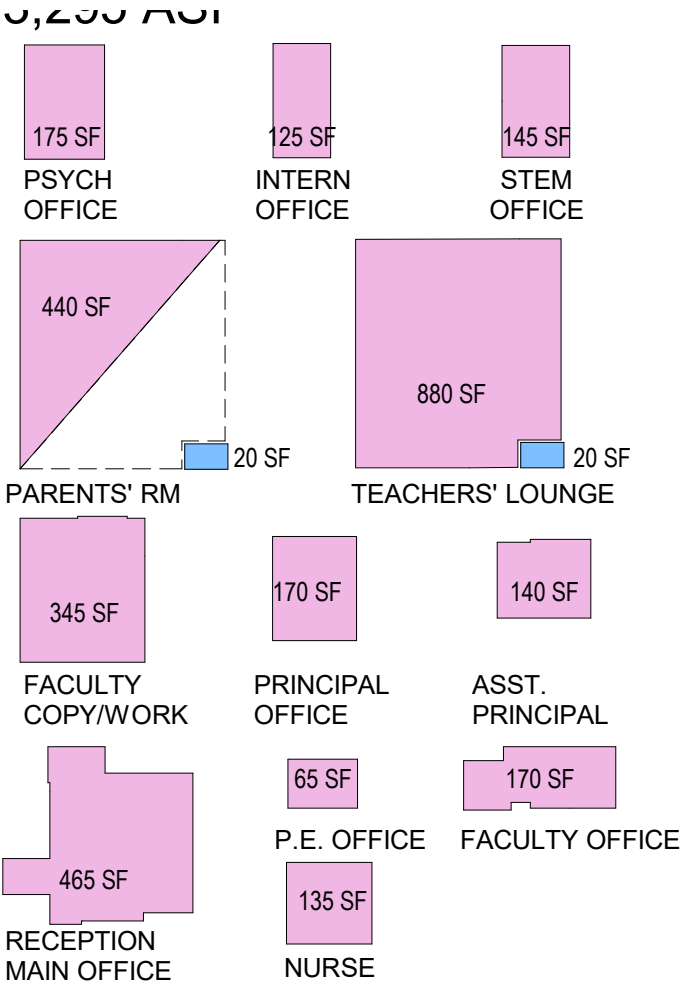
PLANNED LIBRARY @ 8,060 ASF

Front Office and School Support Space Needs

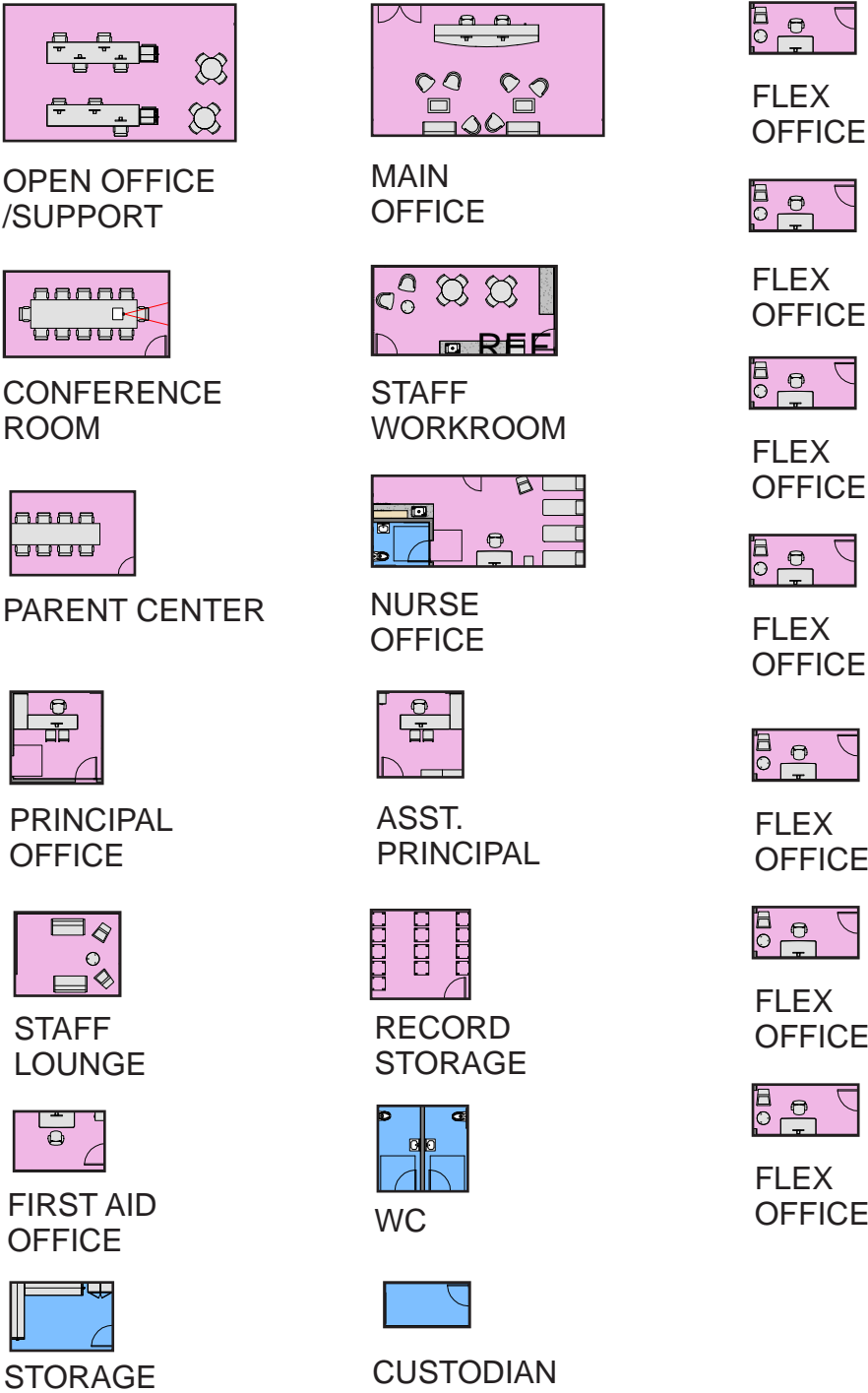
The 2019 SMMUSD Education Specifications provide space standards for the front office and school support functions that heretofore have not existed. These have grown over the years incrementally with functions distributed across the campus. Current standards call for a more compact, consolidated configuration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

FRONT OFFICE AND SCHOOL SUPPORT EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
Reception /public waiting	1	465	<u>465</u>	1	400	<u>400</u>	65
Parent center/conference	1	460	<u>460</u>	1	200	<u>200</u>	260
Clerical front office				1	250	<u>250</u>	250
Principal's office (with restroom)	1	170	<u>170</u>	1	220	<u>220</u>	50
Principals' conference room (6-8 individuals)				1	200	<u>200</u>	200
Assistant principal's office	1	140	<u>140</u>	1	160	<u>160</u>	20
Counselor office				2	110	<u>220</u>	220
Itinerant office				4	100	<u>400</u>	400
Psychologist's office	1	175	<u>175</u>				175
Intern office	1	125	<u>125</u>				125
STEM office	1	145	<u>145</u>				145
PE office	1	65	<u>65</u>				65
Records storage, filing and supply storage				1	200	<u>200</u>	200
Open office work area	1	170	<u>170</u>	1	400	<u>400</u>	230
MDF data center				1	140	<u>140</u>	140
In suite circulation				1	300	<u>300</u>	300
Health Center	1	135	<u>135</u>	1	400	<u>400</u>	265
Health aid office				1	100	<u>100</u>	100
Teacher and staff workroom	1	345	<u>345</u>	1	200	<u>200</u>	145
Teacher and staff lounge	1	900	<u>900</u>	1	300	<u>300</u>	600
Faculty restrooms				1	160	<u>160</u>	160
Custodian				1	80	<u>80</u>	80
Totals:	12		<u>3,295</u>	22		<u>4,330</u>	1,035

Front Office and School Support Existing and Planned Space Metrics



EXISTING FRONT OFFICE AND SCHOOL SUPPORT AT 3,295 ASF



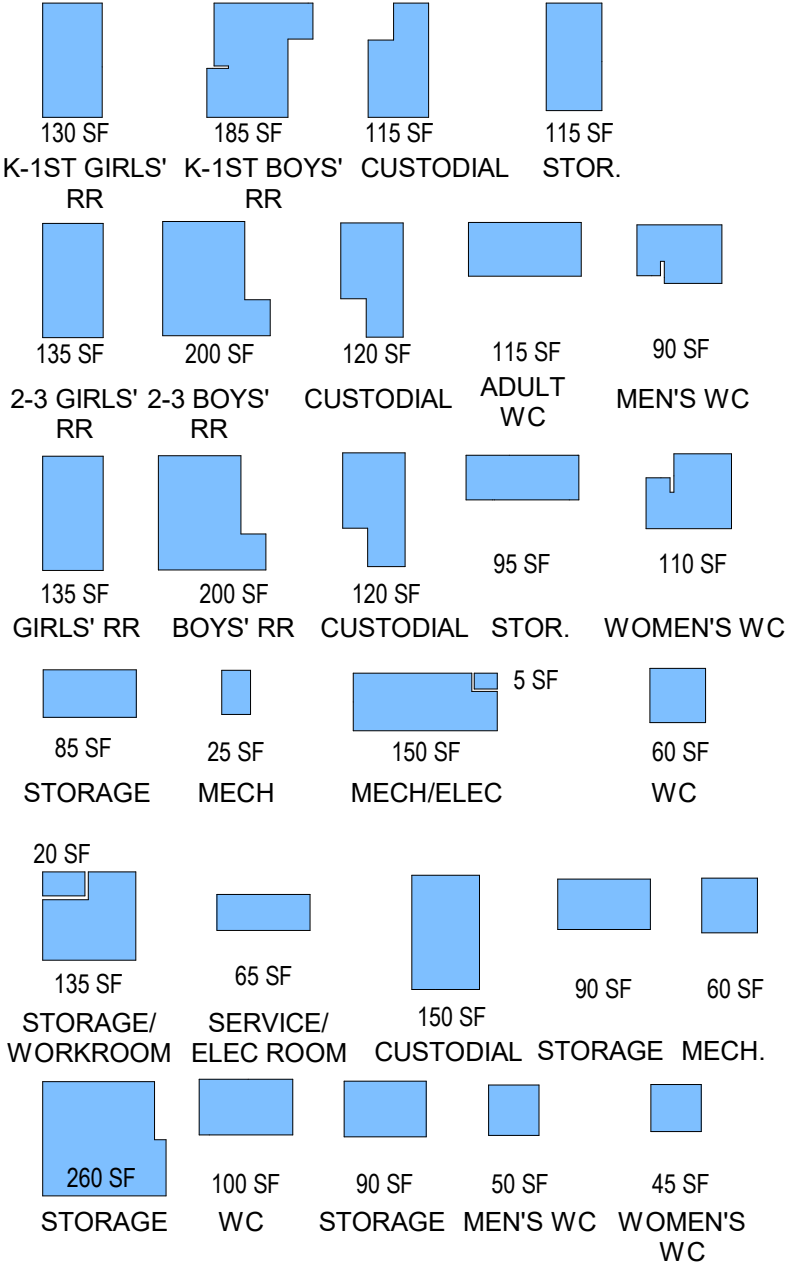
PLANNED FRONT OFFICE AND SCHOOL SUPPORT @ 4,330 ASF

Building Services Space Needs

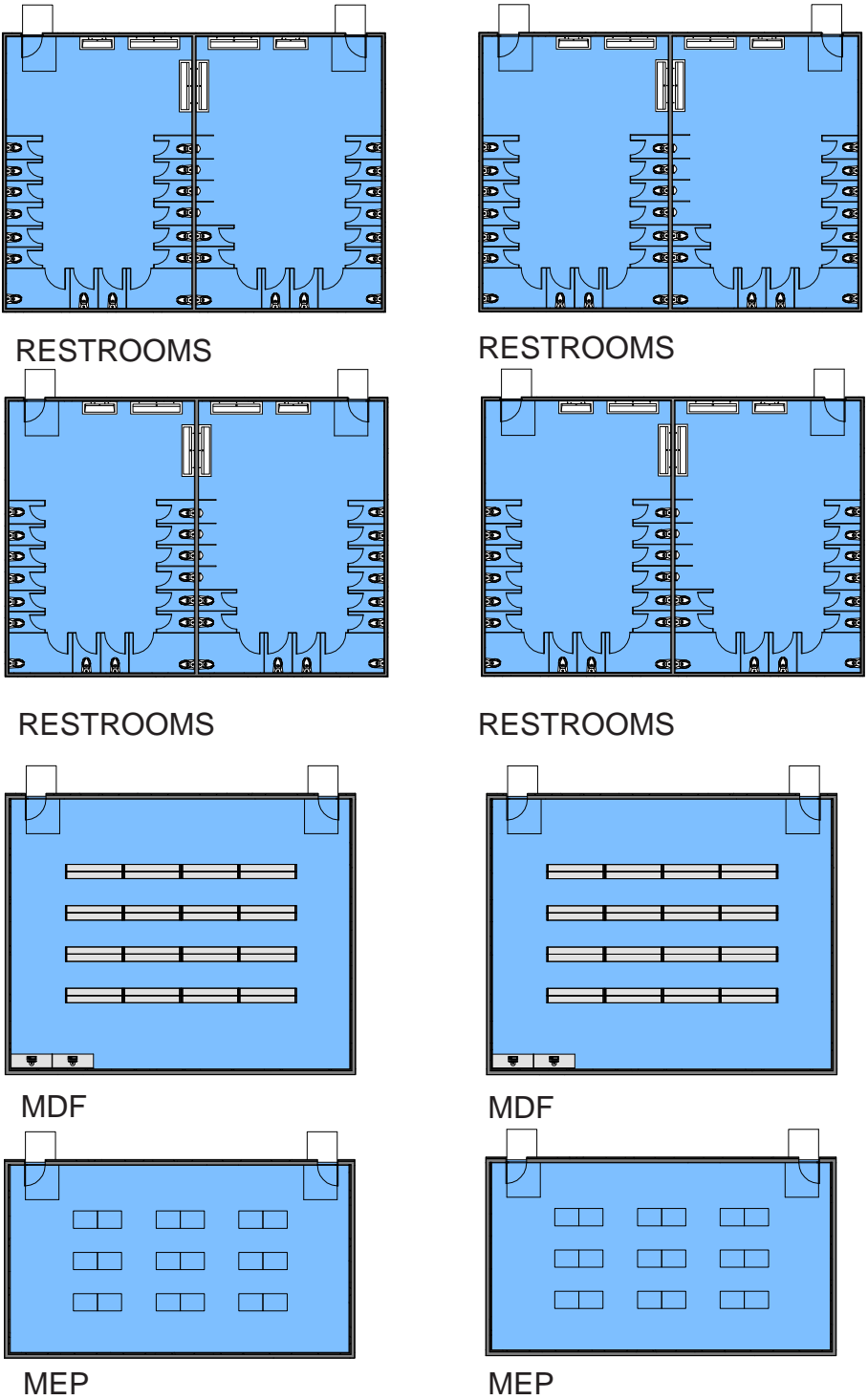
The 2019 SMMUSD Education Specifications provide space standards for the restrooms and building services that here-tofore have not existed. Restrooms in the existing condition are too few and undersized in both capacity and by current accessibility standards. Space standards for MEP and IT/AV equipment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

BUILDING SERVICES EXISTING SPACES AND PLANNED SPACE NEED							
	EXISTING			PLANNED			DEFICIT
	Quantity	ASF/Rm	Total ASF	Quantity	ASF/Rm	Total ASF	ASF
K-1, 2-3 and 4-5 Girls' restrooms	3	varies	<u>400</u>	2	2,200	<u>4,400</u>	4,000
K-1, 2-3 and 4-5 Boys' restrooms	3	varies	<u>585</u>	2	2,200	<u>4,400</u>	3,815
Adult unisex restrooms	3	varies	<u>275</u>				275
Men's restrooms	2	varies	<u>140</u>				140
Women's restrooms	2	varies	<u>155</u>				155
Custodial	4	varies	<u>505</u>				505
Storage	7	varies	<u>890</u>				890
MEP	4	varies	<u>305</u>	2	1,400	<u>2,800</u>	2,495
MDF				2	2,000	<u>4,000</u>	4,000
Totals:	28		<u>3,255</u>	8		<u>15,600</u>	12,345

Building Services Existing and Planned Space Metrics



EXISTING BUILDING SERVICES AT 3,255 ASF



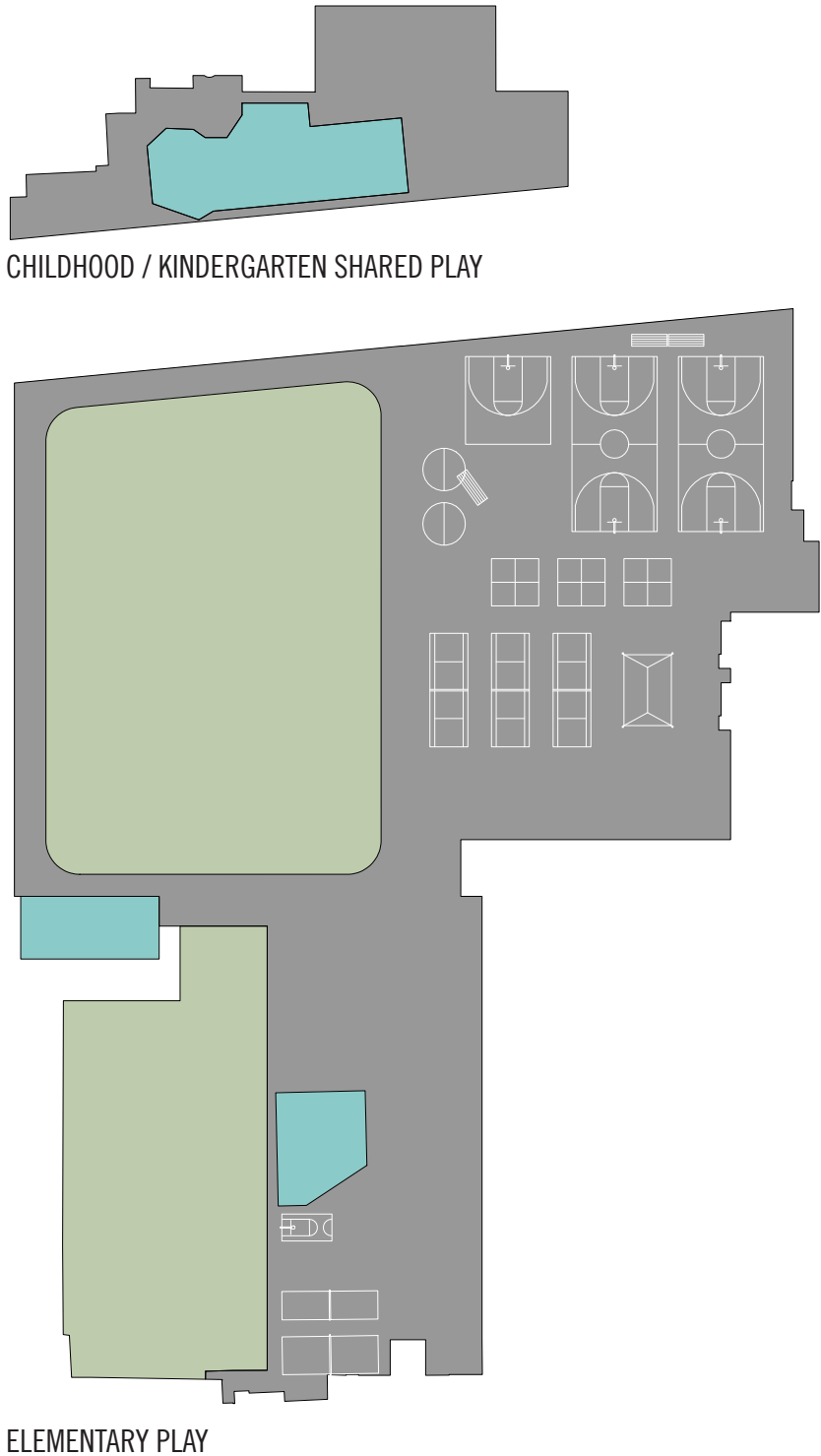
PLANNED BUILDING SERVICES @ 15,600 ASF

Outdoor Instruction and Play Space Needs

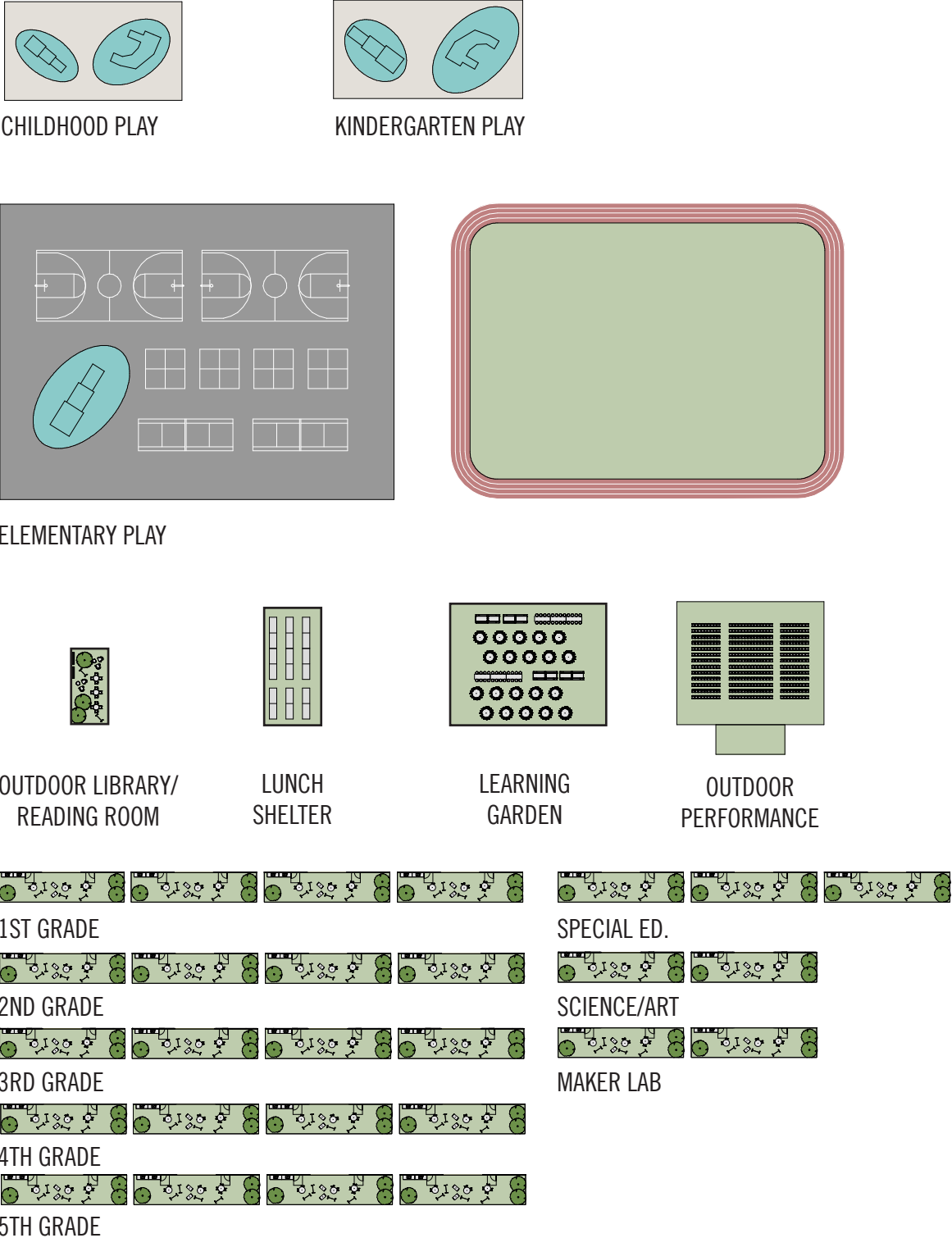
The 2019 SMMUSD Education Specifications adopt a new philosophy of the role of outdoor space in the education of the whole child with an emphasis on integration not separation of fields and playgrounds from the classroom. Importantly all classrooms, specialized and flexible rooms include adjacent, contiguous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

OUTDOOR INSTRUCTIONAL EXISTING SPACES AND PLANNED SPACE NEEDS								
	EXISTING			PLANNED			DELTA	
	Students	SF/Student	Total SF	Students	SF/Student	Total SF	SF	
Early childhood play (Shared with Kindergarten 13,345 @ 50%)	37	180	<u>6,673</u>	60	75	<u>4,500</u>	2,173	
Kindergarten play (Shared with Early Childhood 13,345 @ 50%)	70	95	<u>6,672</u>	96	50	<u>4,800</u>	1,872	
Elementary play	395	269	<u>106,160</u>	532	121	<u>64,400</u>	41,760	
Outdoor library reading room			0			<u>800</u>	800	
Lunch shelter			0			<u>1,800</u>	1,800	
Learning garden			0			<u>5,000</u>	5,000	
Outdoor performance			0			<u>5,200</u>	5,200	
Outdoor Classrooms (excludes early childhood and kindergarten from above)			0	27 Classrms	500	<u>13,500</u>	13,500	
			<u>119,505</u>	Total Space Need		<u>100,000</u>	2.30 Acres	19,505
	EXISTING			PLANNED			DELTA	
	Spaces	SF/Space	Total SF	Spaces	SF/Space	Total SF	SF	
Vehicular Parking	80	355	<u>28,400</u>	100	350	<u>35,000</u>	0.80 Acres	6,600

Outdoor Instructional Existing and Planned Space Metrics



EXISTING OUTDOOR INSTRUCTION AND PLAY @ 119,505 SF (2.74 AC)



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

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WILL ROGERS ELEMENTARY SCHOOL CAMPUS MASTER PLAN

SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT



2019 EDUCATION SPECIFICATIONS

JOHNSON FAVARO

September 1, 2020

Overview

SMMUSD Will Rogers Elementary School
2401 14th 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

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ACADEMIC FACILITIES PLANNED SPACE NEED

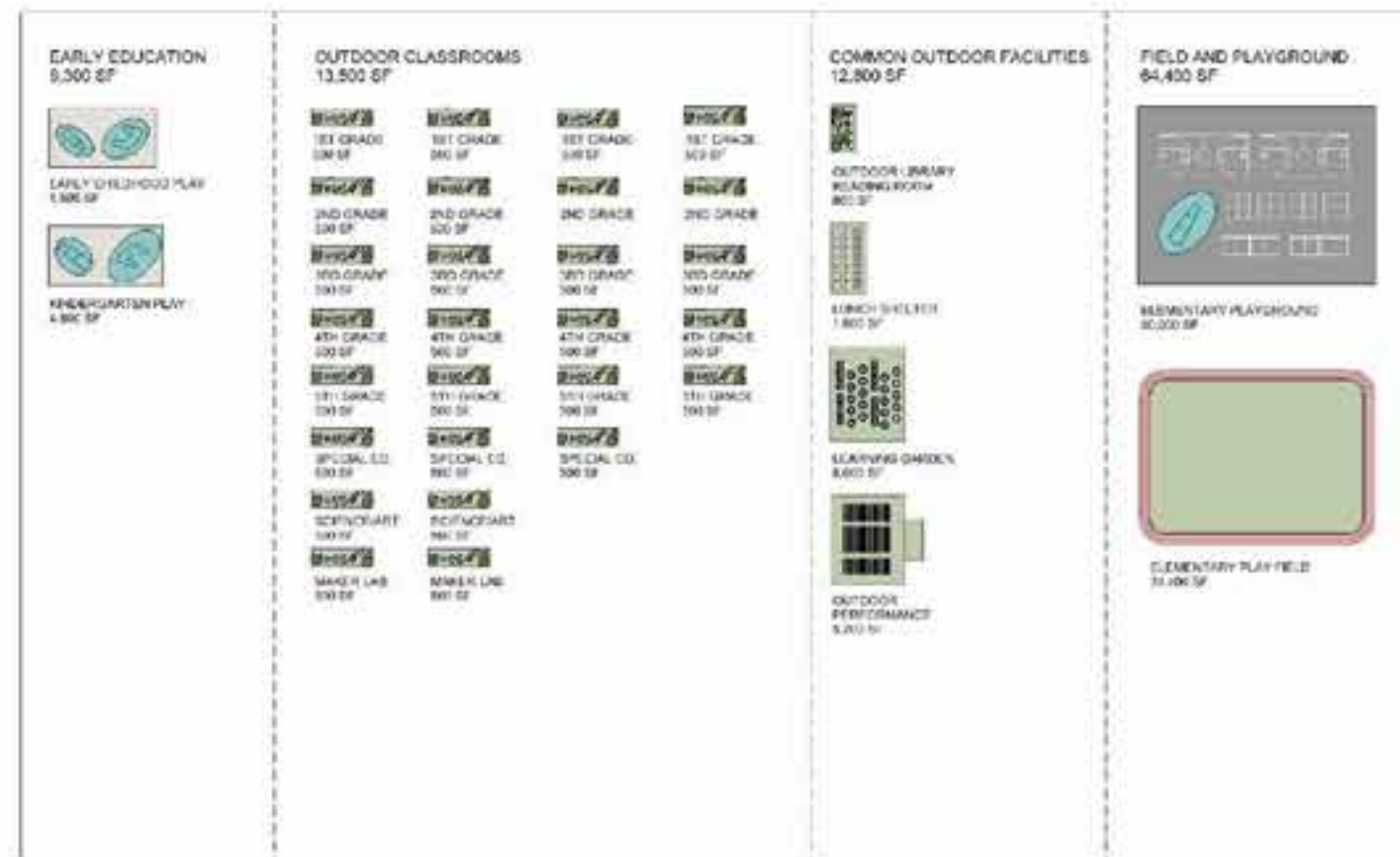
600-700 Students	Quantity	Students	ASF/Rm	Total ASF
Core Classrooms	30	688		40,910
Pre-K	2	40	1,350	2,700
T-K	1	20	1,350	1,350
Kindergarten	4	72	1,350	5,400
1st and 2nd Grades	8	192	1,270	10,160
3rd -5th Grades	12	360	1,400	16,800
Special Education	3	24	1,500	4,500
Specialized/Flexible Rooms				40,020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

OUTDOOR FACILITIES PLANNED SPACE NEED

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



2019 SMMUSD ACADEMIC FACILITIES EDUCATION SPECIFICATIONS



2019 SMMUSD OUTDOOR FACILITIES EDUCATION SPECIFICATIONS

Pre-K, T-K and Kindergarten Classrooms

General

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

Classroom Capacity

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

Classroom Requirements

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

Ancillary Requirements

- Resource room shared by two classrooms with supplies, refrigeration and sink
- Student restrooms shared by two classrooms

Outdoor Classroom Requirements

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



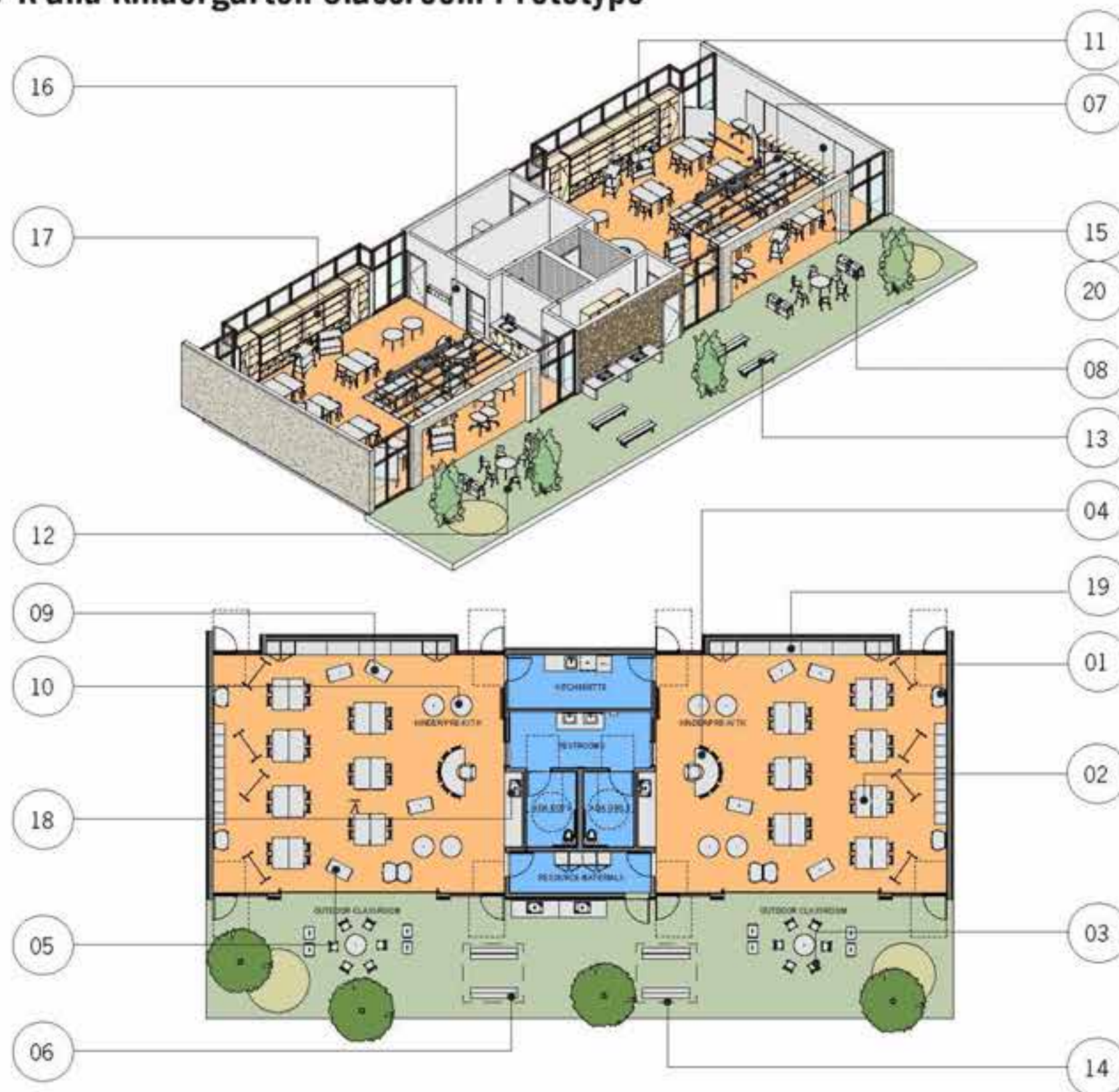
PRE-K, T-K AND KINDERGARTEN PLANNED SPACE NEED

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

PROTOTYPE KEY

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

Pre-K and Kindergarten Classroom Prototype



Grades 1 and 2 Classrooms

General

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

Classroom Capacity

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

Classroom Requirements

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

Ancillary Requirements

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

Outdoor Classroom Requirements

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



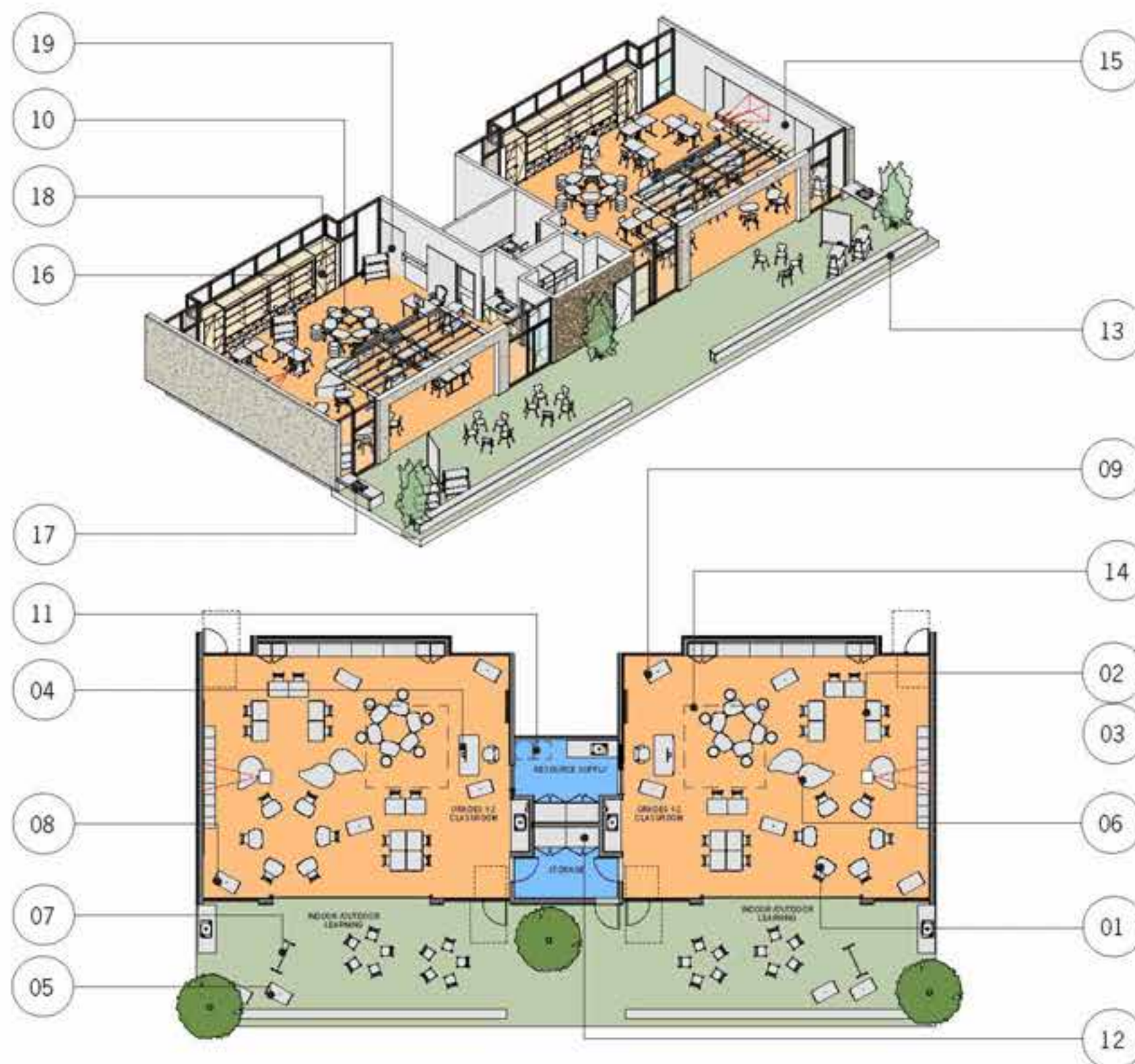
GRADES 1-2 CLASSROOMS PLANNED SPACE NEED

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

PROTOTYPE KEY

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

Grades 1 and 2 Classroom Prototype



Grades 3-5 Classrooms

General

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

Classroom Capacity

- 30 students
- 1 instructor
- 1 aide/volunteer

Classroom Requirements

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

Ancillary Requirements

- Think tank

Outdoor Classroom Requirements

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



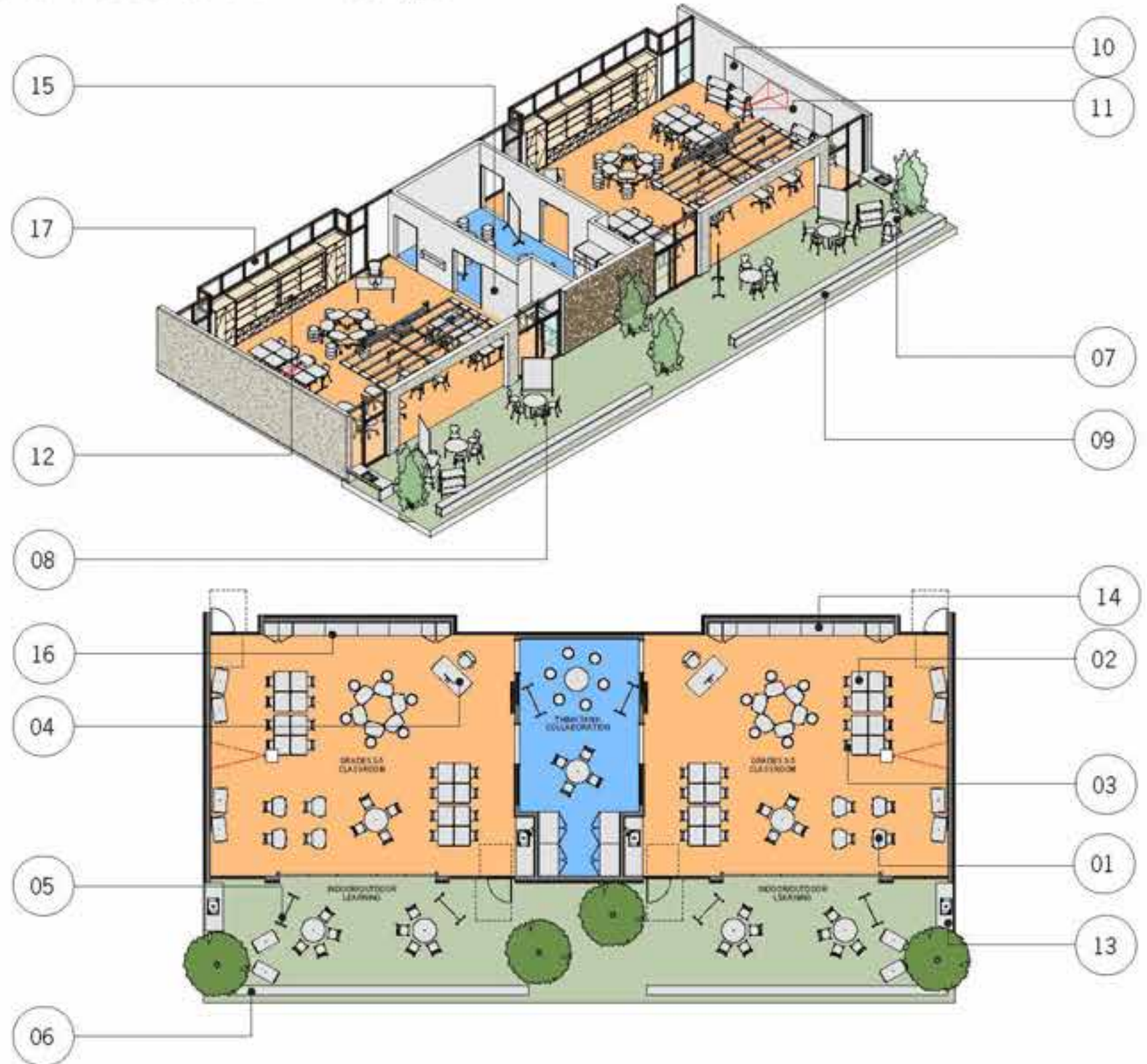
GRADES 3-5 CLASSROOMS PLANNED SPACE NEED

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

PROTOTYPE KEY

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

Grades 3-5 Classroom Prototype



Special Education Classrooms

General

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

Classroom Capacity

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

Classroom

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

Staff Work Room

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

Office/Deescalation

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

Shower/Restroom

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

Resource/Supply

- Therapy mats and equipment

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



SPECIAL EDUCATION PLANNED SPACE NEED

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

PROTOTYPE KEY

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

Special Education Classroom Prototype



Science/ Art Flexible Classrooms

General

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

Classroom Capacity

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

Classroom Requirements

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

Outdoor Classroom Requirements

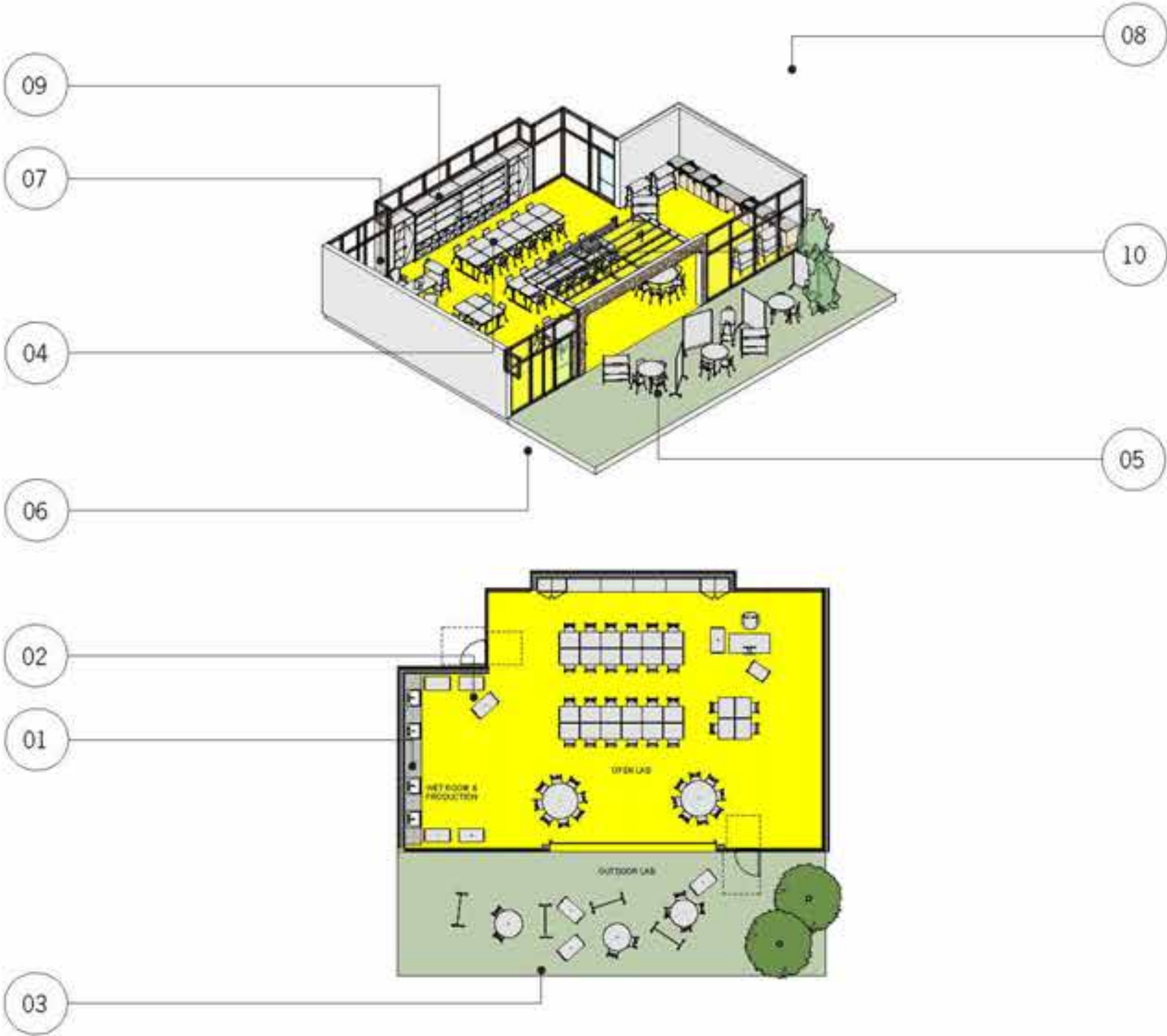
- Permanent outdoor canopy or shade structure
- Sink with counter
- Outdoor equipment storage
- Outdoor classroom adjacency to dedicated outdoor play area



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

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

Science/ Art Flexible Classroom Prototype



Maker Labs

General

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

Classroom Capacity

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

Open Studio Requirements

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

Collaboration Zone Requirements

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

Resource Requirements

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

Outdoor Classroom Requirements

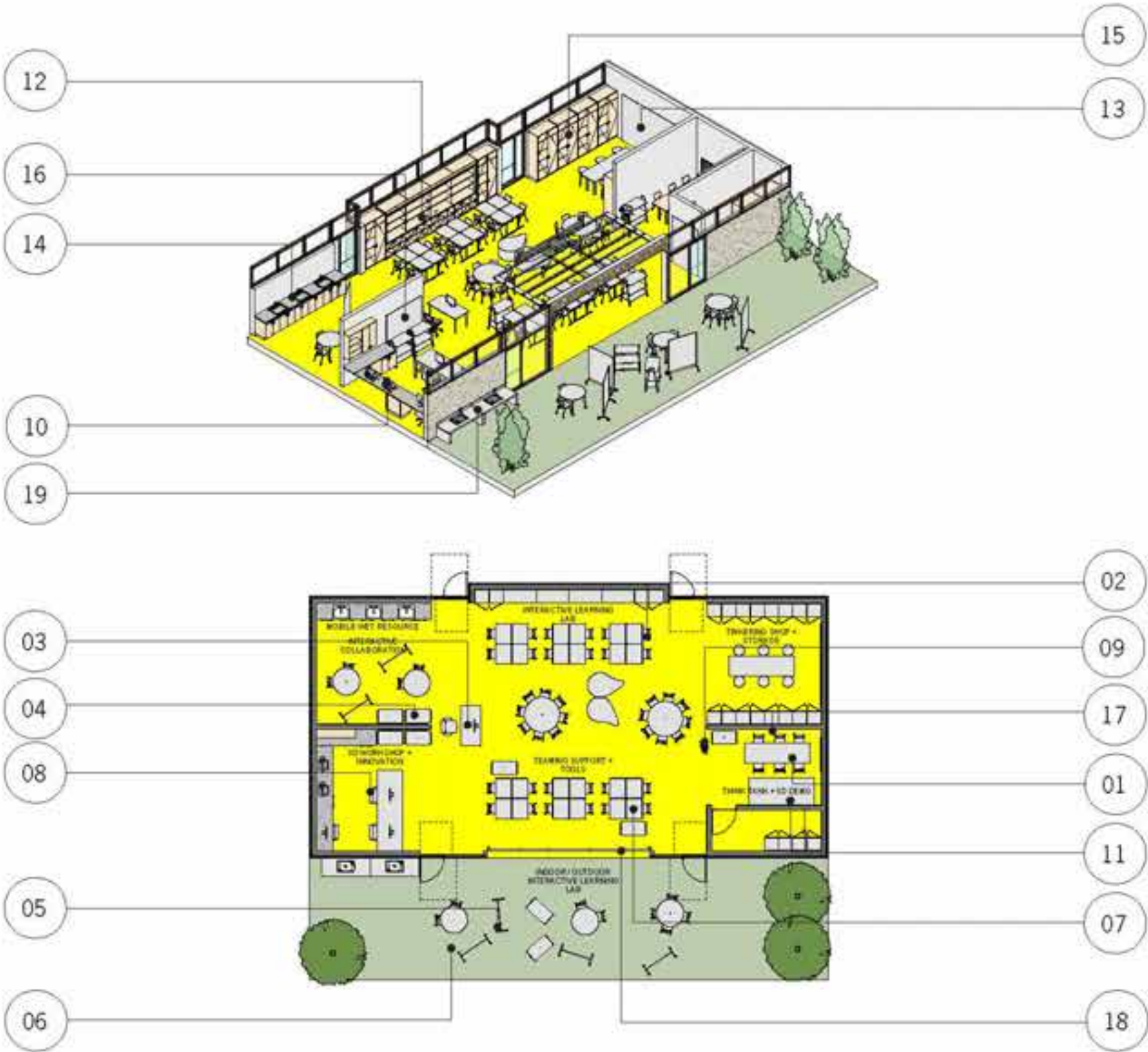
- Permanent outdoor canopy or shade structure
- Sink with counter
- Outdoor equipment storage



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

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

Maker Lab Prototype



Teaming Studios/Block Classrooms

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

Room Capacity

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

Social Collaboration Hub Requirements

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

2D/3D Resource Requirements

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

Project Based Learning (PBL) Requirements

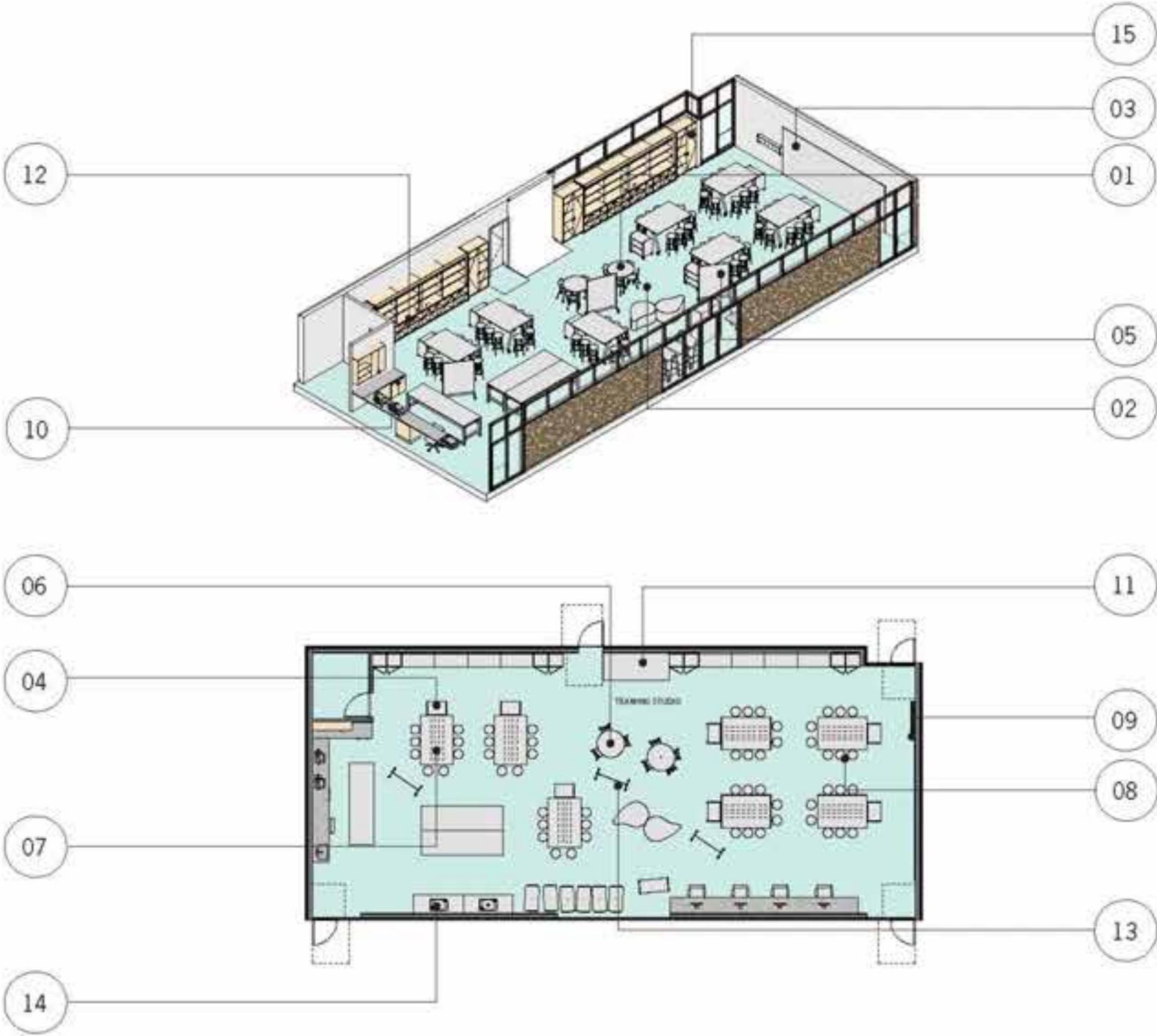
- Wet area with sink and bubbler
- Ample storage for resources
- In progress project storage
- 2d/3D display areas



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

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

Teaming Studio/Block Classroom Prototype



Library

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

Stacks

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

Instructional Areas

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

Computer Stations

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

Large Study Rooms

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

Circulation Desk

- Two staff
- Provide sitting and standing position with visibility and clear lines of sight
- Adjacent to librarian office
- Book check-out with queuing for 25
- Book drop
- Include cubbies in desk for student supplies and check-out
- Include self-service check-out counter
- **Librarian Workroom**
- Work counter for book repair
- Storage
- Sink
- Work area for one additional staff



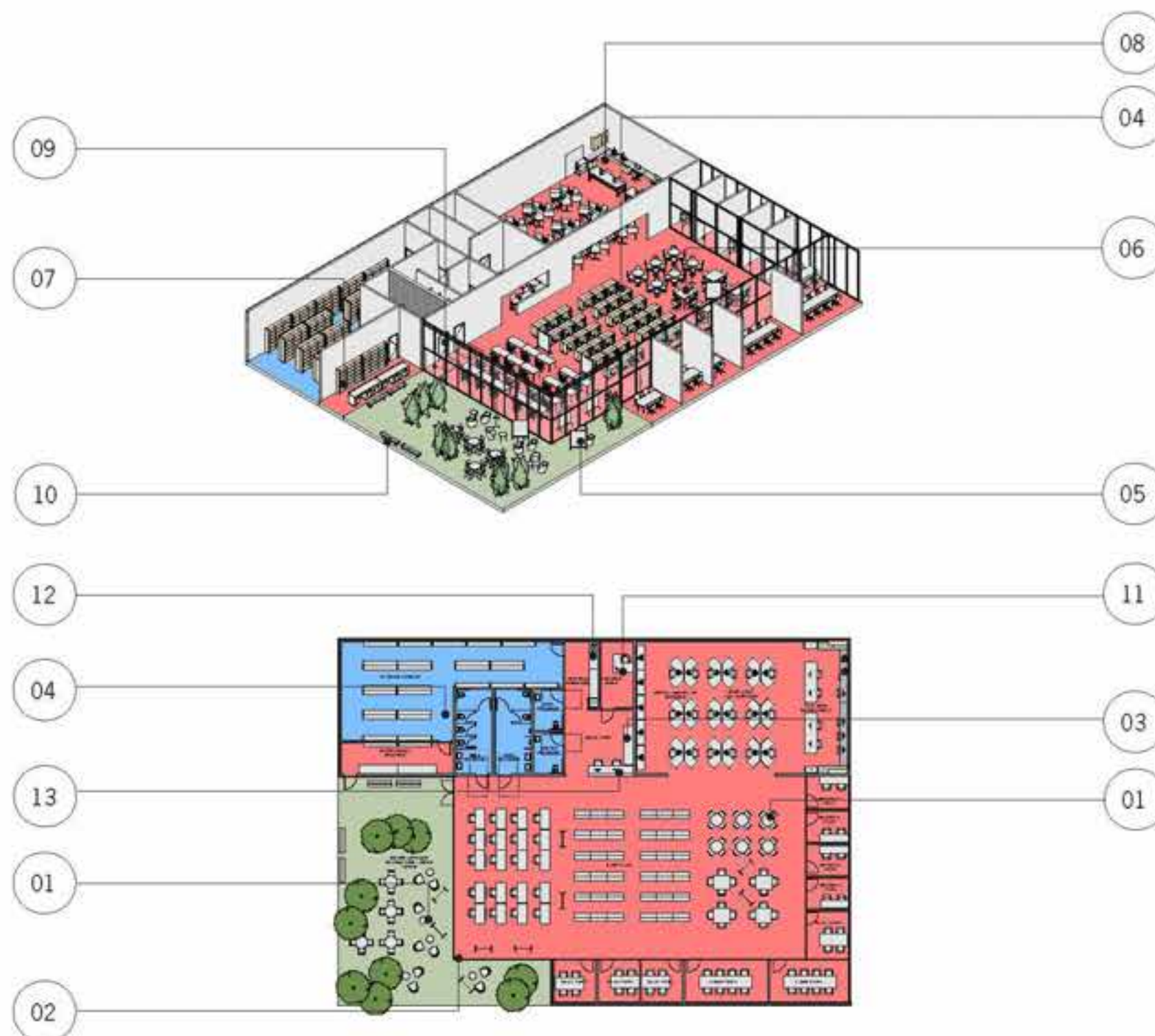
LIBRARY PLANNED SPACE NEED

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

PROTOTYPE KEY

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

Library Prototype



Auditorium

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

Main Room Capacity

- 400 Students

Stage

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

Assembly Area

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

Music/Choir Classrooms

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

Interactive Classrooms

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

Outdoor Performance

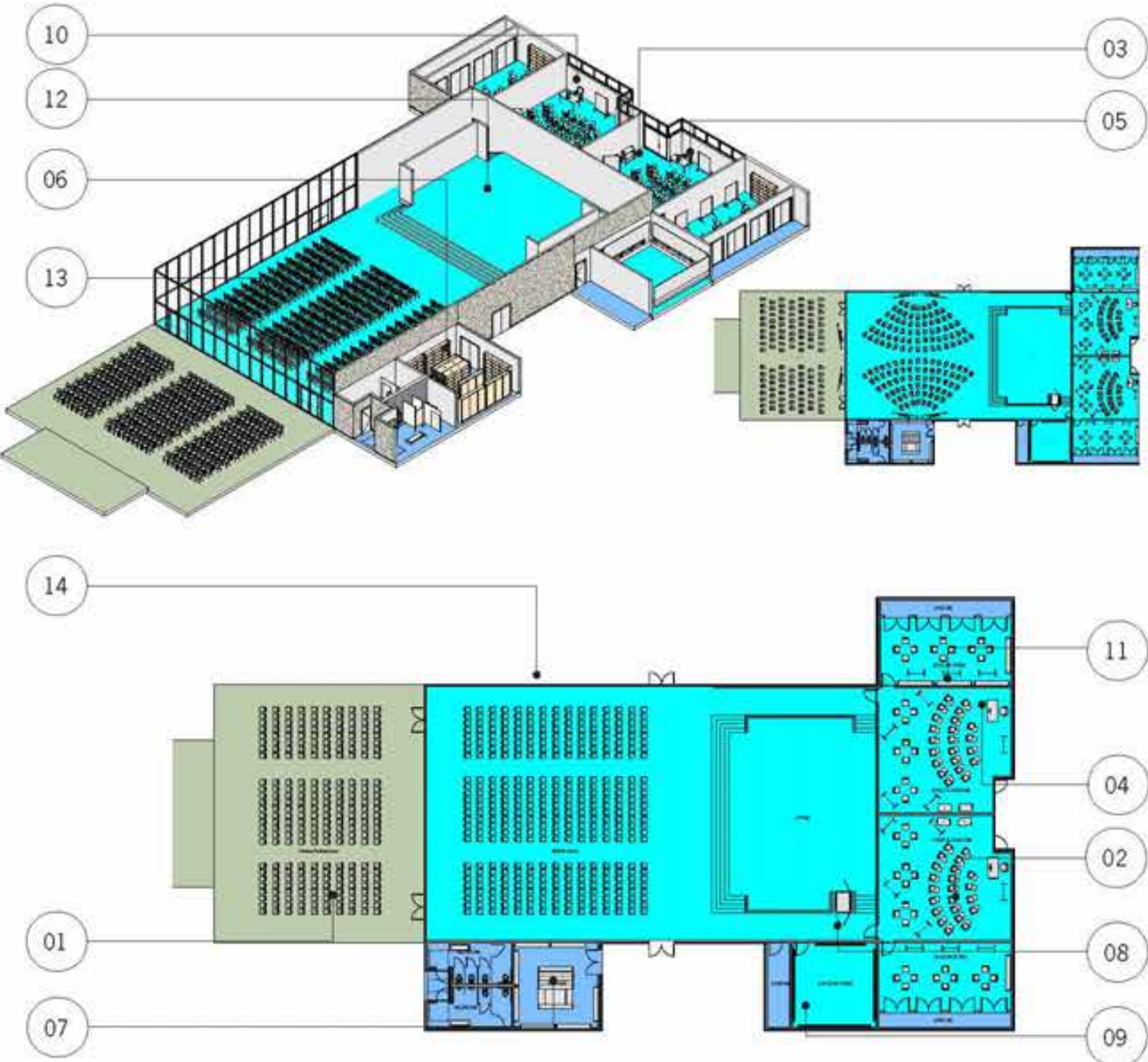
- Permanent outdoor canopy or shade structure
- Immediate adjacency to assembly space
- Platform designed to double size of multipurpose space for large events



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

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

Auditorium Prototype



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

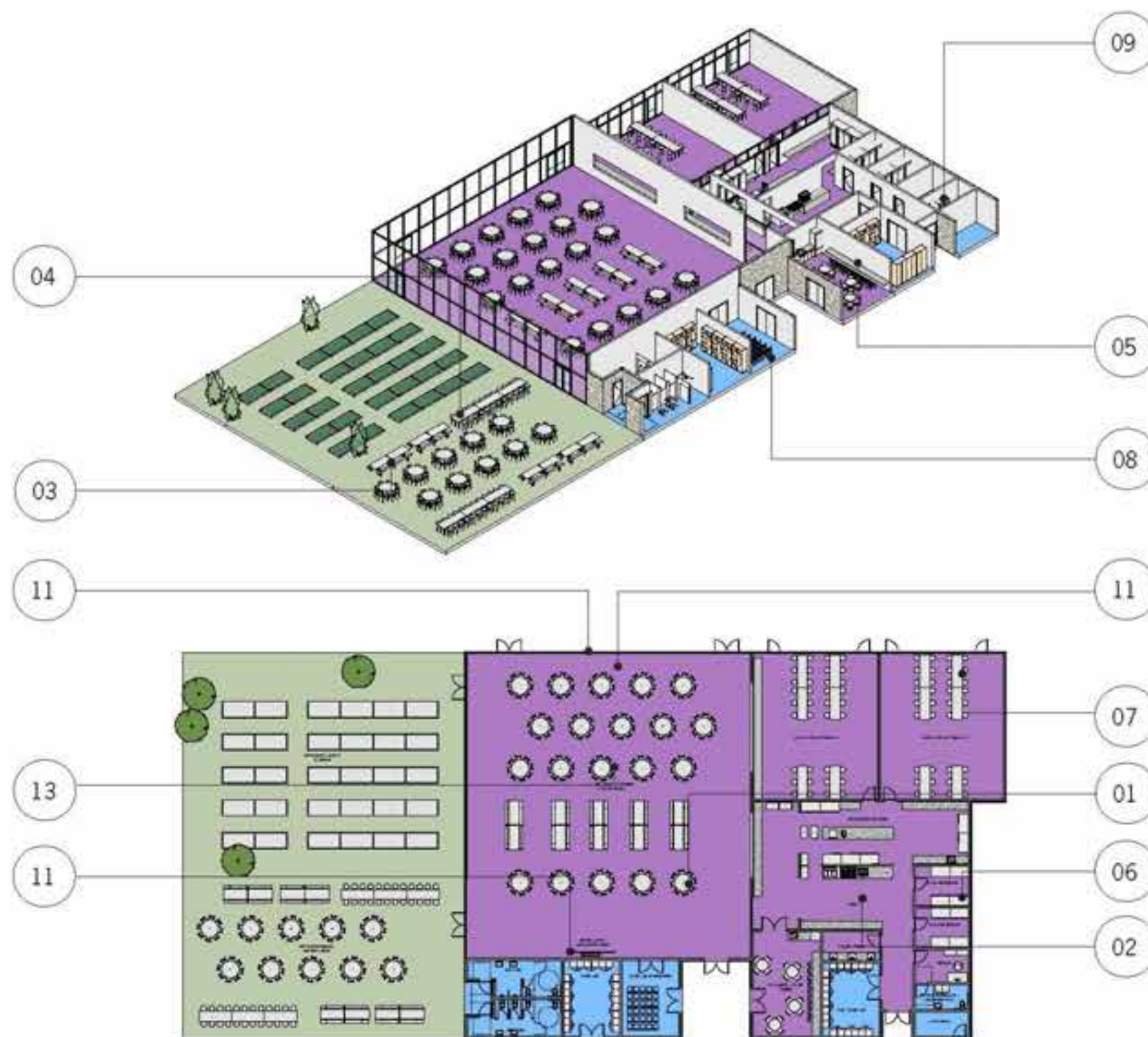


CULINARY AND CAFE PLANNED SPACE NEED

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



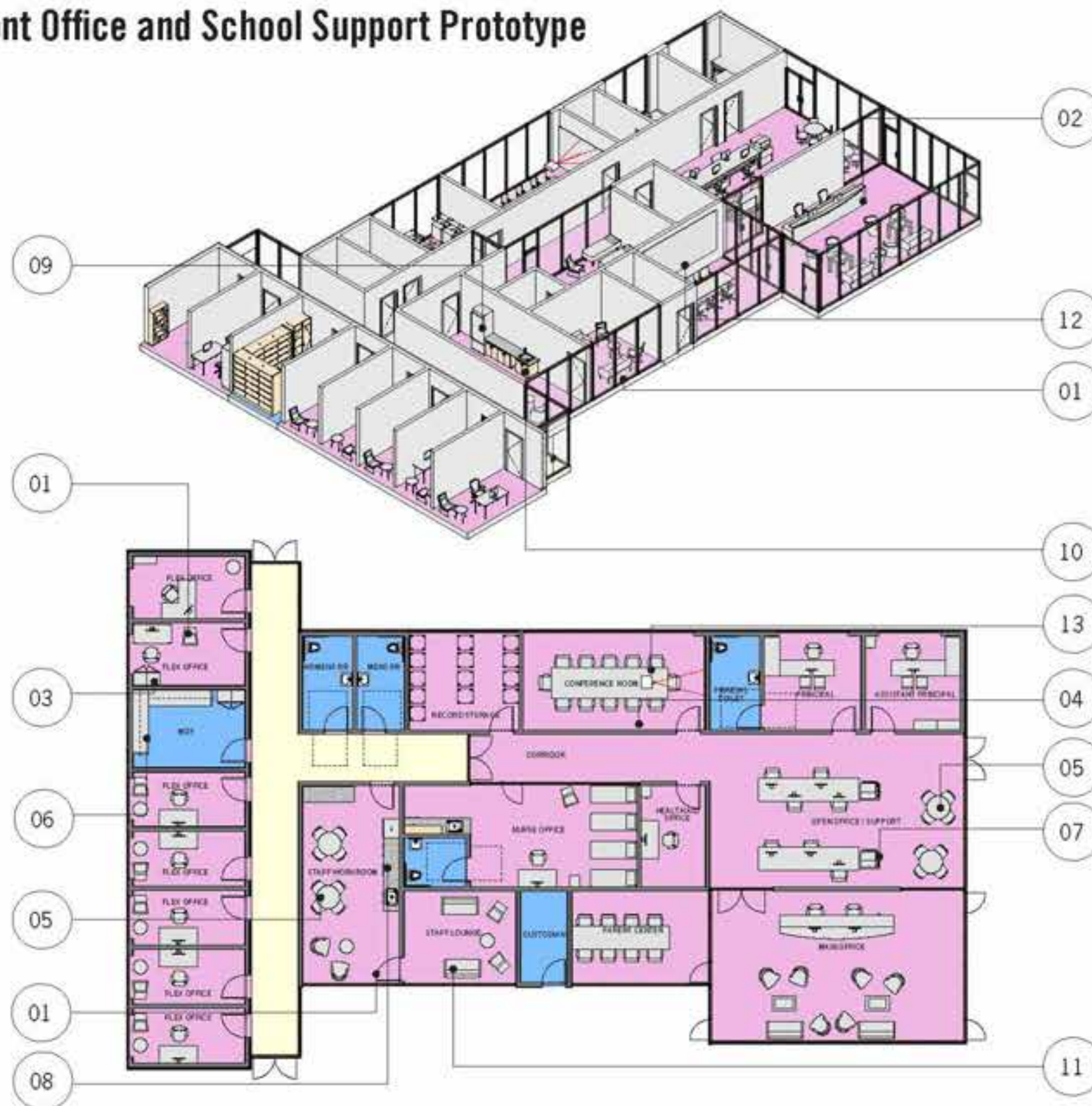
FRONT OFFICE AND SCHOOL SUPPORT PLANNED SPACE NEED

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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