

Edison Language Academy

Final Report
Phase 1 Campus Assessment

December 2020

Prepared for:

tBP/Architecture

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Executive Summary

EXECUTIVE SUMMARY





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

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

The 5 projects that were arrived at are:

PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade:

In our amazing environment, learning can happen outdoors. There are strong spaces at the Edison Language Academy but with enhancements, the spaces can become great spaces supportive of students to facilitate learning, instruction, project work, and social discourse. Recommendations included shade, specialized paving, landscape furniture, science instruction demonstration items, teaching walls, gardens, food growing, incorporation of water and items to teach students about how to be sustainable.

PROJECT 2: Kansas Ave. Drop-Off/ Parking:

Both Kansas and Virginia Avenues are very small streets lined with parallel parking on both sides of the street. Parents drop students off along Virginia Avenue in the dedicated drop-off area and parents have taken to dropping off students along Kansas Avenue. There is no drop-off lane on Kansas Avenue and parents accomplish this by stopping traffic to allow students to exit their cars. This is dangerous. The recommendation is to create a new drop-off lane and accompanying sidewalk that would more than double the drop-off area options for parents.

PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area:

The support spaces for this school are all in very good shape. The recommendations focus on renovations and expansions that will create a more supportive environment for students, teachers and staff that are right sized.

EXECUTIVE SUMMARY CONT.





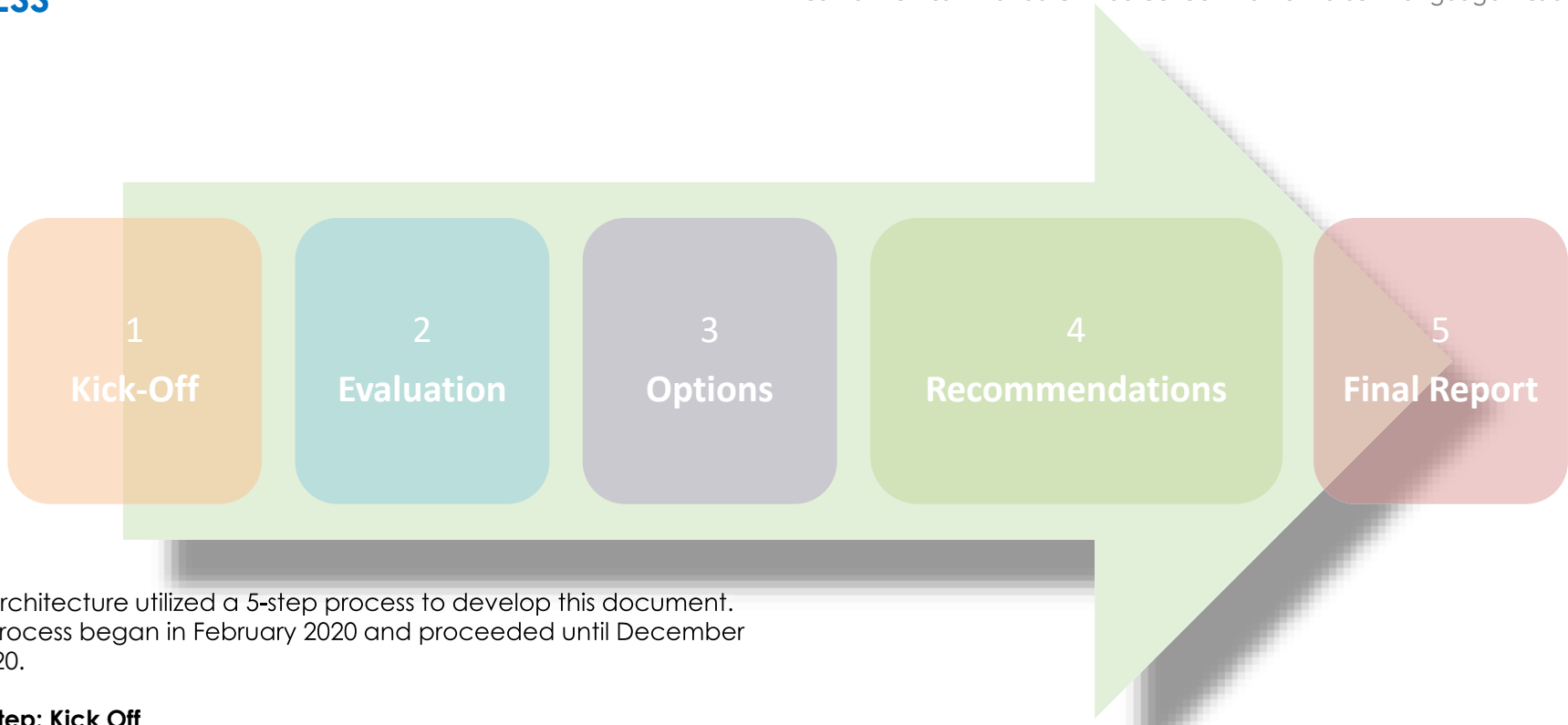
Projects continued:

PROJECT 4: Solar Chimney Modifications:

The solar chimneys are a unique hybrid solution to heat and cool the classroom spaces. The system unfortunately didn't perform to the District's expectations, so the system was abandoned. In addition the glazing is very reflective which can be irritating.
The recommendation is that the solar chimneys will be utilized for other uses. One solution is to close off the chimneys to the first floor and fill-in the second floor to make the space useable to the second floor. The other solution is to use the space as for student project display. To remedy the solar chimney glare issues the recommendation is to put a film over the glass.

PROJECT 5: New MPR/ Fitness, Maker Space, Science/Art, Music, Storage over expanded staff parking:

To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are a number of programs and associated spaces that should be added to complete the school. This project will add spaces to the campus that currently do not exist but should. In addition to the new spaces, the staff parking needs are inadequate, and more staff spaces are required. As part of this new building project parking spaces will be increased.



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

First Step: Kick Off

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

The general consensus from the site tour was that the campus' buildings and site, completed in November 2014, are in excellent condition.

Second Step: Evaluation

At the direction of the District, the current and future instructional and facility needs of the Edison Language Academy was evaluated by comparing the existing facilities with the March 2019 draft of the Santa Monica-Malibu Unified School District's Districtwide Educational Specifications. The specifications state that, "education is evolving with new developments in technology and the expectations of the 21st century work force. The Santa Monica–Malibu Unified School District is actively changing the learning delivery systems and expectations for student outcomes to align with these changes. This Districtwide Educational Specifications is being developed to outline this direction and to provide guidance on developing future learning environments." Since the school was recently completed, the organization reflects many of the goals outlined in the Districtwide Educational Specifications. The discrepancies identified between the existing campus and the ideal learning environment described in the Districtwide Educational Specifications were identified for discussion.



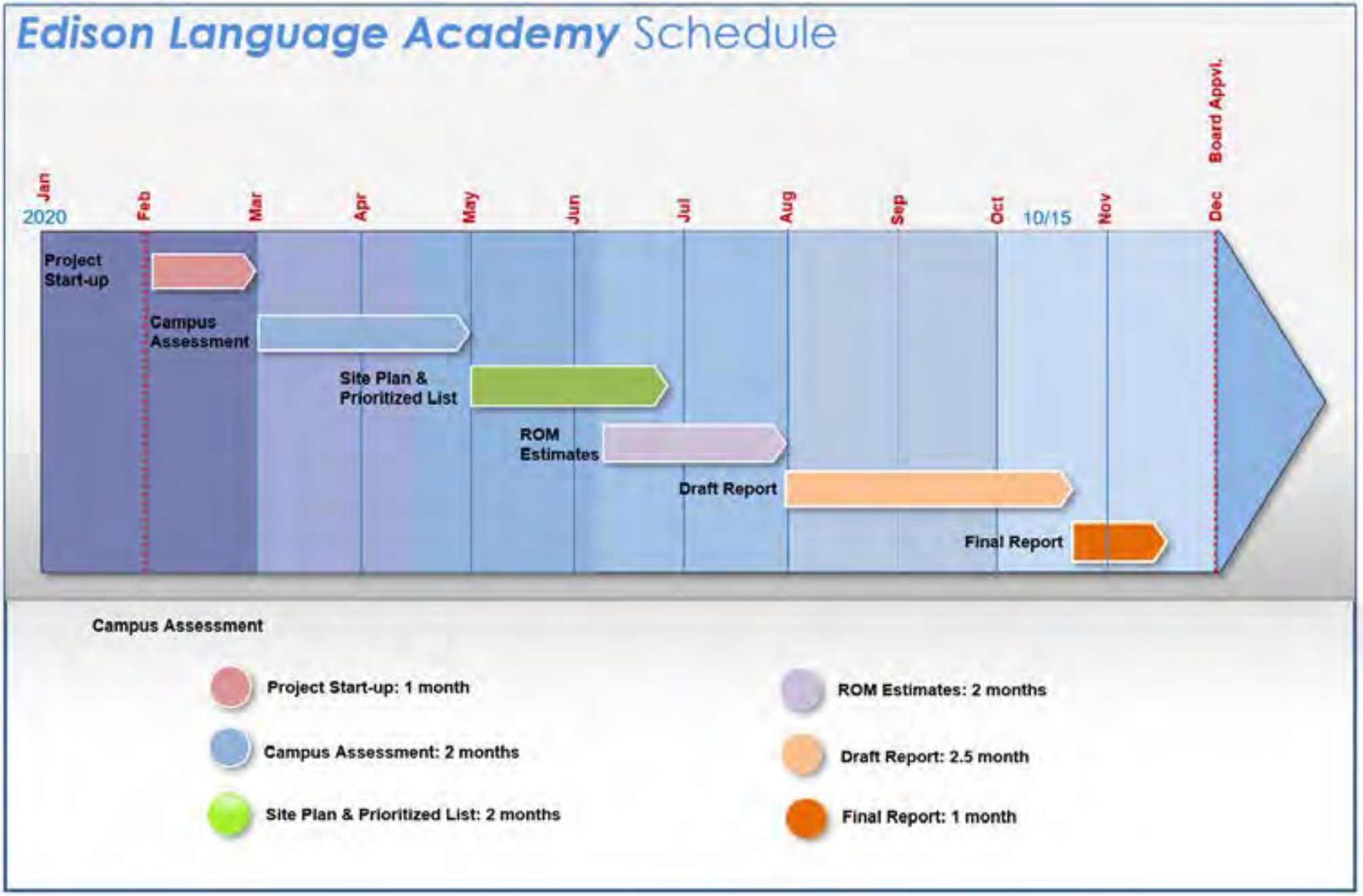


Third Step: Options
Next, a series of meetings were held to garner input from District, Site and Community Stakeholders to arrive at project options which would improve and facilitate instruction. Multiple meetings were held, options proposed and discarded, and finally 5 projects were delineated that reflect the District and Site's intent for future development of the Edison Language Academy.

Fourth Step: Recommendations
The project series consists of 5 identified projects with unique scopes. The 5 projects were then vetted with the District, Site and Community. Next the project costs were estimated to determine the cost magnitude of each project as well as the combined costs of the total projects. Again meetings were held to discuss each project and the associated cost per project. It was stated quite clearly at this juncture that the combined cost of all Districtwide projects when aggregated far exceed the amount of Bond funds that remain. So, the projects were then prioritized by need. The prioritized projects are as follows:

Project 1 : Outdoor Learning Courts/ Covered Walkways/ Trees/ Shade
Project 2: Kansas Avenue Drop Off Area/ Parking
Project 3 : Renovations Administration/ Support/ Library/ Food Service
Project 4: Solar Chimney Modifications
Project 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Storage Building over Parking Building

Fifth Step: final Report
Compilation and publishing this document.


Edison Language Academy Schedule
Board Appvl.
Jan
2020
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
10/15
Nov
Dec
Project Start-up
Campus Assessment
Site Plan & Prioritized List
ROM Estimates
Draft Report
Final Report
Campus Assessment
Project Start-up: 1 month
Campus Assessment: 2 months
Site Plan & Prioritized List: 2 months
ROM Estimates: 2 months
Draft Report: 2.5 month
Final Report: 1 month

GENERAL PROJECT INFORMATION





Edison Language Academy is Santa Monica Malibu Unified School District's Dual Immersion Elementary School. At Edison, all students from Preschool through 5th grade learn in Spanish and English with the goals of:

1. Developing proficiency in both languages,
2. Mastering curriculum in all other areas,
3. Becoming multicultural learners –proud of their own identities and cultures and respectful of others.

Dual Immersion Instruction:
Kindergarten and First-grade students are taught primarily in Spanish by a credentialed teacher fluent in both Spanish and English. The teachers will listen and respond to children speaking in either language but will only speak Spanish in the classroom during Spanish time. Starting in kindergarten the students receive a daily average of 20-30 minutes of oral instruction in English at a designated time. Every year more English is added to the program. By the fourth-grade instruction is evenly divided between the two languages. Children at Edison learn the same curriculum and are held to the same high standards as in all Santa Monica schools. At Edison however, children learn in both languages.

Grade level instruction information:
Kindergarten: 90% Spanish - 198 instructional minutes a day in Spanish
10% English - 22 instructional minutes per day in English
First Grade 90% Spanish - 241 instructional minutes a day in Spanish
10% English - 27 instructional minutes per day in English
Second Grade 80% Spanish - 214 instructional minutes a day in Spanish
20% English - 54 instructional minutes per day in English
Third Grade 70% Spanish - 188 instructional minutes a day in Spanish
30% English - 80 instructional minutes per day in English
Fourth Grade 50% Spanish - 165 instructional minutes a day in Spanish
50% English - 110 instructional minutes per day in English
Fifth Grade 50% Spanish - 138 instructional minutes a day in Spanish
50% English - 138 instructional minutes per day in English

Edison Language Academy Statistics:
School Opened November 2014
Average enrollment: 460 Students
Total site acreage: 4.9 AC
Number of Classrooms: 27
Permanent Building square footage: 44,827
Staff and visitor Parking: Kansas Ave. 43 spaces + Virginia Ave. 14 spaces for a total of 64 existing spaces on-site.

Congratulations to the Edison Language Academy for being recognized as a National Blue-Ribbon School of Excellence by the US Department of Education and as a Title I Academic Achievement School by the California State Department of Education!

DEVELOPMENT PROCESS





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

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

- Site Visit/Kick Off Meeting: Familiarize, Listen, 2.13.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Workshop #1: Kick–off Meeting, 5.1.20
- Workshop #2: Campus Understanding/ Options, 5.14.20
- Workshop #3: Finalize Options/ 5 Projects, 5.28.20
- Community Prep Meeting: 6.5.20
- Community Meeting #1 6.11.20
- Touch base Meeting 7.6.20
- Principal's Meeting: 8.7.20
- Core Leadership Meeting: 10.9.20
- Community Meeting #2: 10.27.20



ACKNOWLEDGEMENTS





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

Lori Orum, *Principal*, Edison Language Academy
Amber Richane, Edison Language Academy
Heidi Vega Aimonetti , *PTA Executive VP*, Edison Language Academy
Blandina Lopez, Edison Language Academy,
Chris Clonts, Edison Language Academy,
Gina ~~Orum~~, Edison Language Academy
Judy Lerner, *PTA Director of Special Events*, Edison Language Academy
Lindsay Wilson, Edison Language Academy
Liz Garcia, Edison Language Academy
Ruben Marquez, Edison Language Academy
Valerie ~~Orum~~, Edison Language Academy

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

Santa Monica-Malibu Unified School District Board of Education
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Jon Kean, Board Member
Maria Leon-Vazquez, Board Member
Laurie Lieberman, Board Member
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Dr. Richard Tahvildaran-Jesswein, Board Member
Craig Foster, Board Member

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Educational Philosophy

EDUCATIONAL PHILOSOPHY





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

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

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

The SMMUSD Mission Statement is as follows:
Extraordinary achievement for all while simultaneously closing the achievement gap.

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

GOALS





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

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

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

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





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

Built-In Long-Term Flexibility for Support and Specialized Instructional Areas:
Elementary science and art classrooms may be programmed and equipped to serve intermittently as impromptu maker spaces.

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

Teaming Areas Among Groups of Classrooms:
Elementary classrooms require additional amenities, resources, and space to maximize project-based learning, including break-out spaces, as well as space for collaboration at various scales.

Two Multipurpose Spaces at Each Campus:
Elementary schools will incorporate a performing arts multipurpose facility and a second culinary cafe/nutrition multipurpose facility to address increase program uses and expanded whole child instruction.

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

Outdoor Athletics, Including Fields and Hard Surface Sport Areas

Programmed Outdoor Instructional Space:
Expand learning environments with flexible indoor/outdoor instruction.

For further elaboration of each of these Instructional and programmatic strategies please refer to the Districtwide Educational Specifications that are located on SMMUSD's website. http://fip.smmusd.org/pdf/SMMUSD-EDSPECS031519.pdf



Assessment Findings

EXISTING CAMPUS OBSERVATIONS







Background

The Campus has now occupied since its' opening 6 years ago. All the issues that have been described as positive and challenging conditions are listed below based on what exists today:

Positive Conditions

- School is a beautiful environment and has a good feeling.
- Technology is great and there have been some upgrades.
- The site has good perimeter security fencing and secondary gate and fencing systems.
- Teachers and students like the outdoor spaces and especially the edible garden.
- There is a lot of parent involvement to support students.
- The District plans on implementing plans already in formation to create shade under photovoltaic paneled shade structures in 3 locations. One adjacent to the Multi-Purpose Building, One in the Kansas Ave. parking area and one between the playfield areas and the basketball courts.

EXISTING SITE PLAN

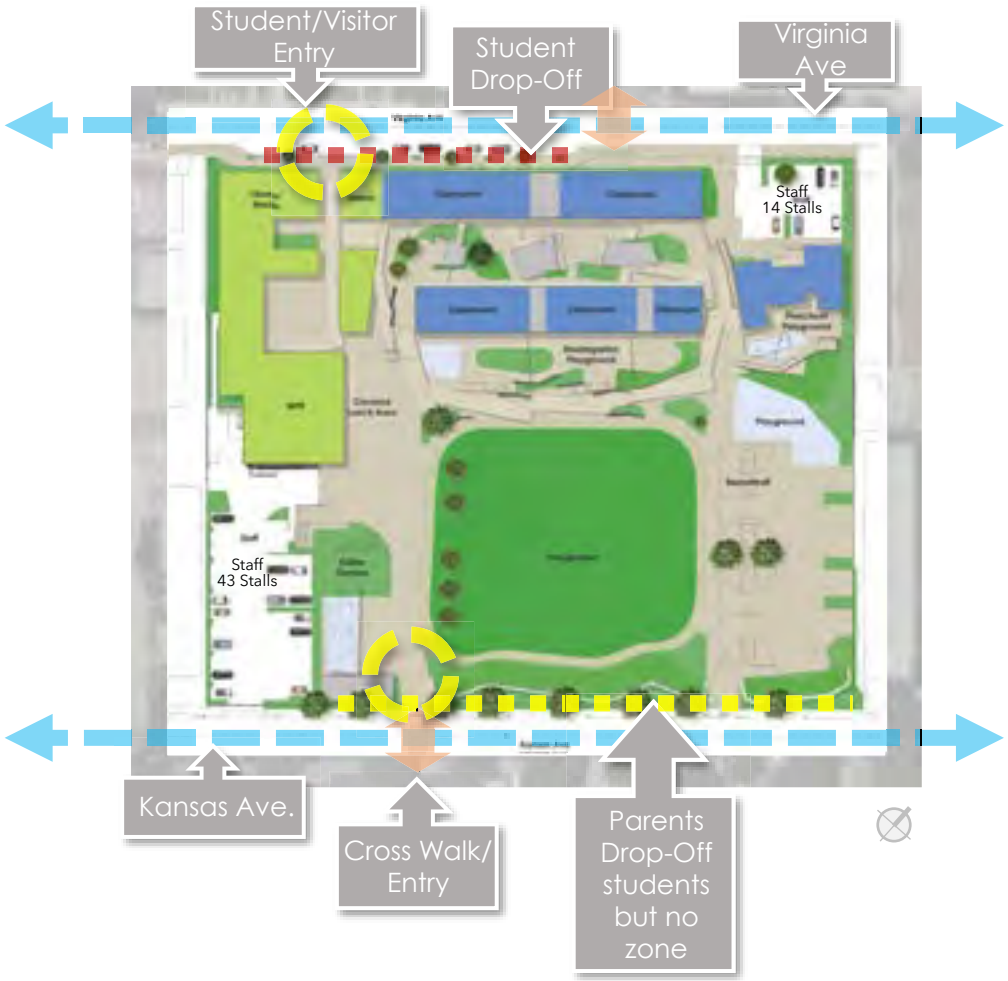




Edison Language Academy Statistics:

- Edison Language Academy serves grades PreK-5
  - Enrollment: 460
  - 27 Classrooms
  - 97 sf/student
  - School Complex Square footage:44,827 sf
- Site size: 4.9 AC

SITE OBSERVATIONS





Virginia Avenue

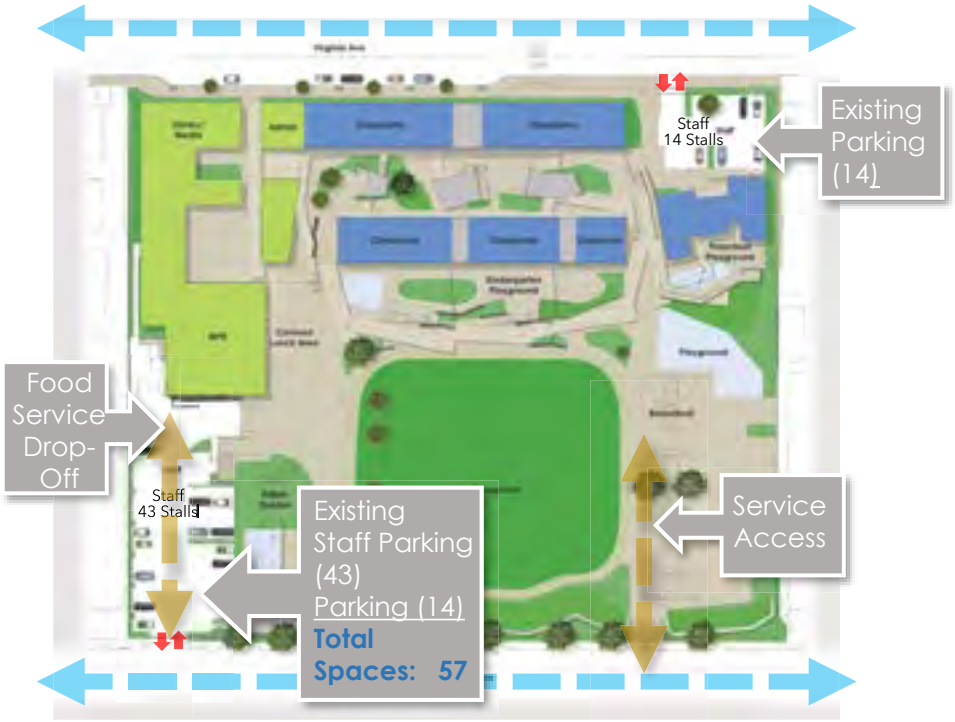
Streets: The widths of both Virginia Avenue and Kansas Avenue are very narrow causing traffic to be congested. Neighbors park along both streets.

Student Drop-Off: Students can only be dropped off in a dedicated drop off zone along Virginia Avenue. Parents drop off students along Kansas Ave. and block traffic to do so.



Kansas Avenue

SITE OBSERVATIONS





Virginia Avenue Parking Area

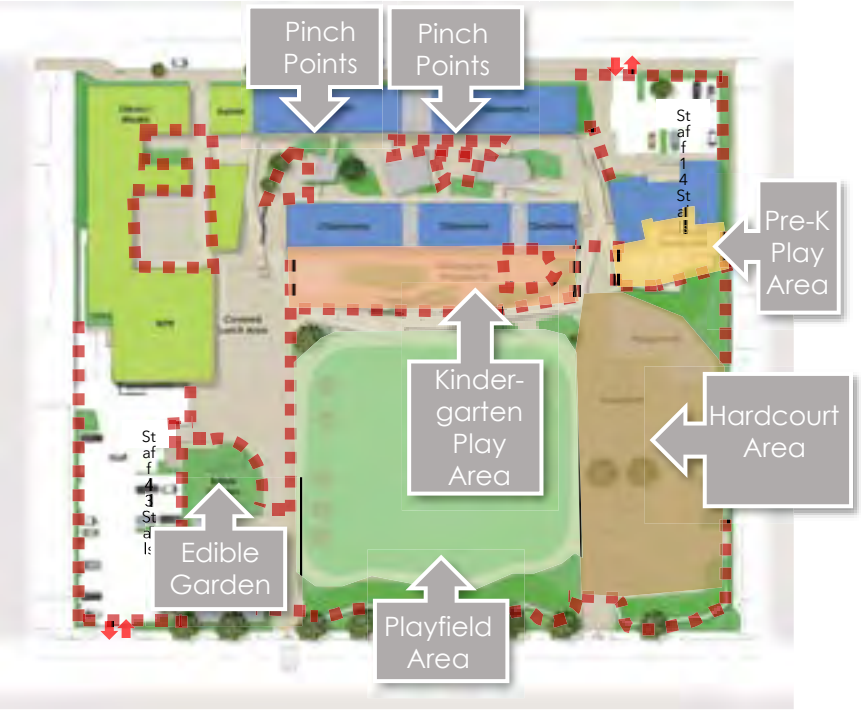
Parking: There are two parking areas. There is a small lot that accommodates 14 teacher and visitor spots along Virginia Ave. and a larger lot that accommodates 43 spaces for teachers and staff along Kansas Ave. Non teacher/administrators park in the parking area creating parking havoc for teachers and administrators.

Service Access: There are two service access points to serve the school from Kansas Avenue. Food Service deliveries support the Food Service area and use the Staff parking area to drive up to the drop off area. There are often conflicts between the delivery vehicles and the staff vehicles.
The second service access way allows trucks to enter through a gate along Kansas Avenue to access the hardcourt areas. Trucks have driven onto the rain catchment system located under the turf play area. The rain catchment system could collapse under the weight of the truck. Truck drivers need to be warned about the hazards of driving onto the turf play area.



Kansas Avenue
Staff Parking Area

SITE OBSERVATIONS





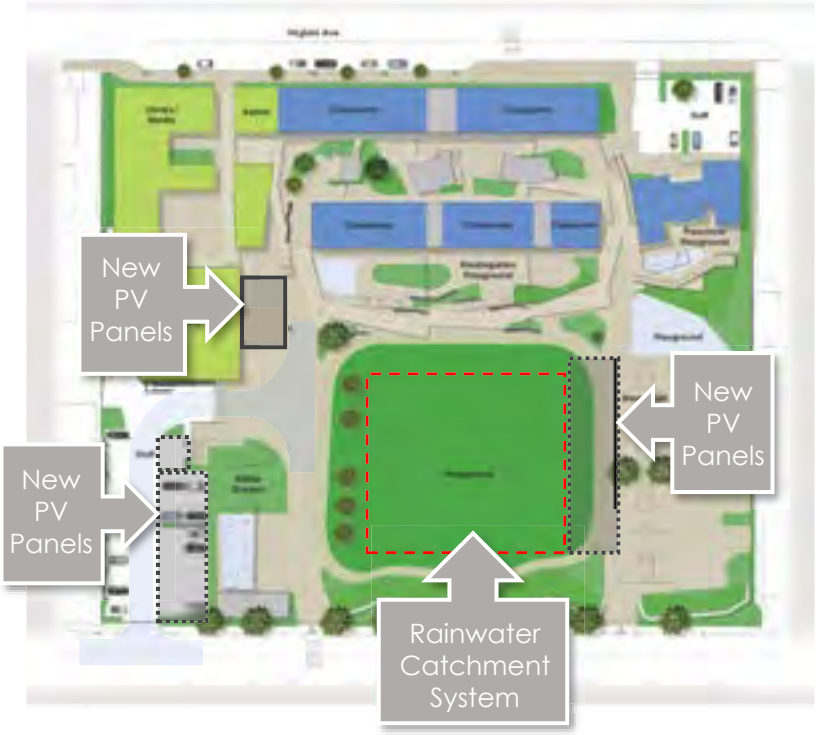
Shade: There is not much shade on-site. The playground area has a few trees as do some of the courtyard spaces, but the overall consensus is that there is not enough shade.

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

Walkway Pinch-Points: There are two locations along the courtyard side of the classroom buildings that adjoin Virginia Ave where the sidewalk doesn't facilitate students walking to and from class. The classroom doors open onto the walkways and restrict pedestrian flow casing pedestrians to walk in adjacent grass and planting areas.

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

SITE OBSERVATIONS



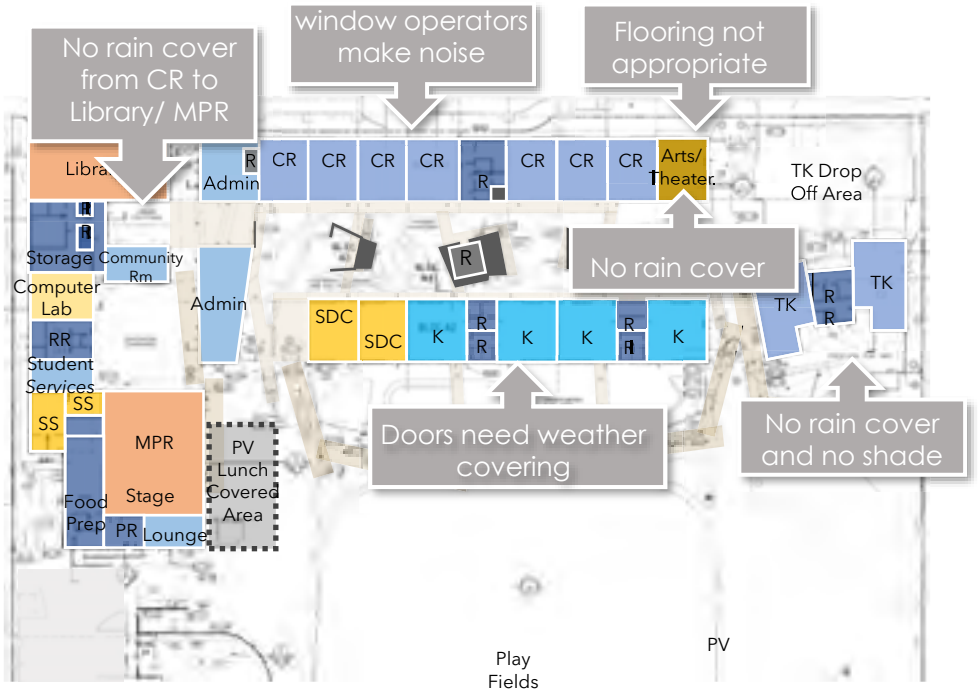


Walkway Shade Structures: The campus covered walkway structures do not have roof coverings. The structures are covered with horizontal open metal grid shading structures. A small portion of the shade structures actually have a solid covering over them but not nearly enough to protect students.

Rainwater Catchment System: The rainwater catchment system has been problematic because when maintenance staff or workers come on-site with vehicles to repair items, they don't understand that they can't drive onto the catchment system as they can fall into its' subsurface underground structure.

Photovoltaic Panels: As a separate project that is ready to bid, there are 3 new PV panel shade structures. The first PV panel structure will be located to shade some of the Kansas Avenue staff parking area. The second PV panel structure will be located adjacent to the Multi-Purpose Building and will become the lunch shelter. The third PV panel structure will be located between the turf play area and the hardcourt areas intended to create a large shade structure for students on the hardcourt area.

EXISTING FIRST FLOOR PLAN: CLASSROOMS



:

Covered Walkways: There are no linked covered walkways that could allow students to leave their classroom building and travel to the Library, Administration building, the Multi-Purpose building or food service on either floor.

Door Coverings: The southern classroom building has no overhangs over the entrance doors on the south side of the building and water comes in the doors during rain events. Operable windows: The classrooms are outfitted with operable windows that are problematic due to poor air quality as the result of the adjacent freeway and accompanying noisy motors.

Flooring: The Theater Arts and Studio Arts classroom has carpet flooring which does not work well for either activity.

Radiant Heating: The interior spaces are outfitted with an in-floor radiant heating system. The system remains unused due to the length of time it takes to reach temperature. Heaters were added to some classrooms.

Hand Washing and Plumbing Fixtures: Automatic hand wash and flushing plumbing fixtures present maintenance issues.

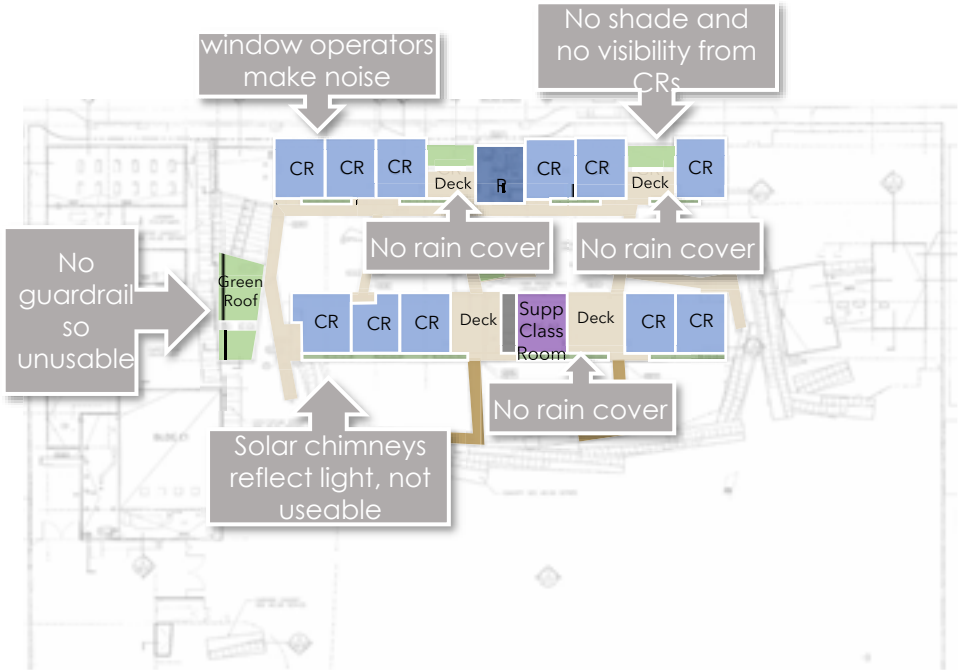
Door Hardware: Electronic door hardware (keyless system) was replaced by a keyed system.

Light Switches: Light switches have been problematic because many are not located in convenient locations.

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

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

EXISTING SECOND FLOOR PLAN: CLASSROOMS



Covered Walkways: There are no linked covered walkways that could allow students to leave their classroom building and travel to the Library, Administration building, the Multi-Purpose building or food service on either floor.

Shade: The classroom building has second floor courtyard areas that are not used because there is no shade provided and there is no way to visually see a student into the courtyard from any of the instructional or workspaces.

Operable Windows: The classrooms are outfitted with operable windows that are problematic due to poor air quality as the result of the adjacent freeway and accompanying noisy motors.

Solar Chimneys: The school's solar chimneys have never worked properly as the result of poor air quality (outside air-too close to the freeway) which required them to be retrofitted with special hepa-filters. This strategy did not work well and resulted in the school mechanical system being redesigned with a rooftop HVAC system thereby abandoning the use of the original solar chimney mechanical design. The Chimneys are too reflective and cause glare and contain space that is unused.

Radiant Heating: The interior spaces are outfitted with an in-floor radiant heating system. The system remains unused due to the length of time it takes to reach temperature. Heaters were added to some classrooms.

Hand Washing and Plumbing Fixtures: Automatic hand wash and flushing plumbing fixtures present maintenance issues.

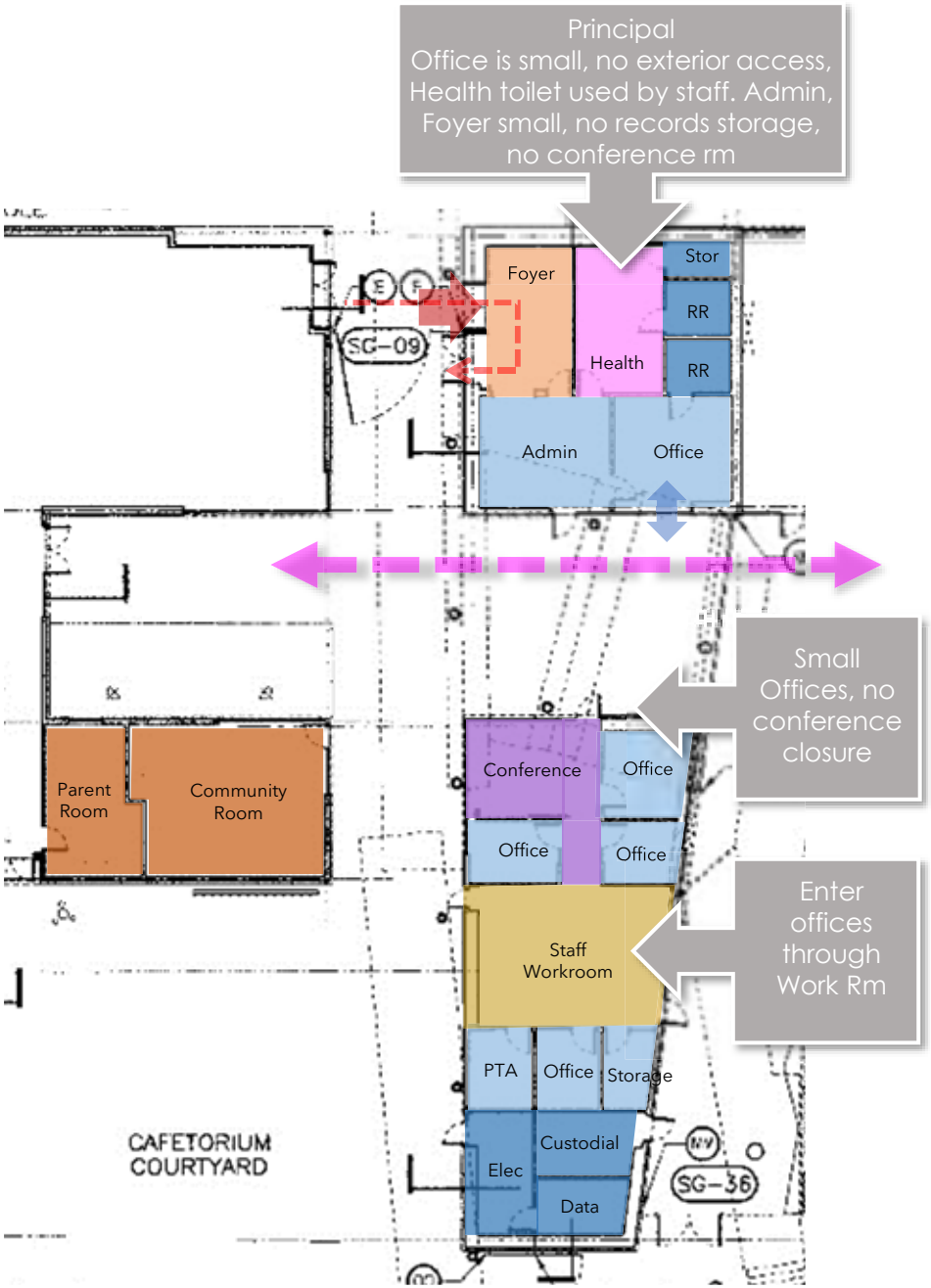
Door Hardware: Electronic door hardware (keyless system) was replaced by a keyed system.

Light Switches: Light switches have been problematic because many are not located in convenient locations.

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

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

EXISTING FIRST FLOOR PLAN: ADMINISTRATION





3 Buildings: The administrative office and support areas occupy areas of three different buildings. Administrative functioning is hampered by the disconnection.

Lobby: the entrance lobby is too small to accommodate many visitors.

Toilets: The administrators must share the single toilet that is located within the Nurse's area. There are no public or parent toilets in the area.

Conference Room: The conference room located in the southern administration building is too open and isn't private enough as it is necessary to walk through the room to access adjacent offices. There is no conference area conveniently located for parent access near the lobby.

Principal's Office: The Principal's office is too small and has no direct access toward the interior of the campus.

Records Storage: The administrative area has no dedicated records storage area. Records must be stored in file cabinets in the corridor.

Staff Work Room: The staff work room doesn't function well because the building circulation passes through the space and adjacent offices are entered through the space.

Planted Roof: The planted roof area is not accessible and has no guardrail making it unsafe especially for students.

EXISTING FIRST FLOOR PLAN: LIBRARY





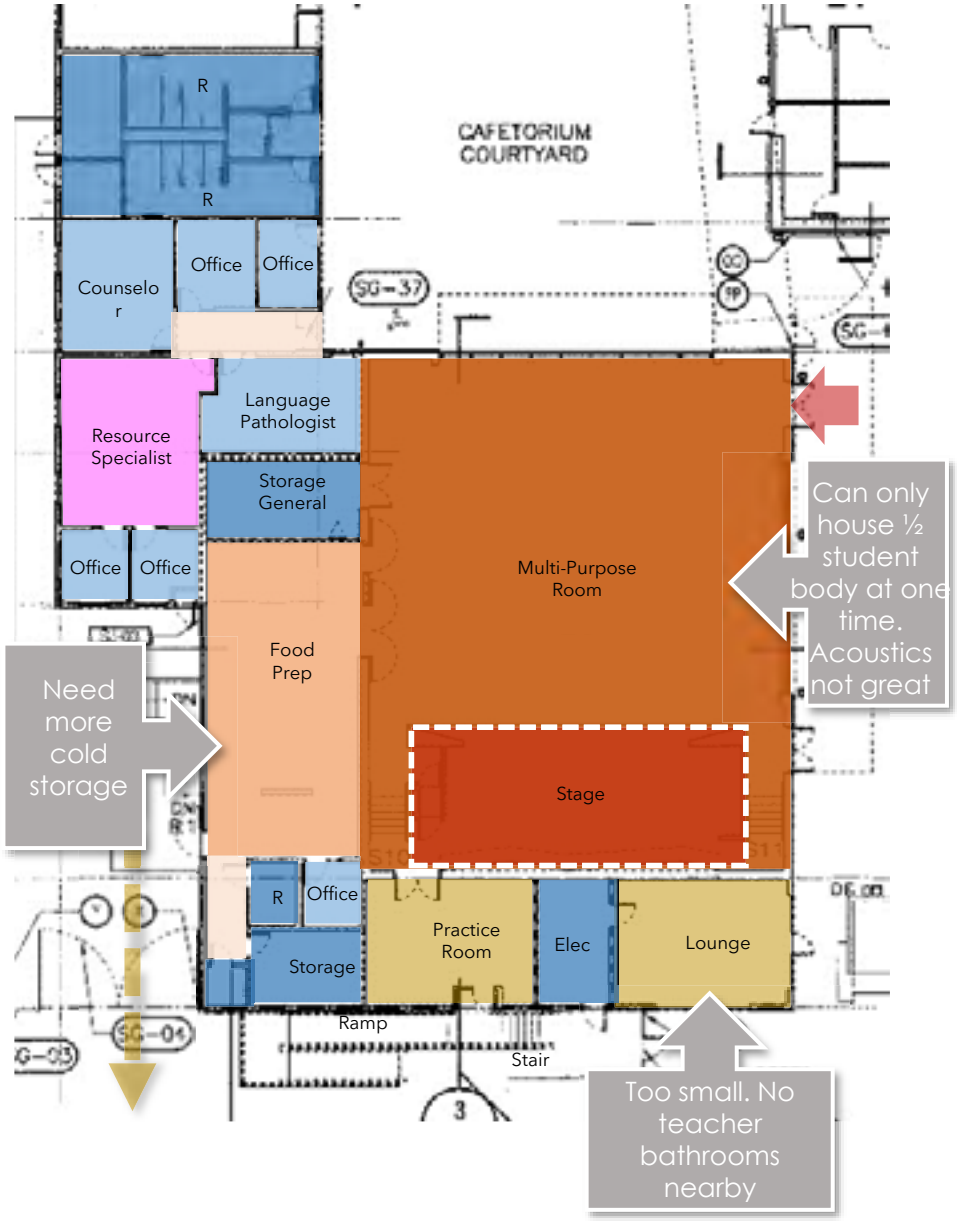
Reading Space: The operable windows don't open far enough to allow much air in. The room has strange double doors access.

Librarian's Office: The operable windows don't open far enough to allow much air in.

Double Door Access: The Office and Reading rooms have double doors access into the room that is difficult for students to open.

Noise: Just down the hall from the Library entry are two single accommodation toilets, that when flushed, disturb the entire library space.

EXISTING FIRST FLOOR PLAN: MULTI-PURPOSE ROOM/ CAFETERIA





Multi-Purpose Room: When there are events, the acoustics of the space make hearing challenging. The space can only accommodate half the student body at one time.

Kitchen Area: A kitchen master plan was performed by a third-party kitchen consultant (Webb Design), and it was determined that there is not enough cold storage area to support the campus' food service delivery.

Teacher's Lounge: The Lounge space is too small to accommodate the teacher's needs during the day and the kitchen area within does not support them. Additionally, there are no teacher restrooms located nearby.

Other Items:
Neighborhood Redevelopment: The Santa Monica Airport may close and be redeveloped with new land uses including new multi-family housing which could increase enrollment at the school.
Site History: The only historical structures remaining on site from the original school are the wonderful Carolina Oak trees.



Recommendations: Five Projects

THE FIVE PROJECTS

This is the final grouping of projects that were arrived at during the Assessment and Solution phase of the planning effort.

5 Projects: Each project is described in detail in the remaining pages.





PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Widen narrow concrete walkways

- 1st Level court upgrades
- Pre-School shade structure
- 2nd Level shade structures
- New windows from classroom to outdoor court 2nd floor
- Shade/ growing area over Admin. building
- 1st Level new covered walkways east-west
- 2nd Level covered walkway links
- New trees




PROJECT 2: Kansas Ave. Drop-Off/ Parking

- Create Student Drop-Off Lane along Kansas Ave.
- Create new Drop-Off area sidewalk
- Re-grade berm
- Modify existing fencing
- Create new access to hardcourts
- Increase number of parking spaces in staff parking lot
- Move storage shed and earthquake storage





PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

- Increase Administrative office area into adjacent classroom
- New addition to Administrative office area
- Remodel Library
- Remodel and add to existing Food Service area
- New addition to staff lounge area
- Replace stair and ramp to Food Service
- Replace fire access gates





PROJECT 4: Solar Chimney Modifications

- Fill in floor solar chimney opening at 2nd level with floor
- New casework in solar chimney to benefit classroom
- Create student display cabinets on 1st level at solar chimneys
- Solar Chimney shade material and super graphics





PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

- New parking lot
- New Maker/ Music, Support spaces on ground level
- New MPR/Fitness area on 2nd level over parking
- Incorporate storage shed, earthquake storage on 1st level
- Modify edible garden



Project 1

PROJECT #1: CAROLINA'S GARDEN/ LIBRARY



Shade Structure: Create a covered walkway that facilitates students and teachers walking from the classroom areas to the Library. The shade structure should also shade the Library windows.

Shade/ trees: The courtyard is too bright and glary. Provide a shade structure and a tree or two to make the space better.

Concrete: The concrete walkway is very bright when walking on it. The concrete should be darkened with concrete dyes.

Benches: The existing benches were donated so they should be retained and refinished.



Existing photo of Carolina's Garden area and entry to Library

PROJECT #1: CAROLINA'S GARDEN/ LIBRARY



Carolina's Garden area and entry to Library

PROJECT #1: MPR COURTYARD



Shade Structure: Create a covered area that shades students in the courtyard from the sun.

Shade/ Trees: The courtyard is too bright and glary. Augment with space with a tree or two to make the space greener.

Concrete: The concrete walkway is very bright when walking on it. The concrete should be darkened with concrete dyes. The design of the dyed concrete can be a teaching opportunity.

Benches: Provide additional seating for students.



Existing photo of the Multi-Purpose Room Courtyard

PROJECT #1: MPR COURTYARD



Multi-Purpose Room Courtyard

PROJECT #1: EDIBLE GARDEN & LUNCH AREA



Tables: Provide moveable culinary tables to support instruction.

Benches: Provide additional seating for students.

Vertical Growing: Provide opportunities to use vertical growing methods to augment existing growing areas especially if the parking area increases in size to accommodate more staff parking thereby reducing the useable edible garden area.



Existing photo of the Edible Garden

PROJECT #1: EDIBLE GARDEN & LUNCH AREA









PROJECT #1: SCIENCE COURTYARD



Water: Provide sink and water to support instruction and clean-up of area and projects. Please note that the existing murals are not to be disturbed when this area is developed.

Benches: Provide additional seating for students.

Pinch Points: There are two locations along the concrete walkways running east-west along the southern edge of the Northern classroom building where classroom doors swing out and reduce the effective area of the concrete walkway. Students currently are forced to walk around an open door and into the adjacent landscaped area. The remedy is to widen the walkway at those points.

Geological Exhibits: This courtyard development could include geological artifacts, rocks, columns etc to allow students to learn about our natural geological world.





PROJECT #1: SCIENCE COURTYARD



PROJECT #1: KINDERGARTEN COURTYARD



Water: Provide water bottle filling stations in each major courtyard area. The Kindergarten, First grade area should include a bottle filling station.

Benches: Provide additional seating for students.



Existing photo of the Kindergarten and First-grade area

PROJECT #1: KINDERGARTEN COURTYARD



PROJECT #1: ADMINISTRATION BUILDING ROOF GARDEN



Access/ Safety: Provide access to the rooftop area by providing a walking surface, guardrails around the area, growing areas and shade.

Shade Structure: The planted roof area on top of the Administration building needs to be made suitable for student learning. Provide a covered area that shades students on the roof. The shade structure could also have an attached white board to support instruction.

Water: Provide water bottle filling stations in each major courtyard area. The Kindergarten, First grade area should include a bottle filling station.

Benches: Provide additional seating for students.

Vertical Growing: Provide opportunities to use vertical growing methods to augment existing growing areas. This area could be an expansion of the edible garden area. Provide growing areas for children at children height.



Existing photo of the planted roof on top of the Administration building.

PROJECT #1: ADMINISTRATION BUILDING ROOF GARDEN



PROJECT #1: ADMINISTRATION BUILDING ROOF GARDEN



PROJECT #1: COVERED WALK @ K-1 CLASSROOMS



Covered Walkway: Provide a covered walkway to link all the Kindergarten and First grade classrooms in an east-west direction. The covered walkway is intended to shield students from rain and reduce/ eliminate rainwater coming down the face of the building and running into the doors from above.



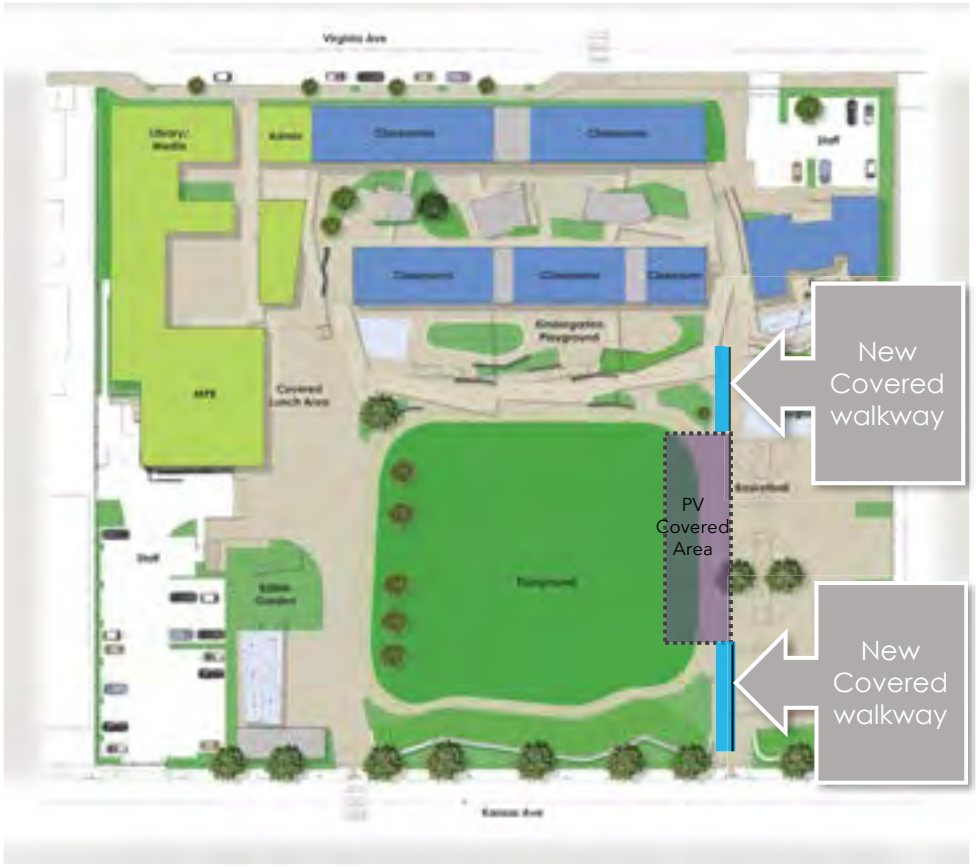
Existing photo of the Kindergarten and First-grade area

PROJECT #1: COVERED WALK @ K-1 CLASSROOMS



View of Kindergarten Playground looking east

PROJECT #1: COVERED WALK FROM KANSAS AVE. NORTH TO THE BUILDING COMPLEX



Covered walkway: Provide a covered walkway to the new Photovoltaic shade structure from Kansas Avenue and then from the PV structure north to the covered structures south of the southern classroom building. The covered walkways are to provide continuous cover for students dropped off along Kansas Avenue all the way to the north so they can join up with the building complex.



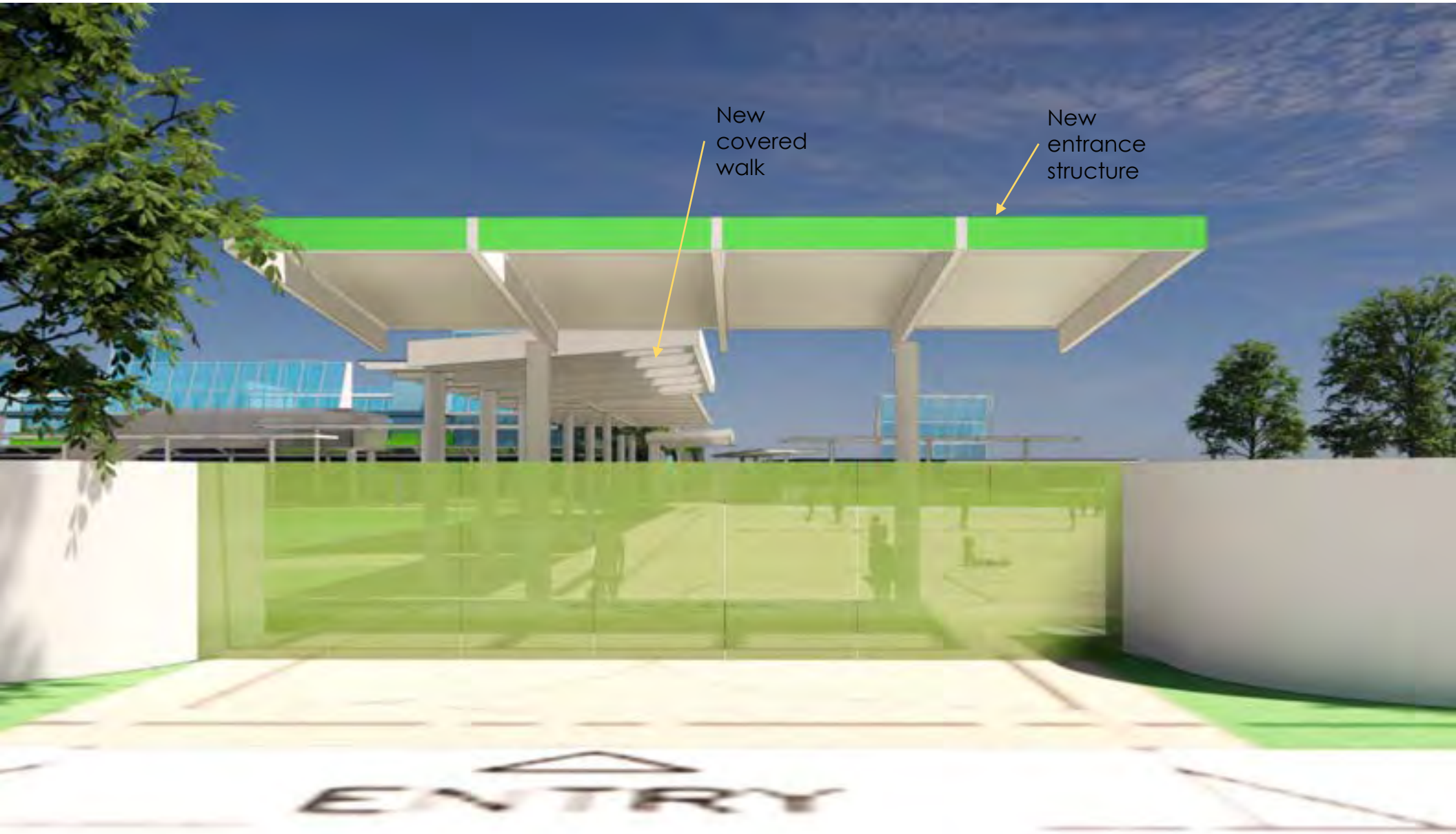
Student entry from Kansas Avenue

PROJECT #1: COVERED WALK FROM KANSAS AVE. NORTH TO THE BUILDING COMPLEX



Aerial view of Playgrounds from Kansas Avenue

PROJECT #1: COVERED WALK FROM KANSAS AVE. NORTH TO THE BUILDING COMPLEX



New Kansas Avenue Entrance Structure looking north

PROJECT #1: PRE-SCHOOL SHADE STRUCTURE



Shade Structure: The Pre-school play yard has very little shade for students. Provide a new shade structure.



Pre-school play area

PROJECT #1: PRE-SCHOOL SHADE STRUCTURE



View looking north-west

PROJECT #1: MULTI-PURPOSE COURTYARD SHADE STRUCTURE

Shade Structure: This area can be very glary for students and there is not much useable shade. Provide a new shade structure on the west side of the courtyard and dye the concrete courtyard a darker color.



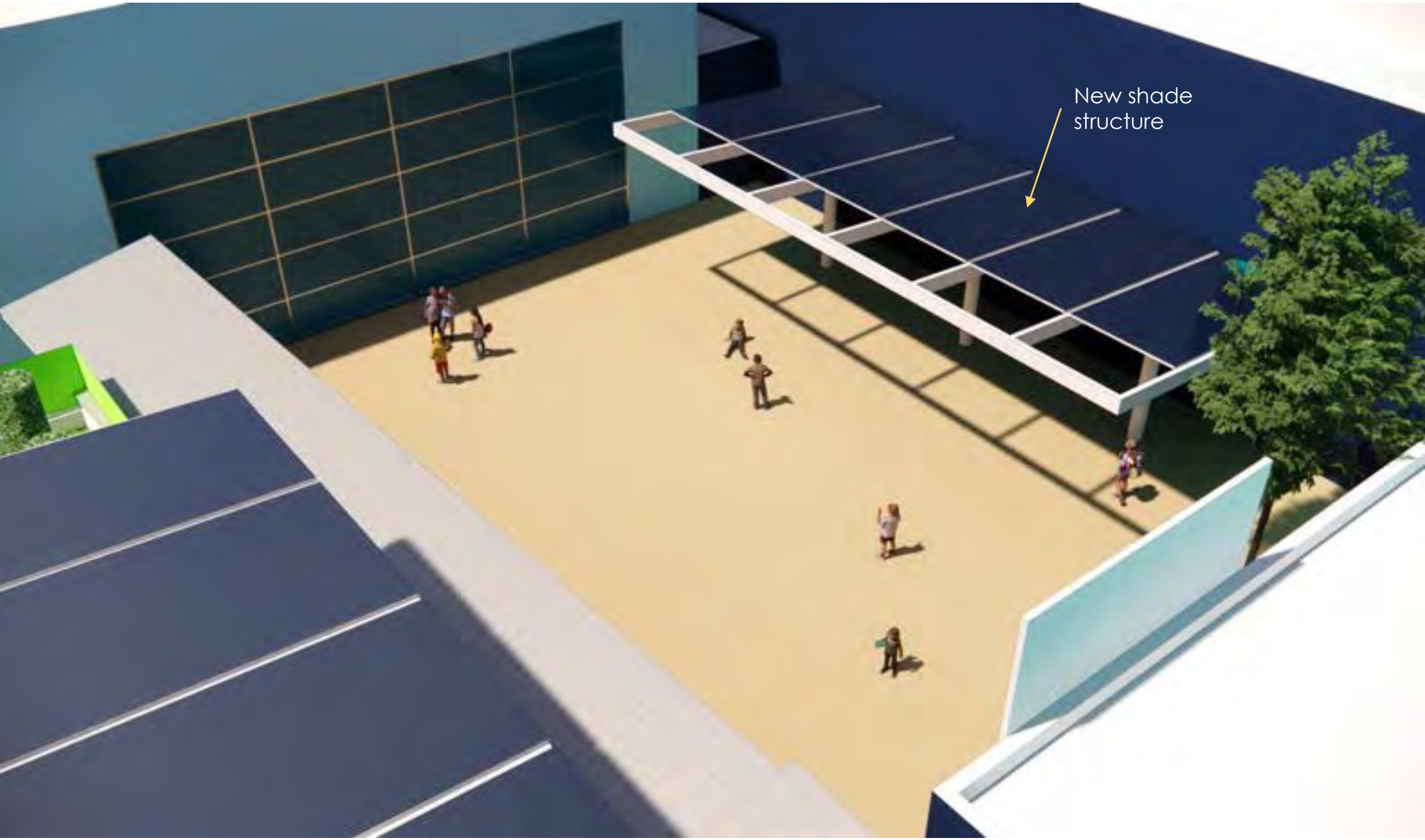


Existing Multi-Purpose building courtyard looking south



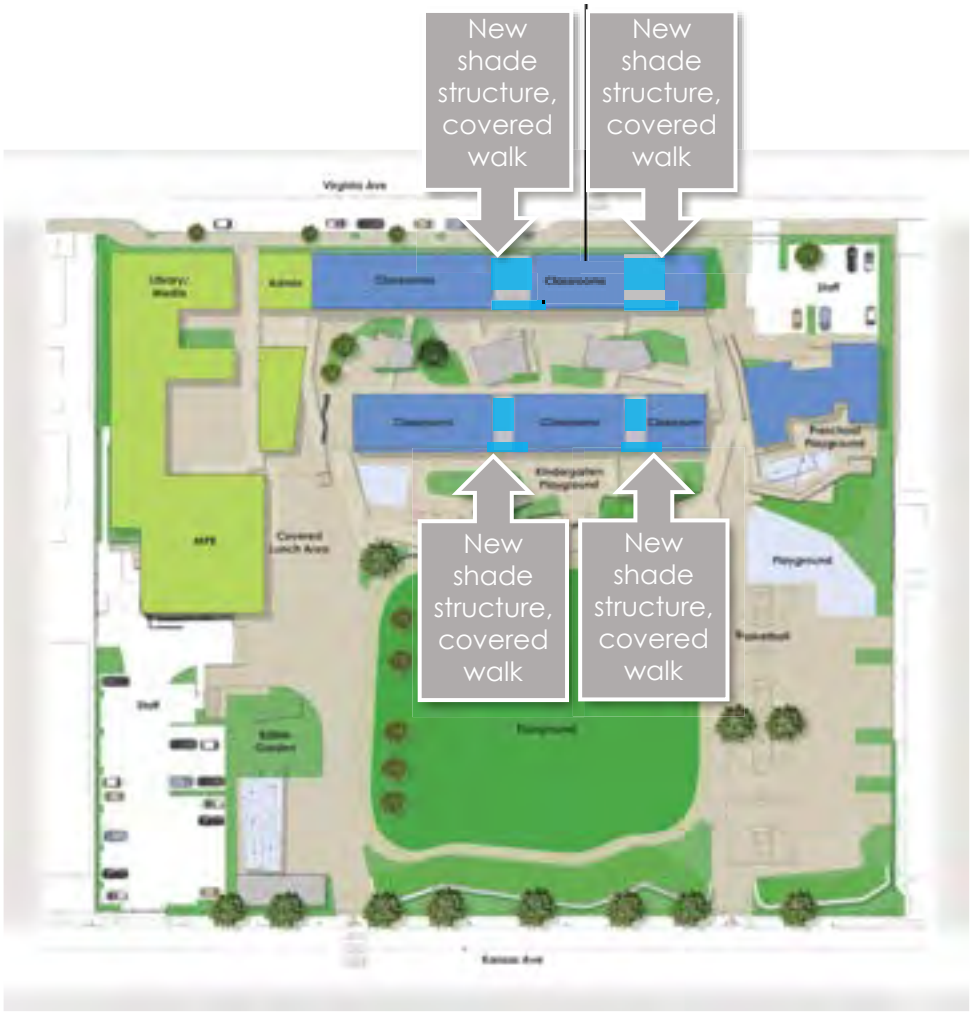
Existing Multi-Purpose building courtyard looking north

PROJECT #1: MULTI-PURPOSE COURTYARD SHADE STRUCTURE



View looking north-west

PROJECT #1: SECOND LEVEL CLASSROOM BUILDINGS COVERED WALKWAY/ SHADE



Shade Structure: Create a covered area that shades students in the courtyard from the sun.

Shade/ trees: The courtyard is too bright and glary. Augment with space with a tree or two to make the space greener.

Concrete: The concrete walkway is very bright when walking on it. The concrete should be darkened with concrete dyes. The design of the dyed concrete can be a teaching opportunity.

Benches: Provide additional seating for students.

Visibility: Provide windows adjacent to the classroom entry doors so that teachers can see students out on the courtyard.



Existing second floor outdoor courtyard: typical



Existing second floor at solar chimney device

PROJECT #1: SECOND LEVEL CLASSROOM BUILDINGS COVERED WALKWAY/ SHADE

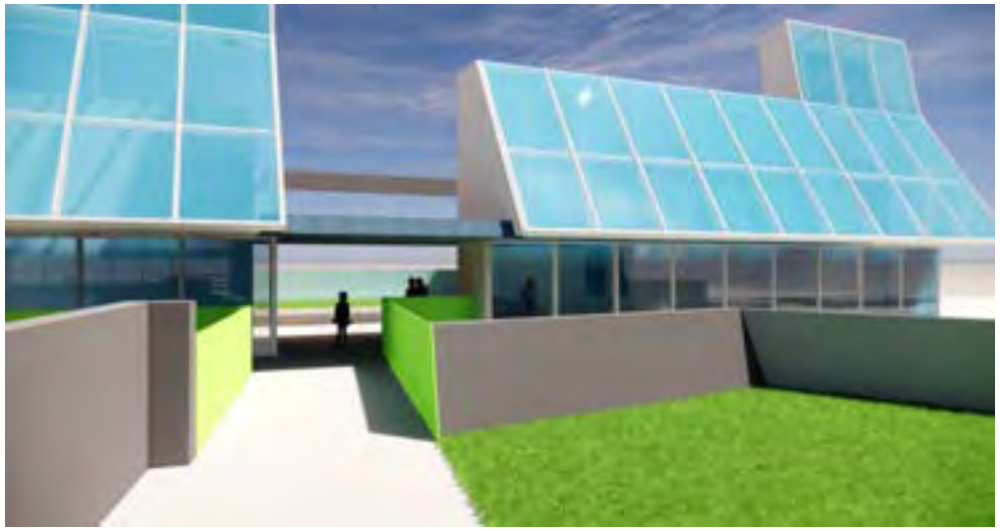


Aerial view looking north-west

PROJECT #1: SECOND LEVEL CLASSROOM BUILDINGS COVERED WALKWAY/ SHADE



View of new Shade Structure between 2nd floor northern Classroom building looking north



View of new Shade Structure between 2nd floor northern Classroom building looking north



Aerial view of new Shade Structure at 2nd floor southern Classroom building looking north



Aerial view of new Shade Structure at 2nd floor southern Classroom building looking north

PROJECT #1: KANSAS AVE. EXISTING SHADE STRUCTURES

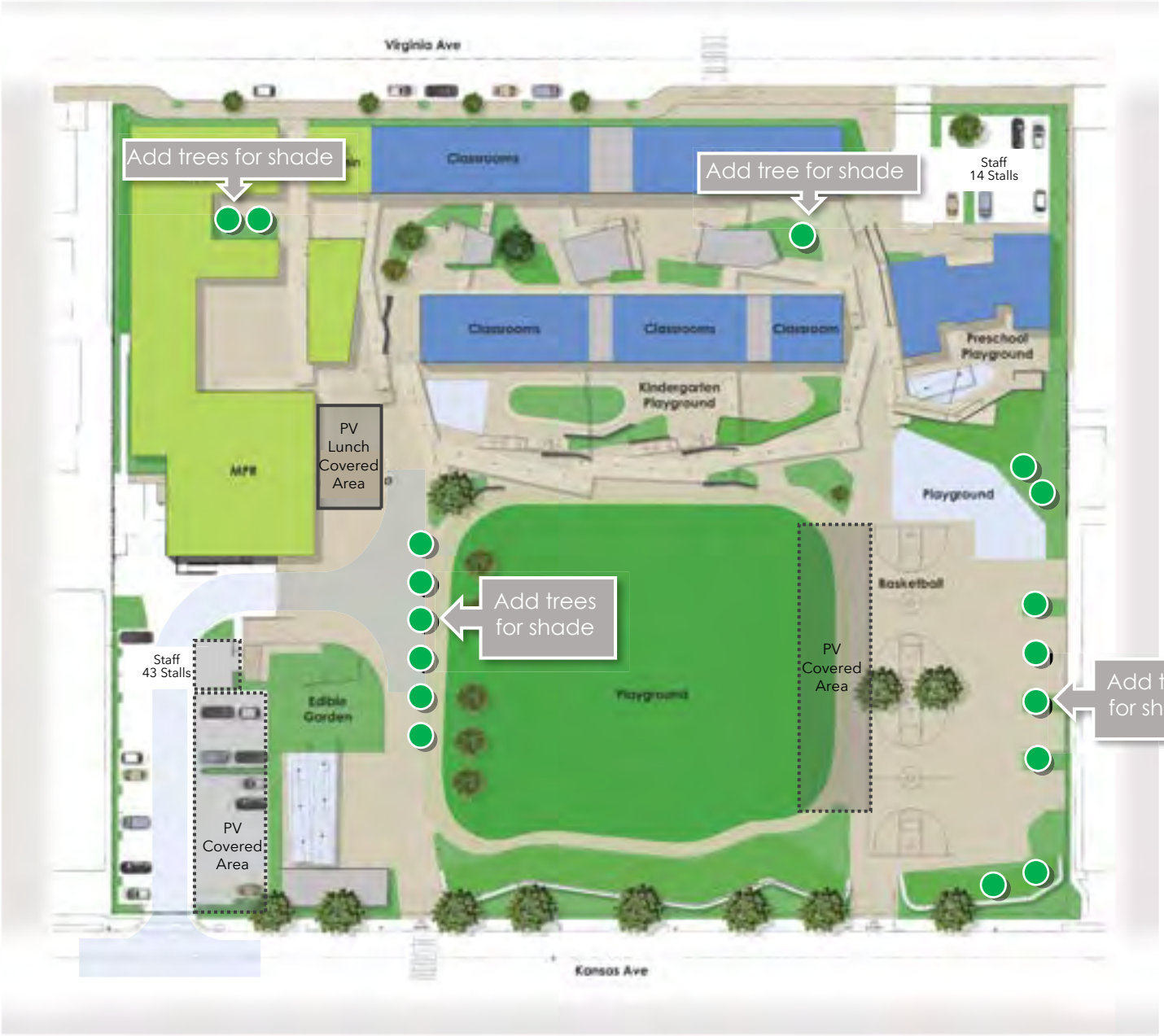


Shade Structures: Many of the original shade structures on campus illustrated in blue in the diagram have horizontal metal grid structures that provide visual interest but little shade or cover. Add a solid horizontal plane material to the existing shade structures to provide shade and enable students to use them inclement weather as they traverse between classes.



Typical existing metal shade structure system

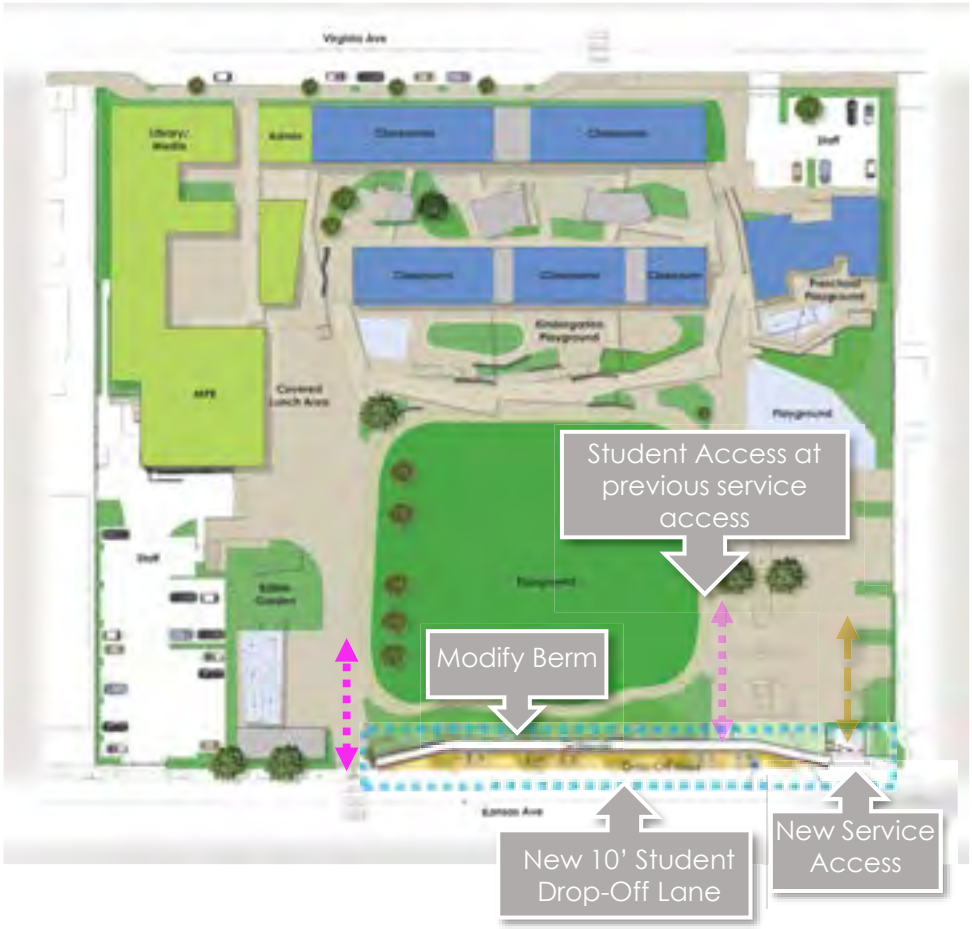
PROJECT #1: SHADE TREES





Project 2

PROJECT #2: KANSAS AVE. STUDENT DROP-OFF AREA



Streets: The widths of Kansas Avenue is very narrow causing traffic to be congested. Neighbors park along both sides of the street.

Student Drop-Off: Parents drop off students along Kansas Ave. and block traffic to do so. Provide a new recessed drop-off lane and new sidewalk to create a new safe student drop-off zone. This will require modification of the existing burmed area.

Service drive relocation: Currently the service access for the campus across the basketball courts is adjacent to the turfed play area. Move the service access to the eastern edge of the campus. This will require modification of the existing burmed area.



Existing Kansas avenue: narrow street

PROJECT #2: KANSAS AVE. STUDENT DROP-OFF AREA



Aerial view looking north-west

PROJECT #2: KANSAS AVE. STAFF PARKING AREA EXPANSION



Parking: The existing parking area accommodates 43 spaces. Some spaces are single access parking spaces, and some parking spaces are tandem. Increase the parking area to accommodate more spaces by going to more tandem spaces. This will require moving the fire lane to the east. This proposal will decrease the edible garden and cause the existing storage bins supporting the edible garden and the earthquake storage to an adjacent location. The edible garden may have to be more efficiently laid out to accommodate the same number of plants.



Existing staff parking area



Project 3

PROJECT #3: ADMINISTRATION BUILDING RENOVATIONS AND EXPANSION



3 Buildings: The administrative office and support areas occupy areas of three different buildings. Administrative functioning is hampered by the disconnection.

Lobby: the entrance lobby is too small to accommodate many visitors. Increase the lobby size.

Toilets: The administrators must share the single toilet that is located within the Nurse's area. There are no public or parent toilets in the area.

Conference Room: The conference room located in the southern administration building is too open and isn't private enough as it is necessary to walk through the room to access adjacent offices. There is no conference area conveniently located for parent access near the lobby.

Principal's Office: The Principal's office is too small and has no direct access toward the interior of the campus.

Records Storage: The administrative area has no dedicated records storage area. Records must be stored in file cabinets in the corridor.

Staff Work Room: The staff work room doesn't function well because the building circulation passes through the space and adjacent offices are entered through the space.

Planted Roof: The planted roof area is not accessible and has no guardrail making it unsafe especially for students.


Campus and Administration entry


Administration buildings

PROJECT #3: ADMINISTRATION BUILDING RENOVATIONS AND EXPANSION



Northern administrative space: Expand the northern Administrative space by expanding into the adjacent classroom space. This will create a larger lobby, a larger nurse's area including a dedicated toilet area, a staff toilet, a larger clerical area, a larger principal's office with a door to the campus interior, a records area, a flex office/conference room and a dedicated conference room.

Southern administrative space: The southern Administrative space will expand to the north 12 feet. This will create a larger enclosed conference room, add a flex office, and change an office into a new staff toilet room. The teacher's work room will need to be supported with a new sink.

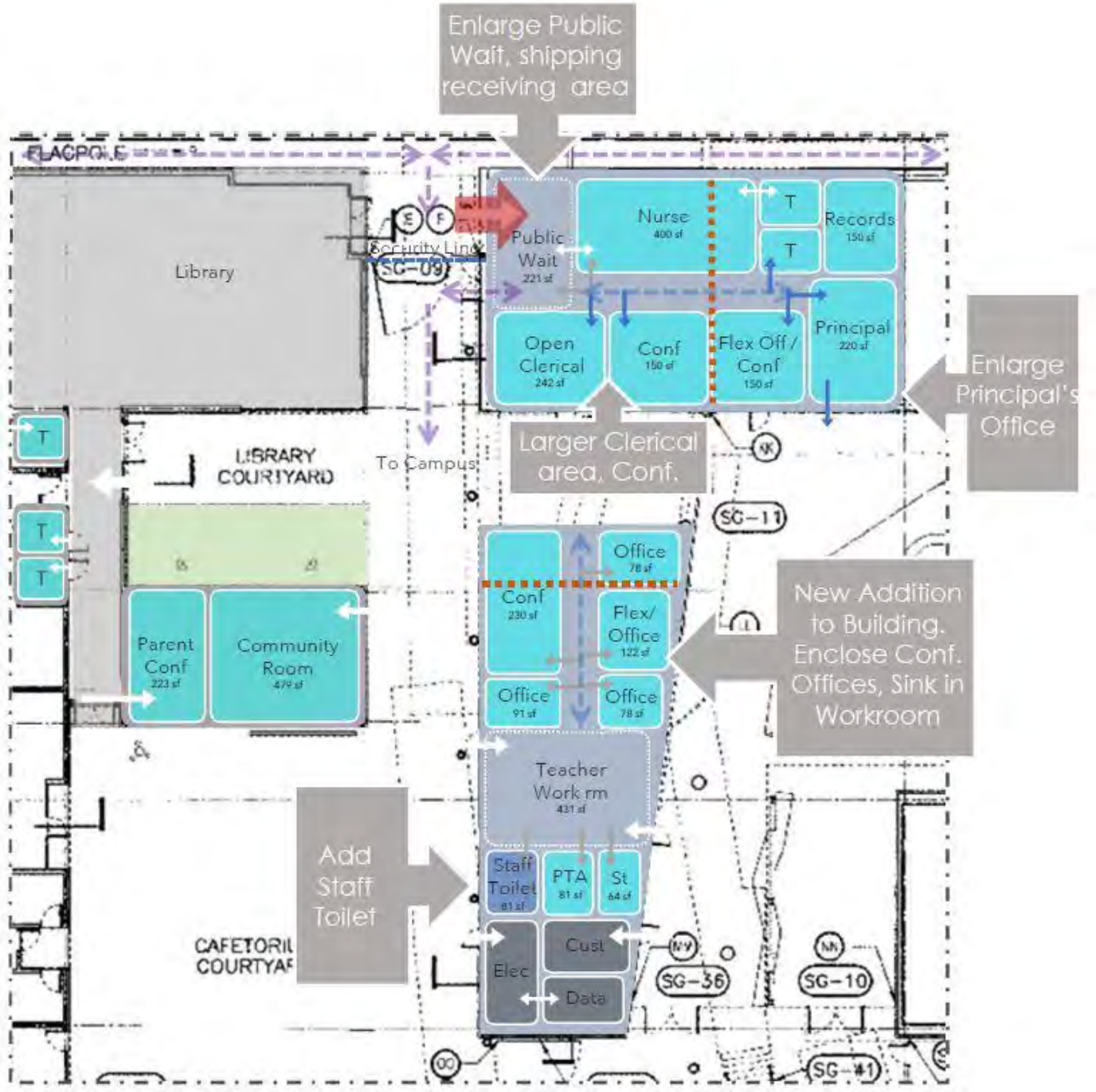
Classroom space shift: The classroom space that will be taken over by the expanded administrative space will take over the last classroom in the northern classroom building which accommodates art and drama.

Science/ Art classroom: The science classroom located on the west end of the southern classroom building will be modified to accommodate science and art instruction in a single flexible space.

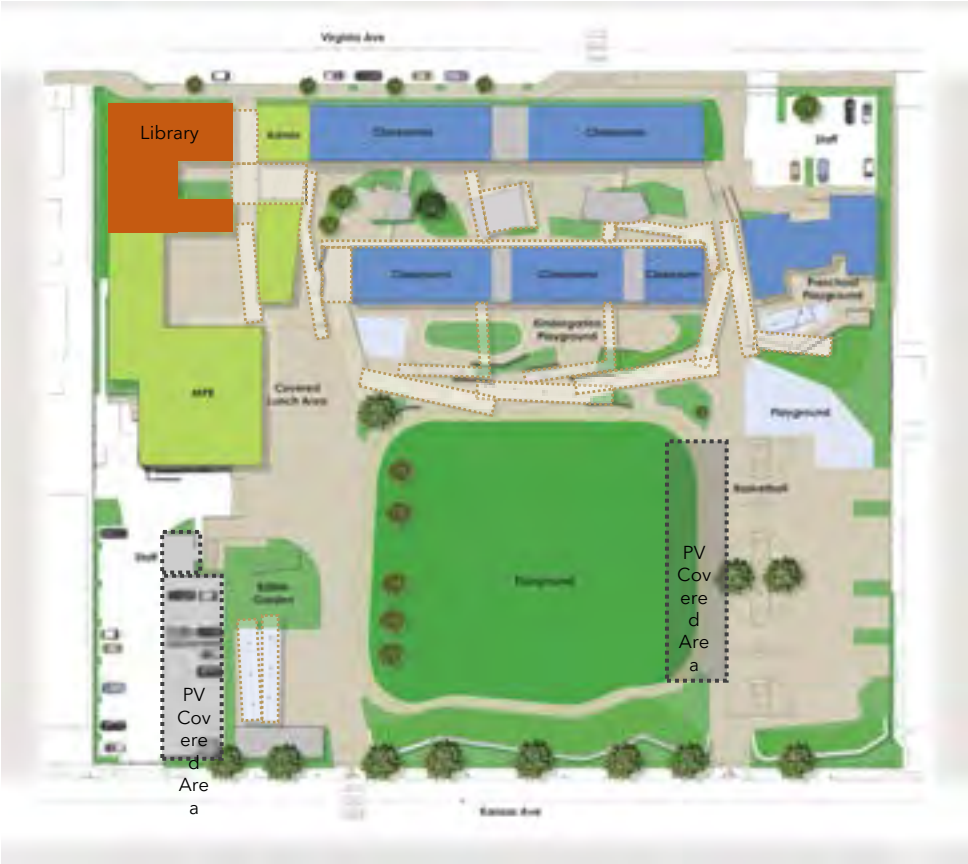

Administration Buildings


Art and Drama Classroom

PROJECT #3: ADMINISTRATION BUILDING RENOVATIONS AND EXPANSION



PROJECT #3: LIBRARY/MEDIA CENTER RENOVATIONS



Lighting levels: The lighting levels in the library are low. The library lighting levels needs to be augmented with LED fixtures.

HVAC: The heating and cooling system for the entire Library are not set correctly and need to be adjusted or augmented.

Sun control: The library's windows that face south allow too much light into the reading area. New sun control is imperative. Provide a shading device in Carolina's Garden or provide a window shading device.

Library entrance: The library entry opens to the corridor and when the toilets are flushed in the restrooms along the corridor, the noise disrupts students. Create a secure and sound attenuation system at the entrance to the library from the corridor.

Library Office and Reading area doors: The doors into both the office and reading room are double doors and need to be replaced with a single door with a window in it so that students can operate the door easily and see if there is another student on the other side of the door.

Library Office and Reading area windows: The windows that face west in both rooms can't be opened effectively. Change the window mechanism to allow them to open more.

Library work room: Add a sink in the room.

Textbook Storage: Reduce the center island in the room.

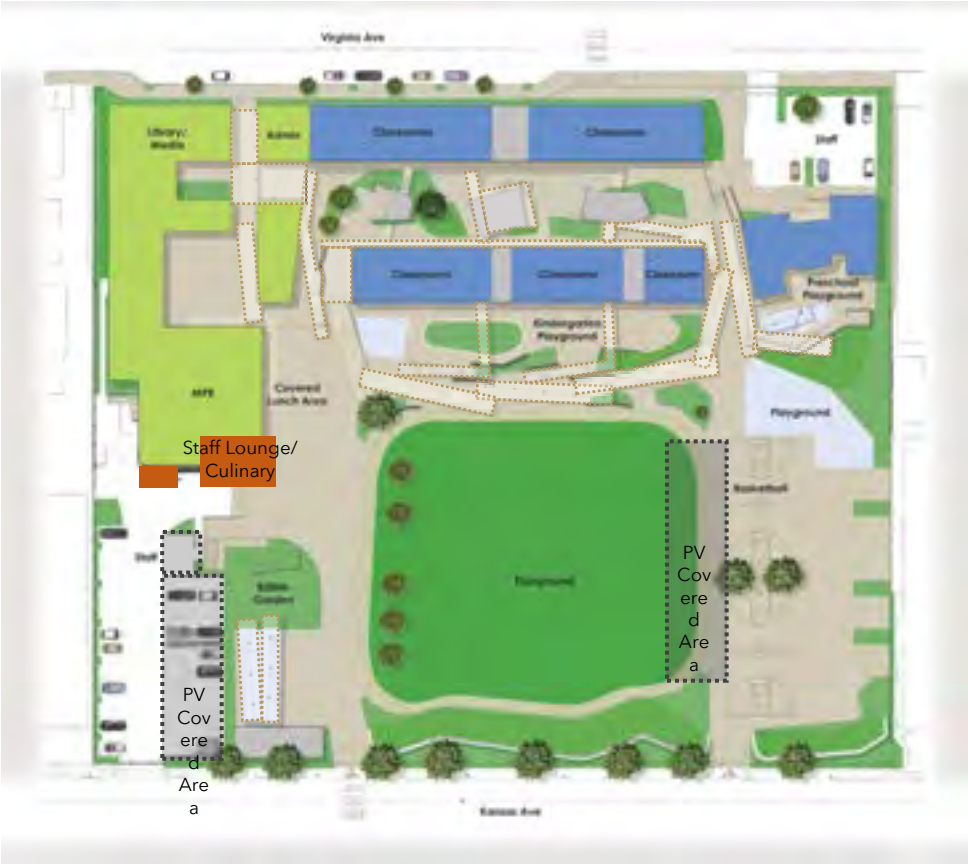




PROJECT #3: LIBRARY/MEDIA CENTER RENOVATIONS



PROJECT #3: KITCHEN AND STAFF LOUNGE RENOVATIONS AND EXPANSION

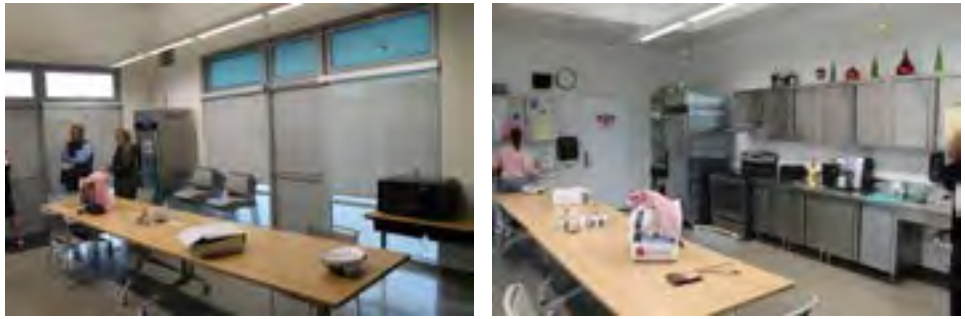


Kitchen Area: There was a kitchen master plan study that recommended adding a cold storage room to augment the food service delivery area. Provide a new cold storage room on the southern end of the kitchen area currently occupied by a ramp. The ramp and stair must be redone and moved to the west.

Trash Recycling: Provide various trash options to facilitate recycling and composting.

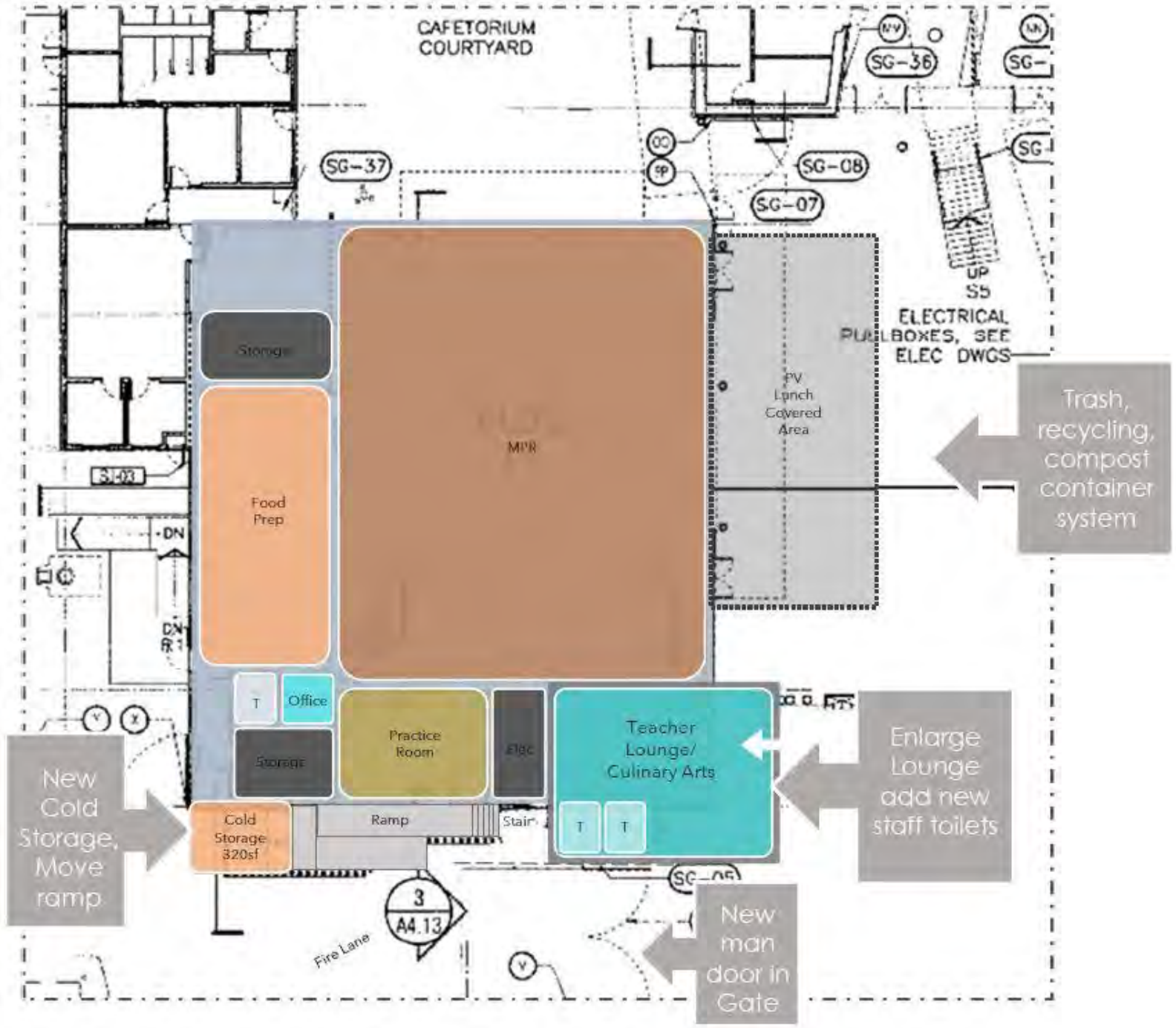
Teacher's Lounge: The lounge is too small. Enlarge the lounge area and provide kitchen casework to facilitate culinary instruction. Provide two new staff toilets.

Service Gates: The service gate and man door to the south of the teacher's lounge will need to be reduced in its' overall dimensions. Add a new man door in the swinging gate.



Views of existing Staff Lounge in MPR Building

PROJECT #3: ADMINISTRATION BUILDING RENOVATIONS AND EXPANSION



PROJECT #3: KITCHEN AND STAFF LOUNGE RENOVATIONS AND EXPANSION



View of existing MPR Building's Staff Lounge expansion looking north-west



Project 4

PROJECT #4: SOLAR CHIMNEY MODIFICATIONS



Solar Chimneys: The solar chimneys no longer function as they were intended to be used as a heating and cooling system for the classrooms. Create opportunities to convey or augment learning and instruction with the solar chimney structures.

Display: Student display of work is vital to student pride and giving students a glimpse of what work awaits them in their remaining years at the campus. Provide student display areas wherever possible.

Second floor solar chimney area: The window assembly in the classroom that opens to solar chimney vents can be removed to increase the useable area of the classroom. This will require creating a floor and floor structure to fill the chase that opens down to the first level. This newfound floor area can be filled with casework for classroom storage.

Solar chimney vents: The solar chimney vents in each classroom still open and close occasionally and the motors are noisy. Permanently close the solar chimney vents.

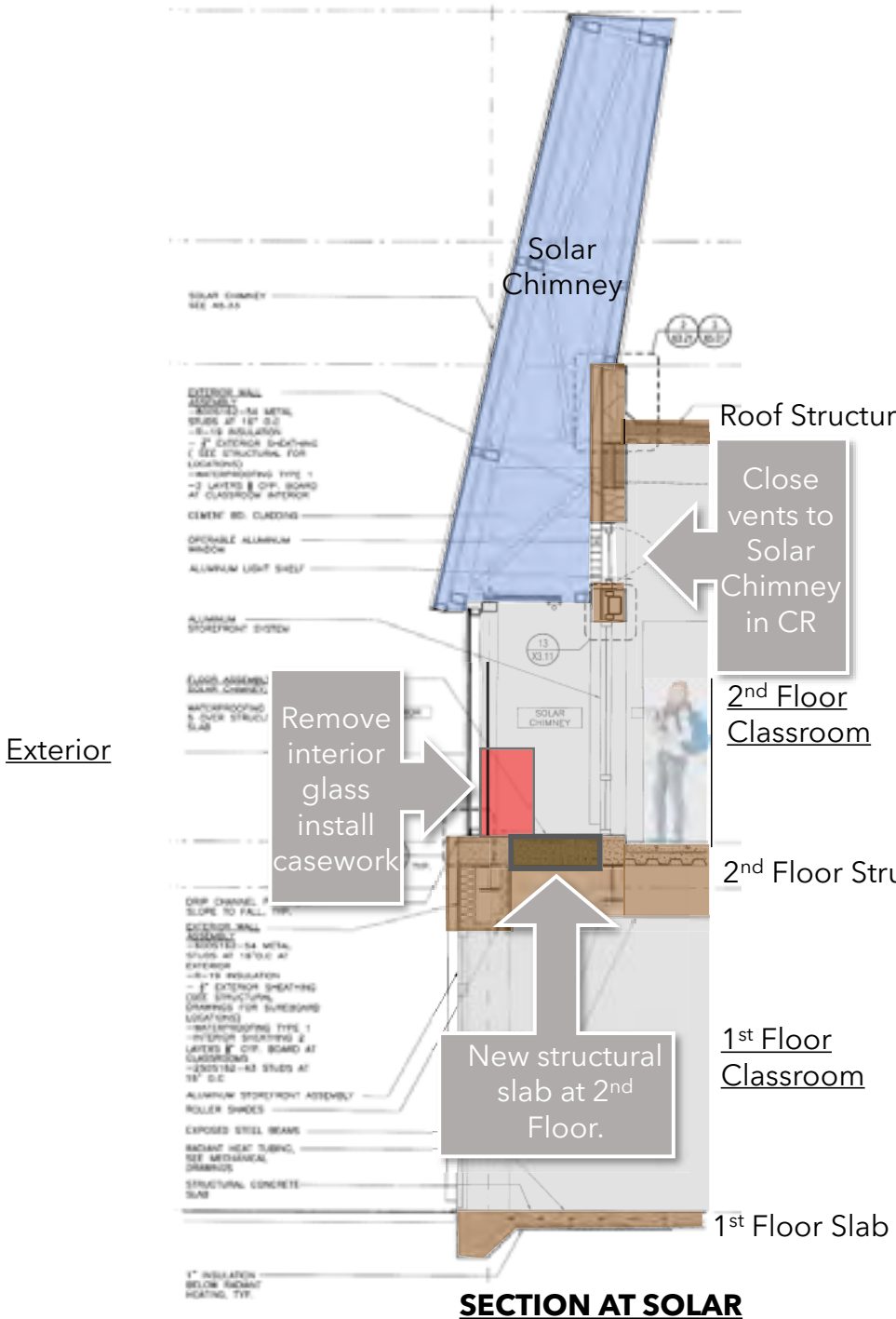
Solar shading: The solar chimneys create many irritating reflections into other classrooms and into the student spaces outside. The solar chimney should be covered with a solar shading film that could reduce/eliminate the solar reflectivity and can be a wonderful opportunity to create large scale graphics to aid in wayfinding or convey the campus' name.





Existing solar chimneys

PROJECT #4: SOLAR CHIMNEY MODIFICATIONS



SECTION AT SOLAR CHIMNEY IN CLASSROOM

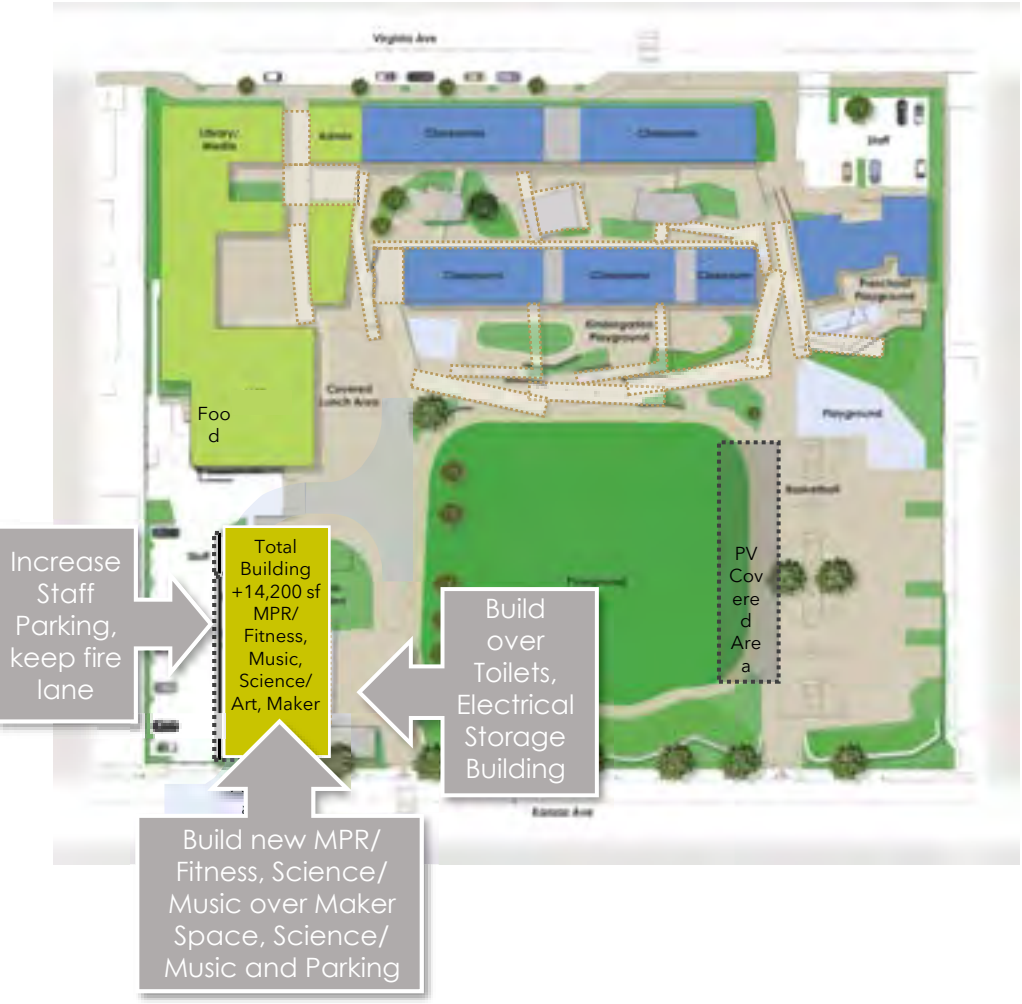
PROJECT #4: SOLAR CHIMNEY MODIFICATIONS





Project 5

PROJECT #5: NEW MPR/ FITNESS, MAKER SPACE, SCIENCE/ ART, MUSIC OVER PARKING



New Building: To achieve parity with other schools in the District and to reflect the facilities that were outlined in the Educational Specifications there are a number of programs and associated spaces that should be added to complete school. This project will add spaces to the campus that currently do not exist but should. In addition to the new spaces, the staff parking needs are inadequate, and more staff spaces are required. As part of this new building project parking spaces will be increased.

Location: The building should be pushed to the east as far as possible so that it is as far away from the adjacent apartment building as practical. The fire lane will need to travel under the building and the existing Community education buildings will remain as is with the building cantilevering over them. The project will necessitate removing the existing storage sheds and incorporating them into the building program.

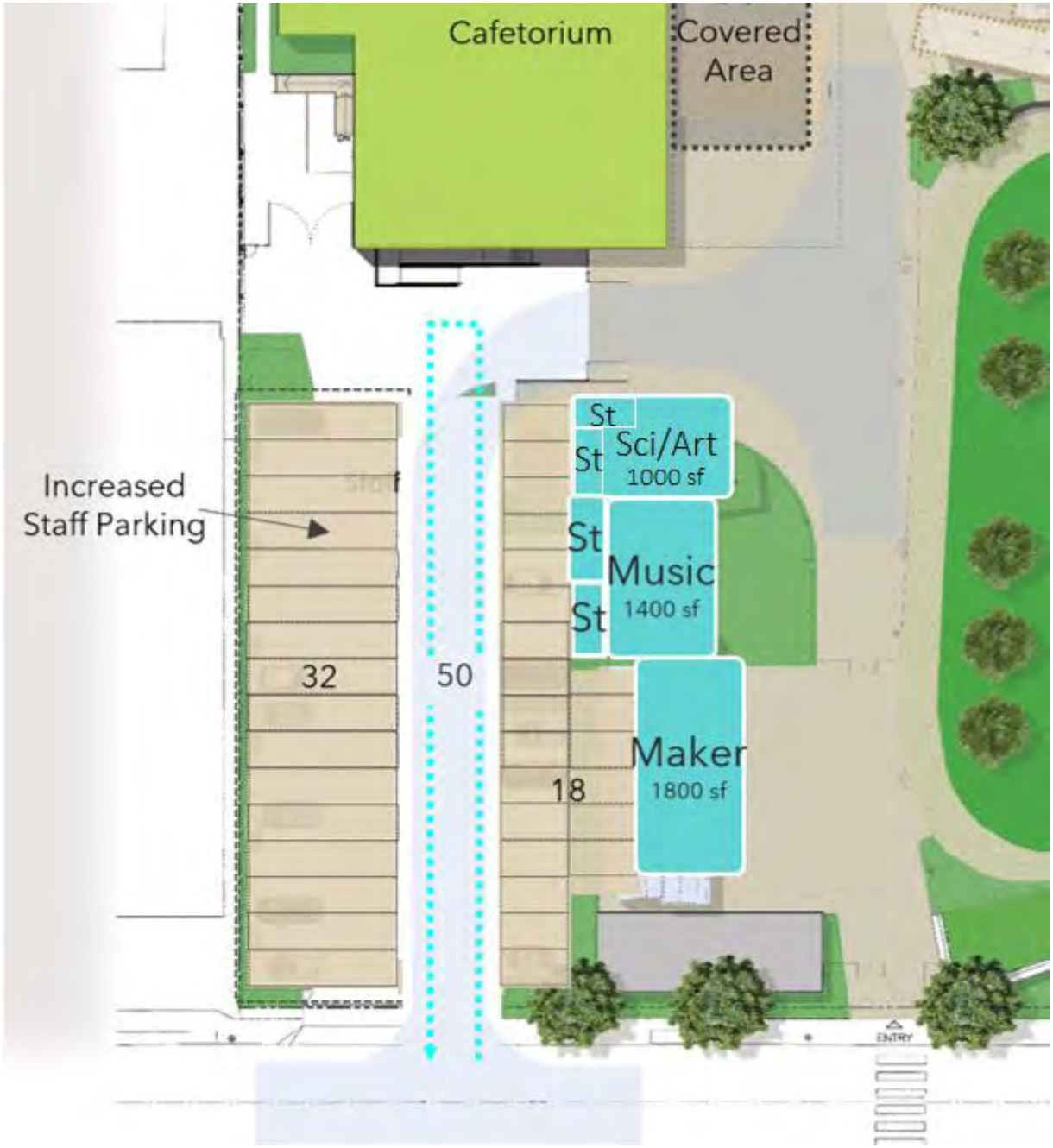
Sustainability: This new building has the goal to be carbon neutral and meet net zero energy requirements. Solar panels on the roof can assist in achieving these goals.

Amphitheater: To support whole campus events and provide an area for socialization the building could have a combination stair/ amphitheater that faces toward the play areas and descends from the new building.



Location of new building along Kansas Avenue

PROJECT #5: FIRST FLOOR- NEW MAKER SPACE, SCIENCE/ ART, MUSIC, STORAGE SPACES



PROJECT #5: FIRST FLOOR- NEW MAKER SPACE, SCIENCE/ ART, MUSIC SPACE PROGRAM

Elementary Science & Art Classroom
30 – 32 Students

Instructional:
1 Instructor, 1 Aide, 1 Guest Speaker

Classroom: 1,000 sf
Perimeter Storage, Wet Area, Demonstration Areas & Counter Space with Open Central Space for Flexible Furniture
2 Interactive Instructional Walls Clearly Defined Wet Area with Sink & Bubbler

Ancillary : 200 sf
2 Wet Rooms & Production

Total 1,200 sf

Outdoor Classroom 500-800 sf
Permanent Outdoor Canopy or Shade Structure Sink With Counter, Outdoor Equipment Storage

Elementary Band/ Music/ Choir Classroom
30 – 32 Students

Instructional:
1 Instructor, 1 Aide,
Classroom: 1,400 sf
Perimeter Storage, We Areas, Demonstration Areas & Counter Space with Open Central Space for Flexible Furniture
2 Interactive Instructional Walls Clearly Defined Wet Area with Sink & Bubbler

Storage – Sheet Music, Costumes, Instruments : 200 sf

Total 1,600 sf

Maker Space
30 - 35 Students

Instructional:
1 Instructor, 1 Aide, 1Volunteer
Open Studio: 1,200 sf
Open Teaming & Support Area
Perimeter Tinkering Shop & Storage
Perimeter Think Tank & 3D Demonstration
Perimeter 3D Workshop
Perimeter Mobile Resource & Mobile Wet Resource
Roll-up Doors to Outdoor Classroom

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

Resource Rooms: 300 sf
Tools: Supplies and Project Based Storage, Display of Work Inside or Outside the Classroom

Total 1,800 sf

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

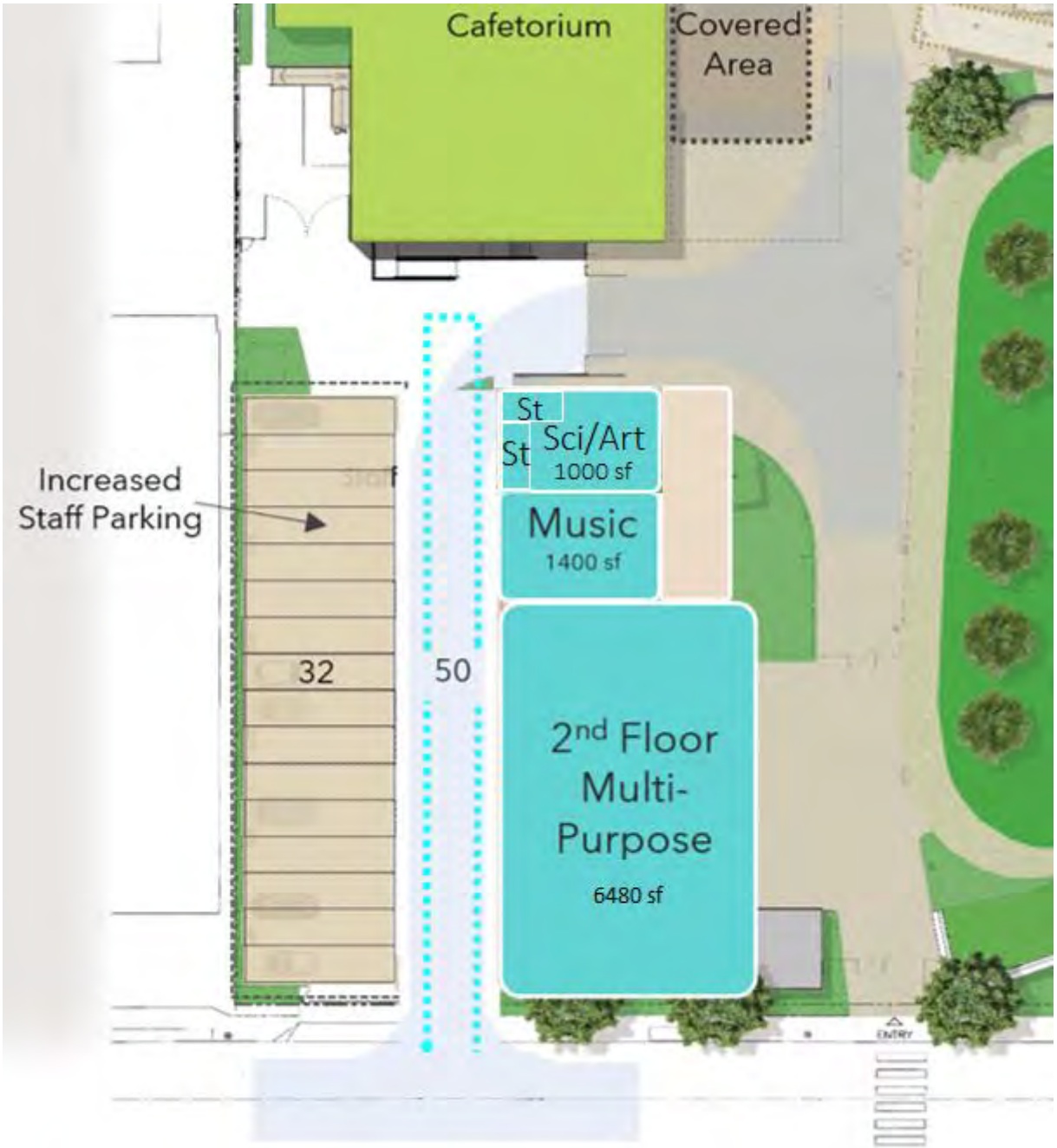
Edible Garden Storage & Earthquake Storage

Edible Garden Storage: 200 sf

Earthquake Storage 200 sf

Total 400 sf

PROJECT #5: SECOND FLOOR- NEW MPR/ FITNESS, SCIENCE/ ART, MUSIC SPACES



PROJECT #5: SECOND FLOOR- NEW MPR/ FITNESS, SCIENCE/ ART, MUSIC SPACE PROGRAM

Elementary Science & Art Classroom
30 – 32 Students

Instructional:
1 Instructor, 1 Aide, 1 Guest Speaker

Classroom: 1,000 sf
Perimeter Storage, Wet Area, Demonstration Areas & Counter Space with Open Central Space for Flexible Furniture
2 Interactive Instructional Walls Clearly Defined Wet Area with Sink & Bubbler

Ancillary: 200 sf
2 Wet Rooms & Production

Total 1,200 sf

Outdoor Classroom 500-800 sf
Permanent Outdoor Canopy or Shade Structure Sink With Counter, Outdoor Equipment Storage

Elementary Music/ Dance/ Drama Classroom
30 – 32 Students

Instructional:
1 Instructor, 1 Aide,

Classroom: 1,400 sf
Perimeter Storage, Demonstration Areas & Counter Space with Open Central Space for Flexible Furniture
2 Interactive Instructional Walls Clearly Defined
Mobile Mirrors and Mobile Ballet Bars

Storage – Sheet Music, Costumes:
200 sf

Total 1,600 sf

Multi-Purpose & Fitness
Approximately 400 Students

Assembly Space: Seating for 400	4,000 sf
Stage:	1,800 sf
Custodial:	80 sf
Lobby Restrooms:	280 sf
Storage	320 sf
	Total 6,480 sf
Outdoor Performance Permanent Outdoor Canopy or Shade Structure	3,000 sf

PROJECT #5: NEW MPR/ FITNESS, MAKER SPACE, SCIENCE/ ART, MUSIC OVER PARKING



New building looking south-west

PROJECT #5: NEW MPR/ FITNESS, MAKER SPACE, SCIENCE/ ART, MUSIC OVER PARKING



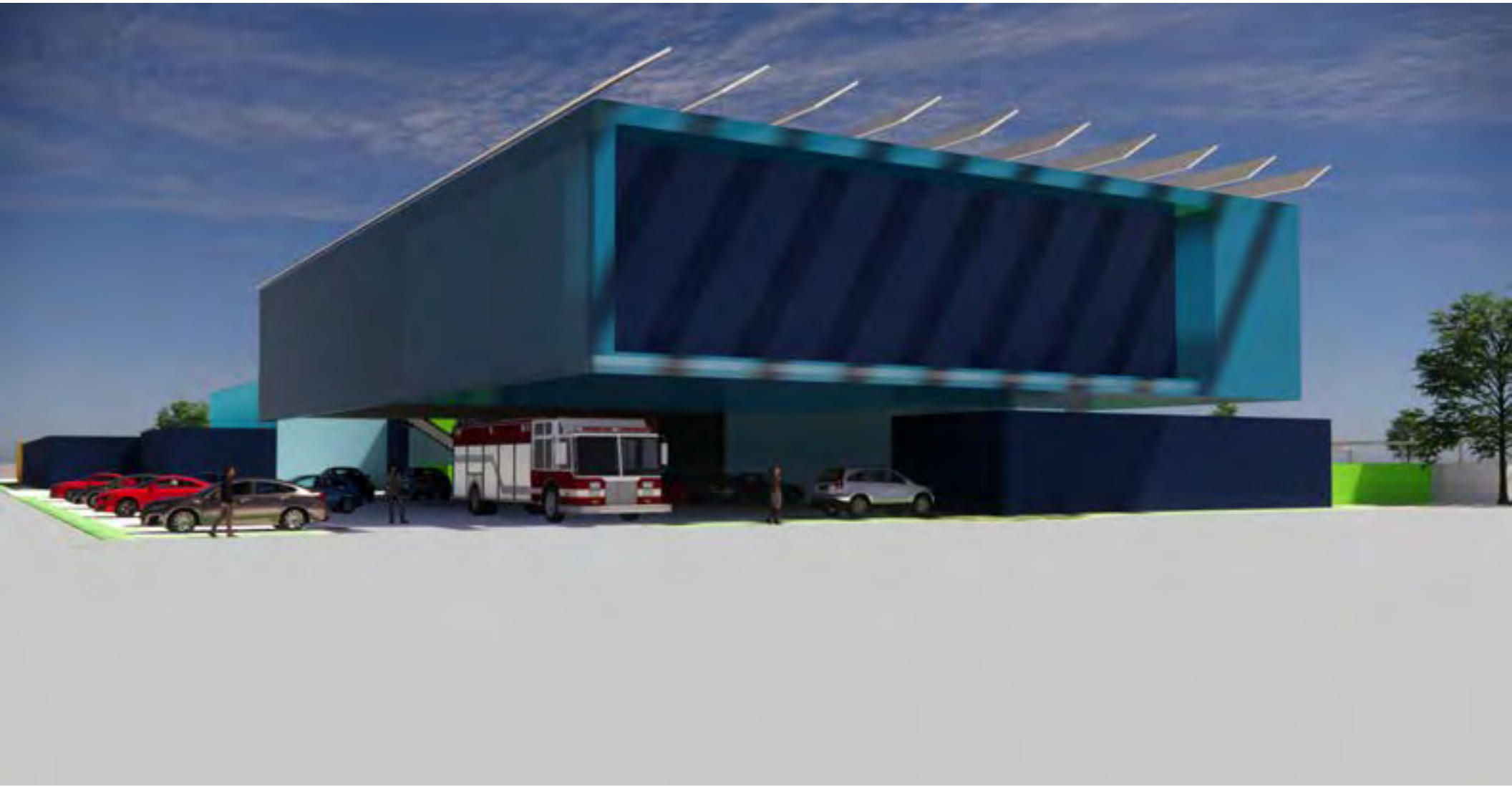
New building looking north-west

PROJECT #5: NEW MPR/ FITNESS, MAKER SPACE, SCIENCE/ ART, MUSIC OVER PARKING



Aerial view of new building looking north-west

PROJECT #5: NEW MPR/ FITNESS, MAKER SPACE, SCIENCE/ ART, MUSIC OVER PARKING



View of new building from Kansas Avenue

SUMMATION OF ALL 5 PROJECTS







PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Widen narrow concrete walkways

- 1st Level court upgrades
- Pre-School shade structure
- 2nd Level shade structures
- New windows from classroom to outdoor court 2nd floor
- Shade/ growing area over Admin. building
- 1st Level new covered walkways east-west
- 2nd Level covered walkway links
- New trees





PROJECT 2: Kansas Ave. Drop-Off/ Parking

- Create Student Drop-Off Lane along Kansas Ave.
- Create new Drop-Off area sidewalk
- Re-grade berm
- Modify existing fencing
- Create new access to hardcourts
- Increase number of parking spaces in staff parking lot
- Move storage shed and earthquake storage







PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

- Increase Administrative office area into adjacent classroom
- New addition to Administrative office area
- Remodel Library
- Remodel and add to existing Food Service area
- New addition to staff lounge area
- Replace stair and ramp to Food Service
- Replace fire access gates







PROJECT 4: Solar Chimney Modifications

- Fill in floor solar chimney opening at 2nd level with floor
- New casework in solar chimney to benefit classroom
- Create student display cabinets on 1st level at solar chimneys
- Solar Chimney shade material and super graphics







PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

- New parking lot
- New Maker/ Music, Support spaces on ground level
- New MPR/Fitness area on 2nd level over parking
- Incorporate storage shed, earthquake storage on 1st level
- Modify edible garden



Prioritized Project List

Rough Order of Magnitude Cost Estimate

Edison Language Academy

DRAFT 8.17.20

Site	Project Name	Scope	Renovation or New	Square Feet	Rationale	ROM Cost Estimate	Contingent on what other project	Phase No.
Edison L.A.	Project. 1: Outdoor Learning Courts / Covered Walkways / Shade	Preserve existing positive site conditions and renovations of existing areas for educational enhancements. Add coverings to open courtyards and walkways and added trees for shade along walkways	New	Bldg: As Applicable* Site: As Applicable* *see description	Facilitate the students' outdoor learning experience, protect students from weather and reduce glare to align with the SMMUSD District Specifications.	$2,153,926	Project 5	1
Edison L.A.	Project 2: Kansas Avenue Drop-Off / Parking	Create an inlet drop-off lane along Kansas Ave, renovate and fix gates at staff parking and service entry along Kansas Ave.	Renovation	Bldg: As Applicable* Site: As Applicable* *see description	A proposed new inlet that will accommodate both a safe dispersal area for parents dropping off their children that reduces community traffic congestion was a desire for both community and Edison. All decisions align with SMMUSD District Education Specifications.	$380,740	N/A	2
Edison L.A.	Project 3: Renovations to Administration / Community Support / Library Spaces / Food Service.	New Administration area expanded into relocated classroom 101, expansion of Administration, renovation of Library, and expansion of Food Service.	New and Renovation	Bldg: As Applicable* Site: 14,000 SF	Expansion of the Administration area to accommodate an enlarged Nurse area that is directly accessible from the lobby waiting area and with a dedicated toilet was a requested by Edison. The additional area to accommodate private conference rooms along with a dedicated hallway to the teacher work area will allow teachers to have private conference with parents without interruption. Food service expansion is per the Food Service Master Plan.	$1,982,338	N/A	1
Edison L.A.	Project 4: Solar Chimney Modifications	Repurpose for classroom use on second floor and adding graphic film to existing glazing.	Renovation	Bldg: As Applicable* Site: As Applicable* *see description	The renovation of the solar chimneys will provide additional usable area within the classroom and will align with SMMUSD District Education Specifications.	$136,082	N/A	4
Edison L.A.	Project 5: MPR / Fitness / Maker Spaces / Science / Music / Support over Parking	New MPR / Fitness / Maker Space / Music / Science building located at the existing staff parking lot comprising of a larger staff parking lot. Provide a vertical garden and bleacher stairs overlooking the playfield and a secondary stair with guardrails that match the existing campus. Provide new security gate between parking and campus and relocate existing facilities displaced by new building.	New	Bldg: 10,000 SF Site:14,000 SF	New 10,000 sf MPR / Fitness / Maker Space / Science / Music building will accommodate the new specialized instruction to support SMMUSD District Education Specifications and complement the existing progressive academic curriculum taught at Edison. Along with providing new instructional areas, a new vertical garden will support the culinary arts / activities that currently exist on campus.	$7,264,187	N/A	5

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	$/SF AREA
01. PROJECT 1: OUTDOOR LEARNING COURTS/COVERED WALKWAYS/TR	$2,153,926	15,260	$141.15
02. PROJECT 2: KANSAS AVENUE DROP-OFF/PARKING	$380,740	10,400	$36.61
03. PROJECT 3: RENOVATIONS TO ADMINISTRATION/COMMUNITY SUPF	$1,892,338	5,041	$375.39
04. PROJECT 4: SOLAR CHIMNEY MODIFICATIONS	$136,082	1	$136,081.93
05. PROJECT 5: MPR/FITNESS/MAKER SPACES/SCIENCE/MUSIC OVER PA	$7,364,187	10,000	$736.42
TOTAL CONSTRUCTION COST	$11,927,273		

DETAILED PROJECT SUMMARY

ELEMENT	TOTAL COST	GFA	$/SF AREA
01. PROJECT 1: OUTDOOR LEARNING COURTS/COVERED WALKWAYS/TR	$1,311,268	15,260	$85.93
02. PROJECT 2: KANSAS AVENUE DROP-OFF/PARKING	$231,787	10,400	$22.29
03. PROJECT 3: RENOVATIONS TO ADMINISTRATION/COMMUNITY SUPF	$1,152,018	5,041	$228.53
04. PROJECT 4: SOLAR CHIMNEY MODIFICATIONS	$82,844		
05. PROJECT 5: MPR/FITNESS/MAKER SPACES/SCIENCE/MUSIC OVER PA	$4,483,172	10,000	$448.32

TOTAL NET DIRECT COST		$7,261,089

GENERAL MARKUPS

DESIGN CONTINGENCY	15.00%	$1,089,163
ESCALATION TO MIDPOINT 10/2024	14.58%	$1,217,745
CONTRACTOR CONTINGENCY	15.00%	$1,435,200
FF & E/AV	6.00%	$660,192
INSURANCE	1.25%	$145,792
BONDS: CONTRACTOR	1.00%	$118,092

TOTAL CONSTRUCTION COST		$11,927,273

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

SITE SUMMARY

ELEMENT		TOTAL COST	$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		$1,311,268	$85.93
NET DIRECT SITE COST		$1,311,268	$85.93
DESIGN CONTINGENCY	15.00%	$196,690	$12.89
SUBTOTAL		$1,507,958	$98.82
ESCALATION TO MIDPOINT 10/2024	14.58%	$219,911	$14.41
SUBTOTAL		$1,727,869	$113.23
CONTRACTOR CONTINGENCY	15.00%	$259,180	$16.98
SUBTOTAL		$1,987,049	$130.21
FF & E/AV	6.00%	$119,223	$7.81
SUBTOTAL		$2,106,272	$138.03
INSURANCE	1.25%	$26,328	$1.73
SUBTOTAL		$2,132,600	$139.75
BONDS: CONTRACTOR	1.00%	$21,326	$1.40
TOTAL SITE COST		$2,153,926	$141.15

TOTAL SITE AREA: 15,260 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DETAILED SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	$/SF AREA	TOTAL $/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL				
091 Standard Electrical				
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		$1,311,268		$85.93
111 Site Preparation	$2,842		$0.19	
112 Site Improvements	$1,158,661		$75.93	
113 Site Utilities	$149,765		$9.81	
114 Off-Site Work				
NET DIRECT SITE COST		$1,311,268		$85.93

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - SITEWORK				
111 SITE PREPARATION				
Demolition				
Concrete pavement, small area	280	SF	7.02	$1,964
Sawcut concrete	150	LF	5.85	$878
TOTAL - 111 SITE PREPARATION				$2,842
ELEMENT - SITEWORK				
112 SITE IMPROVEMENTS				
Hardscape				
Concrete paving, match with existing	250	SF	10.64	$2,660
Concrete paving with base, integral color	3,900	SF	9.88	$38,515
Walkway covered area	11,920	SF	69.88	$832,970
Covered area, cable and fabric	3,340	SF	49.78	$166,265
Guardrail	80	LF	269.61	$21,569
Mural	300	SF	36.50	$10,950
Movable seat, Allowance	1	LS	30,000.00	$30,000
Culinary art tables	10	EA	2,200.00	$22,000
Vertical garden	204	SF	59.00	$12,036
Softscape				
Irrigation, plant area	250	SF	12.58	$3,145
Trees				
24" box	17	EA	1,079.15	$18,346
Miscellaneous				
Soil amending	280	SF	0.44	$122
Maintenance of landscape 90 days	280	SF	0.30	$83
TOTAL - 112 SITE IMPROVEMENTS				$1,158,661
ELEMENT - SITEWORK				
113 SITE UTILITIES				
Wet utilities				
Protect existing in place	1	LS	6,500.00	$6,500
Electrical				
Upgrades to existing service equipment, Allowance	1	LS	25,000.00	$25,000
Site lighting	15,260	SF	5.50	$83,930
Site technology	15,260	SF	2.25	$34,335

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 113 SITE UTILITIES				$149,765

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

SITE SUMMARY

ELEMENT		TOTAL COST	$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE			
04 EXTERIOR CLOSURE			
05 ROOFING			
06 INTERIOR CONSTRUCTION			
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT			
11 SITEWORK		$231,787	$22.29
NET DIRECT SITE COST		$231,787	$22.29
DESIGN CONTINGENCY	15.00%	$34,768	$3.34
SUBTOTAL		$266,555	$25.63
ESCALATION TO MIDPOINT 10/2024	14.58%	$38,873	$3.74
SUBTOTAL		$305,428	$29.37
CONTRACTOR CONTINGENCY	15.00%	$45,814	$4.41
SUBTOTAL		$351,242	$33.77
FF & E/AV	6.00%	$21,075	$2.03
SUBTOTAL		$372,316	$35.80
INSURANCE	1.25%	$4,654	$0.45
SUBTOTAL		$376,970	$36.25
BONDS: CONTRACTOR	1.00%	$3,770	$0.36
TOTAL SITE COST		$380,740	$36.61

TOTAL SITE AREA: 10,400 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DETAILED SITE SUMMARY

ELEMENT	AMOUNT	TOTAL COST	$/SF AREA	TOTAL $/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE				
031 Floor and Roof Construction				
032 Stair Construction				
04 EXTERIOR CLOSURE				
041 Exterior Walls				
042 Exterior Doors/Windows				
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION				
061 Partitions				
062 Interior Finishes				
063 Specialties				
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL				
091 Standard Electrical				
092 Special Electrical				
10 EQUIPMENT				
101 Fixed/Movable Equipment				
102 Furnishings				
103 Special Construction				
11 SITEWORK		$231,787		$22.29
111 Site Preparation	$57,812		$5.56	
112 Site Improvements	$99,925		$9.61	
113 Site Utilities	$74,050		$7.12	
114 Off-Site Work				
NET DIRECT SITE COST		$231,787		$22.29

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - SITEWORK				
111 SITE PREPARATION				
Demolition				
Concrete pavement, small area	1,560	SF	2.02	$3,143
Concrete curb and gutter	260	LF	5.00	$1,301
Chain link fence	260	LF	6.75	$1,755
Remove and salvage criblock modular retaining wall	1,820	SF	9.08	$16,526
Clearing and grubbing				
Remove planting/garden	2,600	SF	2.28	$5,938
Grading				
Rough, machine	3,900	SF	0.15	$589
Fine, machine	3,900	SF	0.27	$1,070
Excavation and fill				
Overexcavation	472	CY	12.43	$5,864
Haul and dispose	472	CY	45.83	$21,626
TOTAL - 111 SITE PREPARATION				$57,812
ELEMENT - SITEWORK				
112 SITE IMPROVEMENTS				
Hardscape				
Asphaltic concrete paving	2,560	SF	6.91	$17,691
Concrete paving	1,620	SF	6.88	$11,139
Curb and gutter	270	LF	27.92	$7,537
Modular retaining wall, Criblock, replace	1,820	SF	19.93	$36,267
Tube steel picket fencing, assumed 6'	270	LF	79.36	$21,428
Move earthquake storage and shed	1	LS	5,000.00	$5,000
Paving specialties				
Striped parking stall	50	EA	17.26	$863
TOTAL - 112 SITE IMPROVEMENTS				$99,925
ELEMENT - SITEWORK				
113 SITE UTILITIES				
Protect existing utilities and appurtenances in place, Allowance	1	LS	10,000.00	$10,000
Storm water servive				
Improvements, Allowance	1	LS	15,000.00	$15,000

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Site electrical				
Site lighting				
Pole mounted (assume 1 every 50 LF), including conduit wire and trenching	5	EA	4,750.00	$25,650
Security system	10,400	SF	2.25	$23,400
TOTAL - 113 SITE UTILITIES				$74,050

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	$/SF AREA
01 FOUNDATIONS		$11,342	$2.25
02 SUBSTRUCTURE		$9,922	$1.97
03 SUPERSTRUCTURE		$13,197	$2.62
04 EXTERIOR CLOSURE		$53,691	$10.65
05 ROOFING		$4,670	$0.93
06 INTERIOR CONSTRUCTION		$613,556	$121.71
07 CONVEYING			
08 MECHANICAL		$201,176	$39.91
09 ELECTRICAL		$199,715	$39.62
10 EQUIPMENT		$23,190	$4.60
11 SITEWORK		$21,559	$4.28
NET DIRECT BUILDING COST		$1,152,018	$228.53
DESIGN CONTINGENCY	15.00%	$172,803	$34.28
SUBTOTAL		$1,324,821	$262.81
ESCALATION TO MIDPOINT 10/2024	14.58%	$193,203	$38.33
SUBTOTAL		$1,518,024	$301.14
CONTRACTOR CONTINGENCY	15.00%	$227,704	$45.17
SUBTOTAL		$1,745,727	$346.31
FF & E/AV	6.00%	$104,744	$20.78
SUBTOTAL		$1,850,471	$367.08
INSURANCE	1.25%	$23,131	$4.59
SUBTOTAL		$1,873,602	$371.67
BONDS: CONTRACTOR	1.00%	$18,736	$3.72
TOTAL BUILDING COST		$1,892,338	$375.39

GROSS FLOOR AREA: 5,041 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	$/SF AREA	TOTAL $/SF AREA
01 FOUNDATIONS		$11,342		$2.25
011 Standard Foundations	$11,342		$2.25	
012 Special Foundations				
02 SUBSTRUCTURE		$9,922		$1.97
021 Slab On Grade	$9,922		$1.97	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		$13,197		$2.62
031 Floor and Roof Construction	$13,197		$2.62	
032 Stair Construction				
04 EXTERIOR CLOSURE		$53,691		$10.65
041 Exterior Walls	$26,288		$5.21	
042 Exterior Doors/Windows	$27,403		$5.44	
05 ROOFING		$4,670		$0.93
051 Roofing	$4,670		$0.93	
06 INTERIOR CONSTRUCTION		$613,556		$121.71
061 Partitions	$90,486		$17.95	
062 Interior Finishes	$467,603		$92.76	
063 Specialties	$15,895		$3.15	
064 Interior Doors/Windows	$39,572		$7.85	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		$201,176		$39.91
081 Plumbing	$36,524		$7.25	
082 H.V.A.C.	$148,269		$29.41	
083 Fire Protection	$16,383		$3.25	
084 Special Mechanical				
09 ELECTRICAL		$199,715		$39.62
091 Standard Electrical	$115,778		$22.97	
092 Special Electrical	$83,937		$16.65	
10 EQUIPMENT		$23,190		$4.60
101 Fixed/Movable Equipment				
102 Furnishings	$23,190		$4.60	
103 Special Construction				
11 SITEWORK		$21,559		$4.28
111 Site Preparation	$21,559		$4.28	
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
NET DIRECT BUILDING COST		$1,152,018		$228.53

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Footings	5,041	SF	2.25	$11,342
TOTAL - 011 STANDARD FOUNDATIONS				$11,342
ELEMENT - SUBSTRUCTURE				
021 SLAB ON GRADE				
Reinforced concrete slab, 6" thick	220	SF	11.25	$2,474
Miscellaneous				
Depressed slab, premium	81	SF	1.56	$127
Fall to outlet, premium	81	SF	1.88	$152
Concrete curb	36	LF	15.75	$567
Dowel	81	EA	81.51	$6,602
TOTAL - 021 SLAB ON GRADE				$9,922
ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Structural steel	220	SF	41.25	$9,075
Fire protection	220	SF	6.00	$1,320
Roof				
Metal deck, including reinforced lightweight concrete with	220	SF	12.74	$2,802
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				$13,197
ELEMENT - EXTERIOR CLOSURE				
041 EXTERIOR WALLS				
Framing, metal stud				
6"	670	SF	9.56	$6,408
DensGlass	670	SF	2.35	$1,574
Building paper	670	SF	0.33	$223
Corrugated siding	670	SF	19.30	$12,929
Insulation, batt	670	SF	1.40	$939
Gypsum board				
Taped and finished	670	SF	2.79	$1,873
Underlayment	670	SF	1.80	$1,209
Paint	670	SF	1.69	$1,133
TOTAL - 041 EXTERIOR WALLS				$26,288
ELEMENT - EXTERIOR CLOSURE				
042 EXTERIOR DOORS/WINDOWS				

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Doors	5,373	SF	2.75	$14,776
Windows	5,373	SF	2.35	$12,627
TOTAL - 042 EXTERIOR DOORS/WINDOWS				$27,403
ELEMENT - ROOFING				
051 ROOFING				
Single ply membrane	220	SF	8.93	$1,964
Rigid insulation	220	SF	5.42	$1,193
Flashing and accessories	220	SF	6.88	$1,513
TOTAL - 051 ROOFING				$4,670
ELEMENT - INTERIOR CONSTRUCTION				
061 PARTITIONS				
Interior partition	5,041	SF	17.95	$90,486
TOTAL - 061 PARTITIONS				$90,486
ELEMENT - INTERIOR CONSTRUCTION				
062 INTERIOR FINISHES				
Wall	5,041	SF	16.78	$84,588
Floor	5,041	SF	25.63	$129,201
Ceiling	5,041	SF	50.35	$253,814
TOTAL - 062 INTERIOR FINISHES				$467,603
ELEMENT - INTERIOR CONSTRUCTION				
063 SPECIALTIES				
Restroom accessories	5,041	SF	2.65	$13,359
Miscellaneous				
Signage	5,041	SF	0.50	$2,536
TOTAL - 063 SPECIALTIES				$15,895
ELEMENT - INTERIOR CONSTRUCTION				
064 INTERIOR DOORS/WINDOWS				
Doors	5,041	SF	5.90	$29,742

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Windows	5,041	SF	1.95	$9,830
TOTAL - 064 INTERIOR DOORS/WINDOWS				$39,572
ELEMENT - MECHANICAL				
081 PLUMBING				
Adminstration				
Equipment				
Water heater, under the sink , instantaneous	4	EA	720.00	$2,880
Fixture including rough-in				
Water closet with flush valve	3	EA	1,636.00	$4,908
Urinal, wall, with flush valve	1	EA	1,937.00	$1,937
Lavatory, wall hung	3	EA	1,699.00	$5,097
Sink, stainless steel, single	1	EA	1,819.00	$1,819
Service sink	1	EA	2,271.00	$2,271
Miscellaneous fittings	2,516	SF	0.62	$1,560
Domestic water system				
Building entrance, assume existing, no work anticipated				
Extend and modify piping as needed to accommodate remodel	2,516	SF	1.73	$4,353
Sanitary waste system, includes clean-outs				
Extend and modify piping as needed to accommodate remodel	2,516	SF	1.84	$4,629
Sanitary vent system, includes vent through roofs	2,516	SF	2.25	$5,661
Roof drainage system, assume no work anticipated		NIC		
Condensate drain system, assume no work anticipated (existing to remain)		NIC		
Natural gas system, assume no work anticipated (existing to remain)		NIC		
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	2,516	SF	0.56	$1,409
Library				
Assume no work anticipated		NIC		
TOTAL - 081 PLUMBING				$36,524
ELEMENT - MECHANICAL				

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
082 H.V.A.C.				
Administration				
Equipment				
Air handling equipment, upgrade existing	3,774	CFM	6.75	$25,475
Exhaust fan, restroom	3	EA	350.77	$1,052
Air distribution system				
Extend and modify ductwork as needed to to accommodate expansion and remodel	2,516	SF	8.60	$21,638
Air inlets and outlets	2,516	SF	2.35	$5,913
Fire, smoke and manual dampers	2,516	SF	0.95	$2,390
Automatic temperature controls	2,516	SF	5.28	$13,284
Air balancing	2,516	SF	1.13	$2,843
Miscellaneous including seismic bracing, duct identification, testing and fire stop	2,516	SF	0.56	$1,409
Library				
Equipment				
Air handling equipment, upgrade existing	3,788	CFM	6.75	$25,566
Exhaust fan, restroom	3	EA	350.77	$1,052
Air distribution system				
Modify/adjust ductwork as needed to accommodate	2,525	SF	8.60	$21,715
Air inlets and outlets	2,525	SF	2.35	$5,934
Fire, smoke and manual dampers	2,525	SF	0.95	$2,399
Automatic temperature controls	2,525	SF	5.28	$13,332
Air balancing	2,525	SF	1.13	$2,853
Miscellaneous including seismic bracing, duct identification, testing and fire stop	2,525	SF	0.56	$1,414
TOTAL - 082 H.V.A.C.				$148,269

ELEMENT - MECHANICAL
083 FIRE PROTECTION
Administration

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Modify existing fire sprinkler system as needed to accommodate remodel	2,516	SF	3.25	$8,177
Library				
Modify existing fire sprinkler system as needed to accommodate remodel	2,525	SF	3.25	$8,206
TOTAL - 083 FIRE PROTECTION				$16,383
ELEMENT - ELECTRICAL				
091 STANDARD ELECTRICAL				
Administration				
Service and distribution				
Upgrade as needed to accommodate remodel	2,516	SF	2.50	$6,290
Building grounding system	2,516	SF		
Equipment connection including disconnect switch, conduit and conductors				
Water heater	4	EA	475.00	$1,900
Lighting system				
Relocate/add lighting as needed to accommodate remodel	2,516	SF	8.50	$21,386
Convenience power including branch wiring	2,516	SF	2.76	$6,944
Fire alarm system				
Modify existing fire alarm, add devices as needed	2,516	SF	4.75	$11,951
Telephone and data system				
Outlets and cabling to existing IDF room	2,516	SF	1.62	$4,076
Fiber optic system				
Upgrade existing IDFs as needed	2,516	SF	1.32	$3,321
Common raceway system	2,516	SF	0.56	$1,409
Miscellaneous including seismic bracing, identification and fire stop	2,516	SF	0.58	$1,459
Library				
Service and distribution				
Upgrade as needed to accommodate remodel	2,525	SF	2.50	$6,313
Building grounding system	2,525	SF		

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Equipment connection including disconnect switch, conduit and conductors, no work anticipated				
Lighting system				
Adjust/increase library lighting as needed	2,525	SF	8.50	$21,463
Convenience power including branch wiring	2,525	SF	2.76	$6,969
Fire alarm system				
Modify existing fire alarm, add devices as needed	2,525	SF	4.75	$11,994
Telephone and data system				
Outlets and cabling to existing IDF room	2,525	SF	1.62	$4,091
Fiber optic system				
Upgrade existing IDFs as needed	2,525	SF	1.32	$3,333
Common raceway system	2,525	SF	0.56	$1,414
Miscellaneous including seismic bracing, identification and fire stop	2,525	SF	0.58	$1,465
TOTAL - 091 STANDARD ELECTRICAL				$115,778
ELEMENT - ELECTRICAL				
092 SPECIAL ELECTRICAL				
Administration				
Audio visual system				
For conference rooms	2	EA	12,500.00	$25,000
Public address system	2,516	SF	1.38	$3,472
Clock system, atomic clock	2,516	SF	0.55	$1,384
Security system	2,516	SF	3.50	$8,806
Library				
Audio visual system	2,525	SF	12.50	$31,563
Public address system	2,525	SF	1.38	$3,485
Clock system, atomic clock	2,525	SF	0.55	$1,389
Security system	2,525	SF	3.50	$8,838
TOTAL - 092 SPECIAL ELECTRICAL				$83,937

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - EQUIPMENT				
102 FURNISHINGS				
Casework	5,588	SF	4.15	$23,190
TOTAL - 102 FURNISHINGS				$23,190
ELEMENT - SITEWORK				
111 SITE PREPARATION				
Demolition				
Concrete pavement, small area	220	SF	4.02	$883
MEP				
Plumbing	1	LS	4,290.00	$4,290
HVAC	1	LS	8,161.21	$8,161
Electrical	1	LS	8,225.00	$8,225
TOTAL - 111 SITE PREPARATION				$21,559

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	$/SF AREA
01 FOUNDATIONS			
02 SUBSTRUCTURE			
03 SUPERSTRUCTURE		$3,226	$3,226.00
04 EXTERIOR CLOSURE		$4,702	$4,702.00
05 ROOFING			
06 INTERIOR CONSTRUCTION		$10,746	$10,746.00
07 CONVEYING			
08 MECHANICAL			
09 ELECTRICAL			
10 EQUIPMENT		$64,170	$64,170.00
11 SITEWORK			
NET DIRECT BUILDING COST		$82,844	$82,844.00
DESIGN CONTINGENCY	15.00%	$12,427	$12,426.60
SUBTOTAL		$95,271	$95,270.60
ESCALATION TO MIDPOINT 10/2024	14.58%	$13,894	$13,893.63
SUBTOTAL		$109,164	$109,164.23
CONTRACTOR CONTINGENCY	15.00%	$16,375	$16,374.63
SUBTOTAL		$125,539	$125,538.86
FF & E/AV	6.00%	$7,532	$7,532.33
SUBTOTAL		$133,071	$133,071.20
INSURANCE	1.25%	$1,663	$1,663.39
SUBTOTAL		$134,735	$134,734.59
BONDS: CONTRACTOR	1.00%	$1,347	$1,347.35
TOTAL BUILDING COST		$136,082	$136,081.93

GROSS FLOOR AREA: 1 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	$/SF AREA	TOTAL $/SF AREA
01 FOUNDATIONS				
011 Standard Foundations				
012 Special Foundations				
02 SUBSTRUCTURE				
021 Slab On Grade				
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		$3,226		$3,226.00
031 Floor and Roof Construction	$3,226		$3,226.00	
032 Stair Construction				
04 EXTERIOR CLOSURE		$4,702		$4,702.00
041 Exterior Walls				
042 Exterior Doors/Windows	$4,702		$4,702.00	
05 ROOFING				
051 Roofing				
06 INTERIOR CONSTRUCTION		$10,746		$10,746.00
061 Partitions				
062 Interior Finishes				
063 Specialties	$10,746		$10,746.00	
064 Interior Doors/Windows				
07 CONVEYING				
071 Elevators				
08 MECHANICAL				
081 Plumbing				
082 H.V.A.C.				
083 Fire Protection				
084 Special Mechanical				
09 ELECTRICAL				
091 Standard Electrical				
092 Special Electrical				
10 EQUIPMENT		$64,170		$64,170.00
101 Fixed/Movable Equipment				
102 Furnishings	$30,570		$30,570.00	
103 Special Construction	$33,600		$33,600.00	
11 SITEWORK				
111 Site Preparation				
112 Site Improvements				
113 Site Utilities				
114 Off-Site Work				
NET DIRECT BUILDING COST		$82,844		$82,844.00

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Floor				
Metal deck, including reinforced concrete with float finish	180	SF	17.92	$3,226
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				$3,226
ELEMENT - EXTERIOR CLOSURE				
042 EXTERIOR DOORS/WINDOWS				
Remove interior glass	210	SF	22.39	$4,702
TOTAL - 042 EXTERIOR DOORS/WINDOWS				$4,702
ELEMENT - INTERIOR CONSTRUCTION				
063 SPECIALTIES				
Graphic film sign letter	27	EA	398.00	$10,746
TOTAL - 063 SPECIALTIES				$10,746
ELEMENT - EQUIPMENT				
102 FURNISHINGS				
Casework				
Base cabinet	60	LF	385.11	$23,107
Countertop, epoxy solid surface	60	LF	124.38	$7,463
TOTAL - 102 FURNISHINGS				$30,570
ELEMENT - EQUIPMENT				
103 SPECIAL CONSTRUCTION				
Solar chimney, miscellanoeus modification	96	EA	350.00	$33,600
TOTAL - 103 SPECIAL CONSTRUCTION				$33,600

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

BUILDING SUMMARY

ELEMENT		TOTAL COST	$/SF AREA
01 FOUNDATIONS		$122,250	$12.23
02 SUBSTRUCTURE		$96,000	$9.60
03 SUPERSTRUCTURE		$985,400	$98.54
04 EXTERIOR CLOSURE		$497,125	$49.71
05 ROOFING		$157,500	$15.75
06 INTERIOR CONSTRUCTION		$1,087,450	$108.75
07 CONVEYING			
08 MECHANICAL		$642,717	$64.27
09 ELECTRICAL		$593,100	$59.31
10 EQUIPMENT		$105,000	$10.50
11 SITEWORK		$196,630	$19.66
NET DIRECT BUILDING COST		$4,483,172	$448.32
DESIGN CONTINGENCY	15.00%	$672,476	$67.25
SUBTOTAL		$5,155,648	$515.56
ESCALATION TO MIDPOINT 10/2024	14.58%	$751,865	$75.19
SUBTOTAL		$5,907,513	$590.75
CONTRACTOR CONTINGENCY	15.00%	$886,127	$88.61
SUBTOTAL		$6,793,640	$679.36
FF & E/AV	6.00%	$407,618	$40.76
SUBTOTAL		$7,201,258	$720.13
INSURANCE	1.25%	$90,016	$9.00
SUBTOTAL		$7,291,274	$729.13
BONDS: CONTRACTOR	1.00%	$72,913	$7.29
TOTAL BUILDING COST		$7,364,187	$736.42

GROSS FLOOR AREA: 10,000 SF

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DETAILED BUILDING SUMMARY

ELEMENT	AMOUNT	TOTAL COST	$/SF AREA	TOTAL $/SF AREA
01 FOUNDATIONS		$122,250		$12.23
011 Standard Foundations	$122,250		$12.23	
012 Special Foundations				
02 SUBSTRUCTURE		$96,000		$9.60
021 Slab On Grade	$96,000		$9.60	
022 Basement Excavation				
023 Basement Walls				
03 SUPERSTRUCTURE		$985,400		$98.54
031 Floor and Roof Construction	$895,625		$89.56	
032 Stair Construction	$89,775		$8.98	
04 EXTERIOR CLOSURE		$497,125		$49.71
041 Exterior Walls	$414,000		$41.40	
042 Exterior Doors/Windows	$83,125		$8.31	
05 ROOFING		$157,500		$15.75
051 Roofing	$157,500		$15.75	
06 INTERIOR CONSTRUCTION		$1,087,450		$108.75
061 Partitions	$225,550		$22.56	
062 Interior Finishes	$686,300		$68.63	
063 Specialties	$76,900		$7.69	
064 Interior Doors/Windows	$98,700		$9.87	
07 CONVEYING				
071 Elevators				
08 MECHANICAL		$642,717		$64.27
081 Plumbing	$189,656		$18.97	
082 H.V.A.C.	$375,521		$37.55	
083 Fire Protection	$77,540		$7.75	
084 Special Mechanical				
09 ELECTRICAL		$593,100		$59.31
091 Standard Electrical	$450,000		$45.00	
092 Special Electrical	$143,100		$14.31	
10 EQUIPMENT		$105,000		$10.50
101 Fixed/Movable Equipment				
102 Furnishings	$105,000		$10.50	
103 Special Construction				
11 SITEWORK		$196,630		$19.66
111 Site Preparation	$27,790		$2.78	
112 Site Improvements	$45,500		$4.55	
113 Site Utilities	$123,340		$12.33	
114 Off-Site Work				
NET DIRECT BUILDING COST		$4,483,172		$448.32

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - FOUNDATIONS				
011 STANDARD FOUNDATIONS				
Building foundation	10,000	SF	12.23	$122,250
TOTAL - 011 STANDARD FOUNDATIONS				$122,250
ELEMENT - SUBSTRUCTURE				
021 SLAB ON GRADE				
Slab on grade assembly	10,000	SF	9.60	$96,000
TOTAL - 021 SLAB ON GRADE				$96,000
ELEMENT - SUPERSTRUCTURE				
031 FLOOR AND ROOF CONSTRUCTION				
Building frame and structure	10,000	SF	89.56	$895,625
TOTAL - 031 FLOOR AND ROOF CONSTRUCTION				$895,625
ELEMENT - SUPERSTRUCTURE				
032 STAIR CONSTRUCTION				
Building stairs	10,000	SF	8.98	$89,775
TOTAL - 032 STAIR CONSTRUCTION				$89,775
ELEMENT - EXTERIOR CLOSURE				
041 EXTERIOR WALLS				
Building exterior wall and finishes	10,000	SF	41.40	$414,000
TOTAL - 041 EXTERIOR WALLS				$414,000
ELEMENT - EXTERIOR CLOSURE				
042 EXTERIOR DOORS/WINDOWS				
Exterior doors	10,000	SF	2.75	$27,500
Exterior windows	10,000	SF	5.56	$55,625
TOTAL - 042 EXTERIOR DOORS/WINDOWS				$83,125
ELEMENT - ROOFING				
051 ROOFING				
Roofing system	10,000	SF	15.75	$157,500

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 051 ROOFING				$157,500
ELEMENT - INTERIOR CONSTRUCTION				
061 PARTITIONS				
Interior partitions	10,000	SF	22.56	$225,550
TOTAL - 061 PARTITIONS				$225,550
ELEMENT - INTERIOR CONSTRUCTION				
062 INTERIOR FINISHES				
Wall finishes	10,000	SF	27.68	$276,800
Floor finishes	10,000	SF	18.20	$182,000
Ceiling finishes	10,000	SF	22.75	$227,500
TOTAL - 062 INTERIOR FINISHES				$686,300
ELEMENT - INTERIOR CONSTRUCTION				
063 SPECIALTIES				
Building interior specialties	10,000	SF	7.69	$76,900
TOTAL - 063 SPECIALTIES				$76,900
ELEMENT - INTERIOR CONSTRUCTION				
064 INTERIOR DOORS/WINDOWS				
Doors/Windows	10,000	SF	9.87	$98,700
TOTAL - 064 INTERIOR DOORS/WINDOWS				$98,700
ELEMENT - MECHANICAL				
081 PLUMBING				
Equipment				
Water heating system	10,000	SF	2.47	$24,700
Fixture including rough-in	10,000	SF	1.50	$15,000
Miscellaneous fittings	10,000	SF	0.57	$5,700
Domestic water system				
Building entrance	1	LS	3,400.00	$3,400
Piping, fittings, accessories and insulation	10,000	SF	3.54	$35,400
Valve	10,000	SF	0.16	$1,600
Sanitary waste system, includes clean-outs	10,000	SF	2.46	$24,600

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
Sanitary vent system, includes vent through roofs	10,000	SF	3.78	$37,800
Roof drainage system				
Roof and overflow drains	6	EA	485.73	$2,914
Pipe with fittings and support	290	LF	69.42	$20,132
Horizontal pipe insulation	50	LF	17.21	$860
Indirect condensate drain system	10,000	SF	0.76	$7,600
Natural gas system, not used				
Elevator sump pump system, Allowance	1	LS	4,750.00	$4,750
Miscellaneous including seismic control, system test, flush and chlorinate, identification and fire stop	10,000	SF	0.52	$5,200
TOTAL - 081 PLUMBING				$189,656
ELEMENT - MECHANICAL				
082 H.V.A.C.				
Equipment				
Air handling equipment	15,000	CFM	6.75	$101,250
Sound attenuation	10,000	SF	0.41	$4,100
Air distribution system				
Sheet metal ductwork, supports	8,500	LB	13.72	$116,595
Duct insulation	10,000	SF	2.98	$29,800
Flexible duct, supports	10,000	SF	0.61	$6,100
Refrigeration piping system, specialties	10,000	SF	1.03	$10,300
Air inlets and outlets	10,000	SF	1.73	$17,300
Fire, smoke and manual dampers	10,000	SF	1.14	$11,400
Duct smoke detectors	10,000	SF	0.52	$5,200
Automatic temperature controls	10,000	SF	5.28	$52,800
Air / water balance, by an independent contractor	10,000	SF	1.13	$11,300
Start-up, commission major equipment	1	LS	3,775.56	$3,776
Miscellaneous including seismic bracing, duct identification, testing and fire stop	10,000	SF	0.56	$5,600

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 082 H.V.A.C.				**$375,521**
ELEMENT - MECHANICAL				
083 FIRE PROTECTION				
Automatic fire sprinkler system, wet type				
Fire riser, horizontal water distribution, drops and heads	10,000	SF	6.93	$69,300
Seismic protection, labeling, firestop	10,000	SF	0.55	$5,500
Test	1	LS	2,740.00	$2,740
TOTAL - 083 FIRE PROTECTION				**$77,540**
ELEMENT - ELECTRICAL				
091 STANDARD ELECTRICAL				
Service and distribution				
Normal power				
Normal power equipment, including distribution boards and panel boards	10,000	SF	5.03	$50,300
Transformers	10,000	SF	1.52	$15,200
Building feeder	10,000	SF	0.88	$8,800
Building grounding system	10,000	SF	0.35	$3,500
Equipment connection including disconnect switch, conduit and conductors	10,000	SF	3.78	$37,800
Lighting system				
Lighting control	10,000	SF	1.85	$18,500
Fixtures	10,000	SF	12.30	$123,000
Branch wiring	10,000	SF	3.74	$37,400
Convenience power including branch wiring	10,000	SF	4.30	$43,000
Fire alarm system	10,000	SF	4.75	$47,500
Telephone and data system	10,000	SF	3.50	$35,000
Fiber optic system	10,000	SF	1.23	$12,300
Common raceway system	10,000	SF	0.52	$5,200
Miscellaneous including seismic bracing, identification and fire stop	10,000	SF	1.25	$12,500
TOTAL - 091 STANDARD ELECTRICAL				**$450,000**

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
ELEMENT - ELECTRICAL				
092 SPECIAL ELECTRICAL				
Audio visual system	10,000	SF	8.55	$85,500
Public address system	10,000	SF	1.29	$12,900
TV outlets and cabling	10,000	SF	0.46	$4,600
Clock system, atomic clock	10,000	SF	0.51	$5,100
Security system	10,000	SF	3.50	$35,000
TOTAL - 092 SPECIAL ELECTRICAL				$143,100
ELEMENT - EQUIPMENT				
102 FURNISHINGS				
Casework	10,000	SF	10.50	$105,000
TOTAL - 102 FURNISHINGS				$105,000
ELEMENT - SITEWORK				
111 SITE PREPARATION				
Demolition	7,000	SF	2.32	$16,240
Clearing and grubbing	7,000	SF	1.65	$11,550
TOTAL - 111 SITE PREPARATION				$27,790
ELEMENT - SITEWORK				
112 SITE IMPROVEMENTS				
Hardscape, gate, relocate existing facilities	14,000	SF	3.25	$45,500
TOTAL - 112 SITE IMPROVEMENTS				$45,500
ELEMENT - SITEWORK				
113 SITE UTILITIES				
Storm water service	14,000	SF	1.75	$24,500
Domestic and fire water service	14,000	SF	0.95	$13,300
Sanitary sewer service, Allowance	14,000	SF	1.36	$19,040
Natural gas service, assume not used				
Site electrical service, site lighting and technology	14,000	SF	4.75	$66,500

ROUGH ORDER OF MAGNITUDE COST ESTIMATE

OCMI JOB #: 20249.000 | 10 August 2020

DESCRIPTION	QUANTITY	UNIT	UNIT RATE	ESTIMATED COST
TOTAL - 113 SITE UTILITIES				$123,340



Appendix

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 02/13/2020

PRESENT

Lori Orum	-	Edison Language Academy
Carey Upton	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Kick-off the Project with Introductions and Visitation

DISCUSSION

1. Each attendee discussed their roles as related to the project.

2. Michael described the project as an assessment of existing conditions as related to the current SMMUSD Ed Specs and Assessment; and that potential projects will be presented to the School Board in October 2020 for implementation over a ten-year period.

3. Lori was asked to describe the existing conditions and she described the following positive and negative conditions based on what was originally built:

   Positive Conditions
   - School is a beautiful environment and has a good feeling.
   - Technology is great and there have been some upgrades.
   - Site has a good perimeter and secondary gate and fencing system.
   - Teachers and students like the outdoor spaces and especially the edible garden.
   - There is a lot of parent involvement to support students.

   Negative Conditions
   - Covered walkways do not have roof coverings to protect pedestrians. Roof coverings are needed.
   - Rainwater catchment system has been problematic.
   - Operable windows are problematic with poor quality outside air and noisy motors.

- Solar chimneys were problematic with poor quality outside air (too close to the freeway) which required retrofitting with special hepa-filters.
- The school spaces are outfitted with an in-floor radiant heating system. The system remains unused due to the length of time it takes to reach temperature.
- First floor exterior doors below solar chimneys have rainwater infiltration.
- Heaters were added to some classrooms.
- Automatic hand wash and flushing plumbing fixtures present maintenance issues.
- Electronic door hardware was replaced by a keyed system.
- Light switches have been problematic.
- Solar shading in classrooms and offices is not adequate and is lacking in many conditions.
- Parking is inadequate. It was suggested that parking could be alleviated by creating a parking structure whose upper deck could be play area (basketball courts) accessed by a ramp system.
- On the south side of the site the new student drop-off area has a cross walk in the middle of the drop off zone which leads to confusion and safety concerns.
- The kitchen is currently a warming kitchen and would benefit by re-planning the kitchen to meet the needs.
- The staff dining area needs slight tweaks to support creating a food prep area. The electrical infrastructure may not be robust enough.
- The upper deck areas have no shade and need more seating with shade.
- The classrooms adjacent to the upper deck areas cannot supervise the areas. It was suggested that windows could be added to facilitate visibility of the deck areas from the classrooms.
- There is no dedicated science classroom with supportive infrastructure and storage.
- The automatic operable windows to both the exterior and to the solar chimneys are very noisy to operate. The school would like the window operators to be disabled.

4. Educational program may change during the next 10 years which should not conflict with Title 1 program.

5. School's theater and art programs are important and now must be accommodated in the same room. It has proven difficult to change the room use quickly or effectively. The room lacks storage.

6. Pre-school curriculum may change, and Day-care is not provided.

7. Possible projects were discussed including the addition of structural for parking which could be an elevated playground with parking below and enhancement of the Staff Dining area.

8. The Santa Monica airport may close and be redeveloped with new land uses including housing which would put more pressure on the school to support increased enrollments.

9. The School's enrollment accommodates Pre-K to 5th grade with three classroom per grade level.

10. Photovoltaic shade structures are planned for construction this next summer.

11. The only historical structures left from the original school are the Carolina oaks

NEXT STEPS

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

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

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Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 04/16/2020

PRESENT

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

PURPOSE OF THE MEETING

To discuss an overview of potential projects.

DISCUSSION

tBP's Presentation

1. tBP presented the campus plan of Edison and identified the on-site challenges.

2. Staff concern include the unused solar chimneys and the quality of air.

3. The freeway is near Edison and air sometimes infiltrates in the classrooms.

4. Staff does not turn on the radiant heating in the floor because it takes too long to heat up the classrooms.

5. Staff desires a canopy over the classrooms facing the playfields to prevent water intrusion.

6. Staff will like a dedicated science classroom.

7. The grass areas at the roof gardens are challenging to maintain.

Discussion Items

1. The doors in the Multipurpose rooms are difficult to open when the HVAC is working.

2. A food prep area is ideal in the staff dining area.

3. Sidewalk is not wide enough for the number of students walking to the playfields.

4. A solar panel project will be completed this summer and will be located at the lunch area, parking area, and play court area. tBP will email the District the as-built fire lane site plan for coordination purposes.

5. Existing security systems are good.

6. Upper level landscape areas need better guardrails and only roofers are allowed in the landscape areas. Area may be repurposed.

7. Increasing the number of parking spaces is difficult and there have been discussions to add a parking structure with play courts above.

8. The have been issues with operable windows and automatic controlled plumbing fixtures.

9. HVAC systems have been problematic, and modifications have been made since 2015. District will determine how to address the issues.

10. Electrical infrastructure is not robust but there are no issues.

11. District is looking at possibly replacing the cistern system in the play field. There is careful supervision when vehicles must travel through the play field.

12. Drop-off was relocated to Kansas Avenue two year ago and afterwards the City installed speed bumpers which are problematic with the drop-off traffic.

13. Pedestrian Gate at Kansas Avenue needs hold open device fixed.

NEXT STEPS

1. Workshops being scheduled.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

tBP
Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 05/01/2020

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Gina	-	Edison Language Academy
John Ellis	-	Edison Language Academy
Kirsten Bersch	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Amber Richane	-	Edison Language Academy
Yoly Gutierrez	-	Edison Language Academy
Kathy Fargnoli	-	Edison Language Academy
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

Workshop #1 to discuss potential projects.

DISCUSSION

1. The campus is being assessed for potential projects while looking at the District's Ed. Specs and meetings with the Staff. The campus will not significantly change, and potential projects are planned to be presented to the Board in December with a (10) year phasing period.
2. To date there has been a Kick-off meeting and a meeting with M&O Staff, and (2) community meetings are planned.
3. tBP presented an overview of the campus and some of the challenges discussed at the previous meetings.
4. Site Areas
    a. Virginia Ave
        i. Existing drop-off inlet is often used by the neighboring residences.
        ii. Increase student drop off area, possibly east of the cross walk.

b. Kansas Ave.
    i. Added street drop-off (2) years ago and there are challenges due to the street width and marked speed bumps being used as crosswalks.
    ii. Discussed if a study of the drop-off needs to be prepared and if better street signage would assist with the challenges.
    iii. An added on-site drop-off inlet was discussed that extends from the from the eastern property boundary to the west, and there is concern if Sycamore trees can remain.
    iv. Possible drop-off area on play courts was discussed.
    v. The only location that provides public access to playfields is near J; shown on site diagram.
c. Add security cameras to provide security to monitor playfields and possible vandalism, and District has a separate project that will install cameras in August.
d. Health concern of Coronavirus with water filtration system.
e. Staff Parking
    i. Area has a circulation challenge and needs additional parking for variety of staff that includes classified staff.
    ii. Staff may provide the quantity of needed parking spaces and tandem spaces are acceptable.
f. Pedestrian Routes
    i. Students morning gathering is in the Central courtyard.
    ii. Area south of main building is narrow and floods during rains.
    iii. Area next to Library needs roof coverage.
    iv. Access from classrooms to playfields is thru/near Student Services in lieu of near Administration.
    v. Difficult for students to get access to library/playfields etc. because the doors open within the path of travel.
    vi. Access to Cafeteria from second floor is challenging.
    vii. Upper level routes have no roof coverings or shade.
g. When it rains the playfield does not adequately drain and making usage difficult.

5. Administration
    a. Too small and does not work well.
    b. Built-in stuff is difficult to use.
    c. Principals office needs another door.
    d. Back offices are too small.
    e. Discussed how many offices are needed.
6. Conference Room (Yoly's office)
    a. Too small, built-ins are located within this area.
    b. Parents go into conference room and staff workroom to put together packets together; challenging because an office door is located within the conference room.
    c. Teachers/privacy with parents is a challenge.
    d. Conference was originally designed as the vice principal with adjoining disciplinary conference room.
7. Shortage of student services areas.
8. Doors are difficult to open.

9. Library
    a. Proximity to restrooms to library and sound of flushing toilets.
    b. Toilets: volunteers and students use these.
    c. John's office: window's do not function.
    d. Storage Audio Visual: currently is a staff workroom and will like a sink. Leaks when it rains.
    e. Need drinking fountain closer to the library.
    f. Double door located within stacks, is too busy.
    g. Heat and air in the community room.
    h. Need diaper changing station in the restrooms near community room.
    i. Need wash sink.
    j. These are HVAC issues.
    k. Un-official staff room needs a sink.
10. Community Room / Parent Room
    a. Parent room is a counseling center.
11. Multipurpose Room
    a. Pedestrian Door is located near the lunch covered area and will like a pedestrian door with direct access to the restrooms.
    b. Microphone sound system is a challenge.
12. Food Prep
    a. Improve recycling.
    b. Add more burners.
    c. (4) lunch periods
        a. TK/K/1/2
        b. 3 – 4
        c. 5 – 6
        d. 7 – 8
13. Look at adding a multipurpose bldg. on campus.
14. Staff Lounge
    a. Only lounge and does not have a toilet close-by.
    b. Parents use as a prep area; will like a deeper sink.
15. Science
    a. The original dedicated Science classroom is now an afternoon childcare room.
    b. Staff prefer to teach science in their own classroom.
    c. There is a need to store dedicated curriculum items i.e. science, robotics, etc.
16. PS Art/ Theater / Visual Art
    a. Classroom 107 located: flooring is carpet, will like vinyl composition tile.
    b. Need music space.
17. 4th Graders Music
    a. 5 to 8 classes at the same time trumpets in the middle of downstairs courtyard.
    b. Music instruction in the MPR music storage is a challenging.
    c. Music is taught in 109 SDC, 110 SDC on first floor, 207, 208, and MPR.
18. Solar Chimneys
    a. Transfers sound between floors.
    b. Glazing is highly reflective and dirty.
    c. Mechanical function has been de-activated.

19. HVAC System
    a. CO2 sensor in the room indicates when to close windows.
    b. Windows in the classrooms constantly are opening and closing throughout the door, loud and abstracting.
    c. Need to better manage air near the freeway and Co2 being trapped in the classroom.
    d. Two air filters in each classroom.
    e. There are purple air sensors.
    f. Entire system should be looked at.
20. In order to obtain more site information, it was requested for tBP to provide a questionnaire.

CHAT ROOM

Thank you everyone for sharing your time with this process!

Please also keep in mind that we're a commuter school, not a neighborhood school — so we add lots of cars to the neighborhood.

We have itinerant music teachers who have to park behind other staff or look for street parking to the point that people don't like to be assigned here (SMMUSD employees, dream teachers, etc). Assuming we have our Child Care and Crest programs back, that's also a very large staff and there's overlap between when teachers leave and when these staff arrive.

Drop off zone can be moved to east of the cross walk…if there's a way to create a cut out so parents can pull in and out of traffic that would work better.

From Kirsten Bersch to Everyone: 03:31 PM
An added complication on Kansas is that the road itself is very narrow and traffic often stalls - two large SUVs can barely pass each other in the roadway; one has to pull into a driveway/parking spot.

From Gina to Everyone: 03:32 PM
I agree with more drop off but also more signage for parents to not get out of car etc Signage also that U-turns not allowed before or after stop sign on virginia (right before preschool parking lot going)
Michael, please send me a sample survey for the staff. Thanks. Jellis@smmusd.org

From Heidi Vega Aimonetti to Everyone: 03:39 PM
Make Kansas a One-Way street (going East to West) from Cloverfield to where it connects with Virginia?

From Kirsten Bersch to Everyone: 03:43 PM
E and F is already tandem parking. Only D are single spots.

NEXT STEPS

SMMUSD will schedule Workshop #2 on May 14, 2020.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

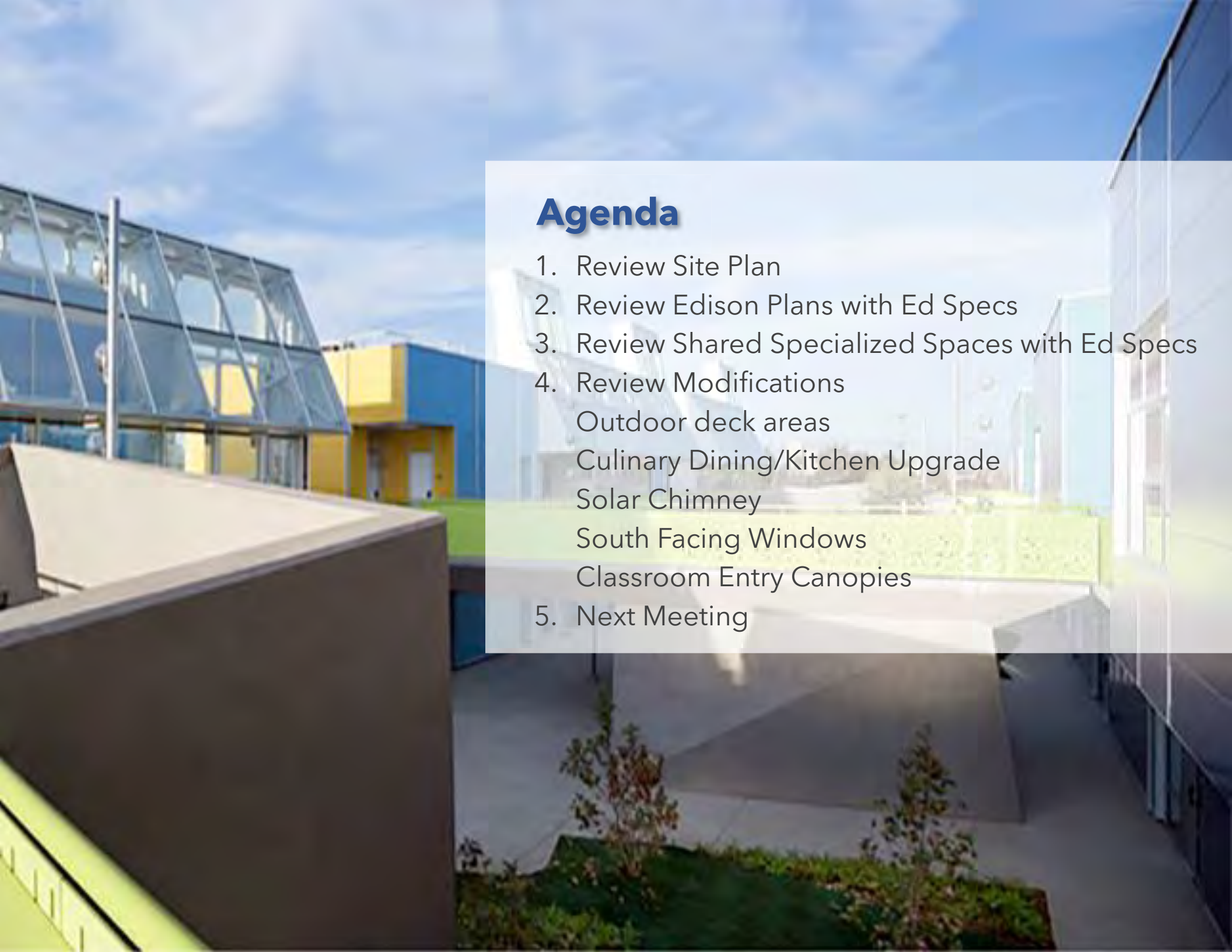
Attachments: tBP's Presentation Slides



Santa Monica Malibu Unified School District

Edison Elementary School

4.31.2020

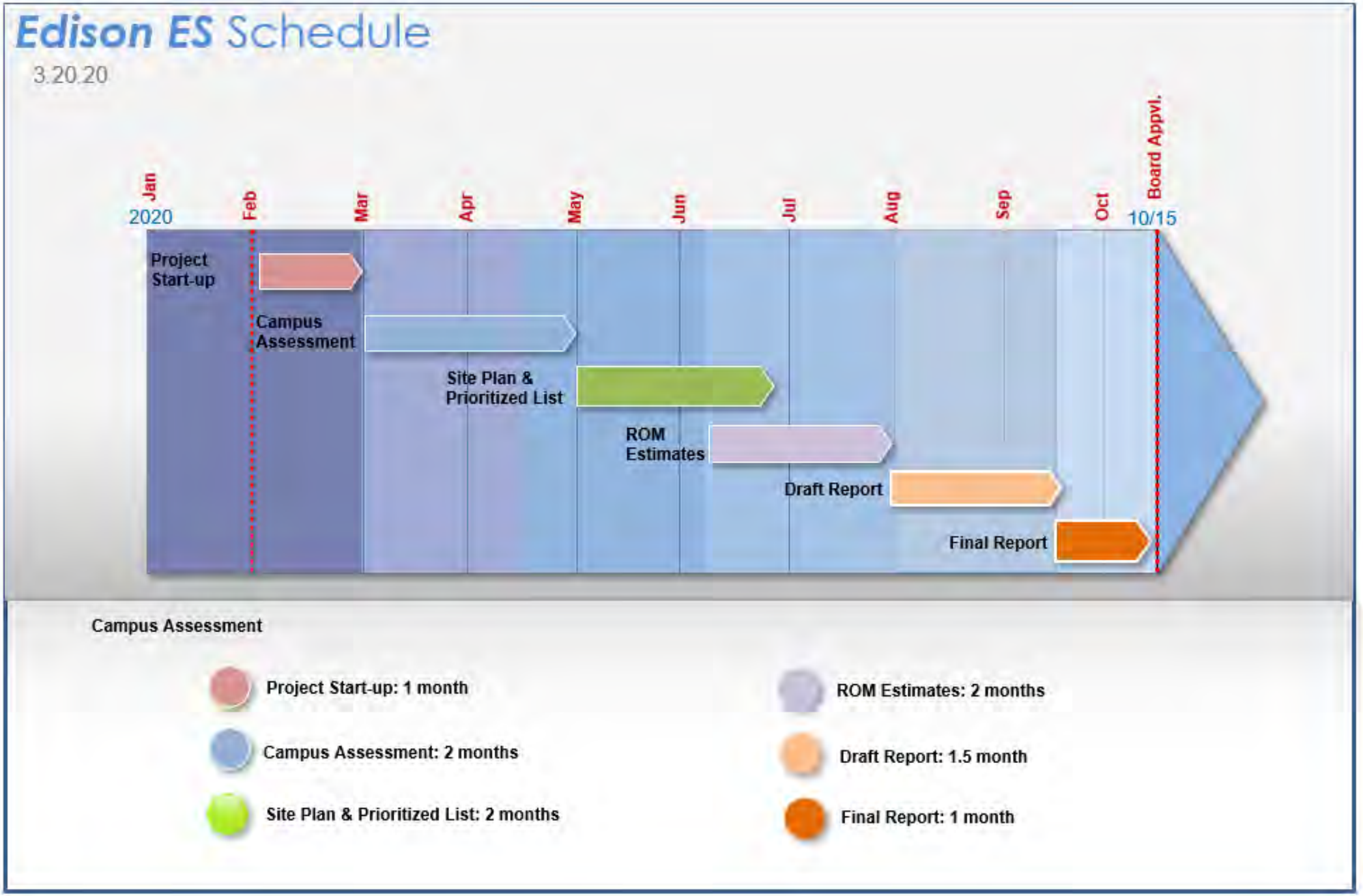


Agenda

1. Review Site Plan
2. Review Edison Plans with Ed Specs
3. Review Shared Specialized Spaces with Ed Specs
4. Review Modifications
   - Outdoor deck areas
   - Culinary Dining/Kitchen Upgrade
   - Solar Chimney
   - South Facing Windows
   - Classroom Entry Canopies
5. Next Meeting

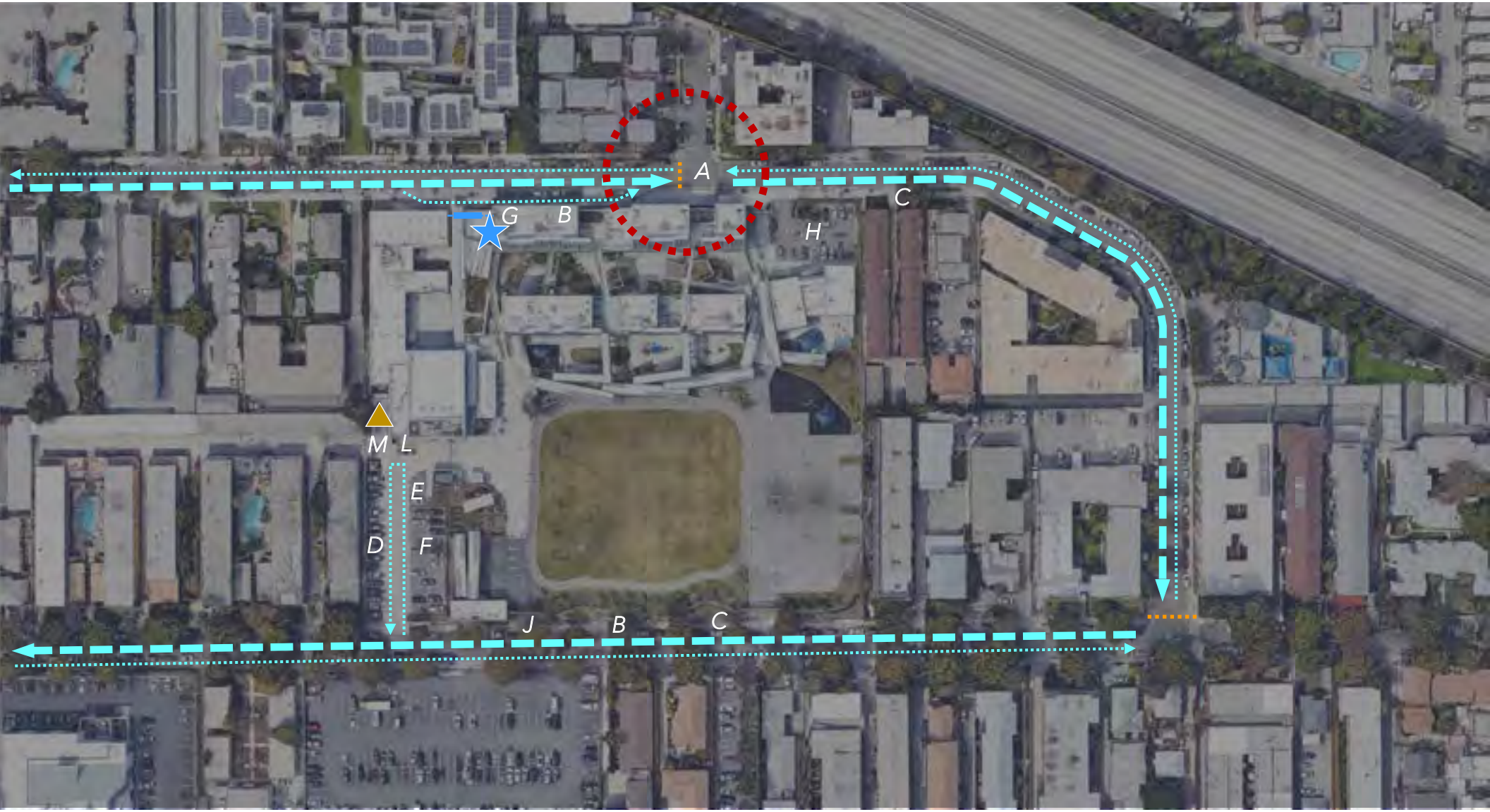
Santa Monica Malibu Unified School District Edison Academy

Schedule



Santa Monica Malibu Unified School District Edison Academy

First Level Campus Plan – Traffic Flow Study (Existing)



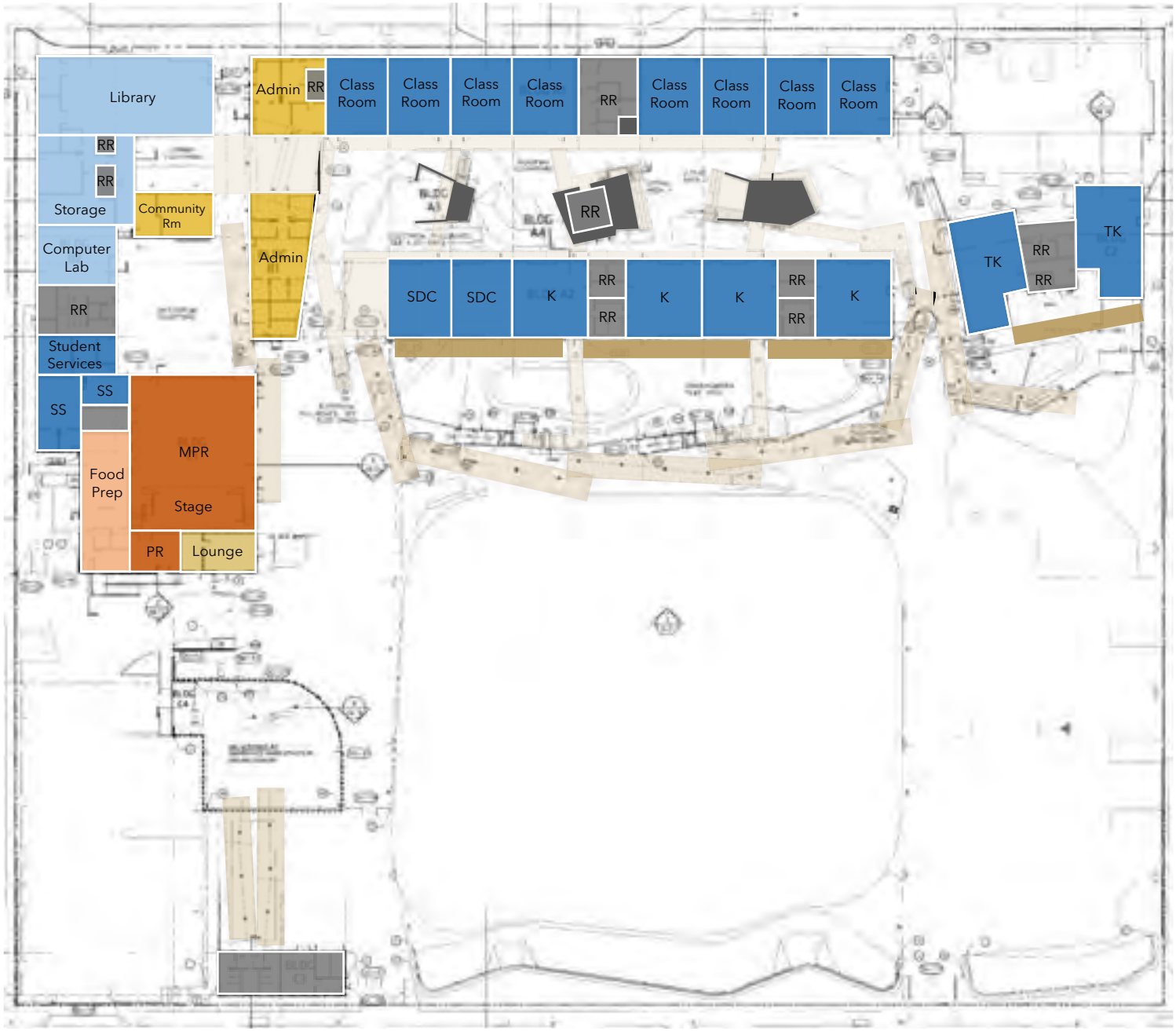
Vehicular (School)
Vehicular (Community), Visitor / Staff Parking
Drop-Off for Specialized Classrooms
Pedestrian (School)
Intersection
Administration Entrance
Secured Entry
Food Service Delivery

A Traffic Congestion at Intersection
B Parent Drop-Off
C Parent Parking
D Staff Parking
E Visitor Parking
F Tandem Staff Parking
G Administration:
Challenge Visitor Parking in proximity
H Kindergarten Drop-Off

J Pedestrian Access
K Bus Stop
L Service Access
M Food Service Deliveries

Santa Monica Malibu Unified School District Edison Academy

First Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Administration
- Student Services
- Library/Computer Lab
- MPR/Food Service
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney

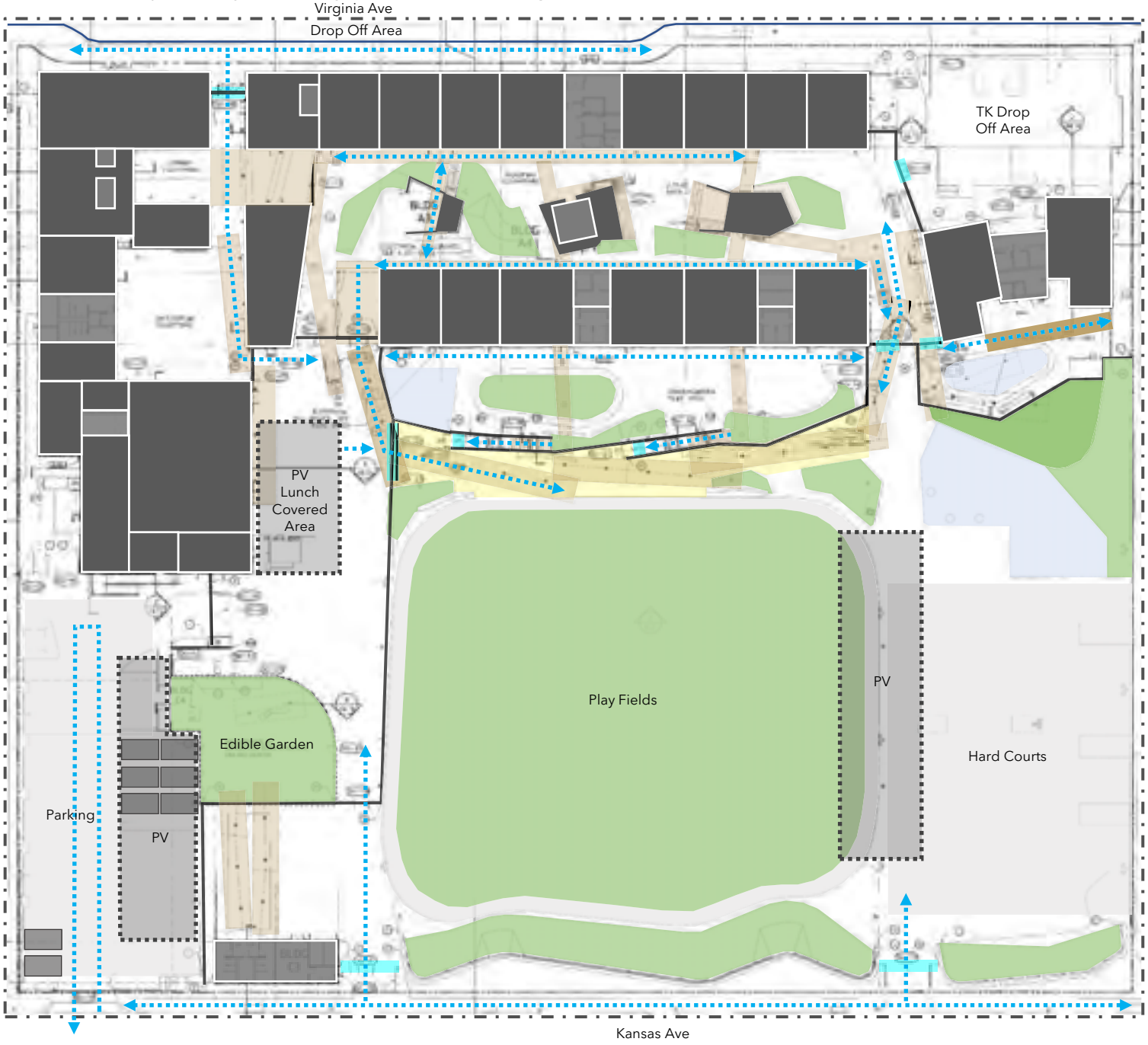
Santa Monica Malibu Unified School District Edison Academy

Circulation: Stairs/Elevator/Ramp (Existing)



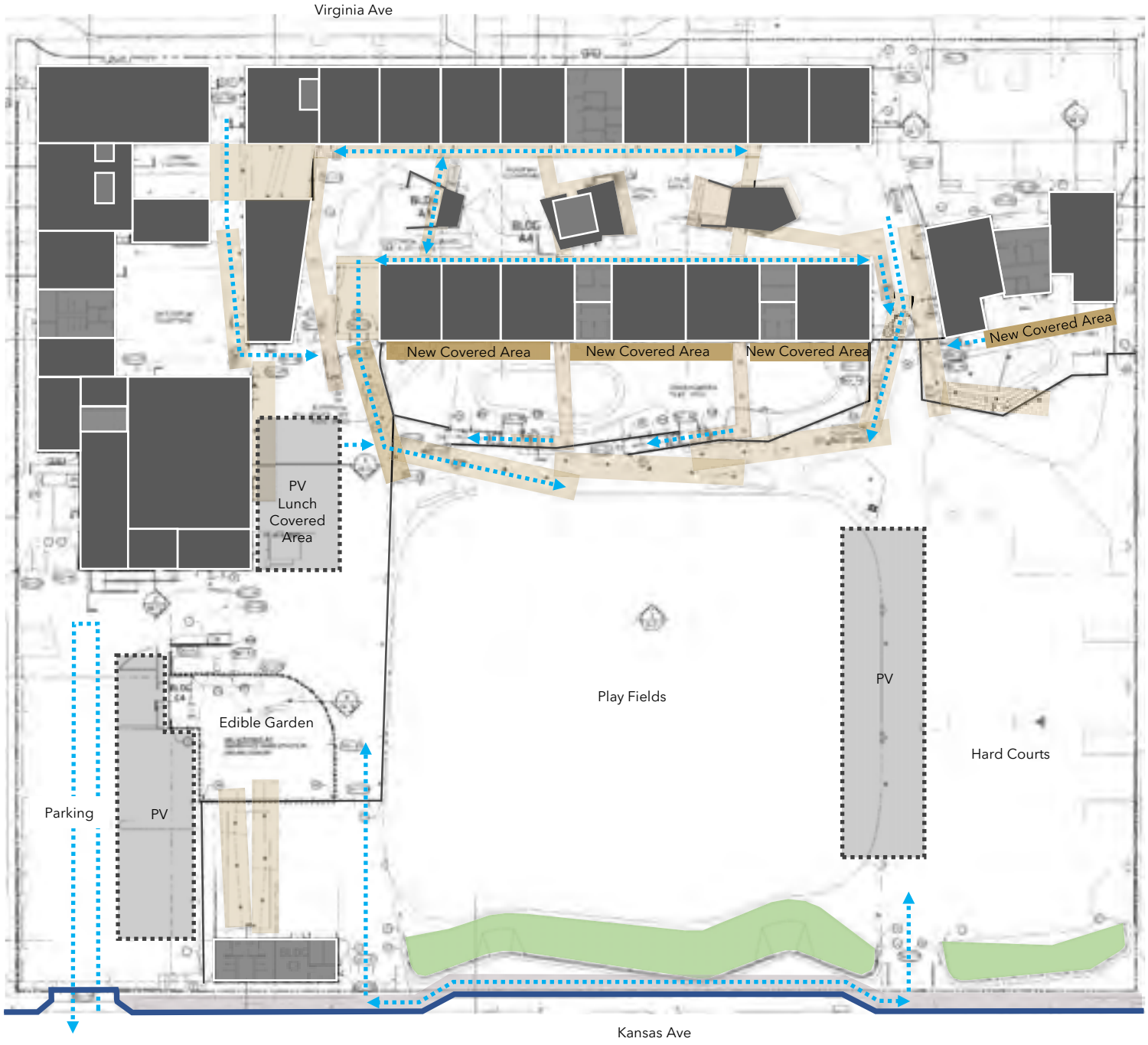
Santa Monica Malibu Unified School District Edison Academy

Circulation: Drop-Off/Playfields/ Playfields Access (Existing)



Santa Monica Malibu Unified School District Edison Academy

Circulation: Proposed Covered Areas



Santa Monica Malibu Unified School District Edison Academy

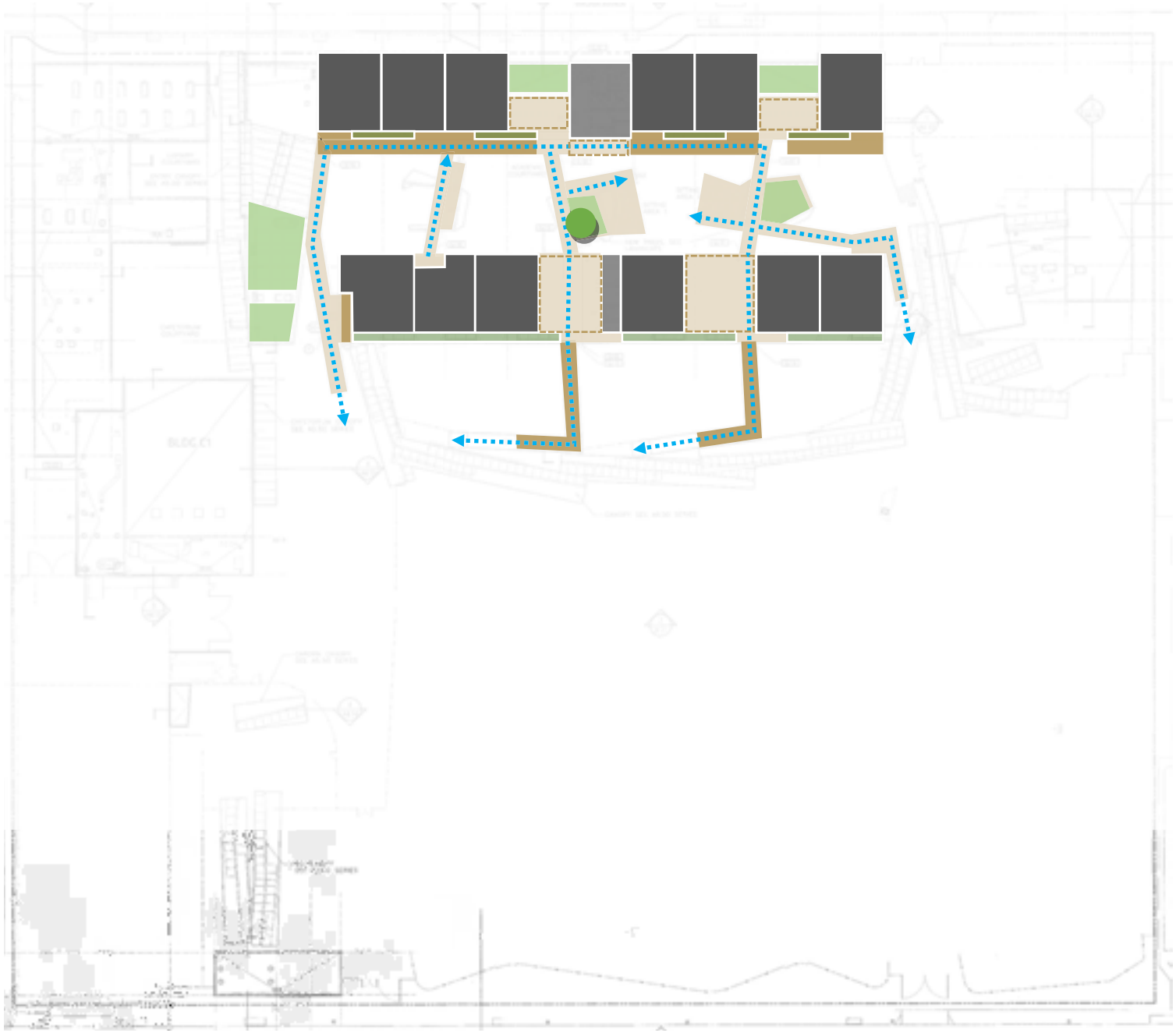
Second Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney
- Circulation

Santa Monica Malibu Unified School District Edison Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)

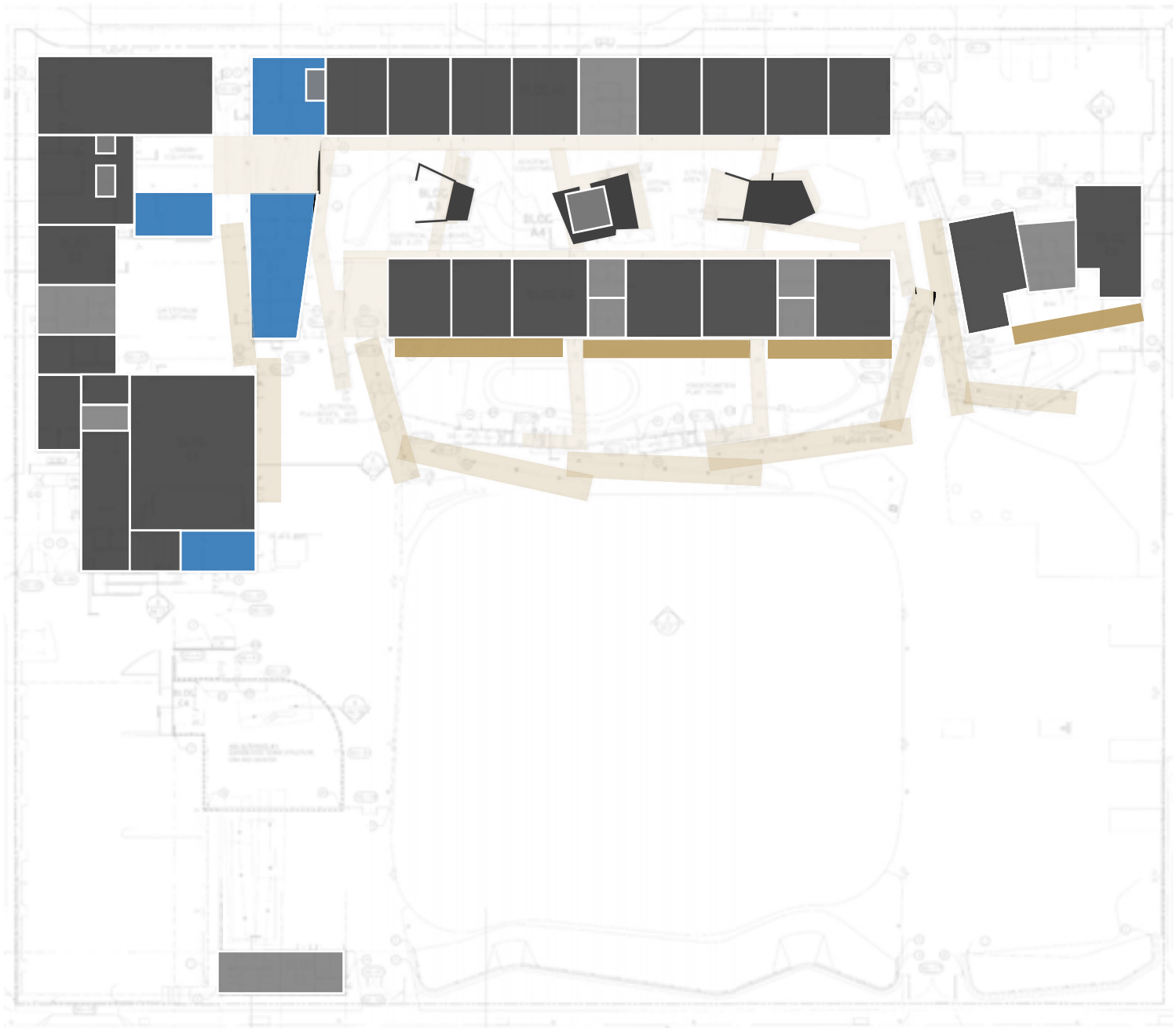


- Classroom
- Support Spaces
- Outdoor Patio
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney
- Circulation
- Proposed Covered Area: Cable & Fabric

Administration

Santa Monica Malibu Unified School District Edison Academy

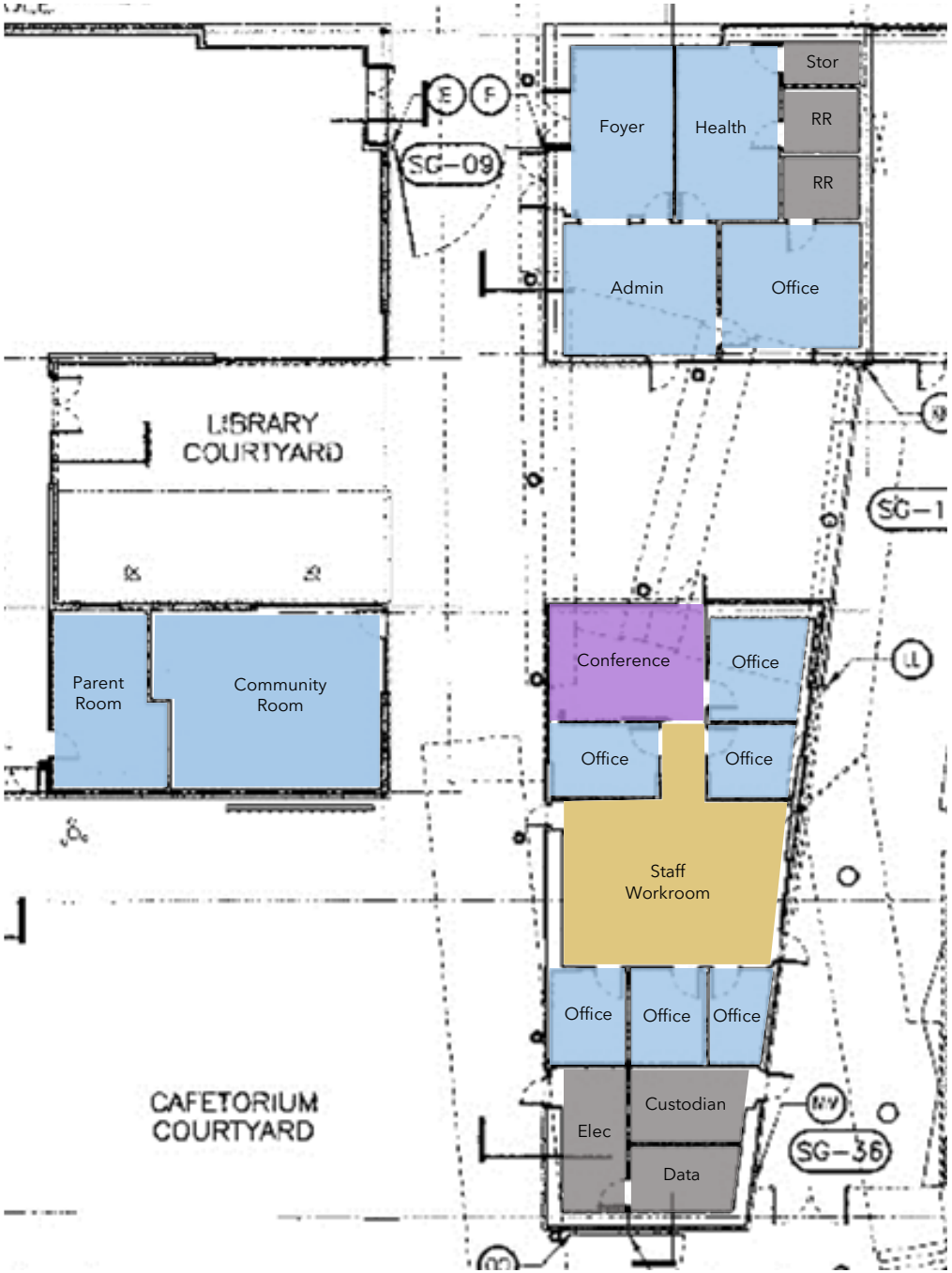
First Floor Level Administration (Existing)



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

Santa Monica Malibu Unified School District Edison Academy

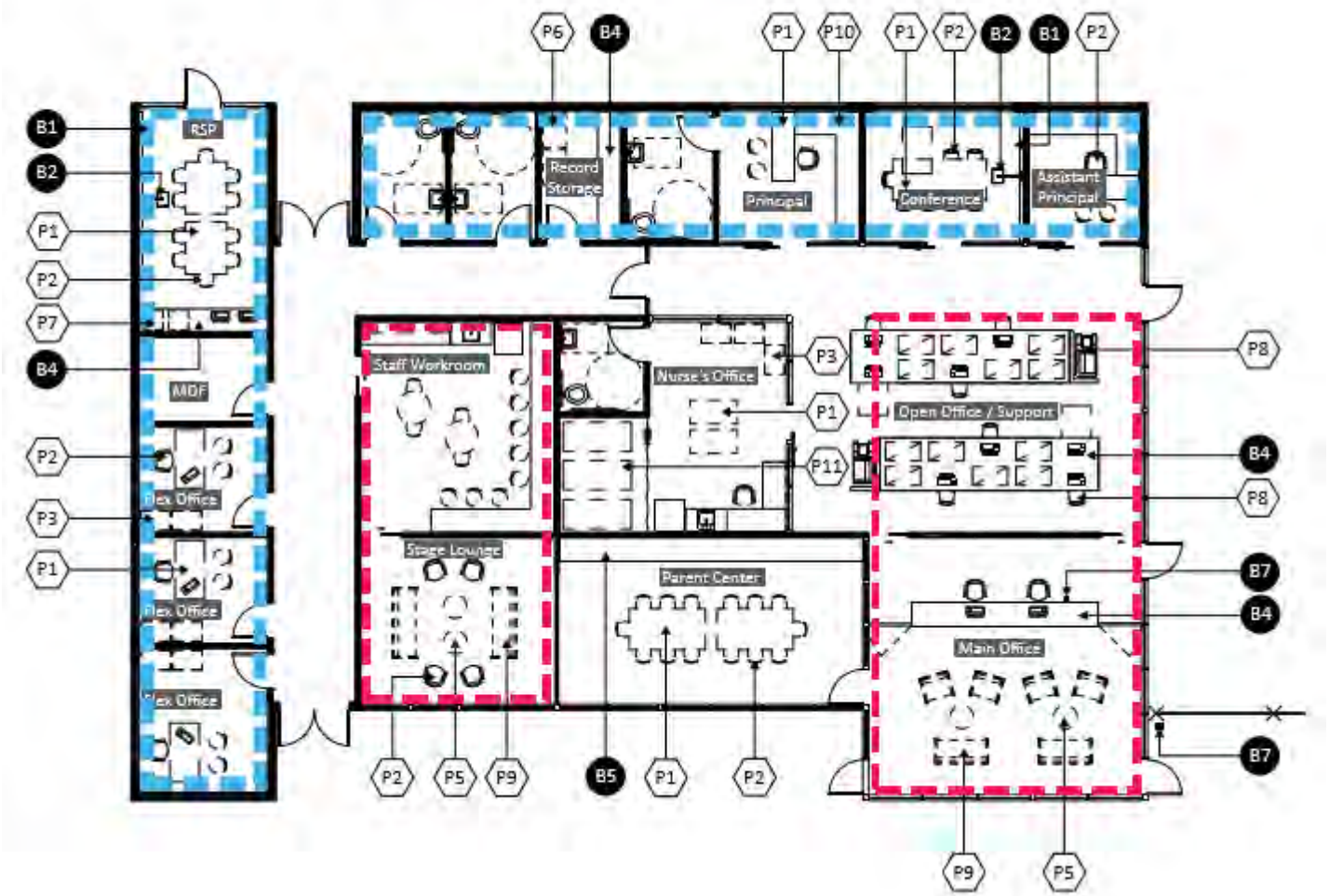
First Level Campus Plan (Existing): Administration



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

Santa Monica Malibu Unified School District Edison Academy

Administration - Instructional Planning Diagram



Capacity:
600 - 700 Students

Public Waiting	400 sf
Parent Center / Conference	200 sf
Clerical Front Office	250 sf
Principal's Office (with restroom)	220 sf
Principal's Conference Room Accommodate 6-8 Individuals	200 sf
Assistant Principal's Office	160 sf
Counselor Office (2)	220 sf
Itinerant Offices (4) Available for Parent/Teacher, Speech, Therapy, and Other Intermittent Resources Required On Campus	100 sf
Records Storage Filing & Supply Storage	200 sf
Open Office Work Area Volunteer Work Area/Impromptu Meeting File Storage Printer & Computer Access	400 sf
MDF Data Center	140 sf
Circulation (+/- 10% of Overall Area)	300 sf
Health Center First Aid Center: Sink, Medical Storage, Refrigerator, Ice Machine, Eye Chart, Girl's Cot Room, Boy's Cot Room, 2 - Unisex Restrooms & Lockable Storage	400 sf
Health Aid Office	100 sf
Teacher & Staff Workroom	200 sf
Teacher & Staff Lounge	300 sf
Faculty Restrooms	160 sf
Custodian	80 sf
Total 4,330 sf	

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

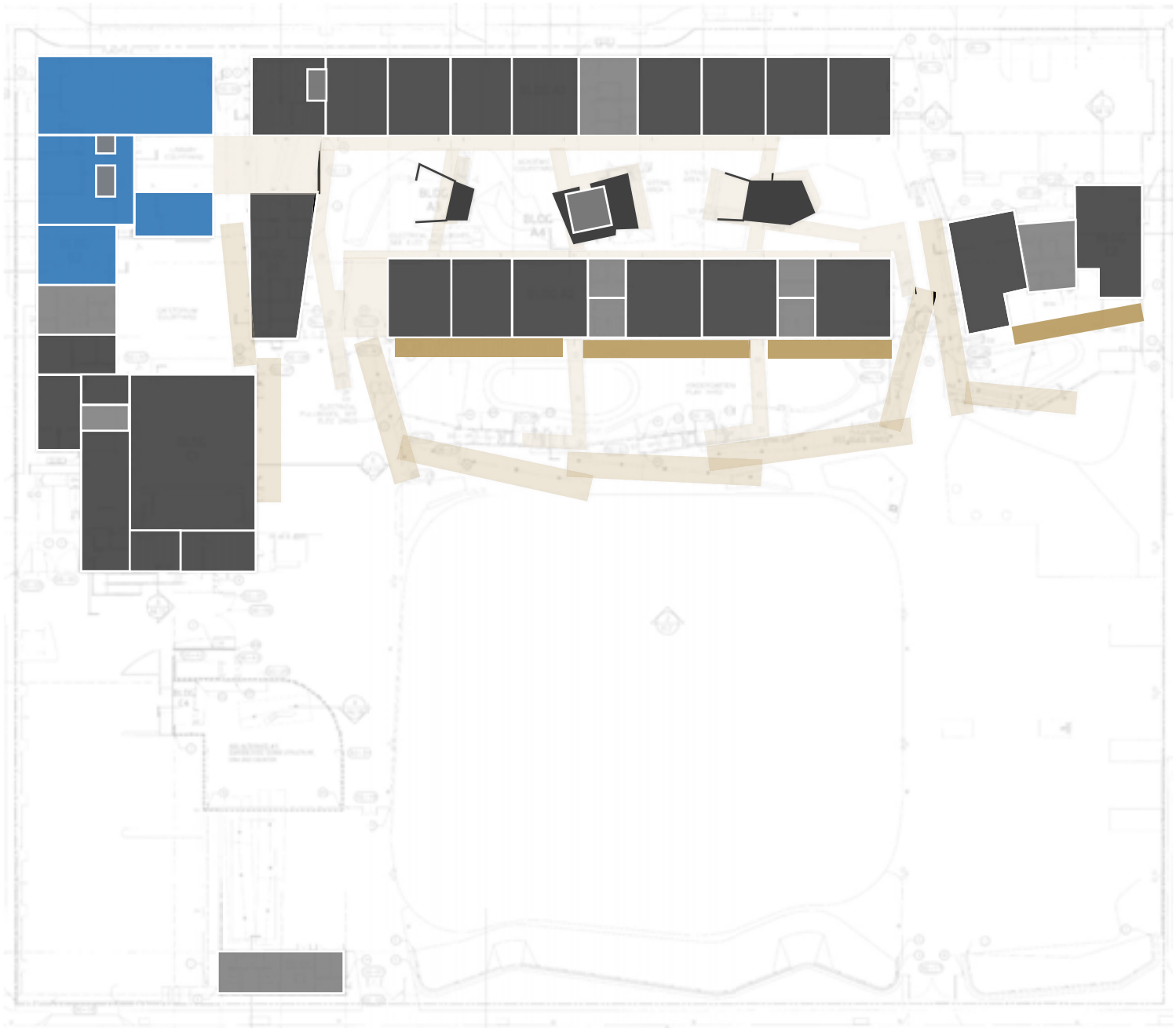
Legend
P7 Copy and production
P8 High production copy
P9 Lounge chairs
P10 L-shaped tables
P11 Nursing Couch
B1 Primary collaboration wall

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

Library/Media

Santa Monica Malibu Unified School District Edison Academy

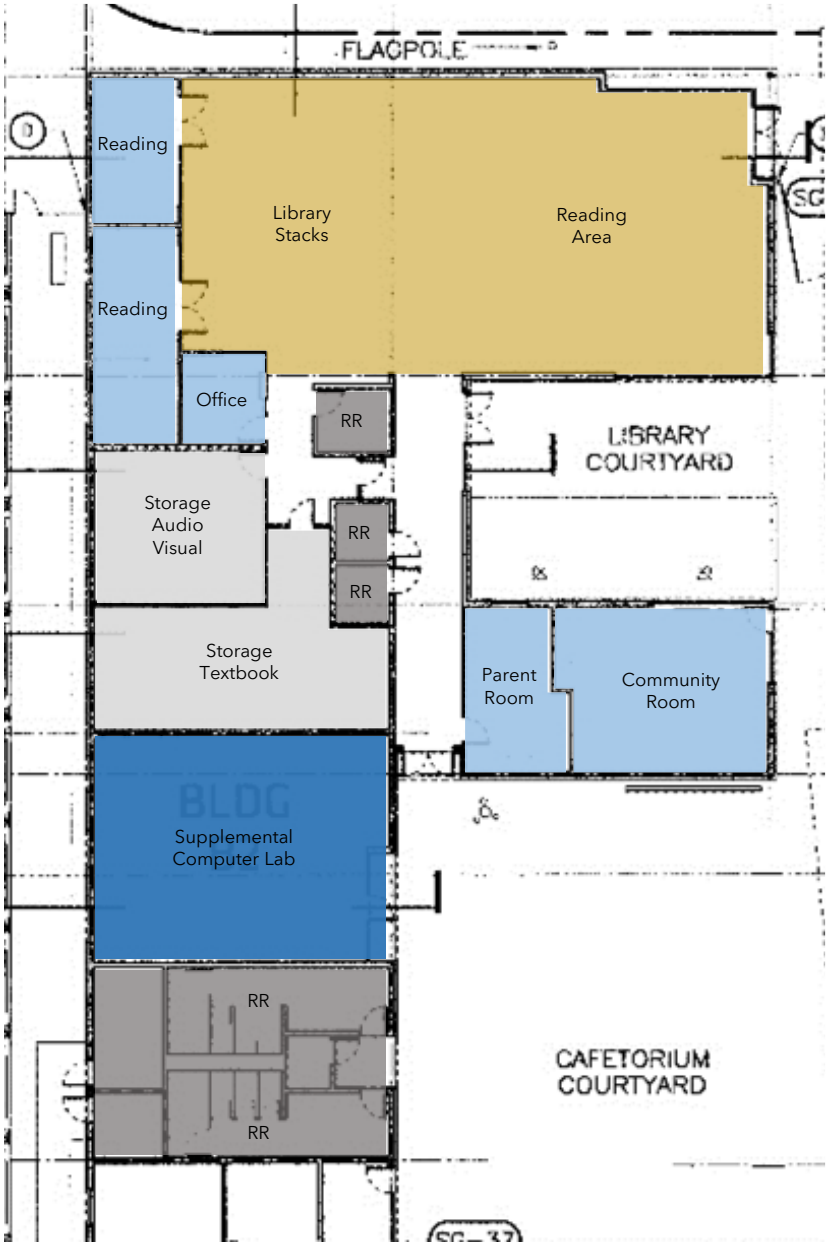
First Floor Level Administration (Existing)



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

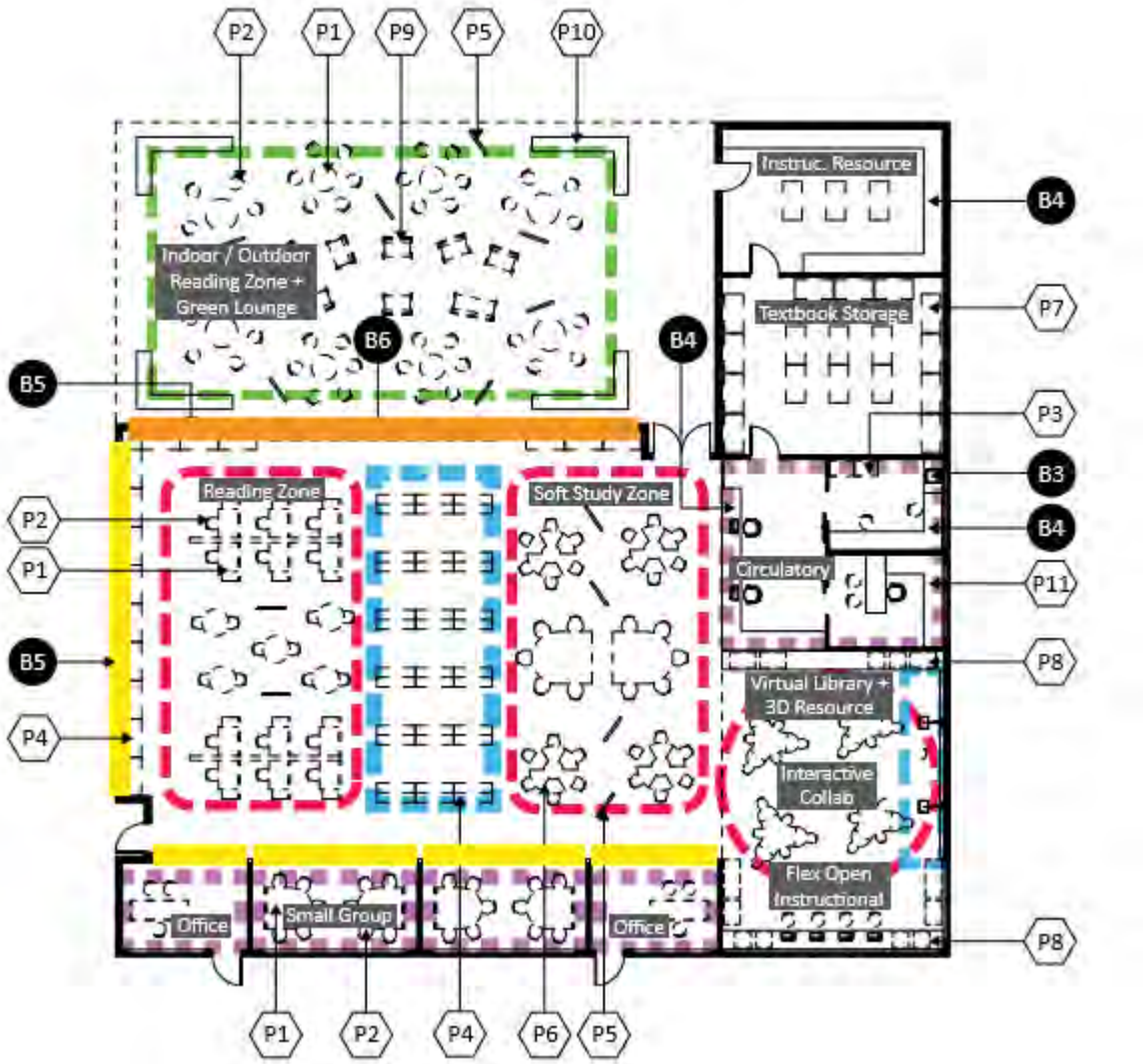
First Level Campus Plan (Existing): Library Resource Area



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

Santa Monica Malibu Unified School District Edison Academy

Library – Elementary Instructional Planning Diagram



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

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

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

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

Instructional Area: ` 1600 - 1800 sf
Accommodate 50-60 Students
Located Within the Open Area of the Library

Computer Stations:
4-6 walk-up tablets with printer access near library entrance
10 permanent computer stations within library open area

Individual Study Rooms 80 sf
Accommodate up to 2 students

Small Study Rooms 100 sf
Accommodate up to 4 students

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

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

Librarian Office 180 sf
Unobstructed view to open area of library

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

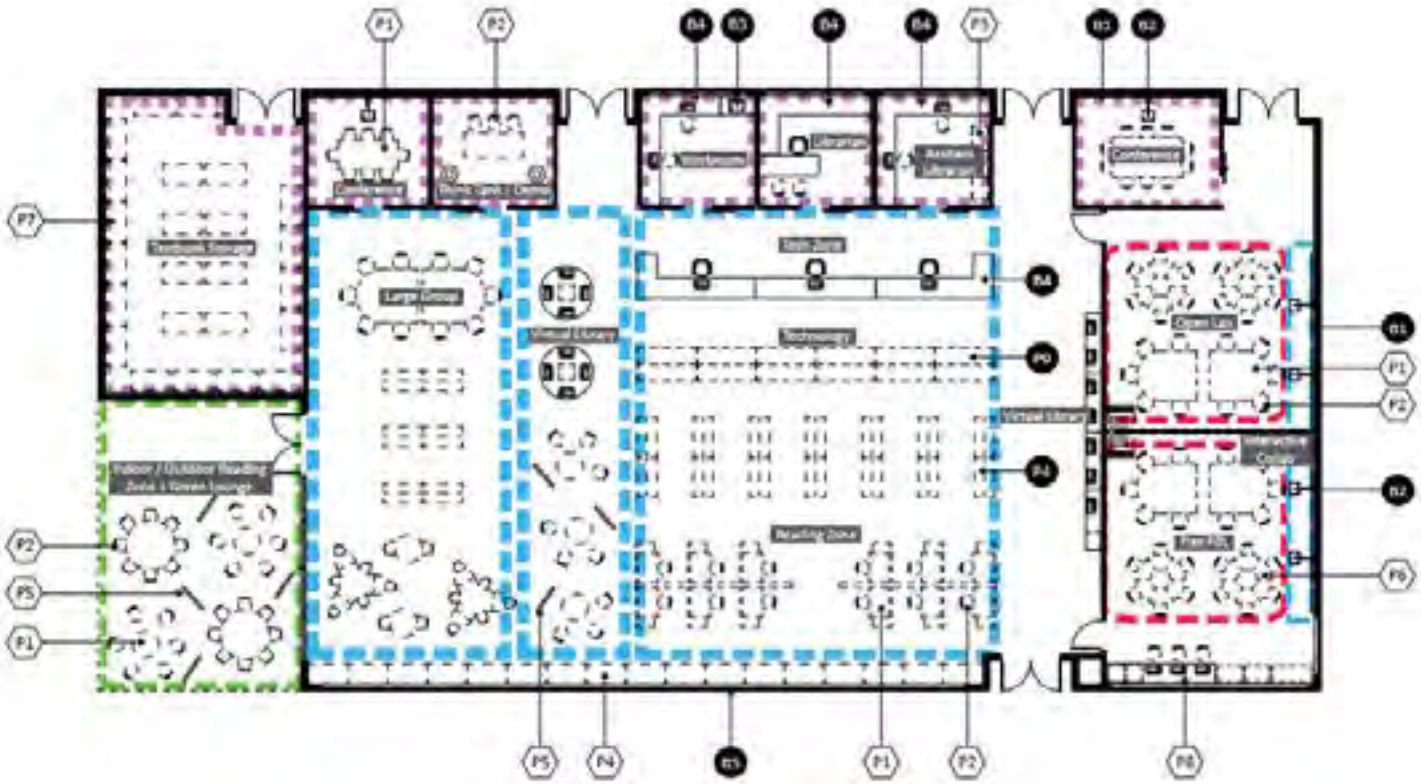
Textbook Storage Room 960 sf
Instructional Storage Room 200 sf
Staff & Public Restrooms 140 sf
2 individual restrooms
Student Restrooms 360 sf

Total 7,900 sf

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

Santa Monica Malibu Unified School District Edison Academy

Library – K – 8 Instructional Planning Diagram



Library	2,700 sf

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

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

Individual Study Rooms	80 sf

Accommodate up to 2 students

Small Study Rooms	100 sf

Accommodate up to 4 students

Large Study Rooms	200 sf

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

Circulation	150 sf

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

Librarian Office	260 sf

Unobstructed view to open area of library

Librarian Workroom	240 sf

Work counter for book repair, storage, sink and area for 1 additional staff

Textbook Storage Room	960 sf
Instructional Storage Room	200 sf
Total	**7,900 sf**
Outdoor Library Reading Rm	800-1,000 sf

Maximize Relationships to Outdoor Area

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

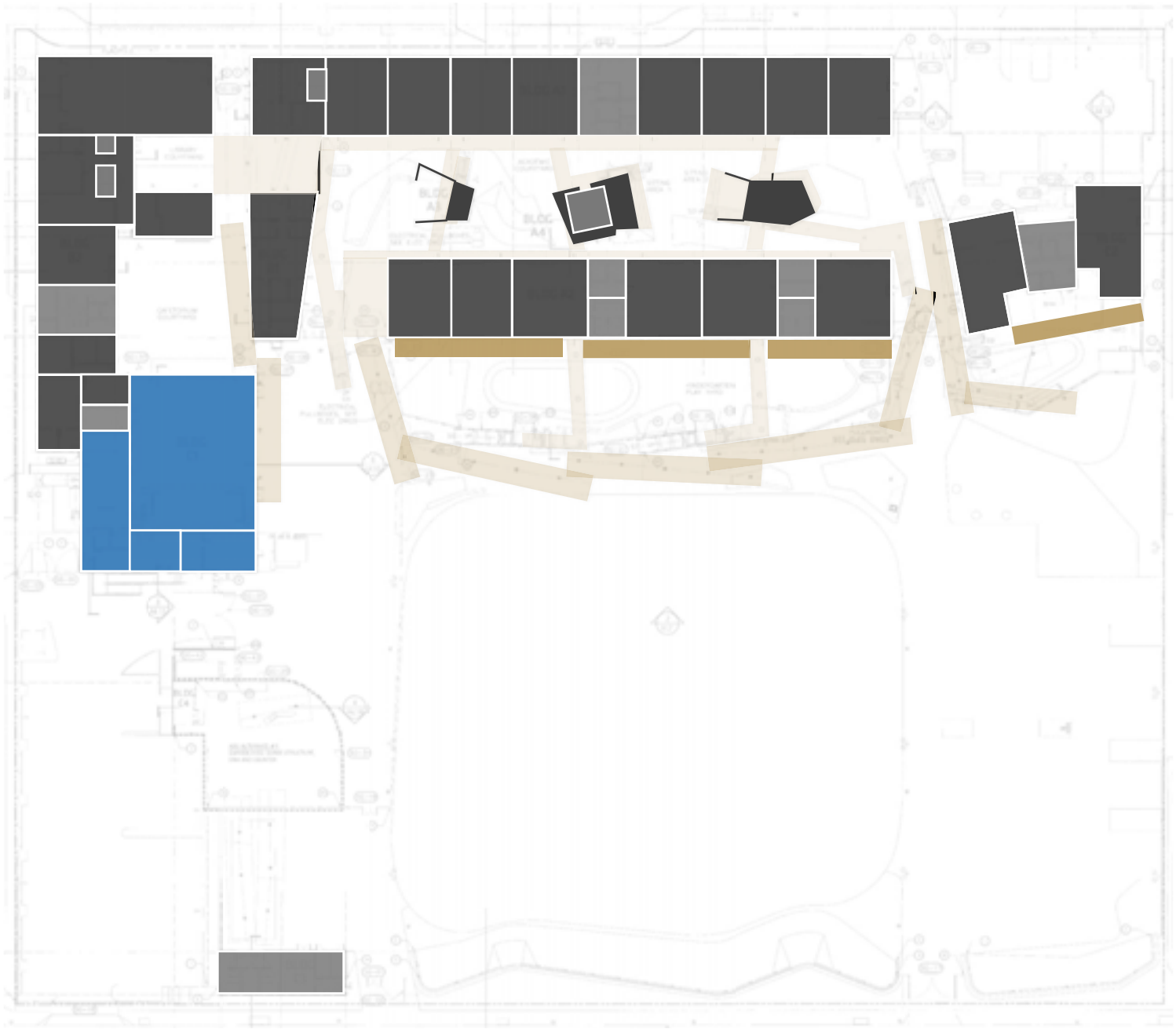
Legend
P7 Mobile metal shelving
P8 Technology equipment zone -2D/3D
P9 Lounge chairs
P10 Bench seating
P10 Mobile L-shaped tables
B1 Primary collaboration - interactive display

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

Multipurpose/ Food Service

Santa Monica Malibu Unified School District Edison Academy

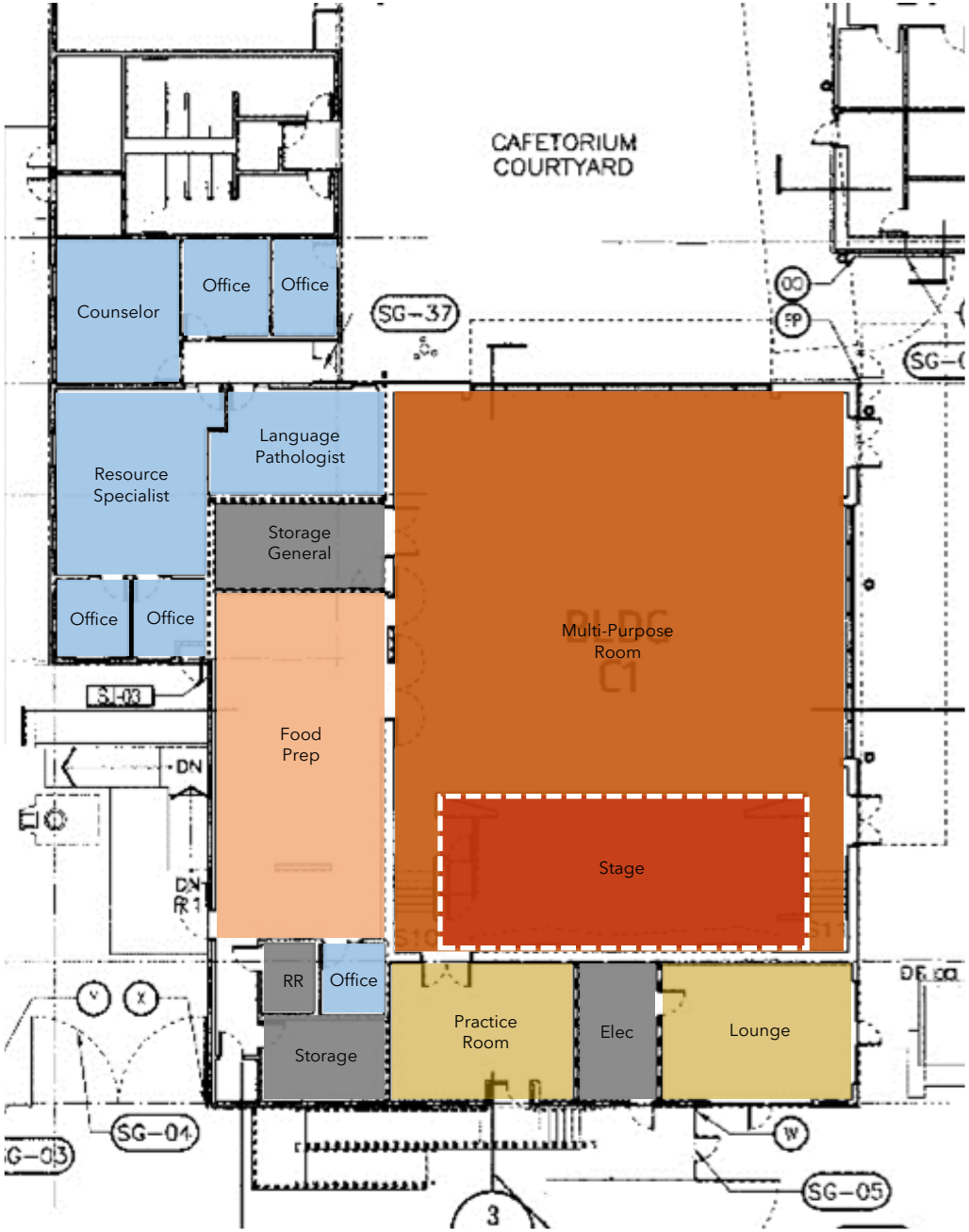
First Floor Level Administration (Existing)



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

Santa Monica Malibu Unified School District Edison Academy

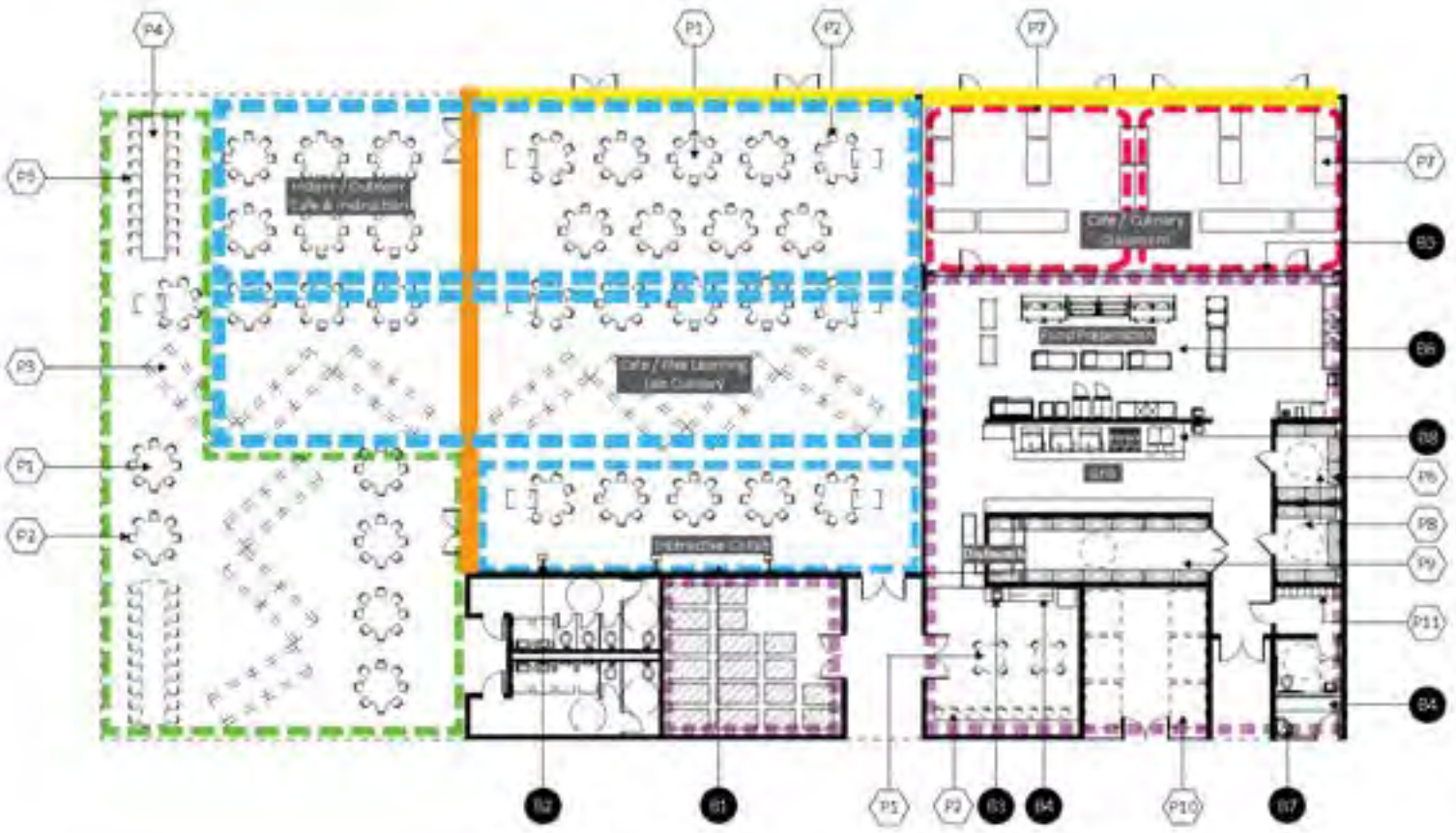
First Level Campus Plan (Existing): Student Services and MPR



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

Santa Monica Malibu Unified School District Edison Academy

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



Capacity:	
Multipurpose 1 – Culinary Café	**5,160 sf**
Approximately 400 Students	
Kitchen (Full Service):	
Student Food Service	350 sf
Food Prep Kitchen	400 sf
Grill & Oven Kitchen	400 sf
Walk-In Refrigerator	100 sf
Walk-In Freezer	100 sf
Dish Washing Station	100 sf
Dry Storage	250 sf
Office	100 sf
Staff Restroom	80 sf
Locker & Changing Area	
Teacher & Staff Dining	400 sf
Kitchen	**2,280 sf**
Kitchen by Webb	**2,740 sf**
Restrooms	280 sf
Custodial	80 sf
Storage	200 sf
Movable Furniture	
	Total 8,000 sf
Outdoor Dining	2,630 sf
Outdoor Campus Garden	1/2 acre

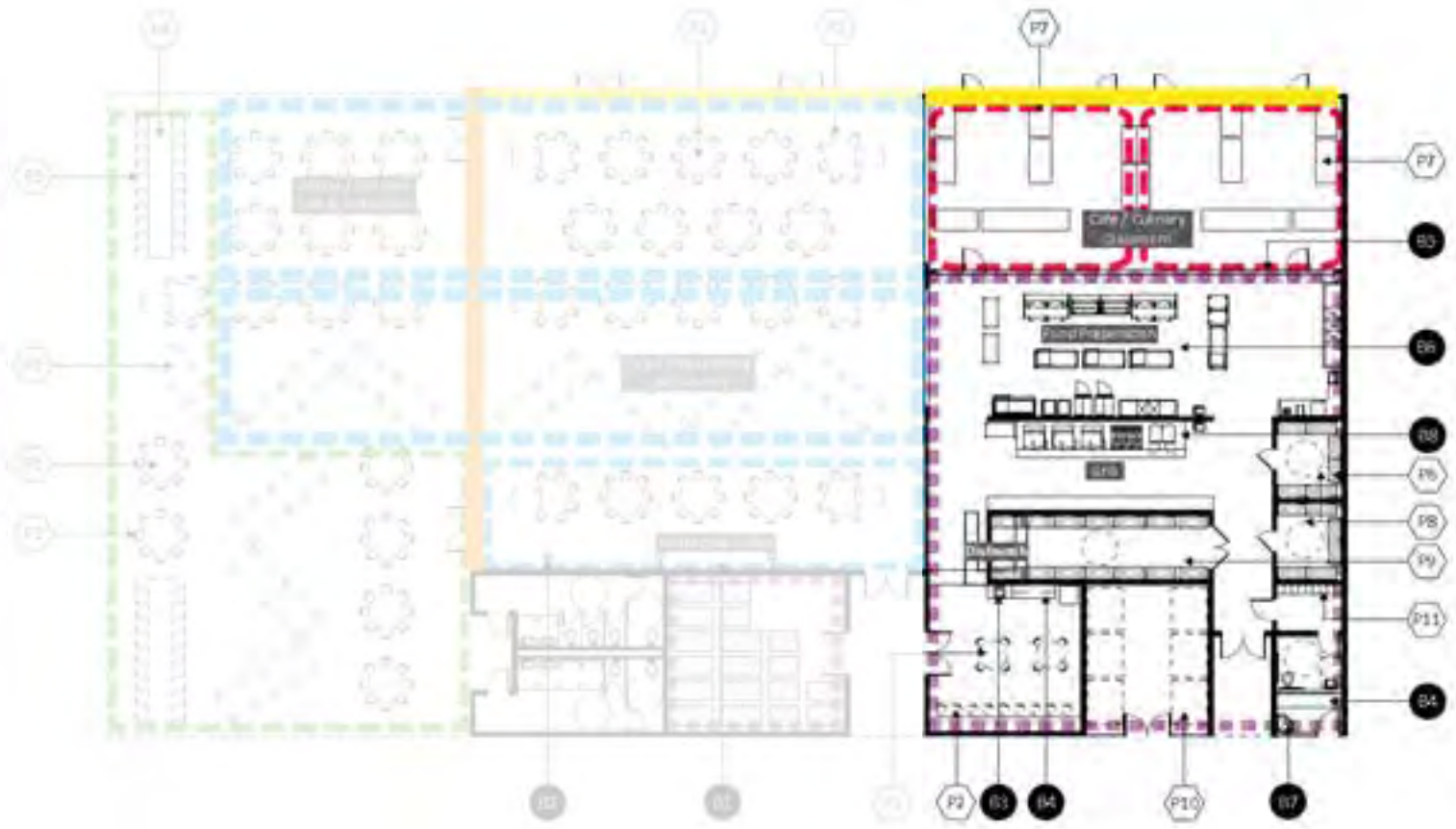
Legend
P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

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

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District Edison Academy

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



Capacity:	
Multipurpose 1 – Culinary Café	5,160 sf
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Legend
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P2 Movable tables
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P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

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

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District Edison Academy

Multipurpose/Music/Choir - Instructional Planning Diagram



Capacity:
Multipurpose 1 - Auditorium Focus
Approximately 400 Students

Assembly Space Seating for 400	4,000 sf
Stage Including Proscenium 20'-0" H	1,800 sf
Music & Choir Classroom Provide access to stage and to corridor	1,400 sf
Storage Sheet Music, Costumes, Instruments	100 sf
Music & Choir Classroom Provide access to stage and to corridor	1,400 sf
Storage Sheet Music, Costumes, Instruments	100 sf
Custodial	80 sf
Lobby Restrooms	280 sf
Total	9,160 sf

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

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

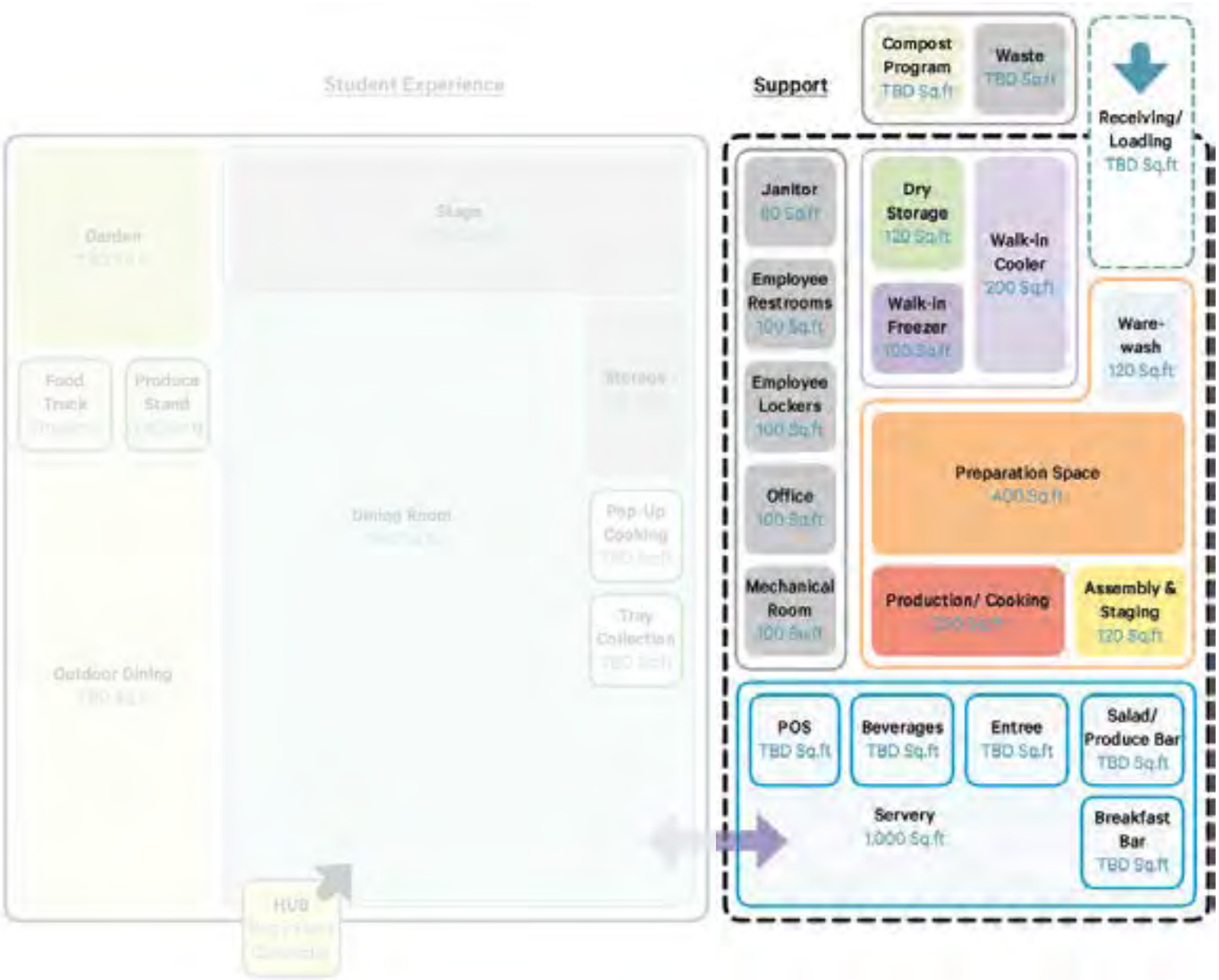
Legend
P1 Movable seating
P2 Movable tables
P3 Movable chairs
P4 Instructor podium
P5 Mobile collaboration board
P6 Mobile storage bins

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

Legend
B4 Operable wall with glass
B5 Clerestory glazing

Santa Monica Malibu Unified School District Edison Academy

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

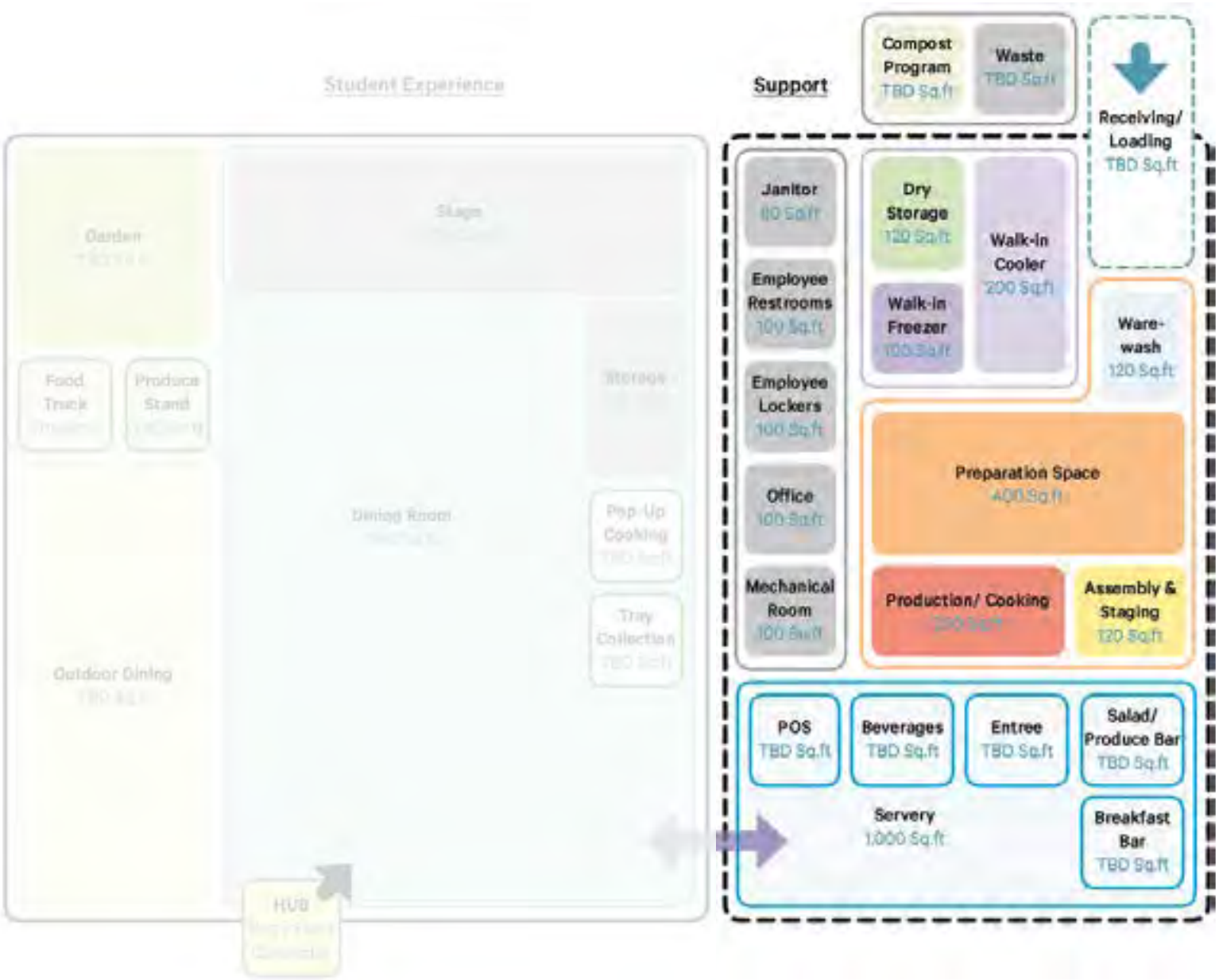


Kitchen Program Summary

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

Santa Monica Malibu Unified School District Edison Academy

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

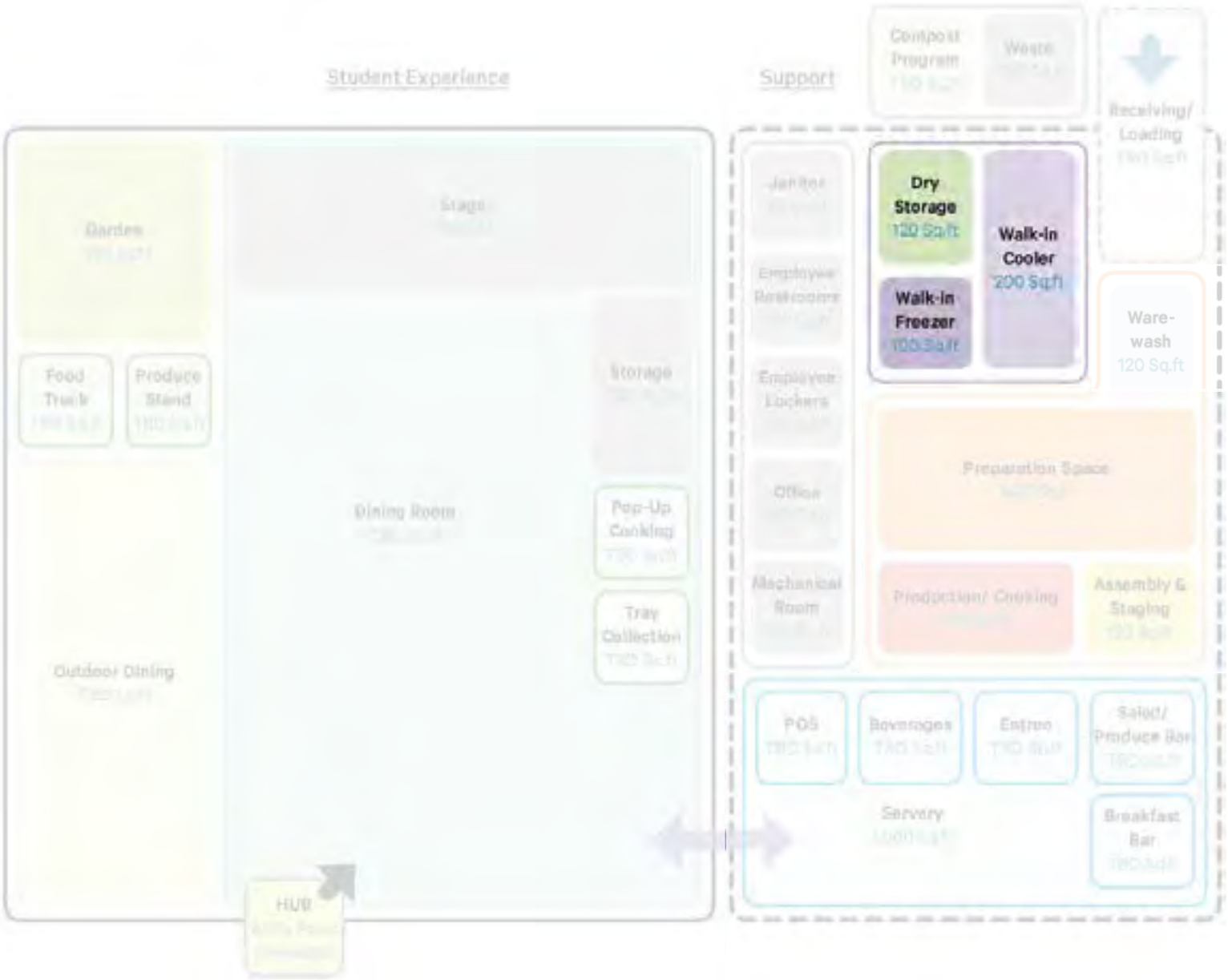


Kitchen Program Summary

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Servery Total	1,000 sf
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Warming Kitchen Total	**2,740 sf**

Santa Monica Malibu Unified School District Edison Academy

Multipurpose/Full Kitchen/Student Culinary Classroom



Kitchen Program Summary

Refrigerated Storage

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

Cold Storage
Refrigeration System
Low GWP

Walk-in Cooler 200 sf
Produce Storage
Milk

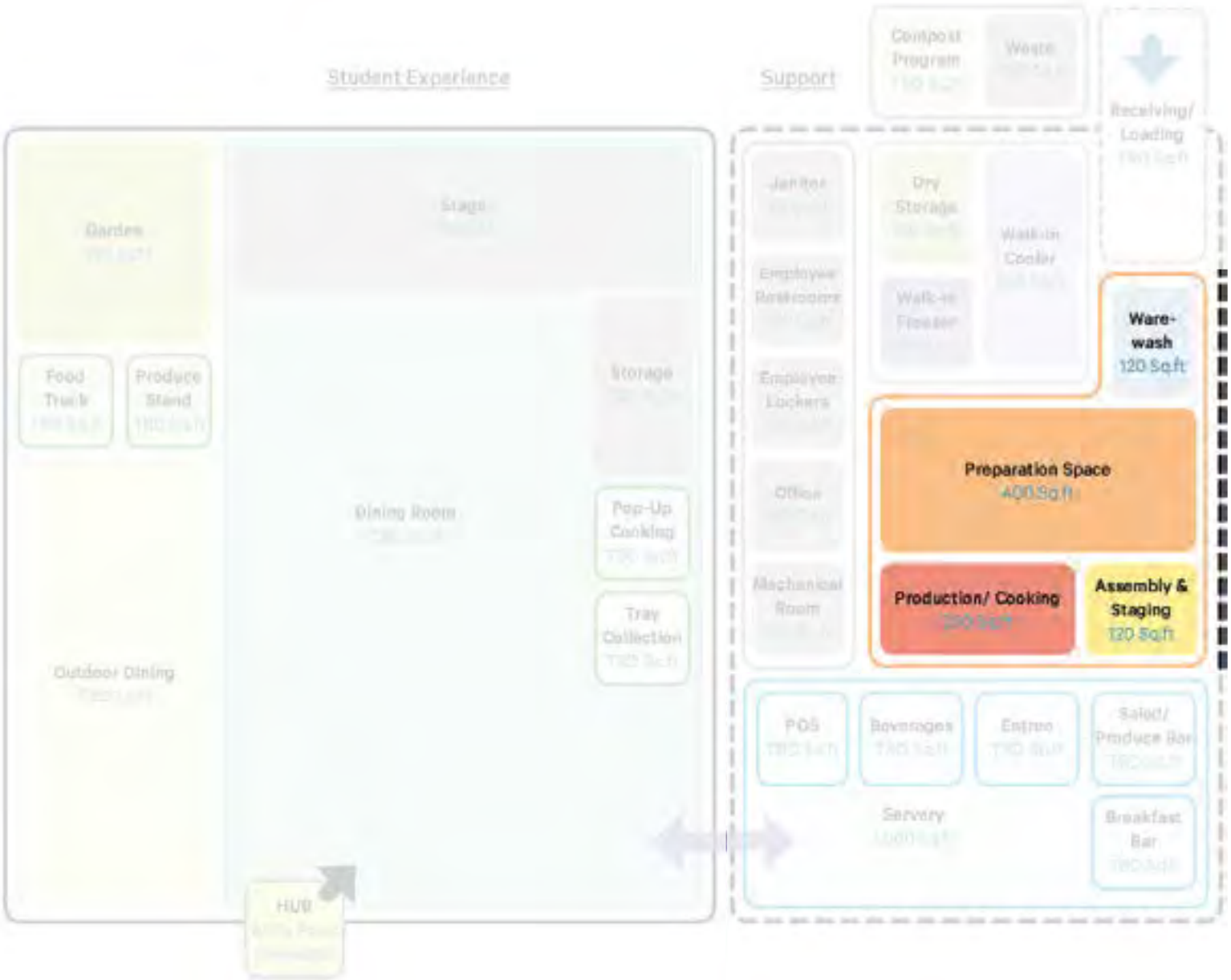
Walk-in Freezer 100 sf
Chicken Nuggets
Meats
Frozen Fruit
No Ramp

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

Refrigerated Storage 420 sf

Santa Monica Malibu Unified School District Edison Academy

Multipurpose/Full Kitchen/Student Culinary Classroom



Kitchen Program Summary

Food Prep Area

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

Sustainability Initiatives
Energy Star Equipment
Low GPH Spray Rinse

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

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

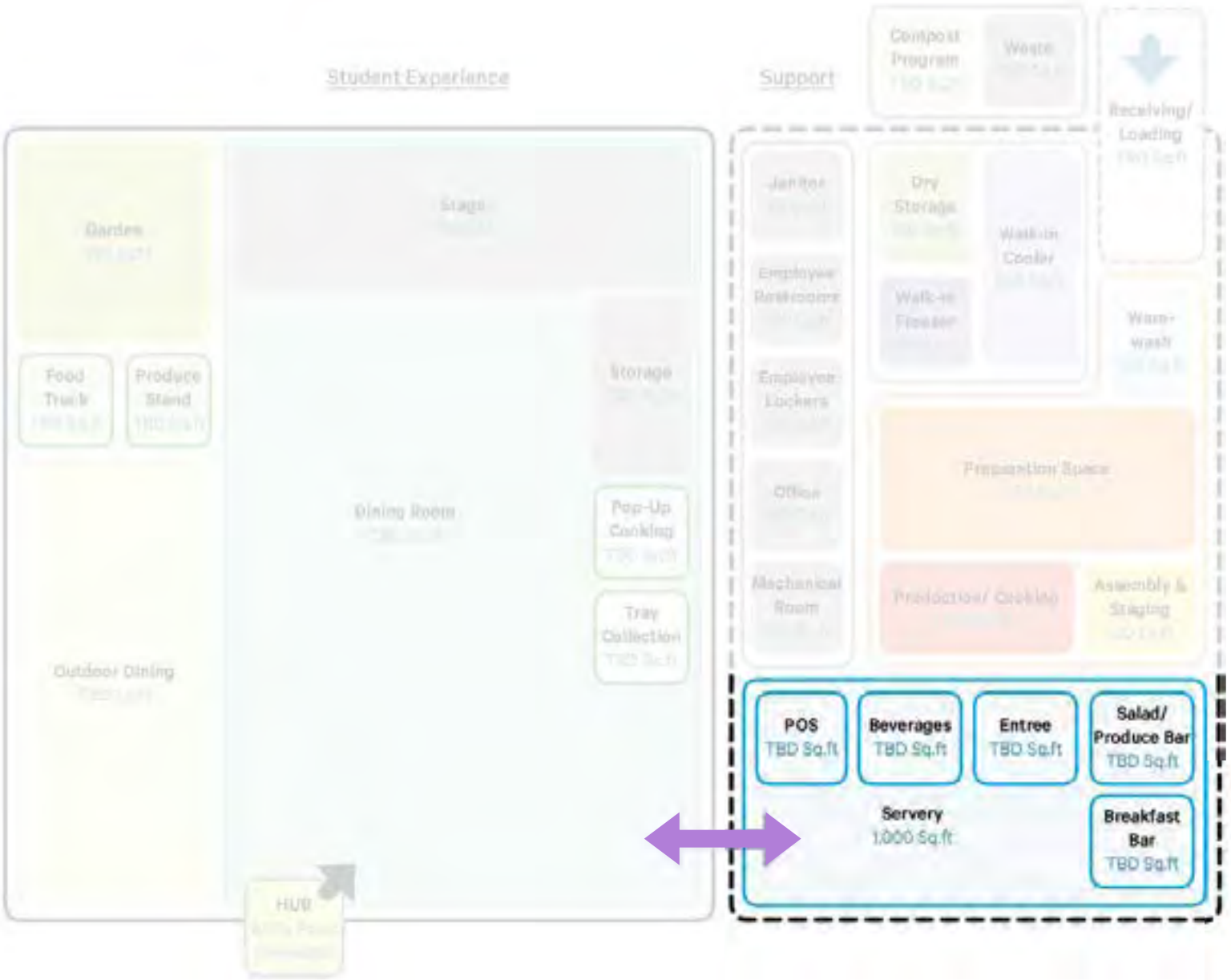
Assembly & Staging 120 sf
Expedite Service
Pre-plated meals staging for expedited service
Supported by Condiments station

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

Food Prep Area Total 840 sf

Santa Monica Malibu Unified School District Edison Academy

Multipurpose/Full Kitchen/Student Culinary Classroom



Kitchen Program Summary

Servery
# of students

Salad/Produce Bar
Seasonal
Breakfast Bar
Rotation
Technology
Biometric POS Station
Pre-Order System
Meal Rating System

Sustainability Initiatives
Induction Heating
LED Lighting

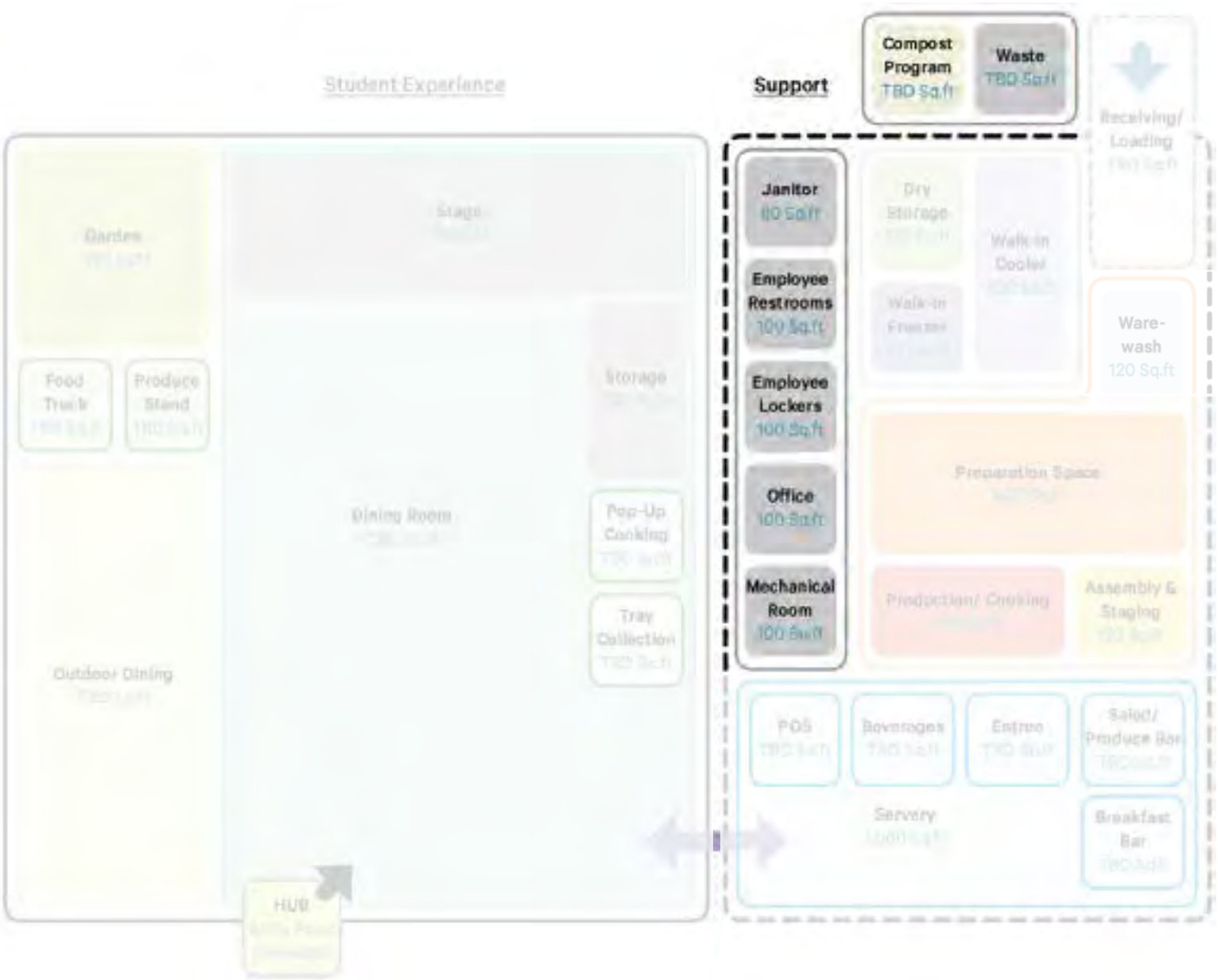
Satellite Serving
Food Truck
Kiosk
Student Operated Window
Pop-Up Cooking Station

Marketing
Café Branding
Change perspective of Foodservice

Servery Total	1,000 sf

Santa Monica Malibu Unified School District Edison Academy

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

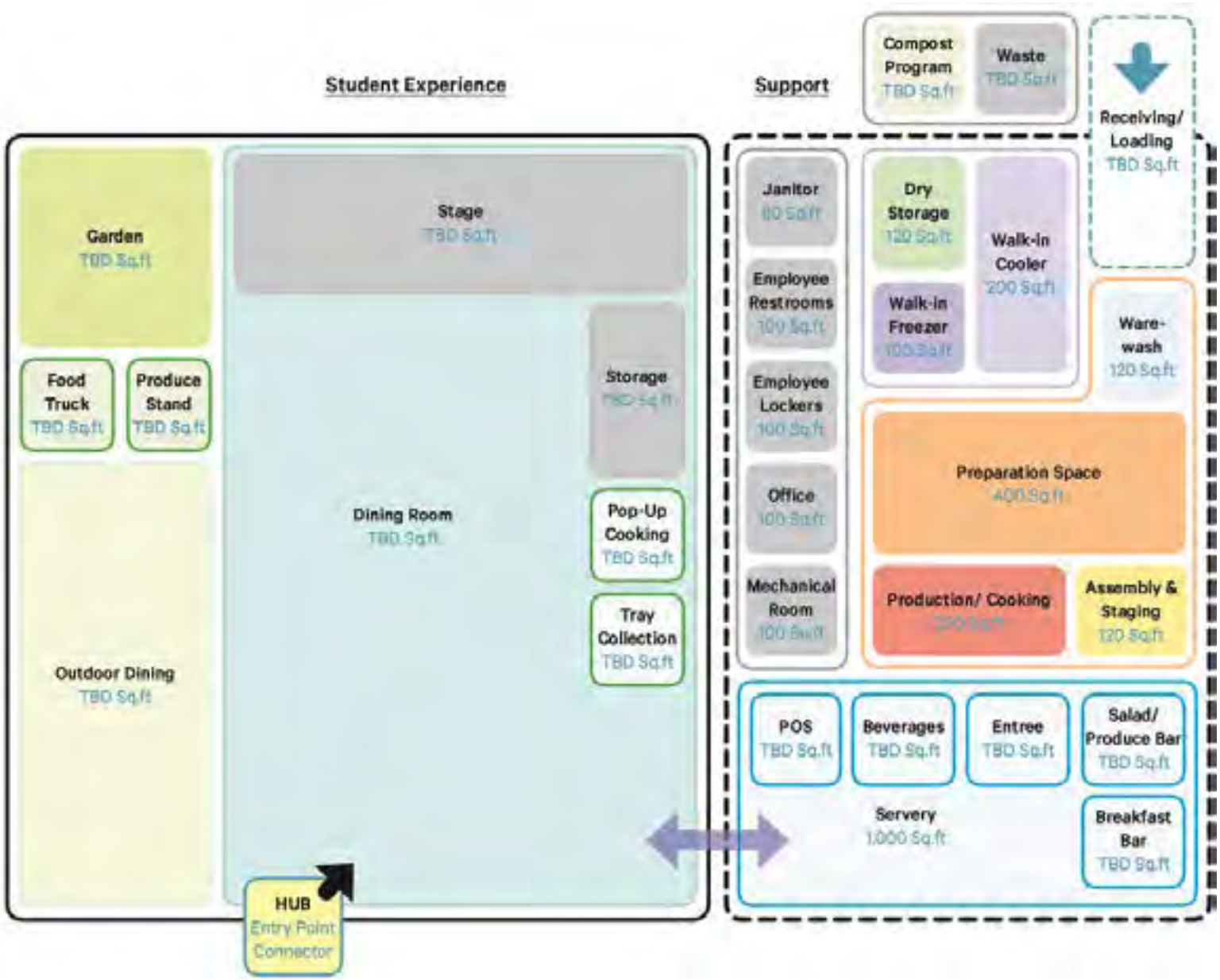


Kitchen Program Summary

Kitchen Support	
Janitors Room	80 sf
Employee Restrooms Unisex ADA Compliant	100 sf
Employee Lockers Changing Bench Adjacency to Restrooms	100 sf
Off ice Windows Store Safe One Desk Adjacency to Receiving	100 sf
Waste Recycle Program	
Compost Program Support Gardens	
Mechanical Room Water Heater Water Treatment	100 sf
Kitchen Support	**480 sf**

Santa Monica Malibu Unified School District Edison Academy

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



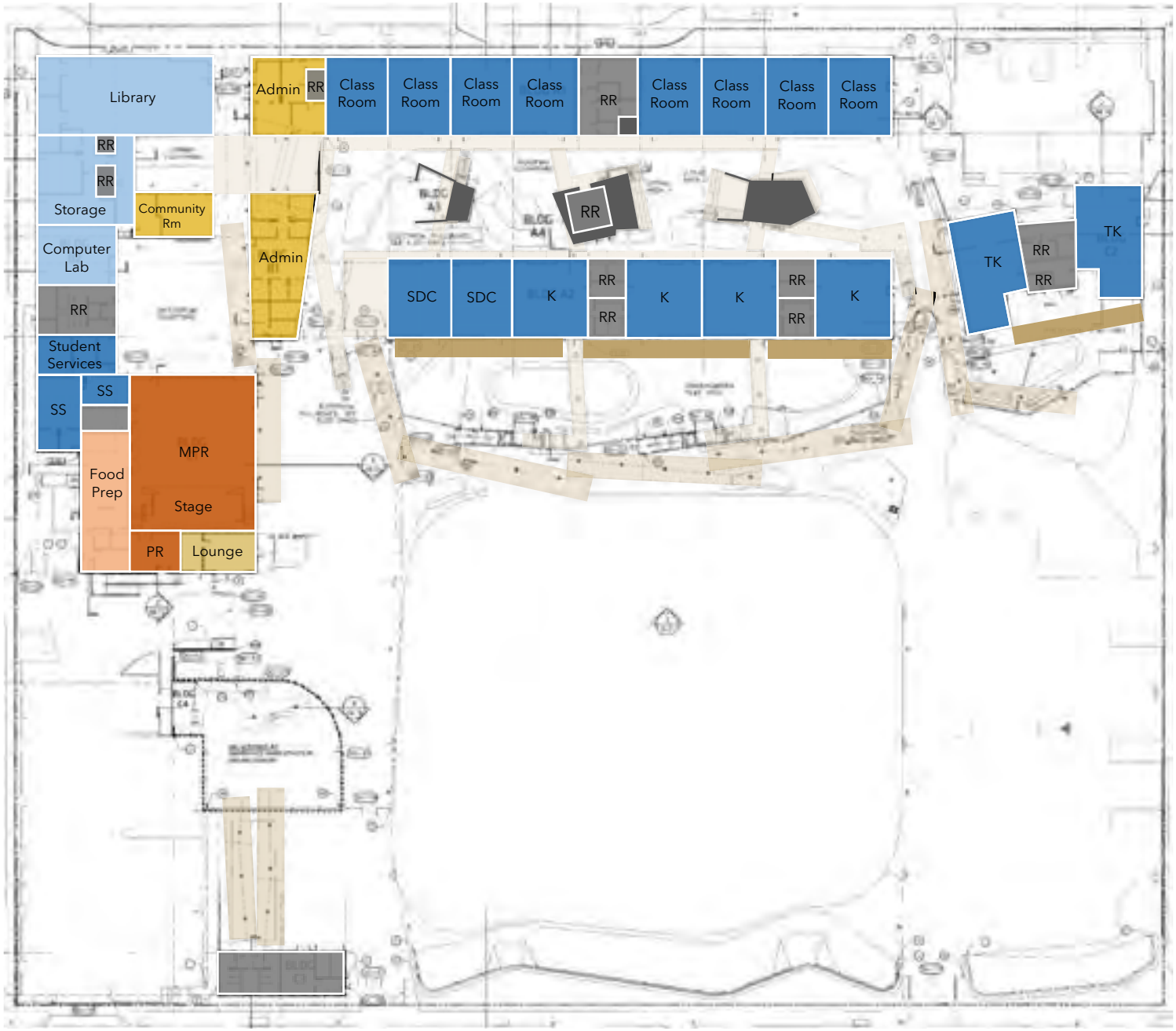
Kitchen Program Summary

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

Science/ Maker's Lab/ Art

Santa Monica Malibu Unified School District Edison Academy

First Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Administration
- Student Services
- Library/Computer Lab
- MPR/Food Service
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney

Santa Monica Malibu Unified School District Edison Academy

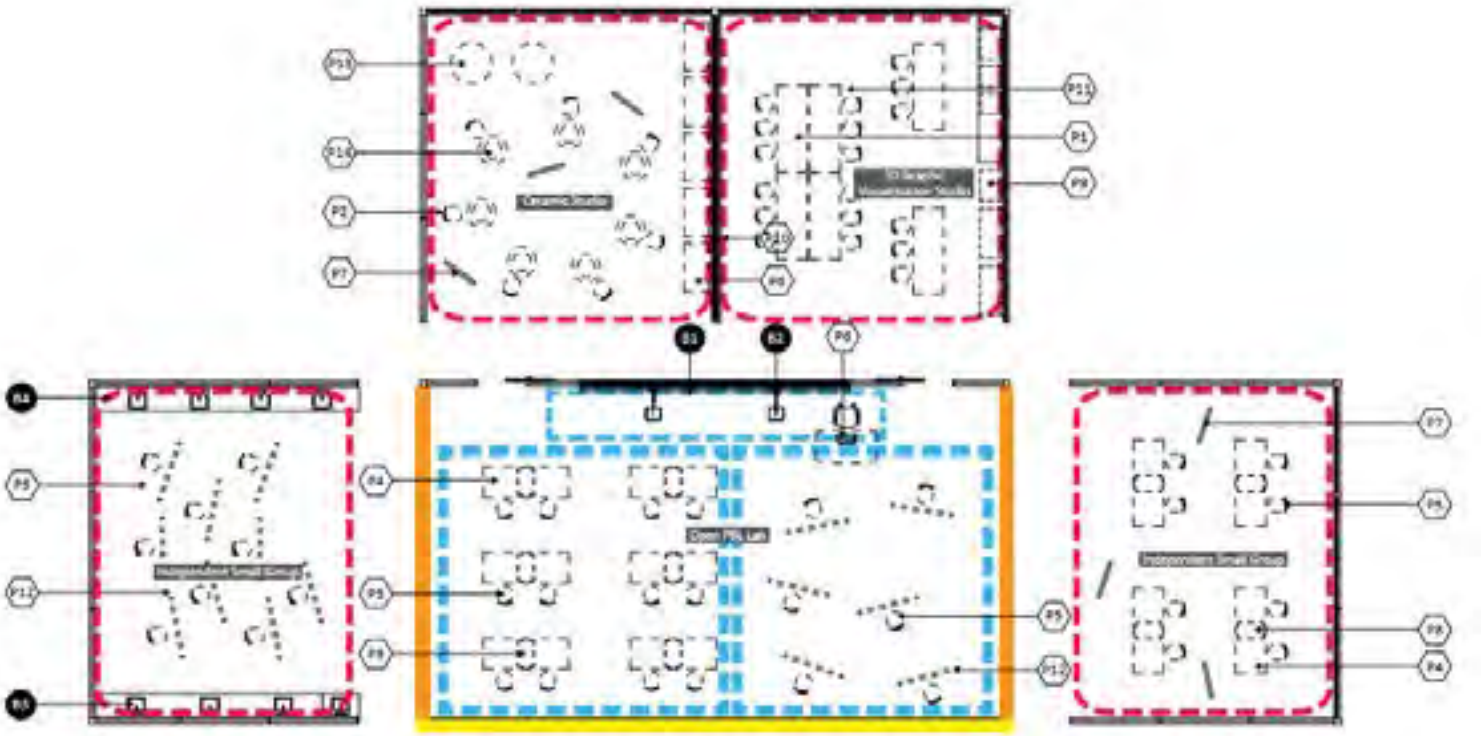
Second Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney
- Circulation

Santa Monica Malibu Unified School District Edison Academy

Art / Design - Instructional Planning Diagram



3D Design / Art & Ceramics
30 – 35 Students

Instructional:
1 Instructor, 1 Aide

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

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

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

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

Total 2,200 sf

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

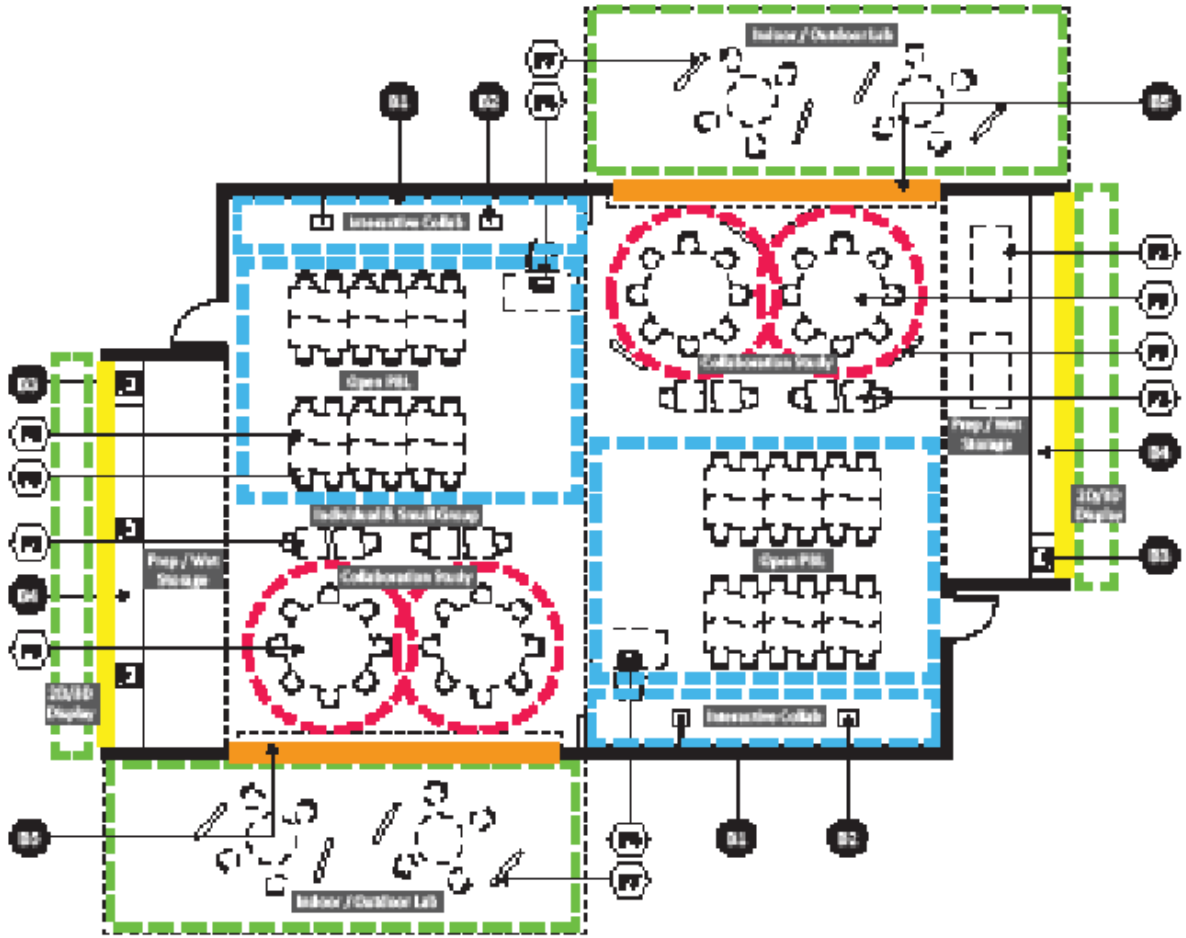
Legend
P1 Movable tables
P2 Movable chairs
P3 Mobile instructor podium
P4 Mobile adjustable height tables
P5 Mobile adjustable chairs
P6 Storage shelving

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

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

Santa Monica Malibu Unified School District Edison Academy

Art and Science - Instructional Planning Diagram



3D Design / Art & Ceramics
30 – 32 Students

Instructional:
1 Instructor, 1 Aide. 1 Guest Speaker or Volunteer

Open Innovation Hub: 1,000 sf
Perimeter Storage, Wet Areas, Demonstration Areas & Counter Space With Open Central Space for Flexible Furniture
2 Interactive Instructional Walls
Clearly Defined Wet Area with Sink & Bubbler

Ancillary:
Workroom & Resource 200 sf
2 Wet Rooms & Production

Total 1,200 sf

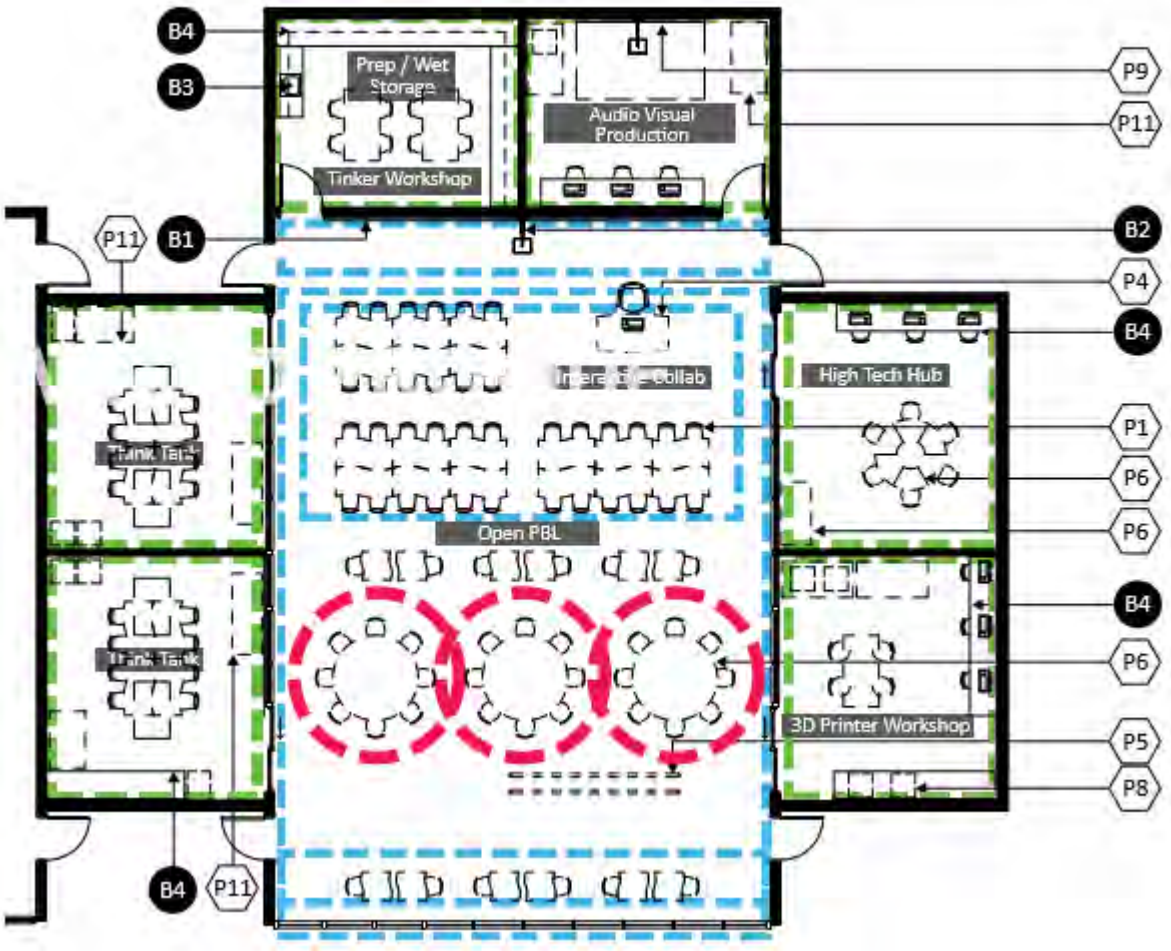
Outdoor Classroom 500 - 800 sf
Permanent Outdoor Canopy or Shade Structure
Sink With Counter, Outdoor Equipment Storage

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

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

Santa Monica Malibu Unified School District Edison Academy

Flex Maker / STEM - Instructional Planning Diagram



Flex Maker / STEM
40 - 45 Students

Instructional:
1 Instructor, 1 Aide/, 1Volunteer

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

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

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

Total 2,200 sf

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

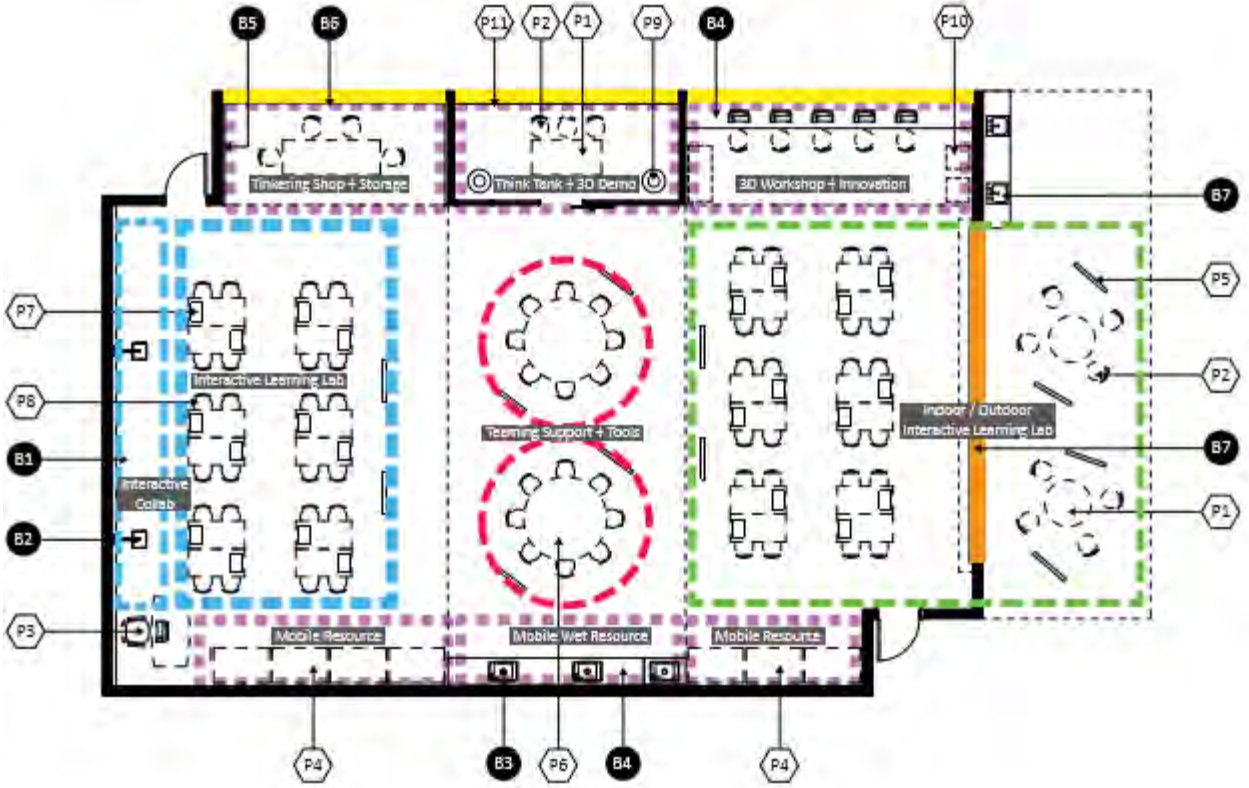
Legend
P1 Movable seating
P2 Movable tables
P3 Adjustable chairs
P4 Mobile instructor podium with workstation including 6 Circular table units
P5 Mobile collaboration white board

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

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

Santa Monica Malibu Unified School District Edison Academy

Maker Spaces - Instructional Planning Diagram



Flex Maker / STEM
30 – 35 Students

Instructional:
1 Instructor, 1 Aide/, 1Volunteer

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

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

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

Total 1,800 sf

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

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

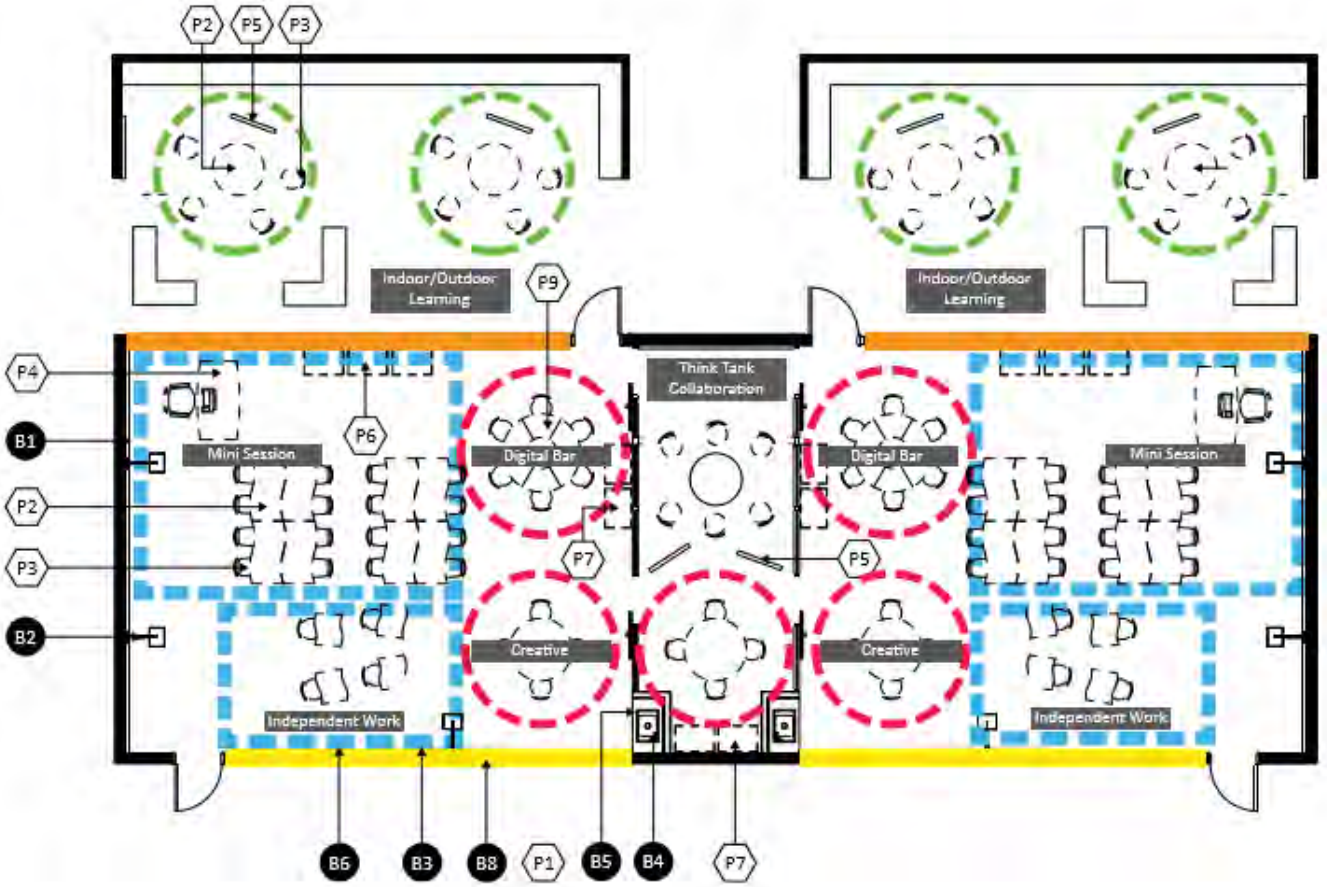
Legend
P6 Mobile circular tables
P7 Adjustable height tables with mobile storage bins
P8 Adjustable height tables chairs
P9 Technology: video camera system
P10 Technology 2D/3D printers

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

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

Santa Monica Malibu Unified School District Edison Academy

Typical Classroom



3rd thru 5th Grade
30 Students

Instructional
1 Instructor, 1 Aide, 1 Volunteer

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

Total 1,200 sf

Think Tank 200 sf

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

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

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

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

Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 05/14/2020

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Gina	-	Edison Language Academy
John Ellis	-	Edison Language Academy
Kirsten Bersch	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Amber Richane	-	Edison Language Academy
Yoly Gutierrez	-	Edison Language Academy
Kathy Fargnoli	-	Edison Language Academy
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

Workshop #2 to discuss potential projects.

DISCUSSION

1. Notes received from Edison Staff were included in the presentation and are attached.

2. tBP presented the colored site plans created for the community flyer

3. tBP presented circulation that includes the following information:
    a. Drop off along Virginia Ave will not be expanded.
        i. An option that illustrates expanding the drop off area towards the east indicates conflicts with the stop sign intersection, service access and entrance to TK drop off area.
    b. Drop-off along Kansas Ave.
        i. An option that illustrates expanding the drop off area towards the east indicates moving the eastern driveway.

ii. Edison is concerned if existing sycamore trees will be removed.

c. PV panels that will be installed this summer were shown in the following locations:
   i. Near the cafeteria, near hard courts and at staff parking.
d. Fire lane access indicated on the site plan and may impact the PV panels and possible location of trees or potential location for shade and future buildable area.
e. Existing covered areas were identified on plans with proposed additional covered area located in the following areas:
   i. In front of the library and community room, in the plaza between the computer lab/community room and adjacent to the student support spaces; outside the MPR/cafetorium.
f. Covered area in front of the school was presented to provide weather protection and is not required.
g. tBP suggested providing a covered area provided from Kansas Ave that connects to the PV covered area between the hard courts and playfields and an additional covered area that connects from the PV covered area to the kinder play area.
h. Walkways in front of classrooms 101 to 103 was also indicated on the plan and tBP will confirm the existing conditions.
i. tBP suggested adding a covered area outside of classroom 107 and 108 that will connect with and existing covered area east of classroom 108.
j. tBP suggested adding a covered area outside of TK so that children have a continuous covered walkway to the cafeteria.
   tBP presented providing covered areas located on the second floor between classrooms and covered walkways.

4. tBP presented potential locations for the addition of trees that will provide shade. tBP discussed the trees should be large enough when installed so they develop large canopies.

5. tBP presented several parking options that include site graphics/sections and are as follows:
   a. Reconfiguring the area where the existing accessible parking stalls are located to increase parking by 3 stalls; this will require relocating the accessible stalls along the west parking area and relocating storage
   b. The reconfiguring suggested that a potential parking structure could be built that will allow for a second buildable area above the parking structure to be built
   c. This new buildable area can include the following:
      i. MPR/music/art/maker's space or the cafeteria/food service can be relocated above the staff parking area and will include 10,000 sf building area for a cafeteria/food service/music/art/maker's space
      ii. An additional option was presented illustrating an 8,000 sf buildable area with outdoor eating terrace located on the 2nd floor
   d. Increase parking on the west side of staff parking area by providing (16) additional tandem parking stalls, similar to east side of staff parking area
   e. An additional option was presented illustrating standard parking on the west, east and south with tandem parking located in the middle. This illustrated a total of (58) spaces in lieu of the existing (42) spaces. This option will eliminate the edible garden and a portion of the restroom building located on Kansas Ave. Improved circulation was illustrated in this option with the possibility of including a buildable area above to accommodate the items suggested above.

f. Edison would like to see an additional (10) parking spaces dedicated to parent and adjunct faculty

6. tBP presented adding administration area south of the admin and principal office; filling in the breezeway.
    a. Edison suggested that the breezeway remain as is and explore the possibility of reconfiguring classroom 101 into administration area.
    b. Edison requested enlarging the nurse's area and principal's office.
    c. Edison suggested relocating the theater room 107 into another location to accommodate the expansion of administration.
    d. Edison suggested building a second story over the administration area, where the roof garden is located.
    e. Edison suggested providing a covered area over the stairs.

7. There is a total of (460) students that eat and play at one time

8. Michael Burke requested the attendees select three priority projects that will have a positive impact at Edison the results are included in the following notes:

    Chat Room Notes

    From Carey Upton to Everyone: 03:48 PM
    Less than 10% of the school days are rainy days. Average is 12-14 days per 180 school days.

    From john ellis to Everyone: 04:49 PM
    An issue I'm not sure got addressed: Second floor rain coverage. Also, to clarify, we need deeper rain coverage in front of room 100 to 106.

    From Yoly Gutierrez to Everyone: 04:57 PM
    parking, over
    ha parking, overhang, my office space bigger and windows

    From Amber Richane to Everyone: 04:59 PM
    my vote. parking / drop off. overhangs/ trees. staff spaces.

    From Lori Orum to Everyone: 05:00 PM
    Just realized I sent my input to only one person! For me it's parking, reconfiguring the admin building, increasing coverage from rain.

    From Gina to Everyone: 05:01 PM
    1-maker space, 2-more administration space 3-reconfigured bathrooms

NEXT STEPS

SMMUSD will schedule Workshop #3 on May 28 and Community Meeting #1 on June 11.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides
School Staff's Priorities List

May 11, 2020

To: Edison Facilities Committee
From: John Ellis, Edison Teacher

Last Wednesday, I sent an informal request to Edison Staff about what they would like to see improved/changed/addressed at Edison and here's the response.

I divided responses into five main areas of concern.

Shade and rain coverage
Circulation
Bathrooms and Sinks
Library
Other

Teachers and staff expressed a keen interest in knowing which areas will be addressed and to have further specific input as the process continues.

Number one comment was:

Shade and rain coverage.
***Summary: covered walkways, more trees on patios, in common areas, on playground*.**

Specific Edison staff suggestions:

•Shade trees on yard, in plaza, and in front of library. More shade in general.
•Rain protection at outside area entering library hallway- both access doors. When raining, students and books are soaking wet.

•SHADE Everywhere! For kids and adults! More trees, too.

•Rain coverage from classrooms to cafeteria

•Covering for rainy days going from Pre-school-primary classrooms to the cafeteria or anywhere. (Kids are soaked by the time they get anywhere)

•Covered walkways
•Covered area where we pick up the students in the morning
•More covered area for shade around the play area and yard
•When it rains we get soaked, and when it is hot we burn up.
•Shade Spots
•More trees, playing structure, on/near play field so children and adults have shade as needed.

•Shelter from our class to the cafeteria during rainy season
•Shade in the TK/preschool area and some on the big yard
•Shade in the TK/ Pre-K yard (a must)
•Also, when it rains the upper floor hallway has hole openings throughout and the kids are in a blast getting wet.
Darken cement and add shade to main plaza patio and in front of library as it is extremely reflective and bright usage requires sunglasses or a hat

Circulation:

•Widen the walkway in front of room 101 and 102 by reshaping the patch of grass. It is a very narrow path, used daily creating a problematic traffic jam where passersby end up stepping on the grass to allow access. During rainy weather the patch of grass floods. It is so narrow that when our doors are open, students have injured themselves by running into the doors.

•*Widening walkway in front of first grade, to Martha's art room…*

•The gates for staff should be remote based so we don't have parents parking in staff spots.

•Some thought about a "Shipment receiving area" either in the front office, or in the library.

•Better parking lot gates so that parents can't even come in. (electric with remote)

•Parking- large lot's spaces need to be redrawn. I recommend them be diagonal as to avoid stack parking. I'm happy to draw out an idea.

•Add volunteer and parent parking on Kansas, behind the BERM. . Or move the garden there, and make it a neighborhood community garden on weekends, and use the current garden space for more parking.

•*Add Parking spots*

•*Address drop off and pick up issues from Kansas and Virginia*

> •The door to campus, from the office is too close to the front desk. There is a backlog of people, especially when people need to sign in, etc.

•Front office/Principal's office is too small for Social distancing, and work space. There is no reason, the front office can't be connected to the workroom. Lori's office needs an additional space for small meetings, the Office Staff need more work counter space,

storage, deliveries, and distance between Alicia and Kathy. Alicia and Kathy need a little partition or quiet spot for work that requires quiet and concentration like payroll and purchasing. They are both in the open area ALL the time.

•Rebuild the Staff lunchroom either in the Lost and found area, or closer to the workroom, and use the current room as an extra activity room, connected to the auditorium.

•*Changing doors to staff room, back gate (which sticks and is a fire hazard) and to library so they're lighter and more user and child friendly. Also make windows open more and doors child accessible in reading room 114.*

•Community room- Consider adding on a PTA storage area. This room needs a wider (2 doors) entrance to accommodate crowds, and the ability to bring large items in & out. A window that opens- perhaps a Counter window that opens to the center courtyard so that they can sell Spiritwear T-shirts, Tickets at events, food, etc from there. Also, PTA should have a storage area in this room, not in the Copier/workroom. If we're not using the computer lab as much, use that space as a Community room.

•*Adjust and/or enlarge front office and community room spaces/offices*

•The offices in my area (near staff workroom) should be real offices with actual space for more than one person and windows that open.

•As mentioned before, the library should have real doors so that when there's a class or a meeting everyone doesn't hear the toilets flushing.
Of course, PARKING is a must!

•Glass doors to the library. There is a lot of noise from the very busy hallway in the morning at drop-off and during pick-up times, starting at 1:30. Also, bathrooms are very loud, can hear flushing or people talking on their cell phones.

Sinks and Bathrooms:

•*Everywhere: Faucets that don't need to be touched (post covid world)*

•*Deep functional Sink for library work room*

More drinking fountains: hand's free drinking fountains in classrooms and around playground, Library, Special Ed.

- Sinks in the classroom that are deep enough and faucets that don't get the whole counter soaked every time they wash their hands.

- There is no place to wash hands anywhere near the speech or resource rooms. It was always a need, but now even more so.
- a sink in the workroom. It will make it easier to clean the microwave n specially our hands.

•Restrooms need diaper changing tables.

•More adult bathrooms for staff (near staff lounge)

•We should have a "parent" restroom closer to the entrance, especially since we're trying to avoid having them on campus when it's not necessary.

•More drinking fountains in classrooms

Water Bottle refill station

Adult sink somewhere closer to courtyard. The bathrooms are usually full when it is time wash. Going to the staff room is a bit far when you have 3 minutes.

•As also mentioned in the meeting, we should have a drinking fountain close to the library

•more drinking fountains

Storage:

•*More storage in classrooms*
•*BENCHES in patio areas up and downstairs areas of school.*

•Storage facility for PE/engineering equipment for Kinder. (We have wonderful materials that can't use because we can't store them away)

•*ADEQUATE recycling system for indoors (cafeteria) and outdoors (outside of the cafeteria, next to the tables and canopy*

•a water filter water fountain (2 if possible)

•the work room should have a sink and maybe a bathroom

•A staff restroom in the Copier/Workroom area. Move the PTA storage area to the current community room, add a restroom

Other:

Room in library workroom leaks when it rains and has mold.
Reducing glare in plaza
•New multipurpose room
•Take glare off solar chimneys
•Alter space in solar chimneys for classroom access
•Additional burners for cafeteria

- Covering of pipes in the classrooms so the dust does not fall on us every year. (They don't get cleaned)
- Design Issue: The stairs chipping/ color fading
- Cafeteria Tent Area - A true built in outside cafeteria, not just a water bucket held tent
- Not sure, but what can we do a bout the glass chimneys. With the exception of rainy days, those chimneys have no purpose. They collect dust. It looks like a car dashboard window that is perpetually dirty. I do not know if this is structural, but their dirty appearance reduces the school's charm.

•a table in the big yard for kids that want to color
•a trash can in the TK parking lot area
•A back gate that doesn't stick!
•Find a new space for music classes & storage for them (chairs & instruments/stands).

To convert one adult restroom in the TK/PreK building into a storage room for preschool cots and bedding (we use it as such anyway). We have two adult restroom and only use one.

Library:

Library workroom needs large functional sink
Library workroom needs roof to be fixed
AC and Heating in Library non-functional---needs to be fixed

Library lighting- more lighting needed in between the stacks (Stacks are too close, perhaps consider moving them.) and adjust the sensor, as lights go out too frequently.

Windows up along the Virginia side of the library- let in natural light.

Large Textbook room. Center Island is very long. It is useful to have many shelves, however, it would also be nice to have another 10sq. feet of open space for carts, boxes, etc.

Santa Monica-Malibu Unified School District

Edison Language Academy
Workshop #2

5.14.2020





Agenda

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

Santa Monica - Malibu Unified School District Edison Language Academy

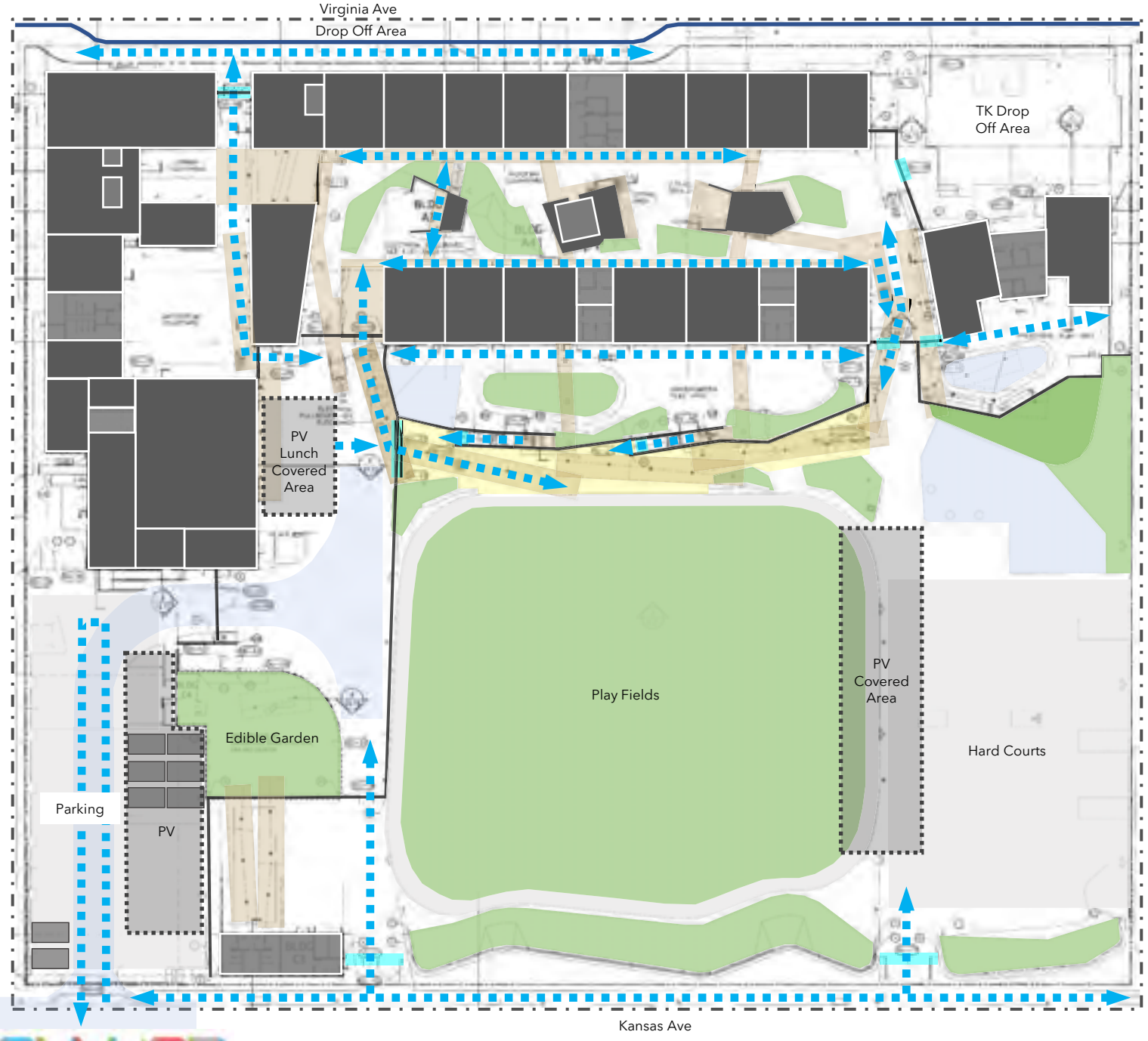
Existing Campus Plan



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

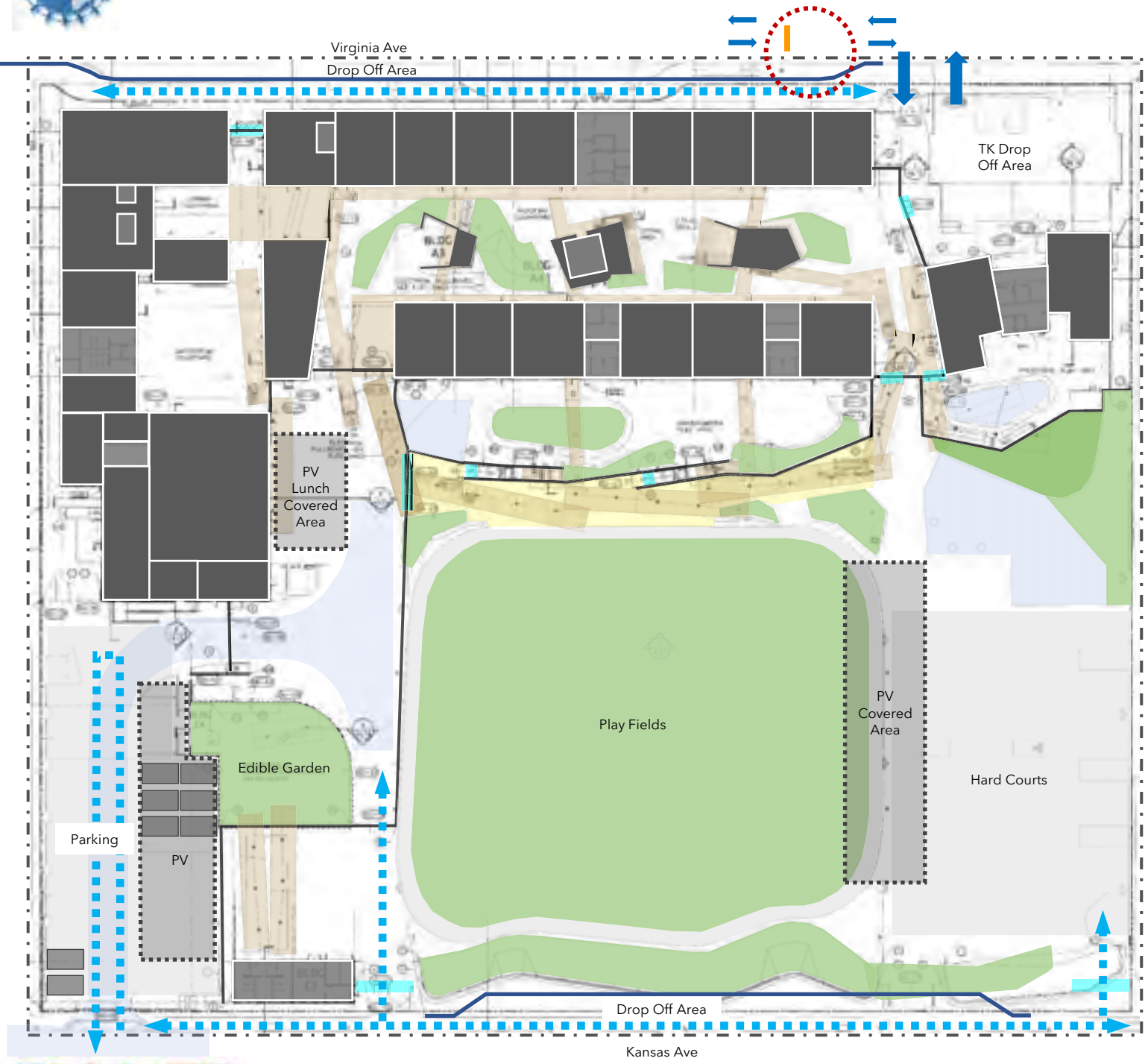
Circulation: Drop-Off/Playfields/ Playfields Access (Existing)



- Building
- Support spaces
- Covered walkways
- Future solar panel covered areas

Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Drop-Off (Proposed)



- Building
- Support spaces
- Covered walkways
- Future solar panel covered areas

Notes:
Widen the walkway in front of room 101 and 102

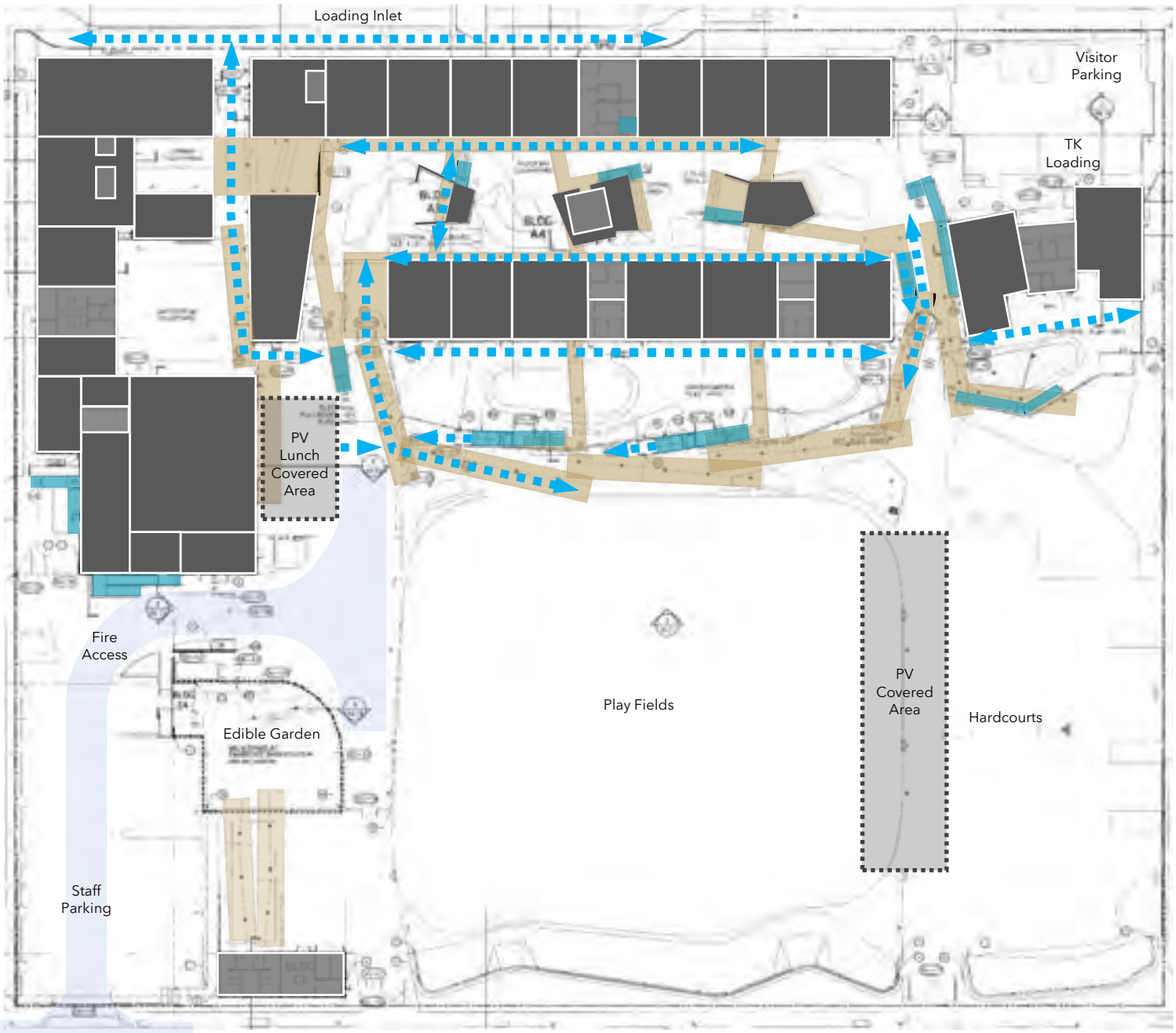
Widen walkway in front of first grade into Martha's room

Add drinking fountain/bottle fill on/ near playground

Add sink closer to courtyard

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Circulation: Stairs/Elevator/Ramp (Existing)



- Building
- Support spaces
- Covered walkways
- New covered walkways
- Future solar panel covered areas

Notes:
Widen the walkway in front of room 101 and 102

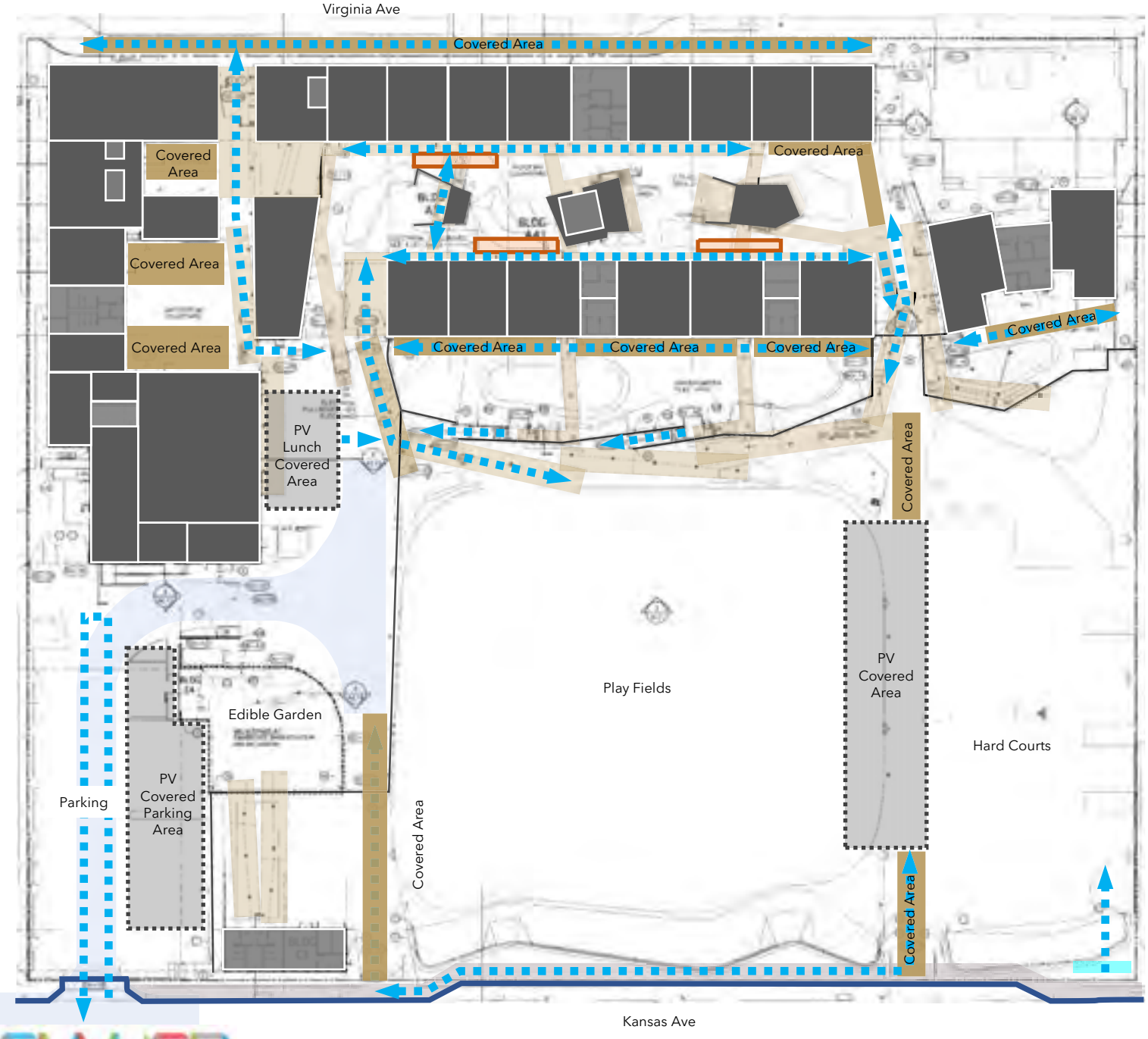
Widen walkway in front of first grade into Martha's room

Add drinking fountain/bottle fill on/ near playground

Add sink closer to courtyard

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Circulation: Proposed Covered Areas



- Building
- Support spaces
- Covered walkways
- New covered walkways
- Future solar panel covered areas
- Widen walkways

Notes:
Widen the walkway in front of rooms 101 and 102

Widen walkway in front of first grade into Martha's room

Add bottle filler on/ near playground

Add sink closer to plaza

Santa Monica - Malibu Unified School District Edison Language Academy

Shade: Vegetation



New Trees

Notes:
Darken concrete in courtyards

Add benches in patio areas both levels

Add recycling system for cafeteria and lunch area

Add a big table for project work area in big yard

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LBP

Santa Monica - Malibu Unified School District Edison Language Academy

Parking: Existing First Floor



Notes:

Install secured entrance into parking

Provide dedicated parking for adjunct staff and visitors

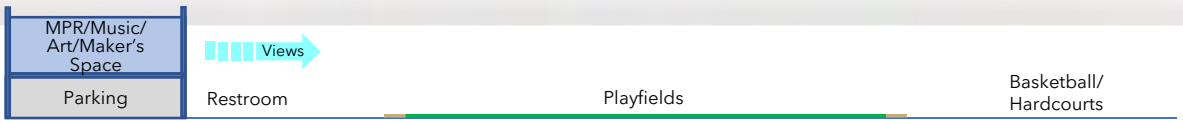
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LBP

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Parking: Option 1A Second Floor





Notes:

Install secured entrance into parking

Provide dedicated parking for adjunct staff and visitors

Multipurpose / Fitness Center:

Need a fitness center/ gymnasium with storage and toilets

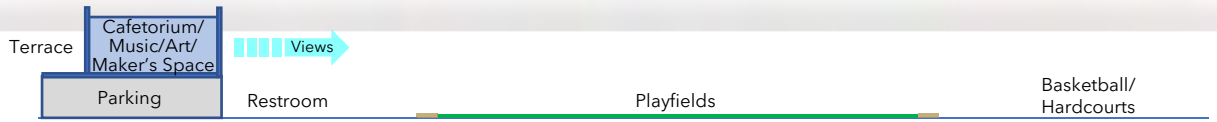
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Parking: Option 1B Second Floor





Note:

Science/Music/Maker Space Art:
Change the music art flooring to hard surface

Need instrument storage

Santa Monica - Malibu Unified School District Edison Language Academy

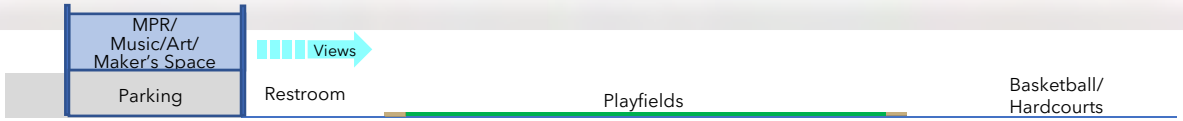
Parking: Option 2A & 2B First Floor



Santa Monica - Malibu Unified School District Edison Language Academy

Parking: Option 2A Second Floor





Notes:

Install secured entrance into parking

Provide dedicated parking for adjunct staff and visitors

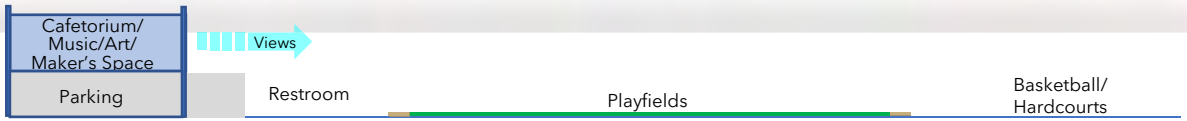
Multipurpose / Fitness Center:

Need a fitness center/ gymnasium with storage and toilets

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Parking: Option 2B Second Floor





Santa Monica - Malibu Unified School District Edison Language Academy

Parking: Option 3



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

Parking: Option 4



Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Administration Building Area



New/renovated building areas

Renovated areas

Administration: Enlarge front office and community room

Add shipment receiving area in front office or library

Relocate door to campus

Enlarge Principal's office

Revise connection to workroom; needs additional space for small meetings

Provide additional counter space for office staff

Provide quiet space for staff

Provide useable teacher lounge

Add sink in workroom

Provide staff toilet near workroom/copier

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LBP

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Library Building Area



New/renovated building areas

Renovated areas

Library:

Add changing doors to staff room

Allow windows to open more

Add child doors that are accessible to reading room

Minimize the sound of toilet flushing

Add glass doors to library

Install deep functional sink for library work room

Add drinking fountain/bottle fill station

Fix workroom roof

Add library lighting that dims at stacks/adjust light sensors

Textbook storage
Reduce center island add more cart storage

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Food Service Building Area



New/renovated building areas

Renovated areas

Food Service: Modernize kitchen area

Provide parent toilets nearby for events with changing tables

Increase size of teacher lounge

Add more teacher/staff toilets

Add no touch faucets/hand drying

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Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Covered Walkways
- Administration
- Student Services
- Library/Computer Lab
- MPR/Food Service
- New Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney
- Future Solar Panel Covered Areas

Notes:

Classrooms:
Sinks in the classroom that are deep

Add drinking fountain/bottle fill

More storage in classrooms

Eliminate/ reduce solar chimney glare

Utilize the solar chimneys for student work display, storage or a classroom niche

Close window operators

Science/Music/Maker Space Art:
Change the music art flooring to hard surface

Need instrument storage

Santa Monica - Malibu Unified School District Edison Language Academy

Second Level Campus Plan (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney

Notes:

Classrooms:
Sinks in the classroom that are deep

Add drinking fountain/bottle fill

More storage in classrooms

Eliminate/ reduce solar chimney glare

Utilize the solar chimneys for student work display, storage or a classroom niche

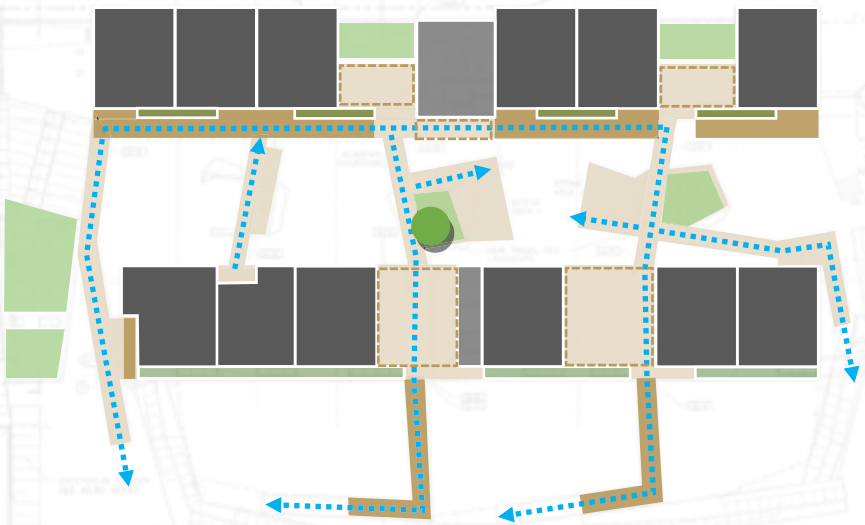
Close window operators

Science/Music/Maker Space/Art:
Change the music art flooring to hard surface

Need instrument storage

Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



- Classroom
- Support Spaces
- Outdoor Patio
- Covered Walkways
- Solar Chimneys/Roof Garden/ Solar Chimney
- Circulation
- Proposed Covered Area: Cable & Fabric

Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 05/28/2020
Workshop #3

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Gina	-	Edison Language Academy
John Ellis	-	Edison Language Academy
Kirsten Bersch	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Amber Richane	-	Edison Language Academy
Yoly Gutierrez	-	Edison Language Academy
Kathy Fargnoli	-	Edison Language Academy
Carey Upton	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

Workshop #23to discuss potential projects.

Updated Agenda

(5) Projects

1. Outdoor learning courts / covered walkways / trees / shade
2. Kansas Avenue drop-off / parking
3. Additions and renovation to Administration / Community support spaces / modify library / adjoining space
4. Solar Chimney modifications
5. Building addition and Multi-Purpose . Fitness Room . Maker Space . Science . Music . Storage Spaces

DISCUSSION

Project #1

1. Increased walkway along covered walkway in front of classrooms 101 – 107
2. Revised covered walk in option 1 from Kansas to campus with covered walk on the track. Will need to look at revising track/field to provide access to campus to avoid fire access area or the canopy will need to be high enough to accommodate fire access with columns outside fire access area and a canopy above 14'-0"
3. Trees added in the plaza outside of cafetorium/computer lab
4. tBP presented the idea of incorporating graphics to minimize solar heat gain on the solar chimneys
5. Suggestion to relocate edible garden to lower east corner of campus
6. tBP discussed using a cable and fabric system for coverings at the second level.
7. Discussed adding coverings to the main courtyard of tress.
8. Moved proposed tress from within the fire lane.
9. tBP needs to coordinate the covered areas.

Project #2

1. tBP presented renovated administration area that increased into classroom 101 to allow for a larger nurse area and dedicated offices

Project #3

1. Michael Burke will like additional parking studies along Kansas and New Building addition near existing staff parking
2. Instructional areas to augment teaching environments and for future pandemic
3. Michael Burke how do we enhance the outdoor environment for learning including providing shade
4. Carey Upton we live in a great environment and we should be encouraging developing outdoor instructional areas
5. Outdoor instructional area is a way to connect with the community, encourages outdoor learning and can reinforce subjects being taught
6. Every space should relate to outdoor learning opportunities. Look at the outdoor courtyards to identify additional areas to accommodate outdoor learning opportunities in particular along 101 – 107 with increased walkway area
7. Refer to ed specs on outdoor instructional areas
8. Additional graphics illustrating Administration renovation adjacencies
9. Art classes can be taught outside, outdoor sink perhaps a dedicated outdoor art instructional area

Project #4

1. Showed floor plan with cabinets in solar chimneys.
2. tBP suggests adding solar film and graphics or a frit pattern to cut down on heat gain. Frit pattern if ok if not very expensive.
3. District Technology needs to review an approved any changes to the solar chimneys.
4. tBP suggested repurposing the second level solar chimney spaces into a needed use. Questions was asked if there a need for additional storage and discussion was that might as well repurpose into a needs space if affordable.

Project #5

1. Parking is for staff.
2. Can staff parking be separated from drop-off?
3. Parents will still park in spaces.
4. During after-hours, the community may need site access.
5. District is accepts electronic gates for control.
6. tBP to confirm that site plan matches existing conditions.
7. Staff appreciates any additional parking.
8. tBP will indicate the difference for the play field renovations and resolve secondary effects.
9. Staff is concerned if the running track if reduced by the improvements.
10. Staff asked about what fencing and gates are being proposed, and Kansas Avenue should have a type that people can't see into the school site.
11. Staff Lounge toiler room is part of the building addition project.
12. Confirm if recycling items are being addressed in projects.

Chat Room Notes

From Yoly Gutierrez to Everyone: 03:12 PM
Hola John 😀 Ya perdí 93 lbs

From john ellis to Everyone: 03:12 PM
Just as a reminder: please send minutes or notes (if there are) to me at jellis@smmusd.org (and others). Thanks.

From Heidi Vega Aimonetti to Everyone: 03:15 PM
I think Lori hasn't connected yet

From john ellis to Everyone: 03:19 PM
Lori has a competing meeting and will arrive late

From Lori Orum to Everyone: 04:24 PM
Hello, sorry to be late to the meeting.
Are we looking at this list with a Covid lens? I can't see how we could open up school without major modifications to the office space

From Carey Upton to Everyone: 04:27 PM
We are not looking at this with the COVID lens. We are deeply working on the COVID return, this is just more long term.

From Carey Upton to Everyone: 04:41 PM
https://www.smmusd.org/domain/4259

NEXT STEPS

SMMUSD will schedule Community Meeting #1 on June 11.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica-Malibu Unified School District

Edison Language Academy
Workshop #3

5.28.2020





Agenda

1. Additions and renovations to exteriors
2. Kansas Avenue renovations
3. Additions and renovation to Administration / Community support spaces / modify Library / adjoining spaces
4. Renovation work
5. Building addition with Multi-Purpose / Fitness Room / Maker Space / Storage Spaces & Parking

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



Walkways

Santa Monica - Malibu Unified School District Edison Language Academy

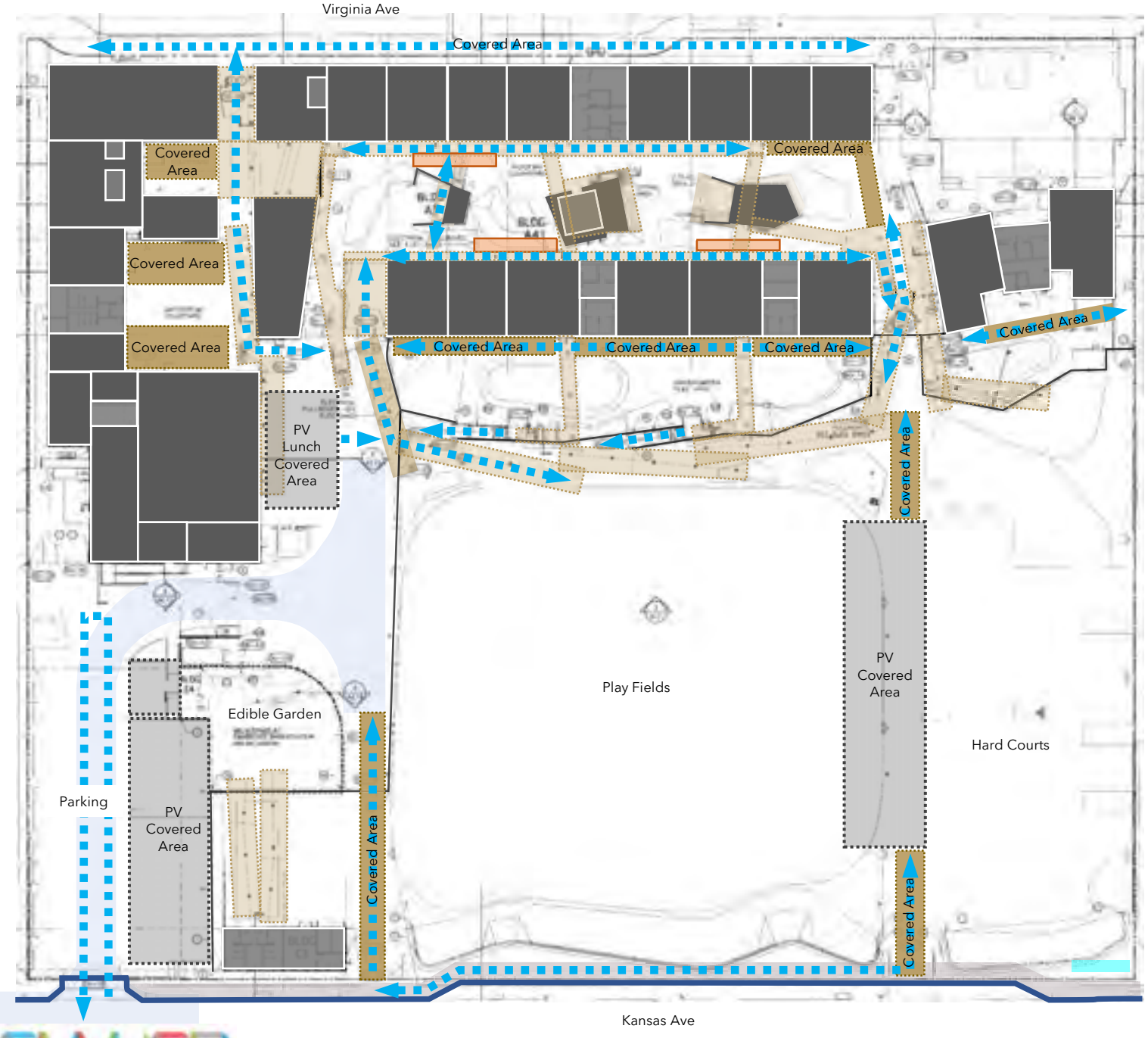
Circulation: Stairs/Elevator/Ramp (Existing)



- Building
- Support spaces
- Existing covered walkways
- Future solar panel covered areas

Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Proposed Covered Areas



- Building
- Support spaces
- Existing covered walkways
- New covered walkways
- Future solar panel covered areas
- Widen walkways

Notes:

Widen the walkway in front of rooms 101 and 102

Widen walkway in front of first grade into Martha's room

Add bottle filler near playground

Add sink closer to plaza

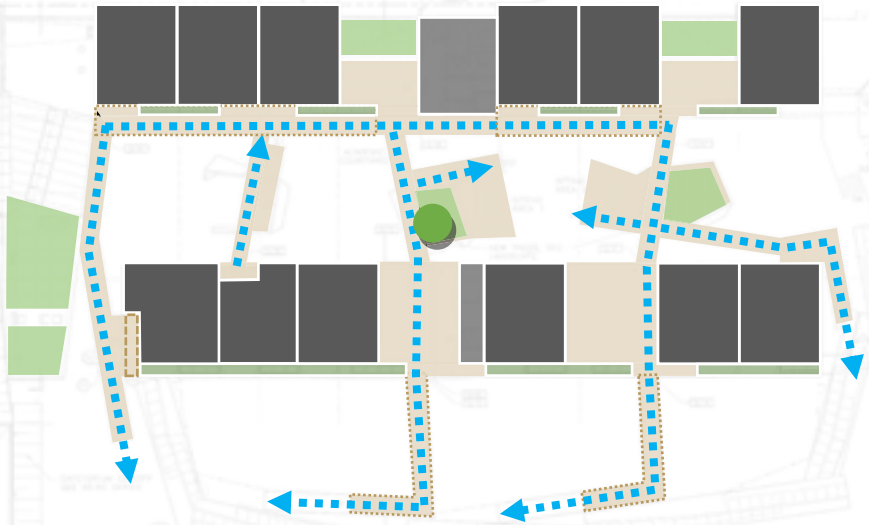
Darken concrete in courtyards

Add benches in patio areas both levels

Add recycling system for cafeteria and lunch area

Santa Monica - Malibu Unified School District Edison Language Academy

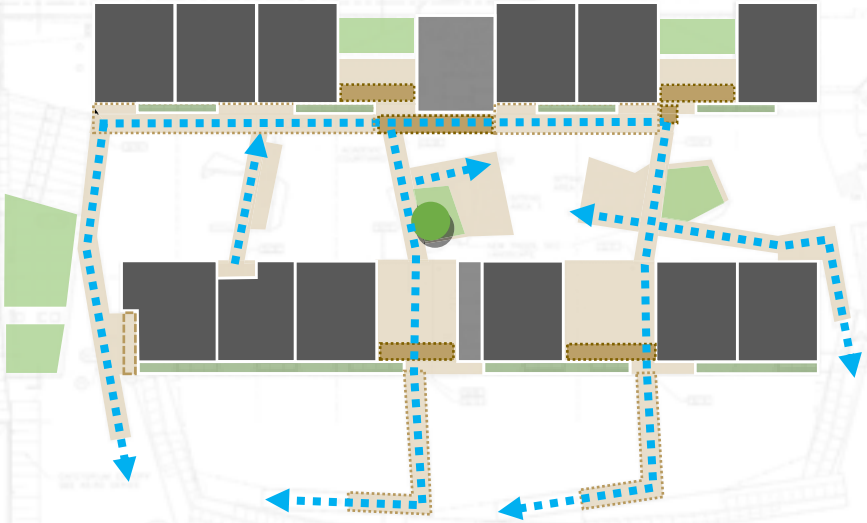
Landscape/Roof Garden & Circulation: (Existing)



- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Roof garden/ solar chimney
- Circulation

Santa Monica - Malibu Unified School District Edison Language Academy

Landscape/Roof Garden & Circulation: (Proposed Covered Area)



- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Roof garden/ solar chimney
- Circulation
- Proposed covered area: cable & fabric

Shade

Santa Monica - Malibu Unified School District Edison Language Academy

Shade: Vegetation



New trees

Future solar panel covered areas

Notes:

Add a big table for project work area in big yard

Santa Monica - Malibu Unified School District Edison Language Academy

Shade: Covered Walkways



New trees

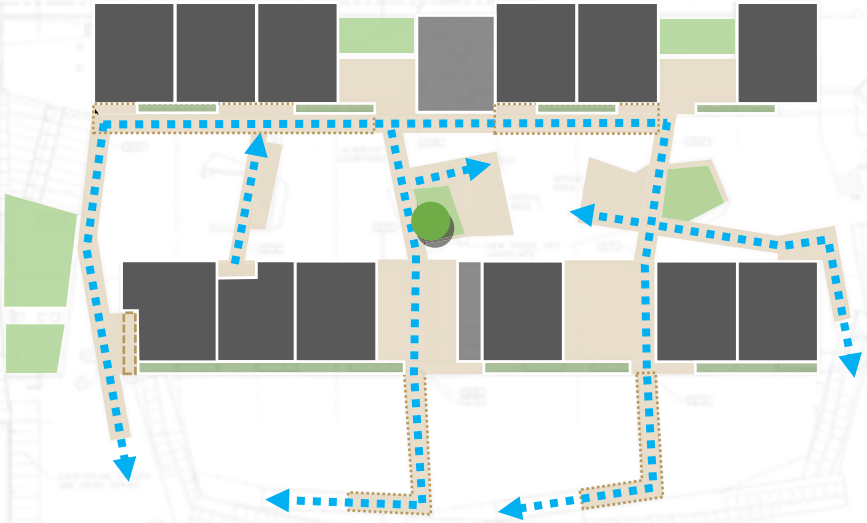
New covered walkways

Existing covered walkways

Solar Chimney

Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Solar Chimneys/ Roof Garden
- Circulation

Notes:

Solar Chimneys - reduce glare and re-purpose for classroom use

Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



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Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)

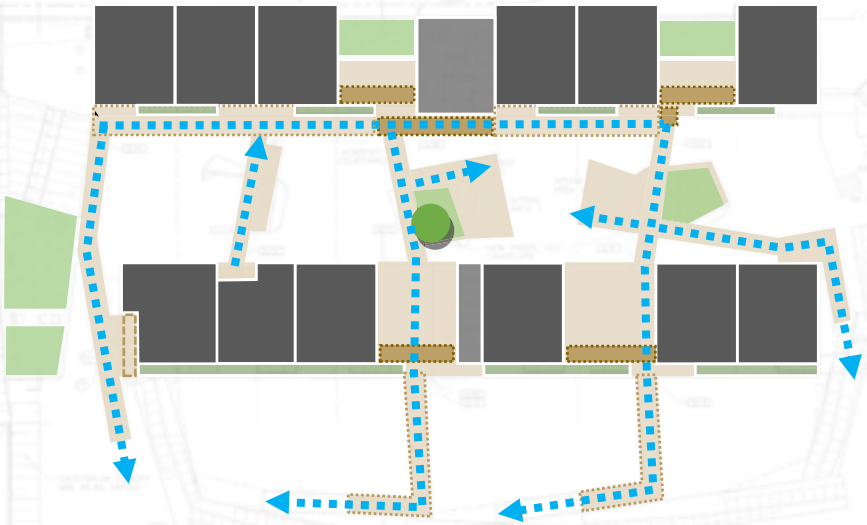


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Solar Chimneys/Landscape/Roof Garden & Circulation



- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Solar Chimneys/Roof Garden
- Circulation
- Proposed covered area: cable & fabric

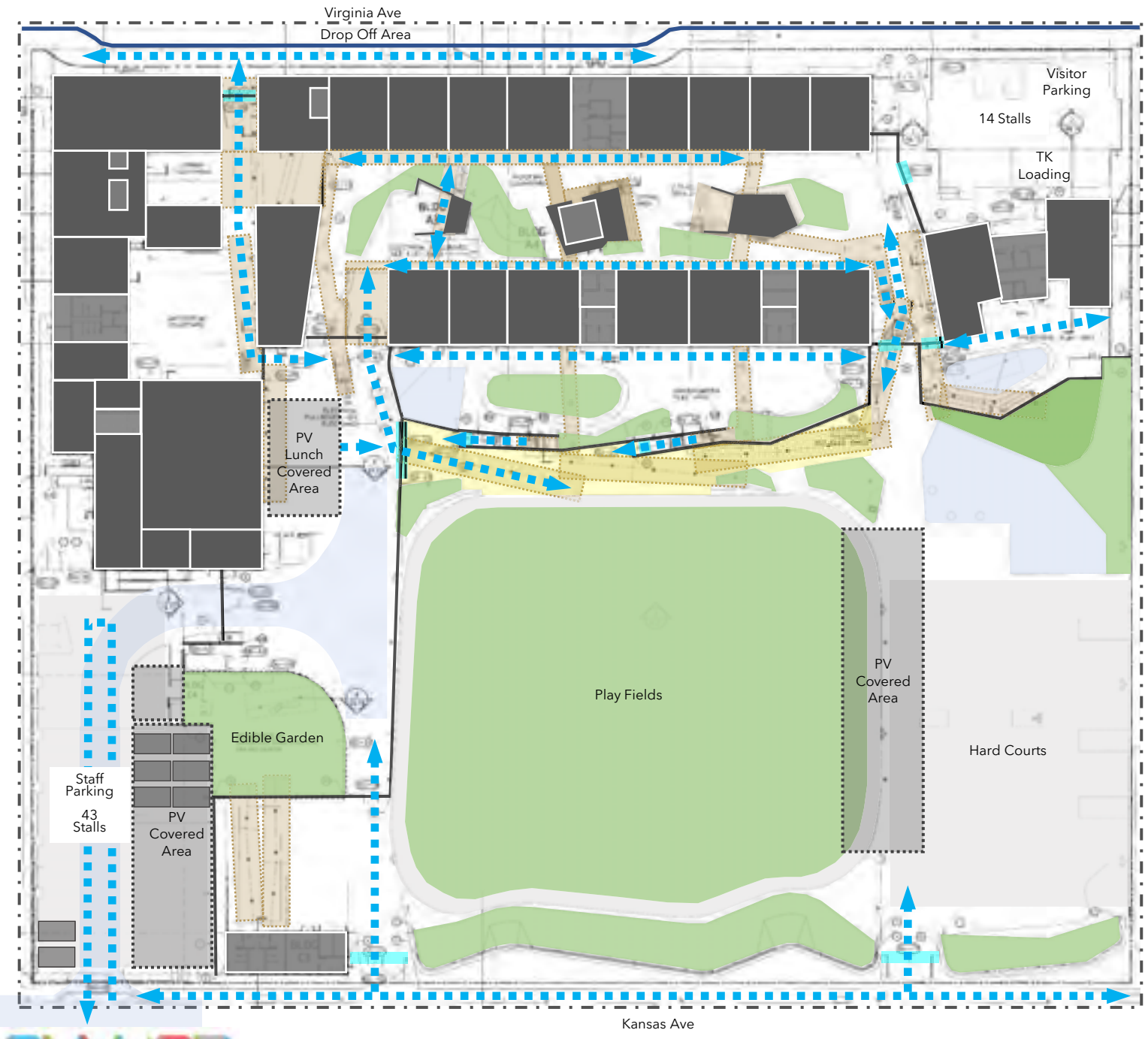
Notes:

Solar Chimneys - reduce glare and re-purpose for classroom use

Drop-Off

Santa Monica - Malibu Unified School District Edison Language Academy

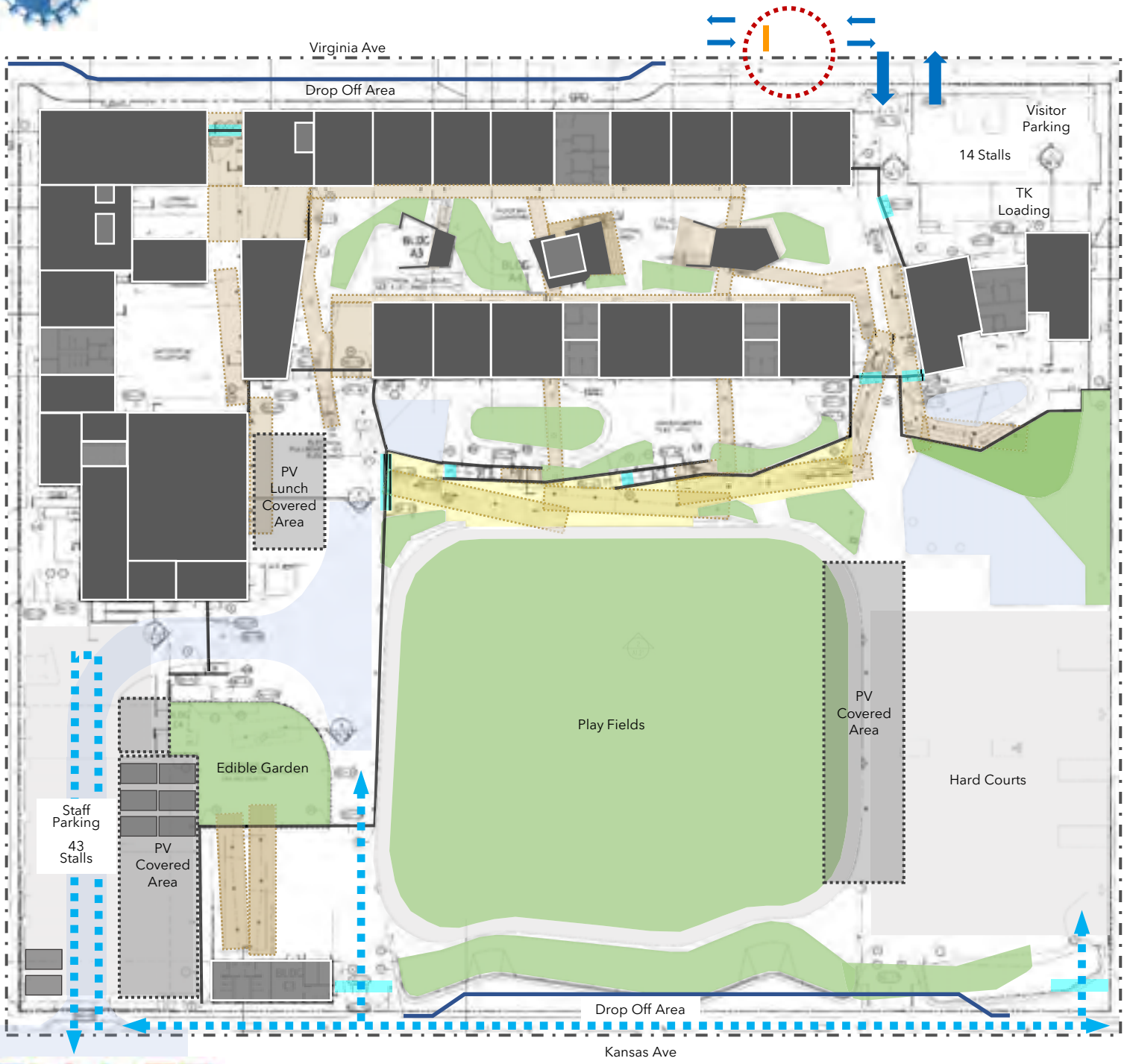
Circulation: Drop-Off/Playfields/ Playfields Access (Existing)



- Building
- Support spaces
- Existing covered walkways
- Future solar panel covered areas

Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Drop-Off (Proposed)



- Building
- Support spaces
- Existing covered walkways
- Future solar panel covered areas

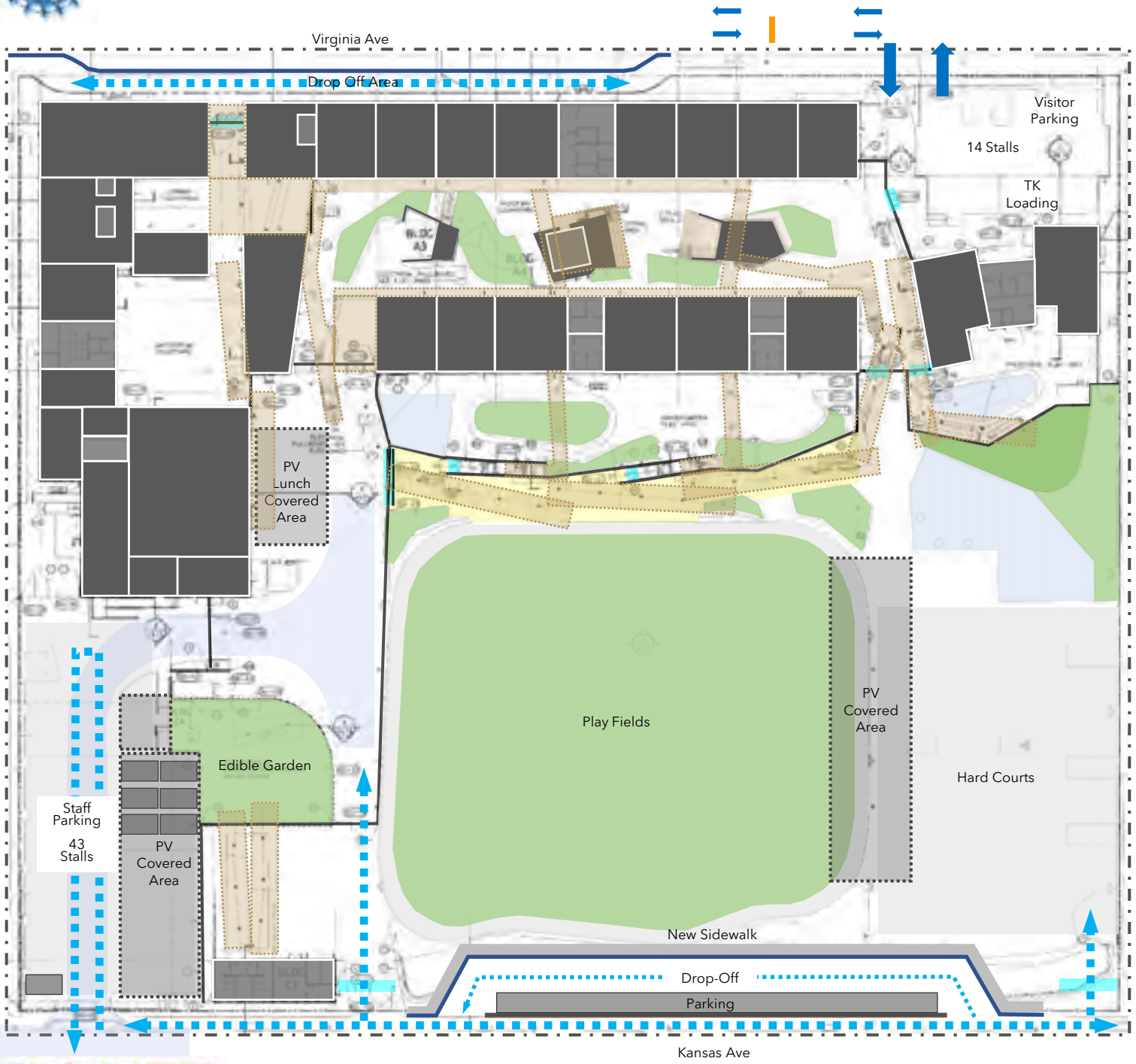
Notes:
Add drop-off along Kansas Ave

Renovate and fix gates at staff parking and service entry along Kansas Ave

Reconfigure existing berm into on-site one-way parking spaces

Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Drop-Off (Proposed)



- Building
- Support spaces
- Existing covered walkways
- Future solar panel covered areas

Notes:
Add drop-off along Kansas Ave

Renovate and fix gates at staff parking and service entry along Kansas Ave

Reconfigure existing berm into on-site one-way parking spaces

Renovations Administration Support Spaces/ Library

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Administration Building Area



- New/renovated building areas
- Renovated areas
- New covered Walkway
- Existing covered walkways

Administration:
Enlarge front office and community room

Add shipment receiving area in front office or library

Relocate door to campus

Enlarge Principal's office

Revise connection to workroom; needs additional space for small meetings

Provide additional counter space for office staff

Provide quiet space for staff

Provide useable teacher lounge

Add sink in workroom

Provide staff toilet near workroom/copier

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Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Library Building Area



- New/renovated building areas
- Renovated areas
- New covered Walkway
- Existing covered walkways

Library:

Add changing doors to staff room

Allow windows to open more

Add child doors that are accessible to reading room

Minimize the sound of toilet flushing

Add glass doors to library

Install deep functional sink for library work room

Add drinking fountain/bottle fill station

Fix workroom roof

Add library lighting that dims at stacks/adjust light sensors

Textbook storage
Reduce center island add more cart storage

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Renovations

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Food Service Building Area



- New/renovated building areas
- Renovated areas
- New covered Walkway
- Existing covered walkways

Food Service:
Modernize kitchen area

Add cold storage and renovate existing pedestrian ramp

Provide parent toilets nearby for events with changing tables

Increase size of teacher lounge

Add more teacher/staff toilets in staff lounge

Add no touch faucets/hand drying

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New Building/ Parking

Santa Monica - Malibu Unified School District Edison Language Academy

New Building / Parking Option 1: First Level



Increase Staff Parking

Santa Monica - Malibu Unified School District Edison Language Academy

New Building / Parking Option 1: Second Level



New covered Walkway

Existing covered walkways

Notes:

Install secured entrance into parking

Provide dedicated parking for adjunct staff and visitors

Multipurpose / Fitness Center:

Need a fitness center/ gymnasium with storage and toilets

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Santa Monica - Malibu Unified School District Edison Language Academy

New Building / Parking Option 2: First Level



Increase Staff Parking

Santa Monica - Malibu Unified School District Edison Language Academy

New Building / Parking Option 1: Second Level



New covered Walkway

Existing covered walkways

Notes:
Install secured entrance into parking

Provide dedicated parking for adjunct staff and visitors

Multipurpose / Fitness Center:

Need a fitness center/ gymnasium with storage and toilets

Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 06/11/2020
Community Meeting #1

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Amber Richane	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Blandina Lopez	-	Edison Language Academy
Chris Clonts	-	Edison Language Academy
Gina	-	Edison Language Academy
Judy Lerner	-	Edison Language Academy
Lindsay Wilson	-	Edison Language Academy
Liz Garcia	-	Edison Language Academy
Ruben Marquez	-	Edison Language Academy
Valerie	-	Edison Language Academy
Carey Upton	-	SMMUSD
Steve Massetti	-	SMMUSD
Barbara Chiavelli	-	SMMUSD
Michael Burke	-	SMMUSD
Kelcey Davis	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Hwang Moonhoon	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

Progress Presentation of Phase 1 Assessment with the following Agenda:

1. Campus Assessments / Analysis
2. Educational Specifications and Comparison
3. (5) Potential Projects
4. Questions and Answers

DISCUSSION

1. Campus Assessments / Analysis
    a. Presented Phase 1 Assessment schedule indicating activities to date and future activities and discussed that the Board approval of projects is anticipated in December 2020.
    b. Assessment plans of the existing School Statistics were presented which indicate existing conditions including buildings, parking, drop-offs, circulation, security zones, play areas, and uses.

2. Educational Specifications and Comparison
    a. Presented elements of the SMMUSD's Educations Specifications including Shared Values, Future Planning Statistics, and Project Based Learning.

3. (5) Potential Projects

    Project #1: Outdoor Learning Courts / Covered Walkways / Trees / Shade

    a. Presented preserving existing positive site conditions and renovations of existing areas for educational enhancements.
    b. Added coverings to open courtyards and walkways and added trees for shade along walkways were presented.

    Project #2: Kansas Avenue Drop-Off /. Parking

    a. Presented modifications to the existing curb-side drop-off zone along Kansas Avenue by creating an inlet drop-off lane to enhance pedestrian safety and ease vehicle congestion during drop-off and pick-up periods. A second option was presented indicating an on-site drop-off and parking area. Both options reduce or eliminate the existing earthen berm which was originally designed to visually shield the campus from Kansas Avenue.
    b. Modifications to the existing Kansas Avenue Staff parking lot was presented indicating additional tandem parking spaces.
    c. Campus security will be reviewed and maintained/addressed with any modifications.
    d. Discussed to maintain maximum areas of playfield and hardcourt areas, and the track.

    Project #3: Renovations to Administration / Community Support / Library Spaces

    a. Presented SMMUSD Educational Specifications for Administration spaces as related to existing spaces and presented potential renovations and expansions.
    b. Renovations to enhance educational opportunities for Art and Science at the Classroom Buildings were presented.
    c. Presented SMMUSD Educational Specifications for Library spaces as related to the existing spaces and potential renovations.
    d. Presented existing conditions and potential renovations to the existing Food Service and Staff Lounge spaces.

Project #4: Solar Chimney Modifications

a. Presented existing conditions of the Classroom Buildings' passive Solar Glass Chimneys and a proposed re-proposing of the spaces for educational uses.
b. Potential modification to the glass is to add graphic films to reduce the heat gain and glare.

Project #5: MPR / Fitness / Maker Spaces / Science / Music over Parking

a. Presented a detached building addition in the southwest corner of the campus comprising of a larger staff parking lot with spaces above including a Multi-purpose Room, Fitness Room, Maker Space, Science Room, and Music Room.
b. Existing adjoining site areas will be modified or relocated.

4. Questions and Answers
   a. See below Chat Room Notes.

Chat Room Notes

From Spanish Interpreter2, to Everyone: 03:04 PM
I renamed myself.
yes, that is i.
Should I receive a pop-up saying I have been assigned as an interpreter?
Can you please unmute me for just a moment? I would like to make sure interpretation will work.
Thanks

From Spanish Interpreter-VZ to Everyone: 03:08 PM
I have received it
Participants need to be muted
Please
Can the speaker slow down pls? thx
Thanks!

From Chris Clonts to Everyone: 03:23 PM
This presentation is available as a PDF download at:
https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4259/Edison%20Assessment%20Presentation%20061120.pdf

From Carey Upton to Everyone: 03:27 PM
This part of the meeting is a bit pedantic, and yet it gives us the context for future planning. Please let us know if you have something to add or question in this part of the presentation.

From Carey Upton to Everyone: 03:33 PM
What do you think about expanding the use of the 2nd floor decks?
How do you like the entrance to the school? does it feel safe? constricted? inviting?

From Spanish Interpreter Suz to Everyone: 03:35 PM
Que opinan ustedes sobre el uso de los patios en el Segundo piso? Como les parace la entrada a la escuela? Lo encuentran segura? limitada?

From Heidi Vega Aimonetti to Everyone: 03:37 PM
expanding the use of the 2nd floor decks sounds interesting — if there is a way to provide supervision (adding a window in the classroom in that direction would be absolutely necessary)

From DA to Everyone: 03:38 PM
Has general security been explored as well?

From zlsalazar to Everyone: 03:38 PM
Entrance Door is not safe enough. It takes a while to close and anyone can walk right after someone opens and walks away.

From Gina to Everyone: 03:38 PM
is it possible to make kitchen redesign to be able to offer cooked meals? I know that many parents were concerned about the processed meals offered

From michael burke to Everyone: 03:39 PM
That will be discussed later in this presentation.

From Spanish Interpreter-VZ to Everyone: 03:41 PM
La puerta de entrada no es segura. Lleva un tiempo para cerrarse y cualquiera puede entras luego de que alguien la abre y sale
Es posible rediseñar la cocina para ofrecer comidas? Se que muchos padres estaban preocupados sobre las comidas procesadas que se ofrecen

From Chris Clonts to Everyone: 03:43 PM
If you'd like to see the district's education specifications that were just referenced, you can see them here: https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4171/Ed-Specfications.pdf

From DA to Everyone: 03:47 PM
Thanks for the response. No need to stop or go back to this however to help clarify, I specifically wanted to hear if any thought had been given to security in regards to the campus and process by which students and parents drop off, pick up and generally enter and exit the campus. We have explored a few different evolutions these past couple of years and just wanted to know if any new elements were being proposed / designed to land on a final solve. Once again, no need to return to this if non applicable. Thanks.

From Carey Upton to Everyone: 03:48 PM
We've taken a deep look at this. Gary will get to it in a few projects. Please pipe up when we get there.

From DA to Everyone: 03:50 PM
Thanks

From Spanish Interpreter-VZ to Everyone: 03:52 PM
I specifically wanted to hear if any thought had been given to security in regards to the campus and process by which students and parents drop off, pick up and generally enter and exit the campus. We have explored a few different evolutions these past couple of years and just wanted to know if any new elements were being proposed / designed to land on a final solve. Once again, no need to return to this if non applicable. Thanks.
Queria saber si Fabian pensado acerca de la seguridad para el campus y el proceso por el cual los estudiantes y los padres los dejan y recogen.
*habían pensado

From Lori Orum to Everyone: 03:56 PM
Isn't this the area that we have painted as a butterfly mural? It was a recreation of a mural from the old school, intended to preserve some of that space. You would take that down?

From Spanish Interpreter-VZ to Everyone: 03:58 PM
Es esta el area que pintamos el mural de mariposas? Fue un mural recreativo de la vieja escuela, que tenia la intención de preservar una parte de ese espacio. Lo sacarían?

From Carey Upton to Everyone: 04:07 PM
Is there anything we should go back to review again?
From Lori Orum to Everyone: 04:07 PM
Trees on the western edge of the field in that last slide would be on the jogging path. The track is bordered by fence and field. Need to maintain the track.
From Spanish Interpreter Suz to Everyone: 04:08 PM
Si tienen preguntas sobre cualquier parte de la presentacion, pueden escribir su pregunta en espanol aqui, y se lo traduciremos al ingles. :)

From Lori Orum to Everyone: 04:10 PM
Again any of these designs need to preserve the track that circles the field.

From Carey Upton to Everyone: 04:11 PM
I think all of them do. let's take a look in a moment

From stephen to Everyone: 04:13 PM
Need to keep the berm

From Amber.Richane to Everyone: 04:14 PM
i'm partial to keeping the berm and open space / softscape and not asphalt and cars

From Liz Garcia to Everyone: 04:15 PM
agree

From DA to Everyone: 04:16 PM
Both options are smart solves but agree with the last comment. Deeper inset might be too much of a sacrifice for the limited use from a daily standpoint.
Berm or visual barrier is important though so any of these should consider keeping some sort of visual break between Kansas and the school.

From Steve Massetti to Everyone: 04:17 PM
To DA's point, I believe the original thought about the berm was that it was intended to increase privacy/security.

From Carey Upton to Everyone: 04:18 PM
Yes, I understand it was planned after a safety incident

From Steve Massetti to Everyone: 04:18 PM
Right.

From Lori Orum to Everyone: 04:18 PM
Yes….there is very little direct visual into the site from the street and that was the idea.

From Amber.Richane to Everyone: 04:18 PM
very important feature to retain...the privacy/security

From DA to Everyone: 04:21 PM
agreed. Just noting that current berm design works well as visual break. Just wanted to suggest that any new design should incorporate same berm design or other visual break (landscaping, slatted wall etc...). Thanks

From Lori Orum to Everyone: 04:22 PM
Remember, that toilet would take the space of the staff lounge — it's already undersized, but there needs to be a private area for staff to rest if they're not feeling well, need private space, etc.

From Spanish Interpreter Suz to Everyone: 04:22 PM
Si, yo comprendo que la berma (espacio verde elevado) fue creado despues de un incidente para proveer seguridad

From Amber.Richane to Everyone: 04:25 PM
I have to jump off to go to a work call...but thank you for pulling this together tBP, the District, and School Family :)

From Gina to Everyone: 04:25 PM
will there be increased number of sinks with soap/sanitizer throughout the school outside?

From Spanish Interpreter Suz to Everyone: 04:27 PM
De acuerdo. Quiero observer que el diseno actual de la berma funciona bien como un espacio visual. Solamente quiero sugerir que el nuevo diseno debe incorporar el mismo diseno de la berma u otro diseno visual (jardines, pared de listones, etc.) Gracias.

From Ruben Marquez to Everyone: 04:28 PM
Teacher lounge toilets should have doors on the outside of the building. Many teachers eat in the teachers lounge and it would not be appropriate for them to be subjected to flushing toilets while eating.

From michael burke to Everyone: 04:28 PM
Thank you and those doors will be facing outside.

From Spanish Interpreter Suz to Everyone: 04:29 PM
Habran mas lavabos con jabon/desinfectante en todas partes del exterior de la escuela?

From Liz Garcia to Everyone: 04:29 PM
Why are we redoing the front office space? For a conference room?

From Lori Orum to Everyone: 04:30 PM
Staff dining room is different than a lounge. A lounge has a sofa and its purpose is different.

From Spanish Interpreter Suz to Everyone: 04:30 PM
de parte de AmberRichane: "Me tengo que ir para una llamada del trabajo, pero gracias por haber hecho esto, tBP, el Distrito, y la Familia Escolar :) "

From Liz Garcia to Everyone: 04:31 PM
I just don't know if we need to spend money on that

From Lori Orum to Everyone: 04:32 PM
Conference area spaces could be for parent conferences, IEPs, student conferences, teachers doing 1:1 assessments for reading, parent groups, etc.

From Spanish Interpreter Suz to Everyone: 04:32 PM
de Liz Garcia a todos : Solamente no se si necesitamos gastar dinero en eso.

From Lori Orum to Everyone: 04:33 PM
It's the counseling center for the campus. We were short on room for counseling center and the dedicated parent room was downsized to a small office that basically became a storage space.

From Spanish Interpreter Suz to Everyone: 04:36 PM
Es el centro para los consejeros en la escuela. Nos faltaba espacios para un centro de consejeros y le cuarto dedicado a los padres se convirtio en un espacio mas pequeno, una oficina, que luego se convirtio en un espacio de almacenamiento

From Liz Garcia to Everyone: 04:37 PM
What does MPR mean?

From Steve Massetti to Everyone: 04:37 PM
Multi Purpose Room

From Liz Garcia to Everyone: 04:37 PM
gracias

From Steve Massetti to Everyone: 04:37 PM
de nada

From Liz Garcia to Everyone: 04:38 PM
In the future could we add more rooms for a Edison Middle school?

From Carey Upton to Everyone: 04:39 PM
good question - challenging on this physical site unless we go up and lose play area.

From Lindsay Wilson to Everyone: 04:39 PM
I am just generally curious if there has been any recent consideration or review of ventilation systems? (Not sure how much this applies architecturally, so please forgive my ignorance if its not.)Thank you!

From Liz Garcia to Everyone: 04:40 PM
What cover for the Kinder area planned?

From Valeria's iPhone to Everyone: 04:40 PM
Is a mirrored wall a possibility in the fitness room a possibility?

From Gina to Everyone: 04:41 PM
for family events how many adult bathrooms will be accessible?

From Ruben Marquez to Everyone: 04:44 PM
Considering that you are planning on removing the theatre room, would there be a dedicated room for theater/performing arts.

From Valeria's iPhone to Everyone: 04:44 PM
Since the garden is being reduced could more edible plants/trees be planted around the campus?
From Liz Garcia to Everyone: 04:44 PM
nice

From stephen to Everyone: 04:45 PM
What would the timeline be complete these projects?

From Liz Garcia to Everyone: 04:45 PM
I missed were this would go Visual please

From Lori Orum to Everyone: 04:45 PM
Scheduling: theater happens every day, music happens every day for primary and 2x week for upper grades, 1x week for 3rd….so you actually need more spaces to provide theater and music programming than would fit into the proposed new MPR

From Gina to Everyone: 04:45 PM
for the outdoor theater area where murals are will there be a shaded structure for performances?

From Liz Garcia to Everyone: 04:46 PM
Visual on where vertical garden will go sorry I was driving during discussion

From Chris Clonts to Everyone: 04:47 PM
Once we have the schedule for the fall meetings, you'll be able to find them on the district's campus assessments page at: https://www.smmusd.org/campusassessments

From Lori Orum to Everyone: 04:48 PM
The point is more that the space won't be adequate to house all those functions

From Liz Garcia to Everyone: 04:49 PM
Maybe MPR can be more floors?

From Lindsay Wilson to Everyone: 04:49 PM
Liz and Valeria - I see it on page 55 of the PDF Referring to the vertical garden and now they're showing it. :)

From Liz Garcia to Everyone: 04:49 PM
Just wondering where they would go on the site

From Spanish Interpreter-VZ to Everyone: 04:50 PM
Quizás la sala de multiuser podría tener mas pisos?

From Gina to Everyone: 04:50 PM
more on the performances. many are held throughout school day - is there a way to prevent noise from affecting kids in other classes?
if outdoor theater is used

From Ruben Marquez to Everyone: 04:50 PM
There should be a dedicated music and theatre rooms within the MPR

From Spanish Interpreter-VZ to Everyone: 04:51 PM
Muchas de las funciones ocurren durante el día, hay alguna manera de prevenir el ruido para que no afecte a los niños en otras clases?
Si se utiliza un teatro al aire libre

From Liz Garcia to Everyone: 04:51 PM
Where can I find the pdf's

From Spanish Interpreter-VZ to Everyone: 04:52 PM
Debería haber salas dedicadas para música y teatro dentro de la sala de multiusos
Donde puedo encontrar el PDF?

From Heidi Vega Aimonetti to Everyone: 04:52 PM
Realistically, what are our chances of getting something like that built over the parking lot — considering we are basically the newest school in the district

From Lindsay Wilson to Everyone: 04:52 PM
PDF was linked on this page: https://www.smmusd.org/campusassessments

From Liz Garcia to Everyone: 04:52 PM
thanks

From Chris Clonts to Everyone: 04:53 PM
Direct link to PDF of this presentation:
https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4259/Edison%20Assessment%20Presentation%20061120.pdf

From Spanish Interpreter-VZ to Everyone: 04:53 PM
Realisticamente, cuales son las posibilidades de construir algo así arriba del estacionamiento- teniendo en cuenta que somos, básicamente, la escuela más nueva del distrito

From barbara chiavelli to Everyone: 04:55 PM
yes. we will do that.

From stephen to Everyone: 04:55 PM
thank you for your time and effort!

From DA to Everyone: 04:55 PM
I have a child entering JAMS next year. Is there a PDF of that presentation available as well? Thanks!

From Gina to Everyone: 04:56 PM
thanks for working hard on this

From Chris Clonts to Everyone: 04:56 PM
DA, here's the JAMS PDF:
https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4259/JAMS_CommunityMeeting052620..pdf

From DA to Everyone: 04:56 PM
Can you please share link if possible.
NIce work everyone!

From Spanish Interpreter-VZ to Everyone: 04:57 PM
Tengo un hijo(a) que ingresa a JAMS el annoying próximo. Hay un PDF de la presentación también? Gracias!

From Liz Garcia to Everyone: 04:57 PM
Thank you. This was so interesting.

From Chris Clonts to Everyone: 04:57 PM
PDFs of all the elementary and middle schools so far are available at https://www.smmusd.org/campusassessments

From Spanish Interpreter-VZ to Everyone: 04:57 PM
You are welcome!!!

Counseling is located in the parent conference; a private and secured parent conference room was created in the administrative staff area by increasing buildable area:
Increases private and secured parent conference room
Entrance into the Flex / Off without going thru an adjoining room
Additional office was added

NEXT STEPS

SMMUSD will schedule Meetings to Develop Site Plans, Prioritized Lists, and ROMs.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica-Malibu Unified School District

Edison Language Academy
Community Meeting #1

6.11.2020



Protocols

- Please put yourself on Mute during the presentation so that participants can hear and there isn't background noise.
- You can unmute yourself during Q&A sessions.
- During Q& A sessions, the speaker will call your name to speak/ask your question.
- Please also feel free to use the chat to ask questions throughout. These will be addressed during Q&A questions.

Disclaimer:

- This presentation is being recorded and will be available on a public website.
- If you do not wish for your face to be included on this public presentation, please feel free to turn off your video.

Co-Presenters

- Gary P. Moon AIA, Principal in Charge
- Robert Morales Architect, Project Manager
- Tonya Pawli, Project Designer

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

- Carey Upton, Chief Operations Officer
- Barbara Chiavelli, Pre-Construction Manager
- Michael Burke, Design Manager
- Lori Orum: Edison Language Academy Principal

Thank You! Site Committee Members

Carey Upton
Barbara Chiavelli
Michael Burke
Lori Orum: Principal
Gina Engler
John Ellis
Kirsten Bersch
Heidi Vega Aimonetti
Amber Richane
Yoly Gutierrez
Kathy Fargnoli
Roosevelt Brown
Terrance Venable
Elizabeth Villalobos
Richard Marchini
John Castillo
Jerry Gibson
Brain Part
Jason Dodd
Kathy Staib
Kevin Klaus
Steve Massetti

Measure SMS

- Thank you for your support in passing Measure SMS



Agenda

1. Campus assessments / Analysis	15 min, Q & A
2. Educational Specifications and Comparison	15 min, Q & A
3. 5 Projects	15 min, Q & A
4. Q & A	remaining 45 min.



Existing Campus

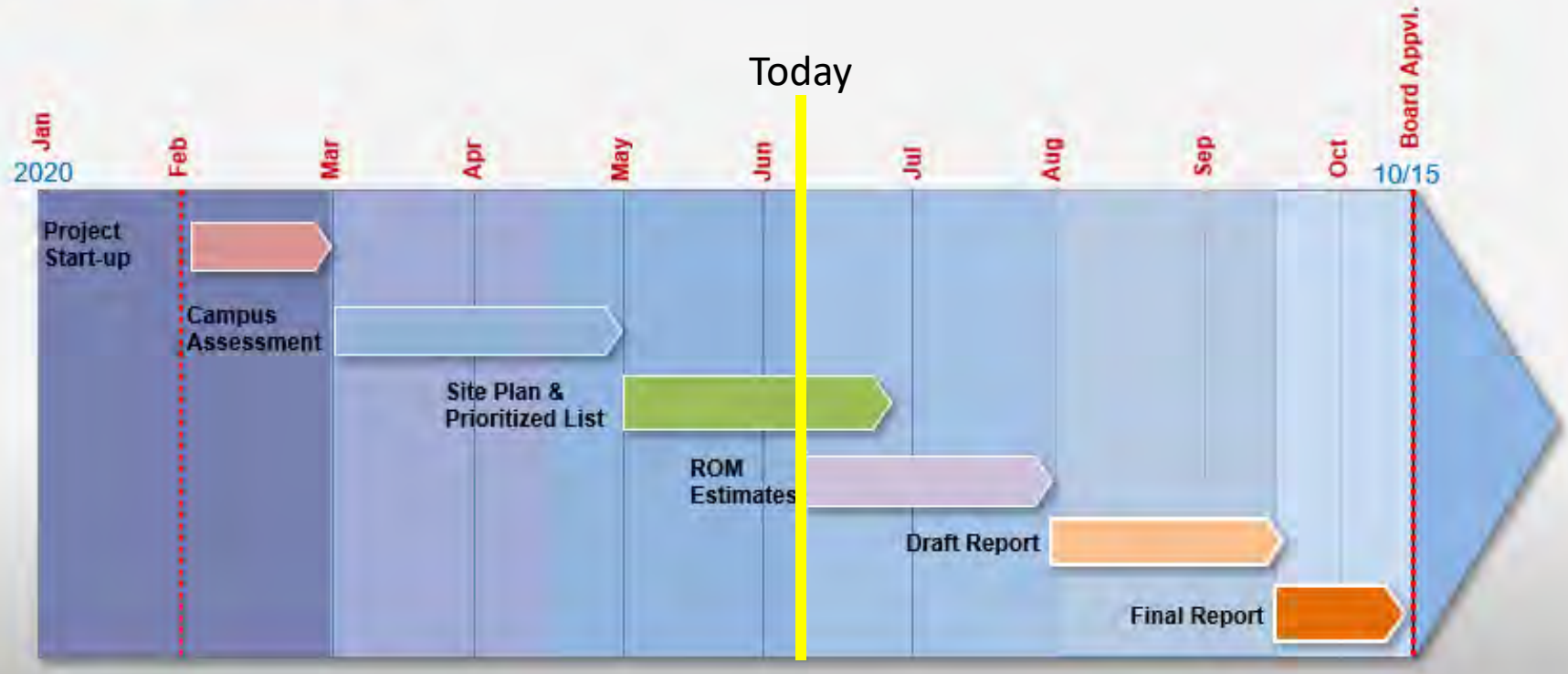


Enhanced Campus

Process

Edison ES Schedule

3.20.20



Campus Assessment

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

Process

- Site Visit/Kick Off Meeting: Familiarize, Listen, 2.13.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Work Shop #1: Kick–off Meeting, 5.1.20
- Work Shop #2: Campus Understanding/ Options, 5.14.20
- Work Shop #3: Finalize Options/ 6 Projects, 5.28.20

Why Plan:

- Understand what you have
- To plan for future changes: enrollment, pedagogical changes
- Picture the future
- Be efficient and sequential

Assessment

School Statistics

- Edison Language Academy serves grades PreK-5
  - Enrollment: 460
  - 27 Classrooms
  - 97 sf/student
  - School Complex Square footage:44,827 sf

- Site size: 4.9 AC

Existing Campus Site

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan

Virginia Ave

Apartments



Apartments

Kansas Ave.

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



School Complex

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



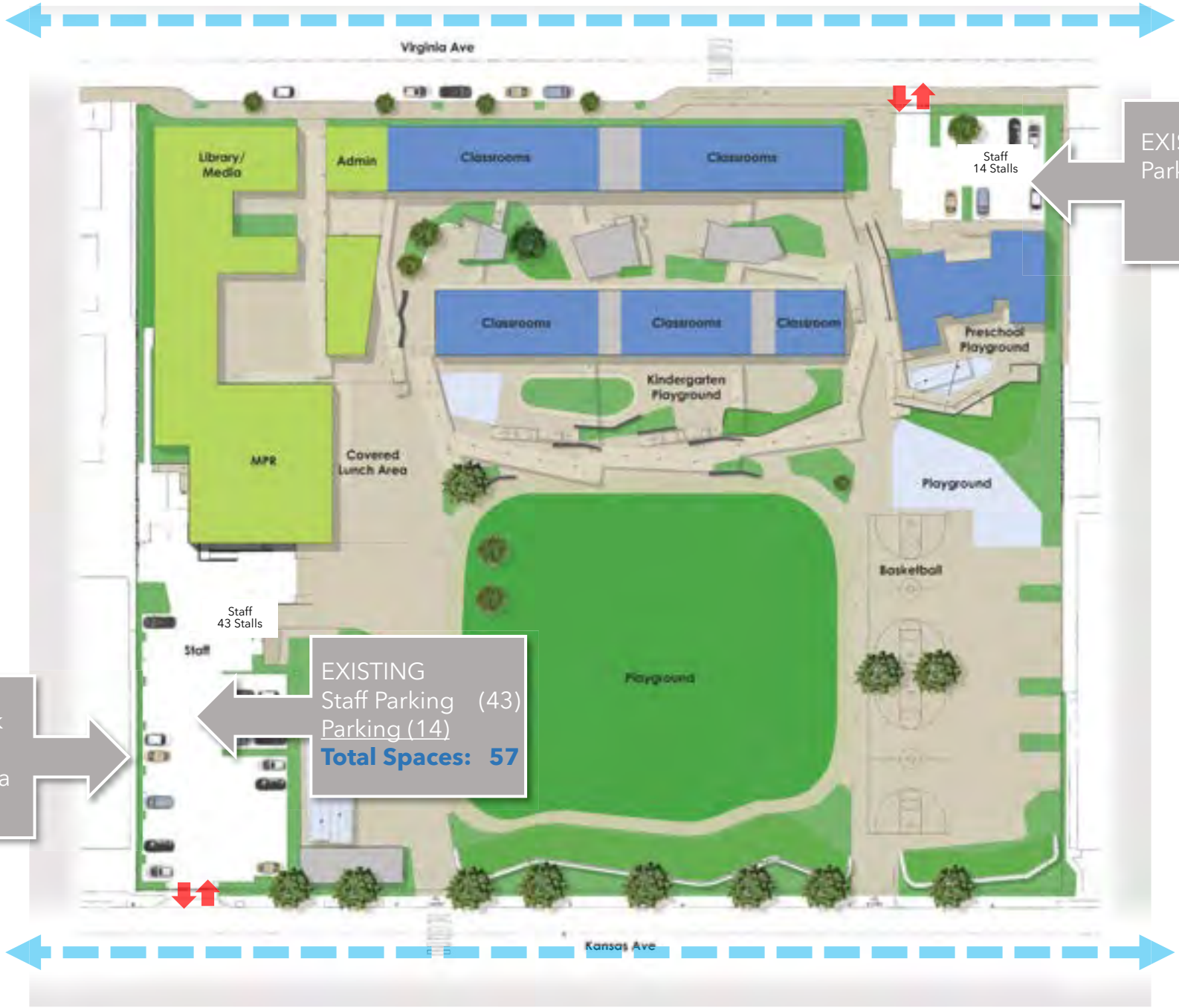
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SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LBP

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



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Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



Santa Monica - Malibu Unified School District Edison Language Academy

Shade: Vegetation



Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



Existing Buildings

Classroom Buildings

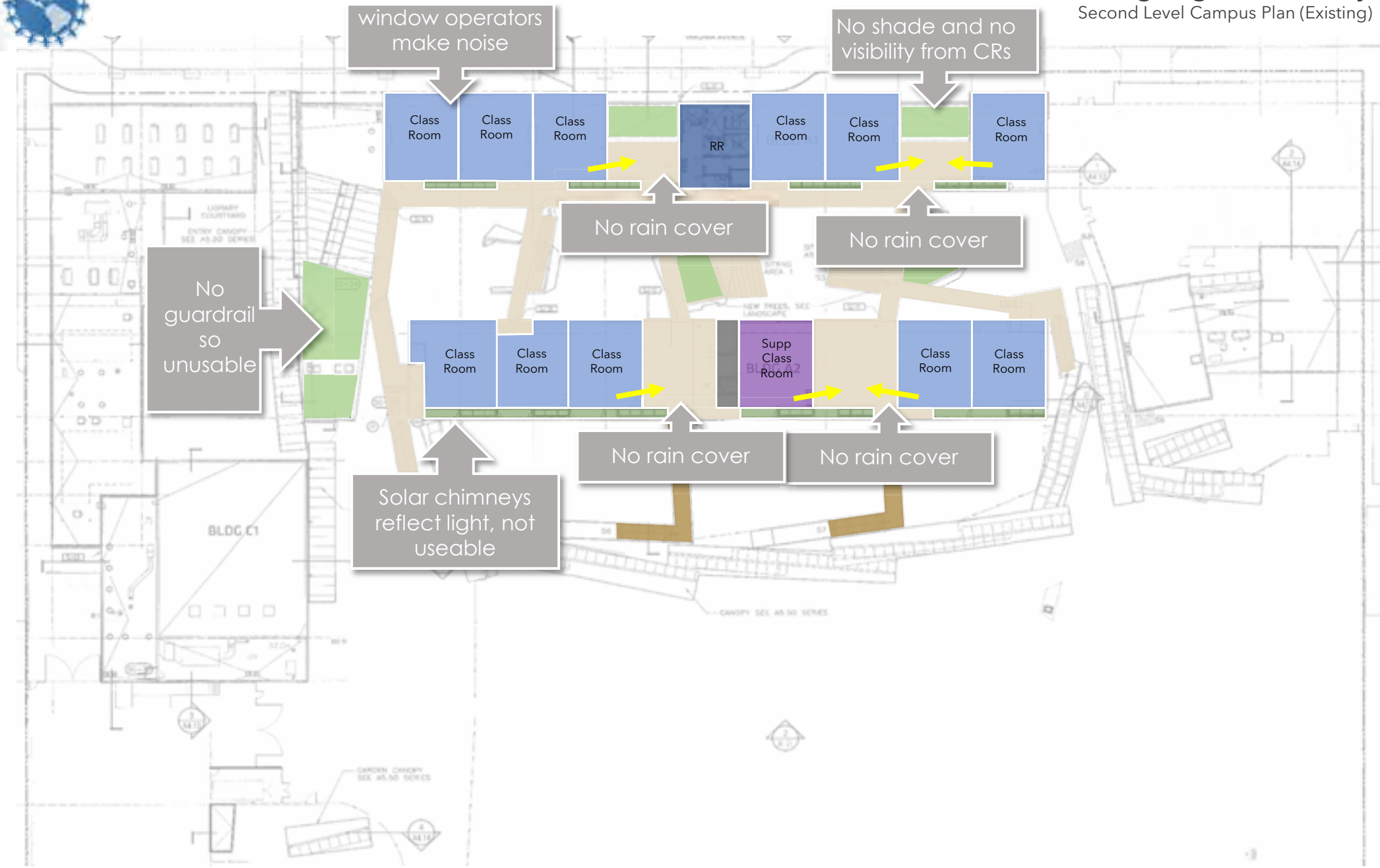
Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

Second Level Campus Plan (Existing)



Administration

Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

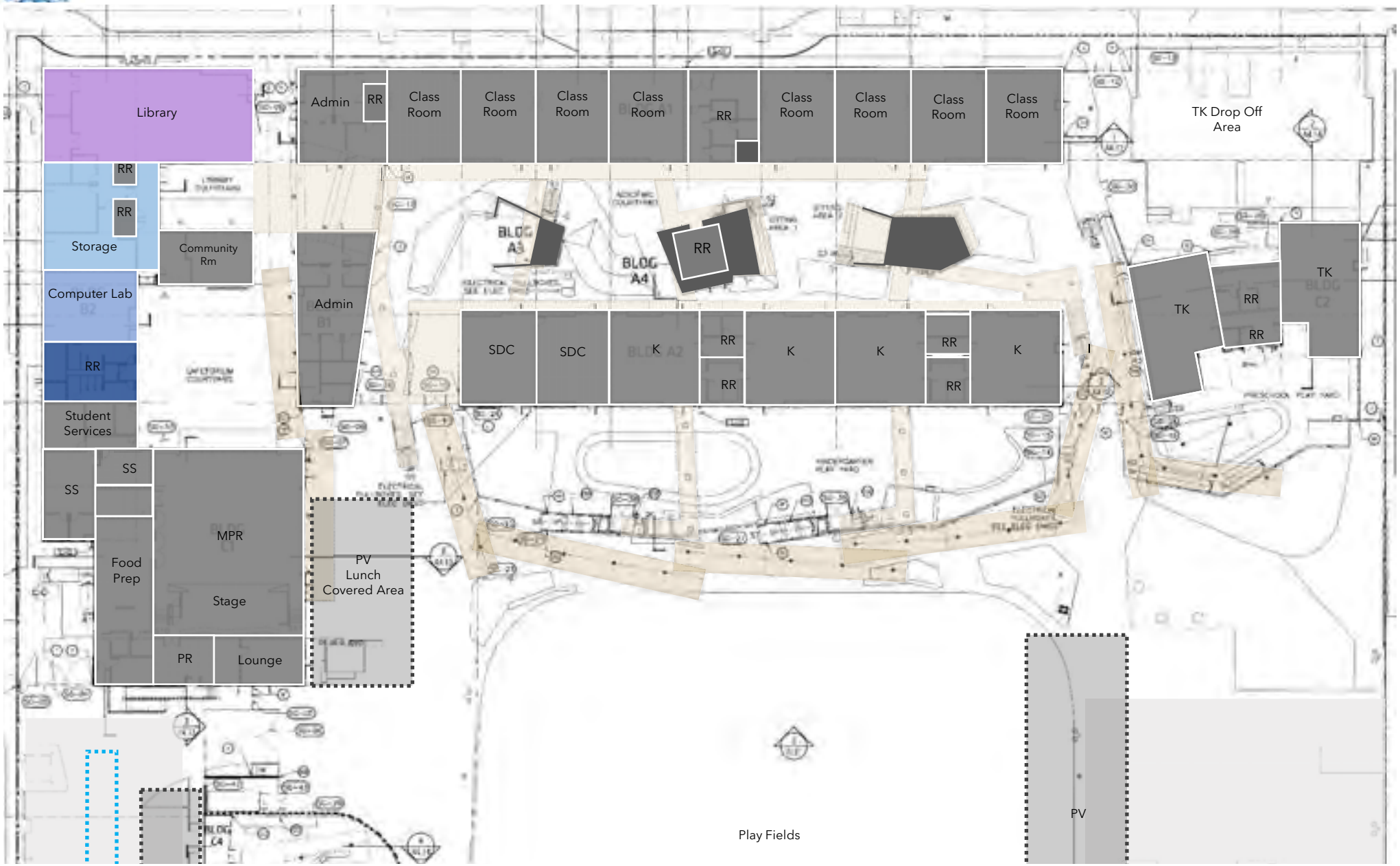
First Level Campus Plan (Existing): Administration



Media Center

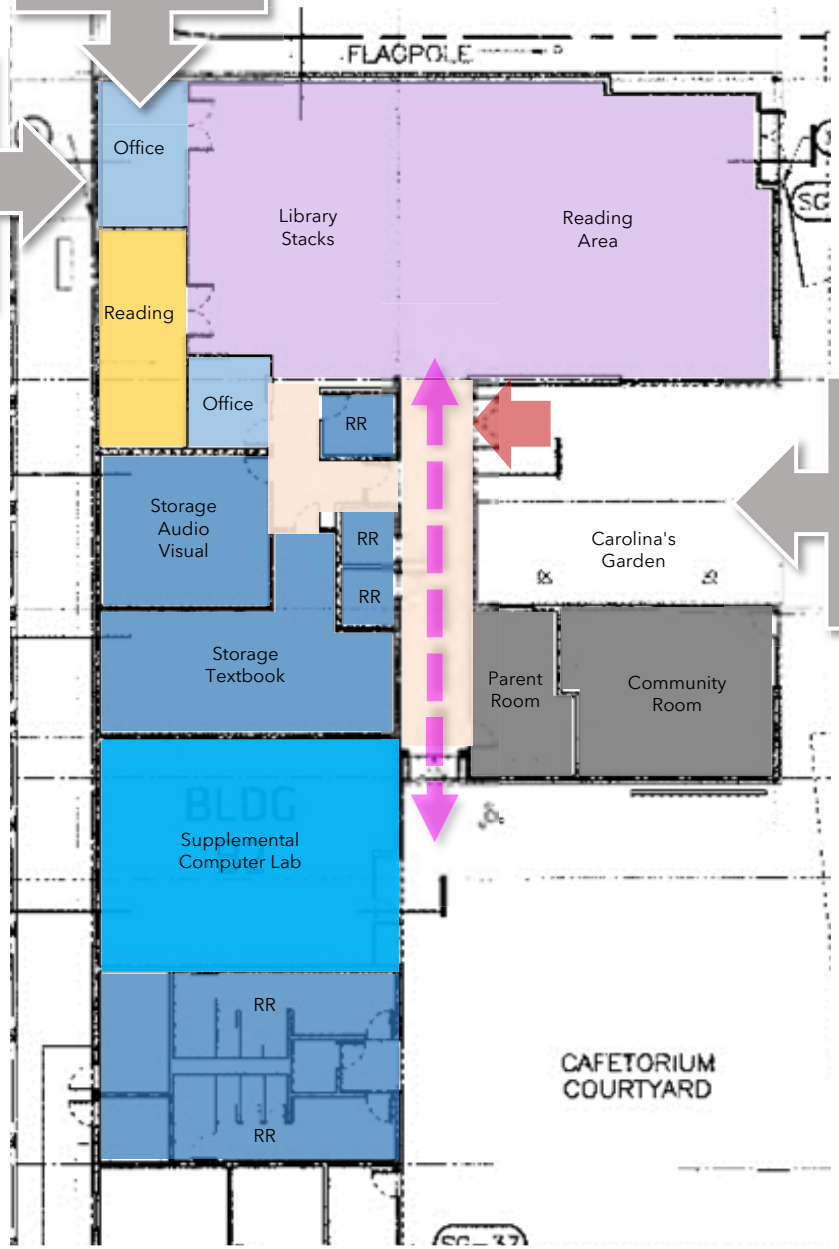
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First Level Campus Plan (Existing)



Santa M[illegible]ou Unified School District Edison Language Academy

First Level Campus Plan (Existing): Library Resource Area



MPR/Cafeteria

Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing)



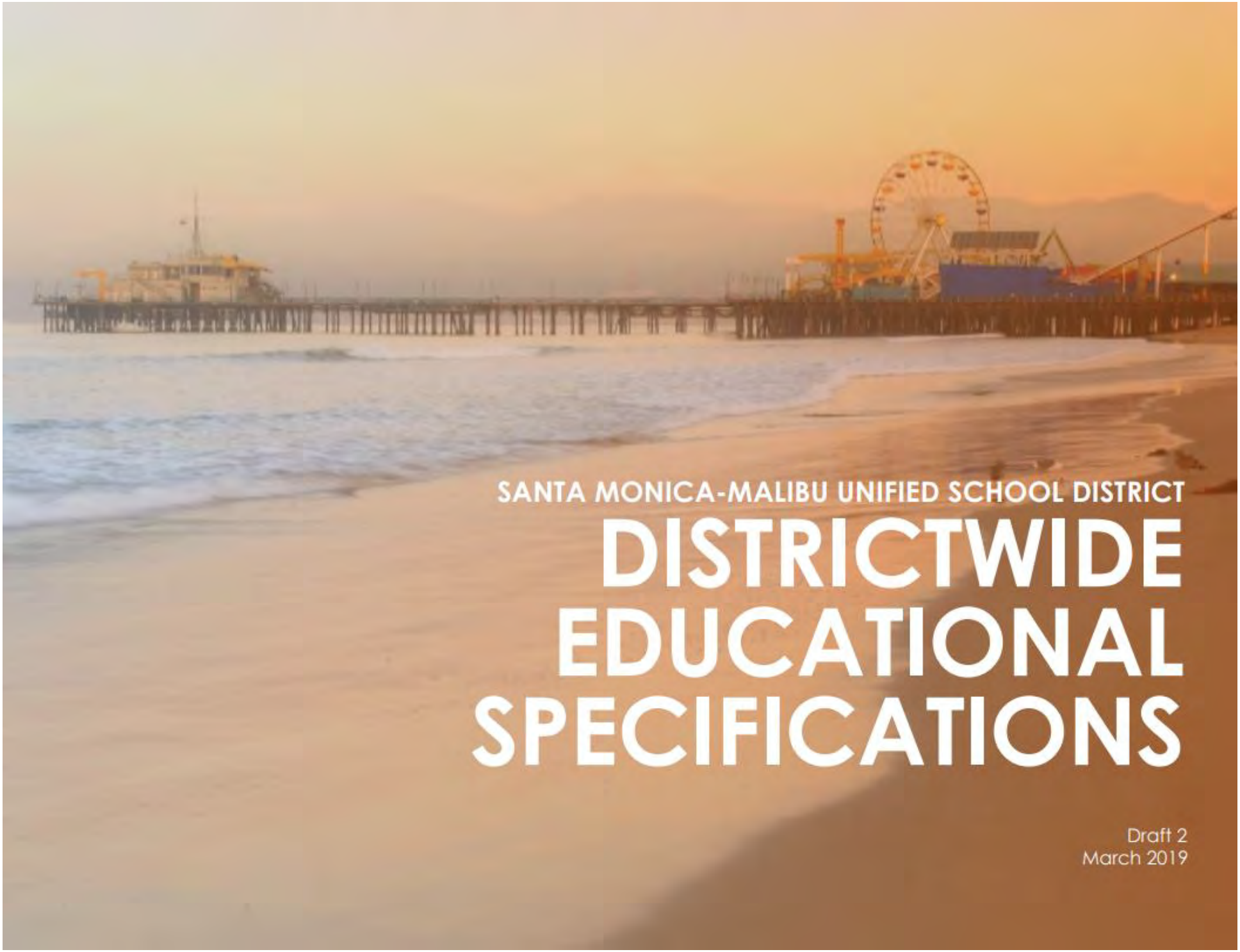
Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing): Student Services and MPR



Community Input Opportunity

- Do you have questions about what we observed, clarifications?
- Did we miss anything,
- Do you agree or disagree with observations?
- Should there be a particular emphasis on an item?



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

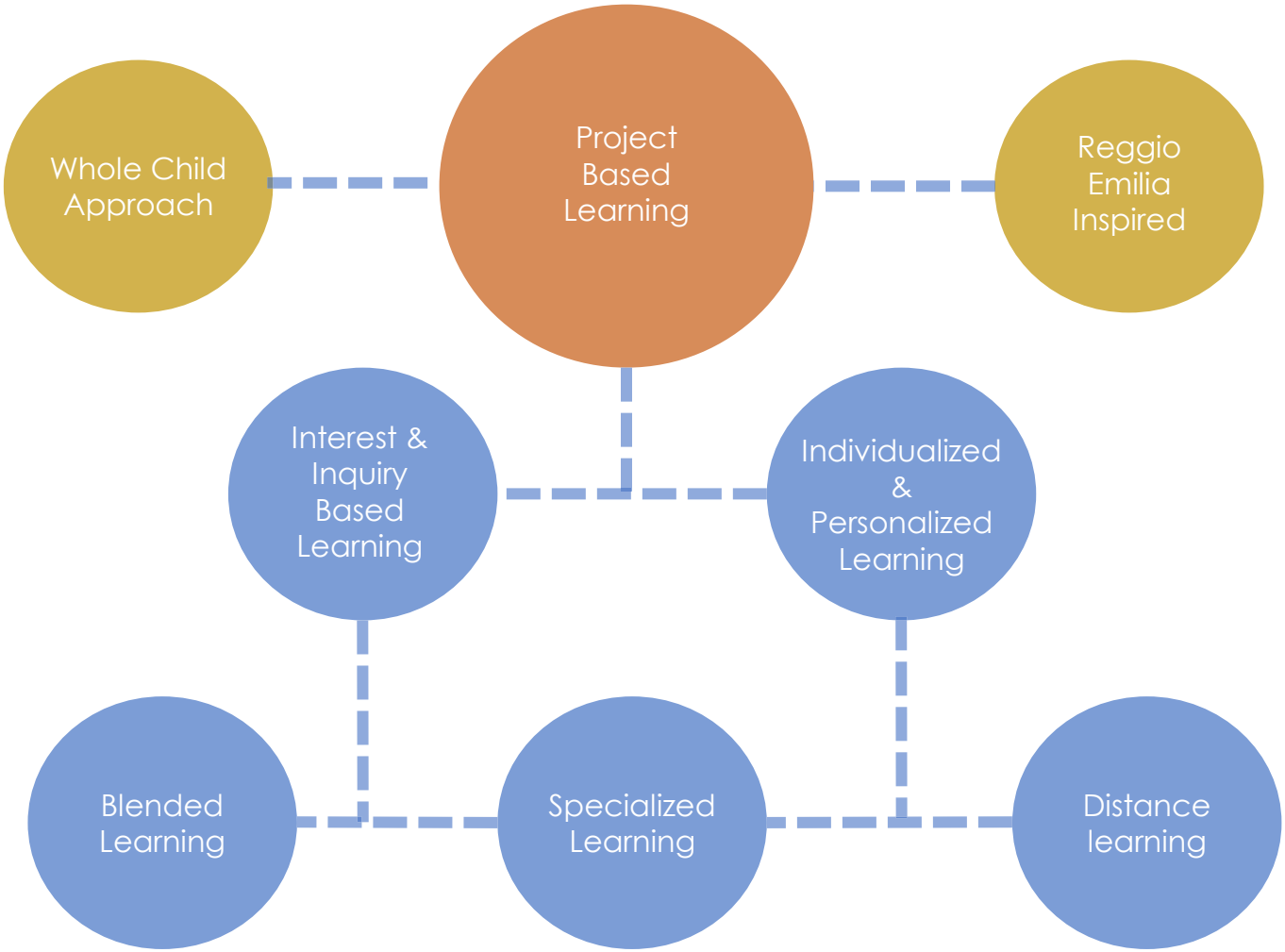
DISTRICTWIDE EDUCATIONAL SPECIFICATIONS

Draft 2
March 2019

Shared Values

- Student Centered
- Equity
- Engagement
- Collaboration
- Diversity
- Civility

Project Based Learning

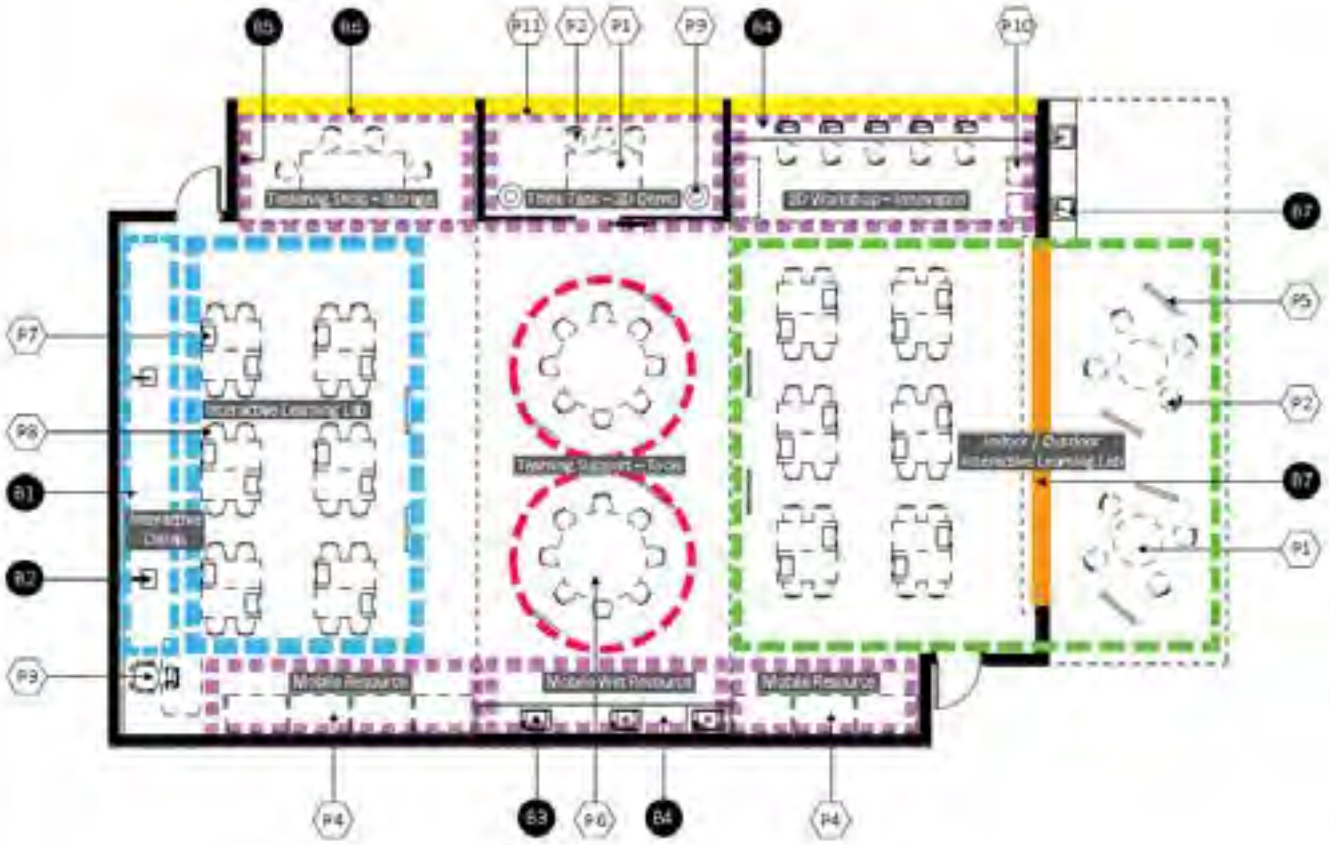


Elementary Model School: Future Planning by Room Type

Campus Capacity		Building & Site Requirements	
Capacity	600-700 Students	Parking	56 Stalls

	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF	
Academic Core						
PK	1	1:20	20	1,350	1,350	
T-K	1	1:20	20	1,350	1,350	
Kindergarten	3	1:24	72	1,350	4,050	
1st Grade	4	1:24	96	1,200	4,800	
2nd Grade	4	1:24	96	1,200	4,800	
3rd Grade	4	1:30	120	1,200	4,800	
4th Grade	4	1:30	120	1,200	4,800	
5th Grade	4	1:30	120	1,200	4,800	
Special Education	3	1:8	24	1,200	3,600	
Total	**25**		**688**		**34,350**	
Specialized/Flexible						
Teaming Area	4	--	--	2,200	8,800	1 for Every 6 Classrooms
Block Classrooms - 4	--	--	--	--	--	Use Inventory From Above
Flex Science/Art	2	1:30	--	1,400	2,800	Distributed as Campus Hubs
Maker Lab	2	1:30	--	2,000	4,000	
Multipurpose	1	400	--	5,200	5,200	Including Flex Sports
Cafe/Culinary	1	400	--	8,000	8,000	Including Full Service Kitchen
Flex Music	2	1:30	--	960	1,920	
Library	1	--	--	7,900	7,900	
Total					**38,620**	

Floor Plan



Maker Spaces

Legend

P1	Movable tables
P2	Movable chairs
P3	Mobile Instructor podium with workstation including storage
P4	Mobile shelving and storage systems
P5	Mobile collaboration white board
P6	Mobile circular tables
P7	Adjustable height tables with mobile storage bins
P8	Mobile adjustable height chairs
P9	Technology: video camera system
P10	Technology: 2D/3D Printers
P11	Green screen

B1	Primary instruction
B2	Interactive instructional wall
B3	Sink with bubbler at appropriate student height
B4	Mill work
B5	Tackable surface
B6	Secondary collaboration wall
B7	Operable wall with glass
B8	Outdoor sink

Potential Projects

Project 1: Outdoor Learning Courts/ Covered Walkways/ trees/ shade

Goals & Objectives for Outdoor Areas

- Physical Activity Zones
- Dramatic Spaces
- Art & Creativity Areas
- Animal & Local Habitats
- Quiet Spaces
- Social Spaces
- Environmental Stewardship Education
- Discovery Areas
- Club Activity Spaces
- Craft Corner
- Reading Spaces
- Maker Display

Santa Monica - Malibu Unified School District Edison Language Academy

Outdoor Reading Area

Preserve Carolina's Garden, Covered walk







Santa Monica - Malibu Unified School District Edison Language Academy

Library Courtyard





Santa Monica - Malibu Unified School District Edison Language Academy

Outdoor Performance/Music/Fitness/Collaboration Space

Dark paving, shade, mural, moveable seating









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Outdoor Edible Garden/Culinary Arts



Tables for Culinary Instruction, vertical growing







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Fitness Outdoor Area







Activity spaces, City use





Santa Monica - Malibu Unified School District Edison Language Academy

Art / Science / Exploratory / Outdoor Small Group Collaboration Area

















Santa Monica - Malibu Unified School District Edison Language Academy

Art / Science / Exploratory / Outdoor Small Group Collaboration Area













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Santa Monica - Malibu Unified School District Edison Language Academy

Outdoor Performance Amphitheater











Santa Monica - Malibu Unified School District Edison Language Academy

Outdoor Covered Creative / Interactive Kindergarten

















Santa Monica - Malibu Unified School District Edison Language Academy

Outdoor Covered Creative / Interactive Kindergarten

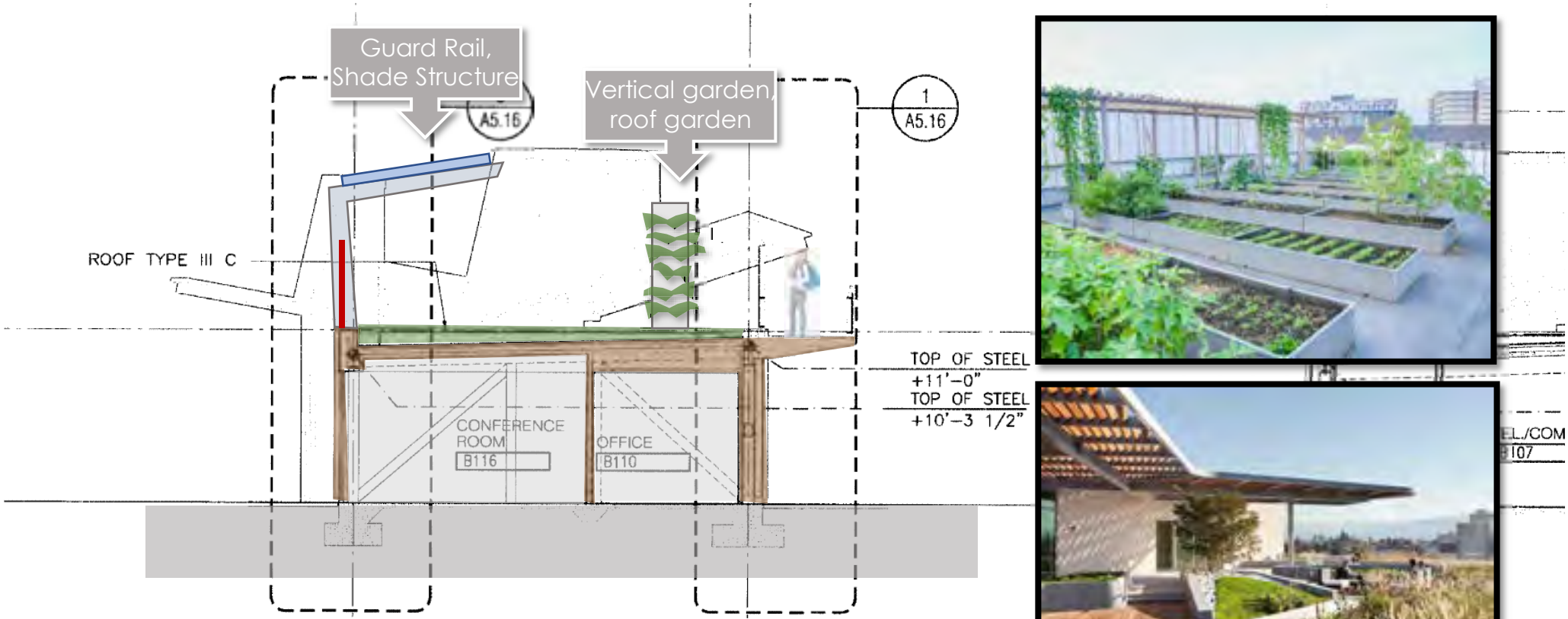






Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



Section: Administration Building



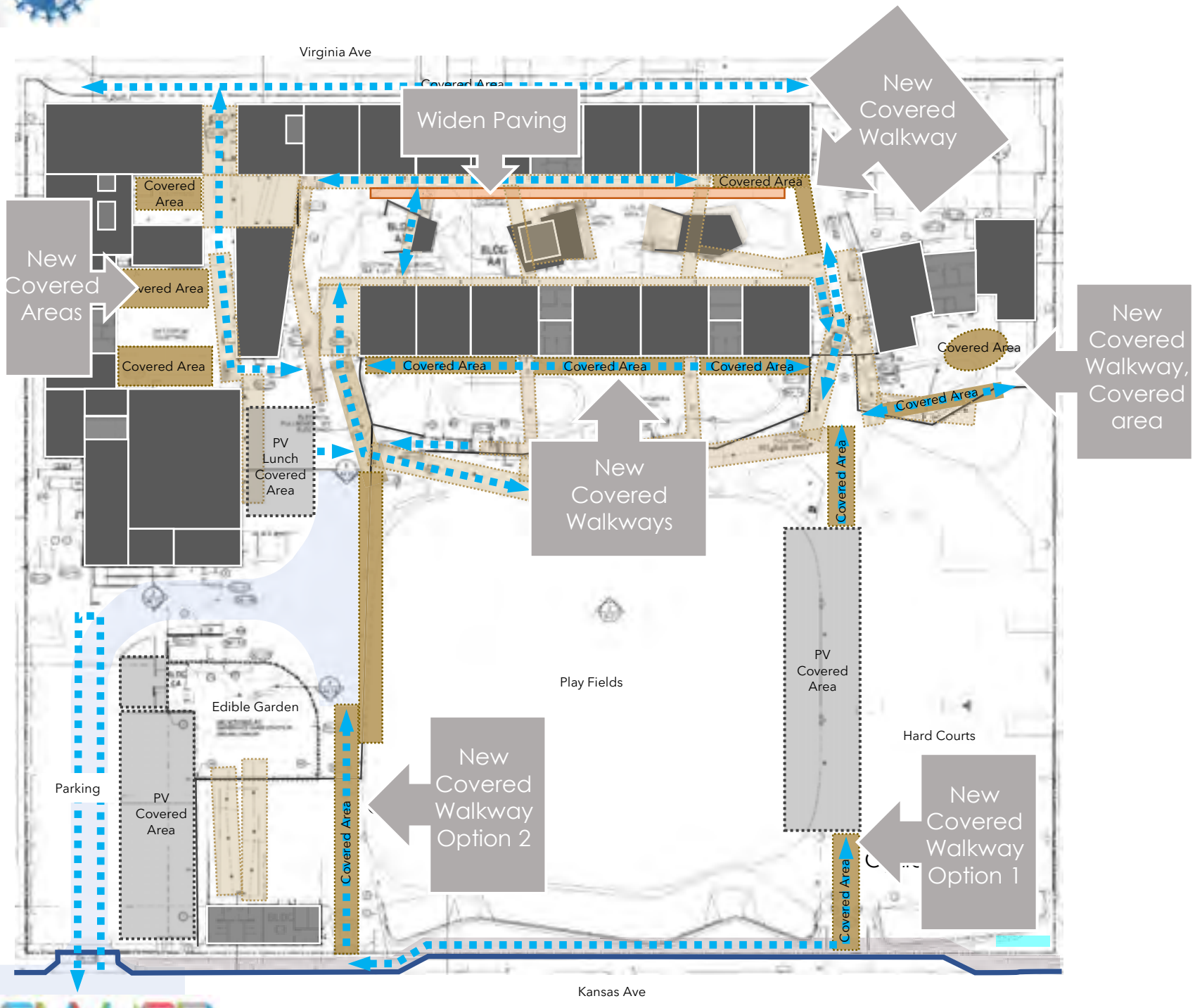
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Existing Campus Plan



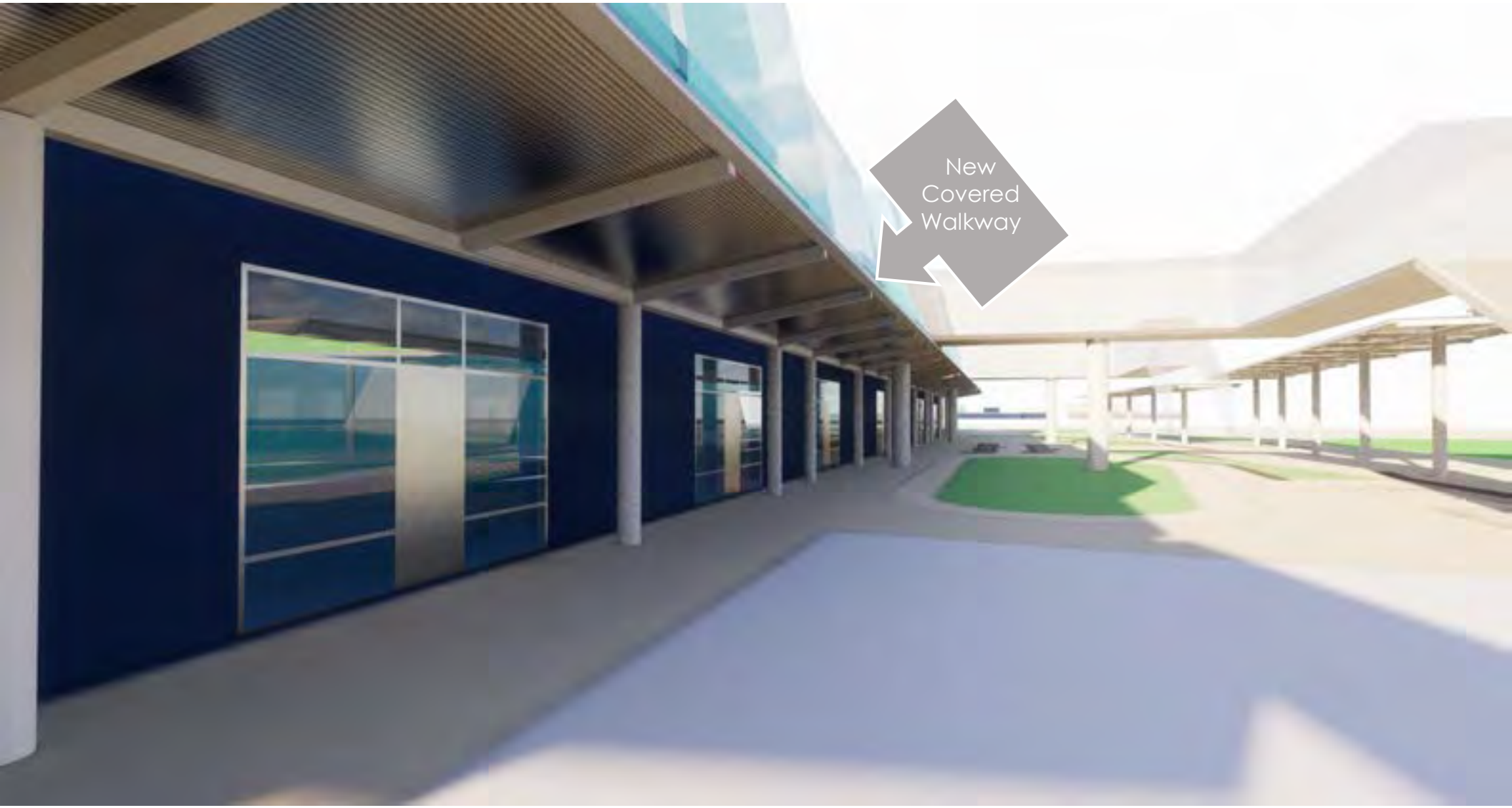
Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Proposed Covered Areas



Santa Monica - Malibu Unified School District Edison Language Academy

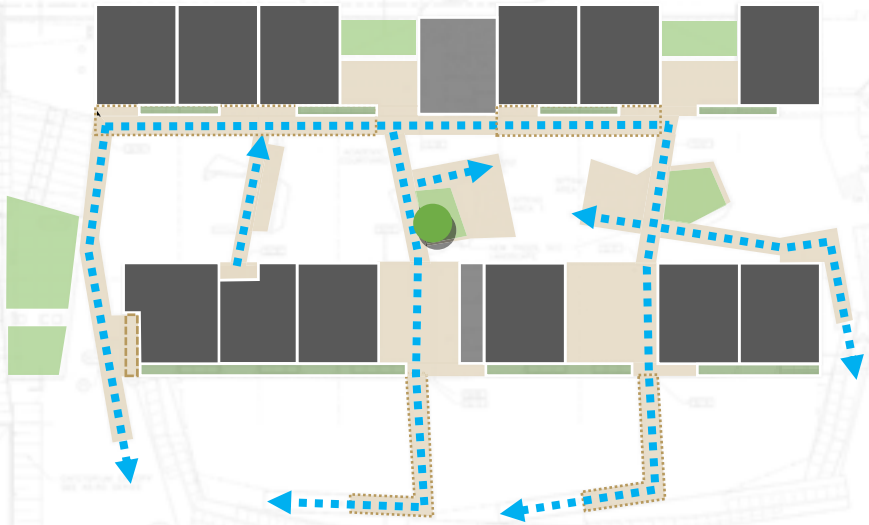
Kindergarten Play Area: Canopy



Lower Grades, K-Play, Covered Walkway to Library, Food Service

Santa Monica - Malibu Unified School District Edison Language Academy

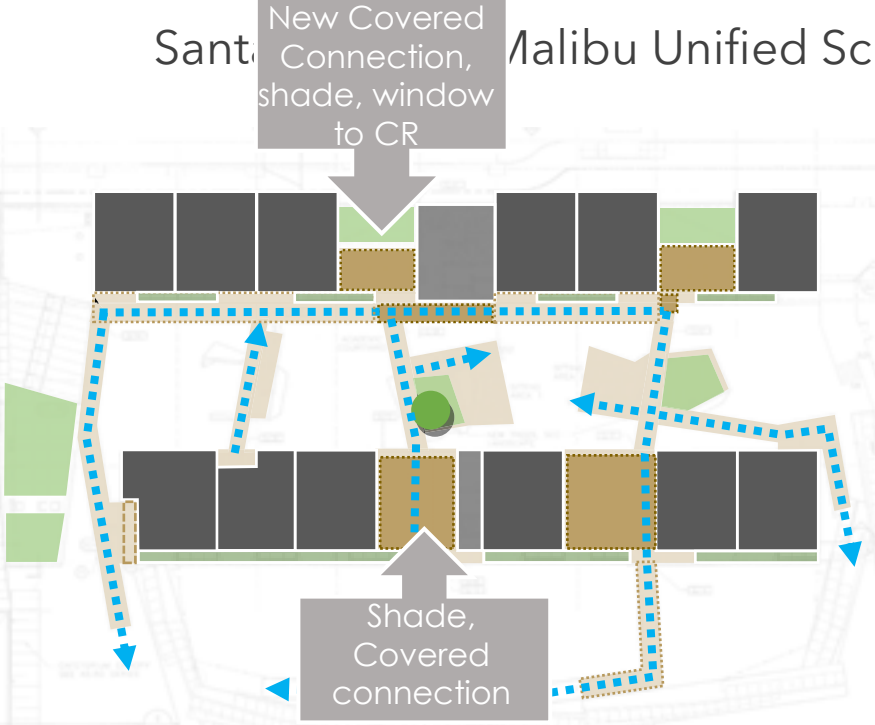
Landscape/Roof Garden & Circulation: (Existing)



- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Roof garden/ solar chimney
- Circulation

Santa Malibu Unified School District Edison Language Academy

Landscape/Roof Garden & Circulation: (Proposed Covered Area)



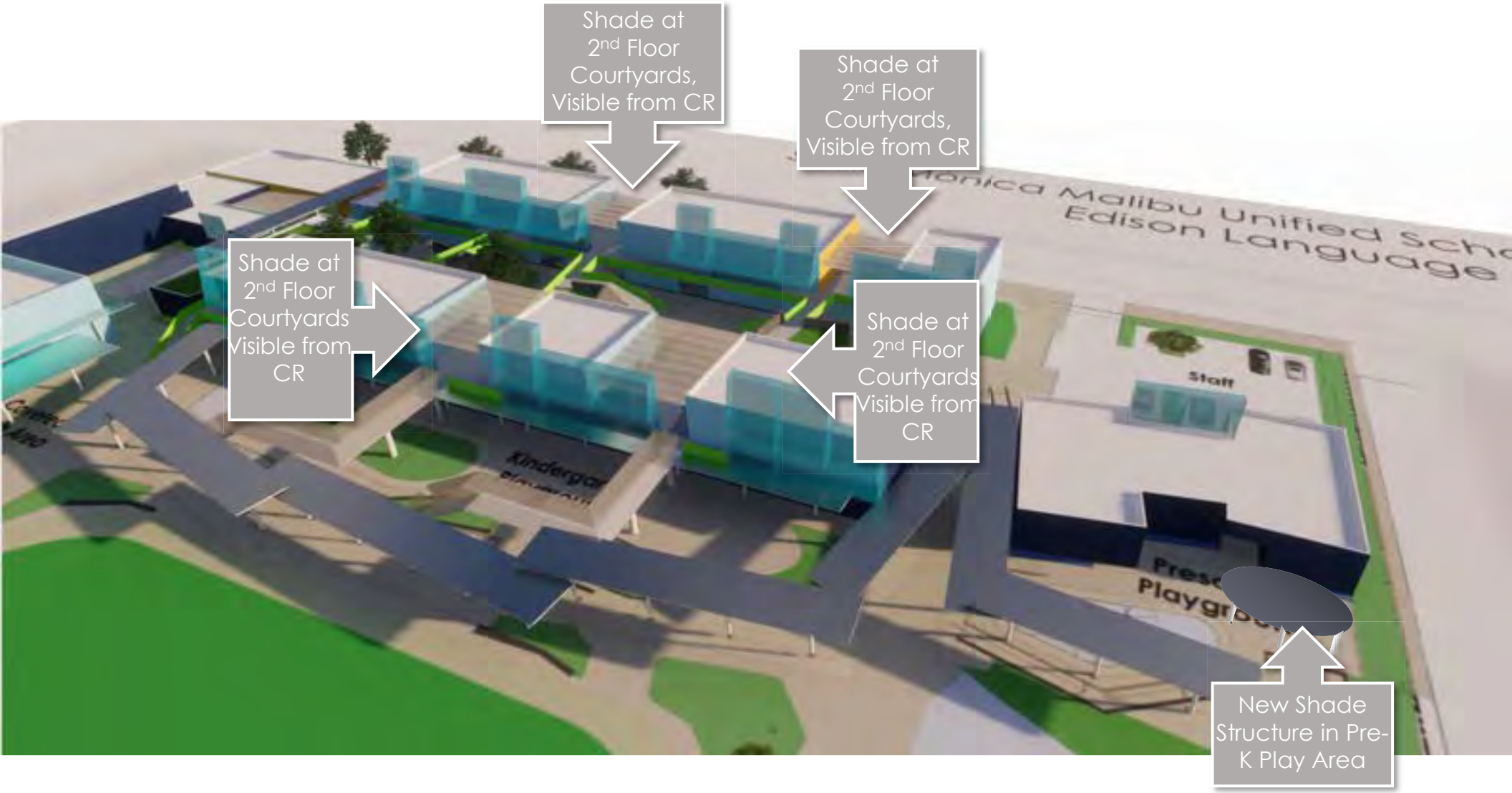
- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Roof garden/ solar chimney
- Circulation
- Proposed covered area: cable & fabric





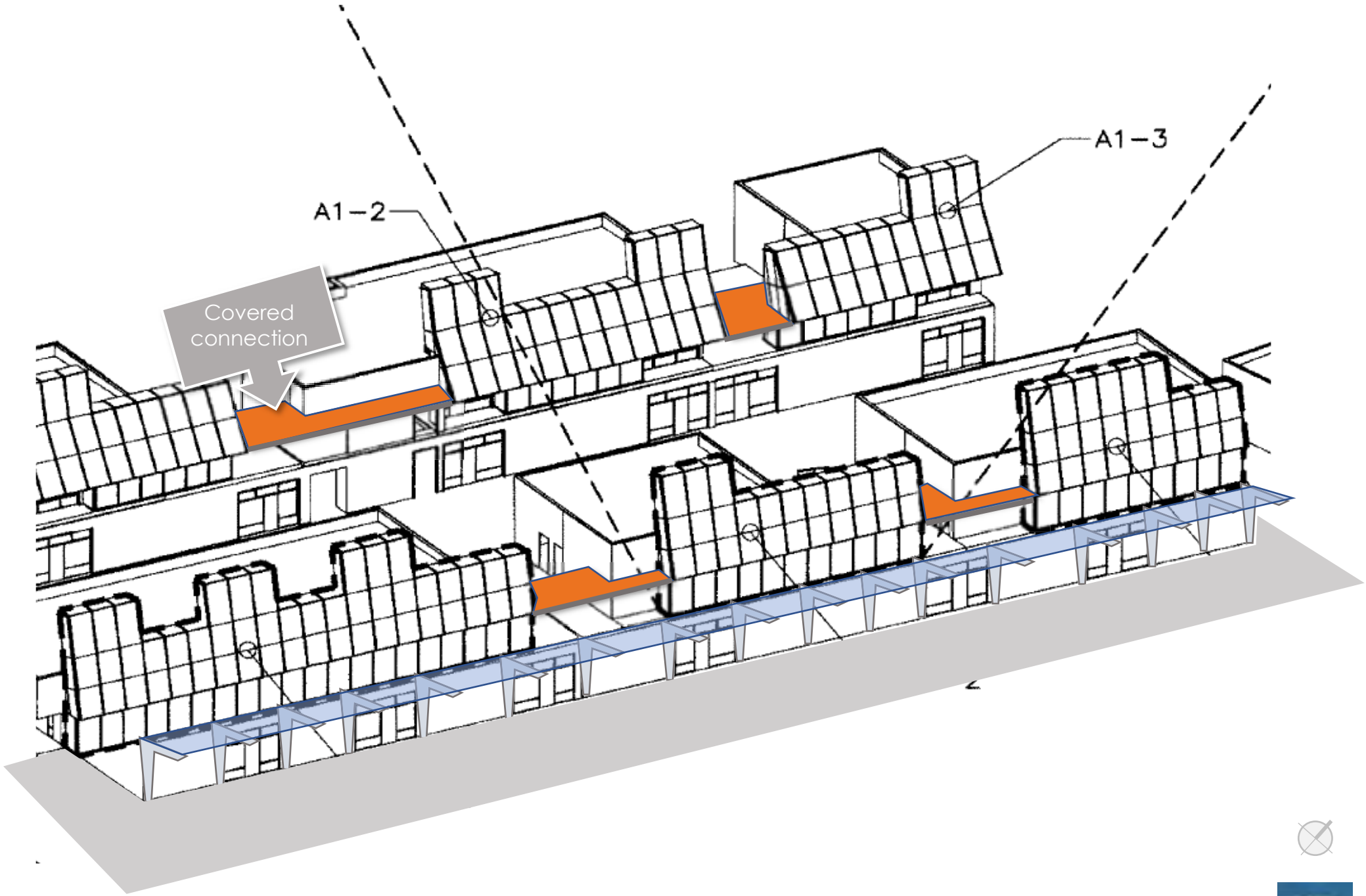


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Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



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Shade: Vegetation

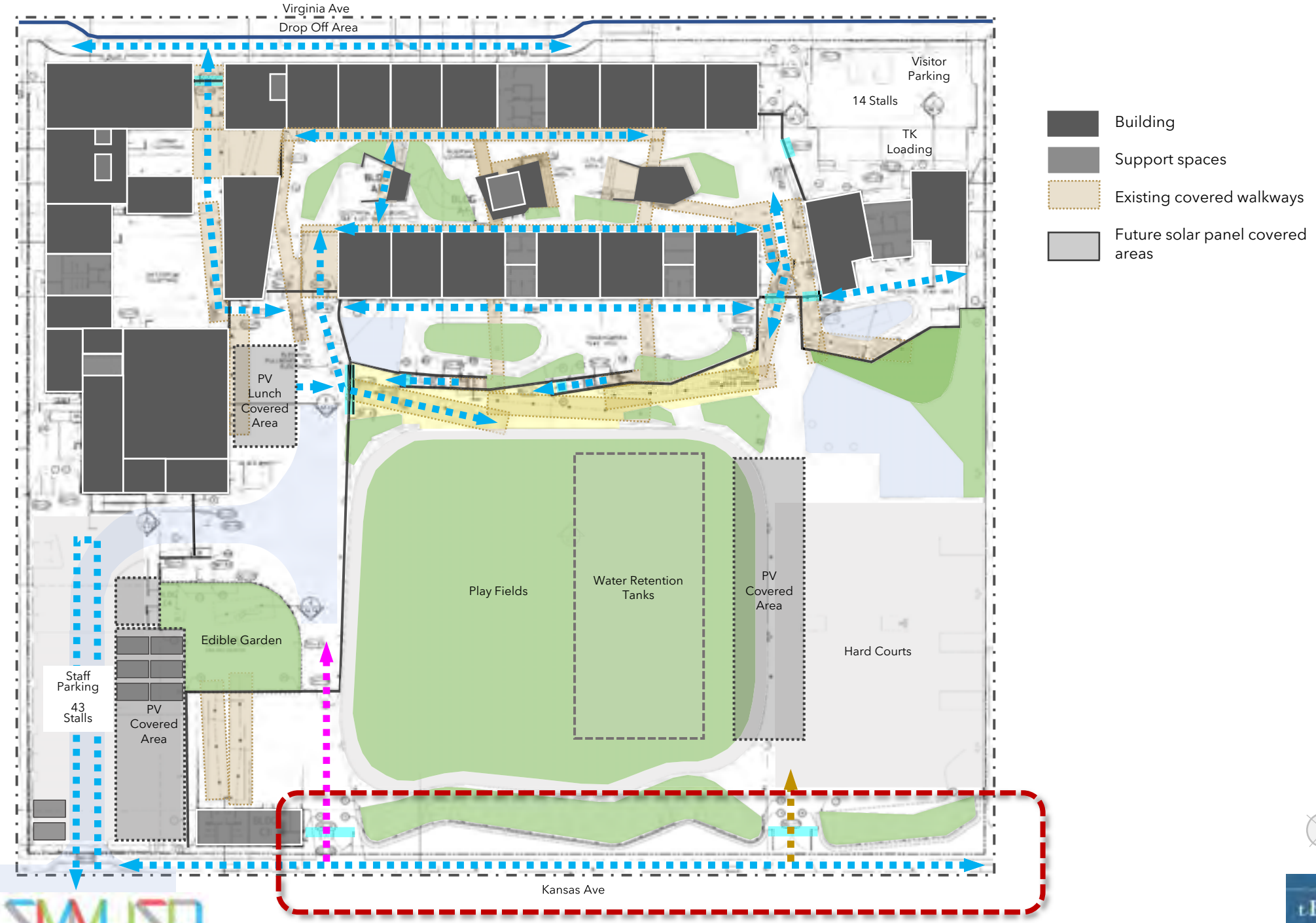




Project 2: Kansas Ave. drop-off/ parking

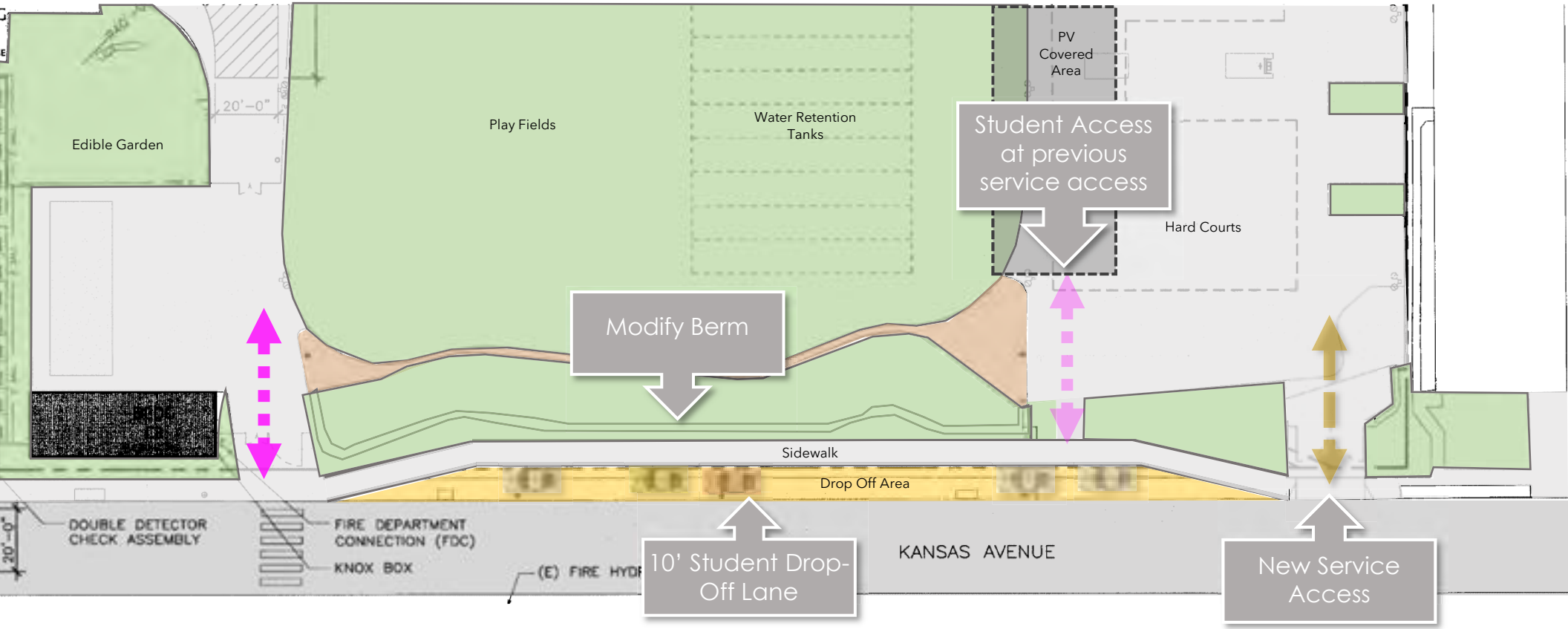
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Circulation: Drop-Off/Playfields/ Playfields Access (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

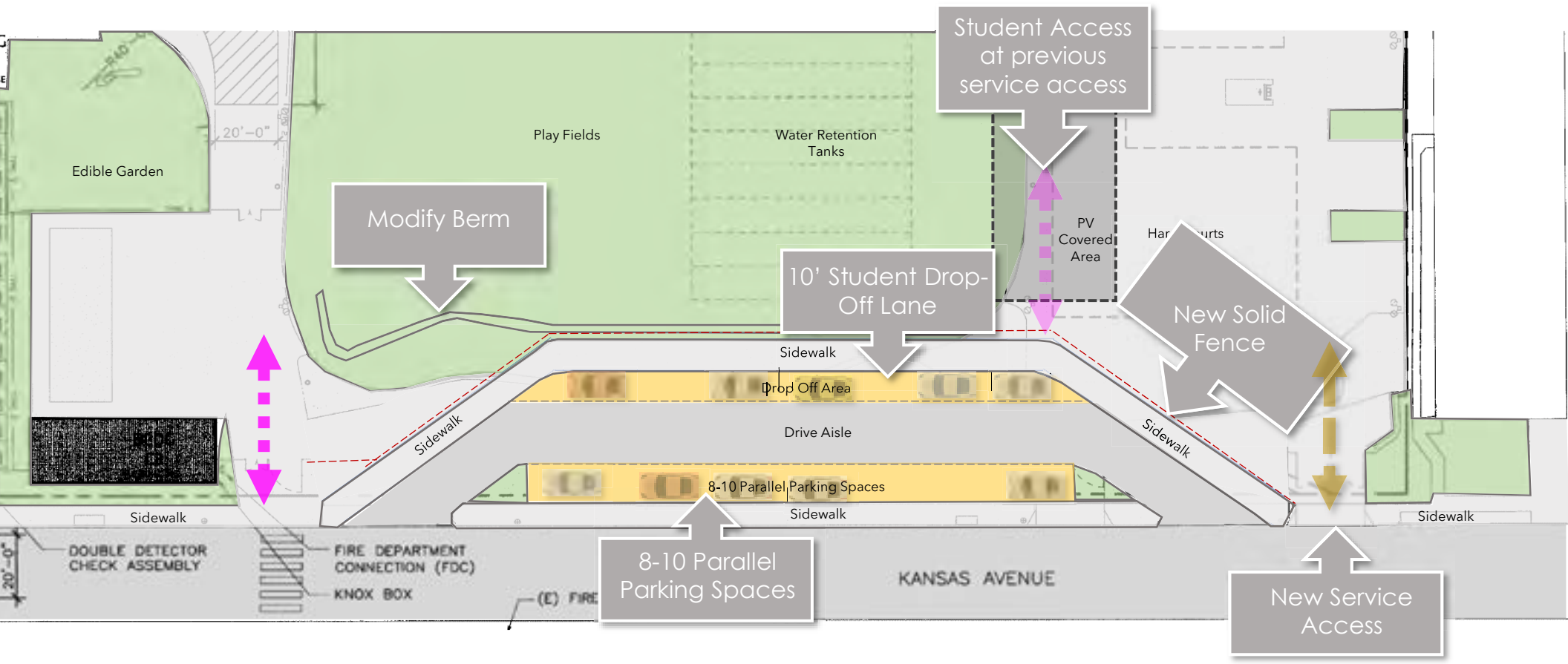
Circulation: Drop-Off (Proposed)



Option 1

Santa Monica - Malibu Unified School District Edison Language Academy

Circulation: Drop-Off (Proposed)



Option 2

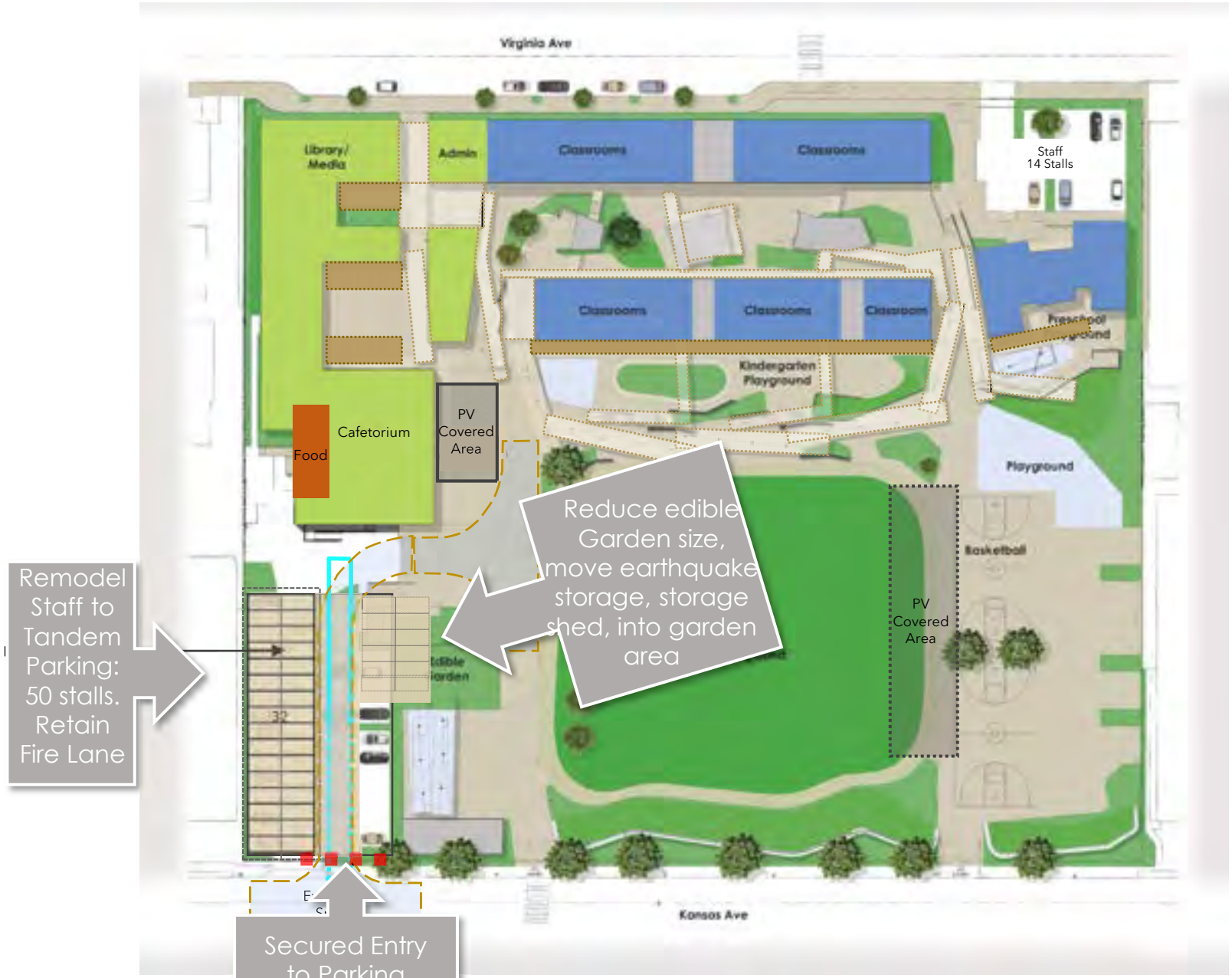
Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan



Santa Monica - Malibu Unified School District Edison Language Academy

Parking Option



Increase Staff Parking

Project 3: Renovations Administration/ Support / Library

Renovated Administration

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Administration Building Area

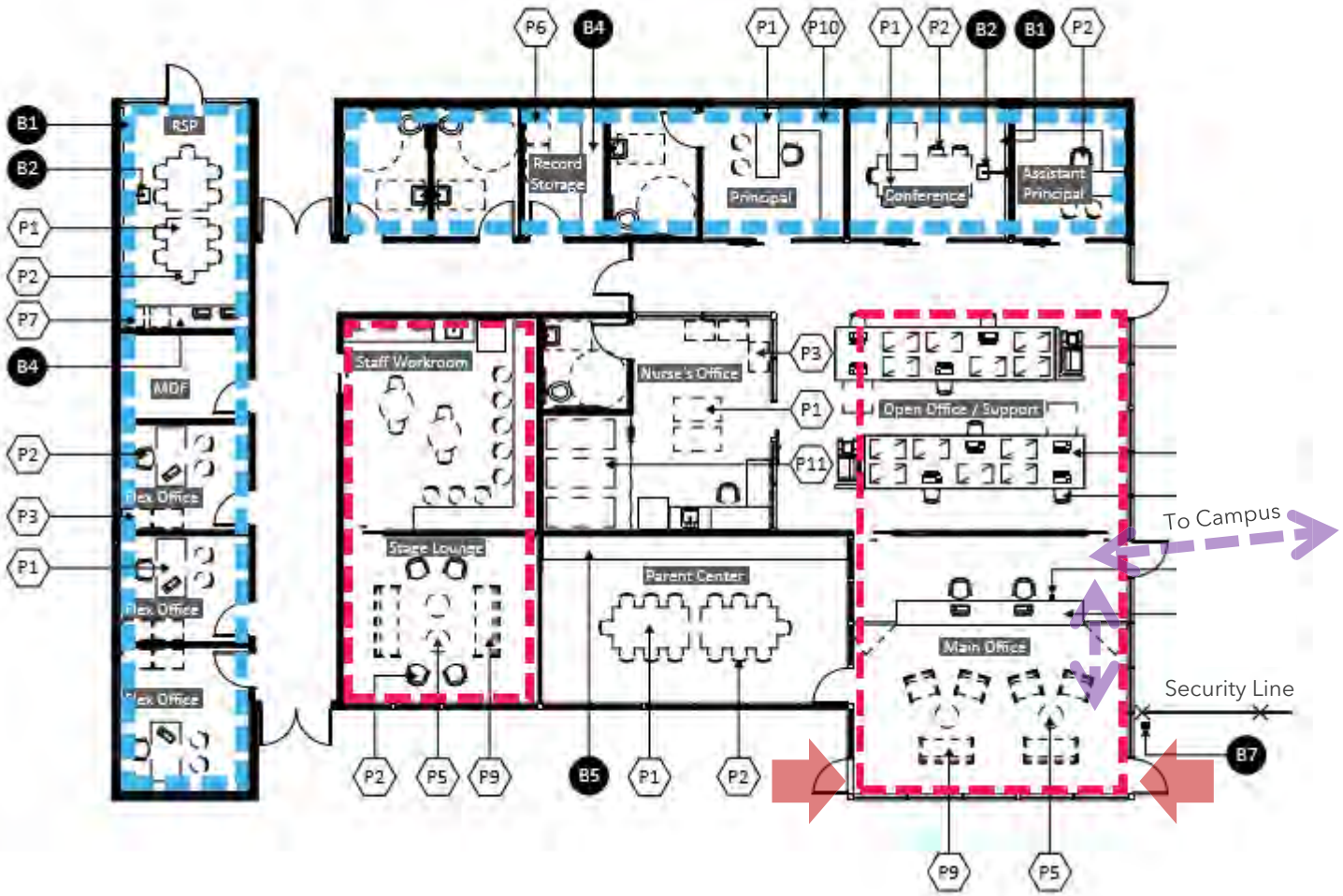


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Santa Monica - Malibu Unified School District Edison Language Academy

Administration - Instructional Planning Diagram



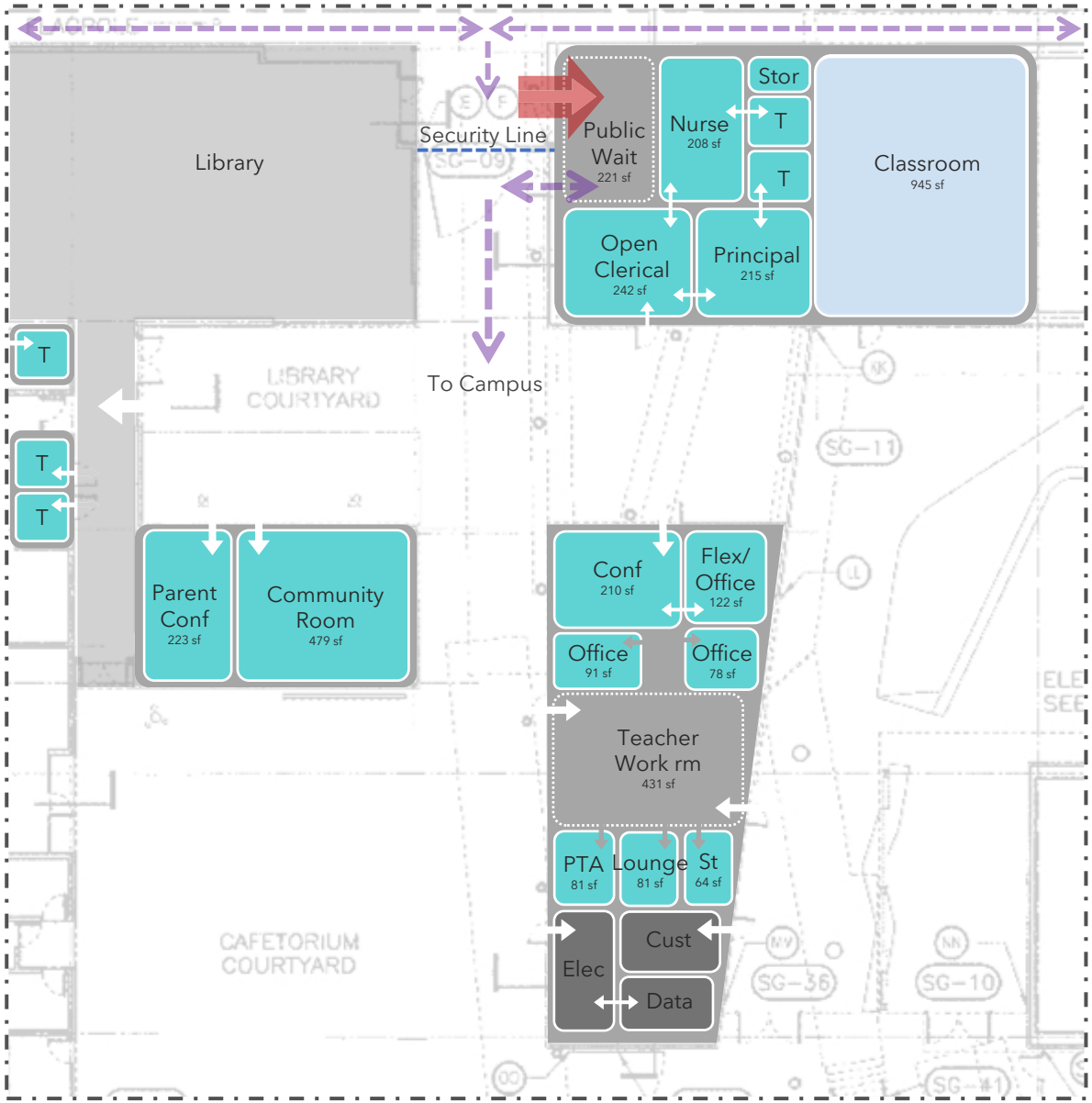
Capacity:
600 - 700 Students

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

Total 4,330 sf

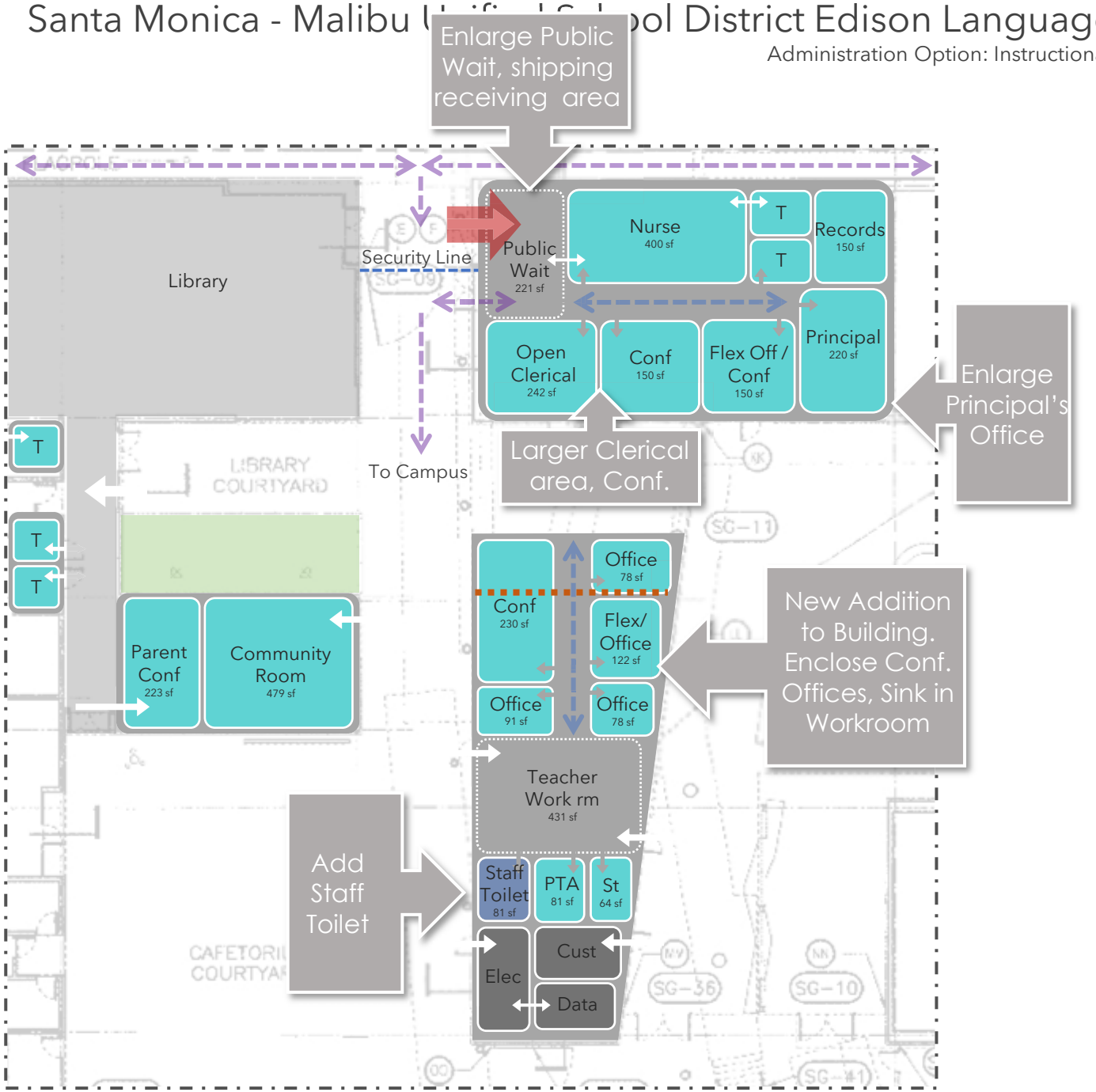
Santa Monica - Malibu Unified School District Edison Language Academy

Administration (Existing): Instructional Planning Diagram



Santa Monica - Malibu Unified School District Edison Language Academy

Administration Option: Instructional Planning Diagram



Santa Monica-Malibu Unified School District Edison Language Academy

Administration Building Area (Existing)



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Proposed Renovated Administration Building Area



Administration Edison	Existing	SMMUSD Ed Specs	Proposed
Administration (First Floor)	886 sf	3,490 sf	1,831 sf
Student Services (including RSP)	1,408 sf	840 sf	1,408 sf
Parent / Community Room	702 sf		702 sf
Total	**2,996 sf**	**4,330 sf**	**3,941 sf**

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Renovated Library

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Library Building Area



Renovated areas

New covered Walkway

Existing covered walkways

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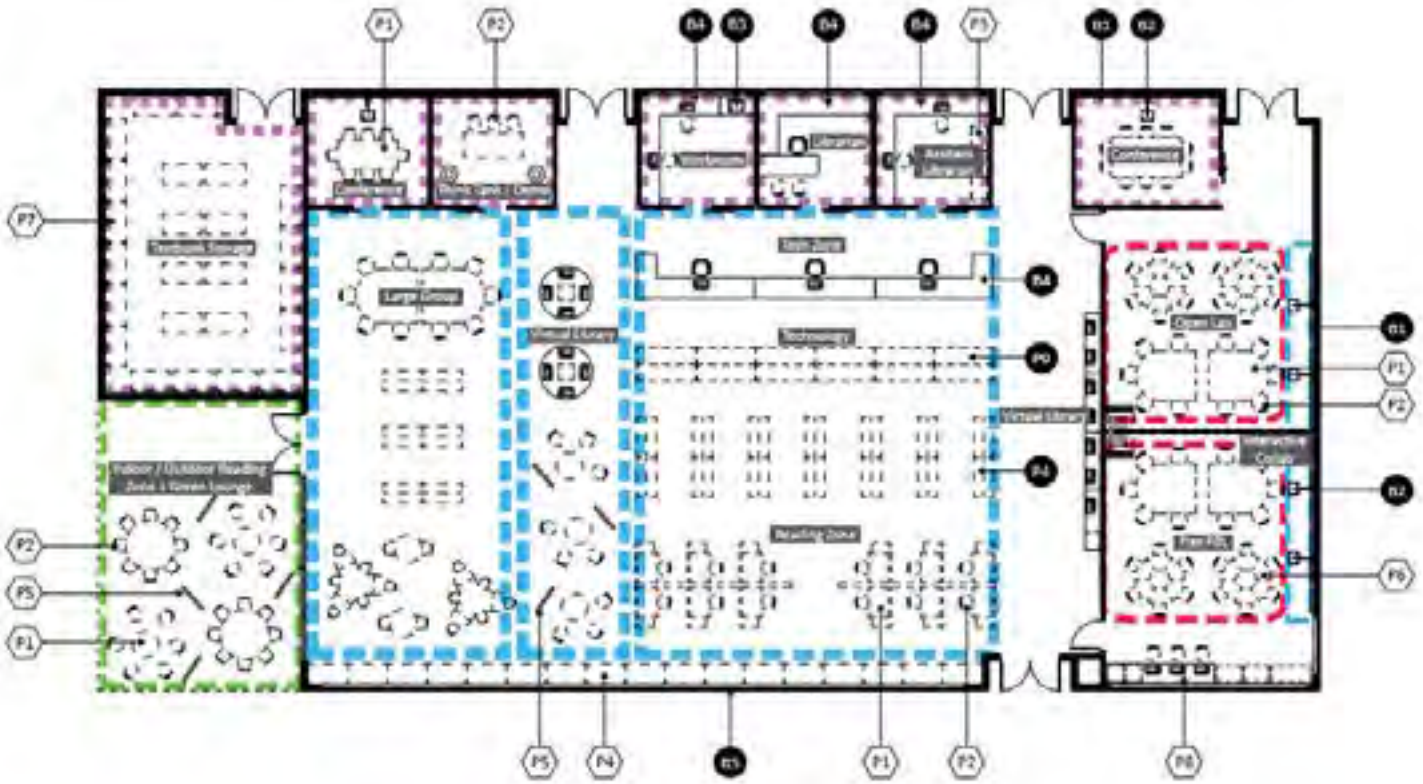
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Santa Monica - Malibu Unified School District SMASH / MUIR

SMMUSD Educational Specifications: Library K – 8

JOHN MUIR
ELEMENTARY SCHOOL



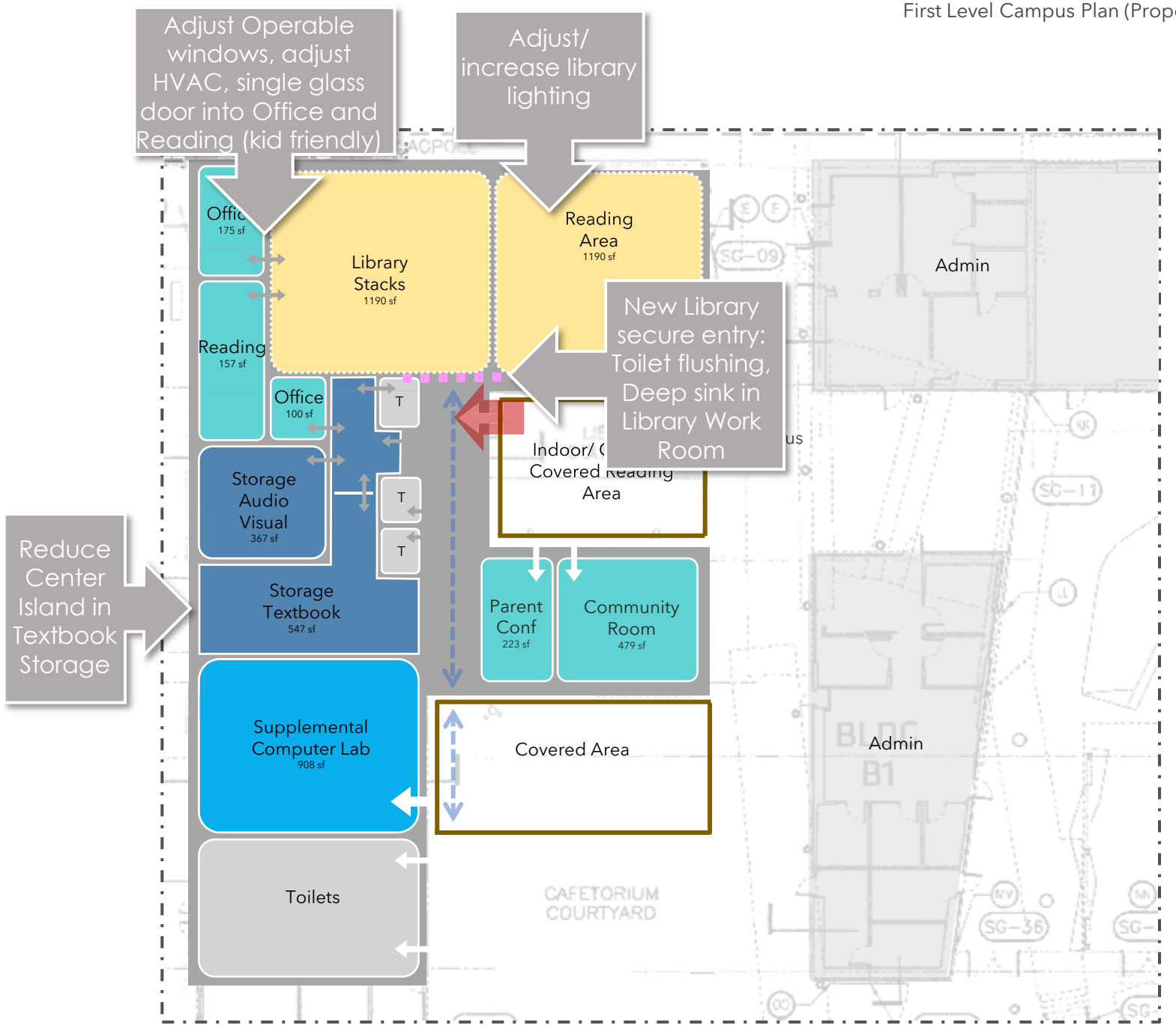
Open Library	2,700 sf
Individual Study	
Small Group Study & Collaboration Areas	
Individual & Small Group Soft Seating	
Computer Stations:	
8-10 walk-up tablets with printer access near library entrance	
Main Stacks:	
Interior Shelving (Max 4'-6" high)	
Perimeter Shelving (Max 7'-6" high)	
Individual Study Rooms:	80 sf/each
Accommodate up to 2 Students	
Small Study Rooms:	100 sf/each
Accommodate up to 4 Students	
Large Study Rooms:	200 sf/each
Accommodate up to 8 Students and 1 Staff	
1 wall equipped with rewritable surfacing	
1 wall equipped with tackable surfacing	
Provide ample space for storage in large study rooms to accommodate small group crafts and project-based resources	
Classroom/Maker/Tutoring Lab:	1,200 sf
1 wall equipped with rewritable surfacing	
1 wall equipped with storage & display	
Lab areas will be available before and after school via separate entrance from main library	
Circulation Desk:	150 sf
Desk to accommodate 2 -3 staff	
Provide for sitting and standing position with visibility and clear lines of sight	
Adjacent to librarian office	
Book check-out with queuing for 25	
Book drop	
Include self service check out counter	
Tablet & Laptop Charging Stations & Check-Out	
Librarian Office:	260 sf
Unobstructed view to open area of library with workspace for 2 individuals	
Librarian Workroom:	240 sf
Work counter for book repair, storage, sink, and area for 2 additional staff	
Textbook Storage Room:	400 sf
Instructional Storage Room:	200 sf

Total 5,600 sf

Outdoor Library Reading Room	800 – 1000 sf
Maximize Relationships to Outdoor Area for Outdoor Reading Opportunities	

Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Proposed): Library Resource Area



Food Service / Admin Lounge

Santa Monica - Malibu Unified School District Edison Language Academy

Renovated Food Service Building Area



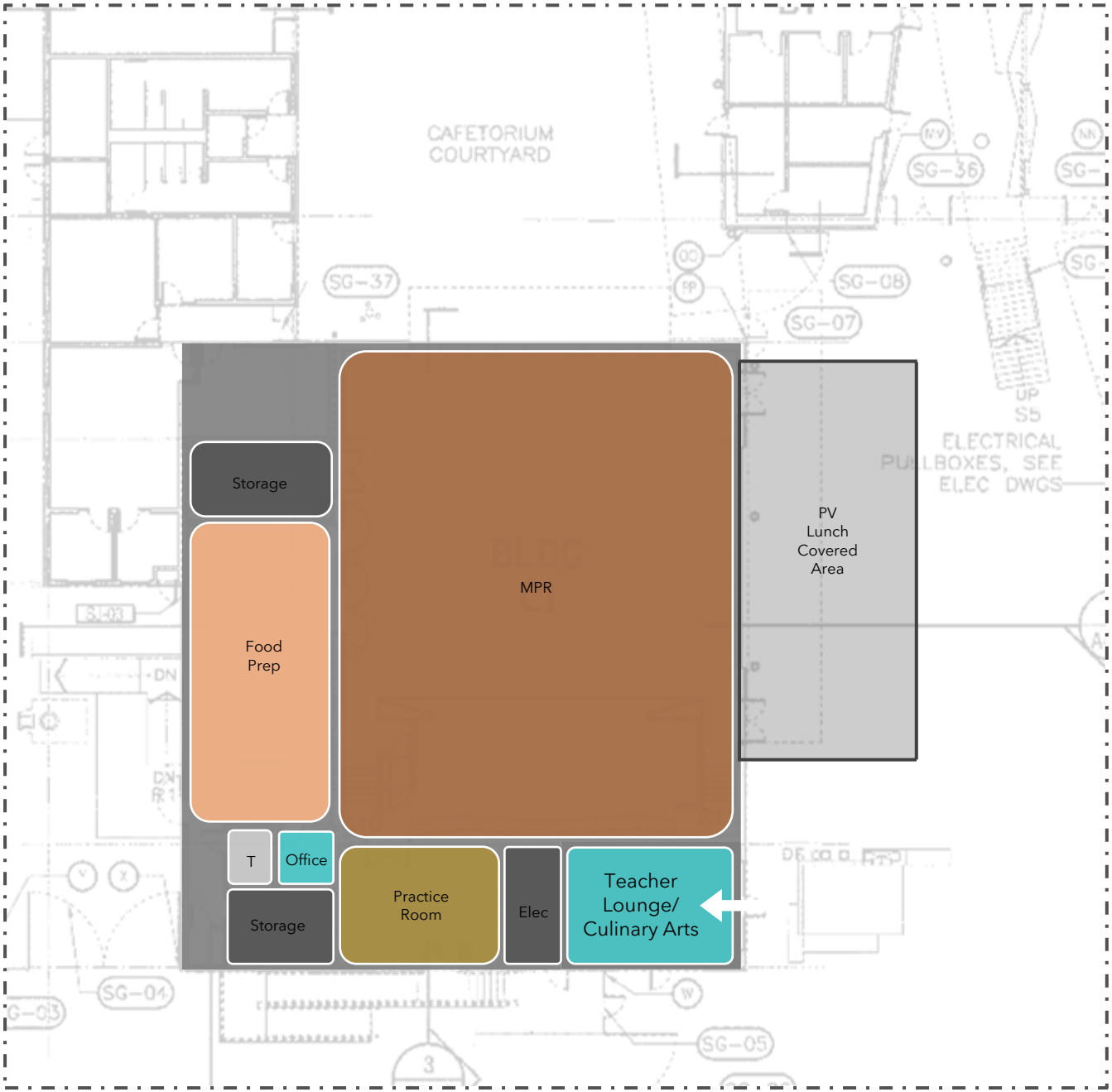
- New/renovated building areas
- Renovated areas
- New covered Walkway
- Existing covered walkways

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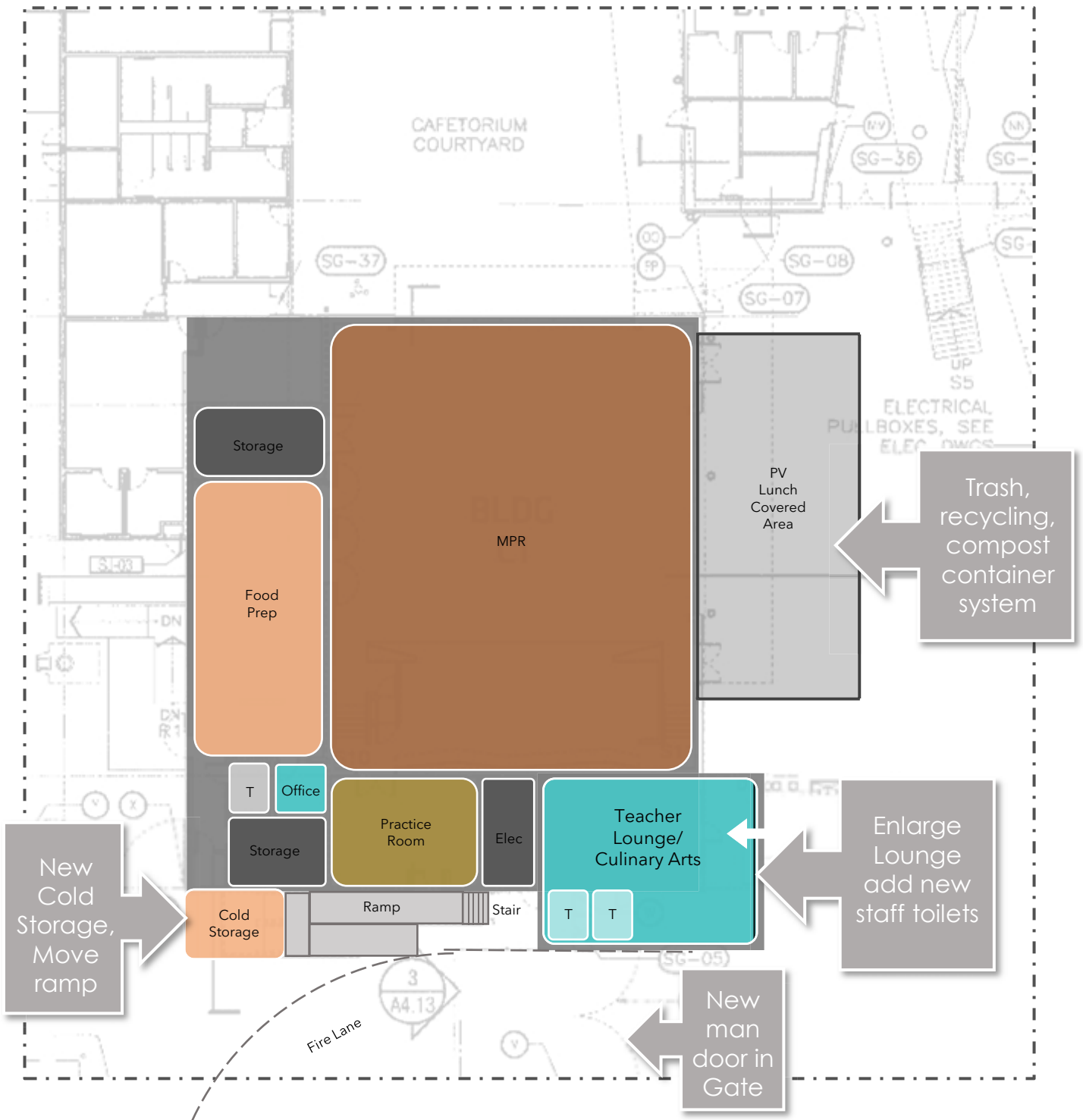
Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan (Existing): Teacher's Lounge and MPR



Santa Monica - Malibu Unified School District Edison Language Academy

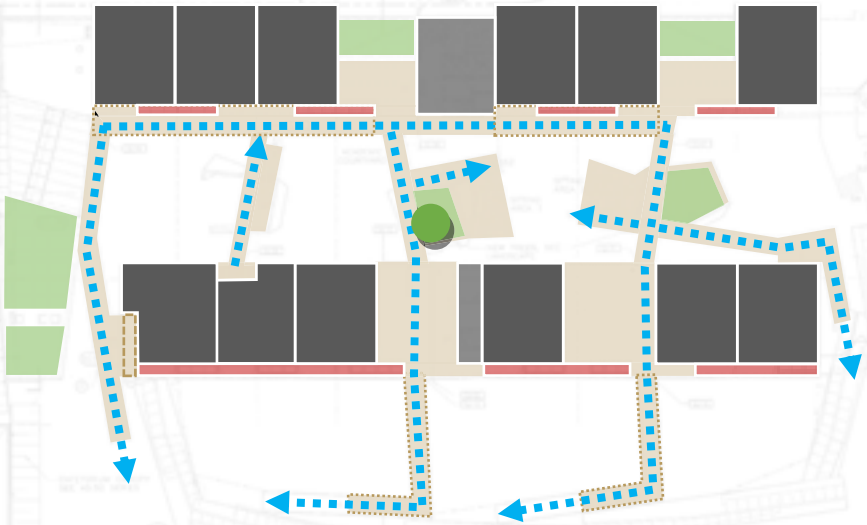
First Level Campus Plan: Teacher's Lounge and MPR



Project 4: Solar Chimney modifications

Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)

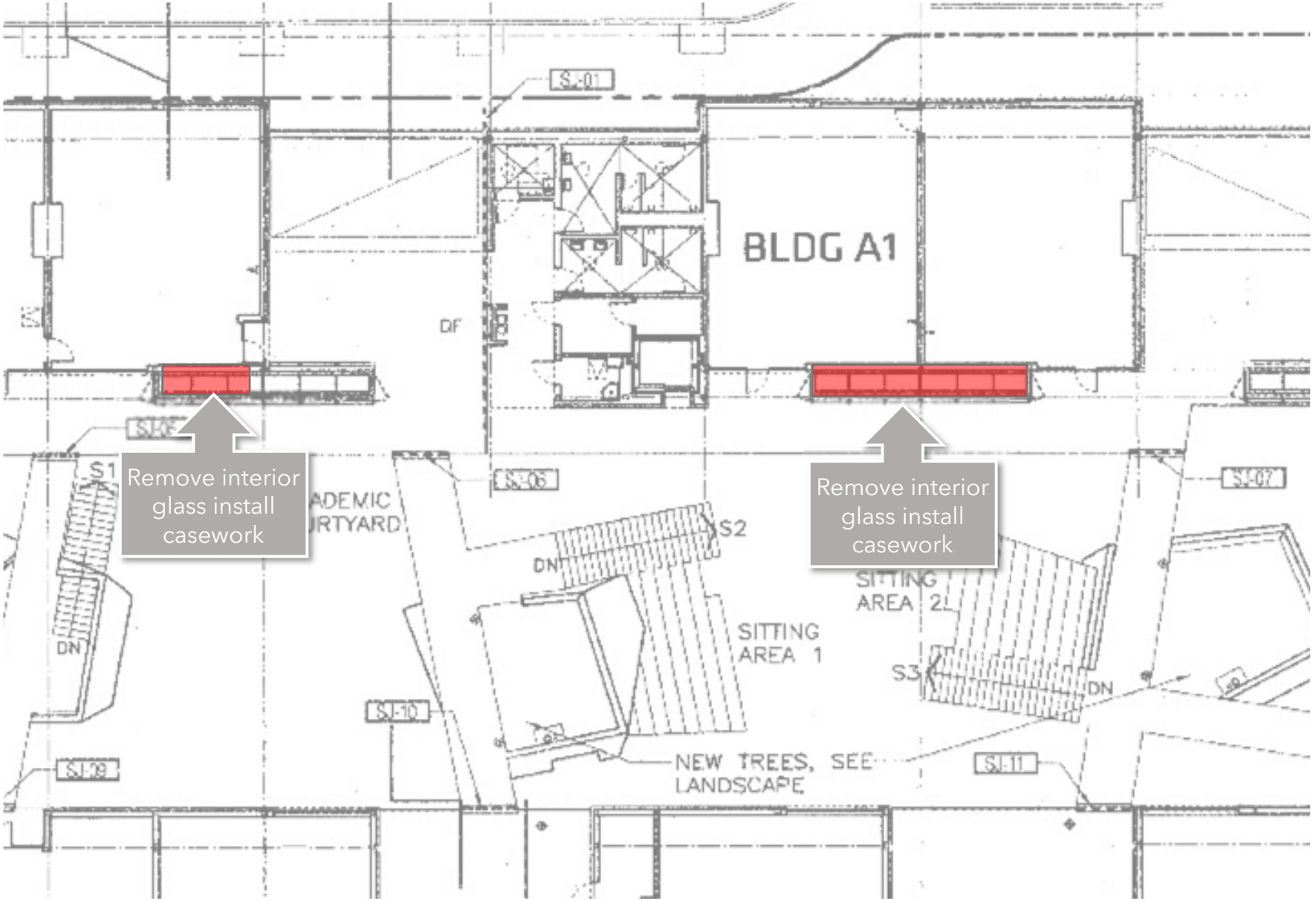


- Classroom
- Support spaces
- Outdoor patio
- Existing covered walkways
- Solar Chimneys/ Roof Garden
- Circulation



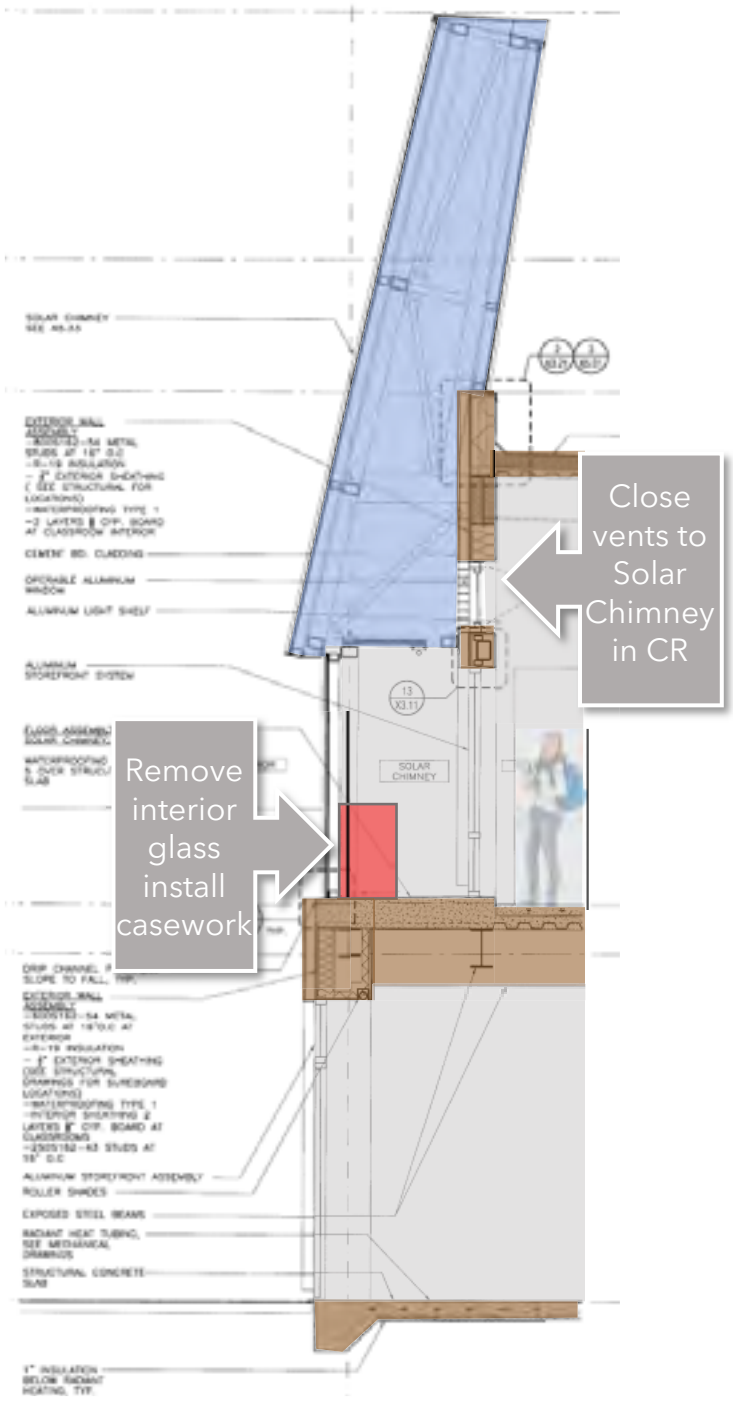
Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



SECTION AT SOLAR CHIMNEY IN CLASSROOM

Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



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Solar Chimneys/Landscape/Roof Garden & Circulation: (Existing)



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Project 5: MPR/ Fitness/ Maker/ Science/ Music over Parking

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New Building / Parking Option 2: First Level



Santa Monica - Malibu Unified School District Edison Language Academy

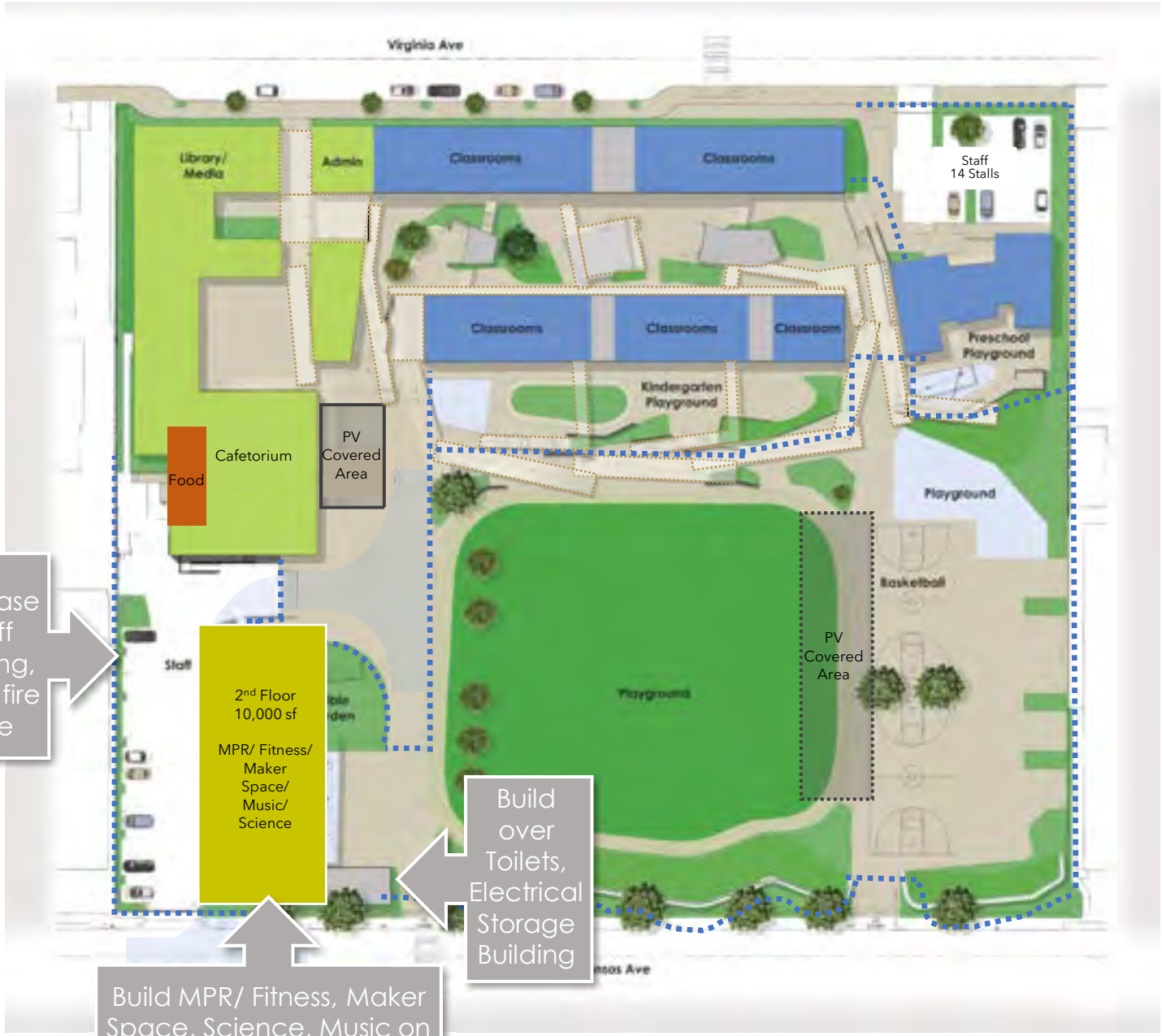
New Building / Parking Option 2: First Level



Increase Staff Parking

Santa Monica - Malibu Unified School District Edison Language Academy

New Building: Second Level



Santa Monica - Malibu Unified School District Edison Language Academy

New Building: Second Level



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica - Malibu Unified School District Edison Language Academy

New Building: Second Level

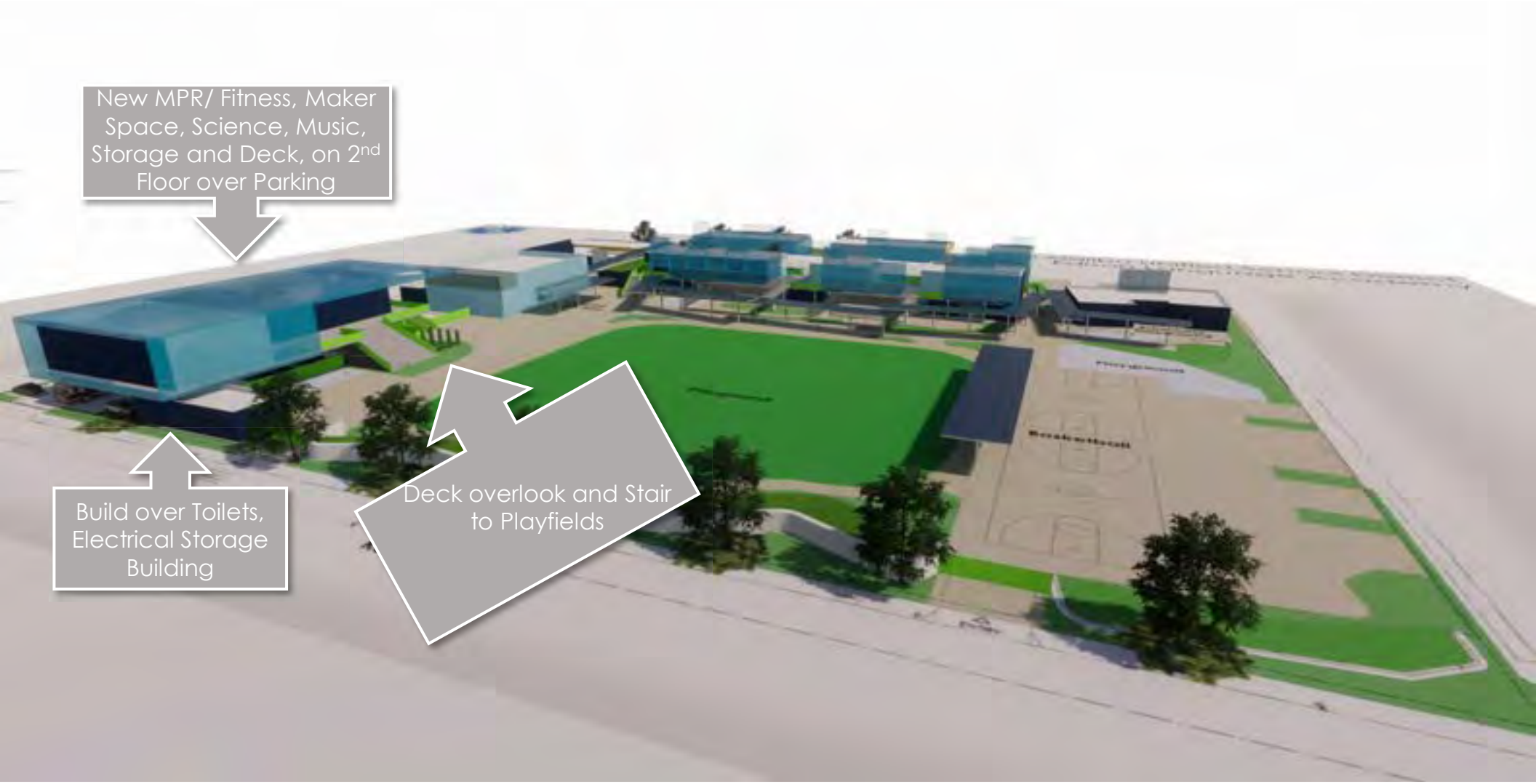


SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

New MPR / Fitness / Maker Space / Music / Science

Santa Monica - Malibu Unified School District Edison Language Academy

New Building: Second Level





Enhanced Campus

Community Input Opportunity

- Do these projects resonate with you?
- Do you think there are other opportunities?

Further Questions?

Thank You!

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments
Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 08/07/2020

PRESENT

Lori Orum	-	Edison ES
Carey Upton	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Tonya Pawli	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Discuss the Status of Phase 1 and Overview the Edison Project Site Plans

DISCUSSION

1. Michael discussed the status of the Phase 1 process and that the next meeting is a Community meeting which will be scheduled for September or October.
2. Carey discussed $350M is available and that the District will be meeting in the next few months to discussed priorities for all Phase 1 projects, and that the Board will approval projects in December.
3. tBP will submit the cost estimates on August 10.
4. Project Presentations
5.

Project #1 - Outdoor Learning Courts / Covered Walkways / Trees / Shade

a. Discussed water features for sensory and Lori discussed that would be difficult and to keep it simple or use water table like we are doing now.

b. Will utilize the existing second floor garden for shade and vertical garden area.

Project #2 – Kansas Avenue Drop-off / Parking

a. Discussed Kansas Ave drop-off option for only an added drop-off area.

b. Staff parking increase to take some of the garden area and the storage container area. A vertical garden is proposed, and the container needs to be relocated.

c. Ensure that food trucks can go into loading dock and Lori said a staff car was hit by a delivery truck.

Project #3 – Renovations Administration / Support / Library

a. Administration Areas: Confirm that the existing staff lounge is to remain, and a toilet is provided in the area.

Project #4 – Solar Chimney Modifications

a. Discussed the modifications to the chimney spaces and film on glazing.

Project #5 – MPR / Fitness . Maker / Science . Music over Parking Building

a. First floor will be available for lower grades.
b. Second level upper grade uses.
c. PV will go on the roof.
d. Vertical gardens are proposed in smaller garden area.
e. Existing building will remain below the new building's second floor.
f. Emergency storage container behind music lab.

6. Other Discussions
   a. Lori discussed the existing administration need shared spaces and is currently dysfunctional.

   b. Carey asked Lori what are the most important projects which are:

      i. Project #3 Administration renovations and Project #1are top priority.
      ii. Project 5 building may not be needed due to declining enrollment.
      iii. Least priority is Project #4.

NEXT STEPS

1. Community meeting in September or October

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP Presentation Slides

Edison Language Academy Proposed Project 1: Outdoor Learning Courts

Santa Monica-Malibu Unified School District





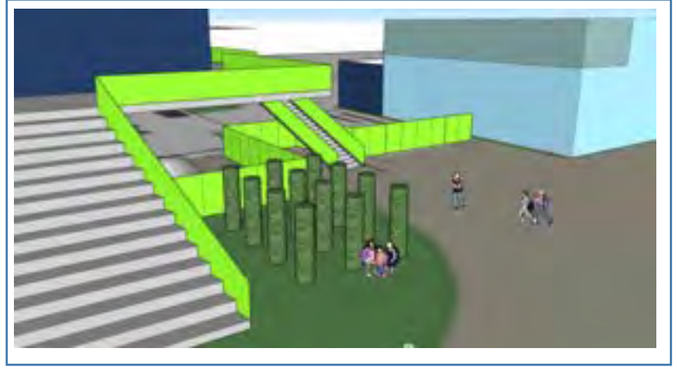












SMMUSD
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

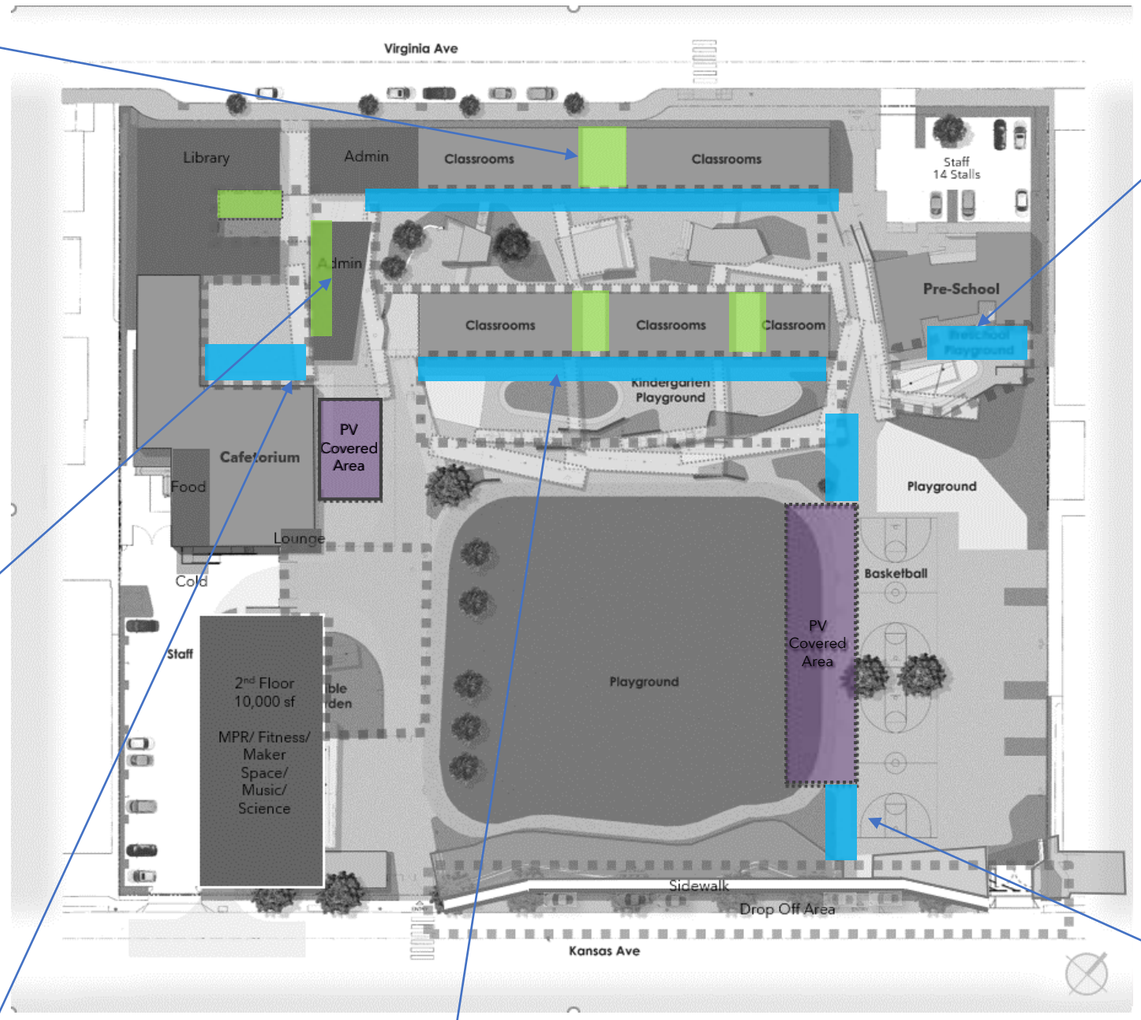
Edison Language Academy Proposed Project 1: Covered Walkways/ Shade

Santa Monica-Malibu Unified School District



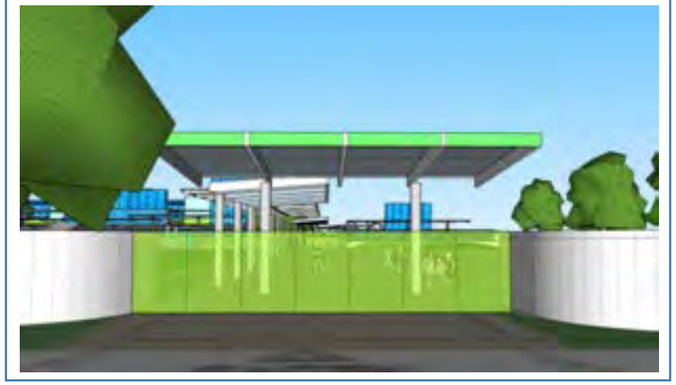


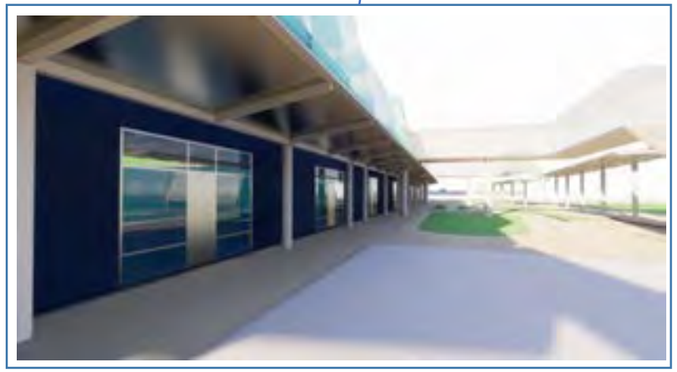






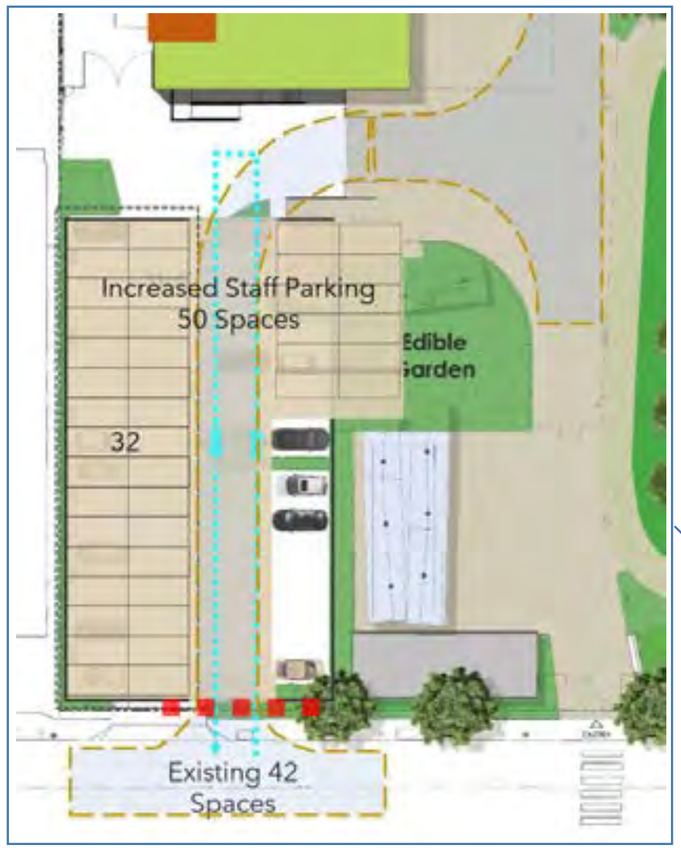


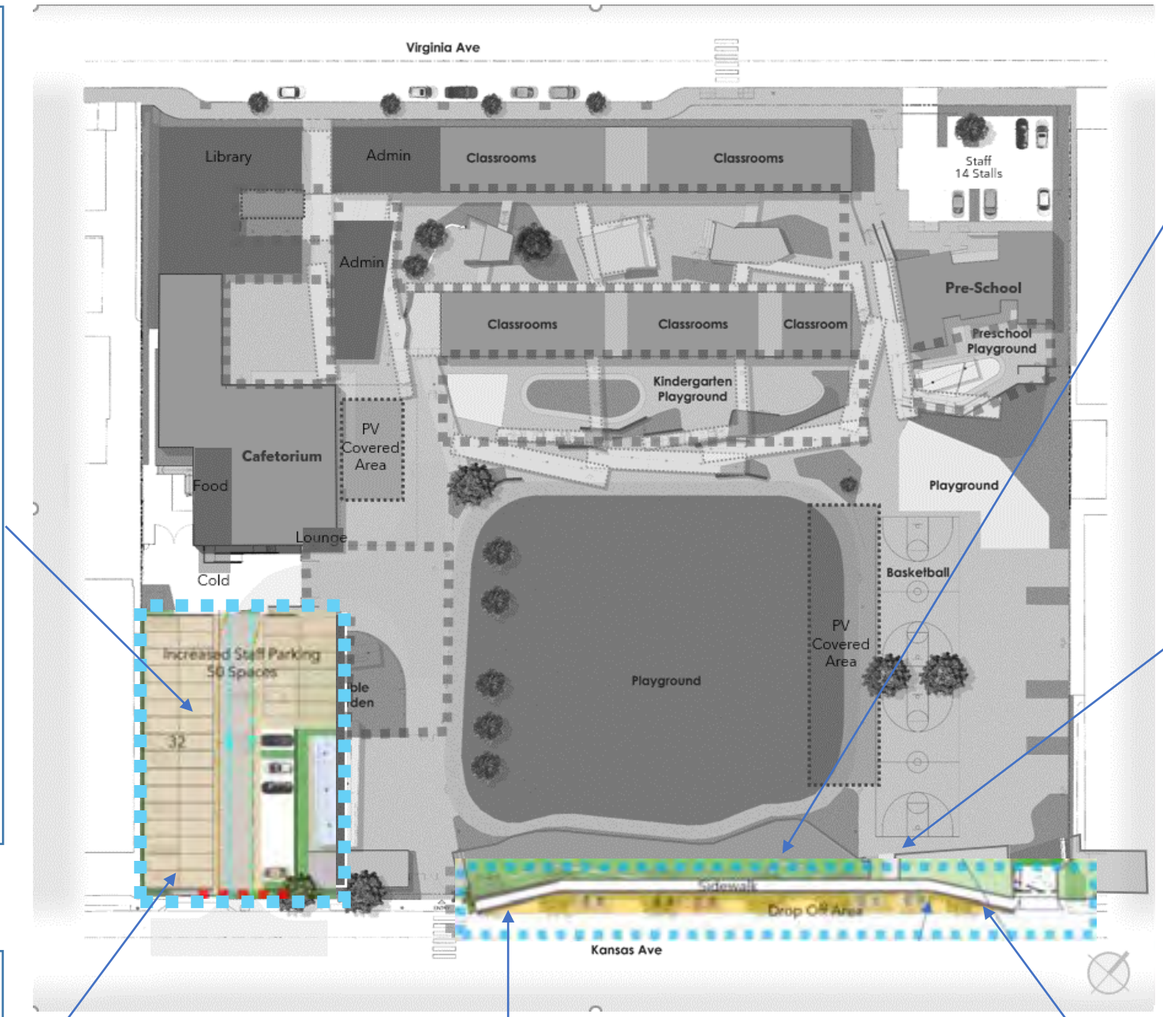




Edison Language Academy Proposed Project 2: Kansas Ave. Drop-Off/ Parking

Santa Monica-Malibu Unified School District



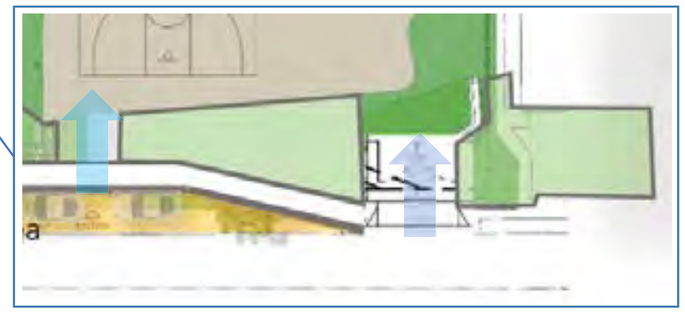










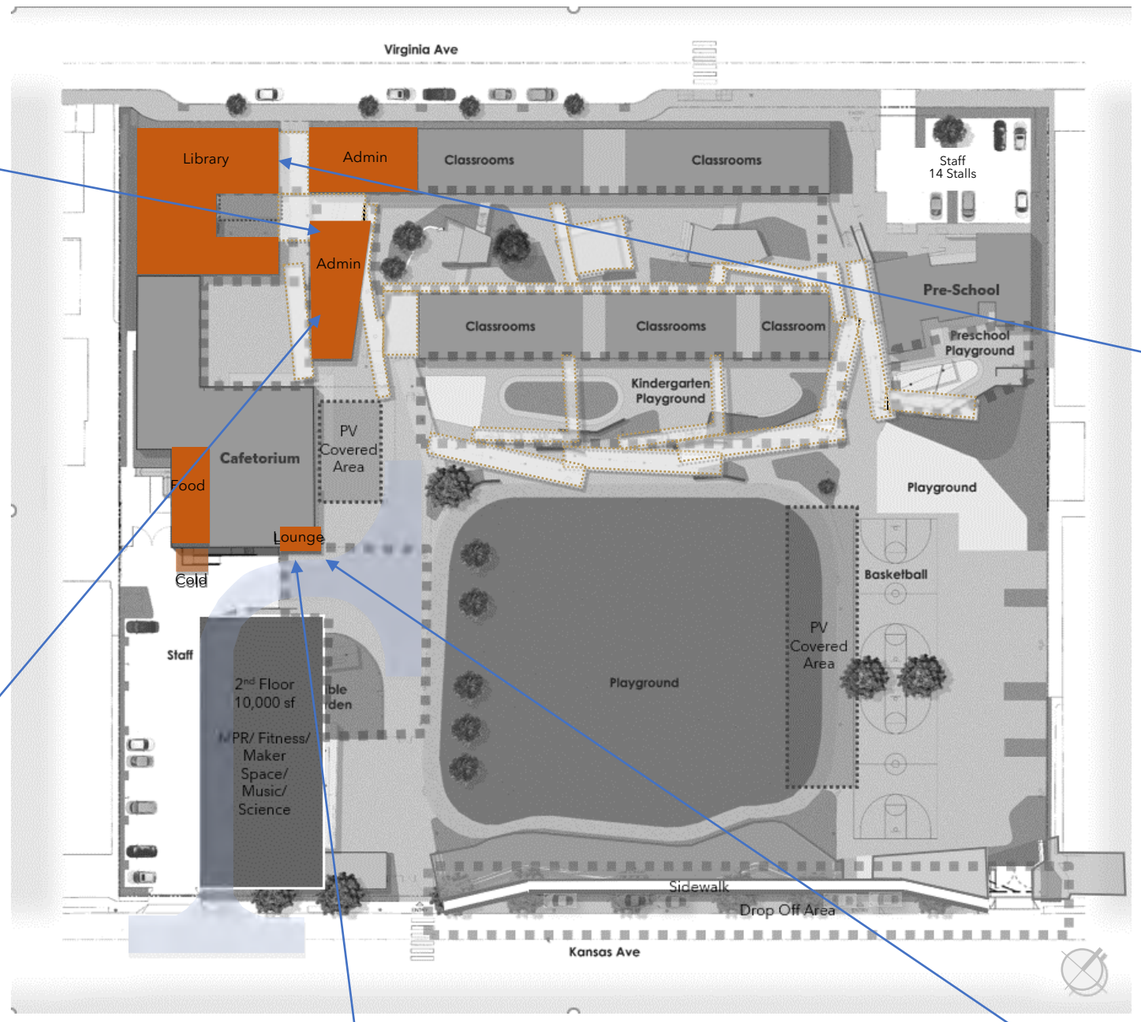


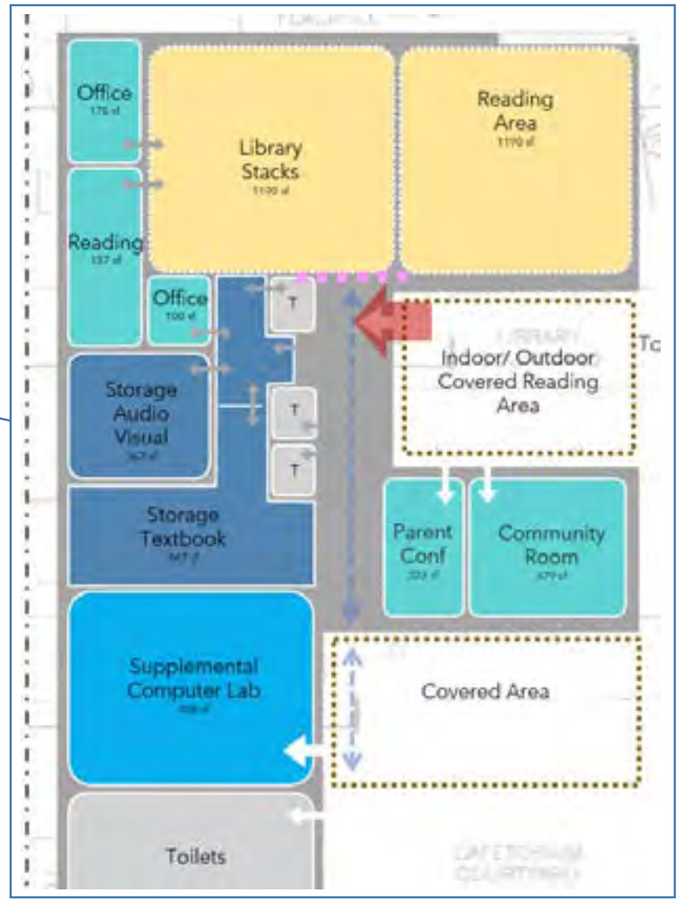
Edison Language Academy Proposed Project 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

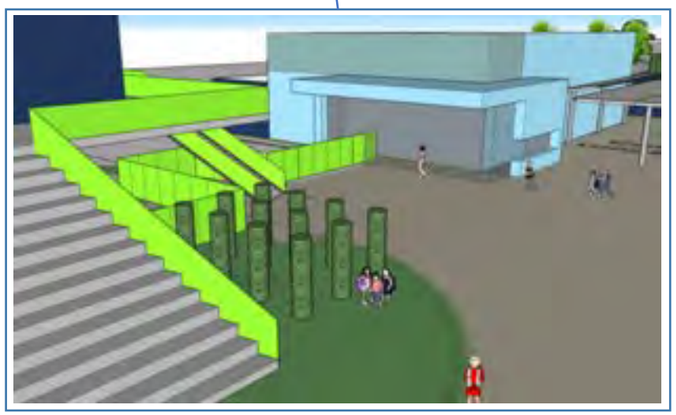
Santa Monica-Malibu Unified School District

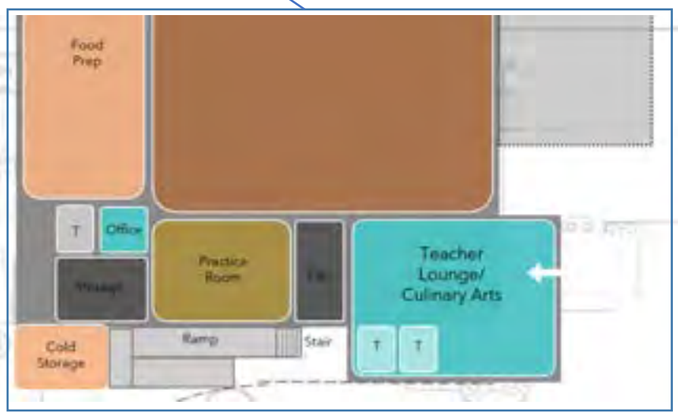






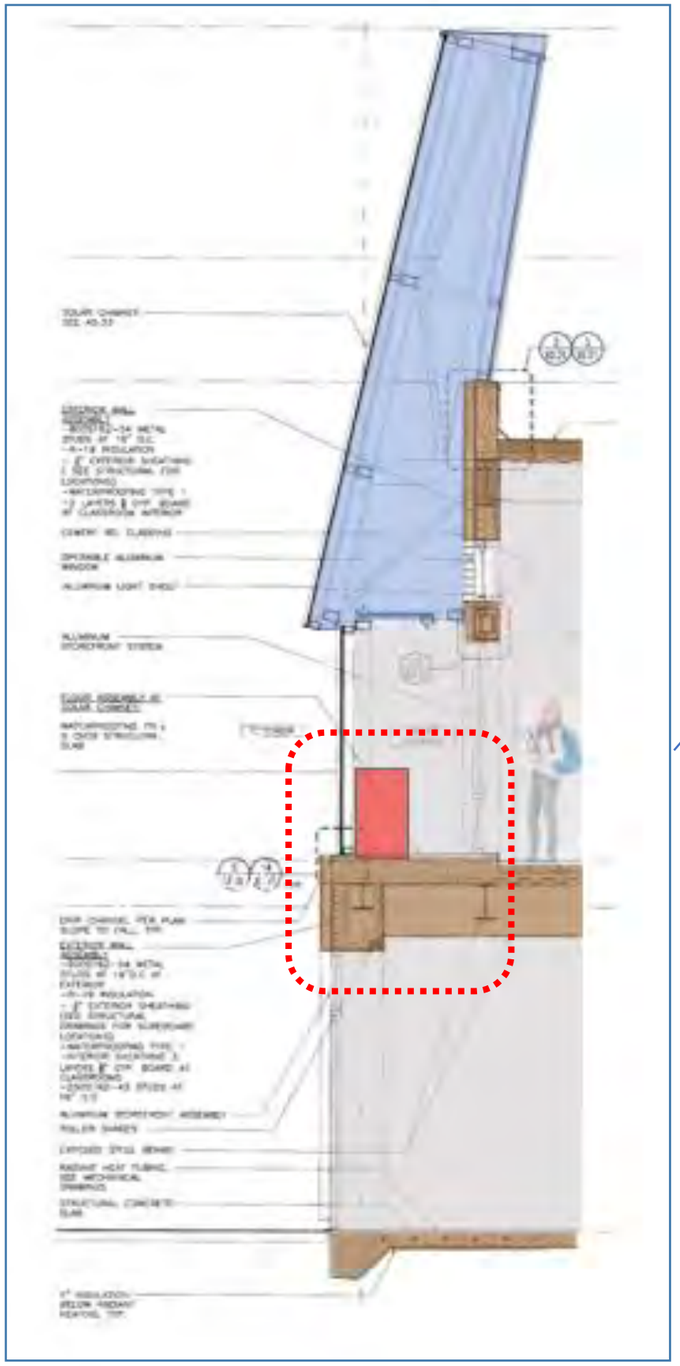


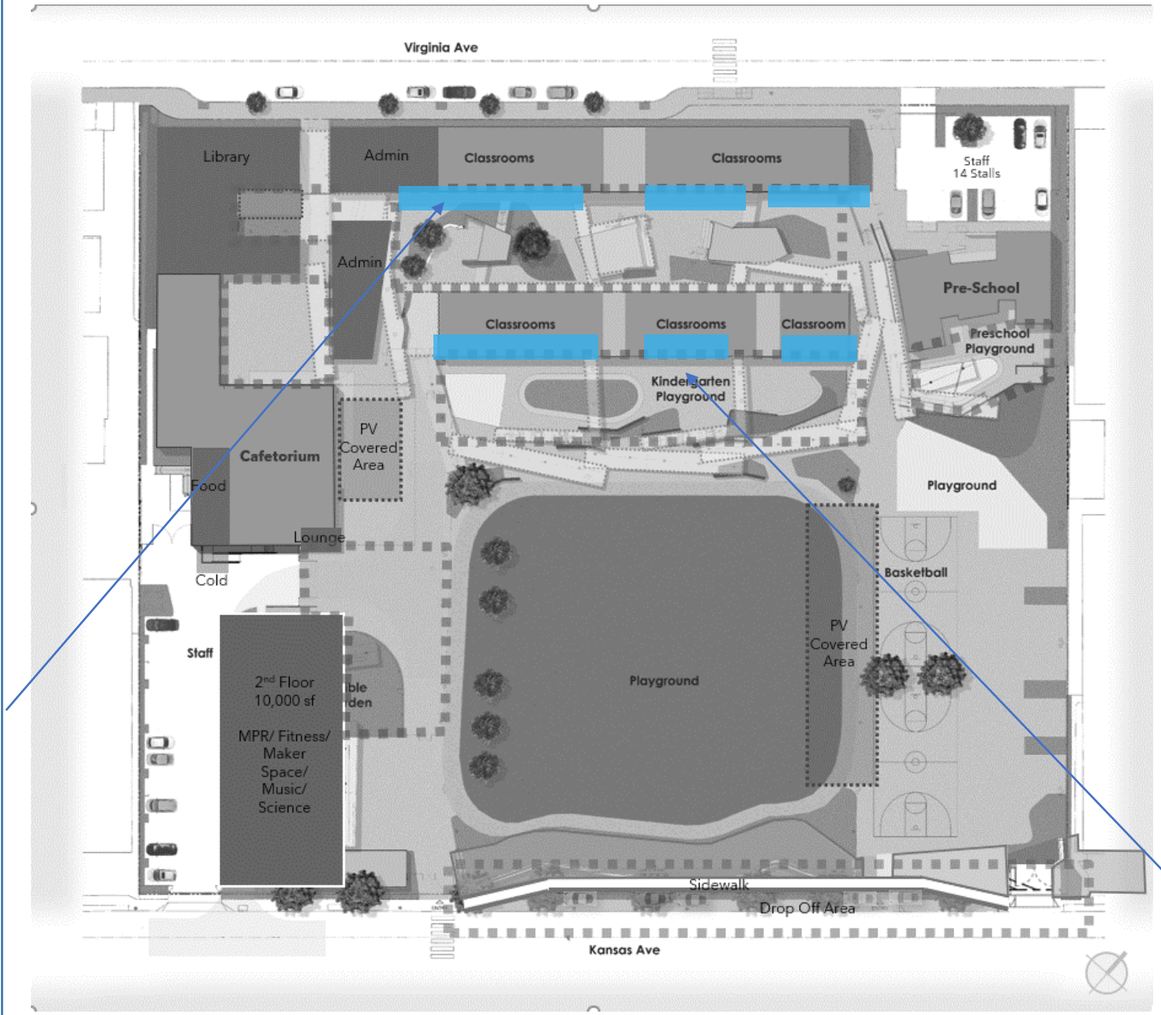




Edison Language Academy Proposed Project 4: Solar Chimney Modifications

Santa Monica-Malibu Unified School District









SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

Edison Language Academy Proposed Project 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

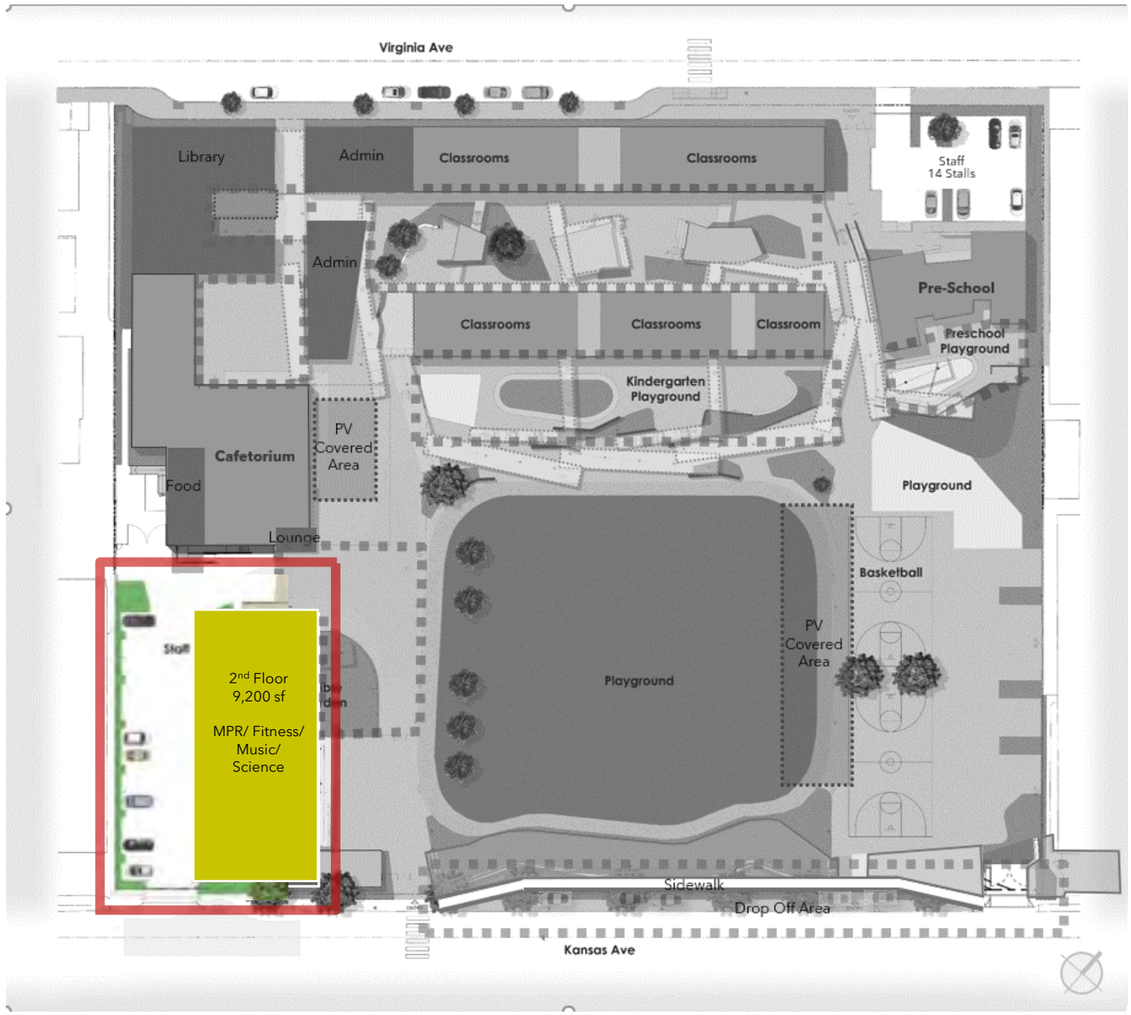
Santa Monica-Malibu Unified School District



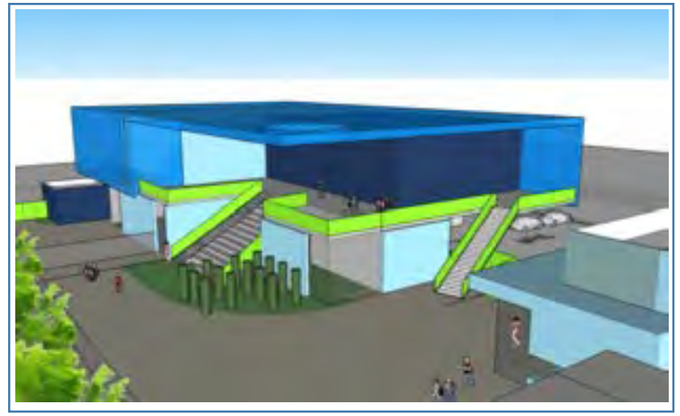
FIRST FLOOR



SECOND FLOOR











SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

August 7, 2020

Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments
Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 10/09/2020

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Yoli Gutierrez	-	Edison Language Academy
Liz Garcia	-	Edison Language Academy
Gina Engler	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Kathy Fargnoli	-	Edison Language Academy
Carey Upton	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Discuss the Status of Phase 1 and Overview the Edison Project Site Plans

DISCUSSION

1. Discussed the status of the Phase 1 process and that the next meeting is a Community meeting which is scheduled for October 27th.
2. Robert discussed schedule.
3. Project Presentations

   Project #1 - Outdoor Learning Courts / Covered Walkways / Shade

   a. Create Science courtyard in area between Classroom buildings and existing murals will not be disturbed.
   b. Existing area on top of the administration building is without required guardrail and project would add required guardrails to utilize the area.
   c. Shade structure in Library/MRP "Main" courtyard will have a shade canopy on the MRP building which will be coordinated with existing roll-up door.
      i. Children line-up so added landscaping should be tree wells, currently there are about 10 trees in buckets, and seating should extend from the MPR room.

ii. Existing concrete pavement will be darkened, and shade coverings will be provided without losing floor areas. Area is setup for different events and needs flexible seating and needs shade.

d. Area by parking lot with edible garden is part of Project #5.
   i. There is an existing mural on the ground next to garden that should be addressed during design.
   ii. There are two storage containers and a garden shed that need to be moved to appropriate locations.
   iii. Gardens benefit learning experiences if they have shade covers. If eliminating existing garden that is a learning area then it should be replaced.

e. Water tables were discussed along with bottle fillers.

f. Covered walkways were discussed and gate access along Kansas Avenue could change as part of Project #2.

Project #2 – Kansas Avenue Drop-off / Parking

a. Discussed Kansas Ave drop-off option for only an added drop-off area.

b. Staff parking increase to take some of the garden area and the storage container area. A vertical garden is proposed, and the containers will be relocated.

c. Understand that delivery trucks travel to loading dock and Lori said a staff car was hit by a delivery truck. Project needs to address safety for all vehicles and pedestrians.

d. Discussed possibility to add access controls to gate into the parking area with the appropriate motorization for the gate.

Project #3 – Renovations Administration / Support / Library

a. Administration renovation areas discussed.

b. Principal's office will have exterior access.

c. Open clerical needs to be large enough for two persons. 64 sf is typical for one person and the area is indicated as 242 sf. Lori mentioned area should be designed for social distancing.

d. Admin annex spaces were discussed and that the staff lounge needs to be relocated since it is also used for counselling. Provide two offices at counseling office size and one larger (two 120 sf offices and one at 150 sf). Conference room should be sized for 8-10 persons.

e. Library renovations were discussed, and that windows need to be reworked along the western exterior wall.

f. Discussed added cold storage from the food service master plan.

Project #4 – Solar Chimney Modifications

a. Discussed the modifications to the chimney spaces and adding film on glazing.

Project #5 – MPR / Fitness . Maker / Science . Music over Parking Building

a. First floor will be available for lower grades.
b. Second level upper grade uses.
c. PV will go on the roof.
d. Vertical gardens are proposed in smaller garden area.
e. Existing restroom building will remain below the new building's second floor.
f. Need to relocate existing soft ground material next to the existing restroom building which is used as a learning space.
g. Emergency storage container behind music lab.

4. Other Discussions

a. Asked what are the most important projects which are:
   i. Yoli said Project #3 Administration Renovations is most important.
   ii. Gina said Project #1 is important.
   iii. Heidi said Project #1 and #4 are recommended to be combined and are most important. Or perhaps Project #4 cold be part of another project.

From Lori during the last meeting:
   i. Project #3 Administration Renovations and Project #1are top priority.
   ii. Project #5 new MPR building may not be needed due to declining enrollment.
   iii. Least priority is Project #4.

NEXT STEPS

1. Community meeting in October 27 at 5:30pm.
2. tBP to provide presentation on the Friday before October 27th.
3. tBP to provide Draft Final Report in the next month.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP Presentation Slides

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District





PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area







PROJECT 4: Solar Chimney Modifications





PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

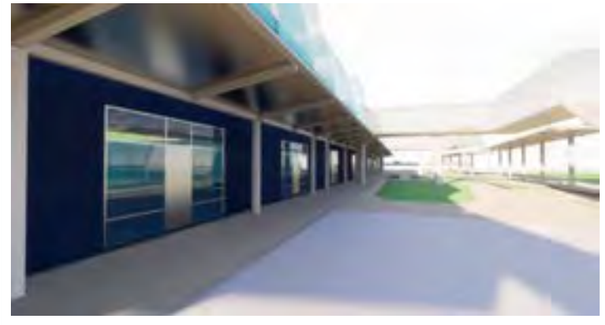


PROJECT 2: Kansas Ave. Drop-Off/ Parking









PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

SMMUSD
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District







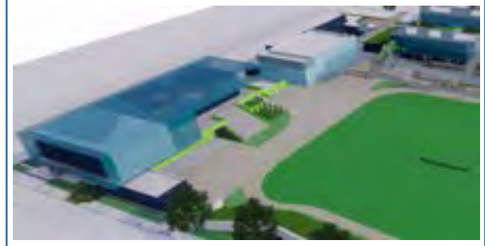










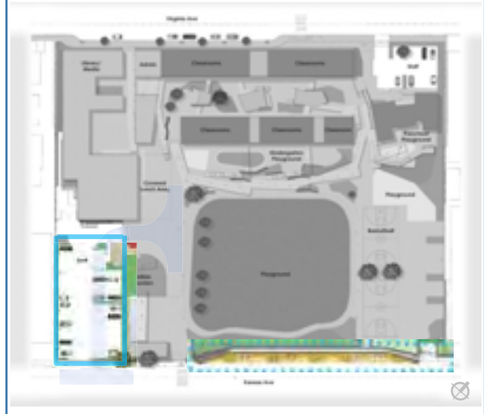




PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Widen narrow concrete walkways

- 1st Level court upgrades
- Pre-School shade structure
- 2nd Level shade structures
- New windows from classroom to outdoor court 2nd floor
- Shade/ growing area over Admin. building
- 1st Level new covered walkways east-west
- 2nd Level covered walkway links
- New trees



PROJECT 2: Kansas Ave. Drop-Off/ Parking

- Create Student Drop-Off Lane along Kansas Ave.
- Create new Drop-Off area sidewalk
- Re-grade berm
- Modify existing fencing
- Create new access to hardcourts
- Increase number of parking spaces in staff parking lot
- Move storage shed and earthquake storage



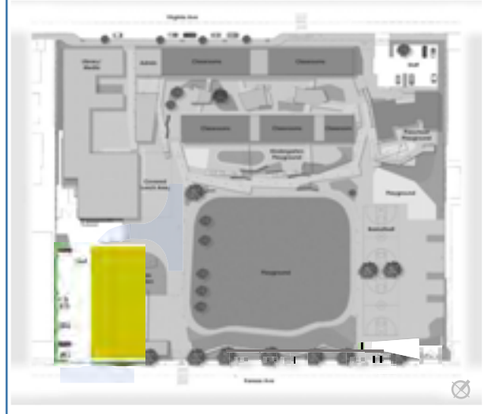
PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

- Increase Administrative office area into adjacent classroom
- New addition to Administrative office area
- Remodel Library
- Remodel and add to existing Food Service area
- New addition to staff lounge area
- Replace stair and ramp to Food Service
- Replace fire access gates



PROJECT 4: Solar Chimney Modifications

- Fill in floor solar chimney opening at 2nd level with floor
- New casework in solar chimney to benefit classroom
- Create student display cabinets on 1st level at solar chimneys
- Solar Chimney shade material and super graphics



PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

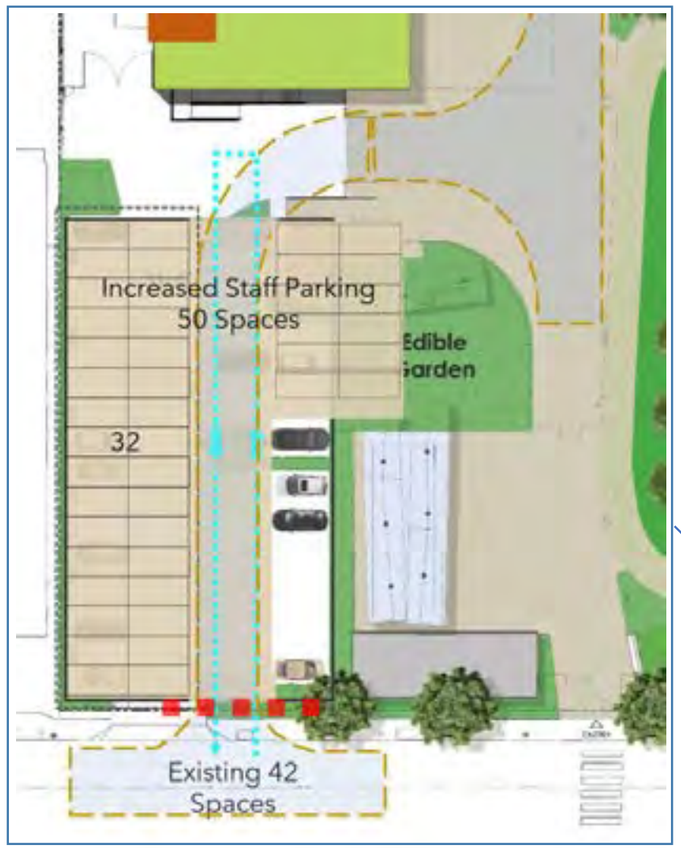
- New parking lot
- New Maker/ Music, Support spaces on ground level
- New MPR/Fitness area on 2nd level over parking
- Incorporate storage shed, earthquake storage on 1st level
- Modify edible garden

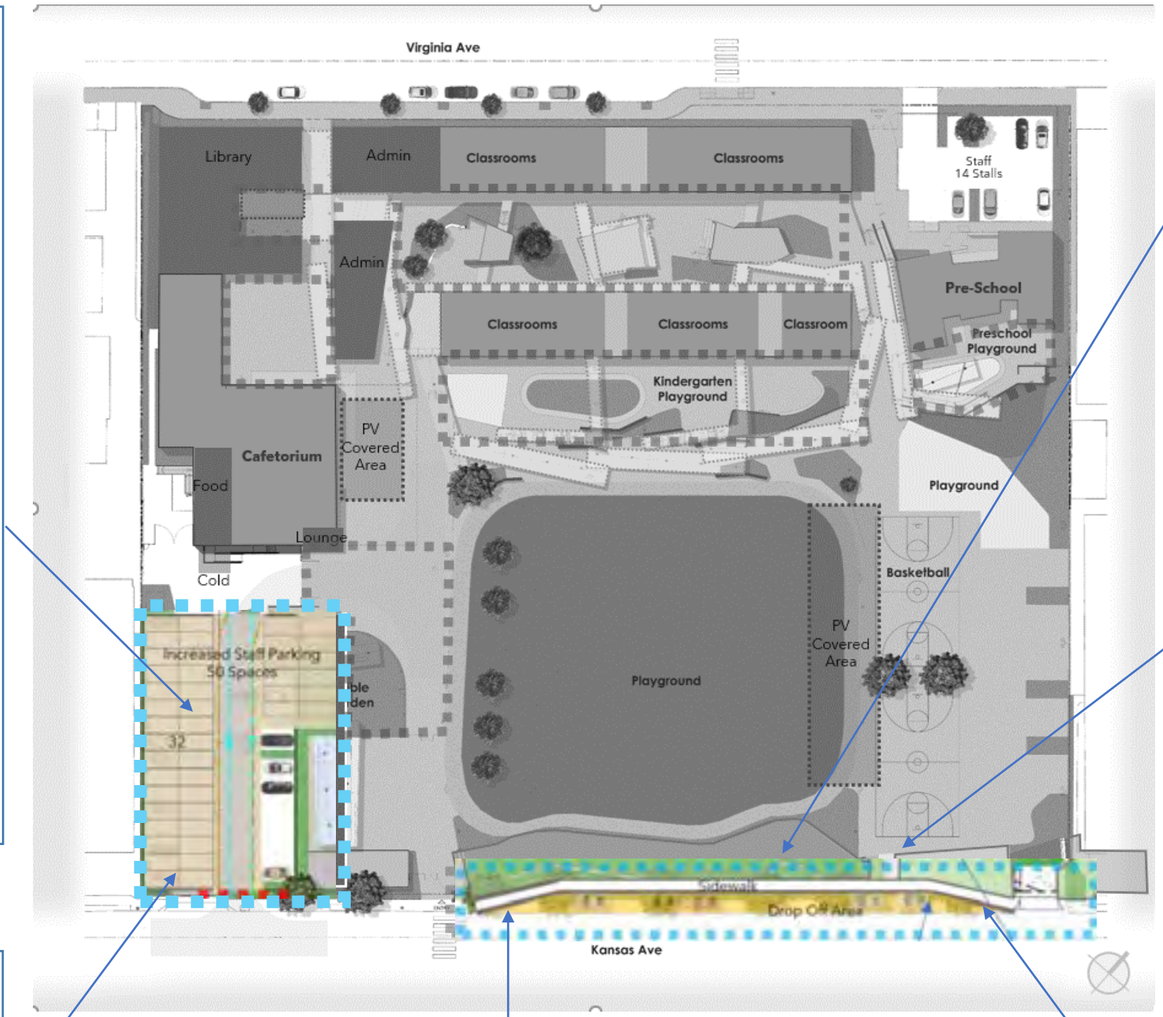
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

August 4, 2020

Edison Language Academy Proposed Project 2: Kansas Ave. Drop-Off/ Parking

Santa Monica-Malibu Unified School District



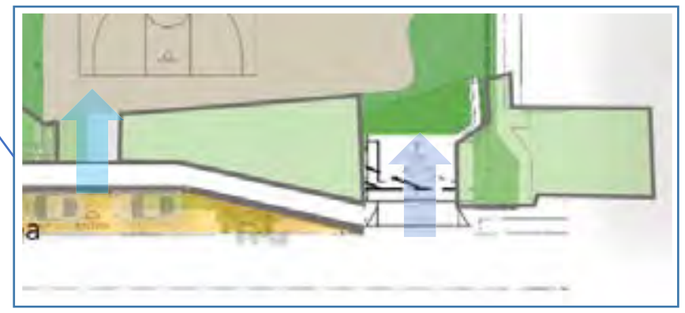










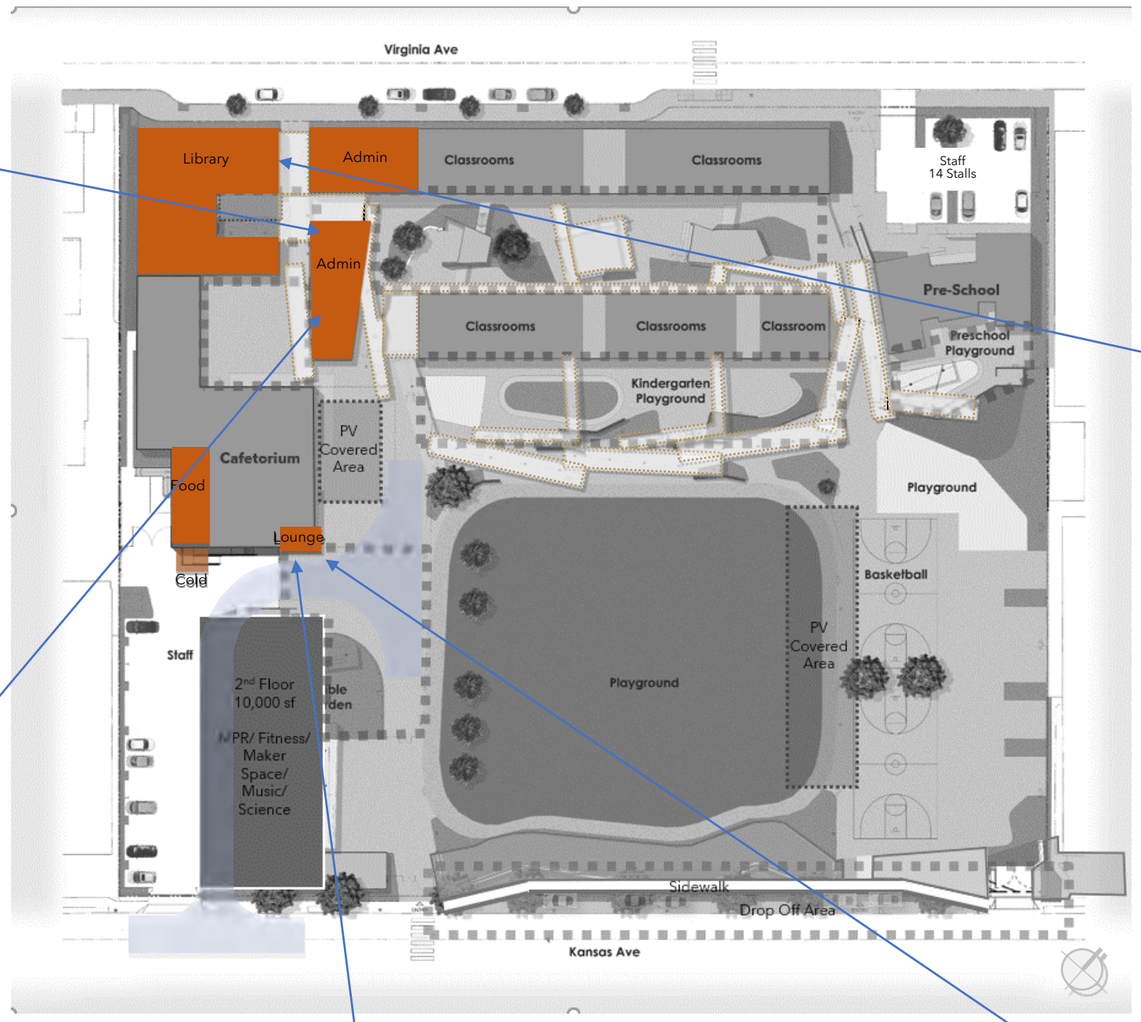


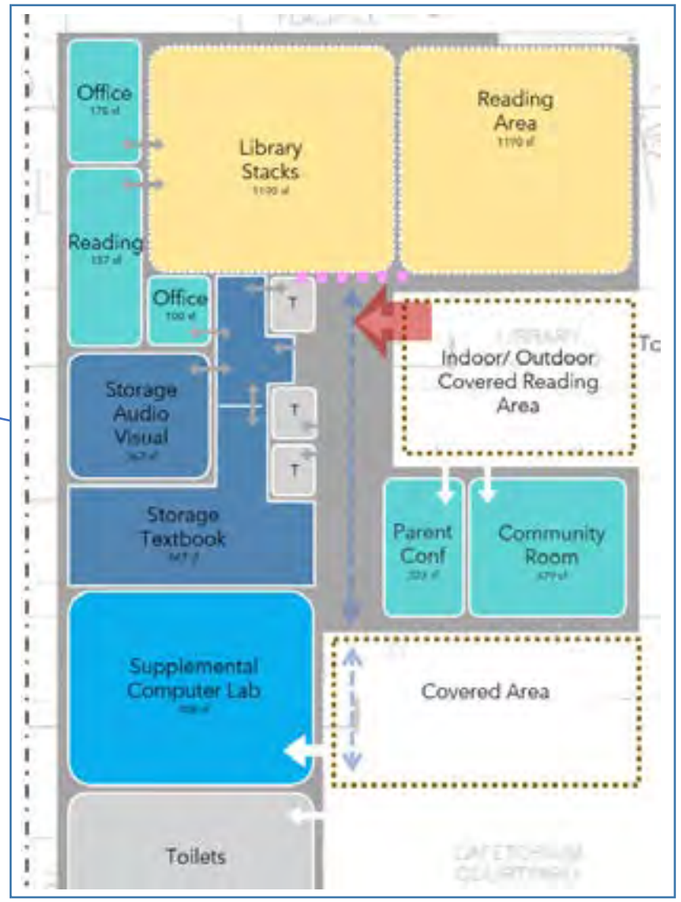
Edison Language Academy Proposed Project 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

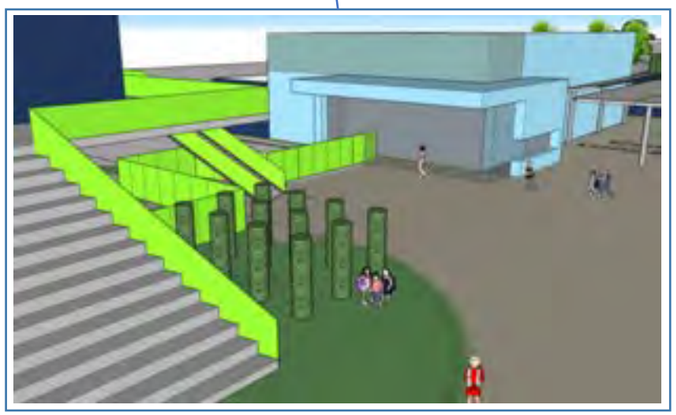
Santa Monica-Malibu Unified School District

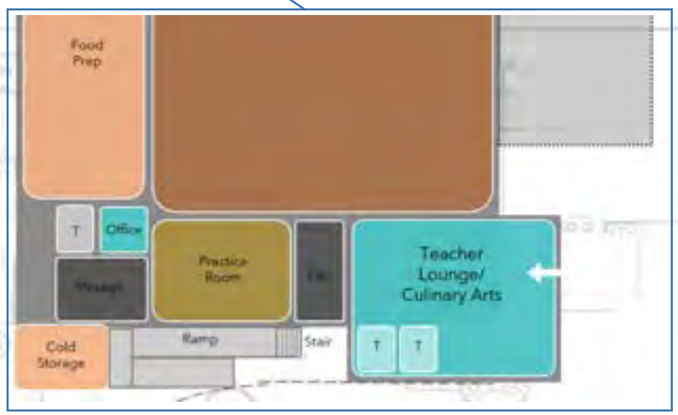






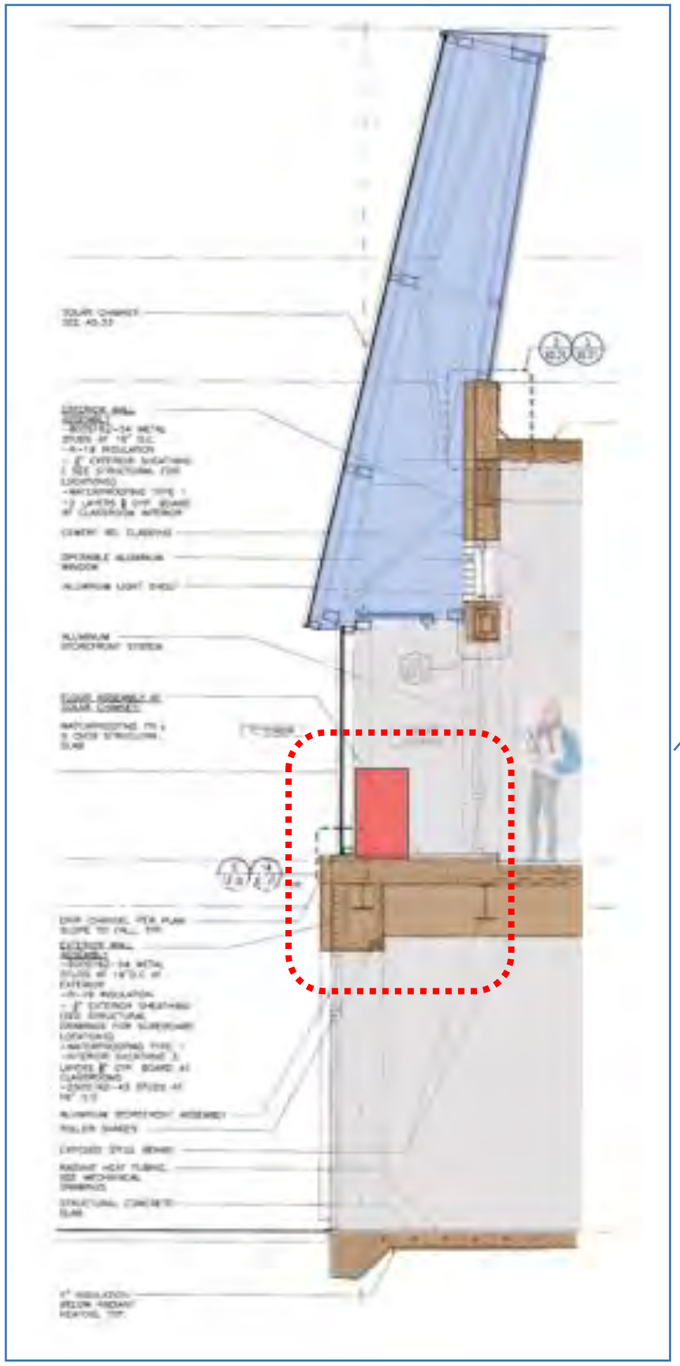


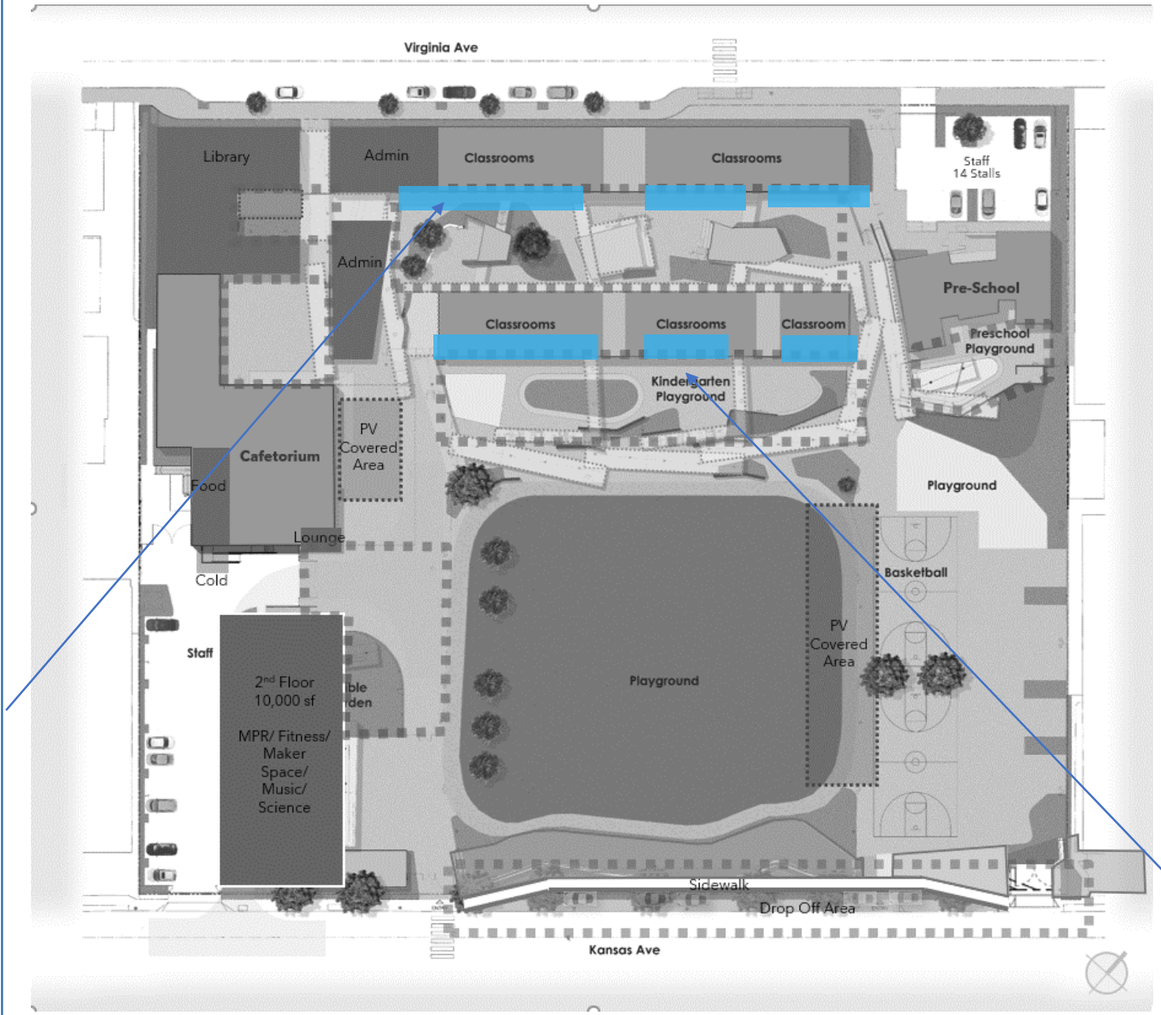




Edison Language Academy Proposed Project 4: Solar Chimney Modifications

Santa Monica-Malibu Unified School District









SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT

Edison Language Academy Proposed Project 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

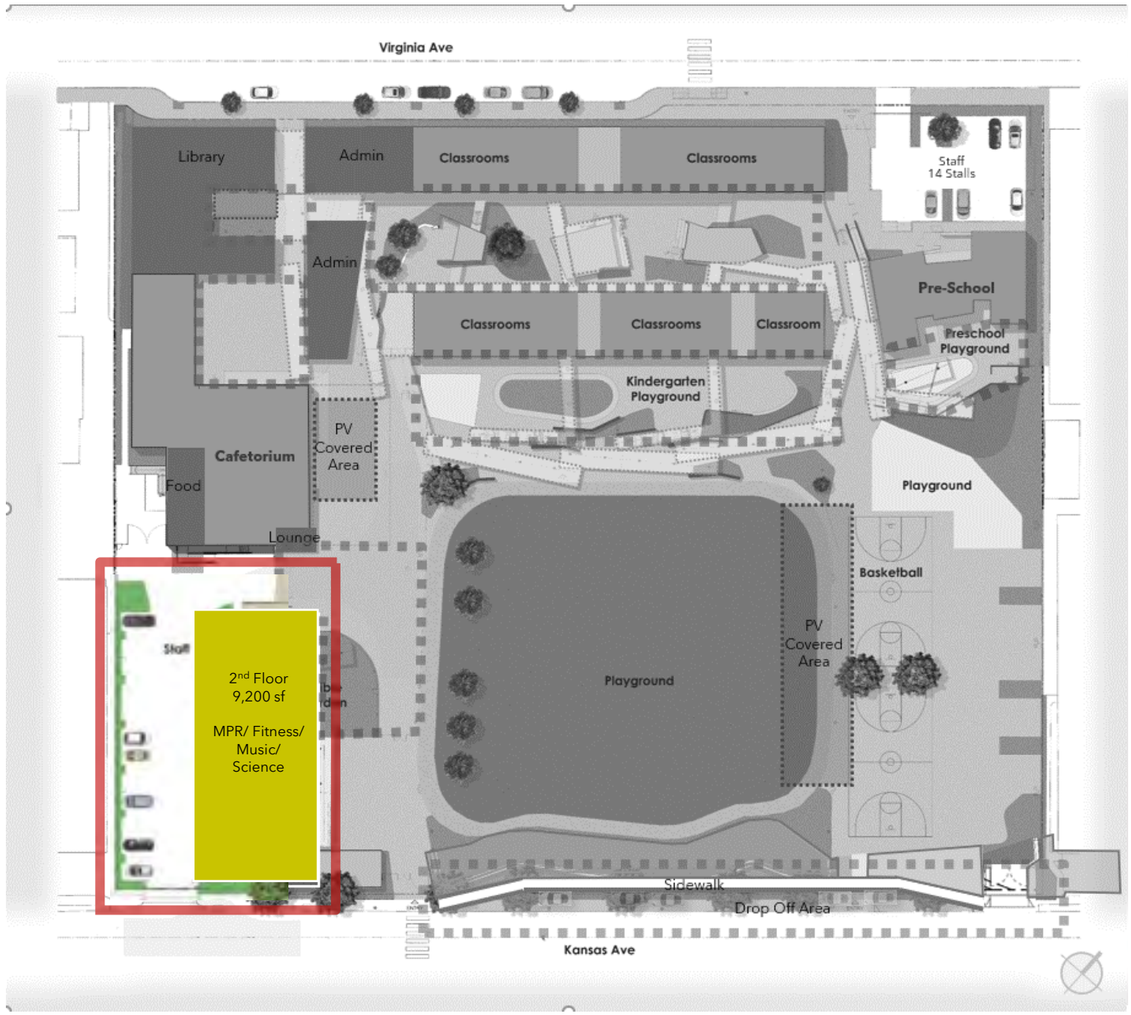
Santa Monica-Malibu Unified School District



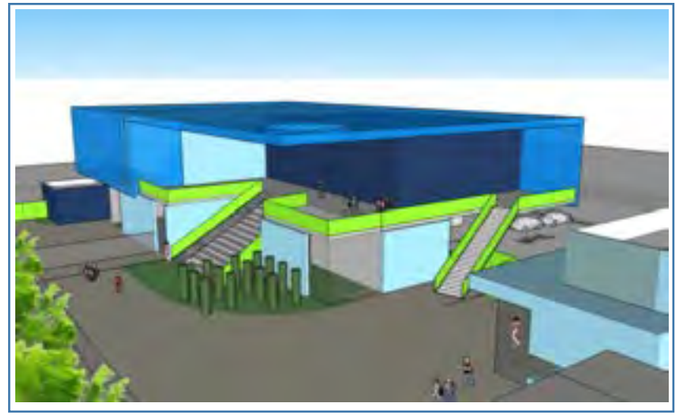
FIRST FLOOR



SECOND FLOOR











SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

August 7, 2020

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District





PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area







PROJECT 4: Solar Chimney Modifications





PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

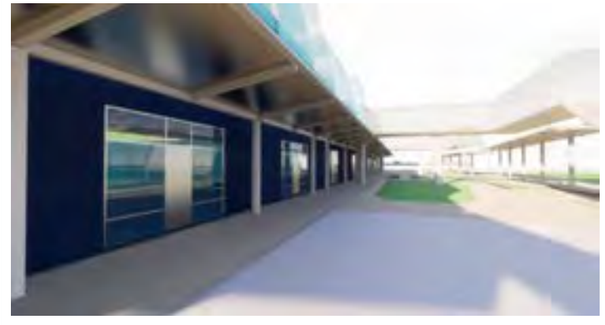


PROJECT 2: Kansas Ave. Drop-Off/ Parking









PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

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SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District







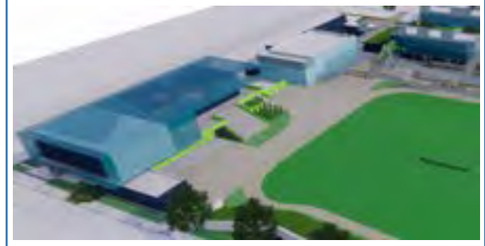










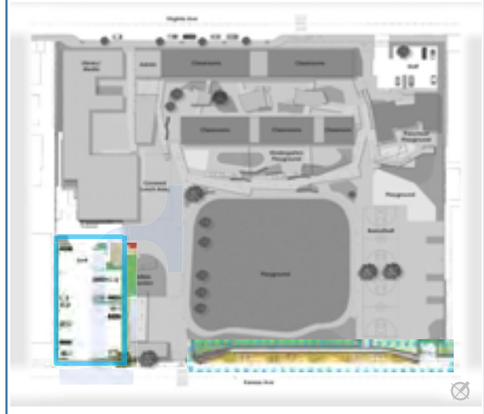




PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Widen narrow concrete walkways

- 1st Level court upgrades
- Pre-School shade structure
- 2nd Level shade structures
- New windows from classroom to outdoor court 2nd floor
- Shade/ growing area over Admin. building
- 1st Level new covered walkways east-west
- 2nd Level covered walkway links
- New trees



PROJECT 2: Kansas Ave. Drop-Off/ Parking

- Create Student Drop-Off Lane along Kansas Ave.
- Create new Drop-Off area sidewalk
- Re-grade berm
- Modify existing fencing
- Create new access to hardcourts
- Increase number of parking spaces in staff parking lot
- Move storage shed and earthquake storage



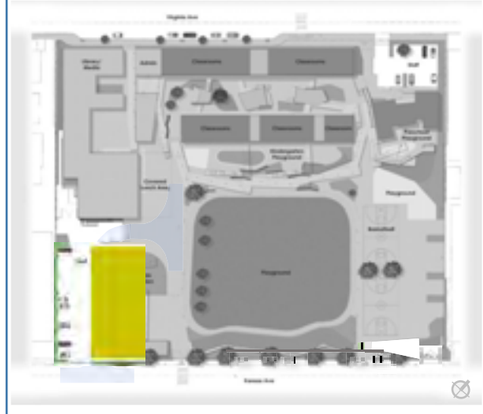
PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

- Increase Administrative office area into adjacent classroom
- New addition to Administrative office area
- Remodel Library
- Remodel and add to existing Food Service area
- New addition to staff lounge area
- Replace stair and ramp to Food Service
- Replace fire access gates



PROJECT 4: Solar Chimney Modifications

- Fill in floor solar chimney opening at 2nd level with floor
- New casework in solar chimney to benefit classroom
- Create student display cabinets on 1st level at solar chimneys
- Solar Chimney shade material and super graphics



PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

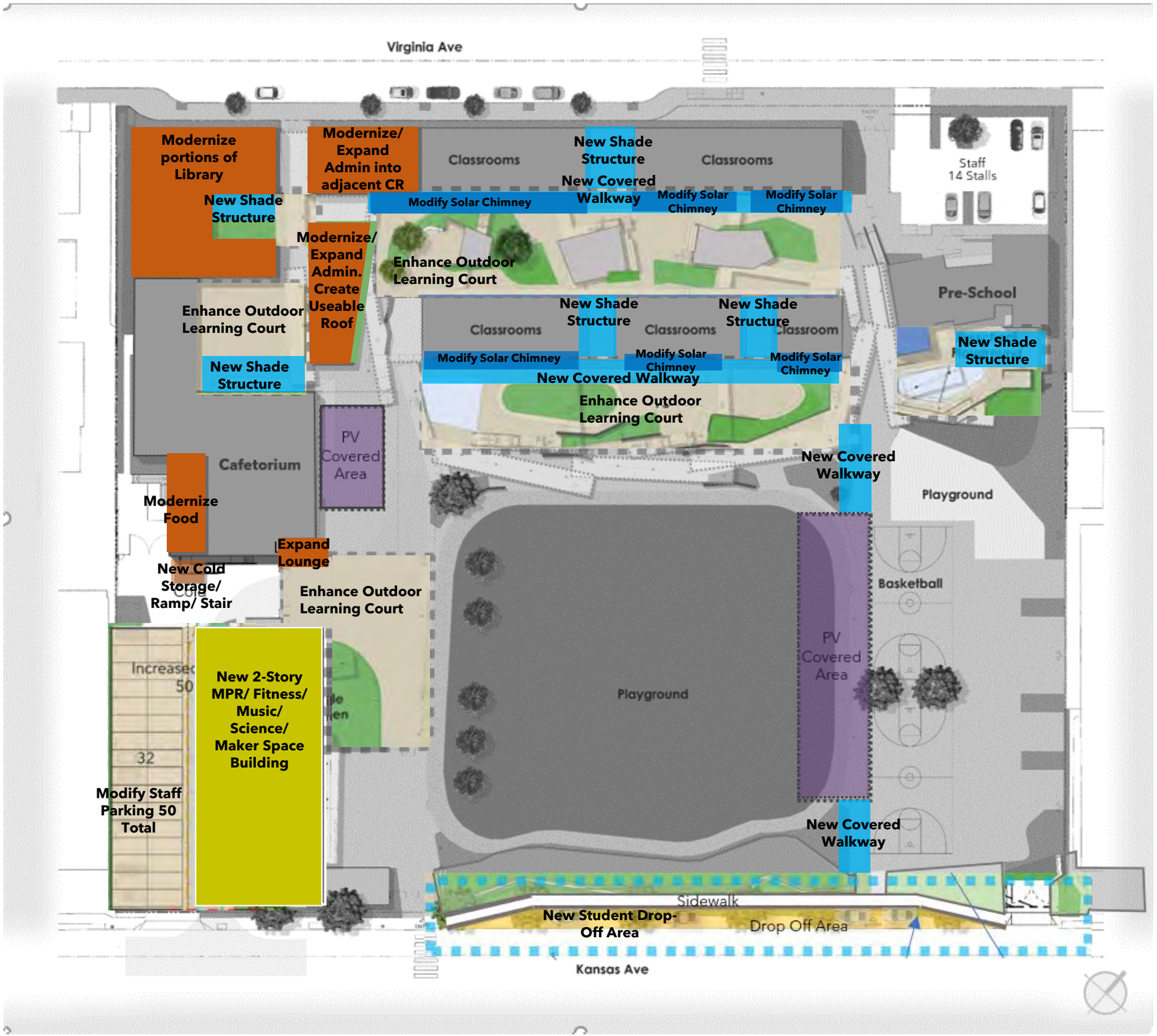
- New parking lot
- New Maker/ Music, Support spaces on ground level
- New MPR/Fitness area on 2nd level over parking
- Incorporate storage shed, earthquake storage on 1st level
- Modify edible garden

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

August 4, 2020

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District



Project Meeting Report

tBP/Architecture
4611 Teller Avenue
Newport Beach, CA 92660

Architecture
Planning
Interiors
Management

PROJECT

Phase 1 Campus Assessments - Edison Language Academy
Santa Monica-Malibu Unified School District
Santa Monica, California
tBP Project No. 21042.00

Meeting Date: 10/27/2020
Community Meeting #2

PRESENT

Lori Orum	-	Edison Language Academy, Principal
Ivy Chang	-	Edison Language Academy
Eva	-	Edison Language Academy
Mar	-	Edison Language Academy
Amber Richane	-	Edison Language Academy
Heidi Vega Aimonetti	-	Edison Language Academy
Blandina Lopez	-	Edison Language Academy
Chris Clonts	-	Edison Language Academy
Gina	-	Edison Language Academy
Judy Lerner	-	Edison Language Academy
Lindsay Wilson	-	Edison Language Academy
Liz Garcia	-	Edison Language Academy
Jenkins Gutierrez	-	Edison Language Academy
Ruben Marquez	-	Edison Language Academy
Valerie	-	Edison Language Academy
Carey Upton	-	SMMUSD
Steve Massetti	-	SMMUSD
Kevin Klaus	-	SMMUSD
Michael Burke	-	SMMUSD
Gary Moon	-	tBP/Architecture
Robert Morales	-	tBP/Architecture

PURPOSE OF THE MEETING

To Present Phase 1 Assessment projects for the Edison Language Academy

DISCUSSION

1. Discussed/presented an overview of the Phase 1 Assessment process, what work has been done, and that funding for the first projects is planned for early 2021.
2. The District welcomed Attendees to ask questions and to use the Chat box.

3. Projects being presented tonight are being reviewed by the District and are planned to be presented to the Board in December. The designs are conceptual and selected projects will be designed early next year and may take up to 1-1/2 years to start construction.
4. Projects are meant to enhance the learning environment at Edison and to provide facilities to support the Staff. As funding becomes available the projects will be designed and built over the next ten years.
5. tBP presented an overview of the existing campus/conditions, the District's Educational Specifications, and the importance of assessing the projects.
6. District's Educational Specifications are available on-line and are meant to provide parity at schools, to provide ideal schools, and to enable project-based learning.
7. There have been (10) meetings and a Final Report will include minutes of each meeting and copies of the presentations.
8. The District's separate project to add a photovoltaic system to the campus was discussed and construction may occur next year.
9. Projects

    Project #1: Outdoor Learning Courts / Covered Walkways / Trees / Shade

    a. Easiest project to build to enhance an already beautiful campus.
    b. Currently difficult to travel across campus under shade or coverings. This project is meant to create shaded/covered spaces to cover circulation and to support various uses.
    c. At "Caroline's Garden" near the Library, a shade covering is planned.
    d. At the Main Courtyard next to the multi-purpose room the reflection from the paving will be reduced with a pavement coloring and a shade covering added to west side. Projection screens could be added for events and information media.
    e. Culinary Instruction areas were discussed to alter/enhance the existing edible garden and provide a covered area with small trees. This work is tied to Project 5 as part of a new MPR building. Various comments were made to retain the existing garden for traditional learning, and the entire area will be reviewed during design.
    f. Existing courtyard between Classroom buildings could be educationally enhanced with water sources and perhaps salt columns. Existing murals are to remain.
    g. Water bottle filling stations would be added at appropriate locations.
    h. Administration building's second floor existing garden area is currently without proper guardrails and is not utilized. Project would add shade covering and guardrails to take advantage of the existing opportunity.
    i. Shade covers would be added along southern wall of the southern Classroom building.
    j. Where future PV project's panels are planned, Project 2 would add shade structures to connect the campus to Kansas Avenue.
    k. Pre-school play area would receive an added shade structure.
    l. Both Classroom buildings' second floor balcony walkways would receive shade structures as well as the (2) existing open spaces between the northern building. Security would need to be reviewed to assure spaces have adequate visibility.
    m. Trees could be added along the playground and other areas to provide shade.

Project #2: Kansas Avenue Drop-Off /. Parking

a. Discussed Virginia Ave's existing drop-off inset and the need to add a drop-off inset at Kansas Avenue to create a safe area for drop-off. Modifications include moving of service access, reducing the existing earthen berm, and an added pedestrian access to connect to the Project 1 shade structure.
b. Discussed improvements to existing parking area is to increase staff parking from 42 spaces to 50 by adding tandem spaces.
c. Question to add shade covering to playground will be investigated during design.
d. Question if underground parking is possible was discussed that underground would be very expensive, and there is a possibility to add on-grade parking at the playground with a roof playground structure. .

Project #3: Renovations to Administration / Community Support / Library Spaces

a. Existing administration spaces are in separate buildings which is difficult for staff and visitors. Some administration spaces should be increased to align with the education specifications.
b. Existing Arts Classroom at the end of the northern classroom building could become a classroom and the existing Classroom next to the administration area could be an expansion of the administration area.
c. The "satellite" administration area could be expanded for a conference room and offices.
d. Library toilet rooms noise could be altered by adding an enclosure and doors need to be altered for visual needs.
e. District's food service master plan recommends adding a cold storage room and to explore opportunities for students. Project includes enlargement of the teachers' lounge and possibly create a culinary arts program as at other schools.
f. Question if expanding administration area will eliminate the Arts Classroom was discussed and responded that no - a second floor classroom will be used as an Arts Classroom.

Project #4: Solar Chimney Modifications

a. Solar chimneys are the large glass walls on the two classroom buildings that were originally part of the mechanical system. For several reasons, the chimneys are no longer functioning, and the District has installed a different heating and cooling system.
b. To take advantage of the existing chimney spaces this project will remove the existing interior windows and fill-in the existing second floor openings to have the spaces usable by the classrooms.
c. Exterior glass panels are highly reflective, and the project adds glass shading film and possible graphics.

Project #5: MPR / Fitness / Maker Spaces / Science / Music over Parking

a. New building has some added spaces per the educational specifications and will be ideal for fitness and maker spaces, science and arts, and music.
b. Building will be over a renovated parking area and the existing support building.

c. Final spaces will be decided during design and be appropriate for the campus at that time.

d. Building would displace the planned solar panels so this project's roof would include the displaced solar panels.

e. Building would displace the existing container and garden shed which will be relocated at the appropriate locations.

f. Science and maker spaces will have adjoining outdoor spaces.

2. Questions and Answers

a. What is being done about the classroom buildings HVAC? Upgrades to the HVAC systems are separately being looked at for a long-term solution. District is also looking of air filtration and ionization at all schools.

b. Why not cover the entire parking lot for classrooms? New buildings would be too close to the adjoining apartments.

c. How many projects can we budget? District discussed the remaining part of Measure SMS is about $90M and estimates for all five projects at Phase 1 campuses is about $400M. Edison's Phase 1 projects are stand-alone, and we have heard that shade is important.

d. Real traffic issue with cars at Virginia and Kansas drop-offs and it appears the Kansas Avenue project is a good option.

e. Need to provide inground garden not vertical.

f. Project #3 and #1 are most needed: #3 because looking forward to supporting sick students and need better access to nurses' room. Library and shade improvements are important, shade is important to take advantage of good weather and to protect from bad weather.

g. Shade. Like project 5 a lot that provides spaces for project-based learning.

h. Mental Health needs should be part of project 5.

i. Creating Kansas inset would help with traffic.

j. What is being done for a Car free zone? District has worked with City and Neighborhood, and maybe Kansas and Virginia could go one way as a loop. Maybe a PTA meeting and a deeper conversation with City is needed.

<u>Chat Room Notes</u>

Please tell everyone in the call to elect their preferred language. Thank you
From michael burke to Everyone: 05:29 PM

Hello Everyone, We will be starting tonight's presentation at 5:35. Thank you.
From SPANISH INTERPRETER-VZ to Everyone: 05:30 PM

Thank you, Carey

From Chris Clonts to Everyone: 05:33 PM
If you would like to view or download tonight's presentation to linger or zoom-in on something, you can do so here:
https://www.smmusd.org/cms/lib/CA50000164/Centricity/Domain/4259/Edison_Presentation2_102720_final.pdf

From SPANISH INTERPRETER-VZ to Everyone: 05:42 PM
Please turn of your mics. Thanks
Por favor, apagar sus micrófonos. Gracias

From Chris Clonts to Everyone: 05:59 PM
Feel free to use this space to ask questions or give feedback on what you're seeing.

From Richard Froggett to Everyone: 06:06 PM
Is there a way to put a larger canopy over the playground and climbing structure area?

From Anne Martinez to Everyone: 06:08 PM
I have a question about the edible garden

From N G to Everyone: 06:11 PM
is it possible to have an underground parking?

From Liz Garcia to Everyone: 06:15 PM
i agree. perhaps there is another area where the garden can be in the ground

From Richard Froggett to Everyone: 06:17 PM
Does that admin extension mean the art room is lost then?

From Heidi Vega Aimonetti to Everyone: 06:18 PM
Has the issue with the library's leaky roof been resolved?

From N G to Everyone: 06:19 PM
Talking about bathrooms… TK room smells like poop every morning, are we able to move the sewage lines from inside the classroom to underground or outside

From Anne Martinez to Everyone: 06:24 PM
Do these plans include any upgrades to the classroom HVAC systems, including A/C and better air filtration systems?

From Liz Garcia to Everyone: 06:27 PM
Why not cover the entire parking lot and make more usable classrooms?

From LG to Everyone: 06:28 PM
the shade all around the school for sure.

From Eva to Everyone: 06:29 PM
Shade and cover for the rain

From Richard Froggett to Everyone: 06:30 PM
Shade would be #1 for us also
How many of these can we budget? What are the relative costs vs how much we have available?

From LG to Everyone: 06:30 PM
A designated room for music would be great.
From Anne Martinez to Everyone: 06:31 PM
Project #2 is a priority for me. Current drop-off is very challenging for the many families who come to Edison from outside of our neighborhood.

From Heidi Vega Aimonetti to Everyone: 06:33 PM
Project 3: Admin/Library/Food ServiceProject 1: Shade

From N G to Everyone: 06:33 PM
1. Shade because going from the TK area to the cafeteria, I am soaked just getting to the Kinder area
P2. drop off area, P5 creating more space, P4 and then P3

From Liz Garcia to Everyone: 06:33 PM
Agree with Anne. Keep our gardens

From Richard Froggett to Everyone: 06:34 PM
I like #5 next after #1

From Liz Garcia to Everyone: 06:34 PM
There has to be another way to add a door for the nurses area that doesn't cost so much

From Ivy Chang to Everyone: 06:34 PM
Could project 3 include increased office space for mental health services? I know that's currently insufficient for a social worker and a social work intern to meet with students privately.

From LG to Everyone: 06:35 PM
Drop off on Kansas is good idea as long as the parents understand that it's just a drop off only.. As Anne mentioned it causes a lot of traffic. Kansas & Virginia are both very narrow streets.

From Liz Garcia to Everyone: 06:35 PM
Traffic is a big concern around Edison #2

conversation
From Eva to Everyone: 06:38 PM
That would be great!

From Heidi Vega Aimonetti to Everyone: 06:39 PM
In regards to the gardens: vertical is nice, but our children are vertically challenged
😇

From Anne Martinez to Everyone: 06:40 PM
What will the final deciding factors be that will decide which you move forward with?

From LG to Everyone: 06:41 PM
Maybe the vertical gardens can only be for the 4th & 5th grade classes. 1st-3rd can do in ground gardening in the garden on the 2nd floor. the TK & Kindergarten classes have gardens in their yards.

NEXT STEPS

1. District will continue meeting to discuss the projects and tBP will complete their Final Report.

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

Prepared by: Robert Morales, tBP/Architecture

DISTRIBUTION

By the SMMUSD, tBP attendees, File

Attachments: tBP's Presentation Slides

Santa Monica-Malibu Unified School District

Edison Language Academy

Community Meeting #2

10.27.2020



Protocols

- Please put yourself on Mute during the presentation so that participants can hear and there isn't background noise.
- You can unmute yourself during Q&A sessions.
- During Q& A sessions, the speaker will call your name to speak/ask your question.
- Please also feel free to use the chat to ask questions throughout. These will be addressed during Q&A questions.

Disclaimer:

- This presentation is being recorded and will be available on a public website.
- If you do not wish for your face to be included on this public presentation, please feel free to turn off your video.

Co-Presenters

- Gary P. Moon AIA, Principal in Charge
- Robert Morales Architect, Project Manager

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

- Carey Upton, Chief Operations Officer
- Barbara Chiavelli, Pre-Construction Manager
- Michael Burke, Design Manager
- Lori Orum: Edison Language Academy Principal

Thank You! Site Committee Members

Carey Upton
Barbara Chiavelli
Michael Burke
Lori Orum: Principal
Gina Engler
John Ellis
Kirsten Bersch
Heidi Vega Aimonetti
Amber Richane
Yoly Gutierrez
Kathy Fargnoli
Roosevelt Brown
Terrance Venable
Elizabeth Villalobos
Richard Marchini
John Castillo
Jerry Gibson
Brain Part
Jason Dodd
Kathy Staib
Kevin Klaus
Steve Massetti

Measure SMS

- Thank you for your support in passing Measure SMS



Agenda

- Introduction
  - 5 Minutes
- Process
  - 1 Minute
- Campus Overview/ Educational Specifications Overview
  - 10 Minutes
- 5 Potential Projects
  - 15 Minutes
- Q&A

Santa Monica - Malibu Unified School District Edison Language Academy



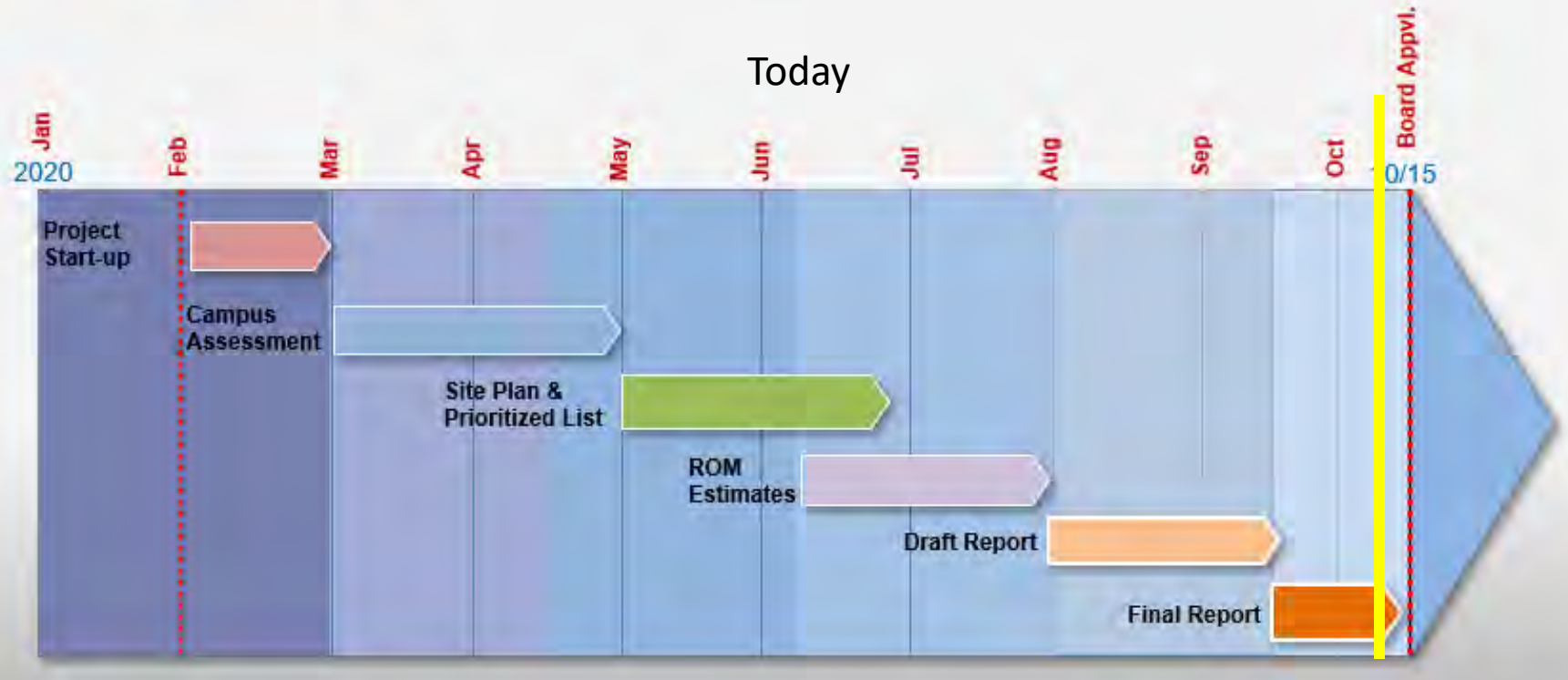
Existing Campus



Enhanced Campus

Edison ES Schedule

3.20.20



Campus Assessment

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

Process

10 Meetings

- Site Visit/Kick Off Meeting: Familiarize, Listen, 2.13.20
- M&O, Food Services, Facilities Use Staff Mtg: 4.16.20
- Work Shop #1: Kick–off Meeting, 5.1.20
- Work Shop #2: Campus Understanding/ Options, 5.14.20
- Work Shop #3: Finalize Options/ 6 Projects, 5.28.20
- Community Meeting #1 6.11.20
- Touch-base Meeting: 7.6.20
- Principal's Meeting: 8.7.20
- Core Leadership Meeting: 10.9.20
- Community Meeting #2: 10.27.20



Why Plan:

- Understand what you have
- To plan for future changes: enrollment, pedagogical changes
- Picture the future
- Be efficient and sequential

Result:


Edison Language Academy
Final Report
Phase 1 Campus
Assessment
November 2020
Prepared for:
SMMUSD
tBP/Architecture

Campus Overview

School Statistics

- Edison Language Academy serves grades PreK-5
  - Enrollment: 460
  - 27 Classrooms
  - 97 sf/student
  - School Complex Square footage:44,827 sf

- Site size: 4.9 AC

Santa Monica - Malibu Unified School District Edison Language Academy

Existing Campus Plan

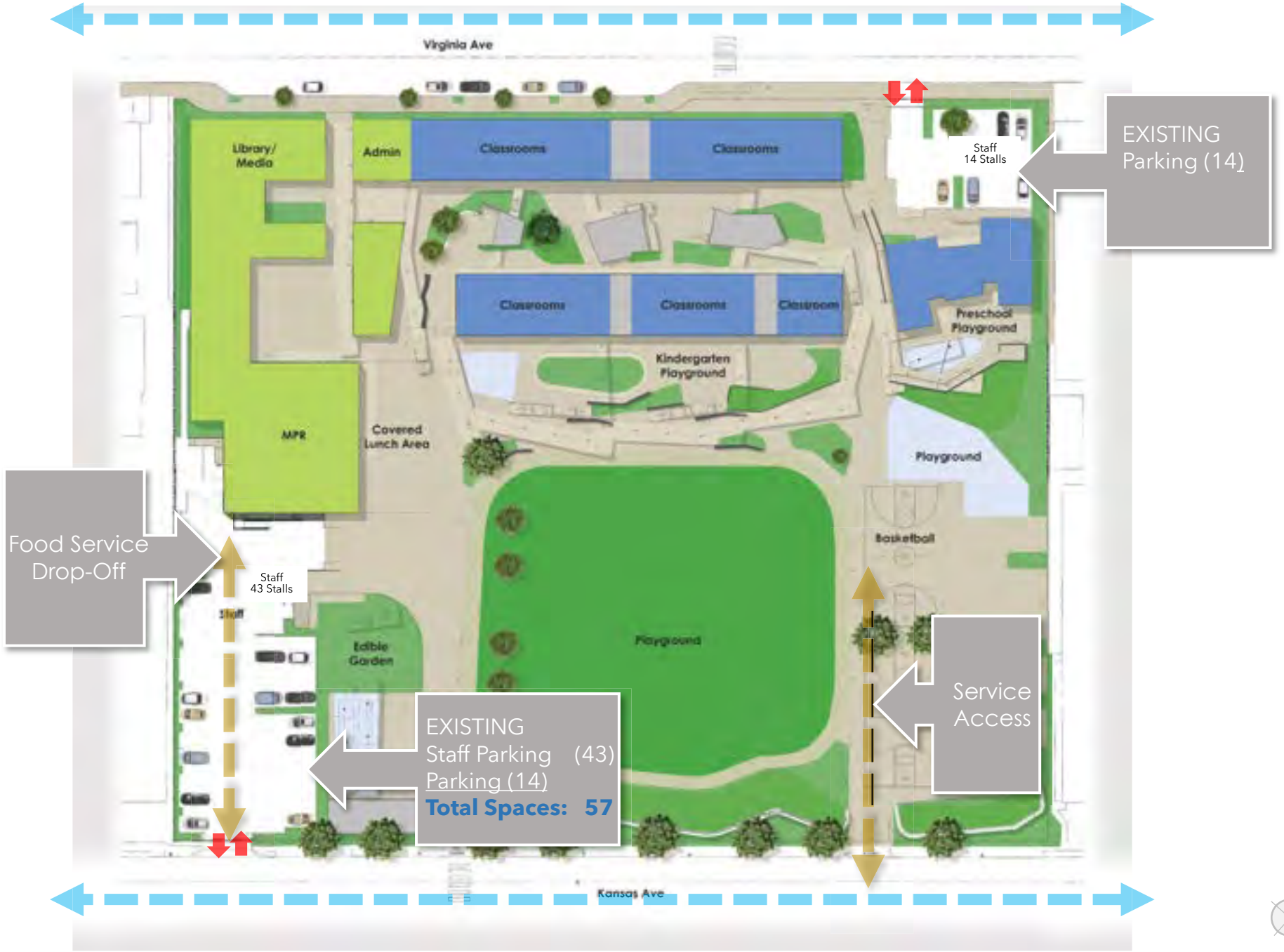


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Existing Campus Plan



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Existing Campus Plan

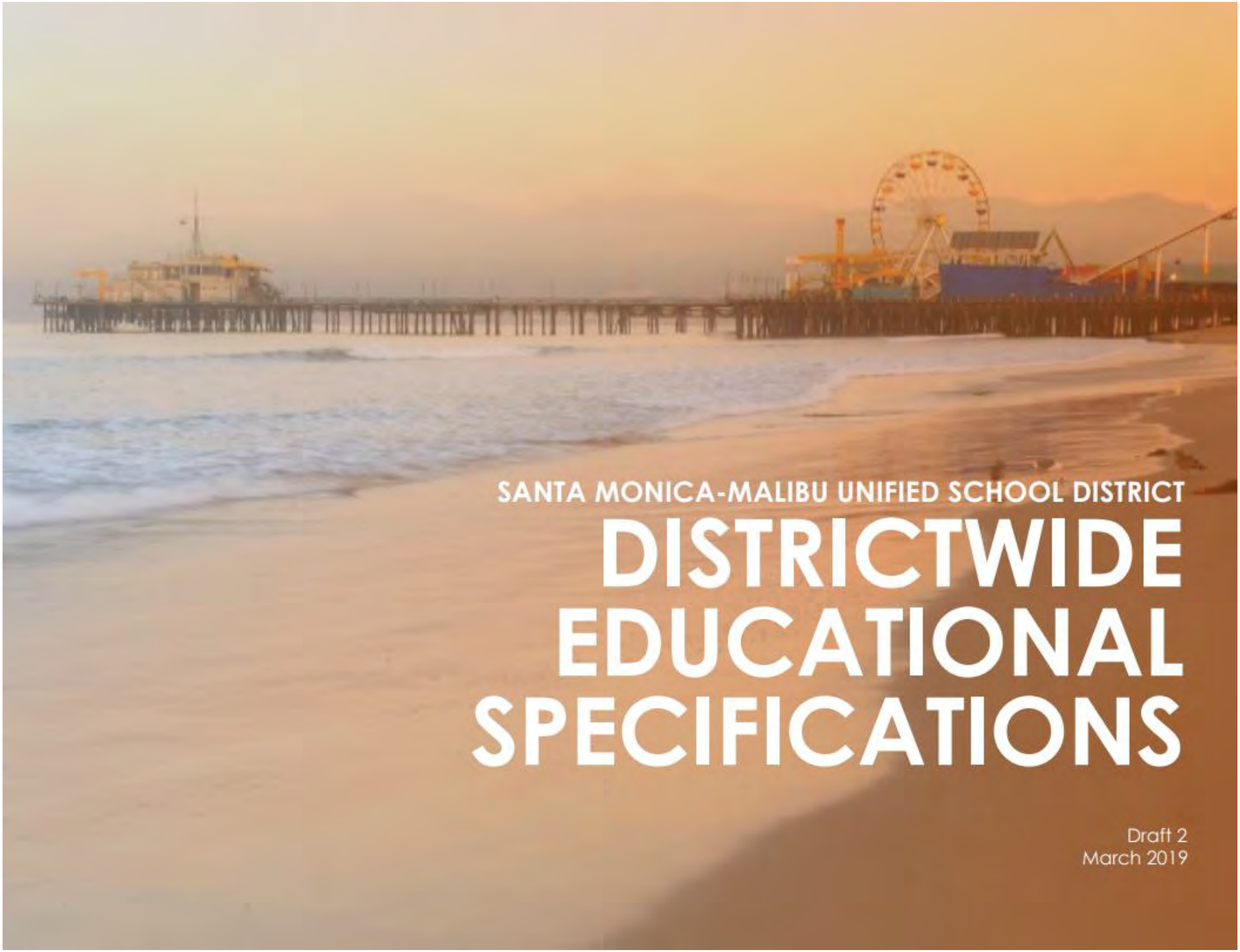


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Santa Monica - Malibu Unified School District Edison Language Academy

Shade: Vegetation





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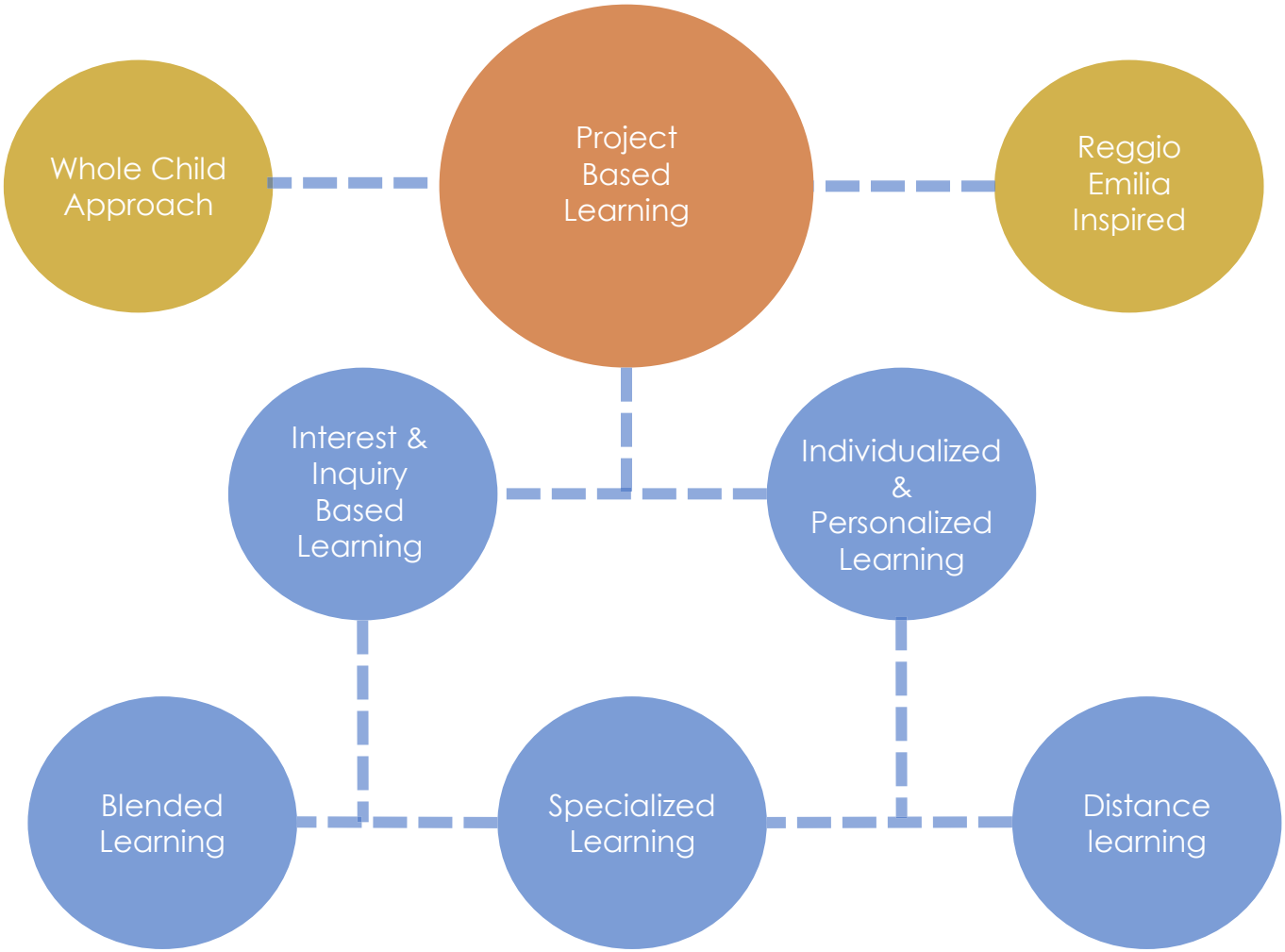
DISTRICTWIDE EDUCATIONAL SPECIFICATIONS

Draft 2
March 2019

Shared Values

- Student Centered
- Equity
- Engagement
- Collaboration
- Diversity
- Civility

Project Based Learning

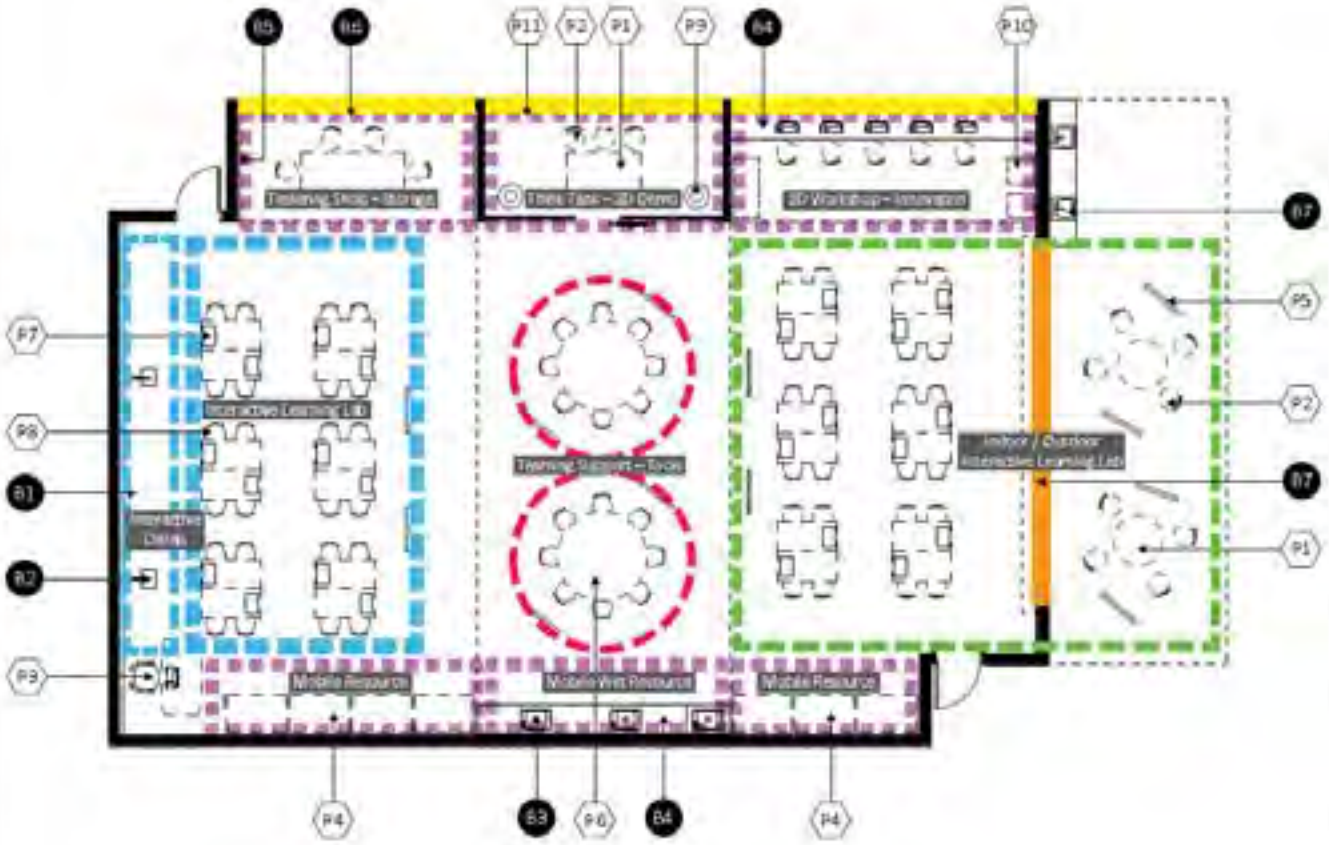


Elementary Model School: Future Planning by Room Type

Campus Capacity		Building & Site Requirements	
Capacity	600-700 Students	Parking	56 Stalls

	QTY	STUDENT TEACHER RATIO	TOTAL STUDENT COUNT	SF/EACH	TOTAL SF	
Academic Core						
PK	1	1:20	20	1,350	1,350	
T-K	1	1:20	20	1,350	1,350	
Kindergarten	3	1:24	72	1,350	4,050	
1st Grade	4	1:24	96	1,200	4,800	
2nd Grade	4	1:24	96	1,200	4,800	
3rd Grade	4	1:30	120	1,200	4,800	
4th Grade	4	1:30	120	1,200	4,800	
5th Grade	4	1:30	120	1,200	4,800	
Special Education	3	1:8	24	1,200	3,600	
Total	**25**		**688**		**34,350**	
Specialized/Flexible						
Teaming Area	4	--	--	2,200	8,800	1 for Every 6 Classrooms
Block Classrooms - 4	--	--	--	--	--	Use Inventory From Above
Flex Science/Art	2	1:30	--	1,400	2,800	Distributed as Campus Hubs
Maker Lab	2	1:30	--	2,000	4,000	
Multipurpose	1	400	--	5,200	5,200	Including Flex Sports
Cafe/Culinary	1	400	--	8,000	8,000	Including Full Service Kitchen
Flex Music	2	1:30	--	960	1,920	
Library	1	--	--	7,900	7,900	
Total					**38,620**	

Floor Plan



Maker Spaces

Legend

P1	Movable tables
P2	Movable chairs
P3	Mobile Instructor podium with workstation including storage
P4	Mobile shelving and storage systems
P5	Mobile collaboration white board
P6	Mobile circular tables
P7	Adjustable height tables with mobile storage bins
P8	Mobile adjustable height chairs
P9	Technology: video camera system
P10	Technology: 2D/3D Printers
P11	Green screen

B1	Primary instruction
B2	Interactive instructional wall
B3	Sink with bubbler at appropriate student height
B4	Mill work
B5	Tackable surface
B6	Secondary collaboration wall
B7	Operable wall with glass
B8	Outdoor sink

5 Potential Projects:

Edison Language Academy

Project 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Goals & Objectives for Outdoor Areas

- Physical Activity Zones
- Dramatic Spaces
- Art & Creativity Areas
- Animal & Local Habitats
- Quiet Spaces
- Social Spaces
- Environmental Stewardship Education
- Discovery Areas
- Club Activity Spaces
- Craft Corner
- Reading Spaces
- Maker Display

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Library Courtyard

Preserve Carolina's Garden, Covered walk





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Library Courtyard



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Multi-Purpose Courtyard

Dark paving, shade, mural, moveable seating





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Multi-Purpose Courtyard



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Multi-Purpose Courtyard



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Outdoor Edible Garden/Culinary Arts

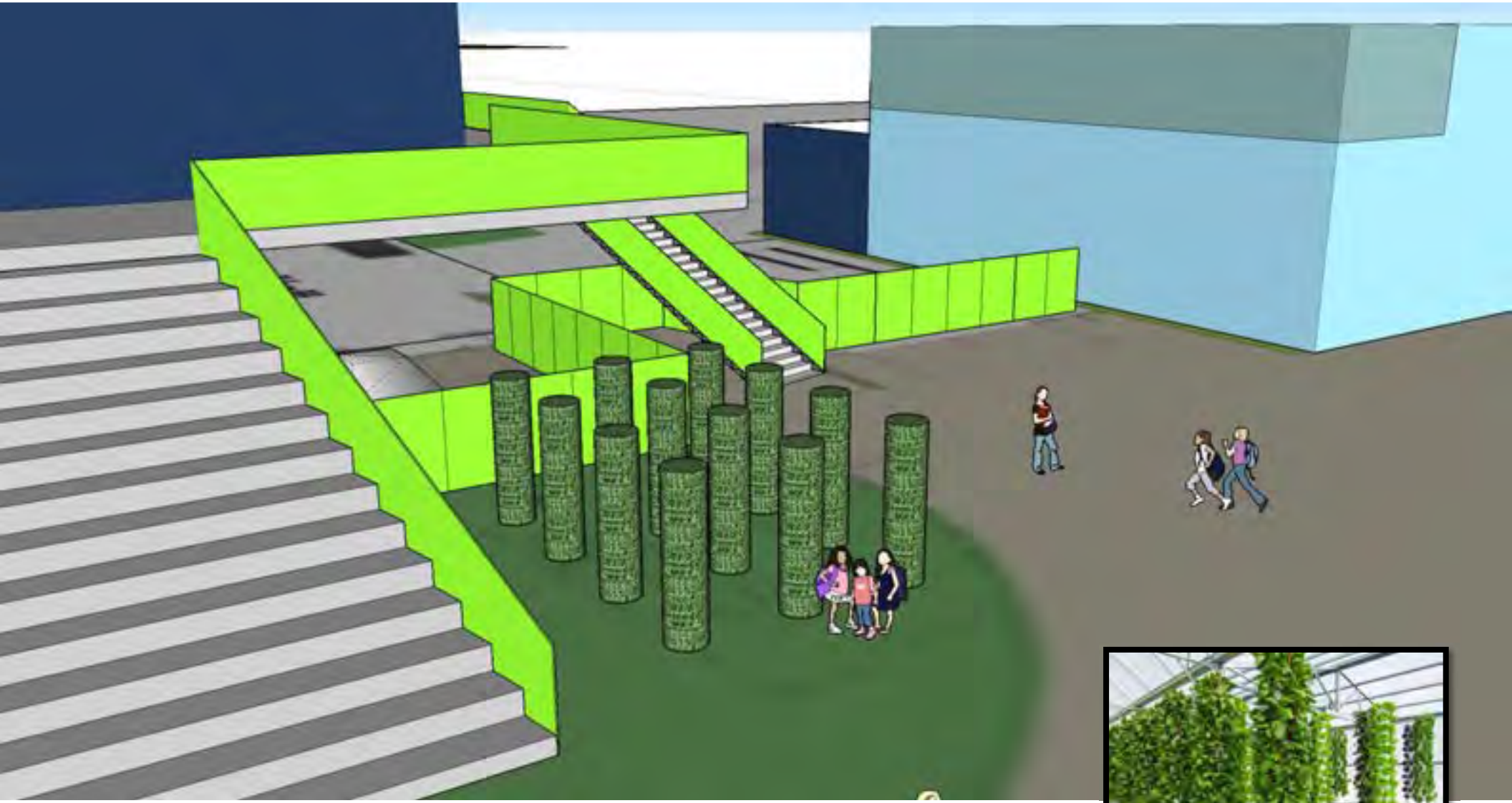


Tables for Culinary Instruction, vertical growing



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Outdoor Edible Garden/Culinary Arts





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Art / Science / Exploratory / Outdoor Small Group Collaboration Area



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Art / Science / Exploratory / Outdoor Small Group Collaboration Area





Note: do not disturb existing Murals

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Outdoor Covered Creative / Interactive Kindergarten



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Outdoor Covered Creative / Interactive Kindergarten



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Rooftop Garden over Administration



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Santa Monica - Malibu Unified School District Edison Language Academy

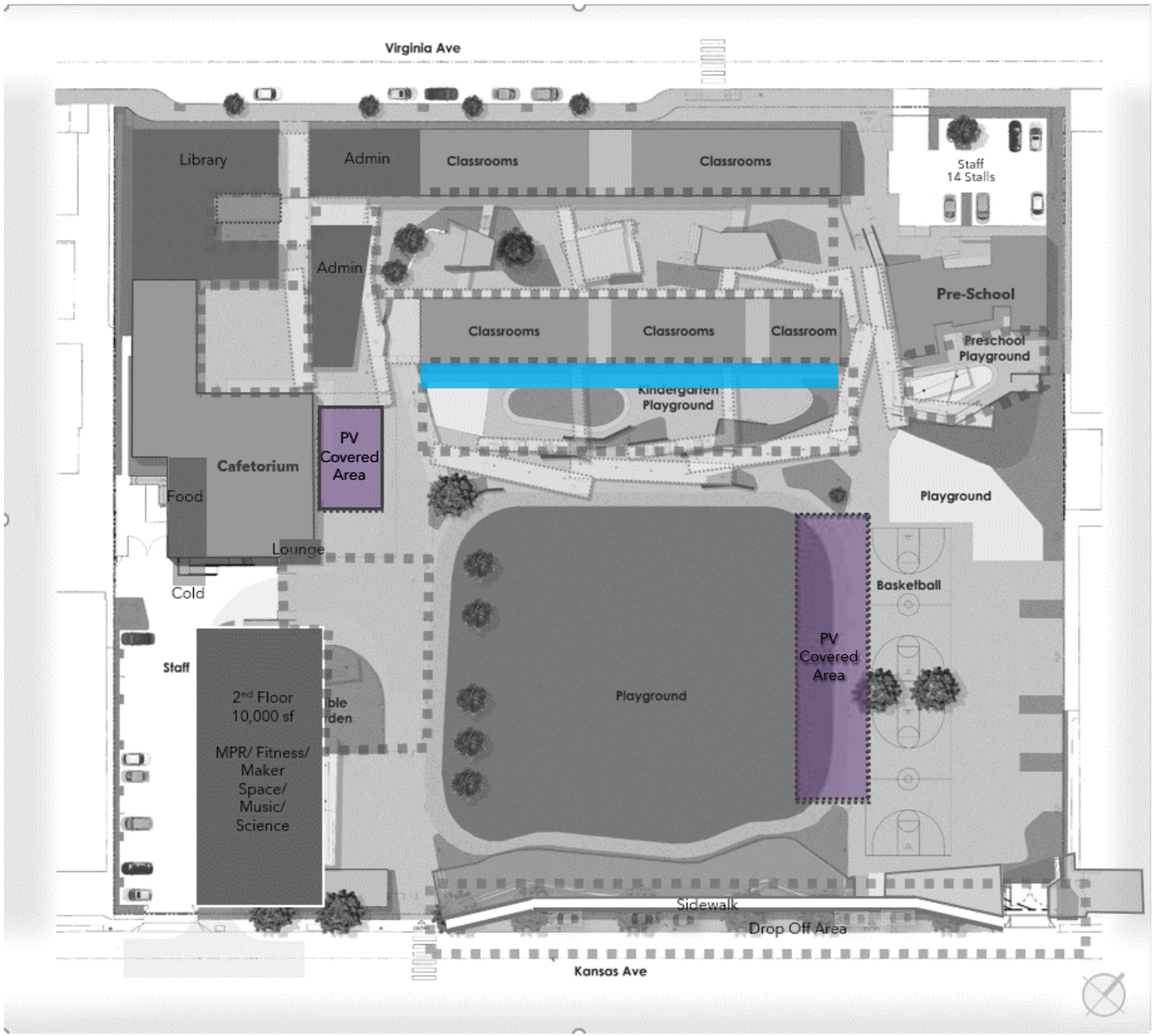
Rooftop Garden over Administration



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Covered Walkway Areas/ Shade



Santa Monica - Malibu Unified School District Edison Language Academy

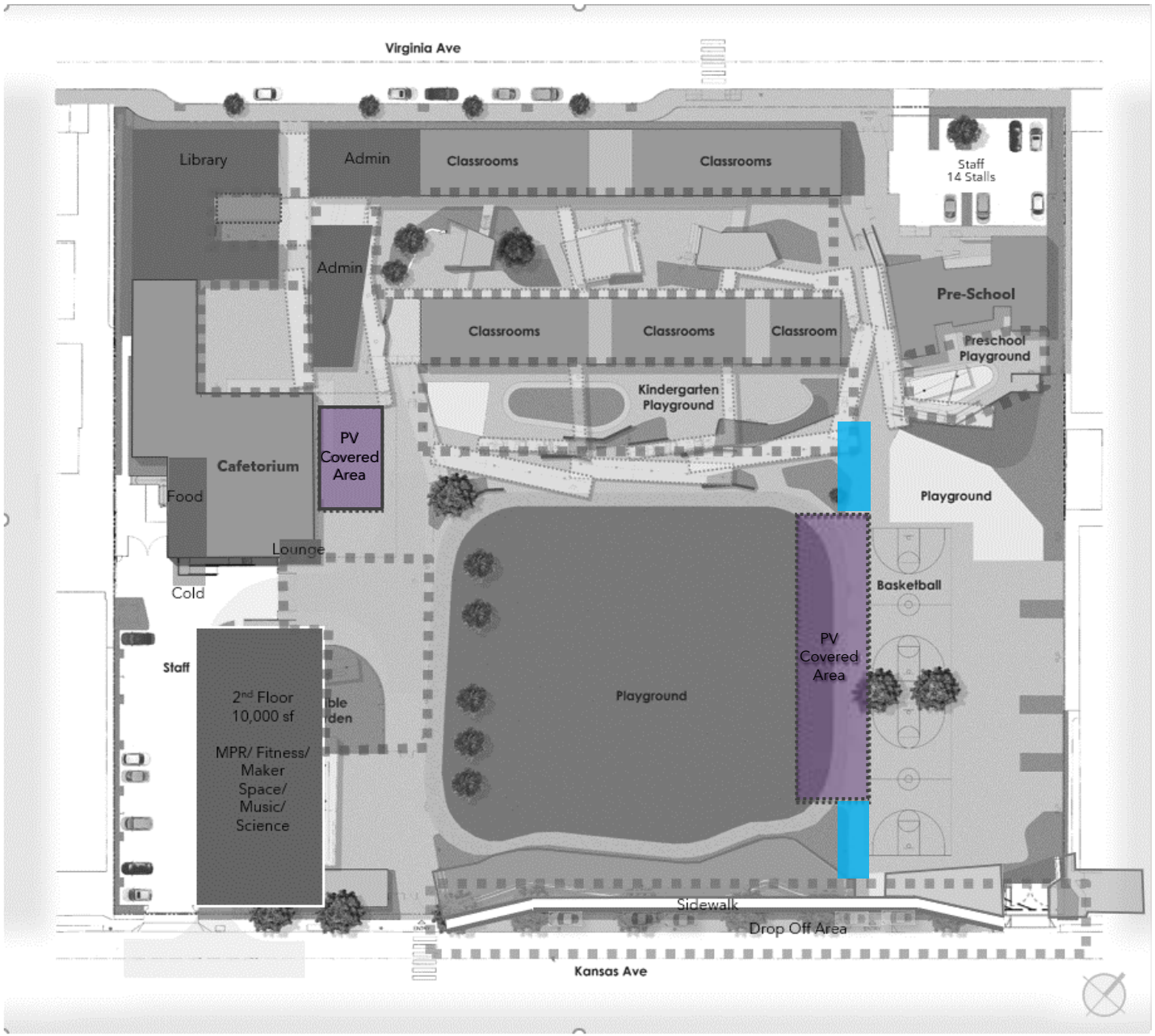
Covered Walkway Areas/ Shade



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Santa Monica - Malibu Unified School District Edison Language Academy

Covered Walkway Areas/ Shade



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Santa Monica - Malibu Unified School District Edison Language Academy

Covered Walkway Areas/ Shade



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Santa Monica - Malibu Unified School District Edison Language Academy

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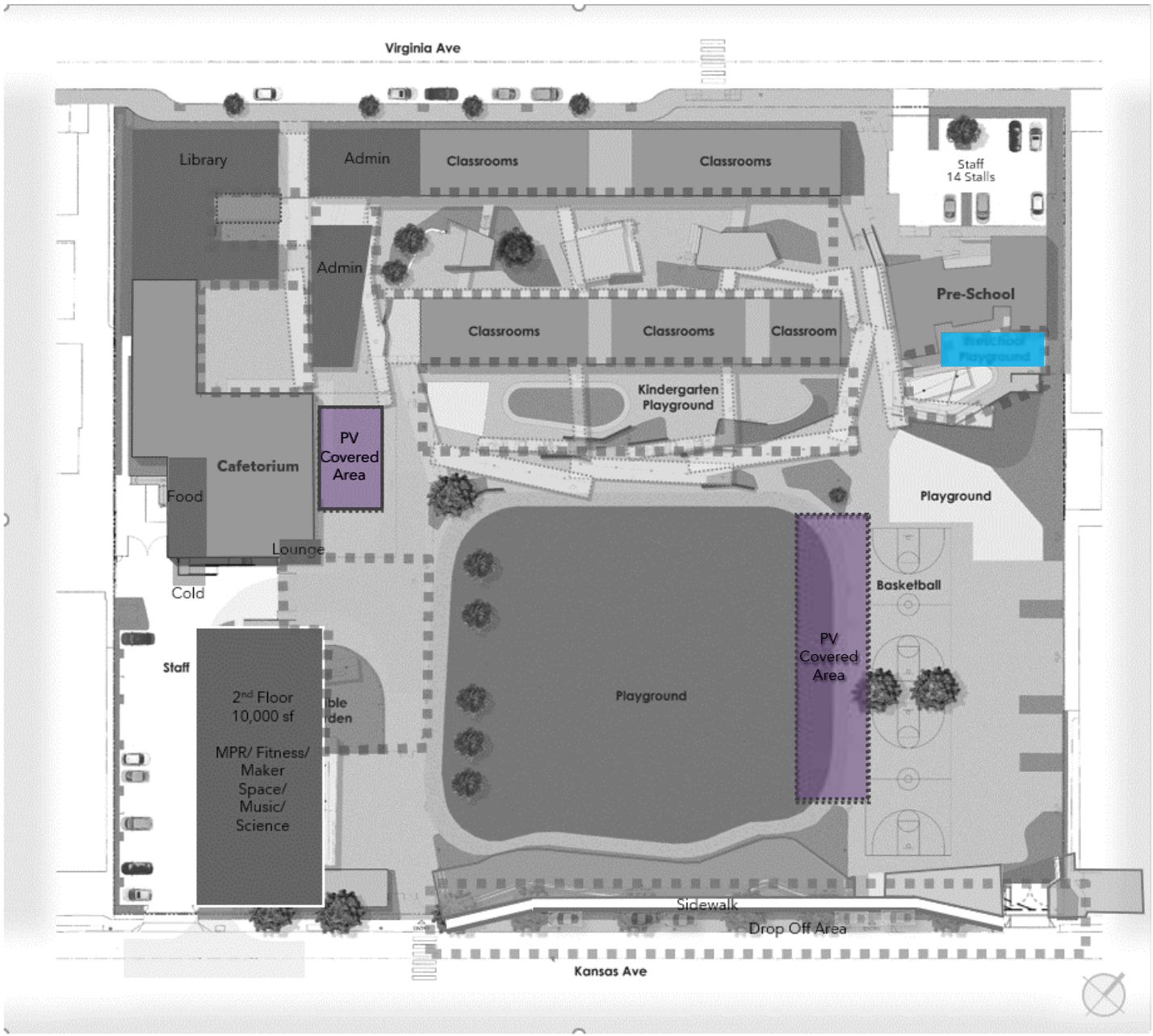


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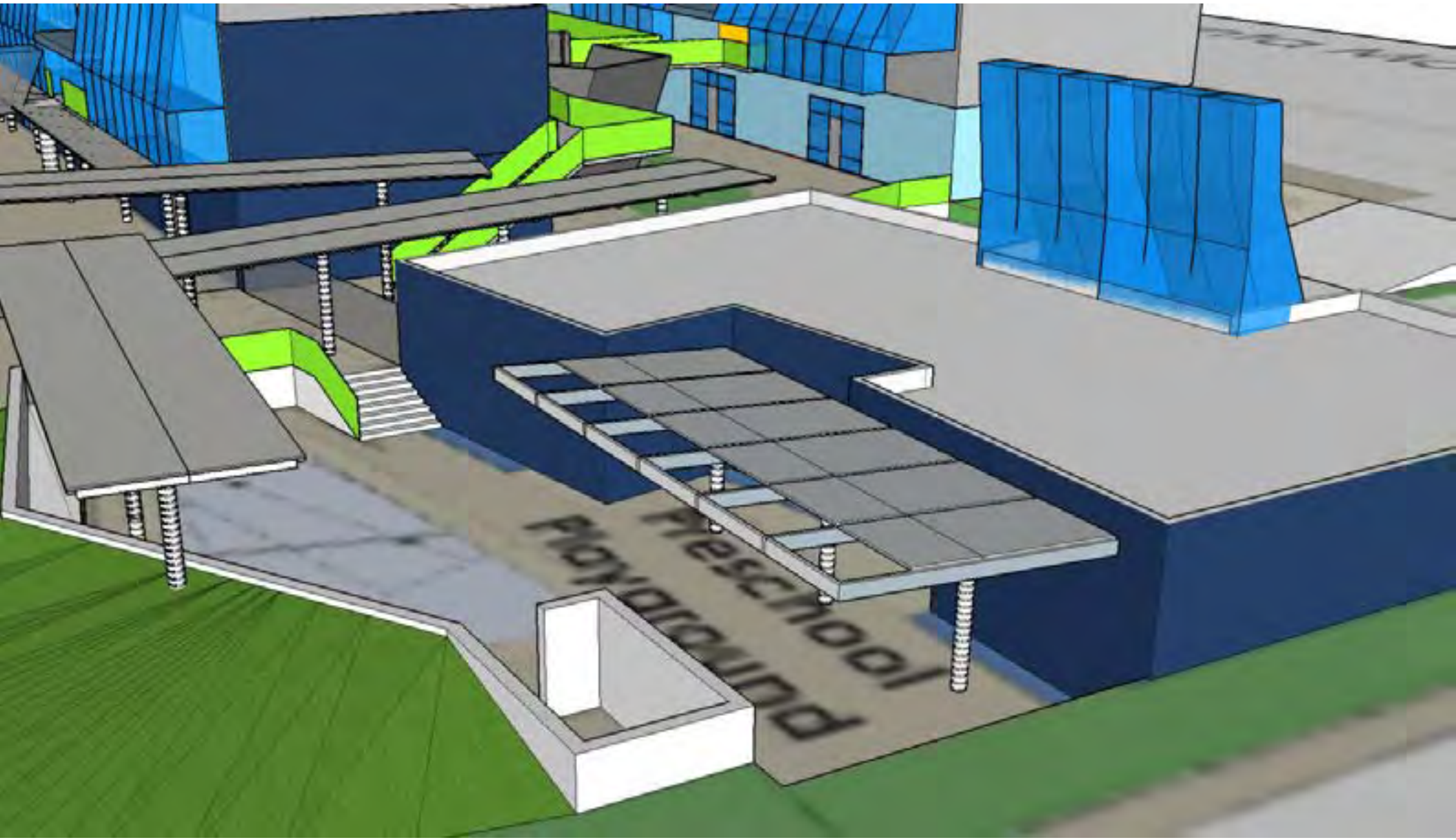
Santa Monica - Malibu Unified School District Edison Language Academy

Covered Walkway Areas/ Shade



Santa Monica - Malibu Unified School District Edison Language Academy

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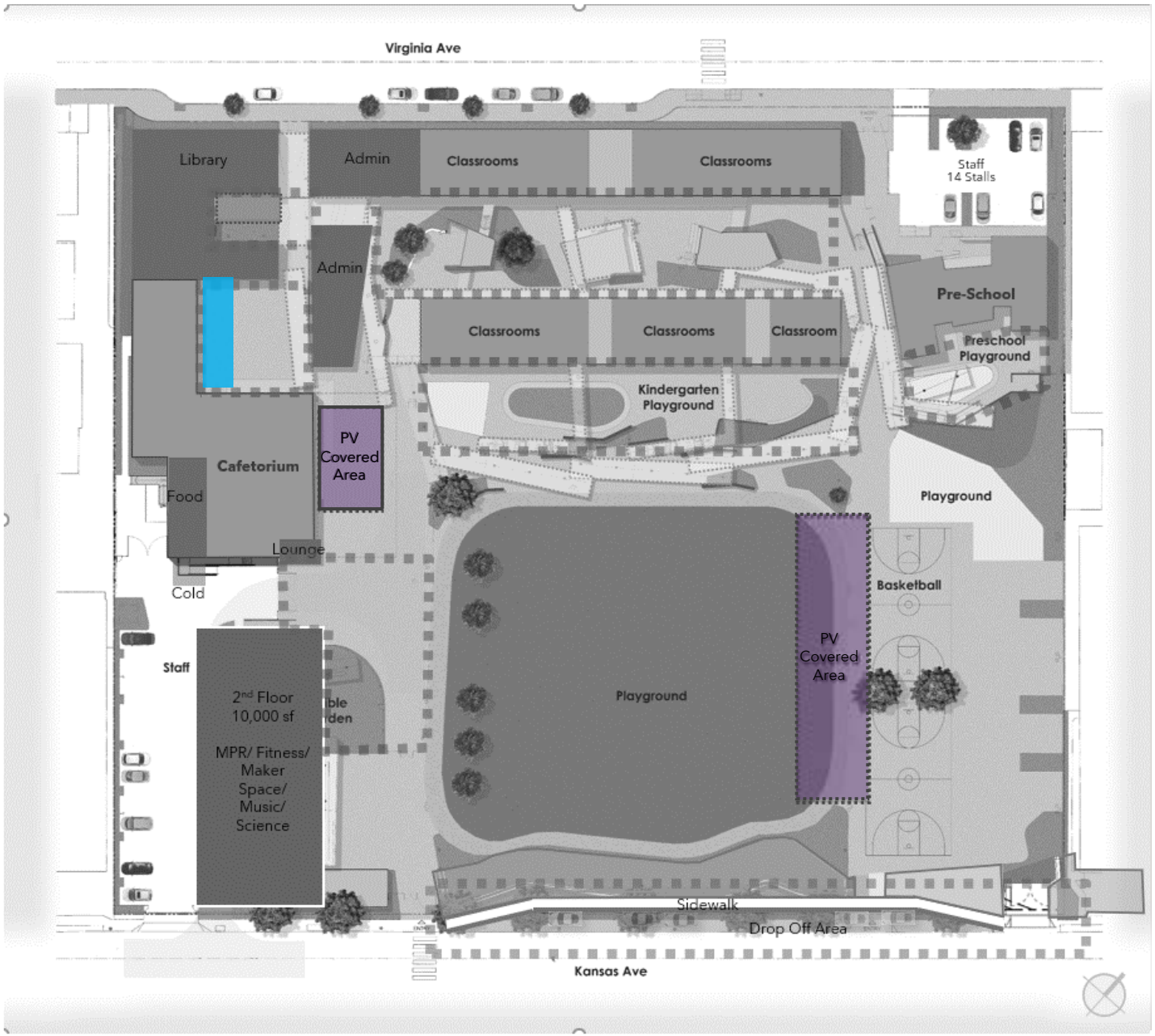


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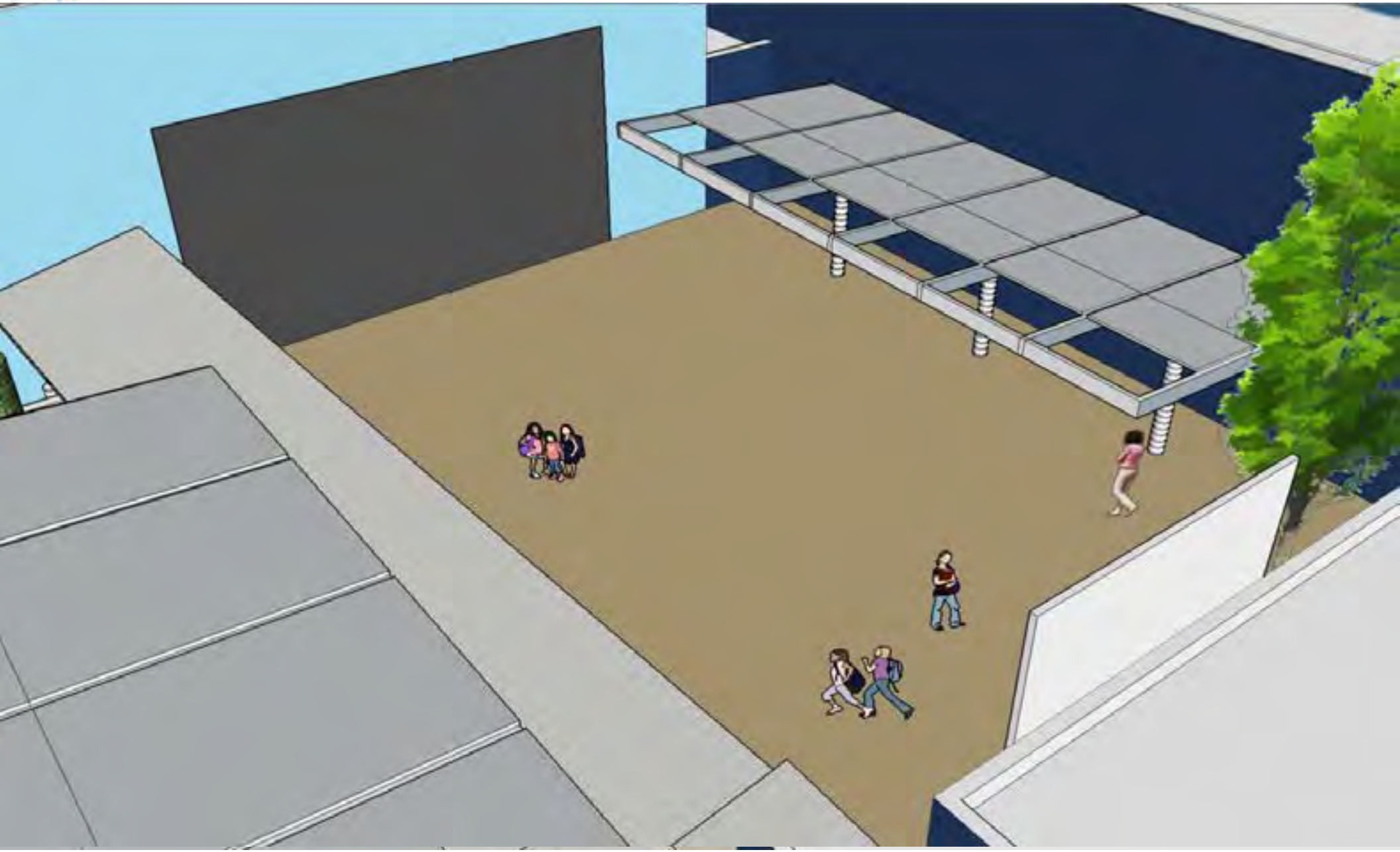
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Covered Walkway Areas/ Shade



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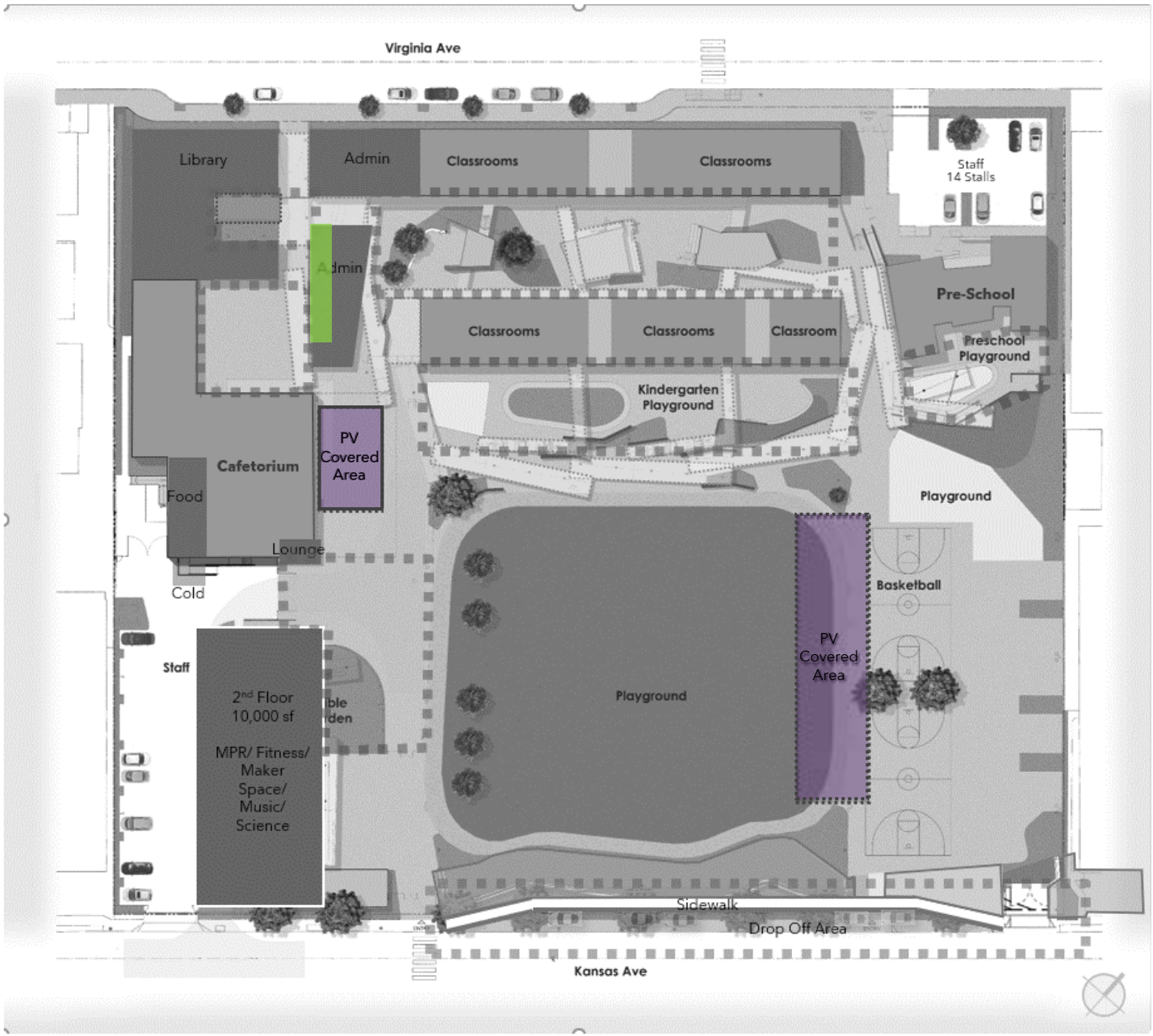
Covered Walkway Areas/ Shade



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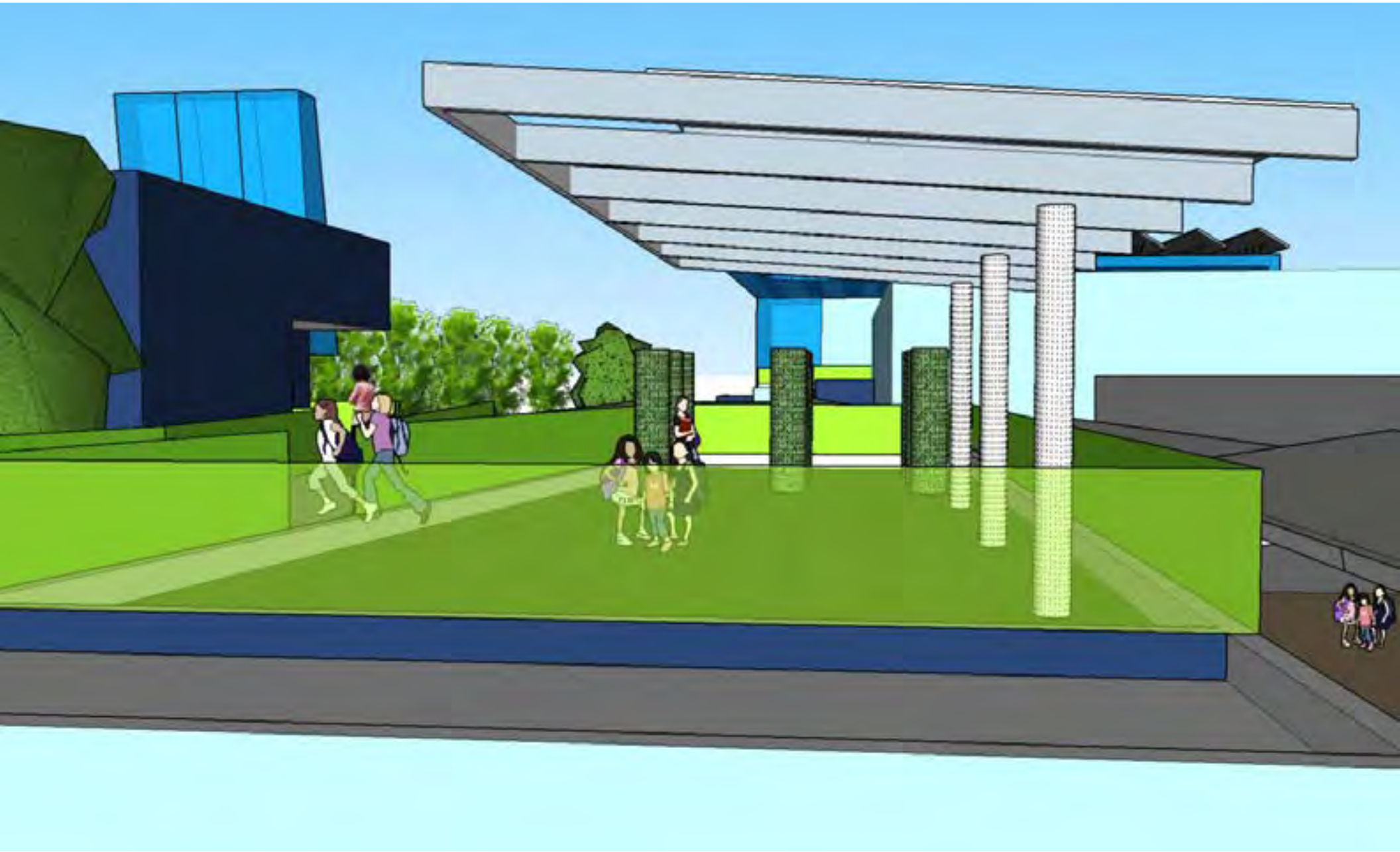
Santa Monica - Malibu Unified School District Edison Language Academy

Covered Walkway Areas/ Shade



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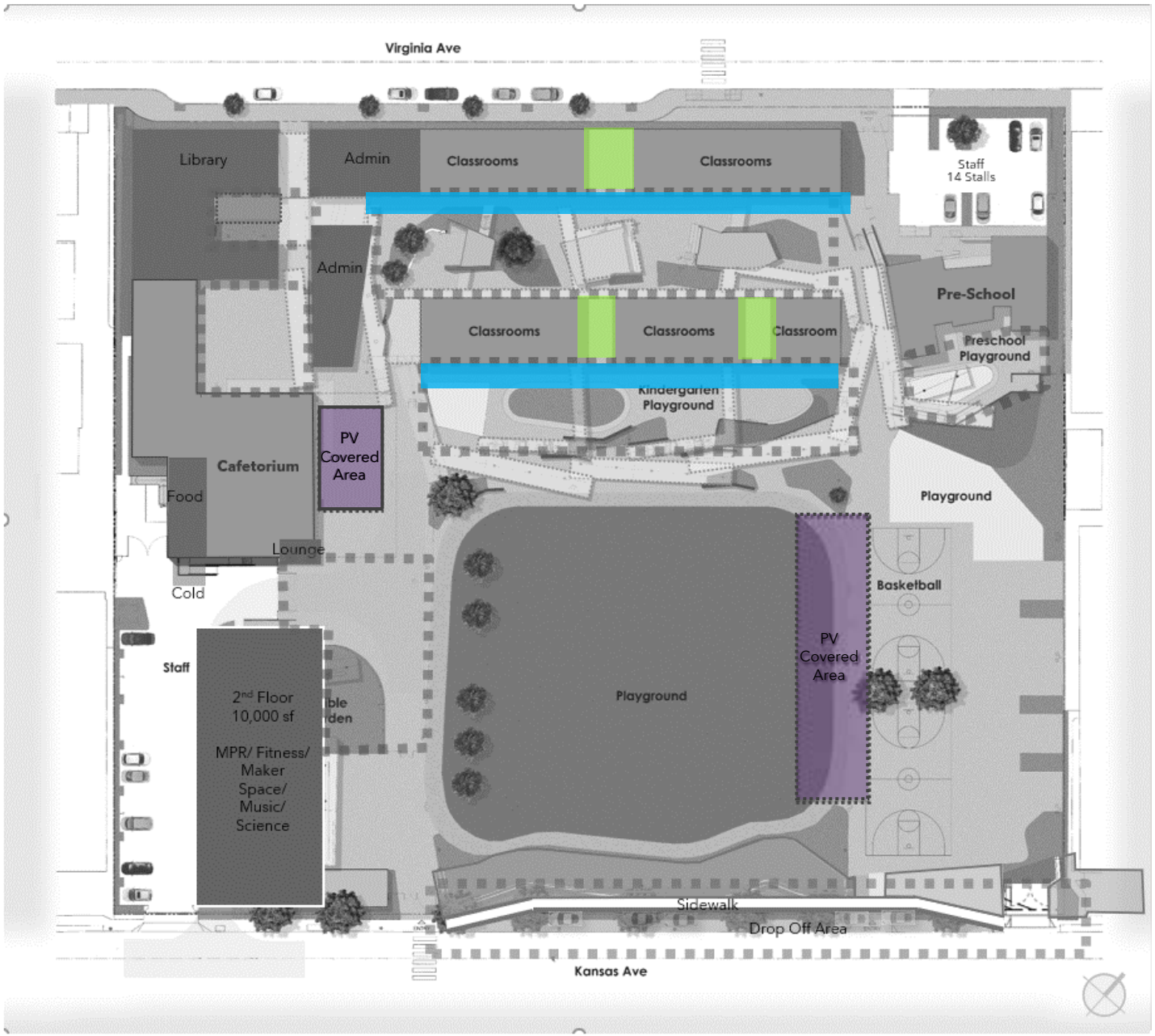
Covered Walkway Areas/ Shade



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2nd Floor Covered Walkway Areas/ Shade



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2nd Floor Covered Walkway Areas/ Shade



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Shade: Vegetation



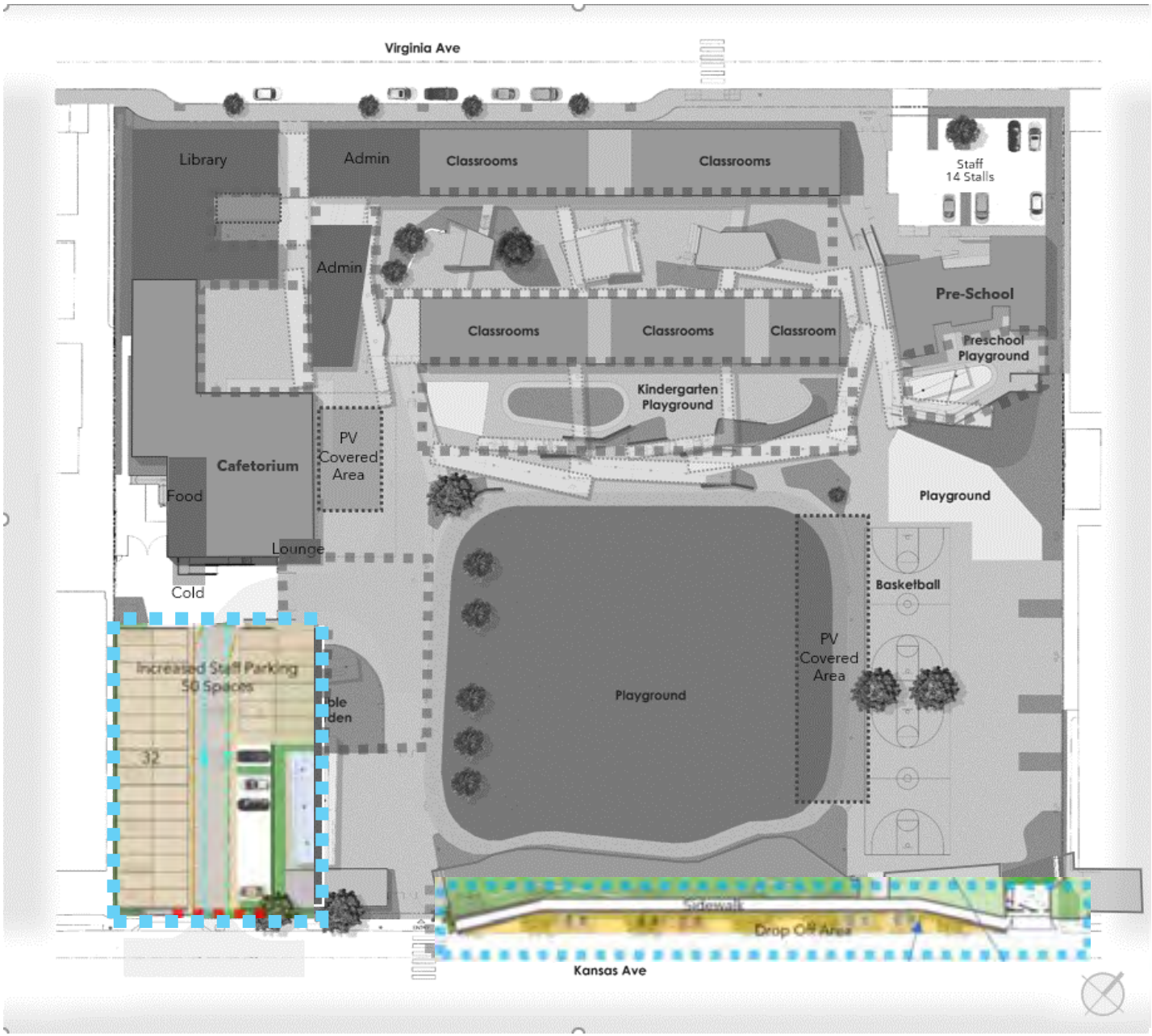
Project 2:

Kansas Ave.

Drop-off/ Parking

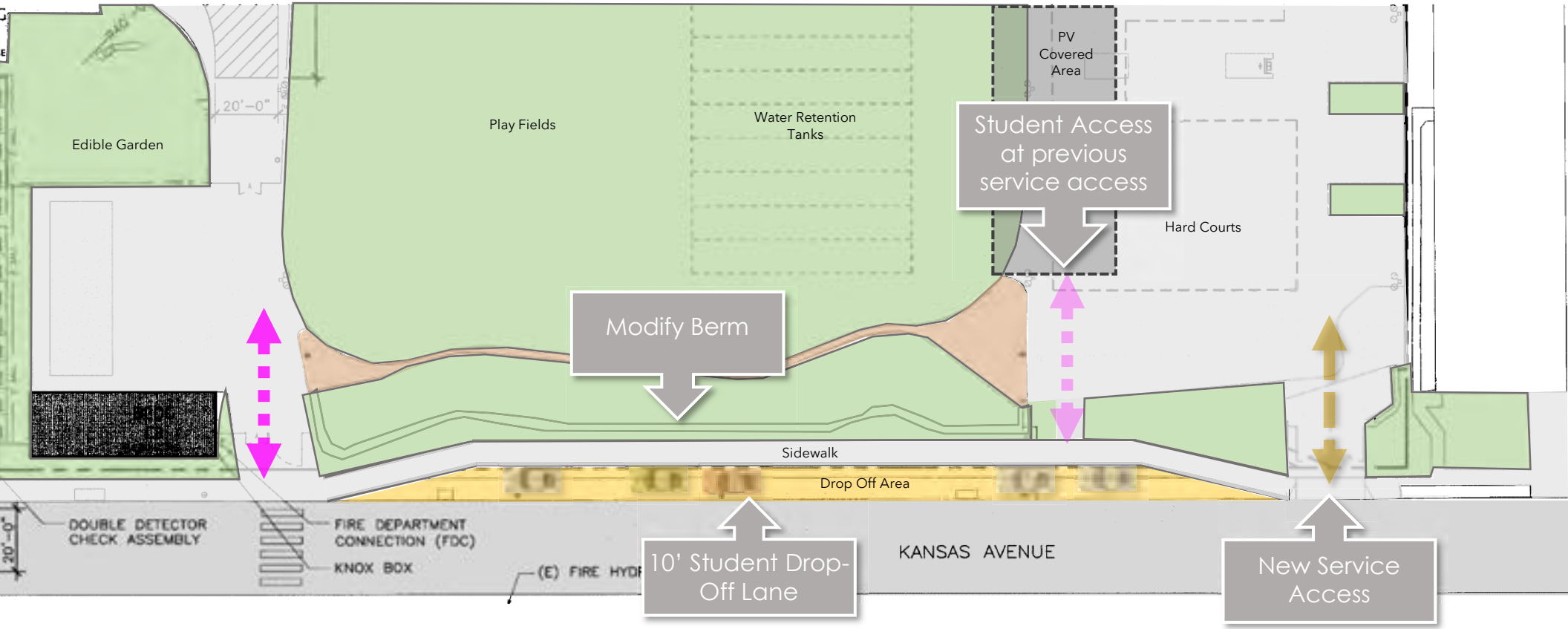
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Circulation: Drop-Off/Playfields/ Playfields Access (New)



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Circulation: Drop-Off/Playfields/ Playfields Access



Option 1

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Circulation: Drop-Off/Playfields/ Playfields Access



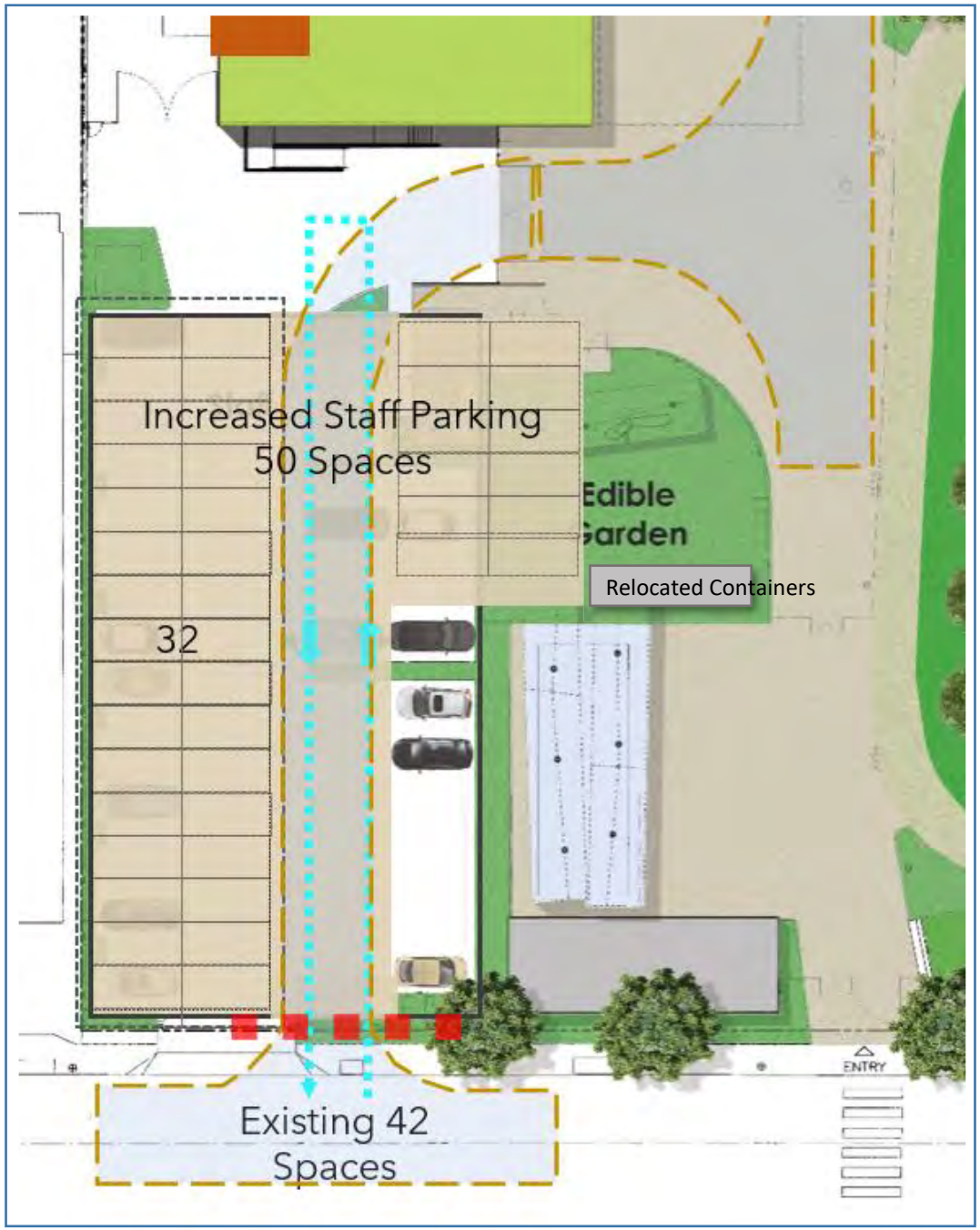
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Existing Campus Plan: Parking Area (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

Parking Restripe/ Move Fire lane

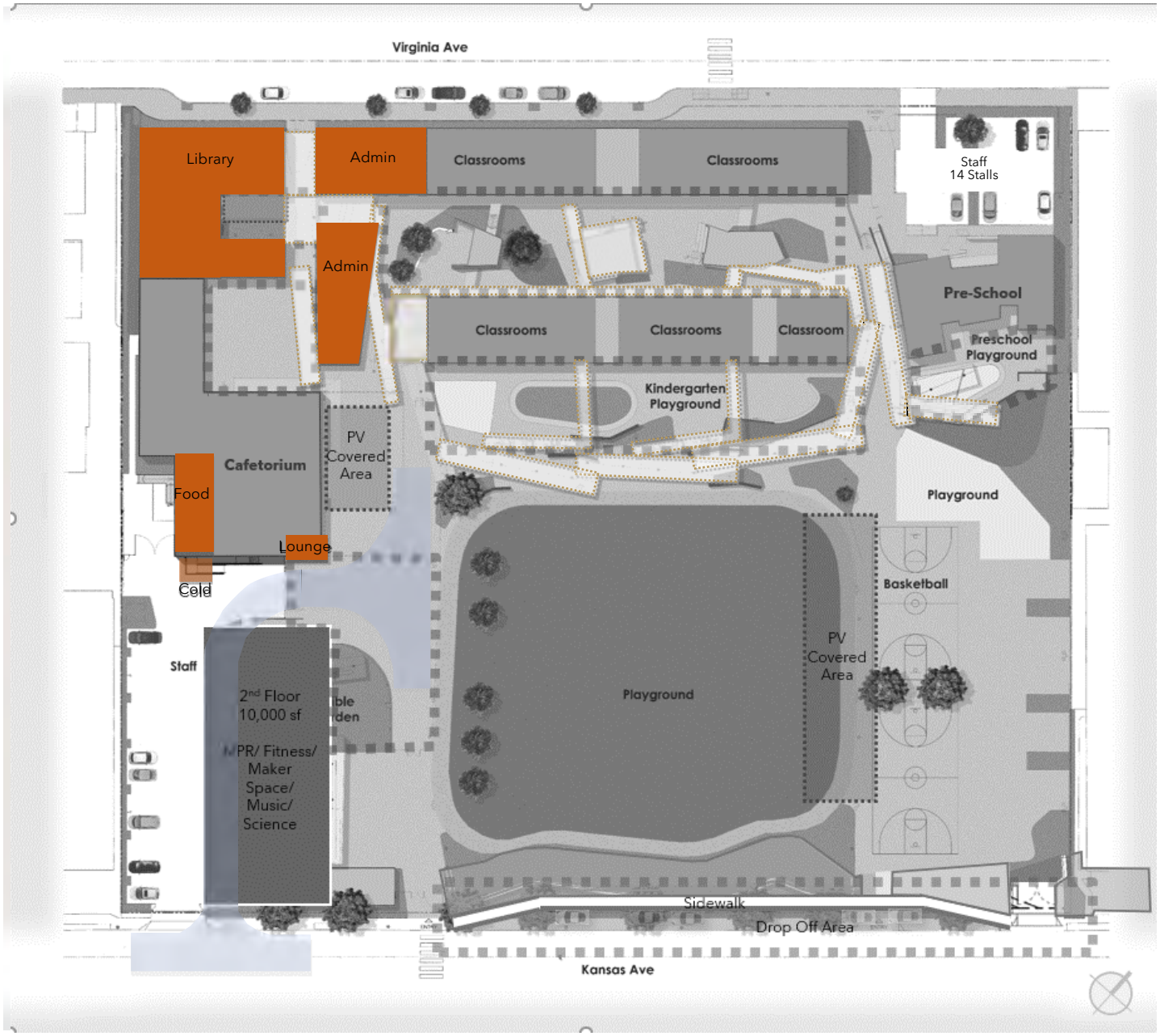


Project 3:

Renovations Administration/ Support / Library/ Food Service

Santa Monica - Malibu Unified School District Edison Language Academy

Renovate Building Areas



Santa Monica-Malibu Unified School District Edison Language Academy

Administration Building Area (Existing)



Santa Mo[illegible]u Unified School District Edison Language Academy

Proposed Renovated Administration Building Area



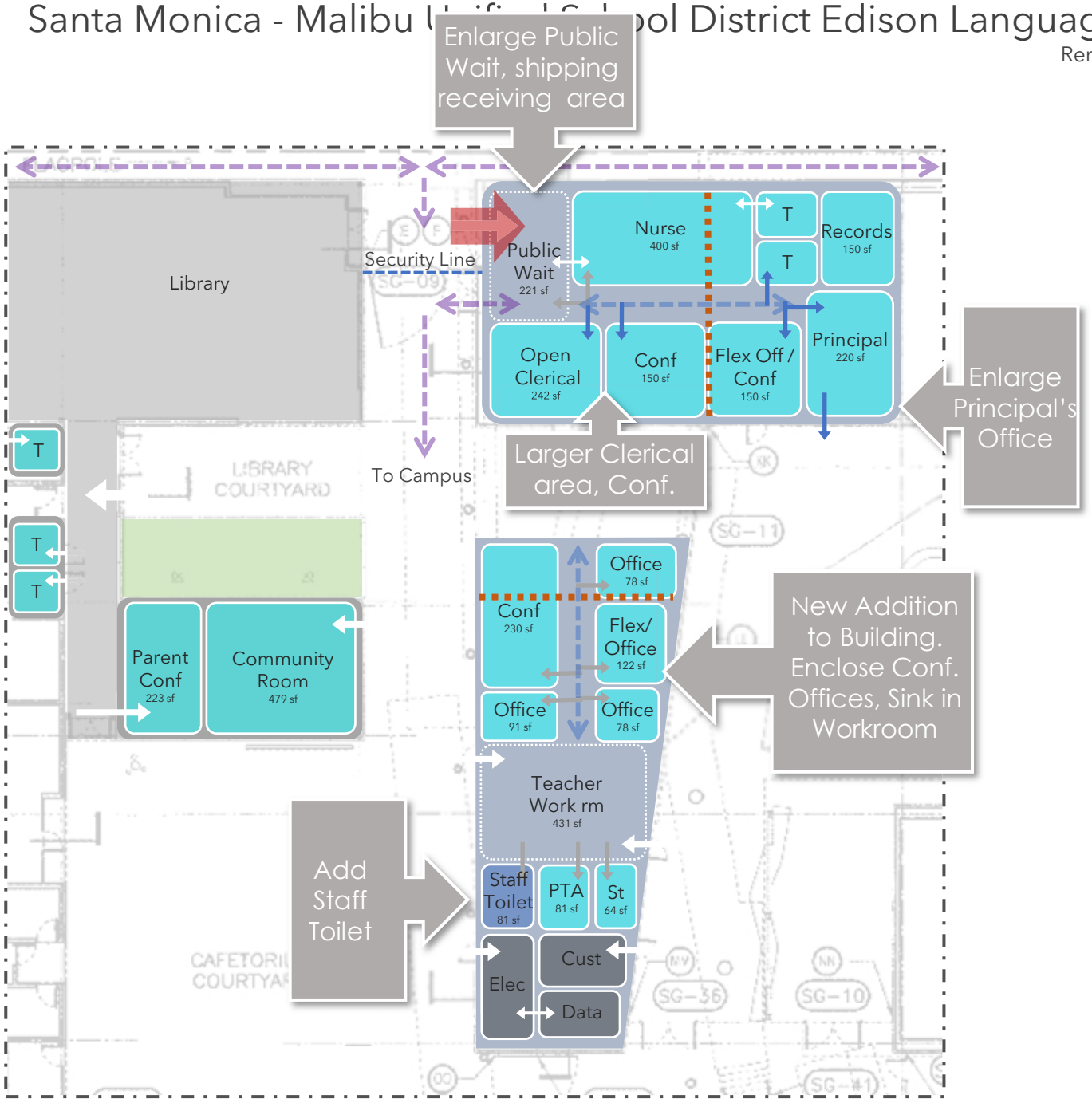
Administration Edison	Existing	SMMUSD Ed Specs	Proposed
Administration (First Floor)	886 sf	3,490 sf	1,831 sf
Student Services (including RSP)	1,408 sf	840 sf	1,408 sf
Parent / Community Room	702 sf		702 sf
Total	**2,996 sf**	**4,330 sf**	**3,941 sf**

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Santa Monica - Malibu Unified School District Edison Language Academy

Renovate Administration



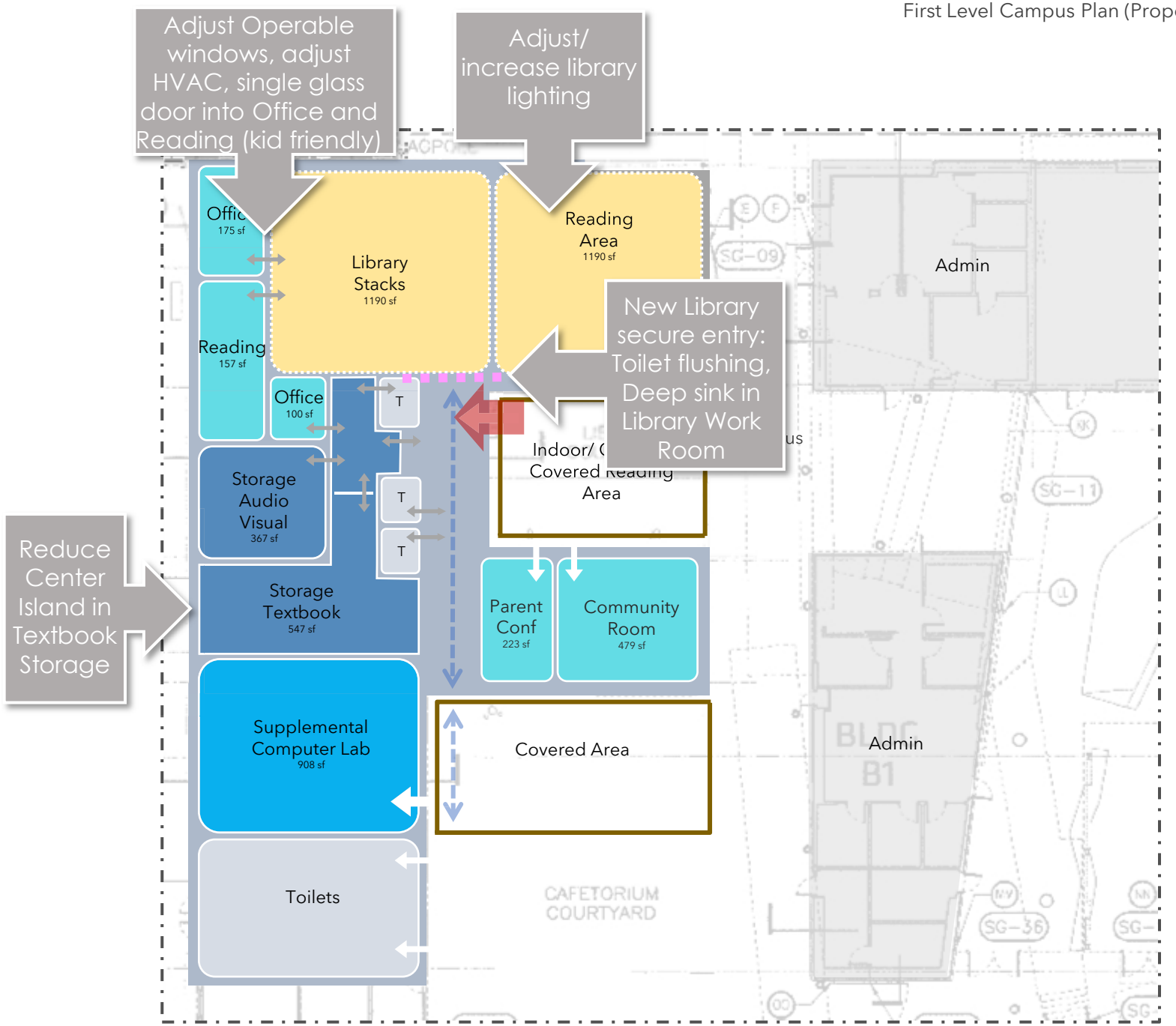
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Renovated Library Building Area



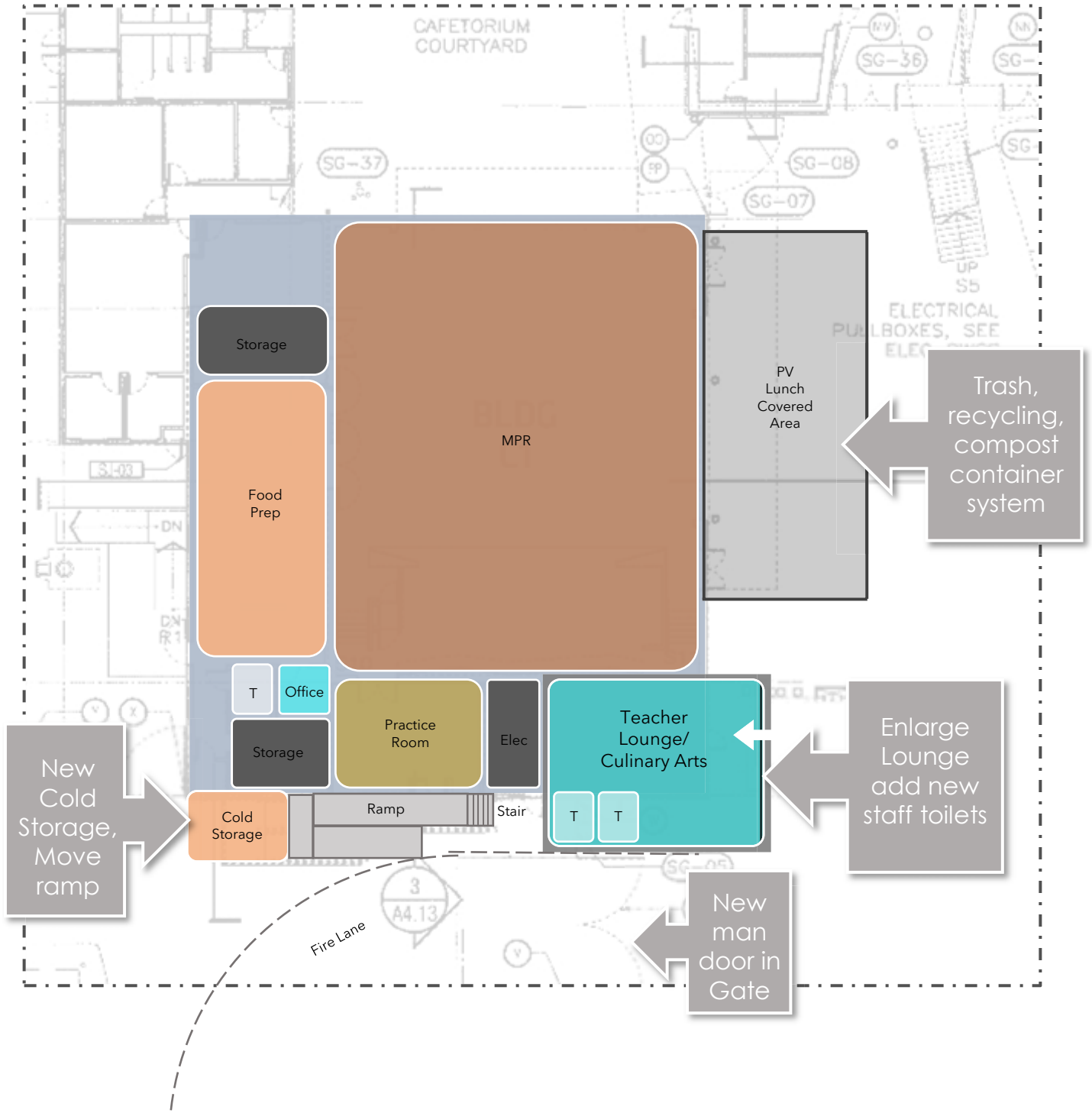
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First Level Campus Plan (Proposed): Library Resource Area



Santa Monica - Malibu Unified School District Edison Language Academy

First Level Campus Plan: Teacher's Lounge and MPR



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First Level Campus Plan: Teacher's Lounge and MPR

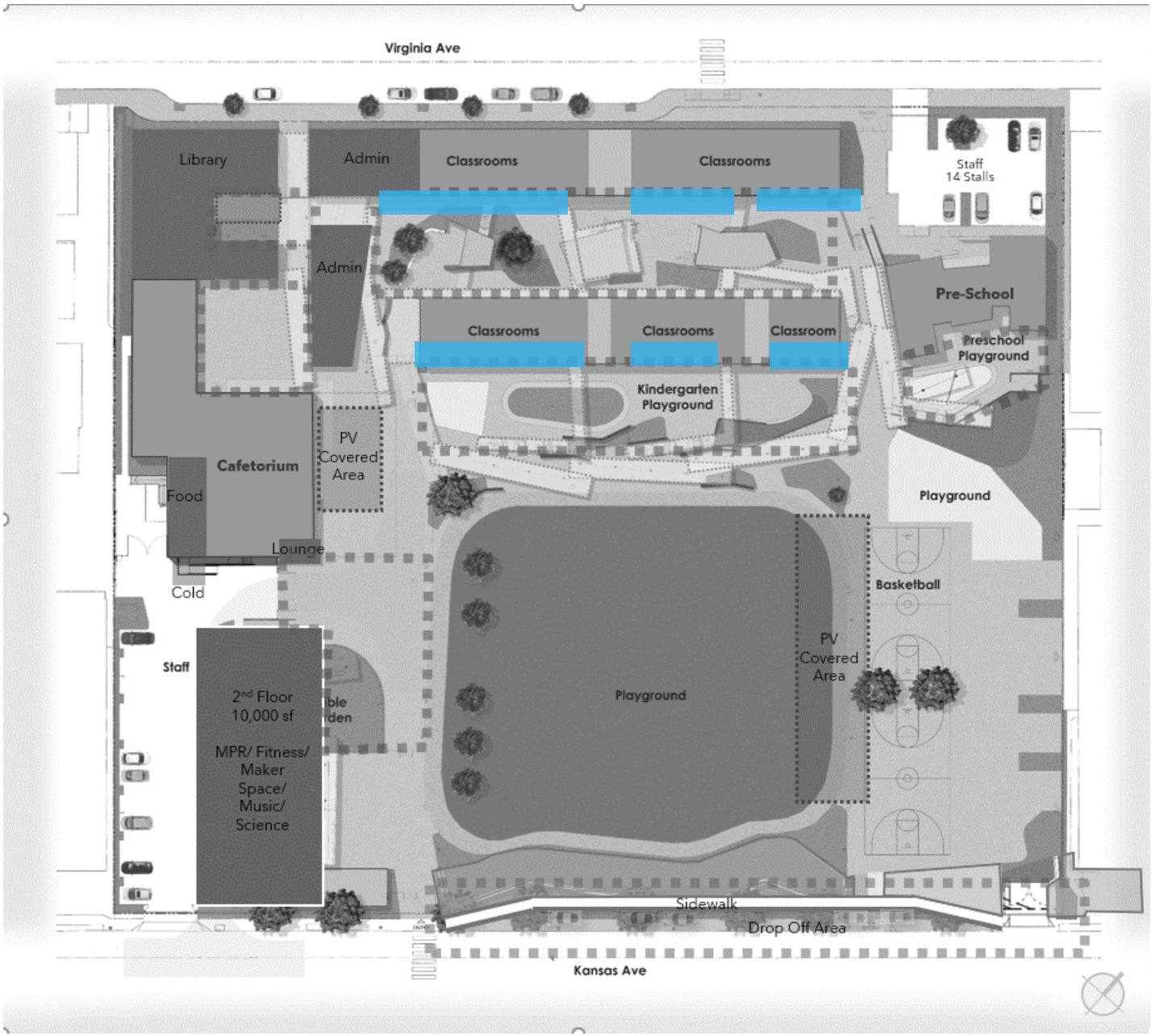


Project 4:

Solar Chimney modifications

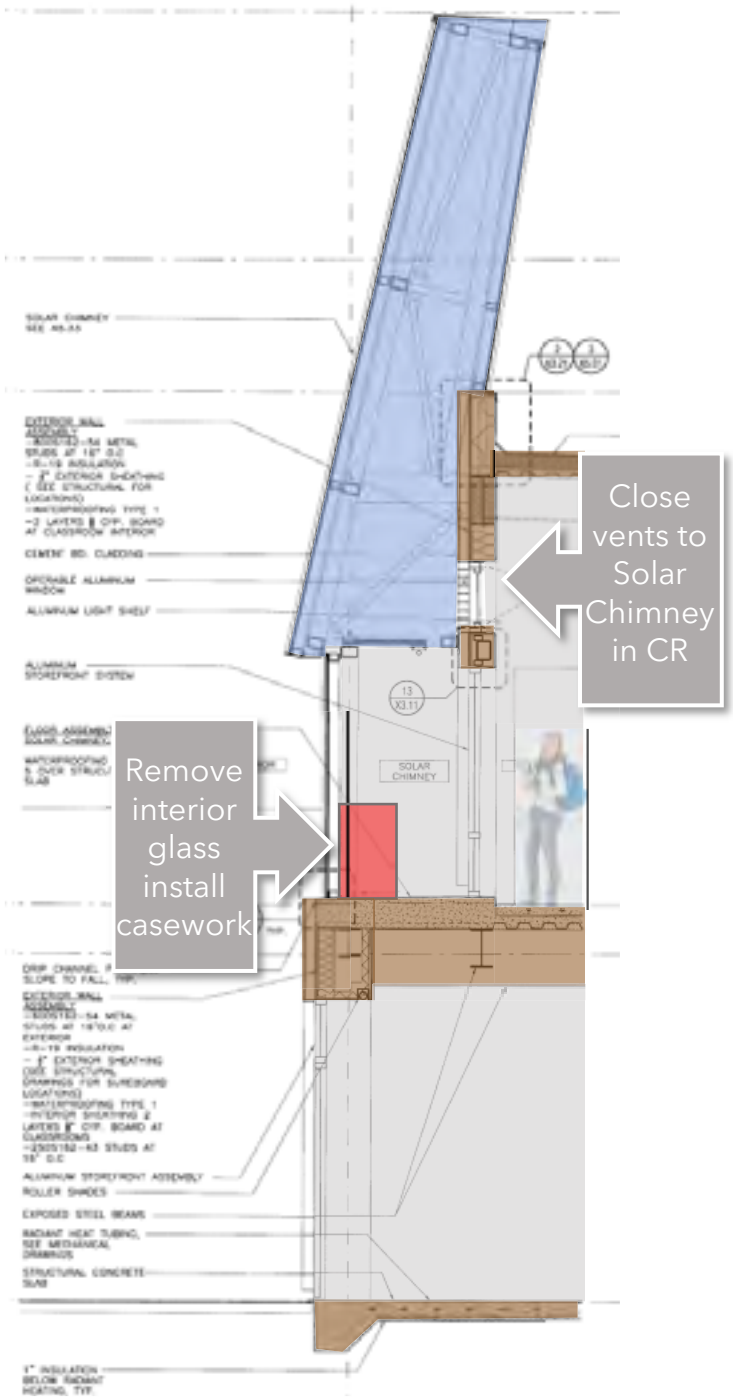
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Solar Chimneys (Existing)



Santa Monica - Malibu Unified School District Edison Language Academy

Solar Chimneys



SECTION AT SOLAR CHIMNEY IN CLASSROOM

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Solar Chimneys



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Solar Chimneys



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Project 5:

MPR/ Fitness, Maker, Science/ Music over Parking

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New Building



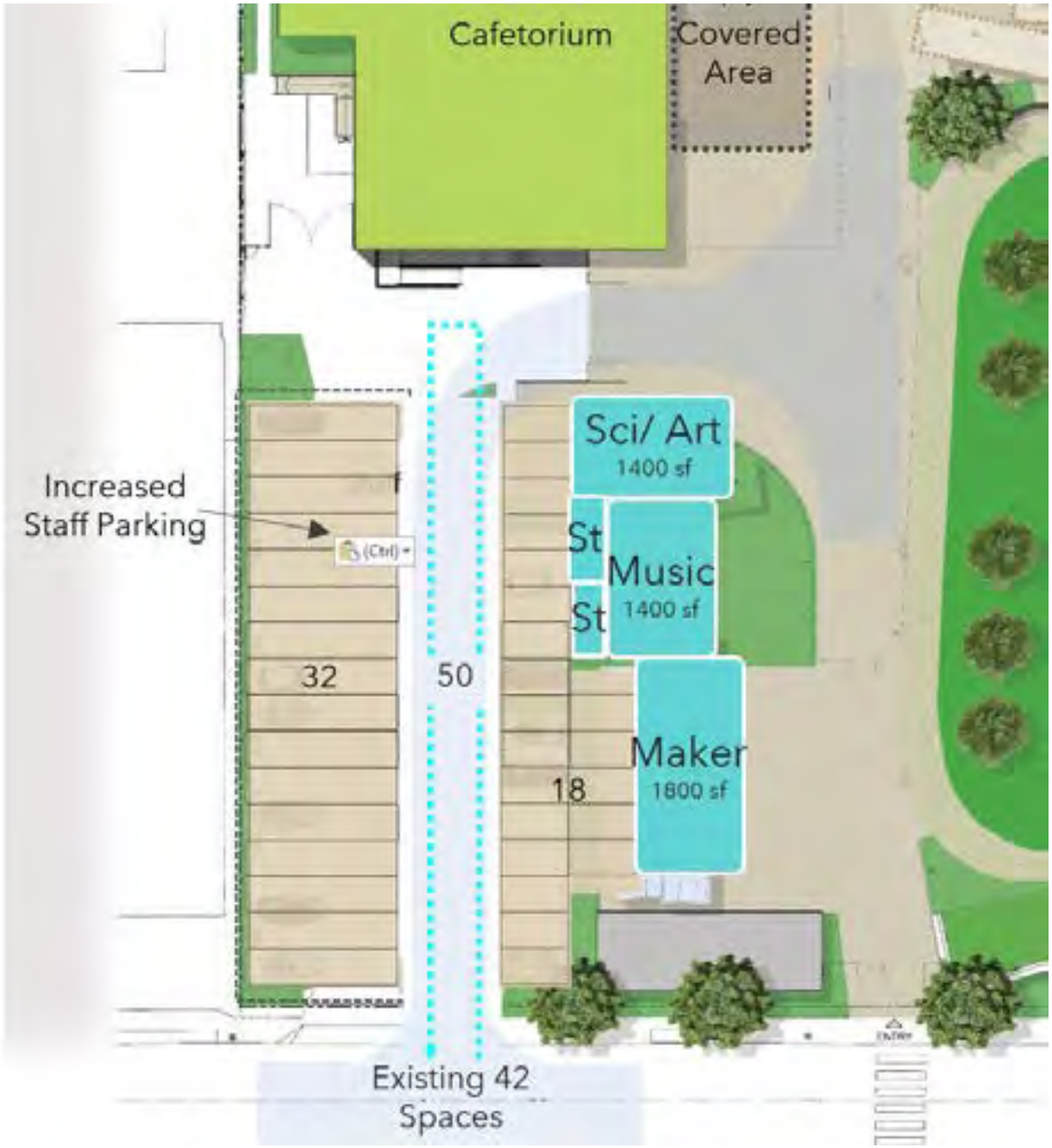
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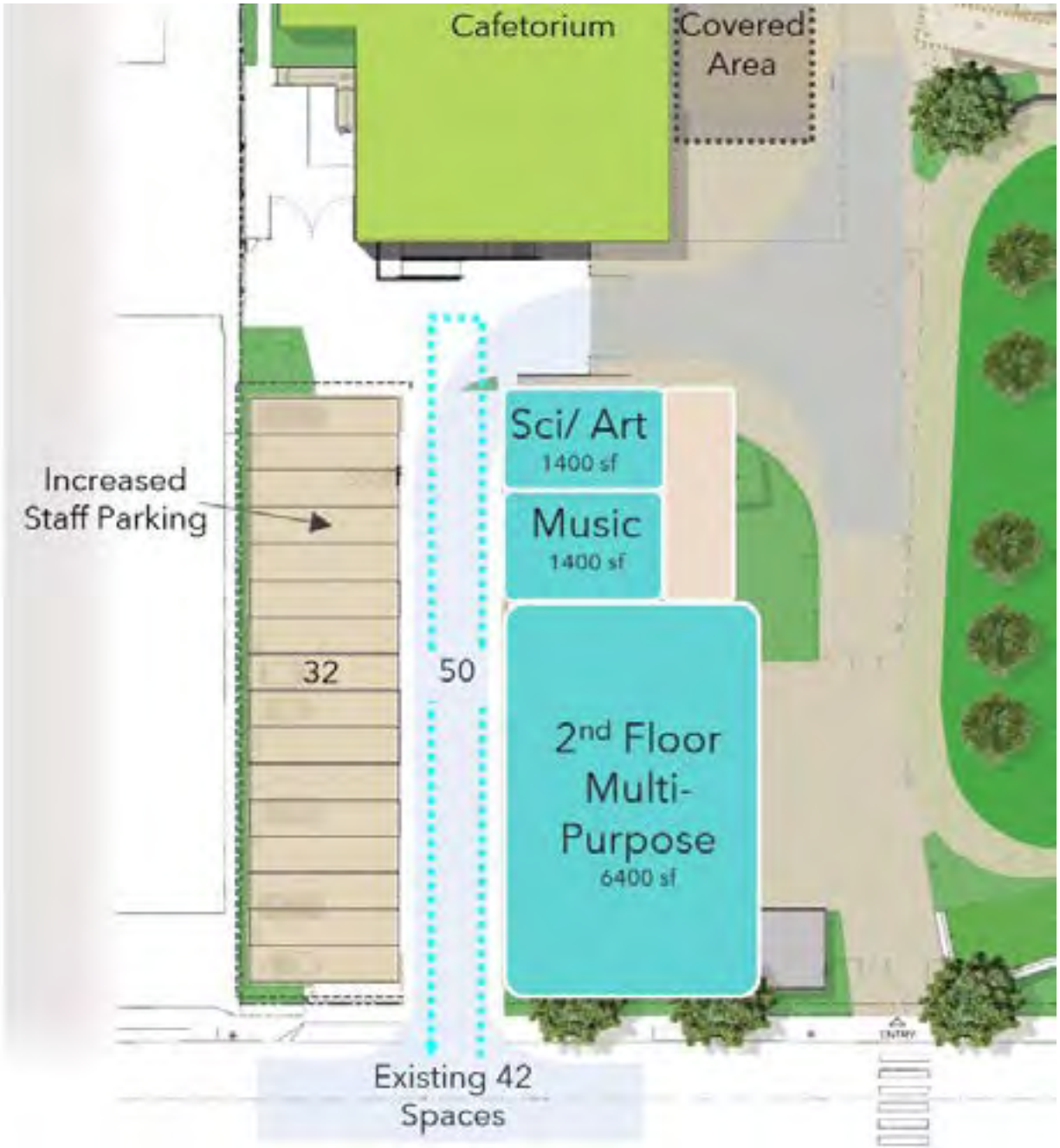
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New Building: First Level



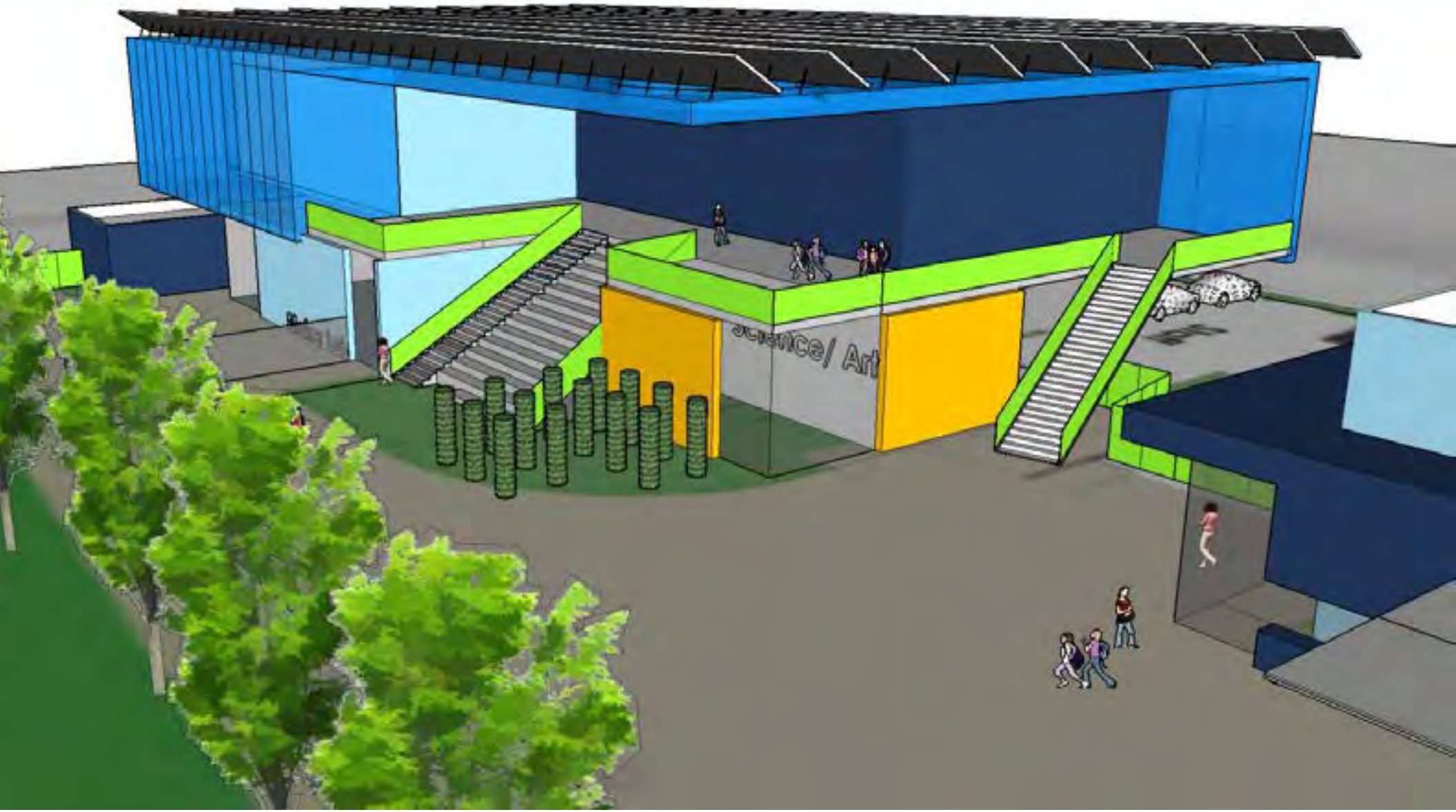
Santa Monica - Malibu Unified School District Edison Language Academy

New Building: Second Level



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New Building



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New Building



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Santa Monica - Malibu Unified School District Edison Language Academy

New Building



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Santa Monica - Malibu Unified School District Edison Language Academy

New Building



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Community Input Opportunity

- Do these projects resonate with you?
- Do you think there are other opportunities?

Edison Language Academy Proposed Projects

Santa Monica-Malibu Unified School District







PROJECT 1: Outdoor Learning Courts/ Covered Walkways/ Shade

Widen narrow concrete walkways

- 1st Level court upgrades
- Pre-School shade structure
- 2nd Level shade structures
- New windows from classroom to outdoor court 2nd floor
- Shade/ growing area over Admin. building
- 1st Level new covered walkways east-west
- 2nd Level covered walkway links
- New trees





PROJECT 2: Kansas Ave. Drop-Off/ Parking

- Create Student Drop-Off Lane along Kansas Ave.
- Create new Drop-Off area sidewalk
- Re-grade berm
- Modify existing fencing
- Create new access to hardcourts
- Increase number of parking spaces in staff parking lot
- Move storage shed and earthquake storage







PROJECT 3: Renovations of Administration/ Community Support/ Library Spaces/ Food Service Area

- Increase Administrative office area into adjacent classroom
- New addition to Administrative office area
- Remodel Library
- Remodel and add to existing Food Service area
- New addition to staff lounge area
- Replace stair and ramp to Food Service
- Replace fire access gates







PROJECT 4: Solar Chimney Modifications

- Fill in floor solar chimney opening at 2nd level with floor
- New casework in solar chimney to benefit classroom
- Create student display cabinets on 1st level at solar chimneys
- Solar Chimney shade material and super graphics







PROJECT 5: New MPR/ Fitness/ Maker Spaces/ Science/ Music/ Support over parking

- New parking lot
- New Maker/ Music, Support spaces on ground level
- New MPR/Fitness area on 2nd level over parking
- Incorporate storage shed, earthquake storage on 1st level
- Modify edible garden

Further Questions?

Thank You!