MALIBU MIDDLE HIGH SCHOOL

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Campus Plan

November 2019

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA

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1 INTRODUCTION + PROCESS

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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1.1-0 Document Purpose

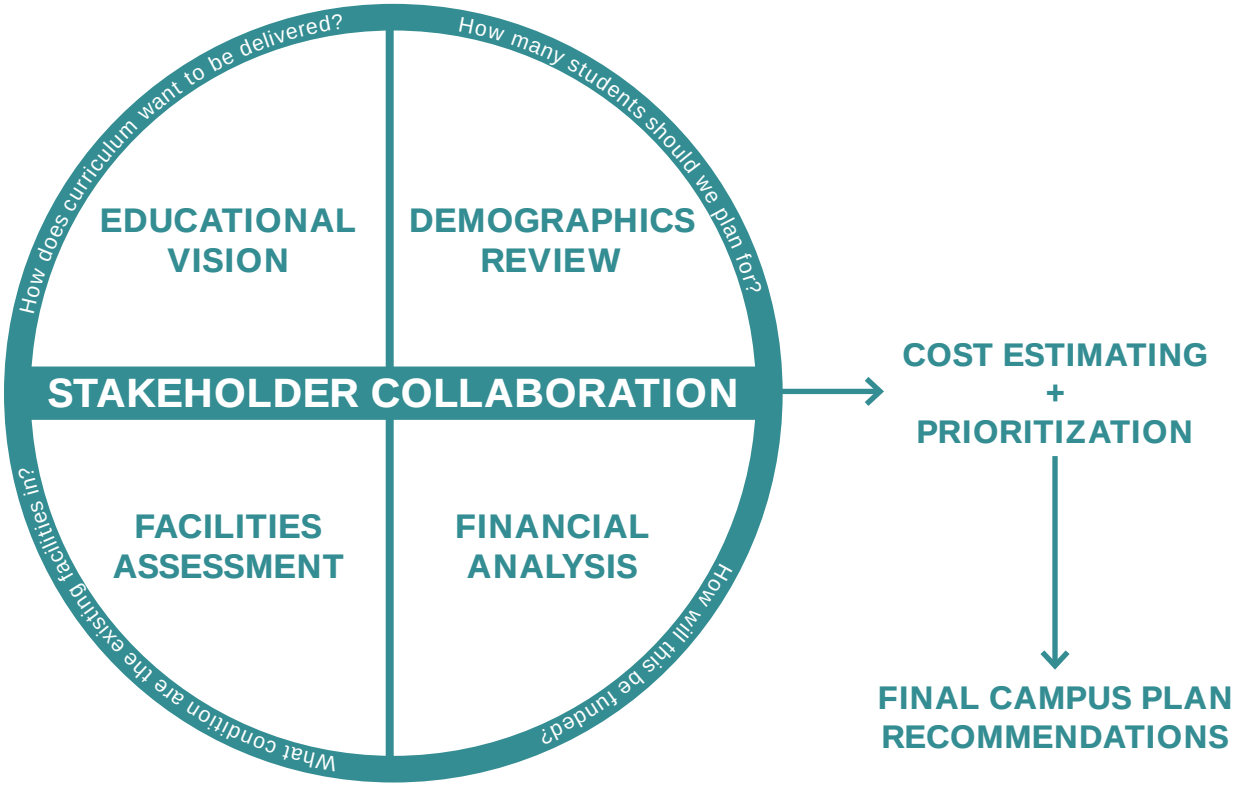
The purpose of a Campus Plan (CP) is to define the long-range facility goals that support District educational goals. It is strategic in nature and illustrates the vision for the campus over the next 10 to 15 years. This plan shows a general path of how to get to the goal without providing specific design solutions and was a tool in establishing estimated budgets. The budget spreadsheet, found in Section 8 of this document, can be utilized as a "tool kit" by the District for planning purposes, to run program phasing scenarios as funding becomes available. This budget ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision.

Design teams, including architects and engineers, will develop the projects recommended in the Campus Plan. A School Site Committee should be assembled to provide input on the design of each individual project with the design team. The resulting plans from this more detailed process may vary from the concept shown in the Campus Plan, but should reflect the program elements identified in the Campus Plan.

The Campus Plan is not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented. Since implementation of the plan will occur over multiple phases, it is important to design individual projects with the overall Campus Plan in mind so that future projects may still be realized. Each project should have the ability to stand on its own without negatively impacting future projects and current school operations.

As projects develop over time, the Campus Plan should be revisited and updated to reflect the changing needs of the District with sensitivity to changing economics and demographics. This updating process is recommended by the California Department of Education every 3 to 5 years.

The diagram below illustrates the primary components of a comprehensive Campus Planning process.



1.1 Background

1.1-1 District Information

The Santa Monica-Malibu Unified School District (SMMUSD) is located in the city of Santa Monica in Los Angeles County. The District serves both coastal communities of Santa Monica and Malibu. SMMUSD serves approximately 11,000 students and is committed to a tradition of excellence with a 95% graduation rate. The District operates sixteen school sites including: nine elementary schools, three middle schools, two comprehensive high schools, a continuation high school, and a K-8 alternative school. The SMMUSD Mission is: '*Extraordinary achievement for all students while simultaneously closing the achievement gap.*'

In late-July 2018, Santa Monica-Malibu Unified School District awarded the contract for comprehensive architectural campus planning design services to LPA, Inc. The District intended for the process to evaluate existing facilities and identify future needs reflective of the Malibu community and District educational goals. The outcome would yield a campus plan for Malibu Middle and High School (MMS/MHS) incorporating the adjacent Juan Cabrillo Elementary School campus and other adjacent undeveloped District-owned property. The campus planning process began in September 2018.

1.1-2 School Information

Malibu Middle and High School is a public secondary school in Malibu, California, serving grades 6-12. The school is located in the northwestern region of Malibu, one block from the Pacific Ocean and Zuma Beach, and spans 35 acres.

The campus is located on land originally part of Juan Cabrillo Elementary, which was partitioned in 1963 to create Malibu Park Junior High School.[1] In 1992, the district converted the Malibu Park Junior High School campus into the present combined middle school/high school.[2] In 1996, Malibu High School celebrated the graduation of its first senior class.

Students excel academically, as athletes, in the arts and in serving their community. The Shark, mascot of Malibu High School, is a fitting image for a school that grew out of the ceaseless determination, tenacity and concerted efforts of a dedicated group of Malibu parents and community members.[3]

1.1-3 What is Unique About this Process?

The MMS/MHS Campus Plan has a far reaching stakeholder engagement process. This has been accomplished through the use of teacher, administrative staff, student, parent and community surveys, community meetings, and focused interviews.

In addition to the outreach processes, the Campus Plan focuses on coordinating the District's educational program goals with proposed facility improvements. The scope is listed and shown on a campus site plan (refer to Section 7.0), followed by a potential phasing scenario (refer to Section 8.0). Each phase is itemized and coordinated with the estimated budget.

1.1-4 Facilities Needs and Conditions Assessment

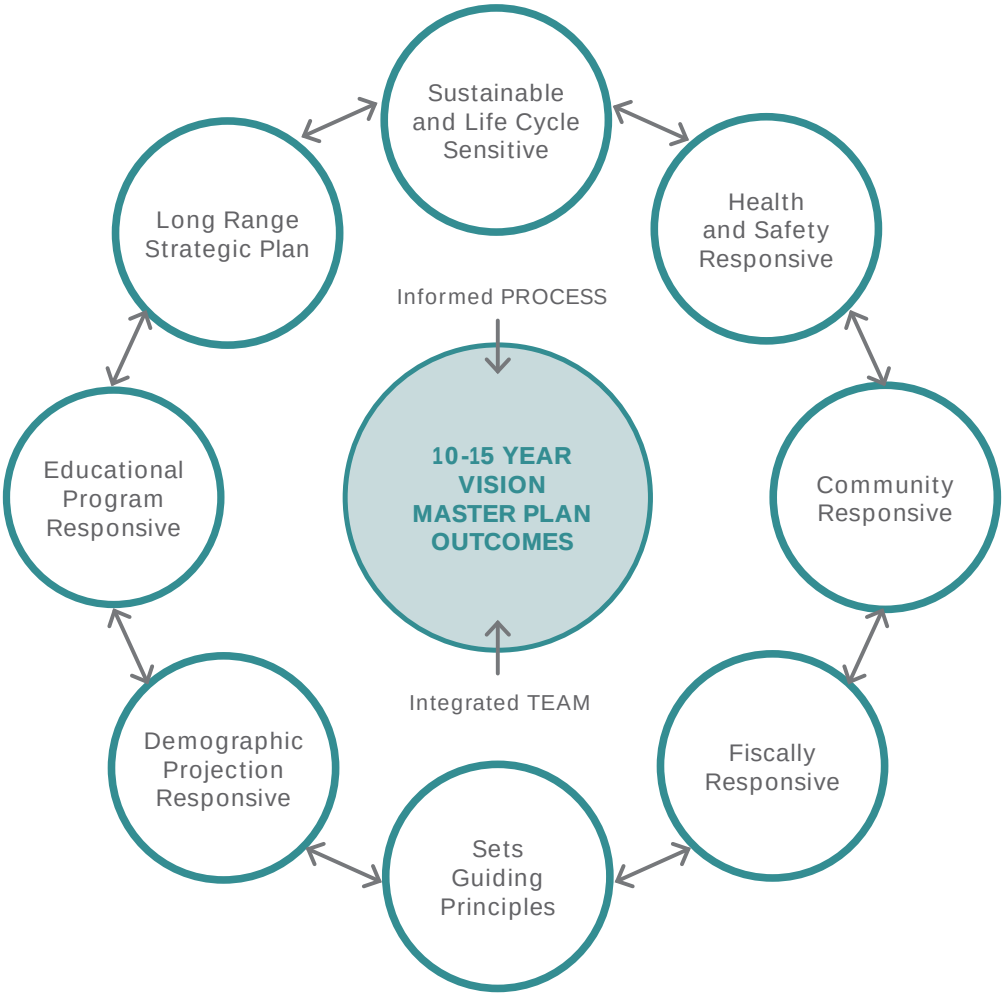
In mid-October 2018, LPA kicked off the Facilities Assessment portion of the Campus Plan by conducting an Educational Services Focus Group meeting with Malibu Middle and High School leadership. Members of the planning team subsequently walked the entire site, including Juan Cabrillo Elementary School, Malibu Middle and High School, and the adjacent undeveloped District owned property. Members verified the accuracy of the District's site plans, took representative interior and exterior photographs of typical spaces, and documented room uses.

1.1-4 Campus Master Planning

After analyzing information gathered during the site walk along with various surveys and interviews on the condition of the facilities and program needs, the planning team began creating planning options in January 2019.

From January 2019 through late-May 2019, multiple meetings were held to review draft Campus Plan options. Stakeholders were selected to serve on a Campus Planning Committee to provide input on the proposed modifications and enhancements. Based on the feedback provided, a final proposed Campus Plan was created.

1 Malibu High School 15th Anniversary Brochure, The Shark Fund: L. Rosenthal and Kaiser Marketing, Publisher: Kaiser Marketing and ColorGraphics 2007
2 Melonie Magruder (6 August 2006). "High School High". *Malibu Times*.
3 MHS School Profile (2019-2020).


Sustainable and Life Cycle Sensitive
Health and Safety Responsive
Community Responsive
Fiscally Responsive
Sets Guiding Principles
Demographic Projection Responsive
Educational Program Responsive
Long Range Strategic Plan
Informed PROCESS
10-15 YEAR VISION MASTER PLAN OUTCOMES
Integrated TEAM

1.2 Process

1.2-1 Roles + Responsibilities

At the outset of the process, the District Leadership team defined the roles and responsibilities of the stakeholder participant groups. These groups were comprised of: a District Steering Committee, a Campus Planning Committee, and Focus Group interviews with specialized topic representatives.

The groups provided input throughout the project, defining educational program goals and o□ering direction on campus planning goals. All input eventually led to the creation of a final recommendation that will be brought before the Board of Education for review, comment and approval.

1.2-2 Description of Stakeholder Groups

District Steering Committee (DSC)

The DSC steered and coordinated the process and ensured that input from a range of stakeholders would be optimized. In addition, through regular meetings, the team was responsible for reviewing outcomes from the various groups and providing input on development of the Campus Plan and estimated budget to guide the campus planning process.

Facilities District Advisory Committee (FDAC)

The FDAC provides the Board of Education and District sta□ with the community's perspective regarding the use of bond funds for school site construction. For the campus planning e□orts, meetings were held to give process updates, seek input on the development of campus plan options, and confirm the final proposed campus plan.

Campus Planning Committee (CPC)

The CPC was comprised of a diverse group of District Leadership, school site representatives, students, parents and local community stakeholders. Meetings were held to discuss broad visioning concepts, develop a program, review and provide input on the development of campus plan options, and confirm the final proposed campus plan.

Program Focus Groups

Sub-committee meetings were held on an as-needed basis to focus on particular programs, including overarching topics such as Athletics and Physical Education, Special Education, and Visual and Performing Arts. Additionally, focused interviews of key District sta□ for Maintenance and Operations, Food and Nutrition Services, Transportation Management, and Information Services, took place to determine facilities needs within their areas of expertise.

Community Focus Groups

Sub-committee meetings were held on an as-needed basis to seek input, answer questions and update community groups on the campus planning process.

1.2-3 Campus Planning Activities

The campus planning process consisted of numerous activities organized by phase: Visioning, Community Outreach, Conceptual Campus Plan Development, Cost Estimating, and Implementation Phasing. The following is a list of activities that were conducted:

Facilities Needs Site Observations

The LPA planning team observed the Middle and High School campus, the Juan Cabrillo Elementary School campus and other adjacent undeveloped District-owned property. These observations were captured in site assessment narratives and supplemented with photography. The Needs Assessment task included visual observations of each campus to determine the condition of the grounds and buildings. Input from school principals and Facilities Department sta□ focused on needed upgrades to site work, plumbing, roofs, heating and air conditioning units, as well as interior finishes.

Community Outreach

In early late April and early May 2019, two Town Hall Meetings were held to get additional input from stakeholders. Parents and community members were invited to learn about the process, ask questions, review campus plan options, and provide input to the planning team.

Campus Plan Development

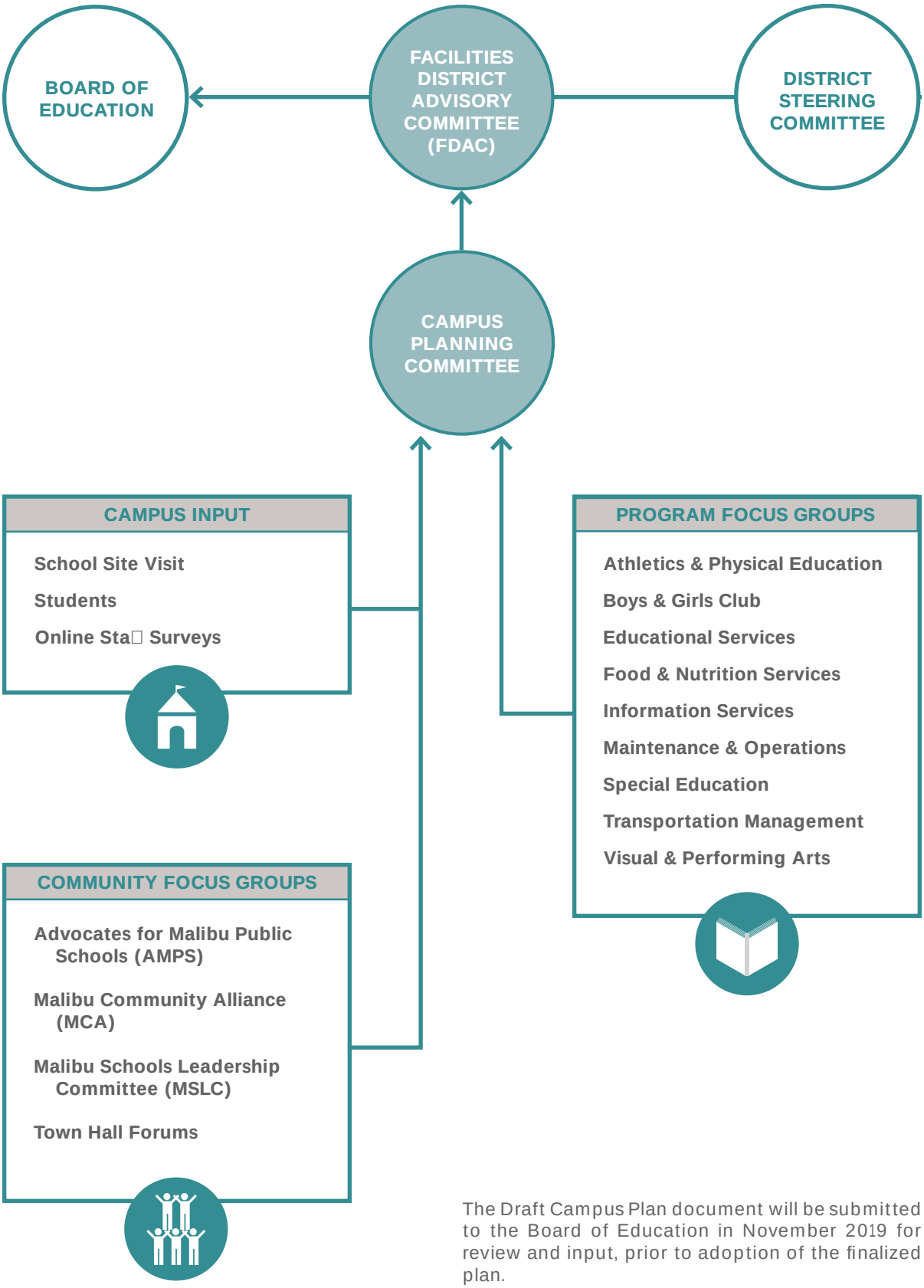
The focus of this phase was to arrive at potential solutions for the Middle and High School campus. Recommended campus plan solutions were developed by overlaying the educational program goals and facilities needs assessment findings onto the site.

Development of conceptual campus plans took place from December 2018 through May 2019 with active involvement from District Leadership and the Campus Planning Committee.

Following the selection of single campus plan option, phasing plans were developed and reviewed to understand how the campus could be modified and built over time.

Final Plan Packaging and Recommendations

During this final phase, the Campus Plan and cost estimate were finalized.



The Draft Campus Plan document will be submitted to the Board of Education in November 2019 for review and input, prior to adoption of the finalized plan.

1.3 Planning Participants

1.3-1 Board of Education

Dr. Richard Tahvildaran-Jesswein	President
Jon Kean	Vice President
Oscar de la Torre	Member
Craig Foster	Member
Maria Leon-Vazquez	Member
Laurie Lieberman	Member
Ralph Mechur	Member

1.3-2 District Steering Committee

Noemi Avila-Zamudio	Deputy Bond Program Manager
Melissa Andino	MMS Principal
Isaac Burgess	SMMUSD Malibu Pathway Director
Michael Burke	Bond Program Manager
Barbara Chiavelli	Pre-Construction Manager
Craig Foster	SMMUSD Board Member
Jennifer Gonzalez	MHS Teacher, English
JuliaCheri Hoos	MMS Teacher, Social Studies
Kevin Klaus	Deputy Bond Program Manager
Steve Massetti	Bond Program Manager
Patrick Miller	MHS Principal
Cheli Nye	MHS Former Principal
Stacy Rouse	FDAC Member
Carey Upton	SMMUSD COO
Hillary Weissman	MHS Assistant Principal

1.3-3 Campus Planning Committee

Melissa Andino	MMS Principal
Alex Aspron-Ladesich	Parent
Noemi Avila-Zamudio	Deputy Bond Program Manager
Juliette Boewe	School Psychologist
Carla Bowman-Smith	Teacher, Photography
Isaac Burgess	SMMUSD Malibu Pathway Director
Michael Burke	Parent
Garrett Button	Student, 8th Grade
Leslie Button	Parent
Barbara Chiavelli	Pre-Construction Manager
Jennifer DeNicola	Community Member
Samantha DeNicola	Student
Craig Foster	SMMUSD Board Member
Amy Galipeau	Teacher, Science
Jennifer Gonzalez	MHS Teacher, English
Katie Gorak	Student, 12th Grade
Robert Hayman	Community Member
JuliaCheri Hoos	MMS Teacher, Social Studies
Seth Jacobson	Financial Oversight Committee
Kevin Klaus	Deputy Bond Program Manager
Brigitte Leonard	Teacher, Humanities
Majo Lopez-Vida	Parent
Elissa Marshall	Parent
Steve Massetti	Bond Program Manager
Todd Montgomery	Teacher, Special Education
Cooper Norby	Student, 7th Grade
Cheli Nye	MHS Former Principal
Jennifer Paras-Pappas	Parent
Dave Resnick	FDAC Member
Maureen Rosen	Teacher, Special Education
Stacy Rouse	FDAC Member
Sarah Ryan	Teacher, Librarian
Lisa Soghor	Assistant City Manager
Rachel Stowell	Teacher, English/Film
Lester Tobias	Community Member
Carey Upton	SMMUSD COO
Hillary Weissman	MHS Assistant Principal
Cami Winiko	Malibu Community Alliance Rep.
Maia Zander	Teacher, Orchestra

1.3-4 Town Hall Participants

April 24, 2019

Alex Aspron-Ladesich	MHS PTSA President
Juliette Boewe	School Psychologist
Suzy Detemer	Malibu Surfside News
Teresa Earle	MHS Parent
Ryan Flynn	Malibu Surfside News
Jennifer Gonzalez	MHS Teacher, English
JuliaCheri Hoos	MMS Teacher, Social Studies
Byron Jenson	Alumnus, Parent Alumnus
Hans Laetz	KBUU
Melissa Mastrippolito	Parent
Patrick Miller	MHS Principal
Patrick Murphree	Parent
Shivani Patel	The Malibu Times
Gail Pinsker	SMMUSD
Bill Sampson	

May 1, 2019

Chris Ayoite	Resident
Isabella Burke	Student
Susan Emerling	Parent
Nicole Fisher	Parent/Teacher
Craig Foster	SMMUSD Board Member
Lili Foster	Parent
Deborah Frankel	Parent
Amy Galipeau	Teacher, Science
Catherine Givertz	Parent
JuliaCheri Hoos	MMS Teacher, Social Studies
Anita Lopez-Vida	Student
Majo Lopez-Vida	Parent
Kristen McCarron	Parent
Paul Morra	Parent
Colleen Mullally	Parent
William Mullally	Parent
Andrew Nickerson	Parent
Cooper Norby	Student
Eleanor O'Neill	Parent
Alicia Peak	Parent
Stacy Rouse	Parent/FDAC Member
Anne Russel Shurgot	Parent
Kylie Sammis	Student
Kim Sichta	Parent
Mariana Sudmann	Parent
William Sudmann	Parent
Brittany Walker	Parent

1.3-5 Focus Group Participants

Educational Services

Isaac Burgess IV	SMMUSD Malibu Pathway Director
Barbara Chiavelli	Pre-Construction Manager
Kevin Klaus	Deputy Bond Program Manager
Dr. Jacqueline Mora	Asst. Superintendent, Ed. Services
Cheli Nye	MHS Former Principal
Bertha Roman	Director of Educational Technology
Devon Smith	Learning & Innovation TOSA
Carey Upton	SMMUSD COO

Physical Education & Athletics

Isaac Burgess IV	SMMUSD Malibu Pathway Director
Ray Humphrey	Physical Education
Lisa Lambert	PE Teacher
Richard Lawson	PE Teacher
Mike Mulligan	PE Teacher/Aquatics Coach
Chris Neier	Athletic Director

Special Education

Juliette Boewe	School Psychologist
Isaac Burgess IV	SMMUSD Malibu Pathway Director
Craig Chavez	S.T.E.P. Teacher, MHS
Kim Costalupes	Teacher, MHS
Anna Deshautelle	SAI Teacher, MHS
Lynne Flowers	Teacher, MHS
Tamara Fox	Teacher, MMS/MHS
Kevin Klaus	Deputy Bond Program Manager
Todd Montgomery	Teacher, MHS
Heidi Smith	Teacher, MHS
Carey Upton	SMMUSD COO
Kris Vegas	Special Education Coordinator

Visual & Performing Arts

Isaac Burgess IV	SMMUSD Malibu Pathway Director
Thor Evensen	Teacher, Visual Arts
Thomas Hacker	Teacher, Art
John Kibler	Teacher, Band
Joellen McNaughton	Music Accompanist
Jodi Plaia	HS Theatre Arts Director
Krysta Sorensen	Choir Director
Maia Zander	Teacher, Orchestra

1.3-6 LPA, Inc. Campus Planning Team

Lindsay Hayward	Associate, Educational Visioning
Jim Kisel	Principal, Director of K-12
Ali Lau	Designer I
Guillermo Medina	Designer II, Civil
Rick Musto	Associate, Managing Director
Rob Richardson	Project Engineer, Civil
Ozzie Tapia	Associate, Project Designer

1.3-7 LPA, Inc. Consultants

Ryan Craven	Cost Estimating, HL Construction

GENERAL SITE INFORMATION

2

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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Malibu Middle-High School campus is located in the hills of Malibu, just South of the Santa Monica Mountains and one (1) block or less than half a mile from the Pacific Ocean. Located about 20 miles from Santa Monica, it is one of three high schools in the Santa Monica-Malibu Unified School District. The school serves middle school students grades 6-8 and high school students grades 9-12, a total of 1,050 students in the 2018-19 academic year. Most students come from the Malibu community but there are some students from Santa Monica, Los Angeles and Oxnard. The 35 acre campus is located adjacent to Juan Cabrillo Elementary School and the Malibu Equestrian Park; both on District-owned land. Also next to the site is an Environmentally Sensitive Habitat Area (ESHA). There are specific requirements and setbacks for this protected area as noted in Section 3.

The original campus was built in 1963. In the last 15 years, three bond measures have passed and utilized to modernize and build new buildings and athletic fields. The new gymnasium (J1) and 2-story Classroom Building (K) were added in 2002. The new Administration/Library (A/B) and 2-story Classroom Building (E) are currently under construction (2018).

Due to it's location, the school has many partnerships with the City of Malibu, Pepperdine University and the Boys and Girls Club. The school was recognized as a California Distinguished School in 2003.

The school's mission is "to be a collaborative community that respects individuals, sets high expectations, encourages critical thinking, and fosters a passion for learning and creative expression." The school has a strong swim program and the pool is used all day, every day by students and the community. The school also has a strong marine and environmental sciences programs as well as visual and performing arts programs. Given the unique campus organization, middle school students are given the opportunity to participate in some high school electives.

Source: www.malibu.smmusd.org

Figure 2.0-1 Context

LPA

Figure 2.0-2 District Property

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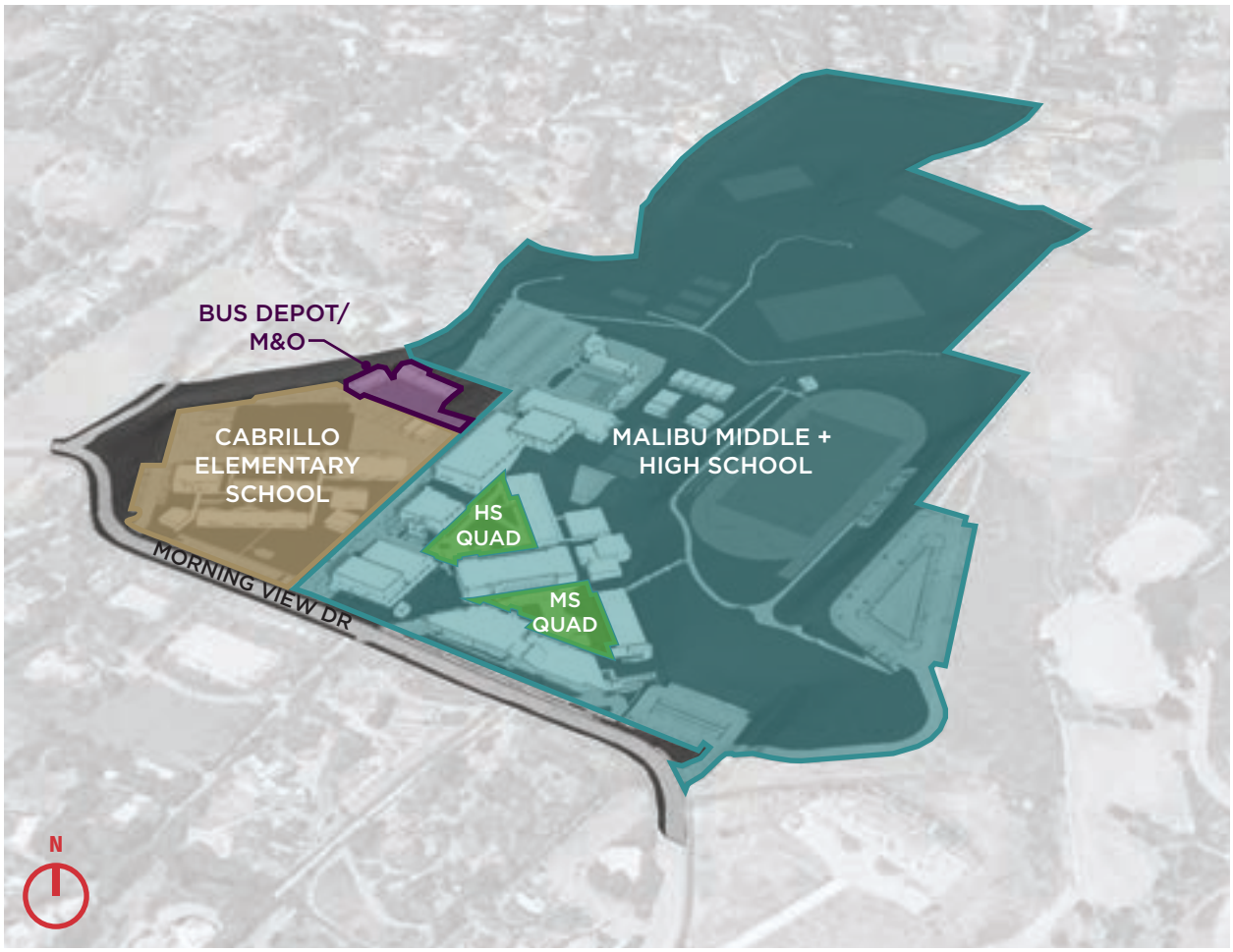
2.1-1 Campus Boundary

Malibu Middle-High School is located in the northwestern part of Malibu. The East side of campus is adjacent to Malibu Equestrian Park, which is also on District owned land. Malibu Middle-High School shares the site with Juan Cabrillo Elementary School at the South-West corner of the site. The East edge borders along an Environmentally Sensitive Habitat Area (ESHA) with specific requirements as noted in Section 3. The campus is located in the hills and has views to the Pacific Ocean. Towards the North and South edge are single-family residences. Therefore protecting views will be an important factor in planning the site.

Border between Cabrillo ES and Malibu HS
Photo by LPA

Figure 2.1-1 Campus Boundary



2.1 Existing Site Conditions | Diagrams

2.1-2 Natural Forces

Winds

Santa Ana winds; strong, dry desert blow from the Northeast, occurs each Fall thru Winter. On the way to the Pacific Ocean, it picks up speed as it loses altitude and is compressed through narrow mountain passes and canyons. By the time it reaches to Malibu, air temperature over 100 degree Farenheit accompanied by relative humidity below 10% are possible. The strong and constant winds, with gust commonly exceeding 50mph, are the prime generator for wildfire. On shore prevailing winds are cooler due to the proximity to the ocean.

Solar Orientation

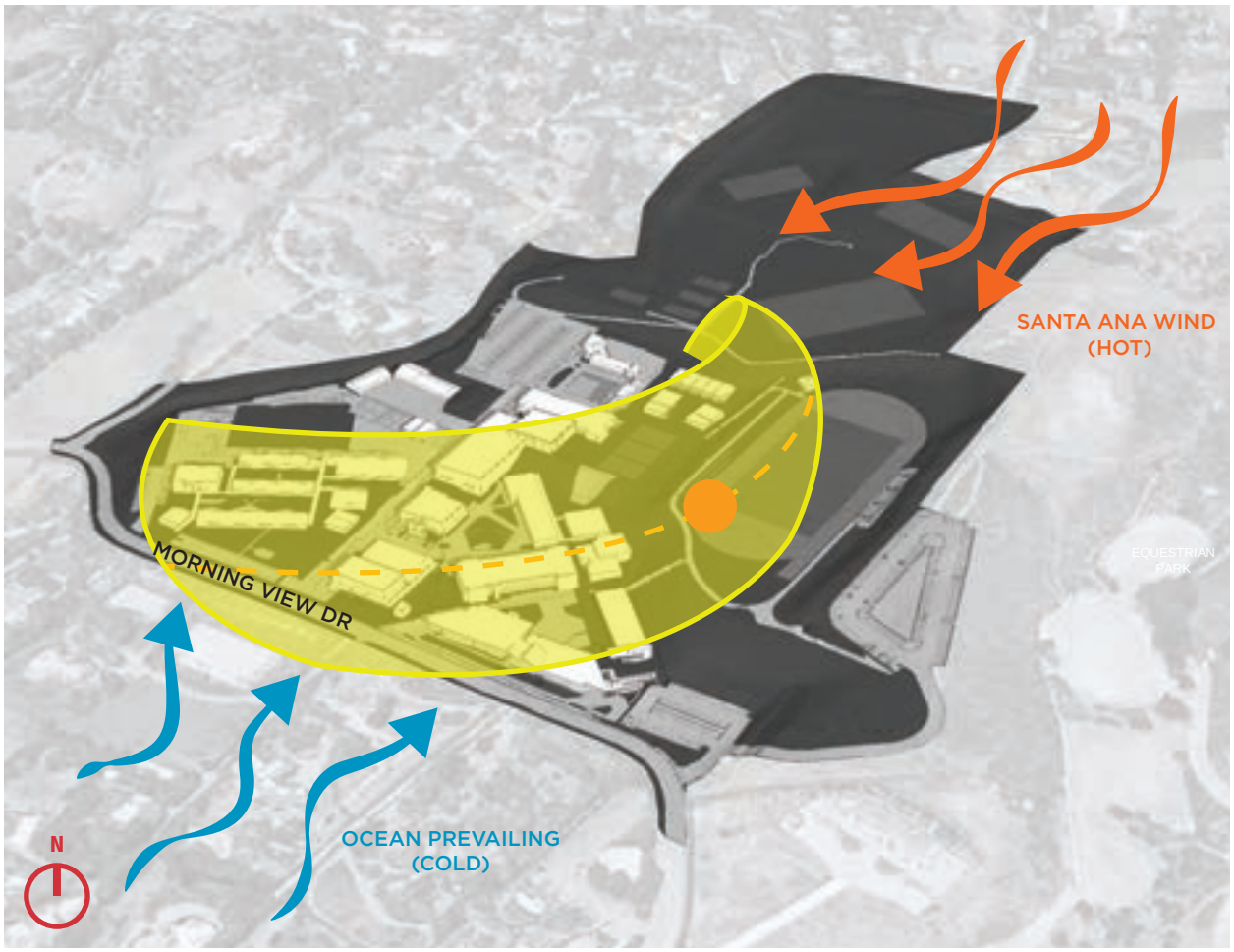
The length of the day in Malibu varies significantly over the course of the year. The shortest day is December 21 and the longest day is June 22. The brightest period of the year lasts from April 24 to August 23, the darkest period of the year lasts from November 6 to February 12. Most of the existing campus buildings are oriented 32 degrees from true North. The existing track and field is oriented North 32 degrees East. The Juan Cabrillo Elementary School buildings are oriented on the East-West axis.

Temperature

The warm season last from July 23 to October 16, with an average daily high temperature above 74^{0}F. The hottest day of the year is September 9, with an average high of 76^{0}F and low of 62^{0}F. The cool season lasts from December 1 to April 7, with an average daily high temperature below 67^{0}F. The coldest day of the year is December 25, with an average low of 49^{0}F and high of 65^{0}F.

Sources: •http://www.malibucomplete.com/mc_hazards_winds.php
•https://weatherspark.com/y/17706/Average-Weather-in-Malibu-California-United-States-Year-Round
•http://www.malibucomplete.com/mc_hazards_winds.php
•http://www.malibu.smmusd.org/about/MHS-Profile.pdf
•http://fip.smmusd.org/malibu.html
•https://en.wikipedia.org/wiki/Malibu,_California

Figure 2.1-2 Natural Forces



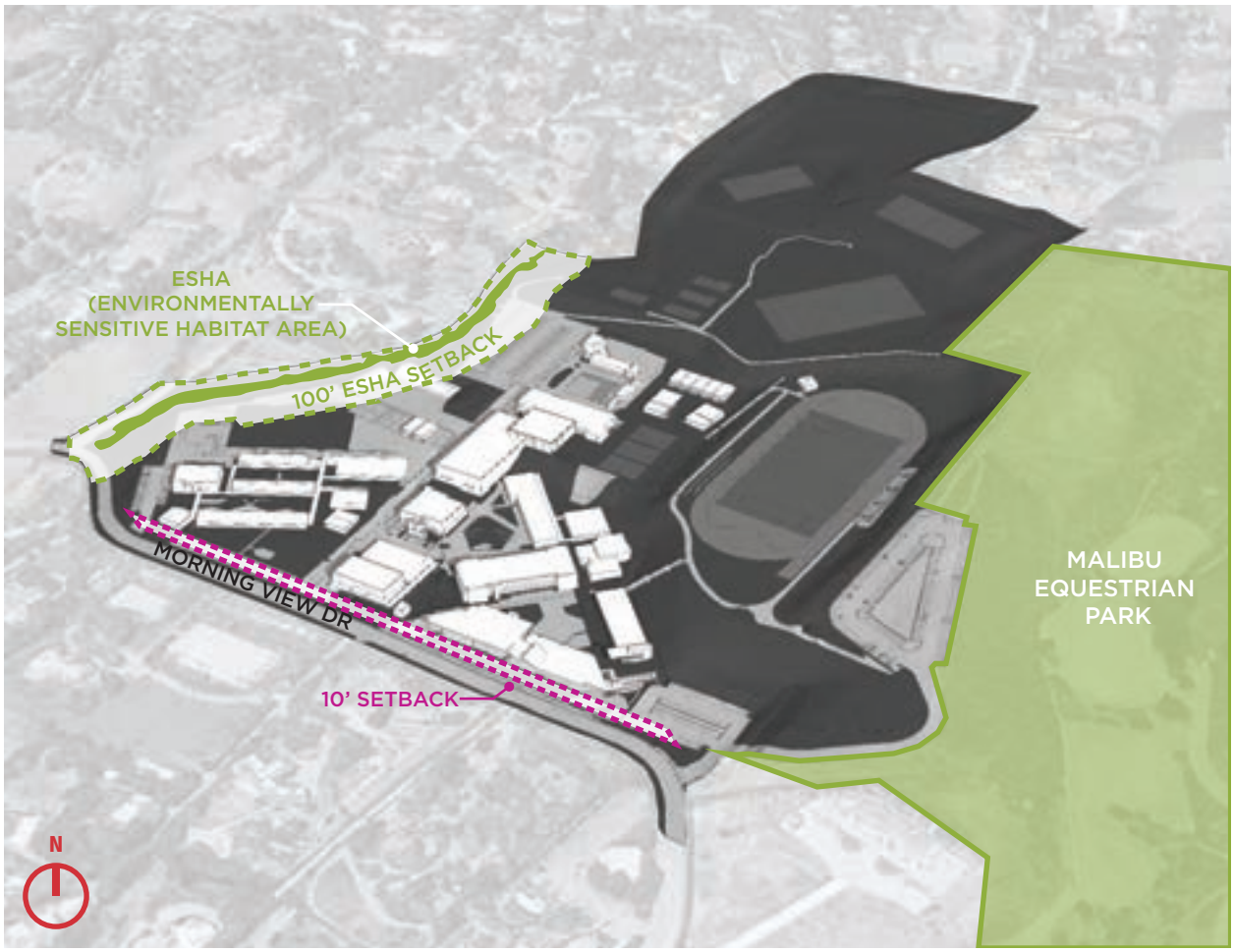
2.1-3 Development Requirements

The City of Malibu's Local Coastal Program ESHA Overlay Map 2 and United States Geological Survey (USGS) Point Dume California 7.5 minute topographic quadrangle map shows an unnamed stream along the western edge of the campus. Riparian areas within developed areas are designated as ESHA. The city of Malibu maintains policies to protect environmentally sensitive habitat areas. Developments must be designed to minimize impacts to the ESHA. A development bu□er between the limits of the ESHA will be required and is typically 100' minimum. The unnamed stream is also subject to the Clean Water Act Section 404. Adequate setbacks are required to protect the ESHA from increases in water. Proposed septic systems should be designed and sited to avoid impacts to the ESHA.

The City of Malibu municipal code has specific requirements under institutional development standards, that a□ect development. A few key requirements are, there is a "maximum height of eighteen (18) feet above natural or finished grade, whichever results in a lower building height, except for chimneys, rooftop antenna, and light standards. The director may issue a development permit, pursuant to the site plan review process of this title, to allow structure height up to twenty-eight (28) feet for flat or pitched roofs." In addition, "in no event shall the maximum number of stories above grade be greater than two." And front yard setbacks shall be ten (10) feet from the street easement." Source: Malibu Municipal Code

Edge of Cabrillo Elementary at the ESHA
Photo by LPA

Figure 2.1-3 Development Restrictions



2.1 Existing Site Conditions | Diagrams

2.1-4 Topography

Due to the location of the site in the hills of Malibu, there is significant grade change in both directions. Along Morning View Drive, the 'front' of the site, from the South-East side to the South-West side there is approximately a 30-foot grade change. From the 'front' or South edge of the site to the 'back' or North edge of the site there is approximately a 60-foot grade change. This may create challenges in terms of accessibility but at the same time can present unique opportunities to create interesting spaces and capture views.

View of major grade change at Malibu High School
Photo by LPA

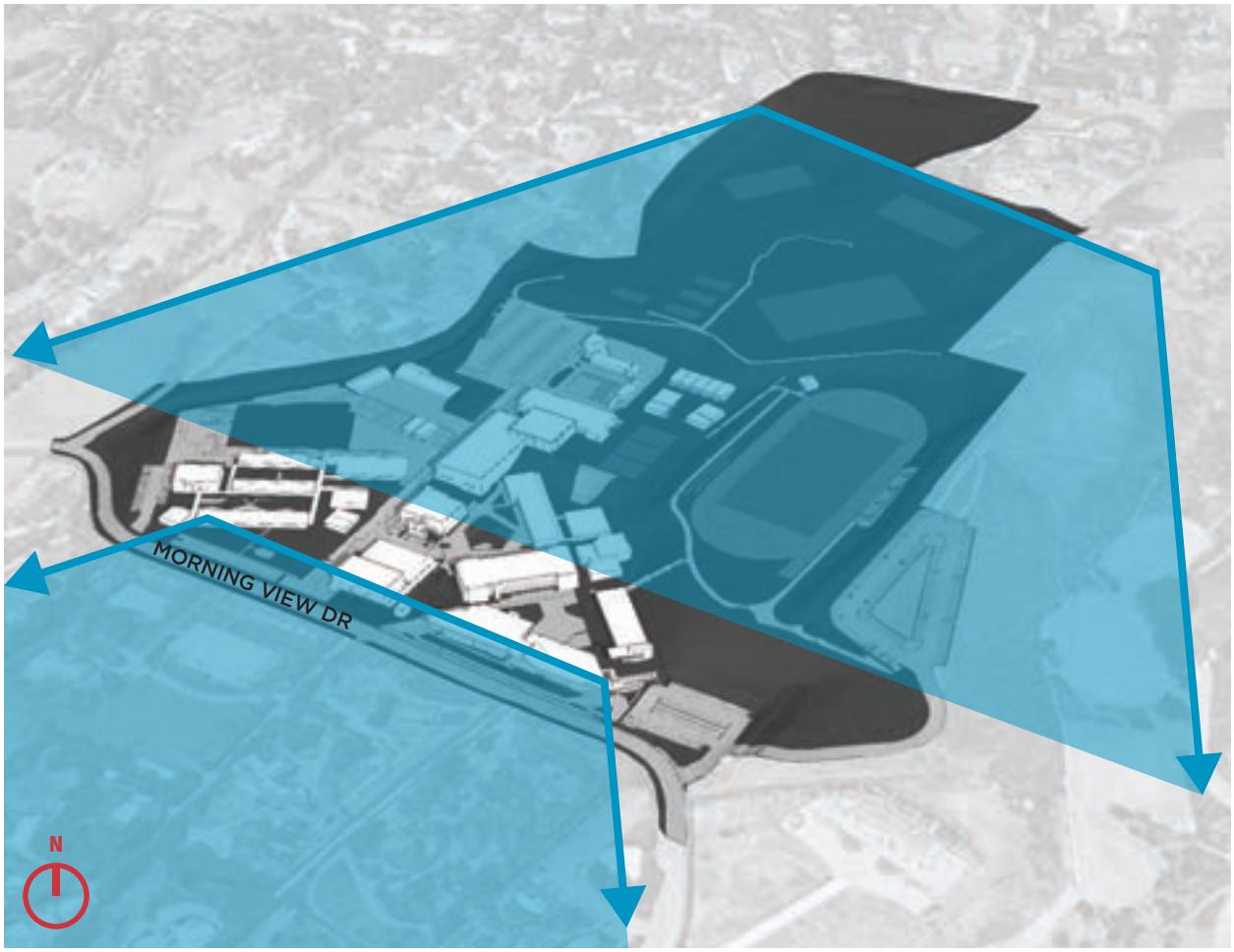
Figure 2.1-4 Topography

2.1-5 Elevated Views

Set into the hills of Malibu, the site presents amazing opportunities to capture the magnificent views of the Pacific Ocean. Adjacent to the site are many residential properties, therefore being a respectful neighbor and maintaining existing views is important to keep in mind when designing the campus.

View of elevated neighbors from the tennis courts
Photo by LPA

Figure 2.1-5 Elevated Views



2.1 Existing Site Conditions | Diagrams

2.1-6 Campus Frontage + Pedestrian Entry

Morning View Drive is the only road that provides public access to the campus. The buildings immediately adjacent to Morning View Drive create a zone called the "campus frontage"; this zone is the public face of the campus to the Malibu community and beyond. Of the 1,000+ students, most students come from the Malibu community but there are students coming from the neighboring cities of Santa Monica, Los Angeles and Oxnard. In addition, with community use of the pool, the site is seen as the center of its community and is accessed by students, parents, community at all times of the day.

Upon arrival to the campus, pedestrians enter either the Elementary or Middle/High School campus from a single point of entry. The administration building for each campus acts as the single point of entry for pedestrians.

View of Morning View Drive
Photo by LPA

Figure 2.1-6 Campus Frontage + Pedestrian Entry

2.1-7 Vehicular Circulation + Parking

Parent drop-o occurs along Morning View Drive and along the road between Cabrillo ES and Malibu Middle-High School. WIth a lack of on-site drop o area, this is a major source of congestion.

There are currently three main points of vehicular entry into the campus. One point of entry occurs along the Eastern edge of the campus from two parking lots. The lower parking lot provides direct access to the Middle School and is mainly used by Middle School sta and visitors. The upper parking lot located at the highest elevation of the site, is adjacent to the Stadium. This parking lot is larger and is used by the High School sta, students, and visitors.

A second point of entry occurs at the access road between the ES and the Middle-High School. This entry is a service access for the Middle and High School as well as access to the bus depot, maintenance and operations warehouse, and additional parking. The lower parking lot is primarily used by visitors for Cabrillo Elementary. The upper parking lot located near the back of the campus is used by the Middle and High School sta, visitors, those using the athletic facilities, and accessing the Boys and Girls Club.

The third point of entry occurs along the Western end of the site and leads to a small parking lot for Cabrillo Elementary sta.

View of road through the center of the project site
Photo by LPA

Figure 2.1-7 Vehicular Circulation + Parking

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3 SITE ASSESSMENT

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

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3.0 Site Assessment Overview

This section will present analysis for site components at Malibu Middle & High School. This analysis includes various site narratives and plan diagrams illustrating the following:

- Site Utilities (Storm Drain, Fire, Domestic Water and Sewer)
- Athletics/ Physical Education Spaces
- Unique Site Features
- Site Circulation and Access
- Site-wide Infrastructure (Mechanical, Gas, Electrical, Fire Alarm and Low Voltage Systems)

The assessment portion of this document includes a representation of the current state of the site and buildings, at the time of the school site survey. The following pages document visual observations by the planning team and information identified by the District Facilities and Maintenance and Operations sta□.

Each category that was evaluated is ranked using a scale of as follows:

CATEGORY [1] NO WORK NEEDED AT THIS TIME
CATEGORY [2] MINOR/ PATCH & REPAIR
CATEGORY [3] STANDARD MODERNIZATION
CATEGORY [4] MAJOR MODERNIZATION
CATEGORY [5] COMPLETE REPLACEMENT

3.0-1 Overall Site Plan

***Refer to Exhibit 3.0-1 Overall Site Plan Diagram**

3.0-2 Environmentally Sensitive Habitat Area (ESHA)

The City of Malibu's Local Coastal Program ESHA Overlay Map 2 and United States Geological Survey (USGS) Point Dume California 7.5 minute topographic quadrangle map shows an unnamed stream along the western edge of the middle school. Riparian areas within developed areas are designated as ESHA. The city of Malibu maintains policies to protect environmentally sensitive habitat areas within city limits and new developments must be sited and designed to minimize impacts to the ESHA. A development bu□er between the limits of the ESHA will be required and is typically 100' minimum.

The unnamed stream potentially fits the definition of a water of the United States and is subject to the Clean Water Act Section 404.

Proposed septic systems should be designed and sited to avoid impacts to the ESHA. Adequate setbacks are required to protect the ESHA from increases in water and lateral see page of wastewater.

LPA

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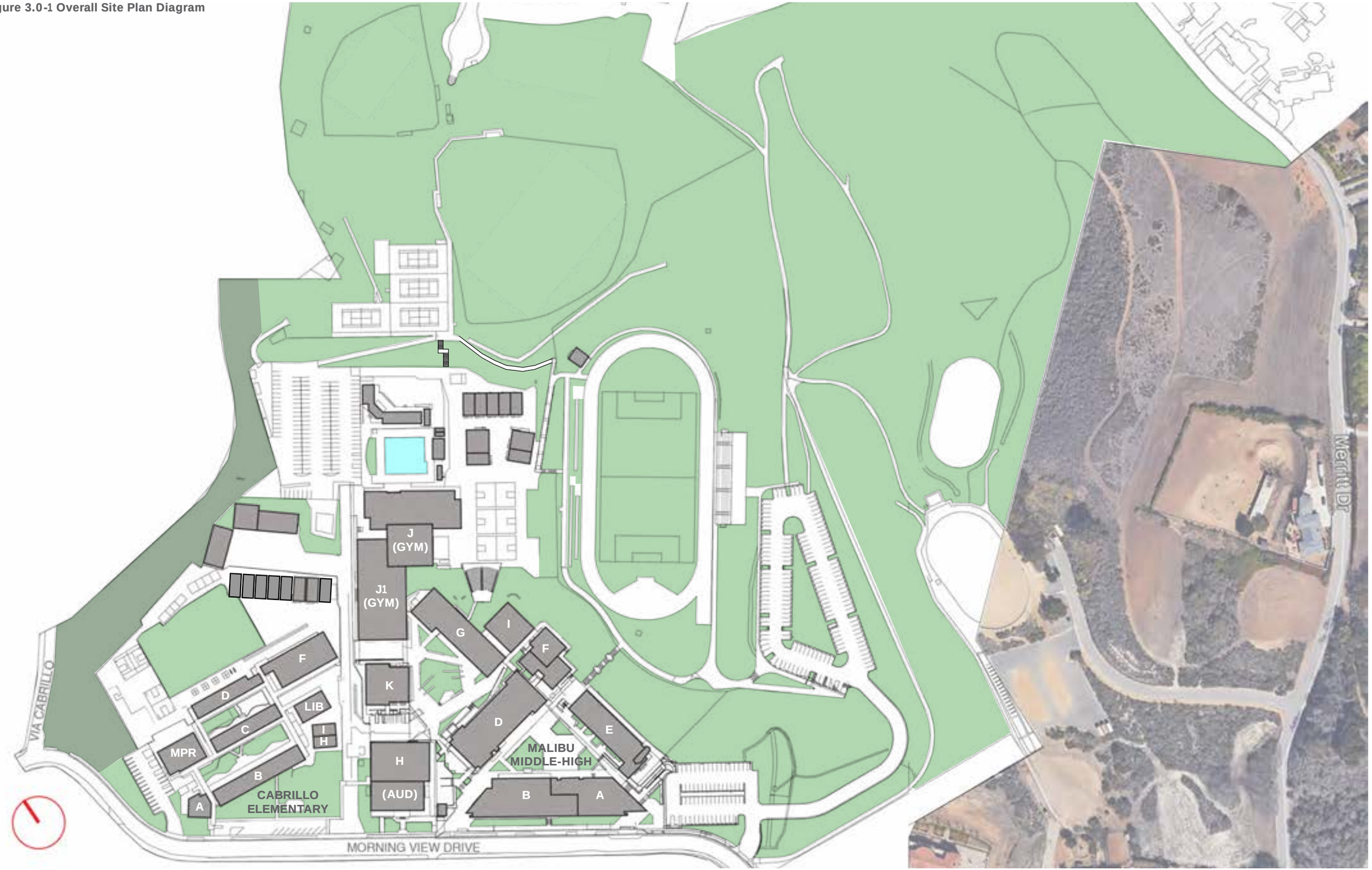
Figure 3.0-1 Overall Site Plan Diagram



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3.1 Site Utilities

Rating Legend:

CATEGORY [1] NO WORK NEEDED AT THIS TIME
CATEGORY [2] MINOR/ PATCH & REPAIR
CATEGORY [3] STANDARD MODERNIZATION
CATEGORY [4] MAJOR MODERNIZATION
CATEGORY [5] COMPLETE REPLACEMENT

3.1-1 Domestic Water

Category [4]

The majority of the domestic water mains and laterals are original to building construction dates and should be regarded as having reached their service life.

***See Existing Domestic Water Utilities Diagram**

3.1-2 Fire Water

Category [4]

The campus is served by a dedicated fire water system of unknown age servicing onsite fire hydrants and building fire water connections. Useful service life of underground fire water lines should be regarded as 50 years.

***See Existing Fire Water Utilities Diagram**

3.1-3 Sewer Water

Category [4]

The campus is served by multiple on-site wastewater treatment systems consisting of septic tanks and seepage pits. Record drawings indicate recent replacement of the septic tank in the high school rec court and new systems to be installed as part of the phase 3 construction work. Existing sewer lines outside of the phase 3 work appear to be original to building construction dates and should be regarded as having reached their service life.

***See Existing Sanitary Sewer Utilities Diagram**

3.1-4 Storm Drainage

Category [4]

The high school site drains via sheet flow and underground storm drain flowing southerly discharging to Morning View Drive through the driveways and curb outlets.

The middle school site drains via sheet flow flowing southerly toward Morning View Drive through driveways and underground storm drain flowing westerly with connections to a unnamed stream.

Drain inlets were observed with standing water and captured trash. Discussions with site personnel reveal areas of flooding at the bottom of the tennis courts, basketball courts, and outside building 1.

Underground storm drain piping is of unknown age and should be regarded as having a useful life of 50 years.

***See Existing Storm Drain Utilities Diagram**

3.2-10 Campus-Wide Electrical

Site Wide Electrical (Malibu Middle & High School)

Category [3]

School is currently being fed from 750 KVA utility transformer. The main switchgear is indoor, and it is a 2000A, 480Y/277V, 3-phase, 4 wire unit. The utility transformer was roughly installed around year 2015 and some distribution equipment seem to be in good condition. Older 1200A switchgear, which feeds most of campus, is also being fed from the 2000A switchgear. The electrical distribution system consists of original (very old) and newer equipment from di□erent manufacturers. The campus electrical distribution system is currently partially backed up by a 60 KW emergency generator. Current switch gear is adequate for campus expansion, but old switchgear and other distribution panels are old and need to be replaced. Sta□ members mentioned that power goes out at least once per month during summer, and at least 2-3 times per month during winter. A larger backup emergency generator or inverter is highly recommended.

Site Wide Electrical (Malibu Middle & High School)
Category [3]

School is currently being fed from 75 KVA utility transformer. The main switchgear is indoor, and it is a 800A, 208Y/120V, 3-phase, 4 wire unit. The utility transformer was roughly installed around year 2011 and distribution equipment seem to be in good condition. A solar panel system was installed on school buildings roof few years. Current electrical distribution system capacity can neither handle additional loads such as adding air conditioning system to classrooms, nor expanding school by adding more buildings. A complete system replacement is recommended. Sta□ members mentioned that power goes out at least once per month during summer, and at least 2-3 times per month during winter. A backup emergency generator or inverter is highly recommended.

3.2-11 Site Wide Fire Alarm

Category [4]

Fire alarm systems will need to be replaced at all existing buildings if there is significant modernization work to be done.

3.2-12 Campus-Wide Low Voltage Systems

Malibu Middle & High School

Underground Vault Conduit Pathway System:

Category [3]

Observation: During our site visit we found a total of four (4) vaults located through-out the campus. Out of the four (4), we had the opportunity to open two (2). It is suggested to perform a campus cable audit of all used and unused cabling to determine what cable is abandoned and able to remove from underground pathways.

The underground vaults and conduit system located through-out school campus that we found has a minimum of (1) 4" conduit pathway for re-use. Under the assumption with at least (1) conduit spare for re-use, it is safe to determine future cabling requirements can be met sharing the same conduit for both fiber and copper backbone. New fiber and copper backbone cabling to existing buildings can be used across parallel systems to minimize cabling. Keeping the copper/fiber backbone to a minimum and removing unused cabling will add additional pathway availability and conduit real-estate.

We also noticed there is 50% of non-OSP cabling in the underground conduit pathway system that does not meet NFPA 70, NFPA 70E, National Electrical Code 2017 code requirements and/or TIA industry standards. These cables must be removed and replaced with OSP cable and update code requirements and minimize damage to equipment and cabling with protection from water, rodents and lightning surges. Surges will almost always surpass the voltage rating of these devices causing them to fail. Proper grounding and bonding is necessary at all times.

Vault system can be reused and phased for new construction if required (additional vaults required per phasing to be determined).

Cabrillo Elementary School

Exterior Conduit Pathway:

Category [3]

Observation: Horizontal conduit system located on canopy across school campus to each buildings IDF.

Recommendation: Conduit infrastructure to be rerouted and/or extended to new MDF room location. Re-use 50% of existing conduit is a factor pending on location of MDF.

3.2-8 Campus-Wide Mechanical Systems

Malibu Middle & High School

Category [3]

The base mechanical system is unit ventilators and water source heat pumps. The cooling tower was recently replaced. All other equipment is appears to be in the middle of its useful life. The controls system appears to have limited functionality and in need of replacement. The current mechanical system has limited to no economizer function and does not give the district the ability to take advantage of the mild climate and over ventilate spaces.

Cabrillo Elementary School

Category [3]

Typical mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed. Systems are at the end of their useful life and should be replaced.

3.2-9 Campus-Wide Site Gas Distribution

Malibu Middle & High School

Category [3]

Observation: It was disclosed to LPA that the current site gas piping was standard pressure. However, during the site visit at least one (1) gas pressure regulator was discovered indicating the site is being fed by medium pressure gas. For any future modernization and/or new construction the service pressure will need to be verified. It also appeared that the existing underground site gas piping is steel. Any modernization or new construction requiring new underground site gas piping shall be polyethylene pipe.

Cabrillo Elementary School

Category [3]

Observation: The existing gas distribution appears to be standard pressure with steel underground piping. Any modernization or new construction requiring new underground site gas piping shall be polyethylene pipe.

Figure 3.1-1 Campus-Wide Civil Domestic Water

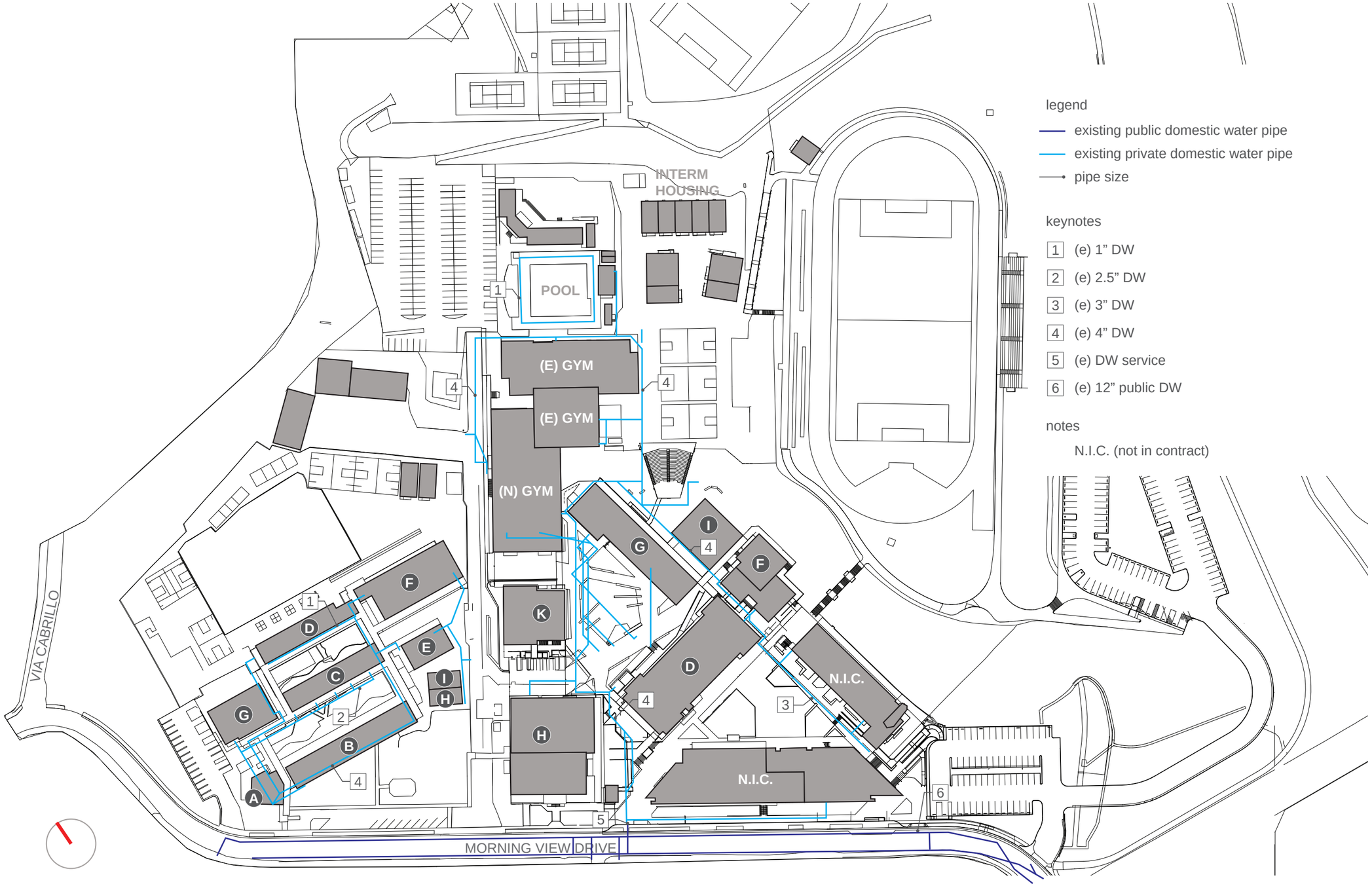

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Figure 3.1-2 Campus-Wide Civil Fire Water

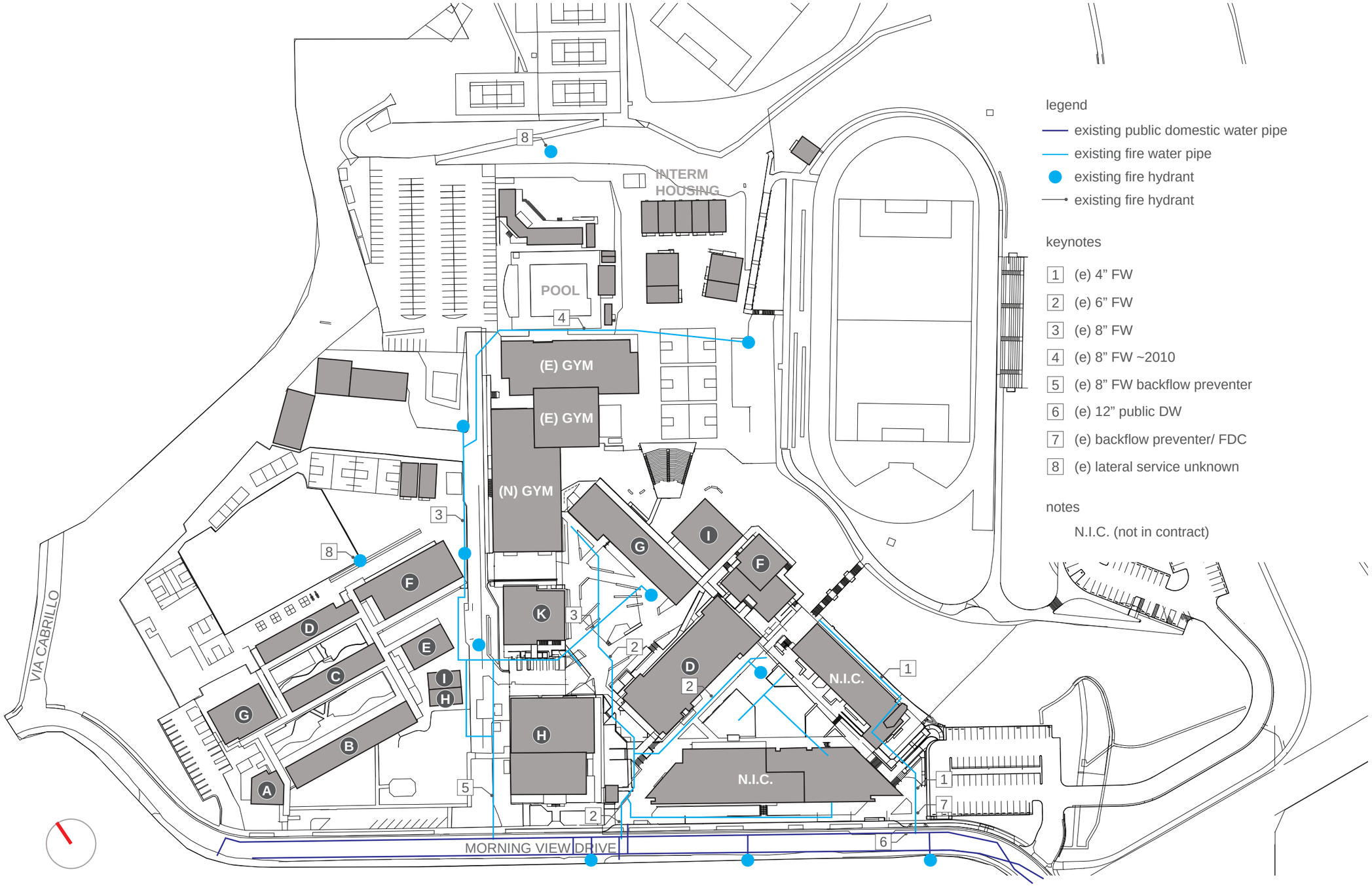

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Figure 3.1-3 Campus-Wide Civil Septic Sewer

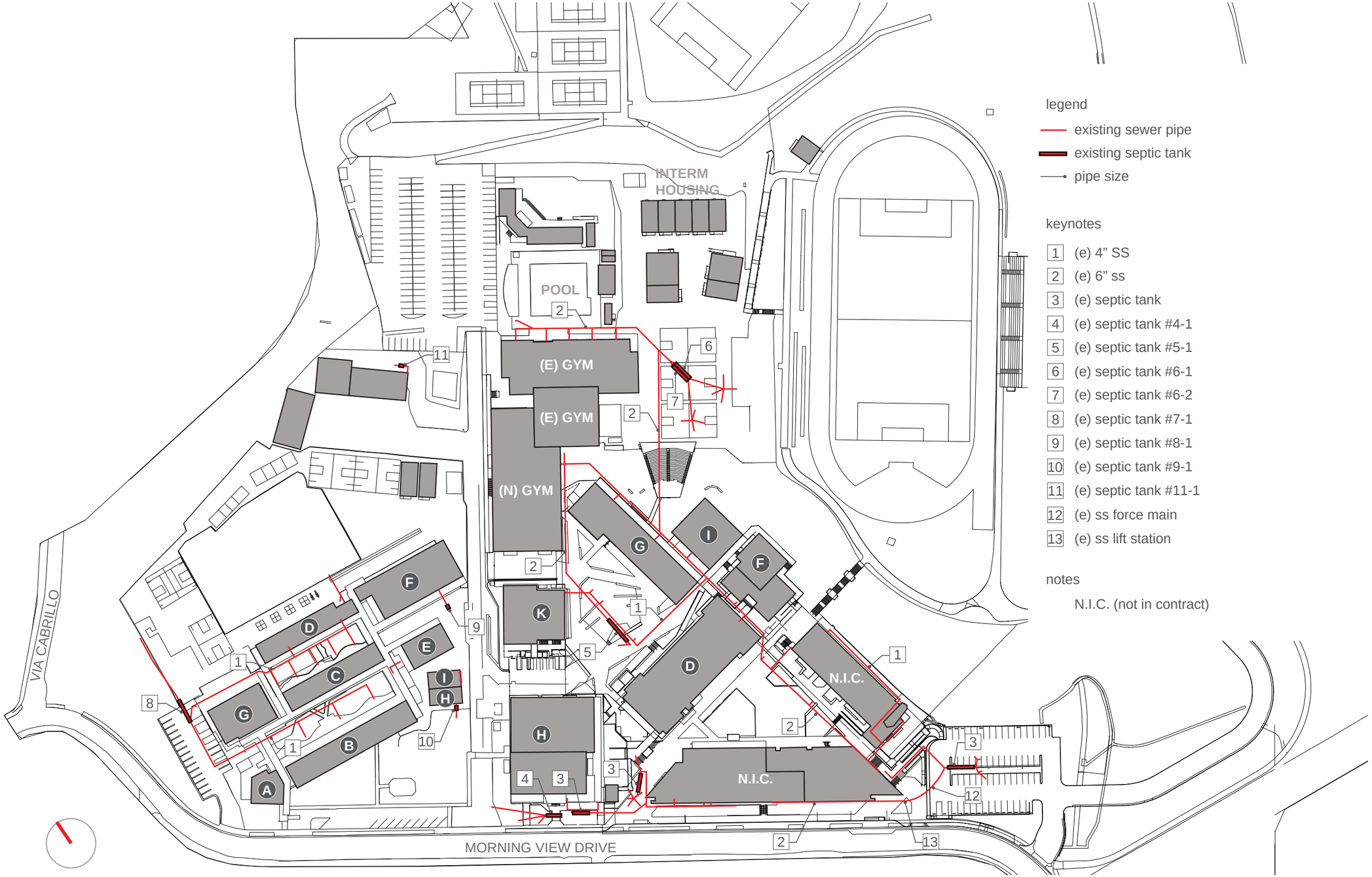

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Figure 3.1-4 Campus-Wide Civil Storm Water

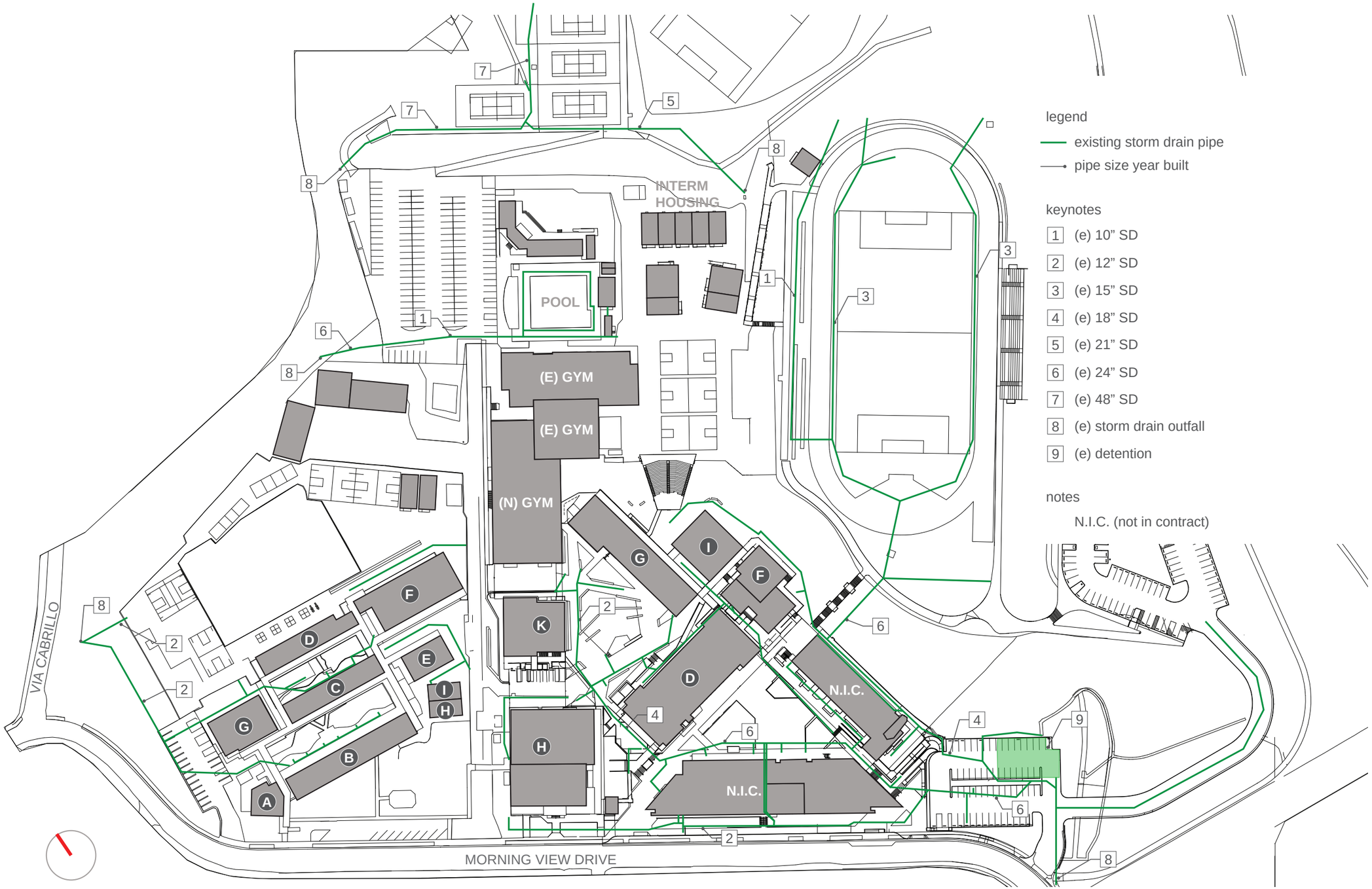

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Figure 3.1-5 Campus-Wide Electrical Systems

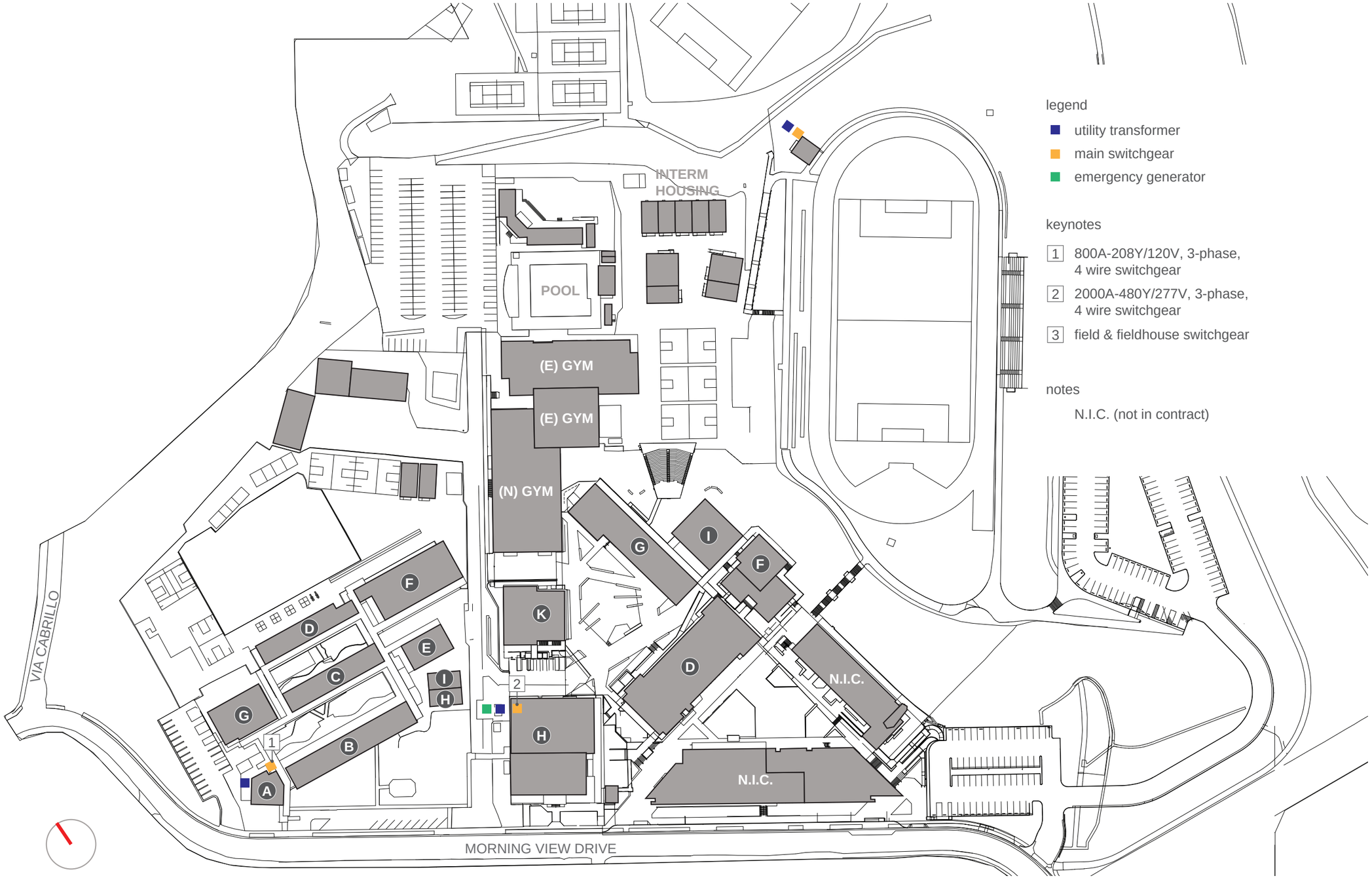

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Figure 3.1-6 Campus-Wide Technology Systems

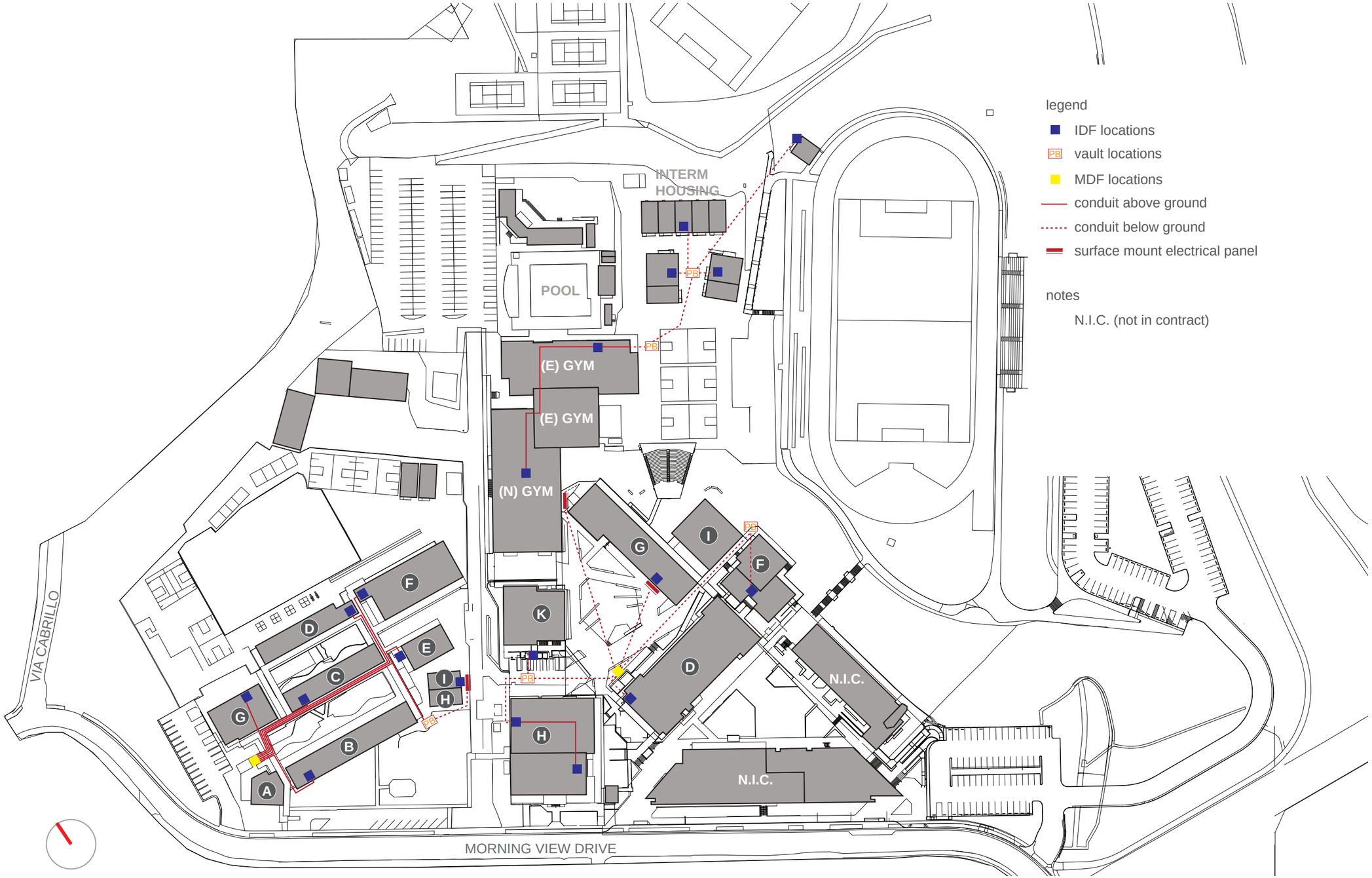

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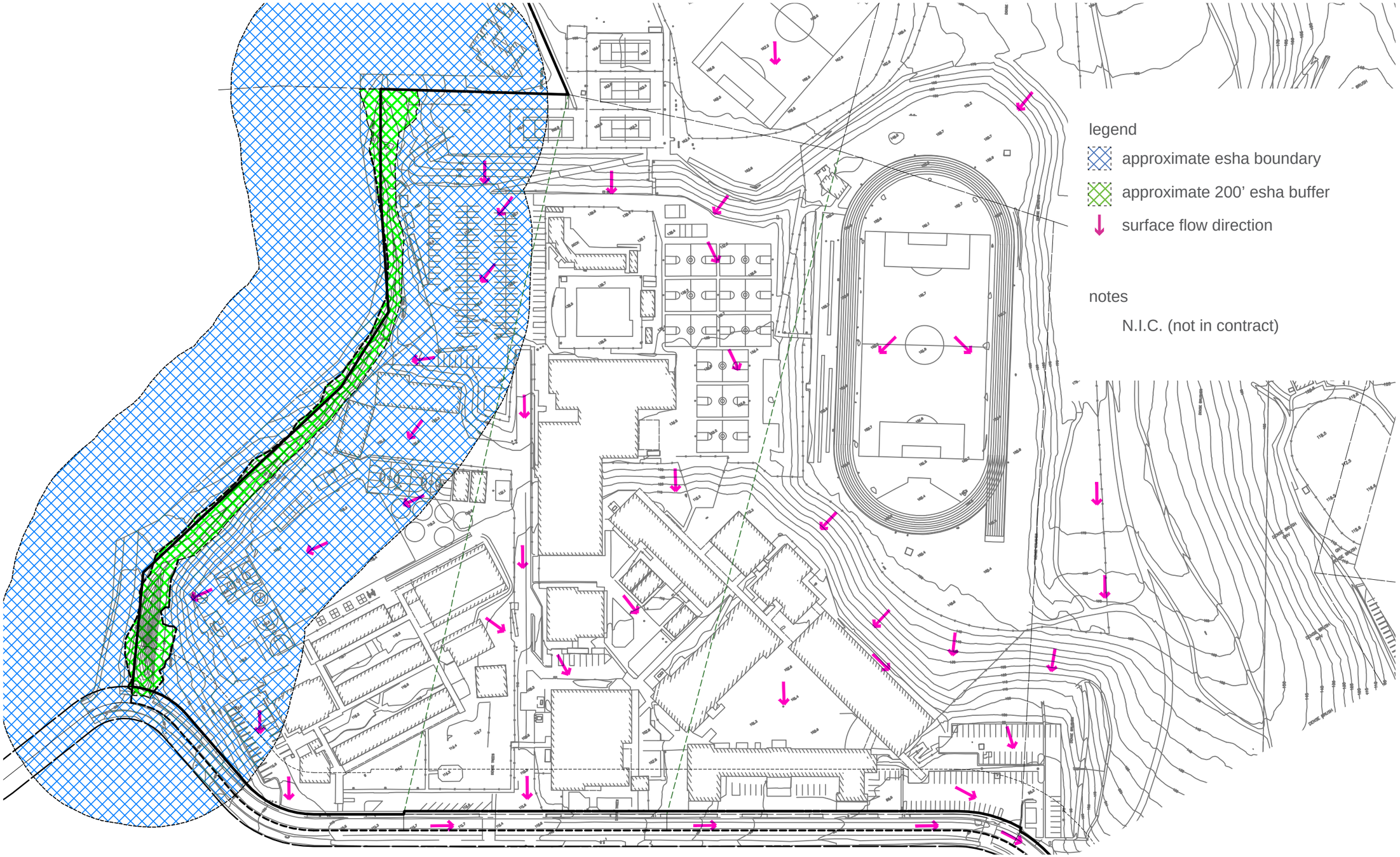
Figure 3.1-7 Grading Plan and ESHA Overlay



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3.2 Malibu Middle & High School Existing Site Assessment

Rating Legend:

CATEGORY [1] NO WORK NEEDED AT THIS TIME
CATEGORY [2] MINOR/ PATCH & REPAIR
CATEGORY [3] STANDARD MODERNIZATION
CATEGORY [4] MAJOR MODERNIZATION
CATEGORY [5] COMPLETE REPLACEMENT

3.2-1 Pedestrian Circulation + Site Accessibility

The campus is built into the foothills which makes accessibility around the campus a challenge. There are several di□erent pad elevations connected by stairs and ramps. The main campus although not steep is sloped and has several stairs and ramps between the buildings. Occasionally a lift will be required for access. There is a large ramp system at the west side of Bldg J1 (New Gym) and J (Old Gym). Ramps and stairs allow access to the tennis courts and track levels. However a walkway access to the softball field or the upper multi use field (adjacent to Clover Heights Avenue) is not available. Truncated domes are missing at pedestrian/vehicular crossings along the main entry drive north into campus (south of Bldg J1 & south of Bldg K). Cross slopes at various locations through out campus are greater than the maximum 2 percent cross slope.

Most gates were controlled by administration or sta□ so no accessible or panic hardware was installed. The gates adjacent to Clover Heights Avenue do not have accessible hardware and are chained opened/closed by the campus.

3.2-2 Vehicular Circulation + Parking

Category [5]

Child drop-o□ and pick-up currently occur within the Main access road into the campus and the upper parking lot. Busses utilize the same roadway and block access once arrived and o□oading begins. The single access point for bus and car drop o□ causes severe tra□c during morning drop-o□ and afternoon pick-up.

Upper parking lot has approximately 132 parking stalls. 128 standard stalls and 4 ADA stalls. The new lot east of the track has approximately 150 parking stalls. 145 standard stalls and 5 ADA stalls. Parking behind Bldg K has 2 ADA stalls both are compliant.

3.2-2 Paving

Category [4]

Concrete Paving is in fair condition, but cross slope and low spots are apparent throughout the campus. The cafeteria and lunch area have several chips, crack, lifting panels and cross slope issues. Various areas around campus have panels lifting and are ground down for ADA compliance. The concrete at the amphitheater is in poor shape, cracks, deteriorated/non-existent joint sealants, and cracks are prevalent. Stairs at the amphitheater are worn and lights are non-functional. Pool deck is deteriorated and worn and should be replaced. Concrete along the north side of Bldg J.(Old Gym) has cross slope issues, saw cut trench patches, and cracks. Concrete paving at the track level is fair to good shape. A few panels with cracks/lifting, but most concrete panels are in good shape.

Concrete stairs are generally in poor shape. Most are missing the grooves and color di□erentiation at the step nosing. Several have chips, gouges and exposed handrail posts. Handrails seem compliant, but have lost a majority of the protective paint coating. Rust and deterioration are prevalent on the majority of the handrails.

Concrete ramps are generally in fair shape. Concrete ramp has some lifting at panels and degraded expansion joint sealants, slopes seem to be compliant with current code. Handrails seem compliant, but have rust due to loss of paint.

3.2-3 AC Paving

Category [3]

AC Paving is worn throughout campus and calls for replacement. The Hardcourt paving area can be rated as fair, but has several depressed areas due to constant trenching for new/upgraded infrastructure. Main entrance spine from Morning View Drive is cracking in several locations and worn down. The bus yard is in fair condition with a few areas of worn AC paving which can be filled. The upper parking lot northwest of the pool has several worn and cracked areas and should have the paving replaced. A newer upper parking lot and access road southeast of the track is in good condition. The vehicular access ramp to the tennis courts and the paving south of the courts is in poor shape with cracks, depressions, and erosion issues. It should be replaced. Parking areas south of the gym and Bldg K are in fair shape.

in no longer prevalent in any of the planters. Many large slopes have no planting and have erosion issues.(South of tennis courts, west of track, and west of amphitheater)

Most trees are in good condition. A few along the western property and along the amphitheater slope should be accessed for possible trimming work.

3.2 MMHS School Existing Site Assessment

3.2-4 Irrigation

Category [5]

The irrigation system is comprised of several points of connection(POC) with individual controllers. None of the POCs utilize a Flow Sensor or Master Valve. A single POC has been used to operate the irrigation system for the upper fields.(baseball, softball, and multi-use) A separate POC for the football field and associated planting areas. Two (2) other POCs supply water for the irrigation of main campus southwest of track. Systems are old, but operate consistently. Controllers are hard wired and utilize standard wiring to the valves. The control valves are Superior brass type, spray heads are mainly Toro brand, and fields utilize Hunter rotor heads. A booster pump is located on campus southwest of the track. All irrigation water is supplied by potable water line.

3.2-5 Fencing + Gates

Category [3]

Currently there is chain link fencing along the eastern perimeter of the high school. It is in fair shape, could use some fabric mesh replacement. The southern boundary is also chain link and is currently in fair condition, could use some fabric mesh replacement. The western boundary is chain link fencing along the bus yard and the existing upper parking lot. A few areas have eroded and fencing should be adjusted/fixed. The western boundary chain link continues to the northern boundary and is in fair shape. The northern boundary by Clover Heights Avenue cul-de-sac is chain link fencing. It is in fair shape.

3.2-6 Physical Education Teaching Stations

Category [3]

Malibu High School o□ers extensive sports/ athletic options including football, baseball, softball, boys/girls basketball, boys/girls tennis, boy/girls swimming, boys/girls water polo, boys/ girls volleyball, boys/girls soccer, boys/girls cross country, boys/girls lacrosse, dance and track and field.

The campus has the following facilities:

- 9 Basketball Courts (outdoor)
- 4 Tennis Courts (outdoor)
- 1 Volleyball Court (indoor)
- 1 Football Field
- 1 Softball Field (outdoor)
- 1 Baseball Field (outdoor)
- 2 Multi Use Fields (outdoor)
- 1 Four Hundred Meter 8-lane Track (outdoor)
- 1 Shot Put (outdoor)
- 2 Long Jump (outdoor)
- 1 High Jump (outdoor)
- 1 Pole Vault (outdoor)
- 1 Discus (outdoor)
- 1 Pool

The Basketball courts are located on AC Paving which is poor to fair shape. Several infrastructure projects have left trench patches and low spots in the court AC paving. The backboard, nets, and goals are generally in good condition.

The Tennis Courts are located northwest of the track. The three (3) southern courts are in fair/poor shape. The fencing is rusting, a few cracks in the courts, the southern boundary fence posts required reinforcement, and a 6 inch plus di□erence between the east and west courts. The north tennis court is in fair shape with the exception of drainage/debris from the adjacent walk accessing the court area. No bleachers are present, only portable benches which are in fair condition.

The Football Field is a natural turf field. It has a few worn areas, but is in generally good shape. Both the Visitor and Home bleachers are not currently compliant with current ADA code standards for seating. The Home bleachers do not have separated walkway for pedestrians.

Softball Field is located north of the tennis courts just south of Clover Heights Avenue cul-de-sac. It is oriented in the northwest direction. The chain link back stop is in fair/poor shape. The dugouts and outfield fence are chain link with windscreen and in fair shape. The bleachers do not have any access(paved) access to them nor do they have ADA compliant seating. The concession shack is in very poor shape and should be replaced.

The Baseball Field is located east of the tennis courts. It is oriented in the southeast direction. The chain link back stop is in fair shape, but seems to be undersized. The bleachers have a concrete walk providing access, but no ADA compliant seating. The scoring booth is in poor shape and can only be accessed by non-compliant stairs.

The two (2) Multi Use Fields are located northwest and northeast of the Baseball Field. Both fields are all grass and in fair shape with some worn areas. Both seem to be used for soccer practice, physical education.

The Track is a synthetic system seems to be about 400 meters. It has eight (8) lanes and the Home bleachers are directly adjacent to the last lane leaving no room for pedestrian access separate from the track. The track is in fair shape with some worn areas and low spots.

The Shot Put area is south of the track in a turf area. There is no accessible path to the shot put ring or pit. The pit is in poor shape and is inundated with many weeds, very little sand, and a rudimentary

border.

The Long Jump pits and runway is located on the west side of the track. There are two (2) runways with di□erent lengths and associated pits. The runways utilize the synthetic track surfacing and is worn but in fair shape. The pits are in fair shape with a few weeds, but no sand catcher system.

High Jump is located just north of the shot put area. It is located in an area fully enclosed in synthetic track surfacing. Track surfacing is worn but in fair shape. A low spot is prevalent with the high jump area.

The Pole Vault area is located north of the long jump pits. The pole vault runway utilizes the synthetic track system and is in fair shape.

Discus area is located at the north end of the track area. It is a concrete pad located in the D-Zone turf area. The Discus is overlaid onto the football/ soccer field at the interior of the track.

The Pool is located to the north of Bldg. J(Old Gym). It is completely enclosed by a chain link fence with windscreen. The concrete pool deck is worn and deteriorated. The Maintenance and Operations sta□ noted that the pool systems have had various problems.

Pool facility is for District and community use. It currently is in poor shape. The pool decking is old (1990's), pitted and cracked. Sta□ reports issues with pumps, backwashing and equipment corrosion. The bleachers within the pool area are not ADA compliant. Perimeter chainlink fencing with windscreen is in fair shape.

3.2 MMHS School Existing Site Assessment

3.2-13 Photos

Concrete Paving

Handrails

Missing Truncated Domes

AC Degraded

Erosion

Erosion

Chainlink Fencing

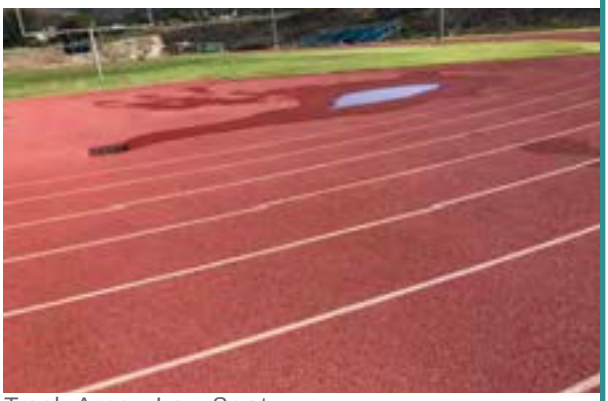
Cross Slope

3.2-13 Photos

Pool

Track Area - Bleachers

Track Area - Shotput


Track Area - Low Spot

Tennis - Rusty Fence

Tennis - Unsteady Post

Broken Drainage - Concrete Ditch

Broken Drainage - Gopher

LPA

3.3 Cabrillo Elementary School Existing Site Assessment

Rating Legend:

CATEGORY [1] NO WORK NEEDED AT THIS TIME
CATEGORY [2] MINOR/ PATCH & REPAIR
CATEGORY [3] STANDARD MODERNIZATION
CATEGORY [4] MAJOR MODERNIZATION
CATEGORY [5] COMPLETE REPLACEMENT

3.3-1 Pedestrian Circulation + Site Accessibility

Category [4]

The campus is built into relatively minimal sloping area of the foothills. Accessibility throughout the site is not as challenging as Malibu High School. Most of the ramps meet current code and allow for access to the entire campus. The exceptions are noted in the ramp portion of this assessment. Stairs while prevalent on the campus are missing grooves and color di□erentiation at the tread nosing which makes them non-compliant. Stairs north of buildings B and C are missing items noted previously along with handrails. Cross slope at hardcourts from portables to Bldg. F has cross slopes greater than 2 percent which makes them non-compliant.

3.3-2 Vehicular Circulation + Parking

Category [4]

Child drop-o□ seems to occur at the parking lot along Morning View Drive. The parking lot drive aisle is inadequate for drop-o□ and vehicular circulation for parking purposes. The ADA stall has an access aisle which has a cross slope in excess of 2 percent which is not compliant with current codes.

A small sta□ parking lot is located west of Bldg. G. ADA parking stalls in this lot meet all requirements of current code. Additional makeshift parking was provided east of Bldg. E, and west of the fire lane south of Bldg H. Throughout the campus several cars are parked in non-designated areas which implies parking scarce for this site.

3.3-3 Paving

Category [4]

Concrete paving is of the original construction and has cracking, lifting, and is worn. North of Bldg. B there has been a thin layer of concrete over laid on the existing paving. This thin layer is cracking and several pieces have been removed by wear leaving several shallow divots in the paving. Concrete paving south of Bldg. C has several large cracks in panels and by existing overhead column posts. Walkway between Bldg. G and Bldg. C and D has large cracks. Lunch area concrete is in fair shape with a few locations of cracked panels and

Several concrete stairs are in fair/poor condition. Stairs south of Bldg. G do not have a complaint lower landing. Stairs placed north of Bldg. B and C are in good shape, but lack ADA compliant features. Stairway east of Bldg. E is in poor shape and is missing several code required elements. The ramp adjacent to this stairway is also in poor shape and lacks elements required by code. Handrails seem compliant just peeling paint and rust in several locations.

Concrete ramps are in fair/poor shape with a few having cracks in some panels. Entry to Administration Building has a slope greater than 5 percent, therefore it is considered a ramp and must meet all ramp code required elements. Handrails seem compliant just peeling paint and rust in several locations.

Small garden areas south of Bldg. C and D have non-accessible paving areas and vertical di□erences greater than 1 inch.

3.3-4 AC Paving

Category [4]

AC Paving is worn throughout campus and warrants replacement. The parking lots along Morning Side Drive, west of fire lane south of Bldg H, and east of Bldg. H has worn AC paving and is cracking. The AC paving between Bldg. E, F, & I is degraded and cracked.

The AC paving at the hardcourts is damaged and worn in several areas. Ball walls paving is eroded and has cracks in several locations. Area south of the multi use field has degraded paving allow for water intrusion to the subbase. South of the portable buildings and restroom has patched, cracked, and degraded AC paving throughout. AC paving area north of the multi use field and at the edge of the Environmentally Sensitive Habitat Area(ESHA) is severely eroded. Paving surrounding the sand play area has several large cracks throughout leading to the northwest corner which has a catch basin.

3.3-5 Irrigation

Category [4]

The irrigation system is connected to the domestic water system. POC(s) is unknown, no Master Valve or Flow Sensor for system.

3.3-6 Fencing + Gates

3.3 Cabrillo ES Existing Site Assessment

Category [4]

Tube steel fencing along Morning Side Drive from Administration building to mid-way down the parking lot. The remainder of the fencing is chain link. The tube steel is in good condition, while the chain link fence is in fair condition. The entrance to the school has tube steel double gates with lever/panic hardware and closers. All seem compliant with current codes.

The eastern perimeter is chain link fencing in fair shape. Various top rails/posts may need to be replaced due to wear. Gates along this portion have lever hardware and no closers.

West perimeter is chain link that is in fair shape. Maintenance gates with no accessible hardware are located at the loading dock area, while an accessible gate with lever/panic hardware and a closer is located adjacent to the ADA stalls and Bldg. G.

North perimeter fencing is chain link and is poor shape. Fence posts along the Environmentally Sensitive Habitat Area(ESHA) is eroding down the slope.

3.3-7 Site Amenities

Category [4]

Lunch tables are old and faded. They seem to be in fair condition.

Lunch shade shelter is metal frame with fabric roof. Fabric is in fair shape but is loosely fastened to frame. Metal frame is in poor shape with widespread rust.

Sand box area is in poor shape. Curbing enclosing sand is chipped no elements in the sand area. Play structure is old and faded. Play surfacing seems recent and is in fair shape. Portable buildings have been placed over existing basketball courts south of the bus yard. Four (4) Basketball goals remain, one over laid by tetherball area and other three (3) by the sand area. Ball Walls are painted plywood and in fair/poor condition. AC paving within Playground/Hardcourt area is in generally poor condition. (See AC paving) Backstops have chain link which is in poor condition.

3.3-8 Landscape

Category [3]

Landscaping throughout campus is minimal. Many planters have mature shrubs and trees and no groundcover or mulch. Turf field is in fair shape with only a few areas that are worn from use.

3.3-14 Photos

Truncated Domes

Limited Parking

No Handrails

Cross Slope > 2%

Concrete Cracking

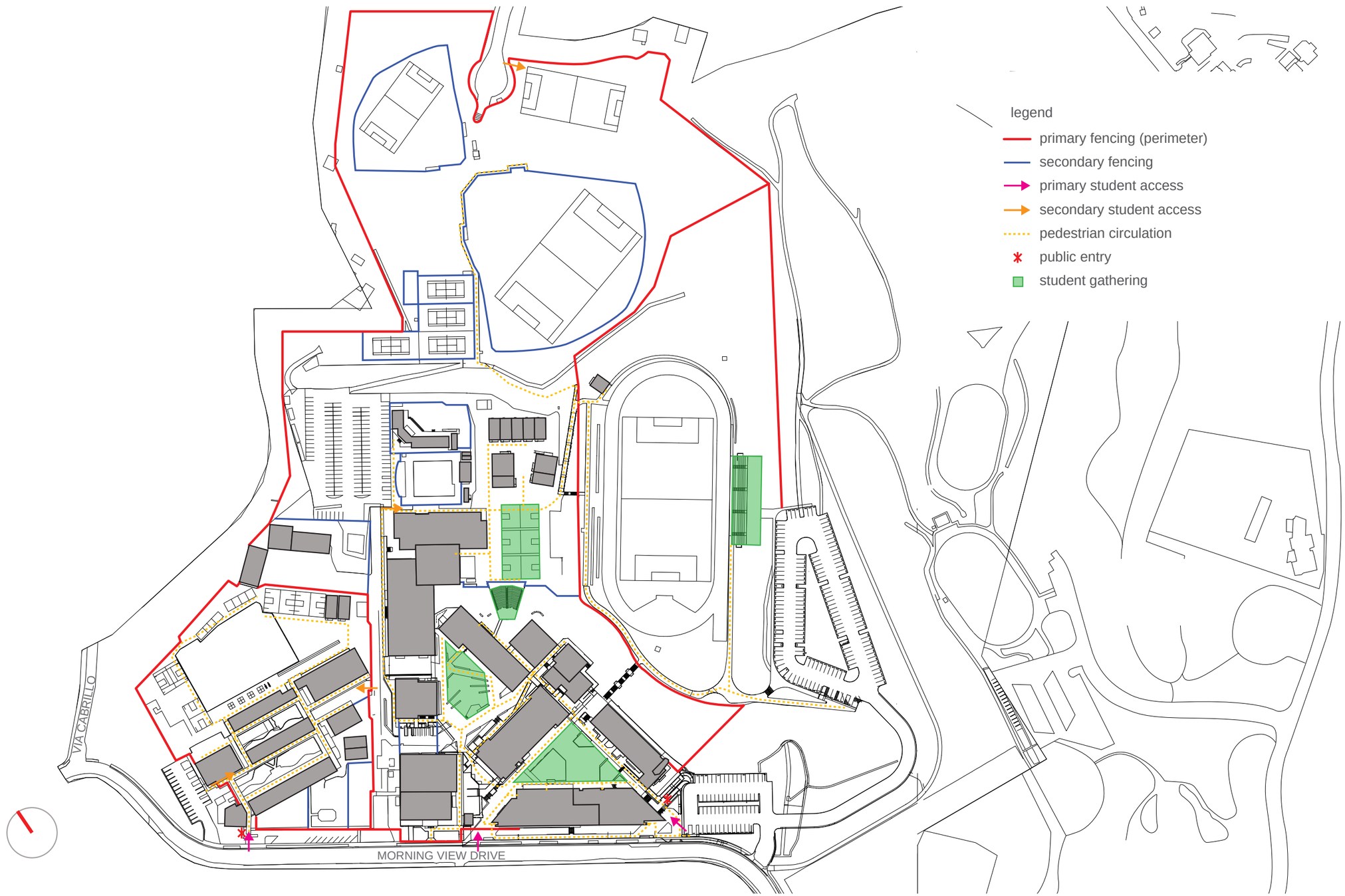
Erosion

Play Equipment

Walls

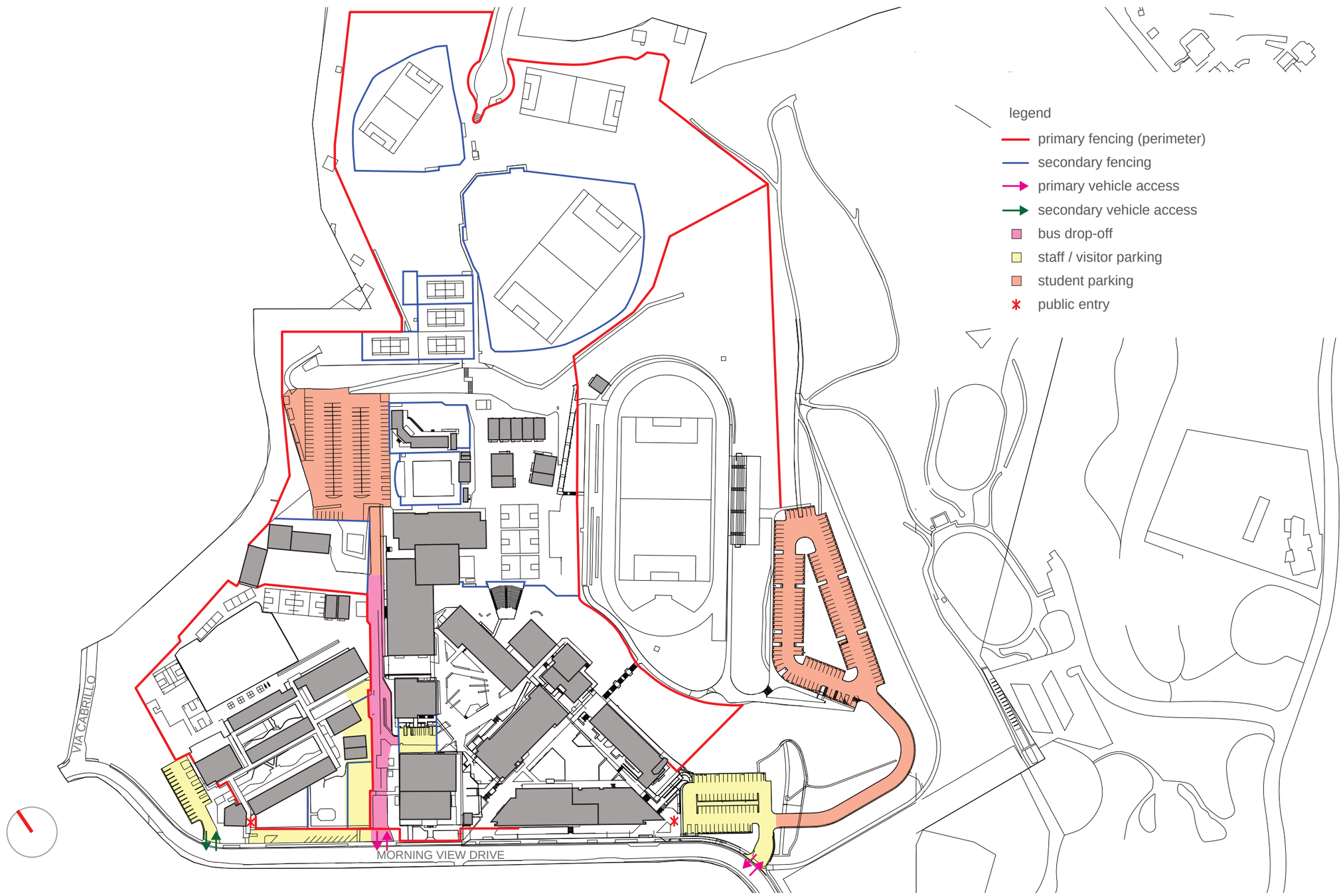
LPA

Figure 3.4-1 Pedestrian Circulation



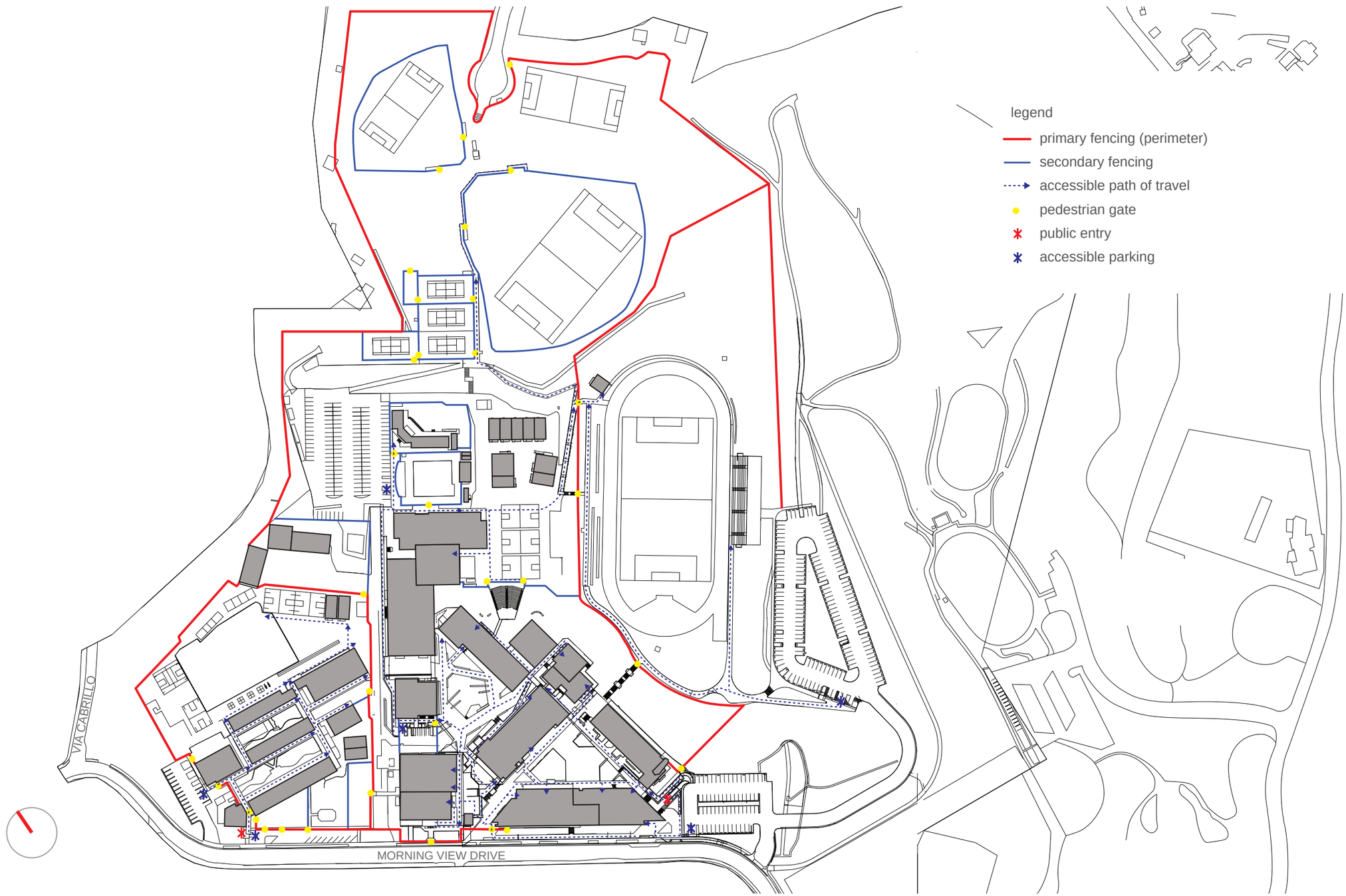
LPA

Figure 3.4-2 Vehicular Circulation



LPA

Figure 3.4-3 Fencing



4 BUILDING ASSESSMENTS

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

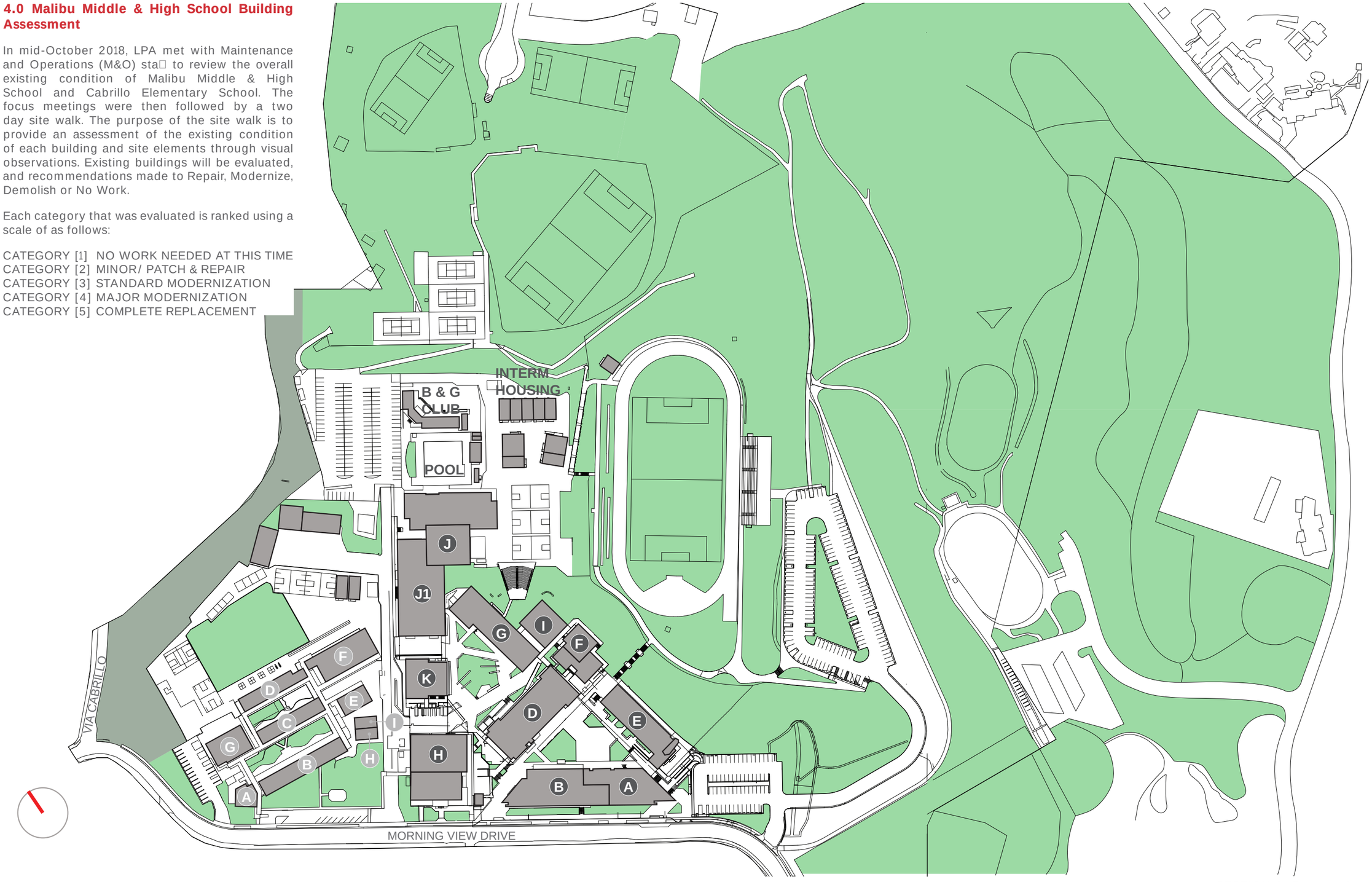
LPA

4.0 Malibu Middle & High School Building Assessment

In mid-October 2018, LPA met with Maintenance and Operations (M&O) sta to review the overall existing condition of Malibu Middle & High School and Cabrillo Elementary School. The focus meetings were then followed by a two day site walk. The purpose of the site walk is to provide an assessment of the existing condition of each building and site elements through visual observations. Existing buildings will be evaluated, and recommendations made to Repair, Modernize, Demolish or No Work.

Each category that was evaluated is ranked using a scale of as follows:

CATEGORY [1] NO WORK NEEDED AT THIS TIME
CATEGORY [2] MINOR/ PATCH & REPAIR
CATEGORY [3] STANDARD MODERNIZATION
CATEGORY [4] MAJOR MODERNIZATION
CATEGORY [5] COMPLETE REPLACEMENT



4.1 Malibu Middle HS - Buildings A, B, E

Building A & B: Administration/ Library/ Classrooms Building

General Information:

Year Built: 2018
Year Modernized: N/A
Story: 2 plus basement
Square Footage: 35,315
Use: Administration O□ces, Library, Classrooms, Science Classrooms

Fire Sprinklers: Yes
Type: V-B
Structural: Metal frame

Building E: Classrooms Building

General Information:

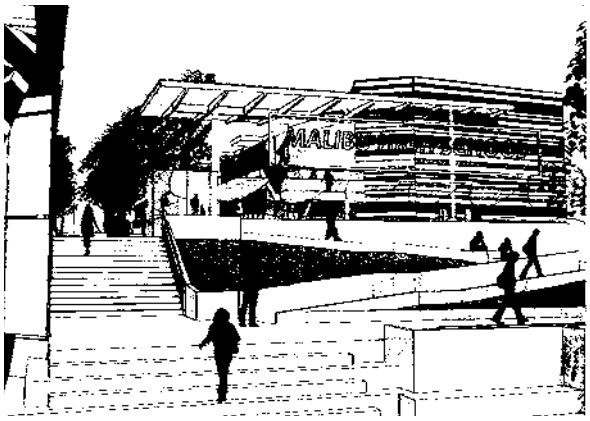
Year Built: 2018
Year Modernized: N/A
Story: 2
Square Footage: 13,515
Use: Classrooms

Fire Sprinklers: Yes
Type: V-B
Structural: Metal frame

Overall

Buildings A, B and E are currently under construction. These buildings are to remain, with no work identified for this master plan.

Figure 4.1 Building E Rendering



4.2 Malibu Middle & High School - Building D

Building D (100 Building): Classroom/ Science Lab Building

General Information:

Year Built: 1963
Year Modernized: 1990 comprehensive modernization; 2017 (Restrooms & ADA upgrades only)
Story: 2
Square Footage: 26,952
Use: Classrooms, Science Labs, Sta□ Lounge

Fire Sprinklers: No
Occupancy: E-1
Type V-N

4.2-1 Architectural

Exterior

- The exterior finish is brick and in fair condition. Various areas with e□orescence and faded gra□ti.
- At the enclosed stairs, the metal pan is corroding. The glue down ceiling tiles appear to be original to the building are in poor condition, are mismatched and coming unglued.
- Underside of second floor walkway is concrete co□ered ceiling. This is in good condition.
- The exterior guardrail and posts are faded and need to be repainted. The metal mesh infill is bent and warped and should be replaced.
- The plaster so□t appears in acceptable condition.
- Exterior lockers need to be refinished/ replaced; paint in poor condition, showing signs of corrosion. Lockers on 2nd floor have been removed, but the curbs remain.
- Exterior lights are wall mounted.

Paint

- Paint at plaster so□t above the 2nd floor walkway appears in good condition.
- Paint at all metal guardrail, posts, doors and frames are chipped, worn, faded and need to be repainted.

Doors & Frames

- Door frames are hollow metal and showing signs of corrosion.
- Wood doors show wear and tear, paint is badly chipped; need to be refinished and painted.
- Door louvers are corroded.
- Majority of thresholds do not appear to meet today's code and will need to be replaced if there is a modernization.

Windows

- Classroom doors have side lights with fixed, dual- pane glazing. Glazing is dark tinted.
- There are no other windows on the building.

Roof

- Per District roofing report by Tremco, the asphalt built up roofing with aggregate surfacing was installed in 1999 and needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Restrooms were modernized in 2017 and appear to be ADA compliant.
- Many classrooms have missing or non-compliant signage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior VCT Floor finish is in fair condition with various areas near lab equipment that are badly stained. VCT in hallway is in poor condition.

- Interior gypsum board painted walls are in fair to poor condition; needs to be painted.
- Rubber wall base is faded, chipped/ peeling and in poor condition.
- Acoustical ceiling is in poor condition with warping, chips and stains.
- Lab casework appears to be in good condition.

4.2-2 Structural Overview

General:
Two story concrete and masonry classroom building.

Gravity Load Resisting System:
The existing floor framing consists of a cast-in-place concrete wa□e slab which spans to load bearing masonry walls.

Lateral Load Resisting System:
The existing lateral force resisting systems consists of load bearing masonry shear walls.

Foundation System:
The existing foundation system consists of continuous reinforced concrete footings below the load bearing masonry walls. The existing interior slab is a reinforced concrete slab on grade.

4.2-3 Mechanical + Plumbing

Mechanical:

Overall Category Rating by M&O: [3]

The base mechanical system is unit ventilators and water source heat pumps. The cooling tower was recently replaced. All other equipment is appears to be in the middle of its useful life. The controls system appears to have limited functionality and in need of replacement. The current mechanical system has limited to no economizer function and does not give the district the ability to take advantage of the mild climate and over ventilate spaces.

Plumbing:

Overall Category [2]

The restroom fixtures in Building D appeared to have been modernized recently and were in very good condition at time of observation.

- Water Closets: The existing water closets were found to be in good shape at time of observation, no need for replacement.
- Urinals: The existing urinals were found to be in good shape at time of observation, no need for replacement. It should be noted that the urinal flush valves did not match any of the other urinal flush valves found on campus.
- Lavatories: The existing lavatories were found to be in good shape at time of observation, no need for replacement.
- Drinking Fountains: The existing drinking fountains were found to be in good shape at time of observation, no need for replacement. It should be noted that a bottle filling hydration station was observed at the first-floor drinking fountain. Suggest installing hi/low water coolers with integral bottle fillers if existing fountains are to be replaced in the future.
- Classroom Sinks: The existing science classroom sinks appeared to be new and in good working order, no need for replacement.

4.2-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment with newer equipment from a similar manufacturer, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building “K”. This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building “J.1” and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended to update the entire fire alarm system to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.2-5 Technology

IDF Room:

Observation: Not installed per:

- ANSI/TIA 607-B 2013 Building grounding (earthing) and bonding
- ASTM E119, UL 263, NFPA 251 Fire Stopping barrier standards

Category [3]

Observation: No entrance protection panels present for all underground termination. No visible fire stop protection, environmental climate control not present, inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling, conduits over 40% ratio industry standard cable fill requirements. No TGB bus, inadequate bonding to telecommunications hardware.

Recommendation: Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Install Districts standard Category 6 cable for IP-base network devices and Category 6A for wireless devices. Install earth grounding TGB and bond hardware and equipment.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System.

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout Malibu campus provides inadequate coverage as per M & O. Clock/speaker combo: is an Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old)

Observation: Motion detectors present and visible. M & O shared inconsistencies with the detection system and is not IP base system.

Recommendation: Intrusion system upgrade with the next modernization. It is recommended to upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacture such as Bosch and or DMP as a reference. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced/ upgraded with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possibly void. Installation of Low Voltage cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.2 Malibu Middle & High School | Building D

4.2-6 Photos

First floor exterior.

Second floor exterior.

Enclosed exterior stair.

Typical classroom door.

Typical science lab.

Typical lab classroom.

Typical restroom, boys.

Utility room door and drinking fountain.

4.3 Malibu Middle HS - Building F

Building F (300 Building): Music/ Band/ Choral Building

General Information:

Year Built: 1963
Modernized: 2017 (Minor Modernization)
Story: 1
Square Footage: 6,720
Use: Music and Lecture

Fire Sprinklers: No
Occupancy: E-1
Type V-N

4.3-1 Architectural

Exterior

- The exterior finish is plaster and in good condition. The bottom of the plaster at some areas is uneven, which may be due to poor construction.

Paint

- Paint at exterior plaster walls is in good condition.
- Paint at doors and frames are in good condition.

Doors & Frames

- Doors and frames are hollow metal and were replaced in the last modernization. They are in good condition.

Windows

- Windows are aluminum system, typically clerestory, and operable with single-pane glazing. These were replaced in the last modernization and are in good condition.

Roof

- Per District roofing report by Tremco, the asphalt built up roof with aggregate surfacing was installed approximately in 1999. One third of the roof needs minor repairs; the rest of the roof is in fair condition and just needs regular housekeeping.

ADA Compliance

- ADA compliant door hardware.
- There are no restrooms in this building.
- Signage appears to be compliant.
- There is an elevation change at exterior and within the building. ADA access will need to be further evaluated.
- Interior stair handrails are not compliant to today's code.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior VCT floor finish is in fair condition. VCT in Choir Room showing signs of separation at seams. Carpet in band room is worn and faded. Carpet in practice rooms appear to have been replaced recently.
- Interior gypsum board painted walls are in fair condition; needs to be repainted. Gluedown acoustical tiles are mismatched and chipped; should be replaced.
- Rubber wall base is in acceptable condition; however missing in various areas.
- Gluedown acoustical ceiling tiles are in poor condition; chipped and peeling.
- Acoustical ceiling system is in fair condition.
- Casework appears original and is showing it's age; the plastic laminate is chipped.

4.3-2 Structural Overview

General:

Single story music building.

Gravity Load Resisting System:

The existing roof framing consists of long span "Inland Type" 18 gauge metal deck which spans to load bearing wood walls and steel wide flange beams which span to 6x6 wood posts or steel pipe columns.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 4 inch thick slab on grade reinforced with #3 rebar at 18 inches on center each way at center of slab.

4.3-3 Mechanical + Plumbing

Mechanical:

Overall Category Rating by M&O: [4]

This building has heating and some areas with cooling. Heating system was reported to be oversized. Cooling functionality is limited. No energy management system is in place.

Plumbing:

Overall Category [3]

- Band Room: The existing plumbing fixture in the Band Room appeared to be outdated. Suggest removing and replacing sink with CPC, Cal Green and ADA compliant sink.

4.3-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.3-5 Electrical, Low Voltage, + Fire Alarm

See same notes on other buildings.

IDF Room:

Category [3]

See same notes on other buildings.

Observation: No Report due to school being in Session

Recommendation: Redundant observation is typical per each IDF.

4.3-6 Photos

Entryway.

Typical clerestory windows.

Band Classroom.

Typical casework.

Music Classroom.

Typical gluedown acoustical wall panels.

O ce under renovation.

Practice Rooms.

4.4 Malibu Middle HS - Building G

Building G (500 Building): Art, "Woodshop" Building

General Information:

Year Built: 1963
Modernized: 2017 (Special Ed Suite, Doors & Windows)
Story: 1
Square Footage: 9,972
Use: 3D Art (Ceramics), Makerspace, Special Ed

Fire Sprinklers: No
Occupancy: E-1
Type V-N

4.4-1 Architectural

- Overall Category Rating by M&O: [5]

Exterior

- The exterior finish is plaster and in good condition.

Paint

- Paint at exterior plaster walls is in good condition.
- Paint at doors and frames are in good condition.

Doors & Frames

- Doors and frames are hollow metal and were replaced in the last modernization. They are in good condition.

Windows

- Windows are aluminum system, typically clerestory, and operable with single-pane glazing. These were replaced in the last modernization and are in good condition.

Roof

- Per District roofing report by Tremco, the asphalt built up roofing with aggregate surfacing was installed in 1998 and needs minor repairs.

ADA Compliance

- ADA compliant door hardware. Makerspace door thresholds may need to be evaluated.
- Restrooms were modernized in 2017 and appear to be ADA compliant.
- Signage appears to be compliant.
- The kiln was brought up to code in 2017.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior wood parquet flooring in the Makerspace appears original and is in poor condition. Floor is uneven, areas are sanded down but not refinished.
- Sealed concrete floor at Ceramics is in fair condition; needs to be resealed.
- Sheet resilient flooring at Special Ed is in good condition.
- Interior gypsum board painted walls and plywood paneling in Makerspace and Ceramics are in poor condition; good condition at Special Ed.
- Rubber wall base is in poor condition in Makerspace and Ceramics; good condition at Special Ed.
- Exposed ceiling with acoustical panels between painted steel beams appear in acceptable condition.
- Acoustical ceiling panels at Special Ed are in poor condition with stains and warping.
- Casework at Makerspace and Ceramic appear original and in poor condition;casework at Special Ed in good condition.

4.4-2 Structural Overview

General:

Single story wood and steel framed woodshop and art classroom building.

Gravity Load Resisting System:

The existing roof framing consists of long span 2x wood framed joists spanning to load bearing wood walls and steel tapered steel girders which span to wood posts or steel columns.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of light-framed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing interior slab is a reinforced concrete slab on grade.

4.4-3 Mechanical + Plumbing

Mechanical:

Overall Category [4]

Art and Wood shop building with heating only. No energy management system was installed. HVAC systems are controlled by local thermostats only. Dust collection systems ducting appeared to be in good condition, no issues with the dust collection system were reported. Base building mechanical systems have exceeded their useful life. Ceramics area has limited dust collection. Fine silica is a major health concern and dust collection is required. Kiln Room needs to be properly ventilated.

Plumbing:

Overall Category [3]

Observation: The existing plumbing fixtures were found to be old, not in compliance with the California Green Building Code (Cal Green) and in some cases not in compliance with the current California Plumbing Code (CPC).

- The existing Wood Shop sink was found to be outdated and not compliant with Cal Green or ADA requirements.
- Life Skills: The plumbing fixtures in the Life Skills classroom were found to be in good shape and not in need of replacement.

4.4-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.4-5 Technology

IDF Room:

Observation: Not installed per:

- ANSI/TIA 607-B 2013 Building grounding (earthing) and bonding
- ASTM E119, UL 263, NFPA 251 Fire Stopping barrier standards

Category [3]

Observation: Portables being fed from Building G for network connectivity. No entrance protection panels present for all underground termination. No visible fire stop protection, environmental climate control not present, inadequate access (hard cap ceiling) to rooms and walls for new installation of

cabling within building G, conduits over 40% ratio industry standard cable fill requirements. No TGB bus, inadequate bonding to telecommunications hardware.

Recommendation: Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Install Districts standard Category 6 cable for IP-base network devices and Category 6A for wireless devices. Install earth grounding TGB and bond hardware and equipment.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout Malibu campus does not provide adequate coverage as per M & O. Clock/speaker combo: is an Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with the next modernization. It is recommended to upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacture such as Bosch and or DMP as a reference. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possible void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.4-6 Photos

Covered walkway along building.

Typical classroom door.

Typical original parquet flooring.

Typical casework.

3D Art - Ceramics.

3D Art Classroom.

Kiln Room.

Special Education Suite.

4.5 Malibu Middle HS - Building H

Building H (600 Building): Cafetorium

General Information:

Year Built: 1963
Modernized: 1994 (Convert to Theater and Kitchen)
Story: 1
Square Footage: 14,478
Use: Food Service, Kitchen, Auditorium (350 seat capacity)

Fire Sprinklers: No

Occupancy: A-2.1
Type III-N

4.5-1 Architectural

- Overall Category Rating by M&O: [4.5]

Exterior

- The exterior finish is brick and in fair condition. Various areas with efflorescence and faded graffiti.

Paint

- Paint at plaster trim, plaster soffits and metal coping and canopies are faded with some areas of corrosion at metal canopies; could use a new coat of paint.

Doors & Frames

- Doors and frames are hollow metal and appear to be replaced in the last modernization. They are in good condition with normal wear and tear. They should be re-painted.

Windows

- Windows are aluminum system, operable with single-pane glazing. They appear to be original to the building and are in poor condition.

Roof

- Per District roofing report by Tremco, the asphalt built-up roofing with aggregate surfacing was installed in 1998/99 and needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- ADA compliant restrooms.
- Signage appears to be compliant.
- There is an ADA lift for stage and orchestra pit access.
- Exterior ramp access will need to be further evaluated for compliance with new codes.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Carpet in the Theater appears to be in fair condition showing normal wear.
- Quarry tile at Kitchen and Food Serving appears to be in acceptable condition; some cracking noted at door threshold.
- VCT at Theater support spaces seems to be mistmatched and have areas that are missing tiles and scuffing.
- Fixed seating in the Theater appears to be in good condition.
- Gluedown tiles and plaster ceiling in the Theater appear to be in acceptable condition.
- Acoustical ceiling panels in Food Serving are in good condition.
- Gluedown ceiling tiles in the dressing room are in poor condition with many peeling.
- Wood paneling at Theater Stage is in good condition.
- All gyp board wall surfaces could use new paint; some patching at support areas.
- Ceramic tile in Restrooms appear to be in acceptable condition.
- Kitchen equipment is original to the building.

- Food Service Director noted there is lack of space for trash bins and therefore lack of access to the loading dock.
- Food Service Director noted the kitchen is not laid out well to support workflow and kitchen smells traveling into the Theater are a constant issue.
- Rubber wall base is in fair condition.

4.5-2 Structural Overview

General:

Two story steel and masonry auditorium and food service building.

Gravity Load Resisting System:

The existing roof framing consists of bare metal roof deck which spans to load bearing CMU walls, steel framed trusses or steel roof beams, which span to load bearing CMU walls or steel columns. The existing floor framing at the stage/platform consists of ¾ inch thick hard wood flooring over 2x6 T&G subfloor which spans to 2x solid sawn floor joists which span to wood floor beams, wood bearing walls or steel wide flange beams. The existing steel wide flange beams span to steel pipe columns. The existing floor framing at the auditorium seating consist of reinforced concrete filled metal deck which spans to load bearing masonry walls.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of load bearing masonry shear walls.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing masonry walls. The existing interior slab is a reinforced concrete slab on grade.

4.5-3 Mechanical + Plumbing

Mechanical:

Overall Category [4]

The base heating system is heating only. The system appears to have exceeded its useful life and is in need of replacement. Kitchen ventilation systems are old and in need of being upgraded.

Plumbing:

Overall Category [4]

Observation: The existing plumbing fixtures were found to be old, not in compliance with the California Green Building Code (Cal Green) and in some cases not in compliance with the current California Plumbing Code (CPC).

- Water Closets: The existing water closets are 1.6 GPF (Gallons Per Flush) and do not comply with current Cal Green standards. It was also observed that the flush valves from one restroom did not match the other. Some water closets have Sloan flush valves while others have Zurn. Suggest removing and replacing the existing water closets with Cal Green compliant water closets and flush valves and standardizing the flush valves with one manufacturer.
- Urinals: The stall type urinals observed do not comply with current ADA standards nor Cal. Green. There was one (1) water-less urinal observed that does comply with Cal Green but is undesirable with the district. Suggest removing all the urinals and replacing them with Cal Green compliant 0.125 GPF urinals all of the same manufacturer and model number.
- Lavatories: The existing lavatories were found to be in fair condition, however there was no consistency with regards to the faucets serving them. The metering faucets were Cal Green compliant but old. The ADA lavatory faucet was not in compliance with Cal Green. Suggest removing and replacing all lavatories with new Cal Green compliant fixtures. Student restrooms should have metering push button type faucets and sta□ lavatories should have manual 0.5 GPM (Gallons Per Minute) how and cold faucets.
- Hand Sinks: The hand sink found in the Storage/Make-Up Room was found to be in extremely poor condition and coming o□ the wall. It appeared the chair in front of the sink was the only thing supporting the sink at time of observation. The sink itself was found to have debris, rust and a non-compliant faucet. Suggest removing and replacing this sink immediately before it comes o□ the wall causing a flood in this room.
- Drinking Fountains: The existing drinking fountains appeared out of date at time of observation. Suggest removing and replacing them with new hi/low water coolers with bottle fillers. It was also observed that the drinking fountains throughout the campus were not consistent, some buildings had enameled cast iron fountains while others had stainless steel fountains.
- Kitchen: The existing kitchen equipment appeared to be in fair but old condition. Suggest modernizing the kitchen equipment to bring it up to current code standards.

4.5-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.5-5 Technology

IDF Room:

Observation: Not installed per:

- ANSI/TIA 568-C.1 2012 Telecommunications cabling for customer premise.
- ANSI/TIA 568-C.2 2010 Balanced twisted-pair telecommunications cabling and components.
- ANSI/TIA 569-C 2012 Telecommunications pathway and spaces.
- ANSI/TIA 607-B 2013 Building grounding (earthing) and bonding.
- ASTM E119, UL 263, NFPA 251 Fire Stopping barrier standards.

Category [5]

Observation: No entrance protection panels present for all underground termination. No growth and/or expansion available in wall mount rack, no visible fire stop protection, environmental climate control not present, sharing room with electrical, inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling, conduits over 40% ratio industry standard cable fill requirements. PVC cable being used, using household power strips, no TGB bus, inadequate bonding to telecommunications hardware. Abandoned cable.

Recommendation: Relocate IDF room and all associate cabling and telecommunications equipment to an alternate location due to sharing with electrical room. Reuse underground conduit pathway for pass through of cabling to new IDF room. Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Remove existing wall mount cabinet and replace with (2) free standing 2-post racks for expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards. Install Districts standard Category 6 cable for IP-base network devices and Category 6A for wireless devices. Install earth grounding TGB and bond hardware and equipment. Update cable to all devices and security wiring.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System.

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout Malibu campus does not provide adequate coverage as per M & O. Clock/speaker combo: is an Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category Rating [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old).

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with the next modernization. It is recommended to upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacture such as Bosch and or DMP as a reference. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old).

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possible void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.5 Malibu Middle & High School | Building H

4.5-6 Photos

Entry.

Outdoor covered eating area.

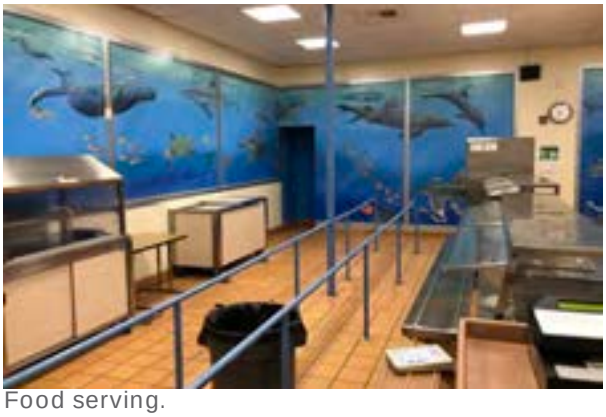
Delivery and trash area.

Theater and stage.

Theater.

Dressing Room.

Corridor to support spaces; ADA lift to stage.


Food serving.

4.6 Malibu Middle HS - Building I

Building I (400 Building): Graphic Arts

General Information:

Year Built: 1963
Modernized: 2017
Story: 1
Square Footage: 4,561
Use: Photo and Art Classrooms

Fire Sprinklers: No
Occupancy: E-1
Type V-N

4.6-1 Architectural

- Overall Category Rating by M&O: [4.5]

Exterior

- The exterior finish is plaster and in acceptable condition.

Paint

- Paint at exterior plaster walls is in acceptable condition.
- Paint at doors and frames are in good condition.

Doors & Frames

- Doors and frames are hollow metal and were replaced in the last modernization. They are in good condition.

Windows

- Windows are aluminum system, mostly fixed with portions that are operable; dual-pane glazing. These were replaced in the last modernization and are in good condition.

Roof

- Per District roofing report by Tremco, the asphalt built up roofing with aggregate surfacing was installed in 1999 and needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- There are no restrooms in this building.
- Signage appears to be compliant.
- Thresholds should be further evaluated for compliance with new codes.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- The Photography Room and Dark Room appear to have had some minor upgrades to the finishes (flooring, T-bar ceiling, some casework).
- VCT floor finish in the Art room is in poor condition; worn, uneven and showing cracks.
- Interior gypsum board painted walls need to be re-painted.
- Acoustical ceiling in Photography Room is in fair condition.
- Gluedown ceiling tiles in Art Room appears original and in poor condition with many areas of chipping.
- There is still original wood casework in both rooms. These are showing signs of age with chipping in the plastic laminate top and wood.
- Rubber wall base is in the Art room is in poor condition.

4.6-2 Structural Overview

General:

Single story art building.

Gravity Load Resisting System:

The existing roof framing consist of bare metal

roof deck which spans to steel wide flange beams, steel joists spaced at 6 feet on center or reinforced masonry load bearing walls. The existing steel beams span to steel columns or reinforced masonry load bearing walls.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of load bearing masonry shear walls.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing masonry walls. Isolated reinforced concrete spread footings are located at steel columns which do not bear directly on continuous footings. The existing concrete slab on grade is a 6 inch thick slab on grade reinforced with #4 rebar at 16 inches on center each way at center of slab.

4.6-3 Mechanical + Plumbing

Mechanical:

Overall Category [4]

Ducted fan powered systems were retrofit into several of these spaces in this building. Cooling is a requirement for many of the uses in these rooms. Code required exhaust and ventilation is not provided in many spaces. Art and dark room spaces didn't appear to have exhaust.

Plumbing:

Overall Category [4]

Observation: The existing plumbing fixtures were found to be outdated and not in compliance with the California Green Building Code (Cal Green) and in some cases not in compliance with the current California Plumbing Code (CPC).

- The existing Photo Lab fixtures appeared to be outdated and not in compliance with Cal Green or ADA requirements. Due to chemical reactions some fixtures such as floor sinks were found to have a considerable amount of corrosion and need replacement.

4.6-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.6-5 Technology

See same notes on other buildings.

IDF Room:

Category [3]

Observation: No Report due to school being in Session.

Recommendation: Redundant observation is typical per each IDF.

4.6-6 Photos

Typical door and storefront window system.

Typical exterior wall.

Digital photography classroom.

Digital photography classroom.

Dark room/ developing room.

Typical casework/ cabinets.

Art classroom.

Casework/ cabinets in art classroom.

4.7 Malibu Middle HS - Building J & J1

Building J (Building 700): Gymnasium

General Information:

Year Built: 1963
Modernized: 1993
Story: 1
Square Footage: 20,758
Use: Gymnasium and Locker Rooms

Fire Sprinklers: No
Occupancy: A-2.1
Type III-N

Building J1: 'New' Gymnasium

General Information:

Year Built: 2002
Story: 2
Square Footage: 18,835
Use: Gymnasium and Team Locker Rooms

Fire Sprinklers: No
Occupancy: A-2.1
Type II-F.R.

4.7-1 Architectural

Exterior

J

- The exterior finish is mainly brick with some areas of plaster. Overall, the exterior walls appear to be in good to fair condition with some areas of staining from removed gra□ti. M&O has reported areas of cracking on the East and West sides.

J1

- The exterior finish is concrete masonry (CMU) and is in good condition.

Paint

- At Building J, paint on plaster areas appear to be in good condition.
- Paint at metal coping, metal gutters and canopies are faded; should be repainted.
- Paint on exterior hollow metal doors and frames appear faded and should be repainted.

Doors & Frames

- Doors and frames are hollow metal. They appear to be in fair (J1) to poor (J) condition but at minimum need to be repainted. Some doors appear more worn than others with heavy corrosion. A handful of doors appear to have been replaced and are in good condition.
- Interior doors are hollow metal frame and wood door. Building J doors and frames are in acceptable condition; Building J1 doors and frames are in good condition.

Windows

J

- Windows are aluminum system, typically fixed with single-pane glazing, in poor condition.

J1

- There are no windows on this building.

Roof

- Per District roofing report by Tremco, the roof on J1 is asphalt built up roofing with white capsheet was installed approximately in 2004. The roof needs minor repairs.
- Per District roofing report by Tremco, the roof on J above the locker rooms is asphalt built up roof with white capsheet and was installed approximately in 2005. The roof needs minor repairs.
- Per District roofing report by Tremco, the roof on J above the old gym is asphalt built up roof with white capsheet and was installed in 2002.

The roof needs to be restored immediately.

ADA Compliance

- ADA compliant door hardware
- Restrooms appear to have had ADA upgrade in J; showers were not upgraded.
- ADA compliant restrooms in J1.
- ADA compliant signage where present; but many doors are missing signage.
- There is elevator access to second level at J1.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

J

- Locker room finishes (sealed concrete flooring, painted gypsum, brick walls, ceramic tiles at showers and restrooms) are in poor condition. Lockers are in good condition. Benches are worn and aged. Rubber wall base is in poor condition.
- Wood sports floor at gym is original and well maintained. Classroom wood flooring appears original, but maintained.
- Acoustical ceiling system and tiles in Classrooms and various vestibules are in poor condition. Ceilings are mostly acoustical metal deck with perforated metal panel.

J1

- Interior finishes in the gym and team rooms are in good condition; the gym has a wood sports floor/ Sealed concrete at Locker Rooms/ VCT at circulation areas.
- Metal lockers are in good condition.
- Bleachers are in good condition.

4.7-2 Structural Overview

General:

Single story steel and masonry.

Gravity Load Resisting System:

The existing roof framing consist of bare metal roof deck which spans to steel wide flange beams, steel joists spaced at 6 feet on center or reinforced masonry load bearing walls. The existing steel beams span to steel columns or reinforced masonry load bearing walls.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of load bearing masonry shear walls.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing masonry walls. Isolated reinforced concrete spread footings are located at steel columns which do not bear directly on continuous footings. The existing concrete slab on grade is a 6 inch thick slab on grade reinforced with #4 rebar at 16 inches on center each way at center of slab.

4.7-3 Mechanical + Plumbing

Mechanical:

J & J1: Overall Category [2]

Gym mechanical systems appear to be functional and appropriate for there use. No Ems system was installed. Large fans should be considered to improve comfort by increased air movement without providing full cooling.

Plumbing:

J: Overall Category [2]

Observation: The existing plumbing fixtures were found to be new in most cases, no modernization needed for the water closets, urinals and lavatories.

- Water Closets: The existing water closets were found to be in good shape at time of observation, no need for replacement.
- Lavatories: The existing lavatories were found to be in good shape at time of observation, no need for replacement.
- Drinking Fountains: The existing drinking fountains appeared out of date at time of observation. Suggest removing and replacing them with new hi/low water coolers with bottle fillers.
- Gang Showers: The existing showers were found to be outdated and do not comply with Cal Green or the current CPC. Suggest modernizing the existing shower rooms.

J1: Overall Category [1]

- The new gym building has updated plumbing fixtures, no modernization required. It should be noted that the flush valves were Zurn. Suggest standardizing plumbing fixtures throughout the campus reducing the number of manufacturers for identical systems from building to building.

4.7-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be

to replace old equipment with newer equipment from similar manufacturer, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires all new building or even remodeled buildings equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.7-5 Technology

J

IDF Room:

Category [2]

Observation: No visible fire stop protection, environmental climate control not present, conduits over 40% ratio industry standard cable fill requirements.

Recommendation: Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Install Districts standard Category 6 cable for IP-base network devices and Category 6A for wireless devices.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout the campus does not provide adequate coverage as per M & O. Clock/speaker combo: is an Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System: Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology: Category [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion: Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old)

Observation: Motions detectors present and visible. M & O shared inconsistencies with the detection system and that it is not an IP base system.

Recommendation: Intrusion system upgrade with the next modernization. It is recommended to upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacture such as Bosch and or DMP as a reference. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance: Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possible void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

J1

IDF Room:

Category [2]

Observation: No visible fire stop protection, environmental climate control not present, conduits over 40% ratio industry standard cable fill requirements. Updated fiber and copper present.

Recommendation: Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Install Districts standard Category 6 cable for IP-base network devices and Category 6A for wireless devices.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System.

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout Malibu campus does not provide adequate coverage per M & O. Clock/speaker combo is an Analog system. Inadequate coverage reported by M & O, inconsistent throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion: Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old).

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacturer (i.e. Bosch and/or DMP as a reference) with the next modernization. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance: Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced, upgrade with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than

5 years old).

Observation: Newly installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possible void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

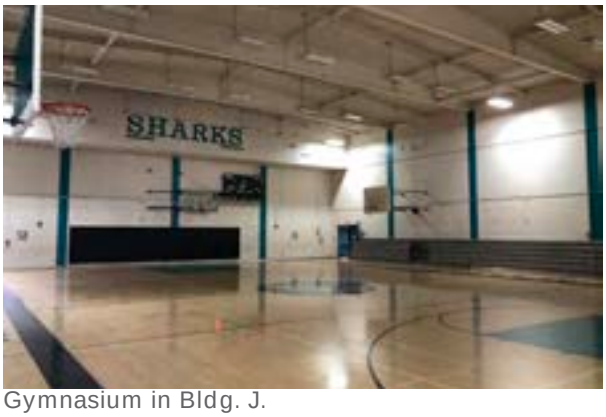
4.7-6 Photos

Exterior elevation of Bldg. J towards hardcourts.

Exterior elevation of Bldg. J1.

Entry to locker rooms in Bldg. J.

Gymnasium in Bldg. J1.



Gymnasium in Bldg. J.

Concessions and circulation in Bldg. J1.

Typical Locker Room in Bldg. J.

Typical Team Room in Bldg. J1.

4.8 Malibu Middle HS - Building K

Building K: Classroom Building

General Information:

Year Built: 2002
Story: 2
Square Footage: 12,698
Use: Classrooms and Science Labs

Fire Sprinklers: No
Occupancy: E-1
Type II-F.R.

4.8-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in fair condition. Overall, the exterior walls appear to be in fair condition. M&O noted that there have been leaks reported through the plaster walls.

Paint

- Paint at exterior plaster walls is in good to fair condition; some areas could be repainted - red staining at lighter color areas.
- Paint at doors and frames are in good condition.
- Exterior metal pan stairs and metal guardrails are chipped and faded; need to be re-painted. Metal coping also needs to be refinished and repainted.

Doors & Frames

- Hollow metal doors and frames should be refinished and repainted. Exposed exterior doors and frames showing some corrosion and faded paint.

Windows

- Windows are aluminum system with fixed and operable, with dual-pane glazing; in fair condition.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 2004. The roof needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior Carpet floor finish is in showing areas that are worn.
- Interior gypsum board painted walls are in good condition. Areas of tackable wall surface are peeling and showing punctures from previous mounted items.
- Rubber wall base is in good condition.
- Acoustical ceiling system is in good condition for the most part with normal wear.

4.8-2 Structural Overview

General:

Two story steel framed modular classroom building.

Gravity Load Resisting System:

The existing roof framing consists of 23/32 inch plywood roof sheathing spanning to metal Z-girt roof joists at 4 feet on center which span to 10 gauge metal tapered C-channel beams which span to steel tube posts at the corners of the pre-fabricated modules. The existing floor framing

consists of light-weight concrete fill over 1-1/2" composite "B" deck which spans to metal Z-girt floor joists at 4 feet on center which span to steel wide flange floor beams which span to steel tube posts at the corners of the pre-fabricated modules.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of steel moment resisting frames in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings around the perimeter of each interconnecting classroom module. Isolated spread footings are provided in the middle of the classroom modules at the seams where the individual prefabricated modules are interconnected to create a single classroom module.

4.8-3 Mechanical + Plumbing

Mechanical:

Overall Category [4]

Modular classroom building with gas furnaces. No cooling or economizer function is present. Ventilation appears to limited. No energy management system is in place. Existing furnaces appear to be nearing the end of their useful life.

Plumbing:

Overall Category [1]

There were no plumbing fixtures observed at time of site investigation. It should be noted that this building's storm drain was observed spilling to grade and going underground. For future modernization storm drain treatment will be required.

4.8-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.8-5 Technology

IDF Room:

Observation: Not installed per:

- ANSI/TIA 568-C.1 2012 Telecommunications cabling for customer premise
- ANSI/TIA 568-C.2 2010 Balanced twisted-pair telecommunications cabling and components.
- ANSI/TIA 569-C 2012 Telecommunications pathway and spaces.
- ANSI/TIA 607-B 2013 Building grounding (earthing) and bonding
- ASTM E119, UL 263, NFPA 251 Fire Stopping barrier standards

Category [4]

Observation: No entrance protection panels present for all underground termination. No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling, conduits over 40% ratio industry standard cable fill requirements. PVC cable being used, using household power strips, no TGB bus, inadequate bonding to telecommunications hardware, Category 5e patch panels and cable present,

multimode 62.5 OM1 fiber cable.

Recommendation: Install air conditioning wall unit to achieve ambient room temperature between 64-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards. Replace Category 5e patch panels with Districts industry standard Category 6 cable for IP-base network devices and Category 6A for wireless devices. Install earth grounding TGB and bond hardware and equipment. Existing Blonder Tongue equipment abandoned not in use – remove.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System.

Observation: Existing paging is operable. PAS system is out of date (installed 10+ years), out of warranty. Exterior/interior speakers throughout Malibu campus does not provide adequate coverage as per M & O. Clock/speaker combo: is an Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with district standards. LPA suggestion: Bogen Nyquist 7000 and/or Valcom IP6000 IP-base system. Install and update with UPS backup, bonded, and protected in a locked room, climate-controlled environment. Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old).

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [2]

Manufacturer: Bay Alarms/Altronix Control Panel (10+ years old).

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with the next modernization. It is recommended to upgrade the Security Intrusion system in its entirety (Campus-Wide) to a District Standard of one manufacture such as Bosch and or DMP as a reference. All Security Intrusion devices and associated wiring in existing building can remain, with the installation of new expansion panels in each existing buildings, rewiring, and retesting will be required.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with the next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old).

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5e cable present. Manufacture warranty is dated and possible void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building

modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Replacement of network cabling to devices that have Category 5e. Replace one-for-one and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.8 Malibu Middle & High School | Building K

4.8-6 Photos

Exterior elevation towards drop-o□.

Exterior elevation and drop-o□.

Elevator and machine room.

Exterior elevation towards Quad.

Exterior stair access.

Typical classroom.

Typical teaching wall.

Typical signage.

4.9 Malibu Middle HS - Other Buildings

Pool

Year Built: 1963; Deck replaced in 1994
Pool: 25M x 30M (60' x 75')
Pool Equipment Building: 900sf

Field House

Year Built: 2002
Story: 1
Square Footage: 930

Portables (Interim Classrooms and Administration)

Year Installed: 2017 Classrooms; 1999 Admin.
Story: 1
Square Footage: 10,080 (1 @1,920sf, 8 @960sf, 1 @ 480sf) + 2,880 (3 @960sf)
Use: Interim Classrooms and Administration

Boys and Girls Club

Year Built: 1999 (approx.)
Portable Buildings: 3,920sf* (3@24x40, 1@12x40) *approximate
Use: Classrooms and Administration for before and after school care.

Equestrian Center

Year Built: 1986 (approx.)
Restroom Building: 120sf (approx.)

4.2-1 Architectural

- Pool Overall Category Rating by M&O: [5]

Field House Overall Category [1]

- Administration Portables Overall Cateogry Rating by M&O: [4]
- The Interim Housing Classroom Portables, Boys and Girls Club, and Equestrian Center were not evaluated since these programs will be removed/ relocated in the future.

Exterior

Pool Equipment Building:
- The exterior finish is CMU and appears to be in good condition; some staining from gra□ti removed.

Field House:
- The exterior finish is plaster in good condition.
- It was observed there were many birds nest underneath the eave that should be removed.

Paint

Pool Equipment Building:
- Paint at metal coping is in acceptable condition; could be repainted.
- Paint at doors and frames are faded; doors should be repainted.

Field House:
- Paint at exterior plaster is in good condition.
- Paint at doors and frames are in good condition.

Doors & Frames

Pool Equipment Building:
- Doors are hollow metal frame and panel; door louvers show signs of corrosion and should be replaced/ refinished and repainted.

Field House:
- Doors are hollow metal frame and panel and in

good condition.

Windows

Not applicable.

Roof

Pool Equipment Building:

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with aggregate surfacing installed in 1996. The roof needs to be replaced immediately.

Field House:

- Roof is standing seam metal roof and is original to the building. It was not included in the District roofing report.

ADA Compliance

Pool Equipment Building:

- Not applicable.
- Restroom Portable: Lacks ADA access.

Field House:

- ADA compliant door hardware.
- ADA compliant restrooms.
- Most areas are missing signage and ADA required braille

Interiors

- Interior finish conditions reflect the overall category rating as liated above.

4.9-2 Structural Overview

Pool Building

General: Single story wood and masonry pool mechanical building.

Gravity Load Resisting System:

The existing roof framing consists of plywood roof sheathing which spans to 2x solid sawn roof joists which span to masonry load bearing walls.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of load bearing masonry shear walls.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing masonry walls. The existing interior slab is a reinforced concrete slab on grade.

Bus Depot & M&O

General: Single story steel framed pre-fabricated metal building.

Gravity Load Resisting System:

The existing roof framing consists of metal roof deck which spans to light-gauge metal Z-girts which span to steel wide flange shaped roof beams which span to steel wide flange shaped columns.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of custom shaped steel wide flange moment frames in the transverse direction and steel braced frames in the longitudinal direction.

Foundation System:

The existing foundation system consists of reinforced concrete footings below the steel moment frame columns. The existing interior slab consists of a concrete slab on grade.

4.9-3 Mechanical + Plumbing

Mechanical:

Typical bard units for portables. Units are near end of their life cycle.

Plumbing:

No Assessment.

4.9-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [3]

System consists of old and new panels, from di□erent manufacturers. Some were installed inside electrical rooms, while others were installed outside on exterior walls of buildings they serve. Overall, current electrical distribution system is expandable and does have capacity to add loads within existing panels. Recommendation would be to replace old equipment and to go with similar manufacturer as the newer equipment, for better maintenance and ease of finding replacement parts.

Track and Field House:

Category: N/A

Utility transformer and electrical distribution equipment were mainly installed outside behind the field house. However, equipment condition could not be verified at the time of the site visit due to locked gated fence which we didn't have the key for. From thirty feet observation behind the fence, it seems that most equipment are in good condition, but maybe the switch gear enclosure needed some rust repair and repainting.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be a mix of LED and fluorescent type. EXERGY Lighting control system was installed in multiple buildings along with time clocks. Lighting control system does not seem coherent, expandable, and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside 2nd floor electrical room at building "K". This panel communicate with all power supplies and initialing devices throughout the campus. There is a fire alarm panel model # 4003EC, which is an amplifier panel for voice/evacuation system, is installed in the new gym building "J.1" and connected with the main fire alarm panel. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.9-6 Photos

Portables - interim housing.

Restroom Building at Equestrian Center.

Restroom portable/ Pool Equipment Building.

Pool.

4.10 Cabrillo ES - Building A

Building A: Administration Building

General Information:

Year Built: 1958
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 2,280
Use: Main Administration o□ces.

Fire Sprinklers: No
Occupancy: B
Type V-N

4.10-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia, coping, canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable, with single-pane glazing; in fair condition. These appear to be residential grade windows.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 1992. The roof needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior resilient floor finish is in good condition.
- Interior gypsum board painted walls are in good condition.
- Rubber wall base is in good condition.
- Gluedown ceiling tiles appear original and are in are poor condition with mismatched tiles, staining and chipping. Gypsum board ceilings are in good condition.
- Casework appears to be the original wood cabinets with new plastic laminate countertop and door panels. These are in fair condition.

4.10-2 Structural Overview

General:

Single story wood framed administration building.

Gravity Load Resisting System:

The existing roof framing consists of ½ inch thick plywood sheathing which spans to 2x solid sawn roof joists which span to wood framed load bearing walls at each end.

Lateral Load Resisting System:

The existing lateral force resisting systems consists

of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 4 inch thick slab on grade reinforced with welded wire mesh.

4.10-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [3]

Observation:

- Water Closets: The existing water closets appear to have been modernized to low flow type but are tank type and not commercial grade.
- Lavatories: The existing lavatories looked to been modernized and are in good shape.
- Hand Sinks: The existing hand sinks were found to be old and not in compliance with Cal Green Code.

4.10-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building "A". This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.10-5 Technology

General:

Category [2]

Observation: Hard cap ceiling environment: No access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling.

Recommendation: Alternative to a full modernization, install exterior wire mold for new cabling and system. Esthetics can be an issue but adds (VE) value engineering to save costs.

MDF Room:

Category [5]

Observation: Not installed per:

- ANSI/TIA 568-C.1 2012 Telecommunications cabling for customer premise
- ANSI/TIA 568-C.2 2010 Balanced twisted-pair telecommunications cabling and components.
- ANSI/TIA 569-C 2012 Telecommunications pathway and spaces.
- ANSI/TIA 607-B 2013 Building grounding (earthing) and bonding
- ASTM E119, UL 263, NFPA 251 Fire Stopping barrier standards

No growth and/or expansion available, sharing room with electrical not meeting proper clearance requirements of (1m) 4.3' from all electrical units/panels, inadequate rack space, improper terminations, visible tie wraps (Velcro only), inadequate labeling, no visible fire stop protection, environmental climate control between 67 to 81 degrees not present (using a household fan), using household power strips, armored fiber not properly grounded, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Multimode 62.5 OM1 fiber present. Cabling in conduits going to campus IDF's not OSP.

Recommendation: Relocate and rebuild new MDF

room in a controlled environment. Protect in place and re-use Access Provider demarcation and extend to new MDF room. Install new fiber with multimode OM3 & single mode OS2 fiber to each IDF on campus. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards. Install an Air Conditioning wall unit to achieve ambient room temperature between 67-81 degrees.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System.

Observation: Existing paging is inoperable. Located in Administration o□ce, the PAS system is out of date (installed 15+ years), unmanageable, and out of warranty. Finding qualified technicians for service is not available and purchasing OEM parts are obsolete. Exterior/interior speakers throughout Cabrillo campus does not provide adequate coverage. Clock/speaker combo: Analog system. Reported by M & O; inadequate coverage, inconsistent function throughout the campus.

Recommendation: Complete replacement with integrable IP systems Bogen Nyquist 7000 and/ or Valcom IP6000 IP-base system. UPS backup, bonded, and protected in a locked room, climate-controlled environment. Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling (refer to Data Networks). Additional speaker locations will be provided as need to accommodate the changes in Public address requirements and need.

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints regarding the system has been reported to the survey team.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [4]

Manufacturer: N/A

Observation: No audio-visual devices and/or system located in admin building.

Recommendation: Installation of new reader boards, and TV display monitors with associated wiring and systems. Update the Admin building with AV technology.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: Category 1 - CISCO Wireless Access Point System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.10 Cabrillo Elementary | Building A

4.10-6 Photos

Main point of entry to Administration.

Typical glazing.

Hallway through Administration and reception.

Sta Workroom.

Sta Restroom.

Sta Lounge.

Typical refurbished casework.

Typical gluedown ceiling tile.

4.11 Cabrillo ES - Building B

Building B: Kindergarten Classroom Building (CR1 – 5)

General Information:

Year Built: 1955
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 5,941
Use: Kindergarten Classrooms

Fire Sprinklers: No
Occupancy: E
Type V-N

4.11-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia and coping are in good condition.
- Canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. M&O noted these were replaced in the 1990's modernization. However, the wood sills at several areas are chipped/eroded.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with aggregate surfacing installed in 1992. The roof needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior carpet and resilient floor finishes are in good condition.
- Interior gypsum board painted walls are in good condition. Areas of gluedown acoustical tile are uneven, but appear to have been painted in the last modernization.
- Rubber wall base is in good condition.
- Acoustical ceiling system is in good condition.
- Casework is a mix. The sink and base cabinet are new plastic laminate type. The rest are refinished and painted original wood casework with new stainless steel countertops. It is in good to fair condition.
- Ceramic tile at restrooms appear to be in good condition.

4.11-2 Structural Overview

General:

Single story steel framed classroom building.

Gravity Load Resisting System:

The existing roof framing consists of 1-1/2"x18 gauge bare metal roof deck which spans to steel wide flange beams which span to 4" diameter standard weight pipe columns.

Lateral Load Resisting System:

The existing lateral force resisting system consists of fixed-base 4 inch diameter standard weight steel pipe cantilevered columns.

Foundation System:

The existing foundation system consists of round shaped spread footings below each steel pipe column with vertical dowels extending out of the spread footing into a cylindrical shaped concrete column, which is cast around the base of the steel pipe columns. Along the perimeter of the building a continuous reinforced concrete stem wall interconnects the cylindrical concrete footing piers. At the interior slab on grade, 3/8 inch diameter steel rods are oriented in a diagonal pattern creating a basket weave type layout of reinforcement over the entire footprint of the building slab. The 3/8 inch diameter steel rods wrap around and are welded to each of the steel pipe columns. The interior slab is a 4 inch thick concrete slab on grade.

4.11-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [3]

The existing restroom fixtures were found to be old, not in compliance with Cal Green Code and in need of modernization.

- Water Closets: The existing water closets do not comply with Cal Green.
- Urinals: The existing urinals are water-less and do comply with Cal Green, no need for modernization.
- Lavatories: The existing lavatories appear to be new and in good shape although the faucets are not metering type and do not comply with Cal Green.
- Classroom Sinks: The existing classroom and work room sinks appeared to be old and not in compliance with Cal Green.

4.11-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building "A". This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.11-5 Technology

General:

Category [2]

Observation: Hard cap ceiling environment: No access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling.

Recommendation: Alternative to a full modernization, install exterior wire mold for new cabling and system. Esthetics can be an issue but adds (VE) value engineering to save costs.

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible

fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.11 Cabrillo Elementary | Building B

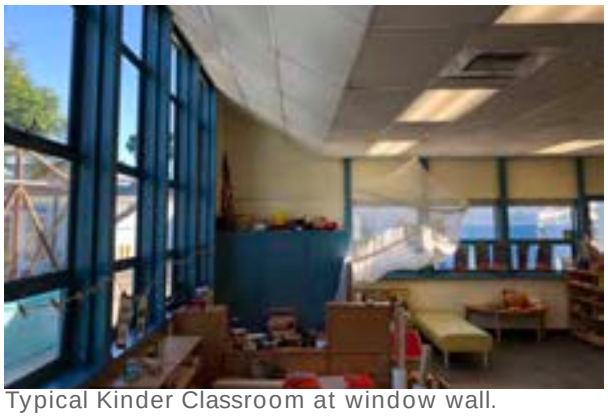
4.11-6 Photos

Exterior elevation of Bldg. J towards hardcourts.

Exterior elevation of Bldg. J1.

Typical Kindergarten Classroom.

Typical Kindergarten Classroom.


Typical Kinder Classroom at window wall.

Typical Kindergarten Classroom.

Typical student restrooms.

Typical Kindergarten restroom.

4.12 Cabrillo ES - Building C

Building C: Classroom Building (CR8 – 11)

General Information:

Year Built: 1957
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 4,554
Use: Classrooms

Fire Sprinklers: No
Occupancy: E
Type V-N

4.12-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia and coping are in good condition.
- Canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. M&O noted these were replaced in the 1990's modernization. However, the wood sills at several areas are chipped/eroded.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 1992. 50% of the roof (South side) needs to be replaced. 50% of the roof (North side) needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior resilient floor finishes are in good condition.
- Interior gypsum board painted walls are in good condition. Areas of gluedown acoustical tile are uneven, but appear to have been painted in the last modernization.
- Rubber wall base is in good condition.
- Acoustical ceiling system is in good condition.
- Casework is a mix. The sink and base cabinet are new plastic laminate type. The rest are refinished and painted original wood casework with new stainless steel countertops. It is in good to fair condition.
- Ceramic tile at restrooms appear to be in good condition.

4.12-2 Structural Overview

General:

Single story wood framed classroom building.

Gravity Load Resisting System:

The existing roof framing consists of 1x6 diagonal board sheathing which spans to 2x solid sawn roof joists which span to wood framed load bearing walls at each end.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 5 inch thick slab on grade reinforced with welded wire mesh.

4.12-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [3]

- Water Closets: The existing water closets appeared to be old and do not comply with Cal Green.
- Lavatories: The existing lavatories appear to be new and in good shape although the faucets are not metering type and do not comply with Cal Green.
- Classroom Sinks: The existing classroom room sinks appeared to be old and not in compliance with Cal Green.

4.12-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building “A”. This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.12-5 Technology

General:

Category [2]

Observation: Hard cap ceiling environment: No access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling.

Recommendation: Alternative to a full modernization, install exterior wire mold for new cabling and system. Esthetics can be an issue but adds (VE) value engineering to save costs.

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3

& singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization

Data Networks:

Category [1]- WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.12 Cabrillo Elementary | Building C

4.12-6 Photos

Exterior elevation along covered walkway.

End of building elevation; entry to restrooms.

Typical storefront and operable glazing.

Typical classroom.

Typical casework in classroom.

Typical classroom.

Typical Restroom - girls.

Typical Restroom - girls.

4.13 Cabrillo ES - Building D

Building D: Classroom Building (CR12 – 15)

General Information:

Year Built: 1958
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 4,535
Use: Classrooms (Art and Music)

Fire Sprinklers: No
Occupancy: E
Type V-N

4.13-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia and coping are in good condition.
- Canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. M&O noted these were replaced in the 1990's modernization.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 1992. The roof is in fair condition but is recommended to be restored in 3 to 5 years.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior resilient floor finishes are in good condition.
- Interior gypsum board painted walls are in good condition. Areas of gluedown acoustical tile are uneven, but appear to have been painted in the last modernization.
- Rubber wall base is in good condition.
- Acoustical ceiling system is in good condition.
- Casework is a mix. The sink and base cabinet are new plastic laminate type. The rest are refinished and painted original wood casework with new stainless steel countertops. It is in good to fair condition.
- Ceramic tile at restrooms appear to be in good condition.

4.13 Cabrillo Elementary | Building D

4.13-2 Structural Overview

General:

Single story wood framed classroom building.

Gravity Load Resisting System:

The existing roof framing consists of ½ inch thick plywood sheathing which spans to 2x solid sawn roof joists which span to wood framed load bearing walls at each end.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 4 inch thick slab on grade reinforced with welded wire mesh.

4.13-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [3]

- Classroom Sinks: The existing classroom room sinks appeared to be old and not in compliance with Cal Green.

4.13-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building “A”. This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.13-5 Technology

General:

Category [2]

Observation: Hard cap ceiling environment: No access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling.

Recommendation: Alternative to a full modernization, install exterior wire mold for new cabling and system. Esthetics can be an issue but adds (VE) value engineering to save costs.

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization..

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

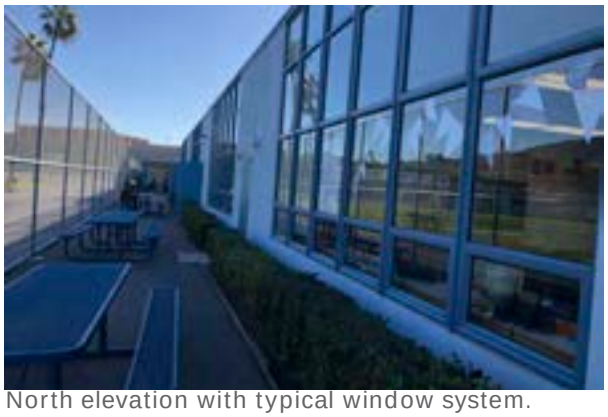
Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.13 Cabrillo Elementary | Building D

4.13-6 Photos

North elevation at restrooms.


North elevation with typical window system.

Typical classroom.

Typical casework in classroom.

Science classroom.

Science classroom.

Casework in science classroom.

Science classroom.

4.14 Cabrillo ES - Building E

Building E: Library

General Information:

Year Built: 1965
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 2,694
Use: Library

Fire Sprinklers: No
Occupancy: B
Type V-N

4.14-1 Architectural

- Overall Category Rating by M&O: [2]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia and coping are in good condition.
- Canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. M&O noted these were replaced in the 1990's modernization.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 1992. The roof is in fair condition and repairs may be required in 1 to 3 years.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior carpet (in Library) resilient floor (in Workrooms) finishes are in good condition.
- Interior gypsum board painted walls and gluedown acoustical tiles are in good condition.
- Rubber wall base is in good condition.
- Ceiling panels are in good condition.
- Casework is a mix. The sink and base cabinet are new plastic laminate type. The rest are refinished and painted original wood casework with plastic laminate countertops. It is in fair condition.

4.14-2 Structural Overview

General:

Single story wood and steel framed library building.

Gravity Load Resisting System:

The existing roof framing consists of long span "Inland Type" 18 gauge metal deck which spans to load bearing wood walls and steel wide flange

beams which span to 6x6 wood posts or steel pipe columns.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 4 inch thick slab on grade reinforced with #3 rebar at 18 inches on center each way at center of slab.

4.14-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [2]

Observation: There were no plumbing fixtures to report on in this building.

4.14-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Overall Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building "A". This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.14-5 Technology

General:
Category [1]

Observation: Hard cap ceiling environment: 2 access panels present. With crawl space.

Recommendation: Install exterior wire mold for new cabling and system.

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next

modernization

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.14 Cabrillo Elementary | Building E

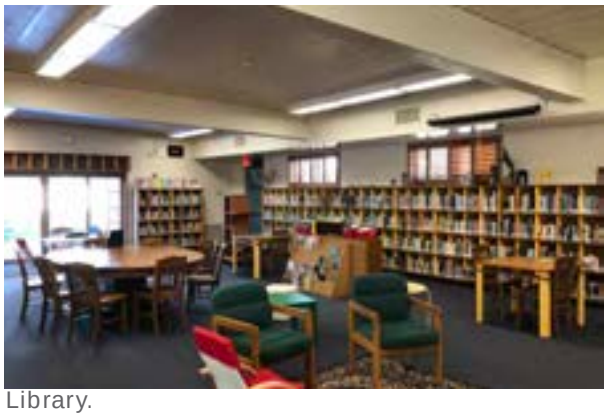
4.14-6 Photos

Typical glazing.

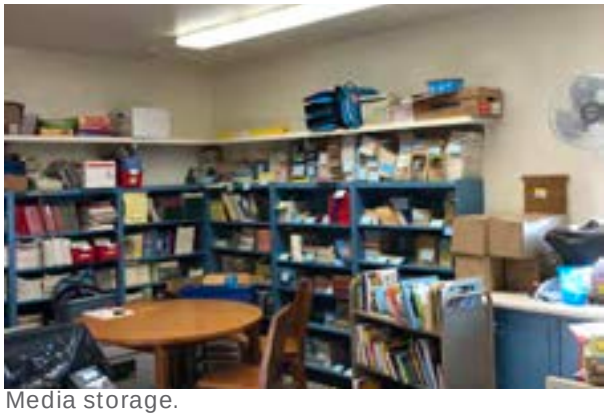
Typical doors.

Library.

Library ceiling.


Library.

Workroom and o□ce.


Media storage.

Casework in workroom.

4.15 Cabrillo ES - Building F

Building F: Classroom Building (CR16 – 23)

General Information:

Year Built: 1961/ 1965
Modernized: 1992 (Doors and Windows); 2016 (Restrooms, various ADA upgrades, Finishes)
Story: 1
Square Footage: 7,952
Use: Classrooms

Fire Sprinklers: No
Occupancy: E
Type V-N

4.15-1 Architectural

- Overall Category Rating by M&O: [3]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Metal coping and downspouts are showing sings of corrosion. They need to be refinished.

Doors & Frames

- Hollow metal doors and frames are in good condition. Doors were replaced in the last modernization.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. M&O noted these were replaced in the 1990's modernization.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet installed in 1992. The roof needs to be restored in 1 to 3 years to prevent replacement.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- Signage appears to be compliant; but many are worn.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior resilient floor finishes are in good condition.
- Interior gypsum board painted walls are in good condition.
- Rubber wall base is in good condition.
- Ceiling panels are in fair to good condition; they were painted in the last modernization.
- All Casework is plastic laminate type with plastic laminate countertops, and appears to be in good condition.

4.15-2 Structural Overview

General:

Single story wood and steel framed classroom building.

Gravity Load Resisting System:

The existing roof framing consists of long span "Inland Type" 18 gauge metal deck which spans to load bearing wood walls and steel wide flange beams which span to 6x6 wood posts or steel pipe columns.

4.15 Cabrillo Elementary | Building F

Lateral Load Resisting System:

The existing lateral force resisting systems consists of plywood sheathed wood shear walls in both the longitudinal and transverse directions.

Foundation System:

The existing foundation system consists of continuous reinforced concrete footings below the load bearing wood walls. The existing concrete slab on grade is a 4 inch thick slab on grade reinforced with #3 rebar at 18 inches on center each way at center of slab.

4.15-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [2]

Classroom Sinks: The existing classroom room sinks appeared to be in good shape, but the faucets were not in compliance with Cal Green.

4.15-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building "A". This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.15-5 Technology

General:

Category [2]

Observation: Hard cap ceiling environment: No access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling.

Recommendation: Alternative to a full modernization, install exterior wire mold for new cabling and system. Esthetics can be an issue but adds (VE) value engineering to save costs.

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category Rating [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [5]

Observation: Cabling not industry standards. Existing Category 5/ 5e cable present. Inconsistent network cabling added over the years by multiple manufactures. Manufacture warranty is void. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: Will require building modernization due to inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling. Complete replacement of network cabling and standardize to Category 6 for network cabling (all devices) and upgrade to Category 6A for wireless access points only.

4.15 Cabrillo Elementary | Building F

4.15-6 Photos

East exterior elevation.

North exterior elevation.

Typical storefront window system.

Typical door.

Typical classroom.

Typical classroom.

Science classroom.

Typical casework in classrooms.

4.16 Cabrillo ES - Building G

Building G: Multipurpose Room Building

General Information:

Year Built: 1995
Modernized: 2016
Story: 1
Square Footage: 4,758
Use: Multipurpose Room and Food Service

Fire Sprinklers: No
Occupancy: A
Type V-N

4.16-1 Architectural

- Overall Category Rating by M&O: [2]

Exterior

- The exterior finish is plaster and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- Paint at exterior plaster walls is in good.
- Paint at doors and frames are in good condition.
- Paint at exterior fascia and coping are in good condition.
- Canopy, metal columns and downspouts is in good condition.

Doors & Frames

- Exterior is typically aluminum storefront system for doors and windows. These are in good condition.
- Interior wood doors and hollow metal frames are in good condition.

Windows

- Windows are aluminum system with fixed and operable portions, with single-pane glazing; in good condition. Some areas should be resealed in routine maintenance.

Roof

- Per District roofing report by Tremco, the roof is an asphalt built up roofing with white capsheet. The roof needs minor repairs.

ADA Compliance

- ADA compliant door hardware.
- Door thresholds appear to be compliant.
- Signage appears to be compliant; but many are worn.
- There is an ADA lift to the stage.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

- Interior resilient floor finish (in MPR, Stage and Kitchen) is in general in good condition. Rubber at stage steps is uplifting.
- Interior gypsum board painted walls are in acceptable condition.
- Rubber wall base is in good condition.
- Acoustical ceiling system is in fair condition with areas that appear to be sagging.
- Casework is original wood type, and appears to be in fair condition. Lunch table and benches fold into wall pockets.

4.16-2 Structural Overview

General:

Single story wood and steel framed classroom building.

There was lack of structural information for this building to make further assessment.

4.16-3 Mechanical + Plumbing

Mechanical:

Overall Category [3]

Base mechanical system is heater closets with furnaces inside. Ventilation appears to be from operable windows. No economized function is present. No energy management system is installed.

Plumbing:

Overall Category [3]

Observation: The existing plumbing fixtures were found to be outdated and not in compliance with the California Green Building Code (Cal Green) and in some cases not in compliance with the current California Plumbing Code (CPC).

- The existing kitchen fixtures appeared to be old and not in compliance with Cal Green.

4.16-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building "A". This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.16-5 Technology

General:

Category [1]

Observation: Hard cap ceiling environment: 2 access panels present. Inadequate access (hard cap ceiling) to rooms and walls for new installation of systems and cabling. Possible crawl space available.

Recommendation: None

IDF Room:

Category [2]

Observation: No growth and/or expansion available in wall mount rack, inadequate labeling, no visible fire stop protection, environmental climate control not present, wall mount enclosed rack not properly installed. Inadequate access (hard cap ceiling) to rooms and walls for new installation of cabling.

Recommendation: Air conditioning wall unit to achieve ambient room temperature between 67-81 degrees at all times. Remove existing wall mount cabinet and replace with larger wall mount to add expansion and growth to your fiber/copper network. Install new fiber with multimode OM3 & singlemode OS2 fiber from MDF. Remove all 62.5 OM1 Multimode fiber from premise. Install OSP (outside plant) copper/fiber as per industry standards.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [2]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully

functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson ceiling mount projection (8+ years old), Sennheisner Microphone system (less than 5 years old), Midas speaker channel (less than 5 years old), Atlona HDMI switcher (less than 5 years old), Wall mount AV speakers (less than 5 years old)

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: AV equipment is adequate for today's technology and updated. Include a portable Assistive Listening System (ALS) to meet 4% total occupancy.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization.

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category [1] - WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [1]

Observation: T-grid ceiling application. Existing Category 6 cable present.

Recommendation: None

4.16 Cabrillo Elementary | Building G

4.16-6 Photos

Entry into MPR.

Typical door and storefront system.

Outdoor eating/ lunch area.

Drinking fountain.

Multipurpose Room and stage.

Multipurpose room.

ADA lift at stage.

Food service/ kitchen.

4.17 Cabrillo ES - Portables

Portables

Portables P1 thru P5

General Information:

Year Installed: 2017
Story: 1
Square Footage: 5,280 (5 @960sf, 1 @480sf)
Use: Classrooms and Restroom

Boys & Girls Club

General Information:

Year Installed: 1992
Story: 1
Square Footage: 1,920 (2 @960sf)
Use: Boys & Girls Club *Program will be relocated

Building H & I

General Information:

Year Built: 1992
Square Footage: 1,920 (2 @960sf)
Use: Special Ed classrooms *Will be removed in 2019

4.17-1 Architectural

- P1 thru P5 Overall Category Rating by M&O: [1]
- Boys & Girls Club Overall Category Rating: N/A
- H & I Overall Category Rating by M&O: [5+]

Exterior

- P1 thru P5 are new and in good condition.
- The exterior finish is wood siding and in good condition. Overall, the exterior walls appear to be in good condition.

Paint

- P1 thru P5 are new and in good condition.
- In general paint at exterior walls, doors and frames are in good condition.
- Paint at doors and frames are in good condition.
- Exterior metal fascia and downspouts need to be re-painted.

Doors & Frames

- P1 thru P5 are new and in good condition.
- In general, all hollow metal doors and frames are in good condition.

Windows

- P1 thru P5 are new and in good condition.
- In general, windows are aluminum system with fixed and operable, with single-pane glazing; in fair condition.

Roof

- P1 thru P5 are not listed in the District roofing report by Tremco. Installed in 2017, we assume the roof is in good condition.
- Boys & Girls Club - Per District roofing report by Tremco, the roof is standing seam metal roofing installed in 1988. The roof needs to be replaced eventually.
- H & I - Per District roofing report by Tremco, the roof is standing seam metal roofing installed in 1999. The roof needs to be replaced immediately.

ADA Compliance

- P1 thru P5 and Restroom are new and should meet ADA requirements.
- Boys & Girls Club and H&I wood access ramps are in poor condition. These need to be further evaluated for compliance with new codes.
- ADA compliant restrooms.
- Signage appears to be compliant.
- A more detailed assessment and survey will need to be performed as projects come online.

Interiors

P1 thru P5

4.17 Cabrillo Elementary | Portables

- New and in good condition.

H&I:

- M&O reported that the floors are uneven. Resilient floor finish is in good condition.
- Casework is mismatched and does not appear to meet ADA requirements.
- Acoustical ceiling system and panels are in poor condition with areas of warping and staining.

Boys & Girls Club

- The interiors was not evaluated because there was no access to the space.

4.17-2 Structural Overview

General:

Typical portable on grade with wood foundations.

4.17-3 Mechanical + Plumbing

Mechanical:

Typical bard units on portables. Newer portables are in good condition. Units on older portables are at the end of their life cycle.

Plumbing:

Overall Category [3]

- Classroom Sinks: The existing classroom room sinks appeared to be in good shape, but the faucets were not in compliance with Cal Green.

4.17-4 Electrical, Low Voltage, + Fire Alarm

Electrical Distribution Equipment:

Category [5]

Most distribution panels are installed outside on the exterior wall of the building they are serving. In general. Panels seem to be old and most of them are maxed out on capacity. Current electrical distribution system is not expandable and can not even satisfy additional new loads such as HVAC system. Complete system replacement is recommended.

Lighting and Lighting Control System:

Category [5]

All existing light fixtures seem to be fluorescent type. Lighting control system conduits are surface mounted, and controllers seem to be serving only the room they are installed in. Lighting control system does not seem networkable and may not be in compliance with T-24. Complete system replacement is recommended.

Fire Alarm System:

Category [3]

Simplex is the district standard for Fire alarm system. Simplex main fire alarm panel model # 4100ES, which is a horn/strobe system, is installed inside electrical room at building “A”. This panel communicate with all power supplies and initialing devices throughout the campus. DSA now requires that all new building or even remodeled buildings to be equipped with voice evacuation fire alarm system. It is highly recommended that entire fire alarm system gets upgraded to voice evacuations fire alarm system, by adding amplifiers and replace horns with speakers for the entire system.

4.17-5 Technology

General:

Category [5]

Observation: Removal of building is suggested

Recommendation: none

IDF Room (bldg. I):

Category [2]

Observation: One 12U wall mount rack located above cabinet in bldg. 3U space expansion available in wall mount rack, wall mount enclosed rack not properly installed. Has newly installed OM3 fiber backbone to LIU. No ground and bonding to rack is present.

Recommendation: Label the fiber. Provide earth ground and bond rack.

Intercom/ Clock/ Speaker/ Bell:

Category [5]

Manufacturer: Simplex Integrated Communications

System:

Observation: Existing paging is inoperable. (refer to Building A)

Recommendation: Complete replacement and new cabling (refer to Building A)

Phone System:

Category [1]

Manufacturer: Cisco VoIP

Observation: The phone system has been recently replaced by a CISCO VoIP system. The system is fully functional and tested and inspected yearly. No complaints been reported to the survey team regarding the system.

Recommendation: Minor cabling required with other building modernization.

Classroom Technology:

Category [1]

Manufacturer: Epson projection/ Brightlink Interactive Displays

Observation: Audio-visual device(s) and system(s) are newly installed (less than 5 years old)

Recommendation: Equipment is adequate for today's technology. Add 1-1 combo charging stations in each classroom.

Security Intrusion:

Category [3]

Manufacturer: Bay Alarms/Ademco Control (15+ years old)

Observation: Motions detectors present and visible in rooms. M & O shared the detection system and functionality has inconsistencies and is not IP base system.

Recommendation: Intrusion system upgrade with integrable IP capabilities next modernization

Security Surveillance:

Category [5]

Manufacturer: N/A

Observation: CCTV security cameras none existent.

Recommendation: CCTV camera system should be replaced and upgraded with integrable IP capabilities next modernization.

Data Networks:

Category [1] – WAP

Manufacturer: - CISCO Wireless System (less than 5 years old)

Observation: Newley installed wireless access points (WAP) CISCO system. Some WAP not installed in protective housing. WAP cabling installed exterior on walls and using wire mold due to none ceiling access.

Recommendation: Equipment is adequate for today's technology. New cabling with the next modernization.

Infrastructure Low Voltage Cabling

Category [1]

Observation: T-grid ceiling application. Existing Category 6 cable present. Installation of Low Voltage Category cabling installed outside of walls using staples, wire mold and exposed conduit.

Recommendation: None

4.18 Support Spaces - Bus Depot & M&O

Bus Depot

General Information:

Year Built: 1963
Story: 1
Square Footage:

M&O

General Information:

Year Built: 1963
Story: 1
Square Footage: 930

4.18-1 Architectural

- Overall Category Rating by M&O: [4]

Exterior

- The exterior finish is corrugated metal and in poor condition. Overall the exterior metal finishes are in poor condition with many areas showing corrosion.

Paint

- Not applicable.

Doors & Frames

- Corrugated metal garage doors appear to be in working condition.

Windows

- Windows are old steel frame with single pane. Windows and screens are corroded. Glazing is worn.

Roof

- These roofs are not listed in the District roofing report by Tremco. From visual observation, they are corrugated metal roofing and in fair condition.

ADA Compliance

- Restroom is not accessible.

Interiors

- Interior finishes are worn and showing their age.

4.18-2 Structural Overview

General:

Single story steel framed pre-fabricated metal building.

Gravity Load Resisting System:

The existing roof framing consists of metal roof deck which spans to light-gauge metal Z-girts which span to steel wide flange shaped roof beams which span to steel wide flange shaped columns.

Lateral Load Resisting System:

The existing lateral force resisting systems consists of custom shaped steel wide flange moment frames in the transverse direction and steel braced frames in the longitudinal direction.

Foundation System:

The existing foundation system consists of reinforced concrete footings below the steel moment frame columns. The existing interior slab consists of a concrete slab on grade.

4.18-6 Photos

Bus depot.

M&O Storage.

Bus depot.

Transportation/ M&O sta□ lounge.

5 PROGRAM DEVELOPMENT

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

MMS and MHS Master Plan Program

Building Area Summary				
	Type	CR	Lab	Square Footage
MS Humanities	Under Construction - Bldg. E	8	0	12,825
MS STEAM	Under Construction - Bldg. A/B	3	4	10,915
MS Student Support Services	Under Construction - Bldg. A/B	3	0	4,400
MS Administration	Under Construction - Bldg. A/B	0	0	11,925
MS Support Services	Under Construction - Bldg. A/B	1	0	8,960
MS Physical Education	New	1	0	16,932
MS Student Activities & Food Service	New	1	0	5,444
MS & HS Special Education	New	1	0	3,219
Campus Wellness Center	New	0	0	1,875
MS & HS Visual & Performing Arts (VAPA)	New	4	0	30,094
MS & HS Physical Education	New	0	0	11,304
HS Humanities	New	13	0	24,532
HS Visual & Performing Arts (VAPA)	New	0	2	6,118
HS STEM	New	5	6	23,893
HS Student Support Services	New	3	0	2,753
HS Administration	New	0	0	6,819
HS Support Services	New	2	0	13,332
HS Physical Education	New	2	0	36,708
HS Campus Support	New	0	0	7,944
Total:		47	12	**239,991**
Teaching Stations		59		
SF per Student				200

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Middle School Humanities (Existing Building E)								
Classroom Clusters								
1	Language Arts Classroom	TS	930	3	2,790			
2	Social Studies Classroom	TS	930	3	2,790			
3	Foreign Language Classroom	TS	930	2	1,860			
4	Commons / Teaming Studio	ANC	930	2	1,860			
						7,440	1,860	0
						9,300		
Collaborative Staff Area								
5	Collaborative Staff Area	ANC	1,215	1	1,215			
6	Staff Toilet	ANC	160	2	320			
						0	1,535	0
						1,535		
Building Support								
7	Student Toilet	SP	160	4	640			
8	Storage	SP	210	1	210			
9	Storage	SP	160	1	160			
10	Custodial Closet	SP	70	1	70			
						0	0	1,080
						0		
						7,440	3,395	1,080
					Sub-Total MS Humanities Net SF:			**11,915**
					Circulation/Support:			910
					Total MS Humanities Gross SF:			**12,825**
Middle School STEAM (Existing Building A)								
Math								
11	Math Classroom	TS	980	3	2,940			
						2,940	0	0
						2,940		
Science								
12	Science Lab	TS	1,470	1	1,470			
13	Prep Room	ANC	170	1	170			
14	Science Lab	TS	1,420	2	2,840			
15	Shared Prep Room	ANC	370	1	370			
						4,310	540	0
						4,850		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Electives								
16	2D Art Studio	TS	1,985	1	1,985			
17	Storage/Work Room	ANC	200	1	200			
						1,985	200	0
						2,185		
						9,235	740	0
					Sub-Total MS STEAM Net SF:			**9,975**
					Circulation/Support:			940
					Total MS STEAM Gross SF:			**10,915**

Middle School Student Support Services (Existing Building A)

Learning Center - Courtyard Level								
18	Speech Office	SP	220	1	220			
19	Psychologist Office	SP	105	1	105			
20	Counselor	SP	135	1	135			
21	IEP Conference	SP	220	1	220			
22	Small Group Collaboration	SP	450	1	450			
23	SAI	NTS	1,090	3	3,270	(average of the 3 spaces)		
						0	3,270	1,130
						3,270		
						0	3,270	1,130
					Sub-Total MS Student Support Services Net SF:			**4,400**
					Circulation/Support:			0
					Total MS Student Support Services Gross SF:			**4,400**

Middle School Administration (Existing Building - Building A)

Administration - Courtyard Level								
24	Lobby/Public Waiting	SP	395	1	395			
25	Reception/Clerical	SP	325	1	325			
26	Principal's Office	SP	250	1	250			
27	Principal's Toilet	SP	100	1	100			
28	Large Conference Room	SP	315	1	315			
29	Flex Office	SP	165	1	165			
30	Record Storage	SP	185	1	185			
						0	0	1,735
						0		

PROGRAM DEVELOPMENT

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Administration - Lower Level								
31	Lobby/Public Waiting	SP	850	1	850			
32	Reception/Attendance	SP	540	1	540			
33	Flex Office	SP	210	1	210			
34	Tech Office/Workroom	SP	830	1	830			
35	Security Office	SP	155	1	155			
36	PTA Office	SP	145	1	145			
37	Community Liason	SP	125	1	125			
38	Storage	SP	70	2	140			
39	Staff Restrooms	SP	85	2	170			
						0	0	3,165
						0		
Health Office - Lower Level								
40	Health Office	SP	320	1	320			
41	Flex Office	SP	130	1	130			
42	Cot Room	SP	240	1	240			
43	Exam Room	SP	90	1	90			
44	Toilet	SP	85	1	85			
						0	0	865
						0		
Faculty/Staff - Courtyard Level								
45	Staff Workroom/Lounge	SP	1,140	1	1,140	(800sf Lounge / 340sf Work)		
46	Staff Toilets	SP	95	2	190			
						0	0	1,330
						0		
Parent Support - Lower Level								
47	Parent Center	SP	980	1	980			
48	Parent Storage	SP	60	1	60			
						0	0	1,040
						0		
						0	0	8,135
					Sub-Total MS Administration Net SF:			**8,135**
					Circulation/Support:			3,790
					Total MS Administration Gross SF:			**11,925**

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Middle School Support Services (Existing Building A)								
Library Media / Resource Center - Courtyard Level								
49	Control Desk	SP	300	1	300			
50	Librarian's Office	SP	215	1	215			
51	Work/Processing Room	SP	345	1	345			
52	Textbook Storage	SP	450	1	450			
53	Reading Room/Stacks	SP	4,190	1	4,190			
54	Project Room	SP	170	2	340	CDE 4sf/Student MS		
55	Conference Room	SP	170	2	340	(4 x 450) = 1,800sf Min.		
56	Large Group Study	SP	480	1	480			
57	Innovation Lab	NTS	1,200	1	1,200			
						0	1,200	6,660
						1,200		
						0	1,200	6,660
					Sub-Total MS Support Services Net SF:			**7,860**
					Circulation/Support:			1,100
					Total MS Support Services Gross SF:			**8,960**
Middle School Physical Education (New Construction)								
Gymnasium								
								9,240
58	Gymnasium	ANC	8,840	1	8,840	(50' x 84' court + 6 rows bleachers)		
59	Chair/Equipment Storage	ANC	200	2	400			
60	Lobby	ANC	400	1	400			
61	Restrooms	ANC	300	2	600			
62	Storage Room	ANC	100	1	100			
						0	10,340	0
						10,340		
Physical Education								
63	Fitness Studio	NTS	1,200	1	1,200			
64	Storage Room	ANC	100	1	100			
65	Boys/Girls Locker/Shower Roo	ANC	1,200	2	2,400			
66	Boys/Girls Toilet	ANC	250	2	500			
67	PE Staff Office	ANC	150	1	150			
68	PE Staff Toilet/Shower	ANC	150	1	150			
69	PE Storage	ANC	200	2	400			
						0	4,900	0
						0		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
						0	15,240	0
					Sub-Total MS Physical Education Net SF:			**15,240**
					Circulation/Support @ 10% (x 1.111):			x1.111
					Total MS Physical Education Gross SF:			**16,932**

Middle School Student Activities & Food Service (New Construction)

Student Activities

	Maker Space							1,400
70	Maker Space	NTS	1,200	1	1,200			
71	Storage	ANC	200	1	200			
	ASB							600
72	Student Store/Vending	SP	400	1	400			
73	ASB Storage Room	SP	200	1	200			
						0	1,400	600
						1,400		

Food Service

74	Warming Kitchen	SP	300	1	300			
75	Food Court Serving Line	SP	800	1	800			
76	Restrooms	SP	300	2	600			
77	Lunch Shelter	SP	3,600	1/3	1,200	Exterior Space		
						0	0	2,900
						0		

	0	1,400	3,500
Sub-Total MS Student Activities & Food Service Net SF:			**4,900**
Circulation/Support @ 10% (x 1.111):			x1.111
Total MS Student Activities & Food Service Gross SF:			**5,444**

Middle and High School Shared Special Education (New Construction)

Special Education

78	SDC Classroom	TS	1,200	1	1,200	Life Skills Classroom		
79	Staff Workroom	ANC	200	1	200			
80	De-escalation Office	ANC	120	1	120			
81	Living Skills Kitchen	ANC	300	1	300			
82	Restroom	ANC	120	1	120			
83	OT/PT Room	ANC	480	1	480			
						1,200	1,220	0
						2,420		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
						1,200	1,220	0
					Sub-Total MS and HS Special Education Net SF:			**2,420**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total MS and HS Special Education Gross SF:			**3,219**

Campus Wellness Center (New Construction)

Wellness Center

84	Wellness Center	ANC	1,500	1	1,500			
						1,500	0	0
						1,500		
						1,500	0	0
					Sub-Total Campus Wellness Center Net SF:			**1,500**
					Circulation/Support @ 20% (x 1.25):			x1.25
					Total Campus Wellness Center Gross SF:			**1,875**

Middle and High School Shared Visual and Performing Arts (New Construction)

Performing Arts

	Music							6,000
85	Orchestra/Band Room	TS	2,000	1	2,000			
86	Ensemble Room	ANC	600	1	600			
87	Practice Room	ANC	75	2	150			
88	Practice Room	ANC	150	2	300			
89	Instrument Storage	ANC	400	1	400			
90	Uniform Storage	ANC	400	1	400			
91	Shared Music Library	ANC	200	1	200			
92	Vocal/Choral Room	TS	1,600	1	1,600			
93	Practice Room	ANC	75	2	150			
94	Robe Storage	ANC	200	1	200			
	Drama							2,300
95	Black Box Theater	TS	2,000	1	2,000			
96	Control Room	ANC	100	1	100			
97	Equipment Storage	ANC	200	1	200			
	TV/Video Production							1,100
98	Video Production Lab	ANC	600	1	600			
99	Multimedia/Editing Room	ANC	150	2	300	(Hollywood Studio Layout)		
100	Storage/Work Room	ANC	200	1	200			
						5,600	3,800	0
						9,400		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Theater								
	Public/Audience Area							7,600
101	Main Theater	ANC	5,600	1	5,600	(375 Fixed Seating Capacity)		
102	Lobby/Display Gallery	ANC	1,000	1	1,000			
103	Concessions	ANC	200	1	200			
104	Ticket Booth	ANC	100	1	100			
105	Public Restrooms	ANC	350	2	700			
	Theater Support							7,075
106	Stage	ANC	2,400	1	2,400	(With fly loft)		
107	Orchestra Pit	ANC	1,000	1	1,000	(Moveable Forestage)		
108	Piano Storage Room	ANC	100	1	100			
109	Scene Shop/Construction Lab	NTS	1,200	1	1,200	(Receiving & Loading Area)		
110	Tools & Material Storage	ANC	100	1	100			
111	Prop Storage	ANC	400	1	400			
112	Costume Storage	ANC	400	1	400			
113	Dimmer Room	ANC	75	1	75			
114	Control Room	ANC	200	1	200			
115	Green Room	ANC	400	1	400			
116	Dressing Room/Toilet	ANC	400	2	800			
	Exterior Space							0
117	Loading Dock	ANC	0	1	0			
118	Amphitheater	ANC	0	1	0			
						0	14,675	0
						14,675		
						5,600	18,475	0
	Sub-Total MS and HS Performing Arts Net SF:							**24,075**
	Circulation/Support @ 20% (x1.25):							x1.25
	Total MS and HS Performing Arts Gross SF:							**30,094**

Middle and High School Shared Physical Education (New Construction)

Stadium/Field House								
119	Ticket Booth	ANC	75	2	150			
120	Shared Concessions	ANC	200	1	200			
121	Public Toilets	ANC	225	4	900			
122	Press Box	ANC	200	1	200			
123	Storage	ANC	200	4	800			
124	City Storage	ANC	200	1	200			
125	Grounds Storage	ANC	400	1	400			
	Exterior Space							
126	Grandstand	ANC	0	1	0	1,000-Seat capacity		
						0	2,850	0
						2,850		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Baseball/Softball Field House								
127	Team Rooms	ANC	400	2	800			
128	Storage	ANC	400	1	400			
129	City Storage	ANC	200	1	200			
130	Toilets	ANC	225	2	450			
	Exterior Space							
131	Bleachers	ANC	0	2	0			
132	Batting Cages	ANC	0	2	0			
133	Strength & Conditioning Area	ANC	0	1	0			
						0	1,850	0
						1,850		
Aquatic Center								
134	Ticket Booth	ANC	75	1	75			
135	Concessions	ANC	200	1	200			
136	Safety Office	ANC	200	1	200			
137	Coaches Office/Locker Room	ANC	200	2	400			
138	Boys/Girls Locker/Shower Roo	ANC	600	2	1,200			
139	Community Locker/Shower Ro	ANC	600	2	1,200			
140	City Office/Storage	ANC	200	1	200			
141	Equipment Storage	ANC	800	1	800			
142	Pool Mechanical Equipment	ANC	1,200	1	1,200			
	Exterior Space							
143	25yd x 50m Pool	ANC	0	1	0	(Moveable bulkhead)		
144	Teaching Pool	ANC	0	1	0			
145	Bleachers	ANC	0	1	0	200-250 Seats		
						0	5,475	0
						5,475		
						0	10,175	0
	Sub-Total MS and HS Physical Education Net SF:							**10,175**
	Circulation/Support @ 10% (x 1.111):							x1.111
	Total MS and HS Physical Education Gross SF:							**11,304**

High School Humanities (New Construction)

Classroom Clusters								
146	Language Arts Classroom	TS	960	5	4,800			
147	Standard Classroom	TS	960	8	7,680	(4-History, 4-Foreign Lang)		
148	Small Group Collaboration	ANC	200	7	1,400	shared between 2 classrooms		
149	Commons / Teaming Studio	ANC	2,000	2	4,000			
						12,480	5,400	0
						17,880		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
Humanities Collaborative Staff Area								
150	Collaborative Staff Area	ANC	400	1	400			
151	Storage Room	ANC	100	1	100			
152	Staff Toilet	ANC	65	1	65			
						0	565	0
						565		
						12,480	5,965	0
	Sub-Total HS Humanities Net SF:							**18,445**
	Circulation/Support @ 25% (x 1.33):							x1.33
	Total HS Humanities Gross SF:							**24,532**

High School VAPA (New Construction)

Page Number:	Space:	Type:	Area:	Number:	Total Area:	TS	ANC/NTS	SP
Visual and Practical Arts								
	Digital Design/Photo/Yearbook							2,200
153	Classroom/Lab	TS	1,600	1	1,600			
154	Storage/Work Room	ANC	200	1	200			
155	Darkroom	ANC	400	1	400			
	3D Studios							2,400
156	Art 3D Sculpture/Ceramics Stu	TS	1,800	1	1,800			
157	Kiln	ANC	0	1	0	(Outdoor kiln - 1 gas, 1 electric)		
158	Clay/Project Storage Room	ANC	200	1	200			
159	Storage/Work Room	ANC	400	1	400			
						3,400	1,200	0
						4,600		
						3,400	1,200	0
	Sub-Total HS Visual and Practical Arts Net SF:							**4,600**
	Circulation/Support @ 25% (x 1.33):							x1.33
	Total HS Visual and Practical Arts Gross SF:							**6,118**

High School STEM (New Construction)

Page Number:	Space:	Type:	Area:	Number:	Total Area:	TS	ANC/NTS	SP
Classroom Clusters								
160	Math Classroom	TS	960	5	4,800			
161	Small Group Collaboration	ANC	200	3	600	shared between 2 classrooms		
162	Commons / Teaming Studio	ANC	2,000	1	2,000			
						4,800	2,600	0
						7,400		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Science								
163	Science Lab	TS	1,600	4	6,400			
164	Prep/Storage Room	ANC	300	2	600			
						6,400	600	0
						7,000		
Electives								
	Design/Engineering							3,000
165	Classroom/Lab	TS	1,600	1	1,600			
166	Storage/Work Room	ANC	200	1	200			
167	Equipment/Maker/Robotics	NTS	1,200	1	1,200			
						1,600	1,400	0
						3,000		
STEM Collaborative Staff Area								
168	Collaborative Staff Area	ANC	400	1	400			
169	Storage	ANC	100	1	100			
170	Staff Toilet	ANC	65	1	65			
						0	565	0
						12,800	5,165	0
						Sub-Total HS STEM Net SF:		**17,965**
						Circulation/Support @ 25% (x 1.33):		x1.33
						Total HS STEM Gross SF:		**23,893**

High School Student Support Services (New Construction)

Special Education								
171	STEP Classroom	TS	1,200	1	1,200			
172	Counseling Offices	ANC	120	3	360			
173	Conference Room	ANC	300	1	300			
						1,200	660	0
						1,860		
Learning Center								
174	Flex Office	SP	150	1	150			
175	SAI	NTS	960	2	1,920			
						0	1,920	150
						1,920		
						0	1,920	150
						Sub-Total HS Student Support Services Net SF:		**2,070**
						Circulation/Support @ 25% (x 1.33):		x1.33
						Total HS Student Support Services Gross SF:		**2,753**

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
High School Administration (New Construction)								
Administration								
	Public Administration							2,180
176	Lobby/Public Waiting	SP	400	1	400			
177	Reception/Clerical	SP	75	2	150			
178	Principal's Office	SP	250	1	250			
179	Large Conference	SP	300	1	300			
180	Registrar/Flex Office	SP	125	2	250			
181	Toilet	SP	65	2	130			
182	Work/Copy Rm/Staff Mailboxes	SP	350	1	350			
183	Supply Storage	SP	200	1	200			
184	PTA Office	SP	150	1	150			
	Site Administration							625
185	Lobby/Student Waiting	SP	200	1	200			
186	Reception/Clerical	SP	75	1	75			
187	Assistant Principal's Office	SP	200	1	200			
188	Flex Office	SP	150	1	150			
						0	0	2,805
						0		
Attendance								
189	Attendance Office	SP	150	1	150	(Includes 2 Student Windows)		
190	Records Storage	SP	200	1	200			
						0	0	350
						0		
Health Office								
191	Student Reception/Waiting Are	SP	100	1	100			
192	Nurse/Health Aid Workstation	SP	75	1	75			
193	Cot Area	SP	150	1	150			
194	Screening/Exam/Isolation Roor	SP	100	1	100			
195	Toilet	SP	75	1	75			
						0	0	500
						0		
Faculty/Staff								
196	Staff Workroom/Lounge	SP	1,200	1	1,200	(800sf Lounge / 400sf Work)		
197	Staff Toilet	SP	225	2	450			
						0	0	1,650
						0		
ELAC								
198	ELAC Office	SP	150	1	150			
						0	0	150
						0		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
						0	0	5,455
					Sub-Total HS Administration Net SF:			**5,455**
					Circulation/Support @ 20% (x 1.25):			x1.25
					Total HS Administration Gross SF:			**6,819**

High School Support Services (New Construction)

Library Media / Resource Center

	Library (CDE Minimum 4sf/Student x 585 Students = 2,340sf)							4,000
199	Circulation Desk	SP	200	1	200			
200	Librarian's Office	SP	100	1	100			
201	Work/Processing Room	SP	300	1	300			
202	Textbook Storage/Distribution	SP	400	1	400			
203	Instructional Storage Room	SP	200	1	200			
204	Reading Room/Stacks	SP	2,250	1	2,250			
205	Small Group Room	SP	150	2	300			
206	Conference Room	SP	250	1	250			
						0	0	4,000
						0		

Counseling (Locate w/ Student Union)

207	Counselor's Office	SP	150	2	300			
208	College/Career Center	NTS	600	1	600			
209	Small Conference	SP	150	1	150			
						0	600	450
						600		

Student Activities

	ASB							1,900
210	Student Activities Director's Of	SP	225	1	225	(Accommodates 2 teachers)		
211	Accounting Office w/ Safe	SP	100	1	100			
212	Accounting/Athletic Clerk Wor	SP	75	1	75			
213	Student Store/Vending	SP	400	1	400			
214	ASB Classroom	NTS	900	1	900			
215	ASB Storage Room	SP	200	1	200			
	Staff							150
216	Security Office	SP	150	1	150			
	Student Union / Culinary Café							4,900
217	Student Collaboration/Dining	SP	4,000	1	4,000	(Locate w/ Food Services)		
218	Table/Chair Storage	SP	200	1	200			
219	Coffee Bar	SP	100	1	100			
220	Large Group Room	SP	600	1	600			
						0	900	6,050
						900		

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
						0	1,500	10,500
	Sub-Total HS Support Services Net SF:							**12,000**
	Circulation/Support @ 10% (x 1.111):							x1.111
	Total HS Support Services Gross SF:							**13,332**

High School Physical Education (New Construction)

Gymnasium / Locker Rooms

	Competition Gymnasium							14,950
221	2-Cross Court Gymnasium	ANC	12,500	1	12,500	(1200-seat capacity)		
222	Lobby/Hall of Champions	ANC	1,000	1	1,000			
223	Concessions	ANC	350	1	350			
224	Ticket Booth	ANC	100	1	100			
225	Restrooms	ANC	300	2	600			
226	Gym Storage	ANC	200	2	400			
	Locker Rooms							5,600
227	Boys/Girls Locker/Shower Roo	ANC	1,800	2	3,600			
228	Boys/Girls Toilet	ANC	250	2	500			
229	Boys/Girls Equipment Storage	ANC	200	2	400			
230	PE Staff Office	ANC	200	2	400			
231	PE Staff Toilet/Shower	ANC	150	2	300			
232	Uniform Storage	ANC	400	1	400			
	Athletic/Sports Programs							3,850
233	Athletic Director Office	ANC	150	1	150			
234	Coach's Office	ANC	200	2	400			
235	Coach's Toilet/Shower	ANC	150	2	300			
236	Coaches Meeting/Video Room	ANC	200	1	200			
237	Off-Site Coaches Room	ANC	200	1	200			
238	Training/Treatment Room	ANC	600	1	600			
239	Boys/Girls Team Locker Room	ANC	400	4	1,600			
240	Athletic Equipment Storage	ANC	400	1	400			
						0	24,400	0
						24,400		

Athletic/Physical Education Teaching Stations

241	Dance/Yoga/Fitness Room	NTS	1,200	1	1,200			
242	Weight Room	NTS	2,000	1	2,000			
						0	3,200	0
						3,200		

	0	27,600	0
Sub-Total HS Gym/Locker Rooms Net SF:			**27,600**
Circulation/Support @ 25% (x 1.33):			x1.33
Total HS Gym/Locker Rooms Gross SF:			**36,708**

MALIBU MIDDLE AND HIGH SCHOOL - MASTER PLAN
1200 Students
(450 Middle School / 750 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
High School Campus Support (New Construction)								
Food Service								
	Serving Area							2,400
243	Food Court Serving Line	SP	800	1	800			
244	Lunch Shelter	SP	4,800	1/3	1,600	Exterior Space		
	Kitchen							3,000
245	Central Kitchen/Food Prep	SP	2,000	1	2,000			
246	Dry Storage	SP	150	1	150			
247	Walk-In Refrigerator/Freezer	SP	125	2	250			
248	Dishwashing Area	SP	200	1	200			
249	Changing Room/Toilet	SP	75	1	75			
250	Food Service Director Office	SP	125	1	125			
251	Receiving	SP	200	1	200			
252	Can Wash	SP	100	1	0			
						0	0	5,400
						0		
Custodial Services (Phase 1)								
253	Custodial Closet	SP	50	10	500			
254	Custodian Office	SP	100	1	100			
255	Changing Room/Toilet	SP	75	2	150			
256	Workshop/Repair	SP	300	1	300			
257	Supply/Grounds Storage	SP	400	1	400			
258	Golf Cart Garage/Storage	SP	300	1	300	(3 Golf Carts)		
						0	0	1,750
						0		
						0	0	7,150
	Sub-Total HS Campus Support Net SF:							**7,150**
	Circulation/Support @ 10% (x 1.111):							x1.111
	Total HS Campus Support Gross SF:							**7,944**
	Sub-Total Assignable Base Program SF:					53,655	98,465	43,760
	Total Assignable Base Program SF:							**195,880**
	Total Gross Base Program SF:							**239,991**

Square Footage Per Student: 200

5.16

Nov 2019

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MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

MMS and MHS Phase 1 Program

Building Area Summary				
	Type	CR	Lab	Square Footage
MS Humanities	Under Construction - Bldg. E	8	0	12,825
MS STEAM	Under Construction - Bldg. A/B	3	4	10,915
MS Student Support Services	Under Construction - Bldg. A/B	3	0	4,400
MS Administration	Under Construction - Bldg. A/B	0	0	11,925
MS Support Services	Under Construction - Bldg. A/B	1	0	8,960
MS Physical Education	New	1	0	16,932
MS Student Activities & Food Service	New	1	0	5,444
MS & HS Special Education	New	1	0	3,219
Campus Wellness Center	New	0	0	1,875
MS & HS Visual & Performing Arts (VAPA)	New	4	0	30,094
MS & HS Physical Education	New	0	0	11,304
HS Humanities	New	8	0	14,690
HS Visual & Performing Arts (VAPA)	New	0	1	3,192
HS STEM	New	3	6	21,074
HS Student Support Services	New	3	0	2,753
HS Administration	New	0	0	6,819
HS Support Services	New	2	0	13,332
HS Physical Education	New	2	0	36,708
HS Campus Support	New	0	0	6,222
Total:		40	11	**222,681**
Teaching Stations		51		
SF per Student				186

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Middle School Humanities (Existing Building E)								
Classroom Clusters								
1	Language Arts Classroom	TS	930	3	2,790			
2	Social Studies Classroom	TS	930	3	2,790			
3	Foreign Language Classroom	TS	930	2	1,860			
4	Commons / Teaming Studio	ANC	930	2	1,860			
						7,440	1,860	0
						9,300		
Collaborative Staff Area								
5	Collaborative Staff Area	ANC	1,215	1	1,215			
6	Staff Toilet	ANC	160	2	320			
						0	1,535	0
						1,535		
Building Support								
7	Student Toilet	SP	160	4	640			
8	Storage	SP	210	1	210			
9	Storage	SP	160	1	160			
10	Custodial Closet	SP	70	1	70			
						0	0	1,080
						0		
						7,440	3,395	1,080
					Sub-Total MS Humanities Net SF:			**11,915**
					Circulation/Support:			910
					Total MS Humanities Gross SF:			**12,825**
Middle School STEAM (Existing Building A)								
Math								
11	Math Classroom	TS	980	3	2,940			
						2,940	0	0
						2,940		
Science								
12	Science Lab	TS	1,470	1	1,470			
13	Prep Room	ANC	170	1	170			
14	Science Lab	TS	1,420	2	2,840			
15	Shared Prep Room	ANC	370	1	370			
						4,310	540	0
						4,850		
Electives								
16	2D Art Studio	TS	1,985	1	1,985			
17	Storage/Work Room	ANC	200	1	200			
						1,985	200	0
						2,185		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
						9,235	740	0
					Sub-Total MS STEAM Net SF:			**9,975**
					Circulation/Support:			940
					Total MS STEAM Gross SF:			**10,915**

Middle School Student Support Services (Existing Building A)

Learning Center - Courtyard Level

18	Speech Office	SP	220	1	220			
19	Psychologist Office	SP	105	1	105			
20	Counselor	SP	135	1	135			
21	IEP Conference	SP	220	1	220			
22	Small Group Collaboration	SP	450	1	450			
23	SAI	NTS	1,090	3	3,270	(average of the 3 spaces)		
						0	3,270	1,130
						3,270		

	0	3,270	1,130
Sub-Total MS Student Support Services Net SF:			**4,400**
Circulation/Support:			0
Total MS Student Support Services Gross SF:			**4,400**

Middle School Administration (Existing Building - Building A)

Administration - Courtyard Level

24	Lobby/Public Waiting	SP	395	1	395			
25	Reception/Clerical	SP	325	1	325			
26	Principal's Office	SP	250	1	250			
27	Principal's Toilet	SP	100	1	100			
28	Large Conference Room	SP	315	1	315			
29	Flex Office	SP	165	1	165			
30	Record Storage	SP	185	1	185			
						0	0	1,735
						0		

Administration - Lower Level

31	Lobby/Public Waiting	SP	850	1	850			
32	Reception/Attendance	SP	540	1	540			
33	Flex Office	SP	210	1	210			
34	Tech Office/Workroom	SP	830	1	830			
35	Security Office	SP	155	1	155			
36	PTA Office	SP	145	1	145			
37	Community Liason	SP	125	1	125			
38	Storage	SP	70	2	140			
39	Staff Restrooms	SP	85	2	170			
						0	0	3,165
						0		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Health Office - Lower Level								
40	Health Office	SP	320	1	320			
41	Flex Office	SP	130	1	130			
42	Cot Room	SP	240	1	240			
43	Exam Room	SP	90	1	90			
44	Toilet	SP	85	1	85			
						0	0	865
						0		
Faculty/Staff - Courtyard Level								
45	Staff Workroom/Lounge	SP	1,140	1	1,140	(800sf Lounge / 340sf Work)		
46	Staff Toilets	SP	95	2	190			
						0	0	1,330
						0		
Parent Support - Lower Level								
47	Parent Center	SP	980	1	980			
48	Parent Storage	SP	60	1	60			
						0	0	1,040
						0		
						0	0	8,135
					Sub-Total MS Administration Net SF:			**8,135**
					Circulation/Support:			3,790
					Total MS Administration Gross SF:			**11,925**

Middle School Support Services (Existing Building A)

Library Media / Resource Center - Courtyard Level								
49	Control Desk	SP	300	1	300			
50	Librarian's Office	SP	215	1	215			
51	Work/Processing Room	SP	345	1	345			
52	Textbook Storage	SP	450	1	450			
53	Reading Room/Stacks	SP	4,190	1	4,190			
54	Project Room	SP	170	2	340	CDE 4sf/Student MS		
55	Conference Room	SP	170	2	340	(4 x 450) = 1,800sf Min.		
56	Large Group Study	SP	480	1	480			
57	Innovation Lab	NTS	1,200	1	1,200			
						0	1,200	6,660
						1,200		
						0	1,200	6,660
					Sub-Total MS Support Services Net SF:			**7,860**
					Circulation/Support:			1,100
					Total MS Support Services Gross SF:			**8,960**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
Middle School Physical Education (New Construction)								
Gymnasium								
								9,240
58	Gymnasium	ANC	8,840	1	8,840	(50' x 84' court + 6 rows bleachers)		
59	Chair/Equipment Storage	ANC	200	2	400			
60	Lobby	ANC	400	1	400			
61	Restrooms	ANC	300	2	600			
62	Storage Room	ANC	100	1	100			
						0	10,340	0
						10,340		
Physical Education								
63	Fitness Studio	NTS	1,200	1	1,200			
64	Storage Room	ANC	100	1	100			
65	Boys/Girls Locker/Shower Roo	ANC	1,200	2	2,400			
66	Boys/Girls Toilet	ANC	250	2	500			
67	PE Staff Office	ANC	150	1	150			
68	PE Staff Toilet/Shower	ANC	150	1	150			
69	PE Storage	ANC	200	2	400			
						0	4,900	0
						0		
						0	15,240	0
					Sub-Total MS Physical Education Net SF:			**15,240**
					Circulation/Support @ 10% (x 1.111):			x1.111
					Total MS Physical Education Gross SF:			**16,932**
Middle School Student Activities & Food Service (New Construction)								
Student Activities								
	Maker Space							1,400
70	Maker Space	NTS	1,200	1	1,200			
71	Storage	ANC	200	1	200			
	ASB							600
72	Student Store/Vending	SP	400	1	400			
73	ASB Storage Room	SP	200	1	200			
						0	1,400	600
						1,400		
Food Service								
74	Warming Kitchen	SP	300	1	300			
75	Food Court Serving Line	SP	800	1	800			
76	Restrooms	SP	300	2	600			
77	Lunch Shelter	SP	3,600	1/3	1,200	Exterior Space		
						0	0	2,900
						0		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
						0	1,400	3,500
					Sub-Total MS Student Activities & Food Service Net SF:			**4,900**
					Circulation/Support @ 10% (x 1.111):			x1.111
					Total MS Student Activities & Food Service Gross SF:			**5,444**

Middle and High School Shared Special Education (New Construction)

Special Education

78	SDC Classroom	TS	1,200	1	1,200	Life Skills Classroom		
79	Staff Workroom	ANC	200	1	200			
80	De-escalation Office	ANC	120	1	120			
81	Living Skills Kitchen	ANC	300	1	300			
82	Restroom	ANC	120	1	120			
83	OT/PT Room	ANC	480	1	480			
						1,200	1,220	0
						2,420		
						1,200	1,220	0
					Sub-Total MS and HS Special Education Net SF:			**2,420**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total MS and HS Special Education Gross SF:			**3,219**

Campus Wellness Center (New Construction)

Wellness Center

84	Wellness Center	ANC	1,500	1	1,500			
						1,500	0	0
						1,500		
						1,500	0	0
					Sub-Total Campus Wellness Center Net SF:			**1,500**
					Circulation/Support @ 20% (x 1.25):			x1.25
					Total Campus Wellness Center Gross SF:			**1,875**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
Middle and High School Shared Visual and Performing Arts (New Construction)								
Performing Arts								
	Music							6,000
85	Orchestra/Band Room	TS	2,000	1	2,000			
86	Ensemble Room	ANC	600	1	600			
87	Practice Room	ANC	75	2	150			
88	Practice Room	ANC	150	2	300			
89	Instrument Storage	ANC	400	1	400			
90	Uniform Storage	ANC	400	1	400			
91	Shared Music Library	ANC	200	1	200			
92	Vocal/Choral Room	TS	1,600	1	1,600			
93	Practice Room	ANC	75	2	150			
94	Robe Storage	ANC	200	1	200			
	Drama							2,300
95	Black Box Theater	TS	2,000	1	2,000			
96	Control Room	ANC	100	1	100			
97	Equipment Storage	ANC	200	1	200			
	TV/Video Production							1,100
98	Video Production Lab	ANC	600	1	600			
99	Multimedia/Editing Room	ANC	150	2	300	(Hollywood Studio Layout)		
100	Storage/Work Room	ANC	200	1	200			
						5,600	3,800	0
						9,400		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Theater								
	Public/Audience Area							7,600
101	Main Theater	ANC	5,600	1	5,600	(375 Fixed Seating Capacity)		
102	Lobby/Display Gallery	ANC	1,000	1	1,000			
103	Concessions	ANC	200	1	200			
104	Ticket Booth	ANC	100	1	100			
105	Public Restrooms	ANC	350	2	700			
	Theater Support							7,075
106	Stage	ANC	2,400	1	2,400	(With fly loft)		
107	Orchestra Pit	ANC	1,000	1	1,000	(Moveable Forestage)		
108	Piano Storage Room	ANC	100	1	100			
109	Scene Shop/Construction Lab	NTS	1,200	1	1,200	(Receiving & Loading Area)		
110	Tools & Material Storage	ANC	100	1	100			
111	Prop Storage	ANC	400	1	400			
112	Costume Storage	ANC	400	1	400			
113	Dimmer Room	ANC	75	1	75			
114	Control Room	ANC	200	1	200			
115	Green Room	ANC	400	1	400			
116	Dressing Room/Toilet	ANC	400	2	800			
	Exterior Space							0
117	Loading Dock	ANC	0	1	0			
118	Amphitheater	ANC	0	1	0			
						0	14,675	0
						14,675		
						5,600	18,475	0
	Sub-Total MS and HS Performing Arts Net SF:							**24,075**
	Circulation/Support @ 20% (x1.25):							x1.25
	Total MS and HS Performing Arts Gross SF:							**30,094**

Middle and High School Shared Physical Education (New Construction)

Stadium/Field House								
119	Ticket Booth	ANC	75	2	150			
120	Shared Concessions	ANC	200	1	200			
121	Public Toilets	ANC	225	4	900			
122	Press Box	ANC	200	1	200			
123	Storage	ANC	200	4	800			
124	City Storage	ANC	200	1	200			
125	Grounds Storage	ANC	400	1	400			
	Exterior Space							
126	Grandstand	ANC	0	1	0	1,000-Seat capacity		
						0	2,850	0
						2,850		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
Baseball/Softball Field House								
127	Team Rooms	ANC	400	2	800			
128	Storage	ANC	400	1	400			
129	City Storage	ANC	200	1	200			
130	Toilets	ANC	225	2	450			
	Exterior Space							
131	Bleachers	ANC	0	2	0			
132	Batting Cages	ANC	0	2	0			
133	Strength & Conditioning Area	ANC	0	1	0			
						0	1,850	0
						1,850		
Aquatic Center								
134	Ticket Booth	ANC	75	1	75			
135	Concessions	ANC	200	1	200			
136	Safety Office	ANC	200	1	200			
137	Coaches Office/Locker Room	ANC	200	2	400			
138	Boys/Girls Locker/Shower Roo	ANC	600	2	1,200			
139	Community Locker/Shower Roo	ANC	600	2	1,200			
140	City Office/Storage	ANC	200	1	200			
141	Equipment Storage	ANC	800	1	800			
142	Pool Mechanical Equipment	ANC	1,200	1	1,200			
	Exterior Space							
143	25yd x 50m Pool	ANC	0	1	0	(Moveable bulkhead)		
144	Teaching Pool	ANC	0	1	0			
145	Bleachers	ANC	0	1	0	200-250 Seats		
						0	5,475	0
						5,475		
						0	10,175	0
	Sub-Total MS and HS Physical Education Net SF:							**10,175**
	Circulation/Support @ 10% (x 1.111):							x1.111
	Total MS and HS Physical Education Gross SF:							**11,304**

High School Humanities (New Construction)

Classroom Clusters								
146	Language Arts Classroom	TS	960	3	2,880			
147	Standard Classroom	TS	960	5	4,800	(2.5-History, 2.5-Foreign Lang)		
148	Small Group Collaboration	ANC	200	4	800	shared between 2 classrooms		
149	Commons / Teaming Studio	ANC	2,000	1	2,000			
						7,680	2,800	0
						10,480		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Humanities Collaborative Staff Area								
150	Collaborative Staff Area	ANC	400	1	400			
151	Storage Room	ANC	100	1	100			
152	Staff Toilet	ANC	65	1	65			
						0	565	0
						565		
						7,680	3,365	0
					Sub-Total HS Humanities Net SF:			**11,045**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total HS Humanities Gross SF:			**14,690**
High School VAPA (New Construction)								
Visual and Practical Arts								
	3D Studios							2,400
153	Art 3D Sculpture/Ceramics Stu	TS	1,800	1	1,800			
154	Kiln	ANC	0	1	0	(Outdoor kiln - 1 gas, 1 electric)		
155	Clay/Project Storage Room	ANC	200	1	200			
156	Storage/Work Room	ANC	400	1	400			
						1,800	600	0
						2,400		
						1,800	600	0
					Sub-Total HS Visual and Practical Arts Net SF:			**2,400**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total HS Visual and Practical Arts Gross SF:			**3,192**
High School STEM (New Construction)								
Classroom Clusters								
157	Math Classroom	TS	960	3	2,880			
158	Small Group Collaboration	ANC	200	2	400	shared between 2 classrooms		
159	Commons / Teaming Studio	ANC	2,000	1	2,000			
						2,880	2,400	0
						5,280		
Science								
160	Science Lab	TS	1,600	4	6,400			
161	Prep/Storage Room	ANC	300	2	600			
						6,400	600	0
						7,000		

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
Electives								
	Design/Engineering							3,000
162	Classroom/Lab	TS	1,600	1	1,600			
163	Storage/Work Room	ANC	200	1	200			
164	Equipment/Maker/Robotics	NTS	1,200	1	1,200			
						1,600	1,400	0
						3,000		
STEM Collaborative Staff Area								
165	Collaborative Staff Area	ANC	400	1	400			
166	Storage	ANC	100	1	100			
167	Staff Toilet	ANC	65	1	65			
						0	565	0
						10,880	4,965	0
					Sub-Total HS STEM Net SF:			**15,845**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total HS STEM Gross SF:			**21,074**

High School Student Support Services (New Construction)

Page Number:	Space:	Type:	Area:	Number:	Total Area:	TS	ANC/NTS	SP
Special Education								
168	STEP Classroom	TS	1,200	1	1,200			
169	Counseling Offices	ANC	120	3	360			
170	Conference Room	ANC	300	1	300			
						1,200	660	0
						1,860		
Learning Center								
171	Flex Office	SP	150	1	150			
172	SAI	NTS	960	2	1,920			
						0	1,920	150
						1,920		
						0	1,920	150
					Sub-Total HS Student Support Services Net SF:			**2,070**
					Circulation/Support @ 25% (x 1.33):			x1.33
					Total HS Student Support Services Gross SF:			**2,753**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS (Teaching Station)	ANC/NTS (Ancillary Non-Teaching)	SP (Support)
High School Administration (New Construction)								
Administration								
	Public Administration							2,180
173	Lobby/Public Waiting	SP	400	1	400			
174	Reception/Clerical	SP	75	2	150			
175	Principal's Office	SP	250	1	250			
176	Large Conference	SP	300	1	300			
177	Registrar/Flex Office	SP	125	2	250			
178	Toilet	SP	65	2	130			
179	Work/Copy Rm/Staff Mailboxes	SP	350	1	350			
180	Supply Storage	SP	200	1	200			
181	PTA Office	SP	150	1	150			
	Site Administration							625
182	Lobby/Student Waiting	SP	200	1	200			
183	Reception/Clerical	SP	75	1	75			
184	Assistant Principal's Office	SP	200	1	200			
185	Flex Office	SP	150	1	150			
						0	0	2,805
						0		
Attendance								
186	Attendance Office	SP	150	1	150	(Includes 2 Student Windows)		
187	Records Storage	SP	200	1	200			
						0	0	350
						0		
Health Office								
188	Student Reception/Waiting Are	SP	100	1	100			
189	Nurse/Health Aid Workstation	SP	75	1	75			
190	Cot Area	SP	150	1	150			
191	Screening/Exam/Isolation Roor	SP	100	1	100			
192	Toilet	SP	75	1	75			
						0	0	500
						0		
Faculty/Staff								
193	Staff Workroom/Lounge	SP	1,200	1	1,200	(800sf Lounge / 400sf Work)		
194	Staff Toilet	SP	225	2	450			
						0	0	1,650
						0		
ELAC								
195	ELAC Office	SP	150	1	150			
						0	0	150
						0		
						0	0	5,455
					Sub-Total HS Administration Net SF:			**5,455**
					Circulation/Support @ 20% (x 1.25):			x1.25
					Total HS Administration Gross SF:			**6,819**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
High School Support Services (New Construction)								
Library Media / Resource Center								
	Library (CDE Minimum 4sf/Student x 585 Students = 2,340sf)							4,000
196	Circulation Desk	SP	200	1	200			
197	Librarian's Office	SP	100	1	100			
198	Work/Processing Room	SP	300	1	300			
199	Textbook Storage/Distribution	SP	400	1	400			
200	Instructional Storage Room	SP	200	1	200			
201	Reading Room/Stacks	SP	2,250	1	2,250			
202	Small Group Room	SP	150	2	300			
203	Conference Room	SP	250	1	250			
						0	0	4,000
						0		
Counseling (Locate w/ Student Union)								
204	Counselor's Office	SP	150	2	300			
205	College/Career Center	NTS	600	1	600			
206	Small Conference	SP	150	1	150			
						0	600	450
						600		
Student Activities								
	ASB							1,900
207	Student Activities Director's Of	SP	225	1	225	(Accommodates 2 teachers)		
208	Accounting Office w/ Safe	SP	100	1	100			
209	Accounting/Athletic Clerk Wor	SP	75	1	75			
210	Student Store/Vending	SP	400	1	400			
211	ASB Classroom	NTS	900	1	900			
212	ASB Storage Room	SP	200	1	200			
	Staff							150
213	Security Office	SP	150	1	150			
	Student Union / Culinary Café							4,900
214	Student Collaboration/Dining	SP	4,000	1	4,000	(Locate w/ Food Services)		
215	Table/Chair Storage	SP	200	1	200			
216	Coffee Bar	SP	100	1	100			
217	Large Group Room	SP	600	1	600			
						0	900	6,050
						900		
						0	1,500	10,500
	Sub-Total HS Support Services Net SF:							**12,000**
	Circulation/Support @ 10% (x 1.111):							x1.111
	Total HS Support Services Gross SF:							**13,332**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type TS Teaching Station	ANC/NTS Ancillary Non-Teaching	SP Support
High School Physical Education (New Construction)								
Gymnasium / Locker Rooms								
	Competition Gymnasium							14,950
218	2-Cross Court Gymnasium	ANC	12,500	1	12,500	(1200-seat capacity)		
219	Lobby/Hall of Champions	ANC	1,000	1	1,000			
220	Concessions	ANC	350	1	350			
221	Ticket Booth	ANC	100	1	100			
222	Restrooms	ANC	300	2	600			
223	Gym Storage	ANC	200	2	400			
	Locker Rooms							5,600
224	Boys/Girls Locker/Shower Roo	ANC	1,800	2	3,600			
225	Boys/Girls Toilet	ANC	250	2	500			
226	Boys/Girls Equipment Storage	ANC	200	2	400			
227	PE Staff Office	ANC	200	2	400			
228	PE Staff Toilet/Shower	ANC	150	2	300			
229	Uniform Storage	ANC	400	1	400			
	Athletic/Sports Programs							3,850
230	Athletic Director Office	ANC	150	1	150			
231	Coach's Office	ANC	200	2	400			
232	Coach's Toilet/Shower	ANC	150	2	300			
233	Coaches Meeting/Video Room	ANC	200	1	200			
234	Off-Site Coaches Room	ANC	200	1	200			
235	Training/Treatment Room	ANC	600	1	600			
236	Boys/Girls Team Locker Room	ANC	400	4	1,600			
237	Athletic Equipment Storage	ANC	400	1	400			
						0	24,400	0
						24,400		
Athletic/Physical Education Teaching Stations								
238	Dance/Yoga/Fitness Room	NTS	1,200	1	1,200			
239	Weight Room	NTS	2,000	1	2,000			
						0	3,200	0
						3,200		
						0	27,600	0
	Sub-Total HS Gym/Locker Rooms Net SF:							**27,600**
	Circulation/Support @ 25% (x 1.33):							x1.33
	Total HS Gym/Locker Rooms Gross SF:							**36,708**

MALIBU MIDDLE AND HIGH SCHOOL - PHASE 1
950 Students
(450 Middle School / 500 High School)

Detailed Space Allocation

Page Number:	Space:	Type:	Area:	Number:	Total Area:	Department by Type		
						TS	ANC/NTS	SP
						Teaching Station	Ancillary Non-Teaching	Support
High School Campus Support (New Construction)								
Food Service								
	Serving Area							2,400
240	Food Court Serving Line	SP	800	1	800			
241	Lunch Shelter	SP	4,800	1/3	1,600	Exterior Space		
	Kitchen							3,000
242	Central Kitchen/Food Prep	SP	2,000	1	2,000			
243	Dry Storage	SP	150	1	150			
244	Walk-In Refrigerator/Freezer	SP	125	2	250			
245	Dishwashing Area	SP	200	1	200			
246	Changing Room/Toilet	SP	75	1	75			
247	Food Service Director Office	SP	125	1	125			
248	Receiving	SP	200	1	200			
249	Can Wash	SP	100	1	0			
						0	0	5,400
						0		
Custodial Services (Phase 1)								
250	Custodial Closet	SP	50	4	200			
						0	0	200
						0		

	0	0	5,600
Sub-Total HS Campus Support Net SF:			**5,600**
Circulation/Support @ 10% (x 1.111):			x1.111
Total HS Campus Support Gross SF:			**6,222**

Sub-Total Assignable Base Program SF:	45,335	95,065	42,210
Total Assignable Base Program SF:			**182,610**
Total Gross Base Program SF:			**222,681**

Square Footage Per Student: 186

6 EDUCATIONAL VISION

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA

6.0-1 Contents

The Educational Vision document clearly and concisely describes the various learning activities in each space provided in the program for both the Middle School and High School. A space program describes spatial relationships and special features needed to support each activity. Each space program identifies the square footages and the ideal space adjacencies through a written description, space diagram, and inspirational visioning images. These space diagrams are used in conjunction with the proposed master plan for determining area takeo□s for the cost estimate.

Each space program provides a guideline and a basis for the master plan assumptions used in the proposed project recommendations for new construction and reconfiguration. The space programs are based on an assumed school size in order to determine the recommended size of the core spaces such as the Administration, Library, Multipurpose Room and other student support spaces. The square footages shown within the diagrams are net areas only. Circulation and support square footage factors were calculated for cost estimating purposes. See Section 5.0 "Program Development" for square footages associated with circulation and support spaces. For more specific proposed projects and cost estimates, refer to Section 7 ,"Campus Plan" and Section 8, "Implementation."

Background

In 1994, California Department of Education (CDE) formalized regulations governing standards on the design and construction of new school facilities. Included are requirements for the submittal of educational specifications (Facility Standards/ Design Guidelines) – see California Code of Regulations, Title 5, Section 14034. The requirements are delineated in the Education Code Section 39101 (c) and California Code of Regulations, Title 5, Section 14030 (a). Specific school design standards are contained in California Code of Regulations, Title 5, Section 14001, 14010 and 14030.

In 2009, CDE added a Plan Summary form for those projects applying for new construction funds from the State Allocation Board for a new school or additions to an existing school. In July 2010, all Educational Specifications (Facility Standards/ Design Guidelines) were required to be approved by the District's governing Board and submitted to CDE as part of any application for funding.

There is a recognition at the State level that school design, as we know it, requires re-visioning. There is also acknowledgment that the Title 5 Education Code may restrict the new form that school designs may take to support 21st Century learners. CDE's requirement for the Plan Summary Form, provided by the local education agency, allows for dialogue about what is needed to support educational programs for today's and tomorrow's learners. Ultimately the development of a lasting and sustainable vision that supports the goals of the District's educational program, depends upon a well thought out Educational Vision.

6.0 General Guidelines

6.0-3 Educational Vision Purpose

Adjacencies shown in the diagrams were determined for the ideal program placement but may vary based on existing conditions or programmatic specific solutions. Once projects are released to proceed into the next phase of design, a School Site Committee should be formed to perform a more in-depth analysis of the impact of site specific constraints and program specific needs. This analysis may result in solutions that deviate from the educational program standards described in this document. The design team should inform District leadership of any significant deviations identified or proposed prior presenting these solutions or options to the School Site Committee members. It is expected as the District's vision changes over time, this document will be updated to reflect the changes, but the overall guiding principles would remain intact.

The purpose of design guidelines are to ensure the following:

A Common Baseline

To guide a consistent approach in developing the proposed master plan improvements.

Common Goals

To engage site stakeholders in a participatory process in developing their vision.

Outcome Focused

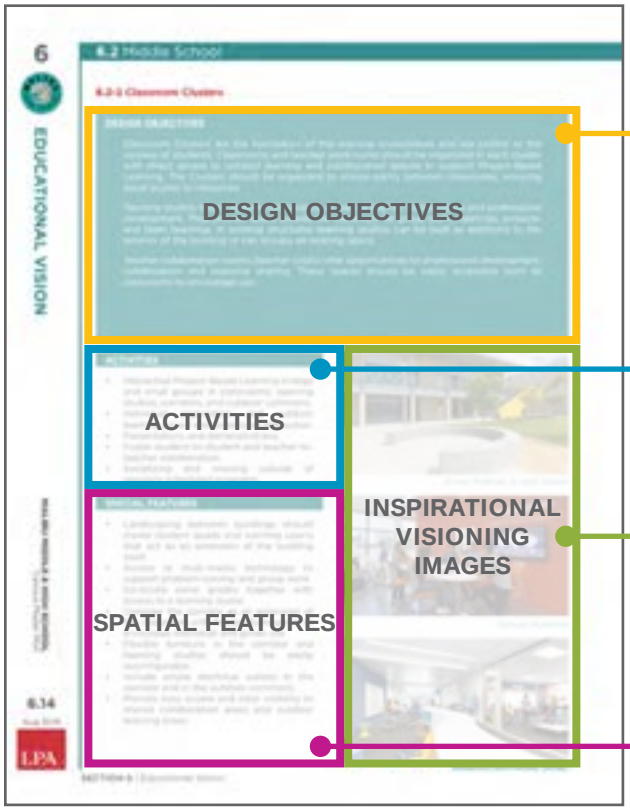
To serve to document the educational intent behind program delivery and goals.

Continuous Improvement

As a tool for the reevaluation, adjustment and measurement of the plan over time.

6.0-4 Space Program Description

Design Objectives, Activities, Spatial Features



Design Objectives

- Provides a narrative of the general room characteristics and feel of the space.
- Correlates the qualities of the space with specific program activities.

Activities

- Illustrates the functional goals of the space.
- Describes types of activities and user needs.
- Outlines how the program is delivered.

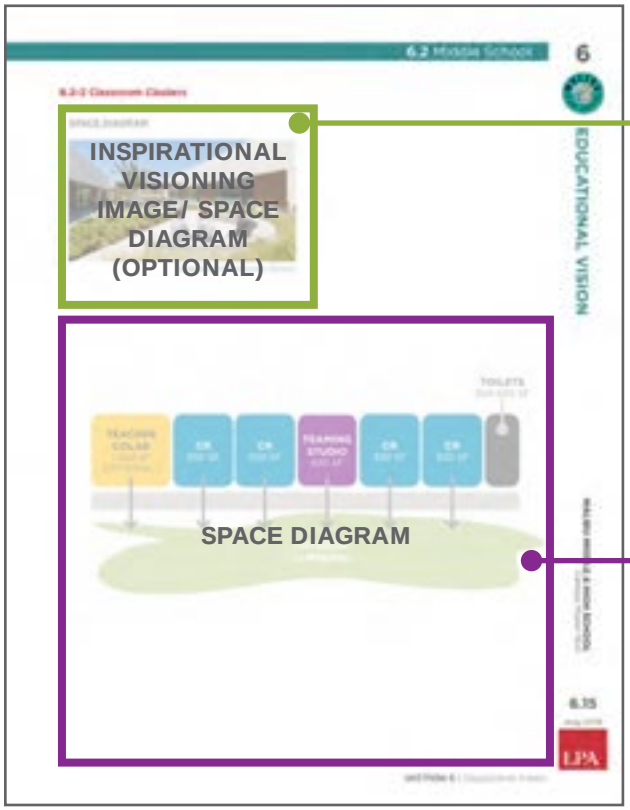
Inspirational Visioning Images

- Provides inspirational images of the space program.
- Illustrates how the program could be envisioned in a real world example.

Spatial Features

- Describes specific room features.
- Includes information such as furniture, finishes and equipment that help support program functions.

Space Diagram



Inspirational Visioning Images

- Provides optional inspirational images of the space program.
- Images illustrate how the program could be envisioned in a real world example.
- Smaller diagrams provide graphic representation of context for the larger diagram.

Space Diagram

- Shows a graphic representation of the spaces and how they are organized as a group.
- Depicts ideal adjacencies and connections between spaces.

LPA

6.1-1 Site Access

Pedestrian and vehicular points of entry to the campus provide visitors their first look at a school site. These spaces are the face of the school to the surrounding community and provide the initial impression of the overall campus character. Consider using key landscape and/or building features to aid in wayfinding and orientation of visitors, sta□, and students.

Samueli Academy

By Bicycle

Provide lockable bike racks for 10% of the student population. Bike parking should be secured with perimeter fencing that is locked during school hours to deter vandalism. This area should also accommodate other modes of transportation such as scooters and skateboards.

On Foot

Pedestrian arrival shall be enhanced at key locations of entry to the site. These include student drop-o□ locations, entry to student gathering areas, performing arts and multipurpose facilities, and shared athletic space. Community use of these facilities after hours will require wayfinding signage and exterior lighting.

By Car

Entry points create a sense of arrival through open views to the campus at key locations. The vehicular arrival should be from a main roadway connecting the campus to the immediate community. The entry shall include clear signage that leads to the appropriate parking or drop-o□ areas.

Signage

In addition to signage used for pedestrian and vehicular approach, appropriate signage should be provided to direct users towards major program elements in the school.

Tarbut V'Torah

Pleasanton Elementary School

Ernest McBride, Sr High School

6.1 Site Considerations

6.1-2 Safety + Security

Safety and Security is an important aspect of a school campus. Striking the right balance of a welcoming environment to students, faculty, sta□ and the community while maintaing a safe and secure campus for students and sta□ to learn and teach is the goal. This balance can be achieved through both passive and active design strategies. The site should have the ability to lock down.

Chavez Elementary School

Campus Organization

Organize the campus to avoid areas that may be di□cult to supervise and keep sight lines in mind. Orient buildings to allow for natural daylighting, an important component contributing to a positive learning environment.

Front Entry

The front of the school is the face of the campus for the community and starts to define the overall campus character. This first impression should be inviting, without looking institutional, while conveying a safe learning environment. Utilize architectural features and landscaping to achieve these goals.

Campus Perimeter

Utilize passive strategies to secure the campus perimeter by using buildings to create the campus edge. In other areas, install strategic fencing and gates to secure or limit access to and through the campus. Community-facing fencing and gates should be nicer looking (e.g. CMU or steel). Each point of access should be highly visible.

Access & Surveillance

Implement key card access to all classrooms and campus buildings with the capacity to automatically lock or unlock all doors remotely. Install video surveillance of campus.

Stacey Middle School

Hector Godinez High School

Tarbut V'Torah

6.1-3 Drop-o + Parking

Parking lot and drop-o locations provide sta, parents, students, and visitors a final destination for vehicles before the users enter the campus on foot. Parking lot and drop-o designs should follow local requirements for stall width, drive aisle width and shade.

Tarbut V'Torah

Drop-O Design

The site should have an on-site area to accommodate parent drop-o with a pass lane, at a minimum of 200 feet in drop-o length. Drop-o lanes should be clearly labeled with appropriate pavement markings and/or signage to avoid confusion.

The drop-o areas will have higher tra c volume during morning drop-o and afternoon pick-up. Limit pedestrian and vehicular crossing points, utilizing appropriate barriers and make sure pedestrian walk areas are identified with unobstructed visibility.

Parking Lot Design

Provide a wheel stop for each parking stall where stalls are head-on to pedestrian areas, fencing, walls, building and planting areas or other obstructions. Consider speed bumps and/or speed tables in parking areas where driveways exist to protect pedestrians crossing aisles.

Visitor parking lots should be directly connected to buildings or areas that have short-term visitors, such as Administration.

Adequate shade for cooling of automobiles and pavement can be achieved by providing approximately one tree for every 4-10 stalls.

Helix Charter HS

San Marcos High School

Beckman High School

6.1 Site Considerations

6.1-7 Outdoor Learning

DESIGN OBJECTIVES

Outdoor spaces adjacent to classrooms can function for small group breakout activities. They can be utilized by teachers and students as an extension of the indoor learning environment, for activities including 'hands-on' art and science activities, reading, discussion, and other collaborative activities.

Include spaces for both active group and passive individual learning to support various learning styles. Spaces should allow "messy" multipurpose areas for student experimentation, dependent upon age group. Shade should be provided by utilizing adjacent buildings, trees, shade structure(s) and/or other design features in order to maximize the use of the space.

Environmental considerations should include drought resistant plants/vegetation. The spaces should be inviting and engaging – utilize di□erent paving/floor materials and vegetation opportunities to design the passive and active spaces. Classrooms within the vicinity may be a□ected by noise levels while the learning court is in use, therefore screen bu□er planting may be useful in alleviating noise transfer to other spaces.

ACTIVITIES

- Active and passive learning in group and individual settings.
- Instructional lessons extended into spaces outside the classroom.
- Independent or group exploration doing hands-on projects including: art, engineering and robotics, science, etc.

Tarbut V'Torah

SPATIAL FEATURES

- Include a variety of furniture types to allow for flexible use of space.
- Include group tables and individual type furniture to accommodate di□erent uses and densities of students.
- Outdoor areas need to be monitored and have visual boundaries, but should allow students to experience the space freely.
- Design areas for easy visibility and supervision from adjacent classrooms.
- Use vegetation to designate learning spaces. Include open green space and hard spaces.
- Include seat walls and writable surfaces.
- Provide exterior drinking fountains and restroom facilities nearby.

Eastwood Elementary School

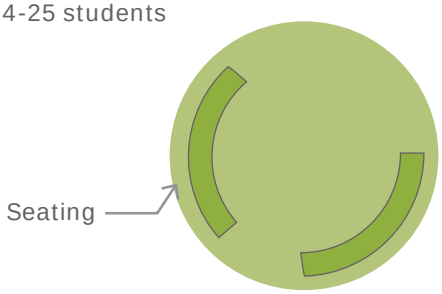
Brea High School

6.1-7 Outdoor Learning

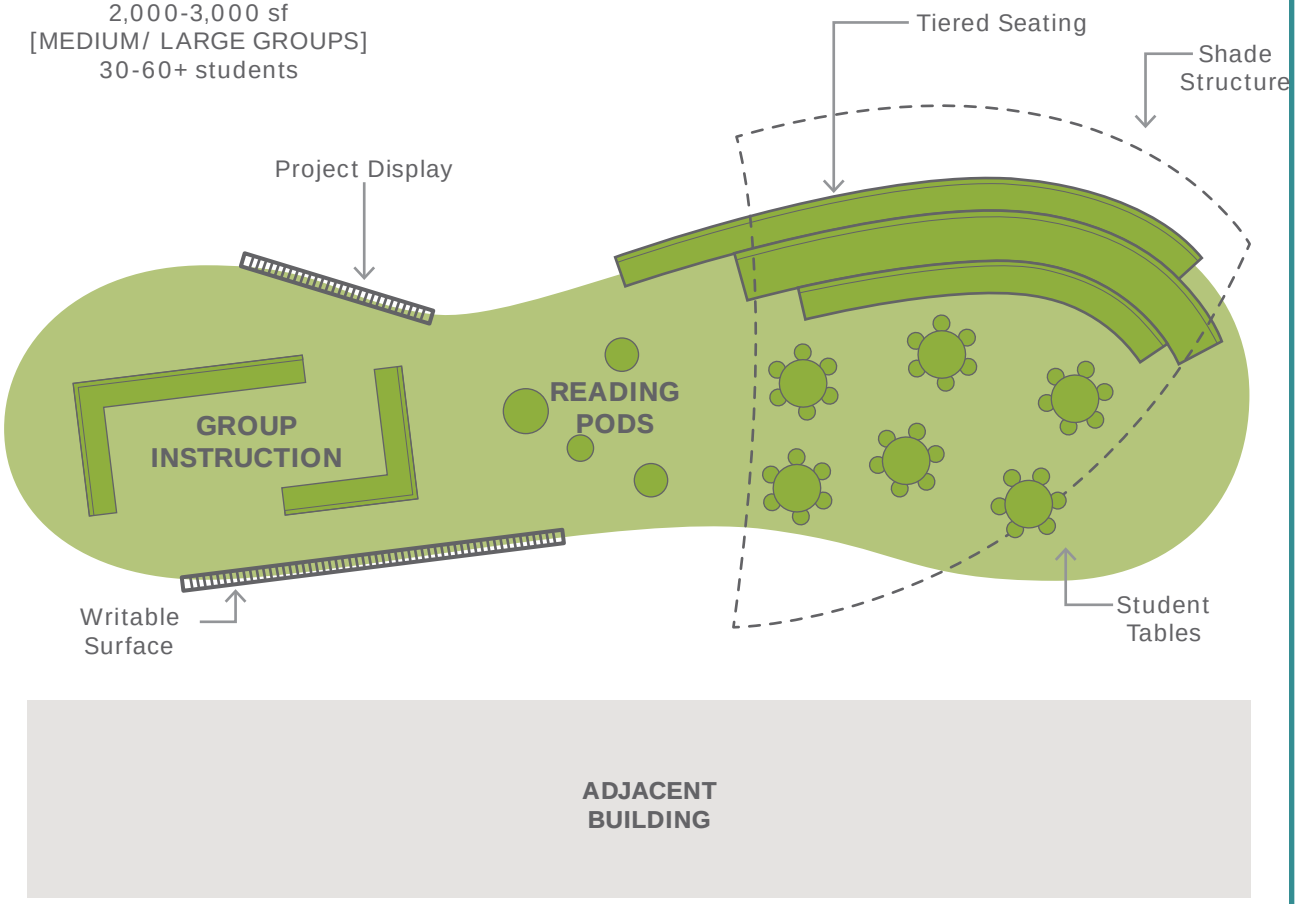
SPACE DIAGRAM

Mark Day School by EHDD

ESHA OBSERVATION DECK
400-2,000 sf
[SMALL/ MEDIUM GROUPS]
4-25 students



OUTDOOR COMMONS
2,000-3,000 sf
[MEDIUM/ LARGE GROUPS]
30-60+ students



LPA

6.2 MIDDLE SCHOOL

LPA

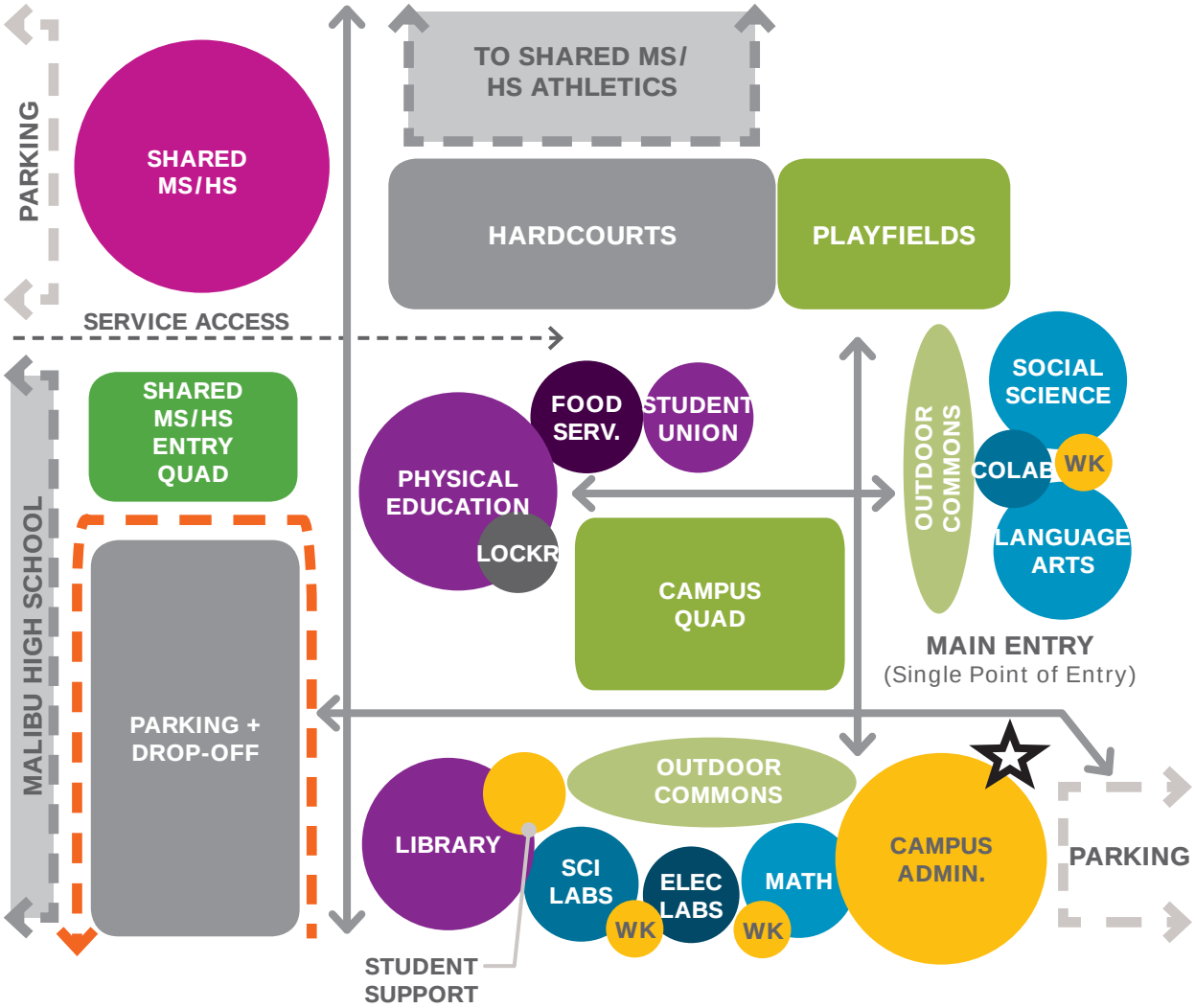
6.1-1 Overall Campus

A safe environment creates opportunities for passive security strategies and active solutions. Students and teachers should feel safe anywhere on the campus grounds. Supervision, lines of sight, and circulation should be evaluated when organizing buildings and site elements. Avoid creating areas where supervision could be obscured. The main Administration o□ce defines the front of the school. Signage and features can be used to facilitate wayfinding throughout the campus.

Drop-o□ and pick-up times are when access to the school could become congested. Evaluate site entry/exit points, vehicular and pedestrian circulation to minimize conflicts and create a clear, flow of tra□c.

The shared MS/HS Performing Arts Center will be utilized for school events, and therefore will need access by the community and should be located near parking. The Library is a hub for student gathering and should be centrally located for ease of access.

This campus diagram provides a layout that demonstrates the design considerations stated within these pages.



6.2 Middle School

6.2-2 Classroom Clusters

DESIGN OBJECTIVES

Classroom Clusters are the foundation of the learning environment and are central to the success of students. Classrooms and teacher workrooms should be organized in each cluster with direct access to outdoor learning and collaboration spaces to support Project-Based Learning. The clusters should be organized to ensure parity between classrooms and equal access to resources.

Teaming Studios foster student collaboration as well as teacher collaboration. They provide space outside the classroom intended to create a community of learning, including cross-disciplinary instruction, group work, and team teaching. The space will also serve as a gathering area to socialize. Ease of access and clear visibility for supervision are important considerations.

Teacher Colabs o□er opportunities for professional development, collaboration and resource sharing. These spaces should be easily accessible from all classrooms to encourage use.

Landscape between buildings should create student quads and outdoor commons that act as an extension of the classrooms and building. Classroom Clusters should be oriented and massed with consideration for energy e□ciency and minimal environmental impact.

ACTIVITIES

- Interactive Project-Based Learning in large and small groups in classrooms, teaming studios, and outdoor commons.
- Individual exploration and outdoor learning paired with traditional instruction.
- Presentations and demonstrations.
- Foster student-to-student and teacher-to-teacher collaboration.
- Socializing and relaxing outside of regularly scheduled classes.

Ernest McBride, Sr High School

SPATIAL FEATURES

- Furniture should be agile, adjustable, and easily movable.
- Consider mobile whiteboards and stools for flexibility.
- Provide lockable cabinets for larger format product and tool storage.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

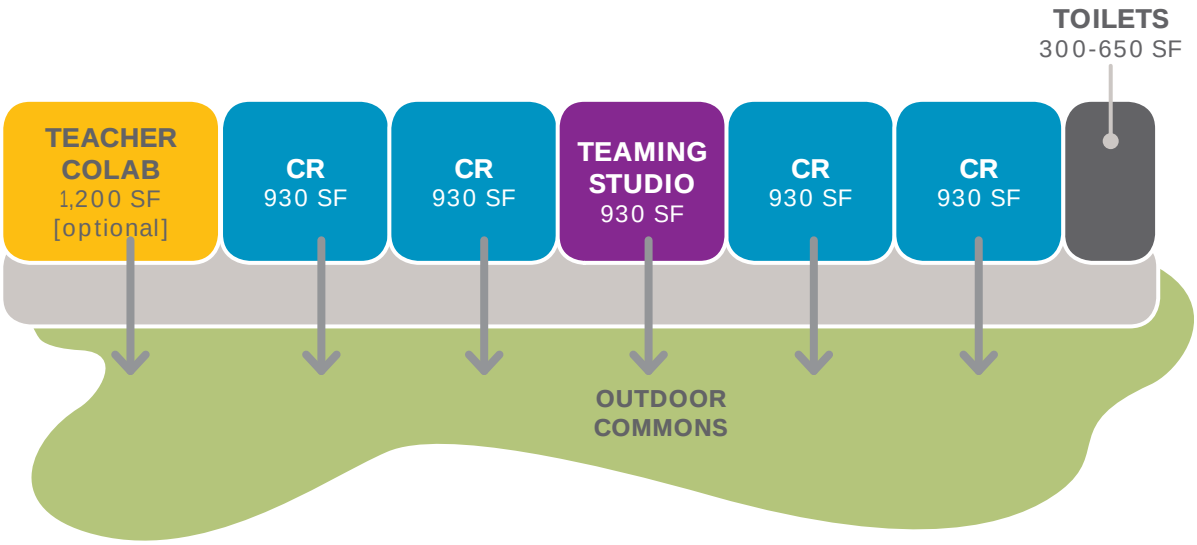
Samueli Academy

Eastwood Elementary School

6.2-2 Classroom Clusters

SPACE DIAGRAM

Eastwood Elementary School



6.2 Middle School

6.2-3 Classrooms

DESIGN OBJECTIVES

Classroom spaces should be open, inviting and engaging – utilize color and appropriate lighting strategies. Classrooms should be acoustically separated from each other and organized in a cluster with direct access to outdoor learning areas and collaborative spaces with ease of visibility.

Design flexible classrooms with the ability to support multiple learning zones: whole group zone, collaboration/small group zone, hands-on design zone, independent/quiet zone, outdoor learning zone. A small group breakout room, connected to classrooms and an adjacent Teaming Studio, may be included for additional group work space. All zones should be supported with mobile technology through a multitude of electrical outlets and data port locations with wireless Internet access.

Thermal comfort should be supported through high-e□ciency ventilation systems, the ability to operate windows and improve air circulation through the use of ceiling fans.

Rooms should be day-lit supplemented with high-e□ciency fixtures that balance indirect/direct light to reduce shadows and glare and provide even illumination. Lighting should be occupant-controlled around projection through shading devices and separate switches.

ACTIVITIES

- Interdisciplinary Project-Based Learning and workshop teaching with full-integration of technology.
- Whole-class lecture, small group, and individual work.
- Hands-on/tactile learning in collaborative groups or independent learning.
- Core subject instruction: Language Arts, Social Studies, Mathematics.
- Material preparation and project storage.

Eastwood Elementary School

SPATIAL FEATURES

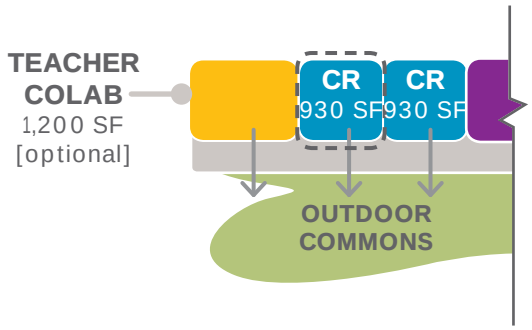
- Furniture should be agile, adjustable, easily movable. Consider furniture on casters. Include mobile storage and keep built-in casework to a minimum.
- Consider mobile whiteboards and stools for flexibility.
- Provide presentation spaces for instructors and students alike.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

Samueli Academy

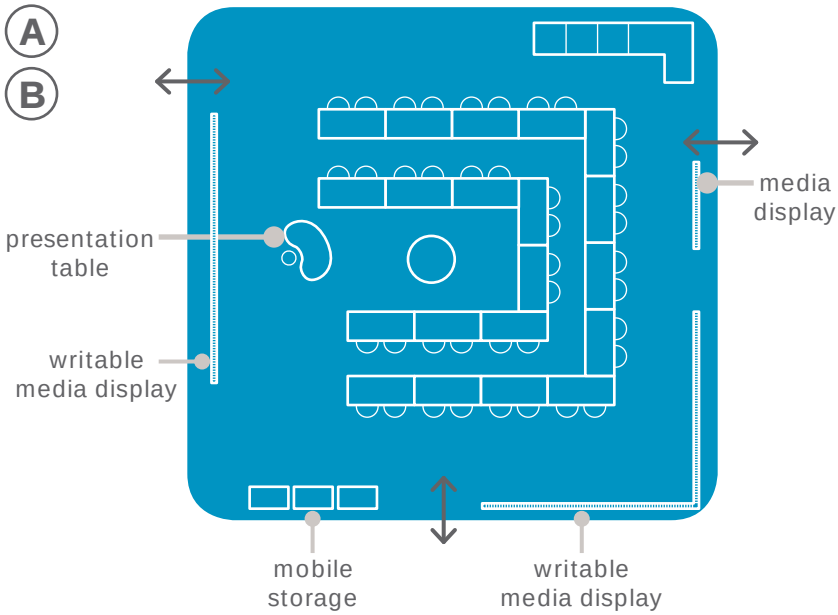
Stacey Middle School

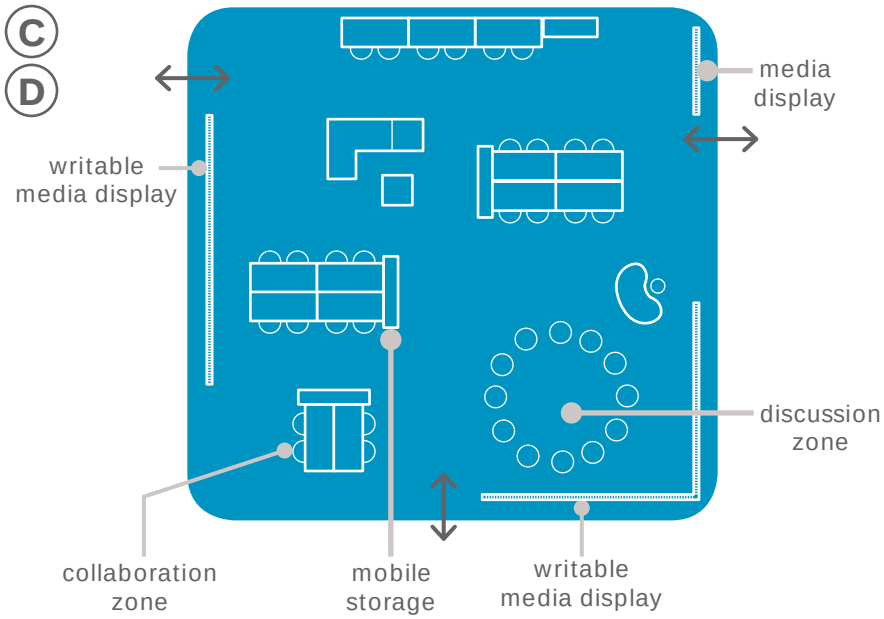
6.2-3 Classrooms

SPACE DIAGRAM



FLEXIBLE CLASSROOM CONFIGURATIONS





A LECTURE

B DISCUSSION

C ZONED

D SMALL GROUP

6.2 Middle School

6.2-4 Special Education

DESIGN OBJECTIVES

A Learning Center with dedicated o□ce spaces for Counseling, a Psychologist, a Speech Pathologist and an IEP Conference Room shall be provided. O□ces should be large enough for a desk and small group workspace. O□ces should have the ability to open up to a shared Small Group Area to accommodate larger groups and space needs.

Specialized Academic Instruction (SAI) classrooms shall be integrated within the classroom clusters. Classroom spaces should be open, inviting and engaging – utilize color and appropriate lighting strategies. Classrooms should be acoustically separated from each other and organized in a cluster with direct access to outdoor learning areas and collaborative spaces with ease of visibility.

Design flexible classrooms with the ability to support multiple learning zones: whole group zone, collaboration/small group zone, hands-on design zone, independent/quiet zone, outdoor learning zone. All zones should be supported with mobile technology through a multitude of electrical outlets and data port locations with wireless Internet access.

ACTIVITIES

- Individualized learning, student-centered planning.
- Specialized training or support.
- Consultation, tutoring and meetings.
- Assessment and instruction in the least restrictive environment.

Montgomery Middle School

SPATIAL FEATURES

- Furniture should be agile, adjustable, easily movable. Consider furniture on casters. Include mobile storage and keep built-in casework to a minimum.
- Consider mobile whiteboards and stools for flexibility.
- Provide presentation spaces for instructors and students alike.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

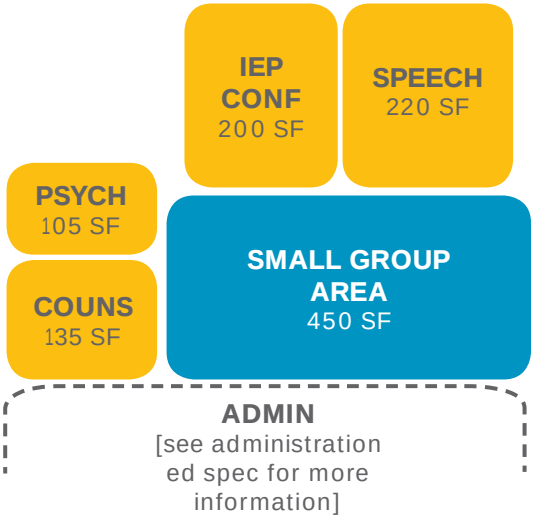
Johnson Middle School

Laguna College of Art and Design

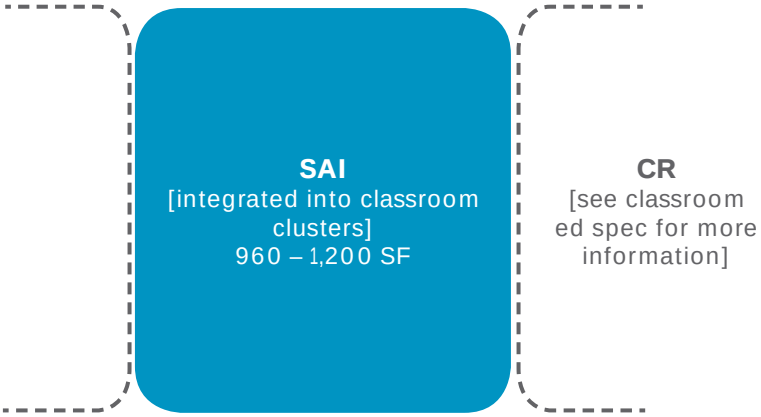
6.2-4 Special Education

SPACE DIAGRAM

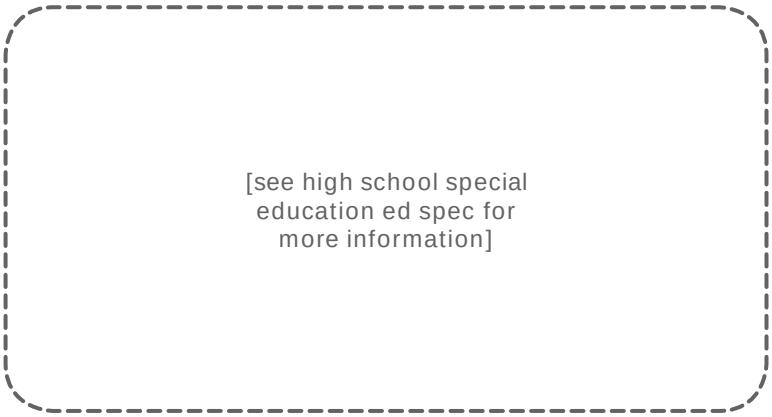
LEARNING CENTER



SAI CLASSROOM



SHARED MS/HS SDC & OT/PT SUPPORT



6.2 Middle School

6.2-5 STEAM Labs

DESIGN OBJECTIVES

STEAM Labs should be lively and exciting environments, encouraging students to explore their curriculum. Create an environment where students feel comfortable to take risks and push their boundaries without the fear of failure. Inspire curiosity, discovery; foster individual interest and investigation. Lab space should support lecture and demonstration with clear visibility from all lab stations to the instructor's desk. Mobile lab stations allow the space to be reconfigured for small group work or group labs. Lab space should allow for hands-on experimentation and lecture. Extend the classroom to the outdoors where possible.

Science Labs should be located in pairs with a shared Prep Room and Storage space between. Lab design should enable supervision to all student work areas. Where possible, collocate Science Labs with other teaching spaces to support team-teaching opportunities. Support collaboration with inclusion of a gallery area for project display and presentations.

Create opportunities for natural daylighting and natural ventilation with operable windows while providing light control with shades and side channels. Incorporate storage space for equipment and materials within the Lab and in Shared Prep Rooms. Use appropriate exhaust systems to flush out odors in the spaces that use laboratory chemicals for experiments.

ACTIVITIES

- Whole group, direct instruction and demonstrations.
- Small group work/Working in teams.
- Hands on experimentation.
- Observations and documentation.
- Applying skills in a project-based scenario or real world problem solving.
- Research.
- Presentation of projects and ideas.

Tarbut V'Torah

SPATIAL FEATURES

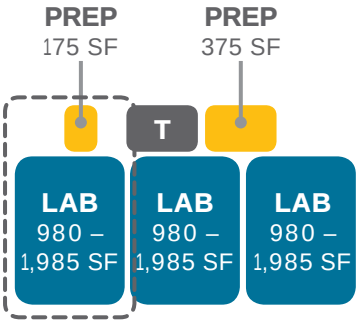
- Use flexible, mobile furniture to support active learning. Include lockable cabinets for secured storage, writable wall surfaces and operable partitions where possible.
- Sinks with counter top space should be grouped with seating.
- Flooring should be resilient and durable, able to resist acids and stains, encouraging use for creative endeavors and "messy" work.
- Energy e□cient lighting and natural daylighting, with task lighting at work areas.
- Acoustical ceiling and finishes to reduce reverberation time.
- Allow for technology connectivity, with multiple presentation areas and digital screens on all walls.
- Wifi access throughout, including adjacent outdoor learning spaces.
- Locate utilities at ceiling or perimeter of classroom.

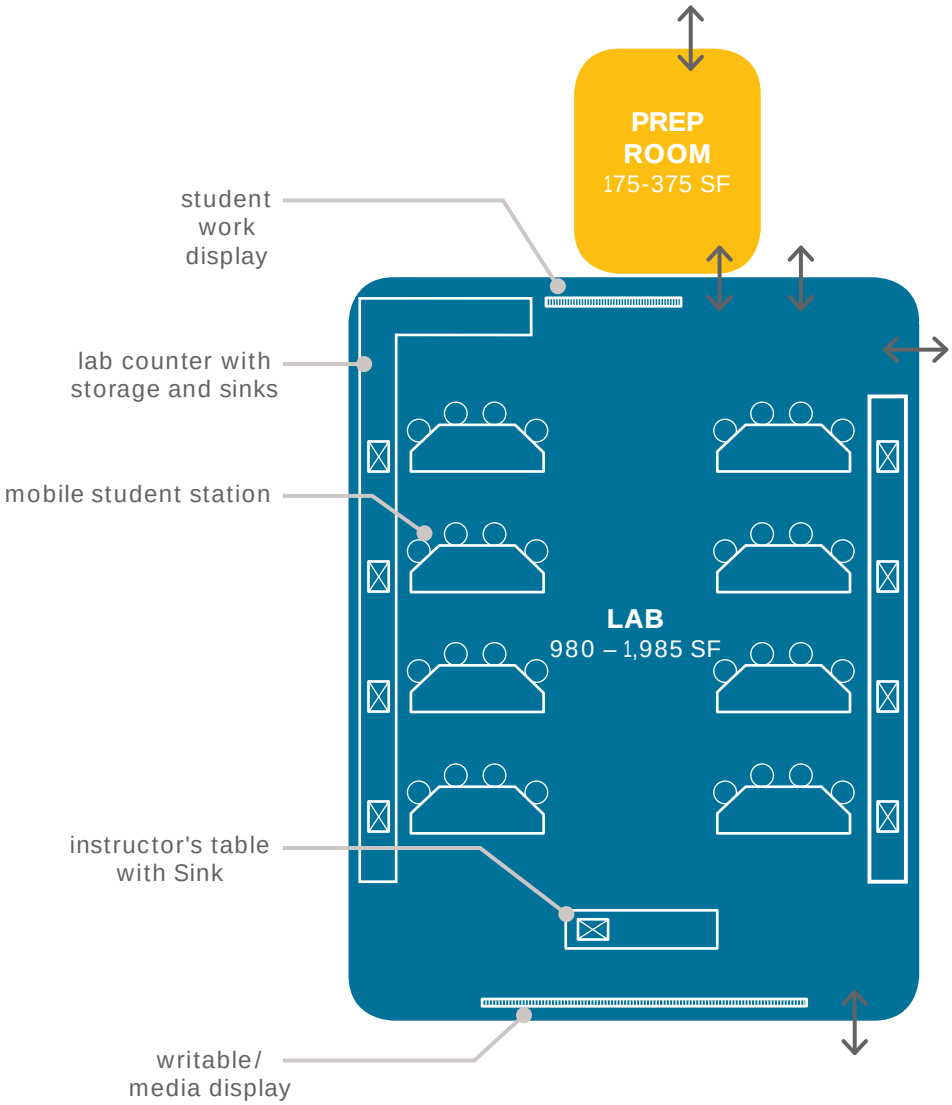
Stacey Middle School

Samueli Academy

6.2-5 STEAM Labs

SPACE DIAGRAM





6.2 Middle School

6.2-6 Administration

DESIGN OBJECTIVES

Administration is the first point of contact for many students, sta□, and visitors arriving at school. This space should be welcoming and inviting while also establishing the school's identity and pride. The entry point to the campus should be obvious to visitors and parents. Visitors enter a lobby/reception space with a comfortable waiting area. Mobile displays showcase student work and school activities. The reception desk provides the first point of contact with visitors and establishes the single-point-of-entry.

Administration spaces should be accessible to visitors while clearly defining public and private space. Both the Health O□ce and Parent Center should be easily accessible from inside the Administration building as well as the exterior. The Principal's o□ce should be easily accessed from the lobby.

The Sta□ Work and Lounge should be fluid spaces that allow for social interaction and professional collaboration. These two spaces should be connected with a flexible partition separating the spaces when needed. Utilize mobile furniture to allow the space to open up and accommodate larger events and meetings. There should be access for sta□ through the work area/lounge to an enclosed, outdoor patio.

ACTIVITIES

- Act as the "Front Door" to the school, community, and public.
- Administrative duties, conference, discipline, health support, counseling and student support.
- Sta□ support, collaboration and access to materials.
- Consultation and meetings.
- Parent resource access.
- Promote collaboration.

Hawthorne Elementary School

SPATIAL FEATURES

- Use standing and sitting desks for reception and workrooms.
- The Health O□ce should include casework with a work area and lockable storage cabinets for student medicine as well as a refrigerator with ice maker. Include ceiling-hung privacy curtains to separate the cot area.
- O□ce and conference areas should have carpet. The Health O□ce and workrooms should have resilient flooring.
- Ceilings should be primarily acoustic with limited areas of dropped hard lid.
- Balance direct/indirect lighting with natural daylighting for energy e□ciency. Control natural daylighting with shading devices.
- Provide soft, comfortable seating in the lobby waiting area and sta□ lounge.
- Utilize the lobby, hallways and common areas for display of student work and announcements on digital displays.

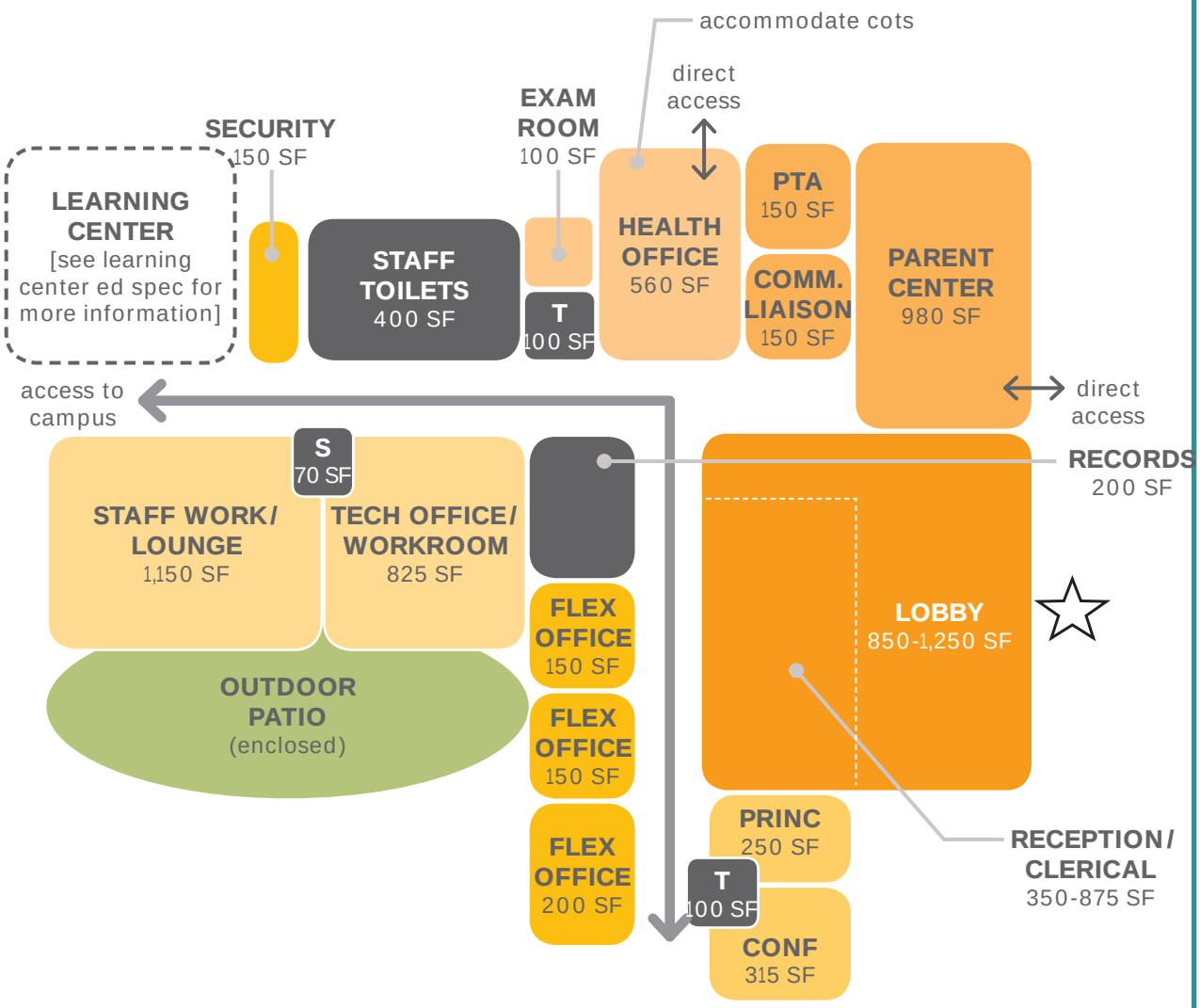
Arcadia High School

Arcadia Education Center

6.2-6 Administration

SPACE DIAGRAM

Hector Godinez High School



6.2 Middle School

6.2-7 Library Media/Resource Center

DESIGN OBJECTIVES

The Library is seen as the hub for activities; a place that students and sta□ can gather for multiple functions. Locate the library centrally and near the front of the campus for public access. Consider before and after school access for student clubs and community meetings. Evolve Library spaces into 21st Century learning environments via full technology integration, connections with outdoor environments, space for Project-Based Learning, and a variety of furniture options. Include space within the Library for an Innovation Lab; an Innovation Lab is a non-scheduled, technology-rich space that can be used for class instruction or professional development.

The Library is a space for individual heads-down study, group research projects, presentations, and content creation. It is also a space that can transform into a Professional Development area or a community meeting area. Display student work throughout.

Create a variety of spaces/zones to support multiple, concurrent activities and allow for diverse-sized groups. Separate 'quiet' focused study zones from louder, open spaces while maintaining easy supervision across all spaces. Group Study Rooms allow students to do focused work and can also be used for sta□ meetings/conferences.

ACTIVITIES

- Research, quiet reading, group instruction, individual/small group work/study, technology exploration.
- Access information and create content.
- Quick find information and long-term, deeper understanding activities.
- Professional development, community meetings, after school club meetings.
- Display student work and learning/ informational material.

Johnson Middle School

SPATIAL FEATURES

- Create open, bright spaces with natural daylighting and high ceilings.
- Develop inviting, 'cafe-like' spaces where students want to be.
- Use low to mid-height shelving for ease of student access and to create direct sight lines for supervision. Use mobile book shelving for flexibility.
- Use flexible, varied , easily movable seating and tables; comfortable, soft seating with access to power and wireless technology.
- Finishes should accommodate activities and contribute to acoustic qualities; include materials that absorb sound such as carpet for whole-group areas and resilient flooring at storage areas and the workroom.
- Integrate technology with wireless access throughout. Include LED interactive displays, projector and screen at large gathering area, and AV system with broadcasting.

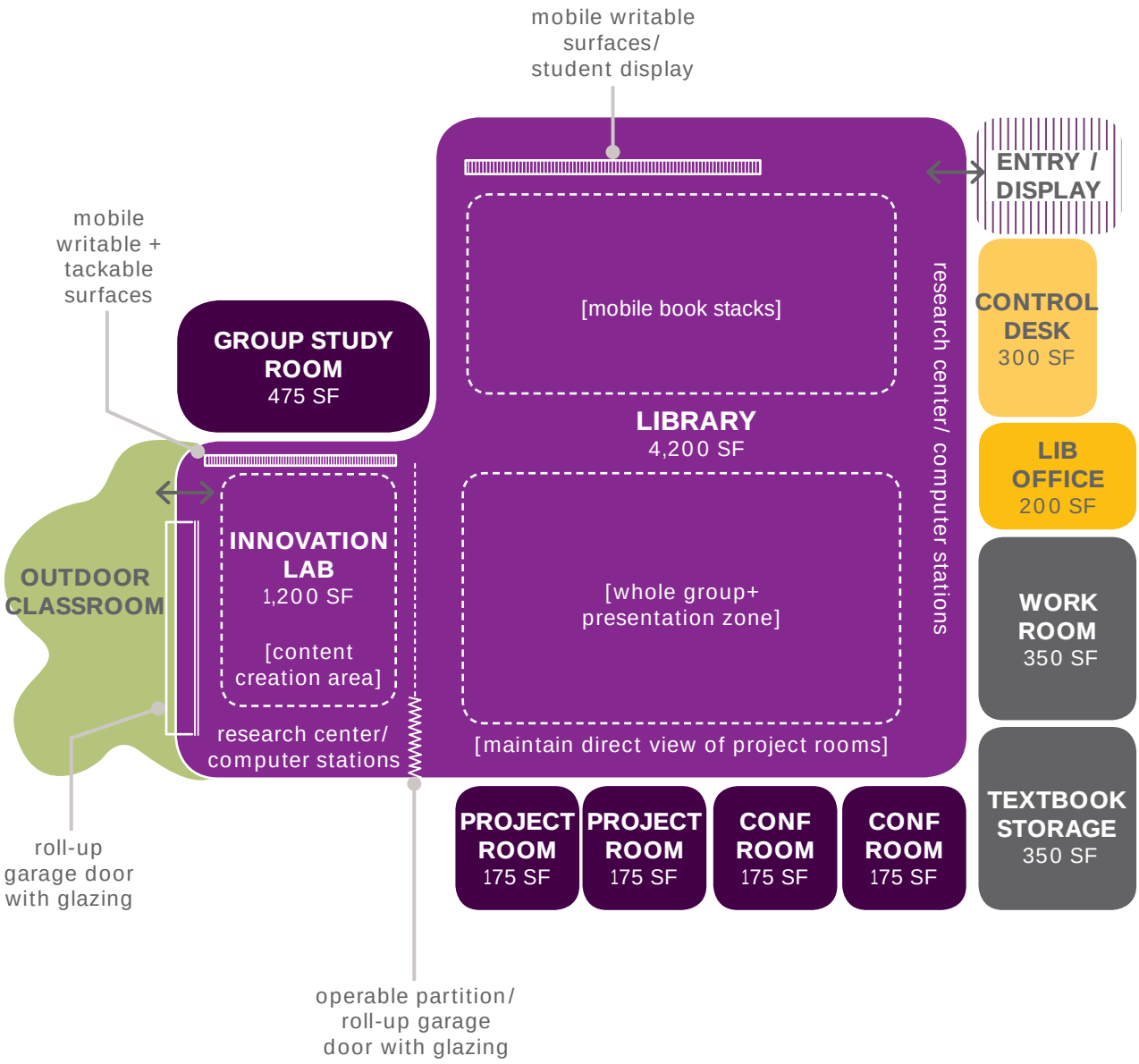
Montgomery Middle School

Sage Hill High School

6.2-7 Library Media/ Resource Center

SPACE DIAGRAM

Montgomery Middle School



6.2 Middle School

6.2-8 Gymnasium/Physical Education

DESIGN OBJECTIVES

Physical Education programs are integral in supporting students' middle school experience and should encourage students to value the importance of fitness and help them develop lifelong healthy habits. It is important to provide a safe, durable environment that is also energy-e□cient.

PE/Athletic facilities are often used by the community, therefore it is important to have aesthetically pleasing facilities that demonstrate school pride. Instilling a sense of school pride can be achieved through paint, finishes, graphics, signage, and display of awards/trophies. Utilize durable, easily cleanable finishes.

The gymnasium should include a fitness room, locker rooms, and a PE sta□ o□ce. Group the PE o□ce and sta□ shower with the student locker rooms and student toilets for supervision purposes. Restrooms and drinking fountains should be easily accessible to students and visitors, therefore additional restrooms should be located near the lobby. Hardcourts and playfields should be located adjacent to the gymnasium/physical fitness building.

ACTIVITIES

- Support physical education activities/ fitness. Indoor Physical Education classes and activities such as, but not limited to: wrestling, weight lifting, yoga, dance.
- Changing and other preparation for physical education.
- Sta□ lesson planning.
- Physical education classes.
- Recreational fitness activities.
- Community activities.

Johnson Middle School

SPATIAL FEATURES

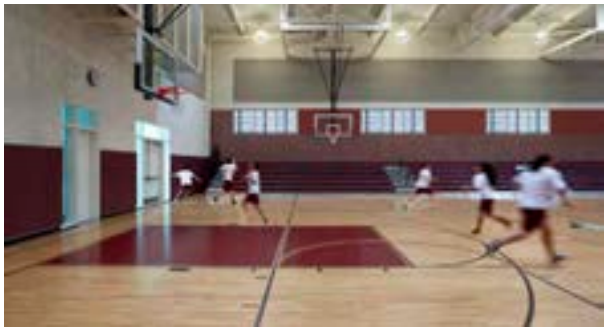
- Open to structure, high ceiling, natural daylit space.
- Flooring should be resilient, durable, and easy to clean. Polished concrete flooring in Locker Rooms.
- Bench seating; multi-tier lockers that accommodate backpacks.
- Proper ventilation and exhaust system in locker room area; consider operable windows.
- Provide mobile chairs that remain within chair/ equipment storage when not in use.
- Finishes should contribute to the acoustical qualities of the space; include materials that absorb sound.
- Ceiling height should allow for recreational activities such as basketball.
- Include lighting appropriate for testing, presentations, assemblies, or community events.

Hector Godinez High School

San Marcos High School

6.2-8 Gymnasium / Physical Education

SPACE DIAGRAM



Paramount High School

6.2 Middle School

6.2-9 Maker Space

DESIGN OBJECTIVES

A Maker Space accommodates electives with a technology focus, including multi-media studies and graphic media. It is a space for hands-on, "real world" scenario exploration for students to experience possible career applications. These technology-rich spaces should be bright and energetic inciting creativity.

The Maker Space should be an open, flexible space that can accommodate multiple zones, including a large group area, specialized technology zone, and an individual/group work zone. The large group area should have flexible furniture and a teaching station for lectures, discussion and presentation. A specialized technology zone should be able to accommodate curriculum specific technologies and tools. These spaces should be modeled after professional environments, engaging and inspiring students in those fields of study. Provide working surfaces and ample electrical outlets for each student to have access to a computer in the individual group/work zone.

Showcase student work to the rest of campus through exterior glazing, controlled by shading devices. Increase ventilation rates for paint use and operable windows for improved occupant comfort.

ACTIVITIES

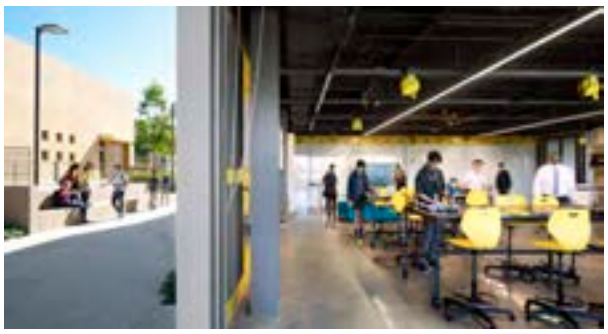
- Large group instruction and demonstration.
- Group and individual project-based learning.
- Discussion of design theory and principles of design.
- Presentation of projects and media.
- Digital illustration and painting, photo manipulation.
- Cross-collaboration with other classes/ fields of study.

South Tahoe High School

SPATIAL FEATURES

- Provide reconfigurable furniture for flexibility to open the full space.
- Include storage (mobile where possible) for materials and in-progress projects.
- Student tables and chairs should have the ability to adjust height.
- Counter areas should be deep for large paper storage, paper cutters, light tables, and other equipment.
- Flooring should be resilient, durable, and easy to clean.
- Provide writable and tackable surfaces throughout the space as wall finishes and as mobile boards.
- Include presentation equipment with mobile presentation station.
- Include computer stations away from "messy" art space for digital illustration and photography.
- Consider industry-standard equipment such as 3D printers or and/or laser cutters.

South Tahoe High School

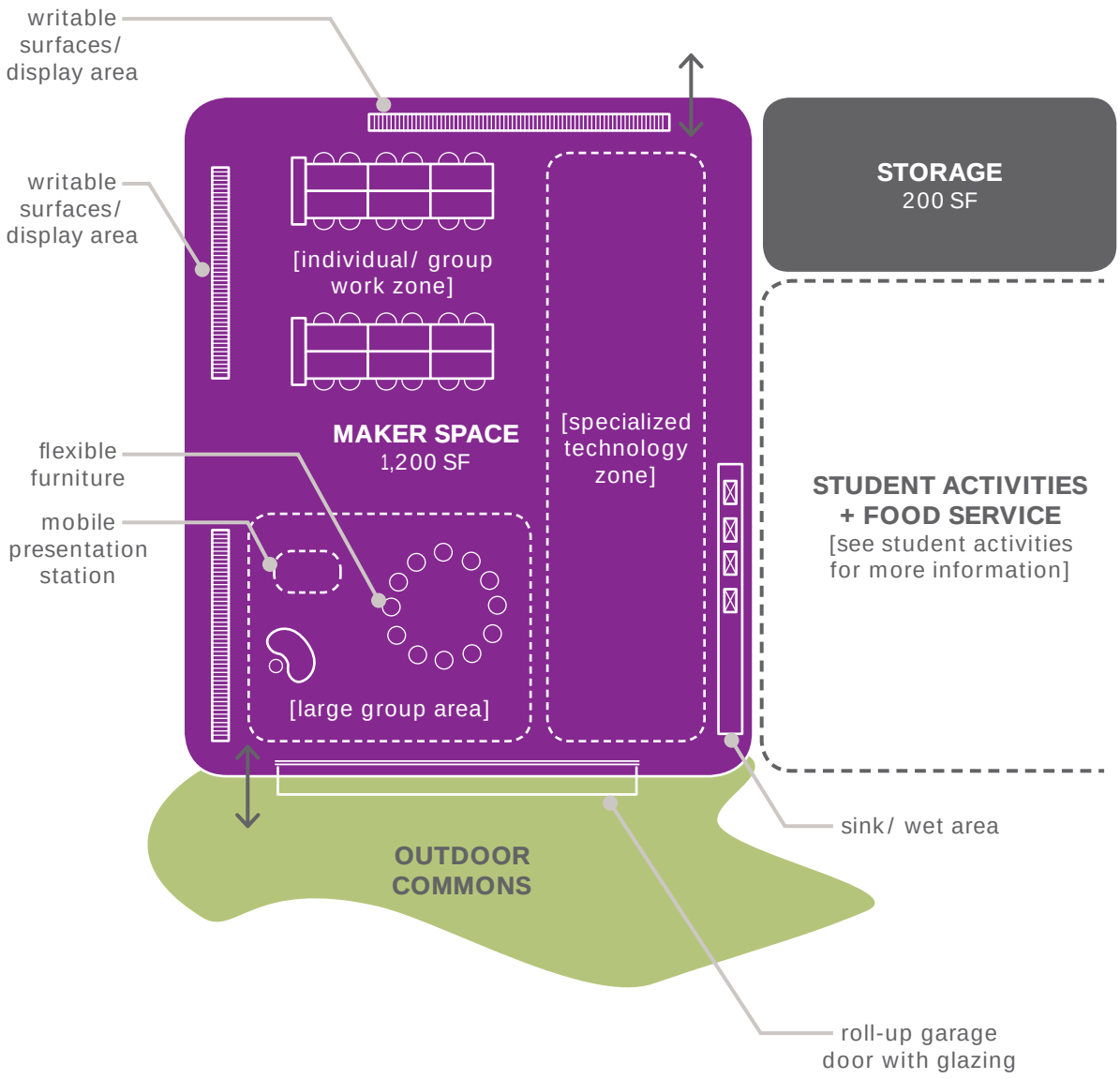


Tarbut V'Torah

6.2-9 Maker Space

SPACE DIAGRAM

Tarbut V'Torah



6.2 Middle School

6.2-10 Student Activities + Food Service

DESIGN OBJECTIVES

It is important to create a flexible, 'cafe-like' food court space that instills a sense of school pride. Consider use before and after school hours by locating the food court near parking. Implement security/safety measures and separate storage for community use. Service and delivery access should be considered. Avoid conflicts with pedestrian access.

The kitchen will accommodate food warming functions with some fresh food options. The queuing system should allow for a quick flow through the serving lines into the dining area. Extend indoor space into a covered, outdoor seating area. There should be access to restrooms and drinking fountains from the food court.

The student store/vending should be accessible from the food court and the exterior. Provide a clear 'line of sight' to all student areas for supervision. Controlled natural daylighting with views to the exterior as well as soft, ambient indirect lighting should be incorporated.

ACTIVITIES

- Food Service/Indoor student dining.
- Community use/social gathering.

Montgomery Middle School

SPATIAL FEATURES

- Create open, bright spaces with natural daylighting and high ceilings.
- Cafe-style tables and chairs with the ability to fold, stack and store.
- Resilient, durable and easy to clean flooring (e.g. resilient or polished concrete).
- Plan space for trash collection and recycling.

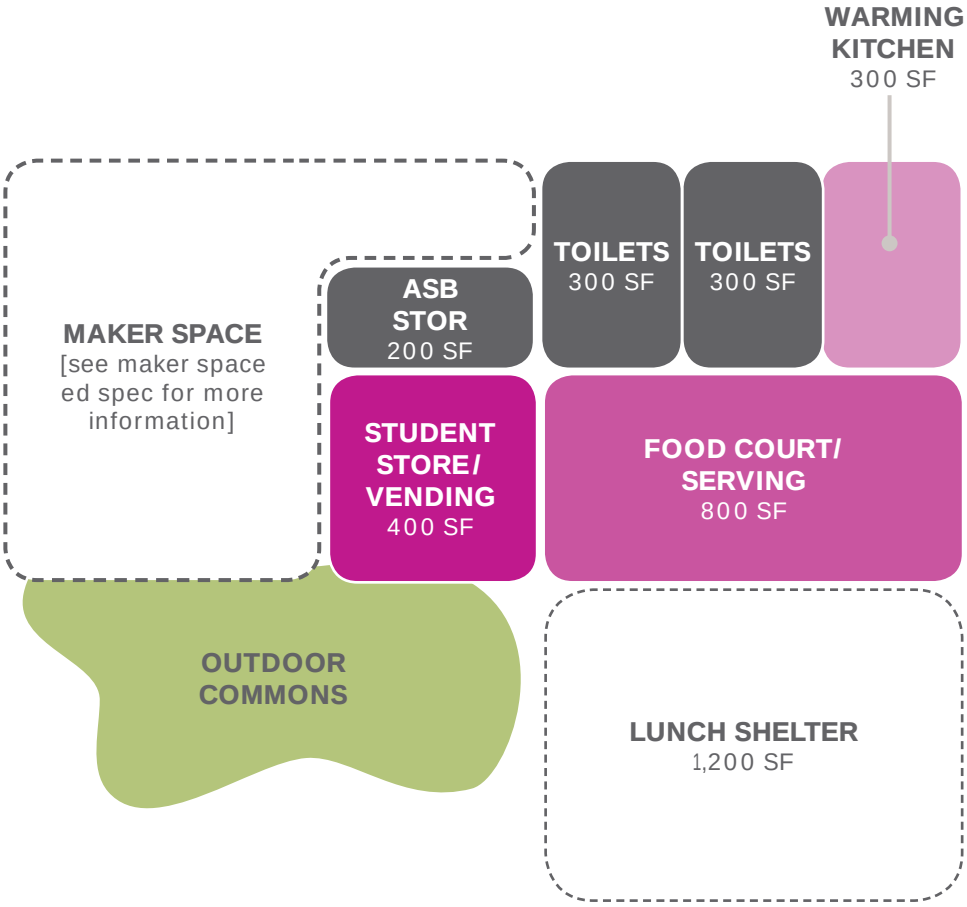
Johnson Middle School

Hector Godinez High School

6.2-10 Student Activities + Food Service

SPACE DIAGRAM

San Marcos High School



LPA

6.3 HIGH SCHOOL

LPA

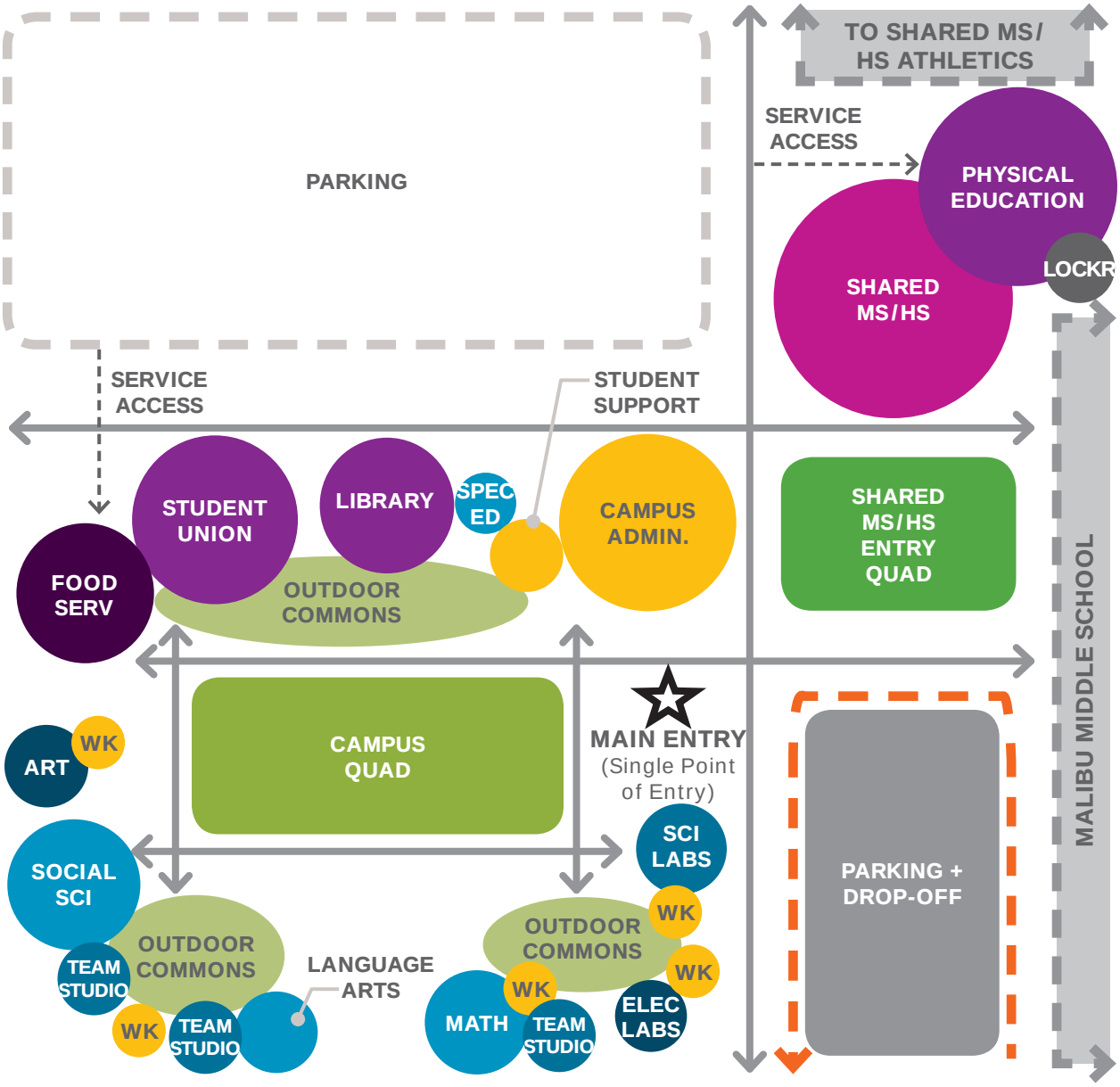
6.3-1 Overall Campus

A safe environment creates opportunities for passive security strategies and active solutions. Students and teachers should feel safe anywhere on the campus grounds. Supervision, lines of sight, and circulation should be evaluated when organizing buildings and site elements. Avoid creating areas where supervision could be obscured. The main Administration o□ce defines the front of the school. Signage and features can be used to facilitate wayfinding throughout the campus.

Drop-o□ and pick-up times are when access to the school could become congested. Evaluate site entry/exit points, vehicular and pedestrian circulation to minimize conflicts and create a clear, flow of tra□c.

The shared MS/HS Performing Arts Center will be utilized for school events, and therefore will need access by the community and should be located near parking. The Library is a hub for student gathering and should be centrally located for ease of access.

This campus diagram provides a layout that demonstrates the design considerations stated within these pages.



6.3 High School

6.3-2 Classroom Clusters

DESIGN OBJECTIVES

Classroom Clusters are the foundation of the learning environment and are central to the success of students. Classrooms, Teaming Studios, and teacher workrooms should be organized in each cluster with direct access to outdoor learning and collaboration spaces to support Project-Based Learning. The clusters should be organized to ensure parity between classrooms and equal access to resources.

Teaming Studios are open environments for collaboration and social interactions shared amongst a group of classrooms. These spaces are intended to support Project-Based Learning including group work, meetings and team teaching. Colabs provide smaller scale spaces between classrooms for small group work and projects. Each pair of classrooms should have shared access to a Colab. Teacher Colabs o□er opportunities for collaboration and resource sharing. These spaces should be fluid, welcome, and easily accessible from all classrooms.

Landscape between buildings should create student quads and outdoor commons that act as an extension of the classrooms and building. Classroom Clusters should be oriented and massed with consideration for energy e□ciency and minimal environmental impact.

ACTIVITIES

- Exploration and Project-Based Learning.
- Instructional lessons, group and individual work, large and small group presentations, and meetings.
- Interdisciplinary, active and passive, learner-centered instruction.
- Collaborating and communicating between students, their peers and teachers.
- Relaxing and socializing when regularly scheduled programs are not occurring.

SPATIAL FEATURES

- Furniture should be agile, adjustable, and easily movable.
- Consider mobile whiteboards and stools for flexibility.
- Provide lockable cabinets for larger format product and tool storage.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

Ernest McBride, Sr High School

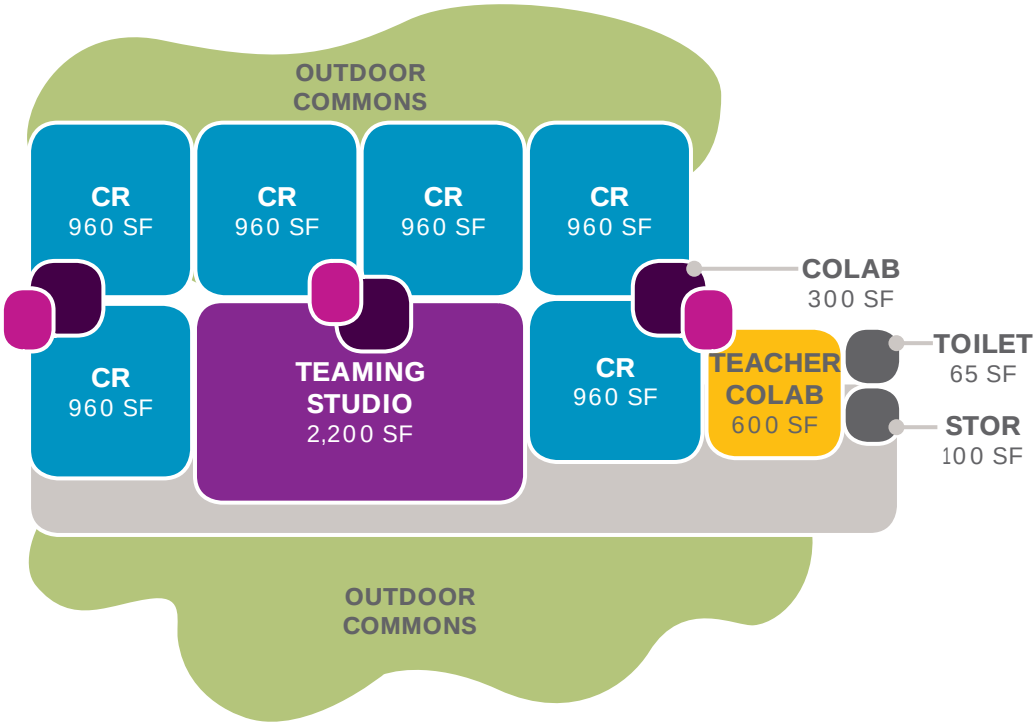
Menlo Atherton High School

E3 Civic High School

6.3-2 Classroom Clusters

SPACE DIAGRAM

San Marcos High School



6.3 High School

6.3-3 Classrooms

DESIGN OBJECTIVES

Classroom spaces should be open, inviting and engaging – utilize color and appropriate lighting strategies. Classrooms should be acoustically separated from each other and organized in a cluster with direct access to outdoor learning areas and collaborative spaces with ease of visibility.

Design flexible classrooms with the ability to support multiple learning zones: whole group zone, collaboration/small group zone, hands-on design zone, independent/quiet zone, outdoor learning zone. A small group breakout room, connected to classrooms and an adjacent Teaming Studio, may be included for additional group work space. All zones should be supported with mobile technology through a multitude of electrical outlets and data port locations with wireless Internet access.

Thermal comfort should be supported through high-e□ciency ventilation systems, the ability to operate windows and improve air circulation through the use of ceiling fans.

Rooms should be day-lit supplemented with high-e□ciency fixtures that balance indirect/direct light to reduce shadows and glare and provide even illumination. Lighting should be occupant-controlled around projection through shading devices and separate switches.

ACTIVITIES

- Core subject instruction: Language Arts, Social Studies, Mathematics/Science (when not able to be located in STEAM/STEM clusters)
- Instructional lessons, group/individual work, active/passive learning.
- Interdisciplinary, individualized Project-Based Learning.
- Collaborating and communicating between students, their peers and teachers.

Samueli Academy

SPATIAL FEATURES

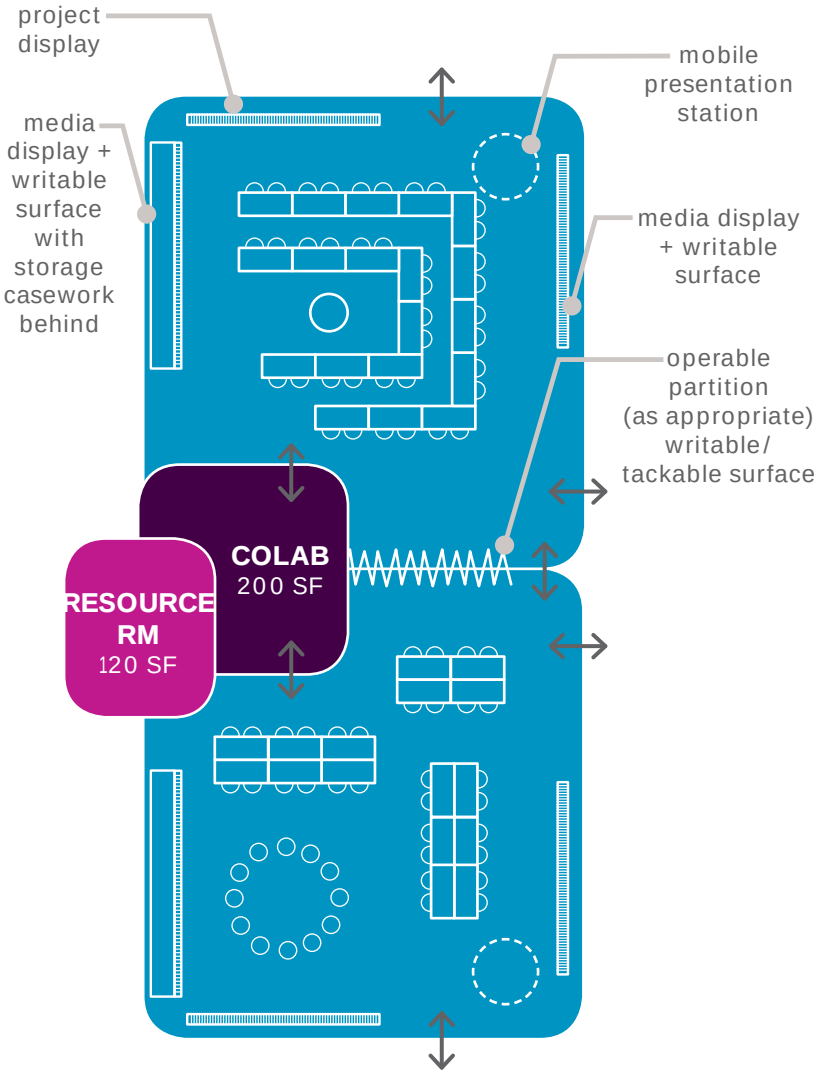
- Furniture should be agile, adjustable, easily movable. Consider furniture on casters. Include mobile storage and keep built-in casework to a minimum.
- Consider mobile whiteboards and stools for flexibility.
- Provide presentation spaces for instructors and students alike.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

E3 Civic High School

South Tahoe High School

6.3-3 Classrooms

SPACE DIAGRAM



FLEXIBLE CLASSROOM CONFIGURATIONS

A LECTURE

B DISCUSSION

C ZONED

D SMALL GROUP

6.3 High School

6.3-4 Teaming Studio/ Colab/ Resource Room

DESIGN OBJECTIVES

Teaming Studios foster student collaboration as well as teacher collaboration. They provide space outside the classroom intended to create a community of learning, including cross-disciplinary instruction, group work, and team teaching. The space will also serve as a gathering area to socialize. Ease of access and clear visibility for supervision are important considerations.

Teacher Colabs o□er opportunities for professional development, collaboration and resource sharing. These spaces should be easily accessible from all classrooms to encourage use.

Resource Rooms provide storage for project-based learning materials, tools and other resources that readily available and easily accessed.

Landscape between buildings should create student quads and outdoor commons that act as an extension of the Classrooms and Teaming Studios.

ACTIVITIES

- Large group activities.
- Hands on instruction and experimentation.
- Small group break out sessions.
- Group presentation and project testing.
- Specialized/individual instruction.
- Co-teaching/collaborative projects.

E3 Civic High School

SPATIAL FEATURES

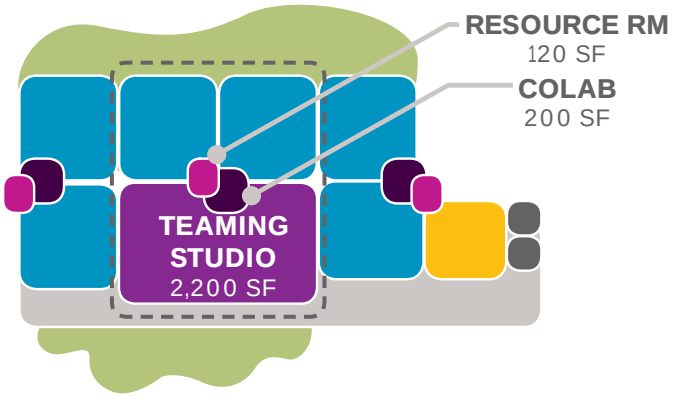
- Include a variety of seating types, soft furnishings or stools to encourage mobility throughout the space.
- Include mobile storage and keep built-in casework to a minimum.
- Include presentation spaces for instructors and students alike.
- The space should have resilient flooring for project based activities.
- Finishes should contribute to the acoustical qualities; include materials that absorb sound.
- Colabs should be visually connected but acoustically separated.
- Integrated technology (audio systems, wireless access) should be provided. Include digital screens at group areas and large projection at class discussion space.
- Provide areas for display of both project-based work as well as 2D/3D objects.

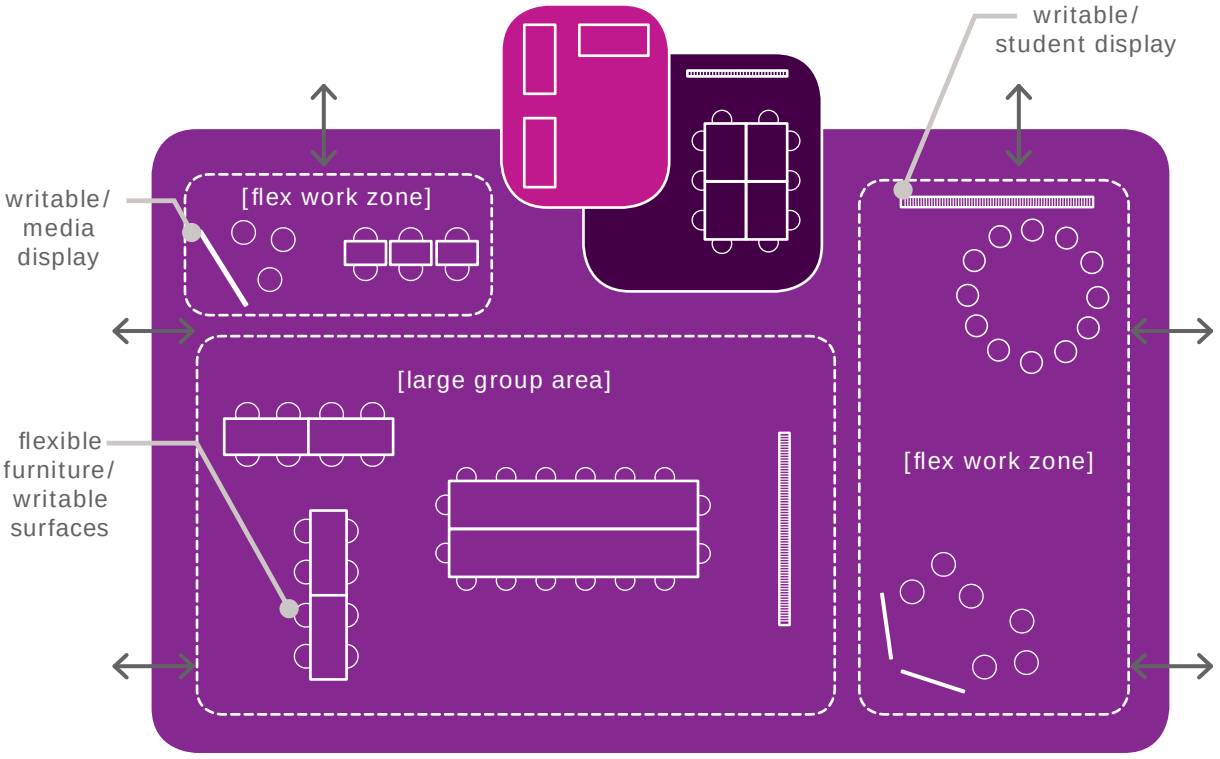
Samueli Academy

Ernest McBride, Sr High School

6.3-4 Teaming Studio / Colab / Resource Room

SPACE DIAGRAM





6.3 High School

6.3-5 Special Education Classrooms

DESIGN OBJECTIVES

Specialized Academic Instruction (SAI) classrooms shall be integrated within the classroom clusters. Classroom spaces should be open, inviting and engaging – utilize color and appropriate lighting strategies. Classrooms should be acoustically separated from each other and organized in a cluster with direct access to outdoor learning areas and collaborative spaces with ease of visibility.

Design flexible classrooms with the ability to support multiple learning zones: whole group zone, collaboration/small group zone, hands-on design zone, independent/quiet zone, outdoor learning zone. All zones should be supported with mobile technology through a multitude of electrical outlets and data port locations with wireless Internet access.

Thermal comfort should be supported through high-e□ciency ventilation systems, the ability to operate windows and improve air circulation through the use of ceiling fans.

Rooms should be day-lit supplemented with high-e□ciency fixtures that balance indirect/direct light to reduce shadows and glare and provide even illumination. Lighting should be occupant-controlled around projection through shading devices and separate switches.

ACTIVITIES

- Individualized learning, student-centered planning.
- Specialized training or support.
- Consultation, tutoring and meetings.
- Assessment and instruction in the least restrictive environment.

Ernest McBride, Sr High School

SPATIAL FEATURES

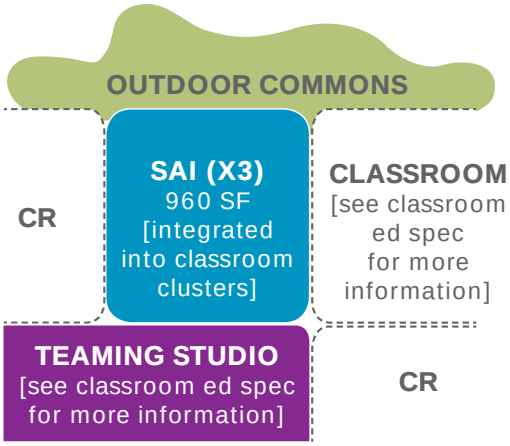
- Furniture should be agile, adjustable, easily movable. Consider furniture on casters. Include mobile storage and keep built-in casework to a minimum.
- Consider mobile whiteboards and stools for flexibility.
- Provide presentation spaces for instructors and students alike.
- Finishes should contribute to the acoustical qualities of the space.
- Provide areas that allow the display of student work and writable surfaces.
- Use color and appropriate lighting strategies to create open, inspiring spaces.
- Utilize carpet flooring for whole-group area and resilient flooring in high-tra□c areas or where appropriate.
- Technology should support teacher mobility, using a wireless connection to link the teacher's laptop to a screen. Wireless access throughout. Include adequate outlets around the space.

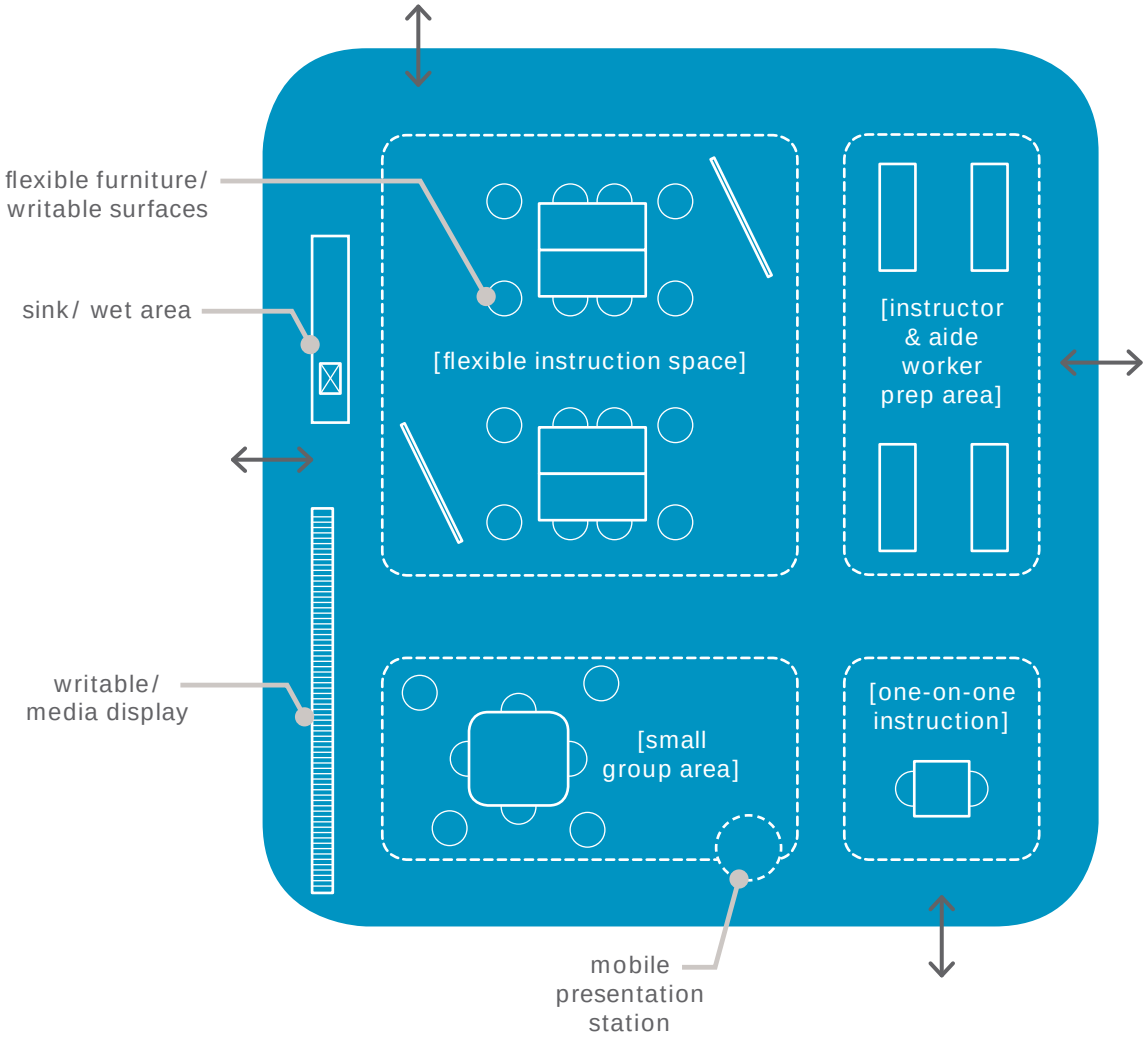
Menlo-Atherton High School

Errington Learning Center by HCMA

6.3-5 Special Education Classrooms

SPACE DIAGRAM





6.3 High School

6.3-6 Special Education/ Student Support Services

DESIGN OBJECTIVES

Student Support Services accommodate a variety of students including those with visual or hearing impairments, behavioral or social emotional challenges, or disabilities in learning, speech, mobility and/or cognition. These spaces should be inviting, engaging, and located within proximity to all other resources on campus in order to support a fully integrated experience for students with special needs.

The Structured Therapeutic Education Program (STEP) classroom supports students with emotional issues. Counseling services and a conference room should be provided with direct access to the classroom. Create an open and inviting atmosphere with ample visibility within and throughout the counseling suite and classroom.

The Living Skills space should be set up in an apartment-like setting including a residential kitchen and laundry area. Equipment includes a sink, refrigerator, stove, oven, microwave, washer, and dryer. This space should be large enough for 4-5 people.

The Learning Center has an IEP Conference Room, and flex o□ce spaces for counselors, psychologists, or other support sta□ who may be traveling between the Middle and High School campuses. O□ces should be large enough for a desk and small group workspace.

ACTIVITIES

- Individualized learning, student-centered planning.
- Specialized training or support.
- Consultation, tutoring and meetings.
- Assessment and instruction in the least restrictive environment.
- Working with assistive technology and communication devices for those in need.

Grossmont High School

SPATIAL FEATURES

- Flexible furnishings, both soft and hard that could include, but not limited to bean bag chairs, hanging swing, tables and chairs; writable surfaces and tackable walls to support small-group instruction.
- Finishes should accommodate the activities. Carpeting in O□ces/ Conference Rooms, Classrooms, Focus Rooms; resilient flooring at support spaces. Include materials (ceiling and wall finishes) that reduce reverberation time.
- Use calming colors and finishes with minimal patterning.
- Focus rooms should have high-acoustical separation and visual connection to the classroom but not to exterior, with ability to darken space.
- Use dimmable lighting with high color rendering index (CRI 85 or higher) to reduce student sensitivities.
- Include a sink and wet area in the OT/PT Classroom.

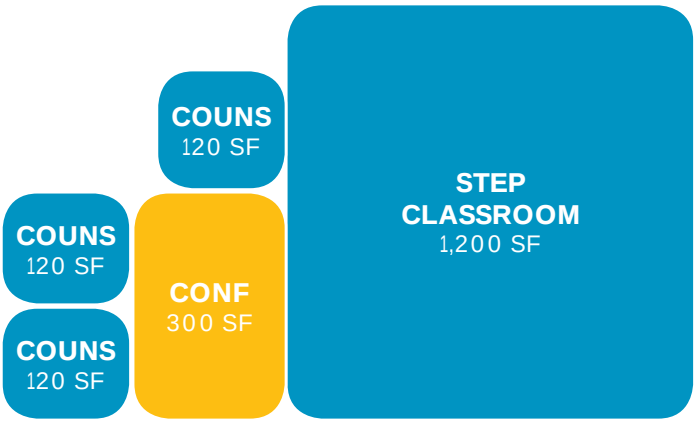
Laguna College of Art + Design

Errington Learning Center by HCMA

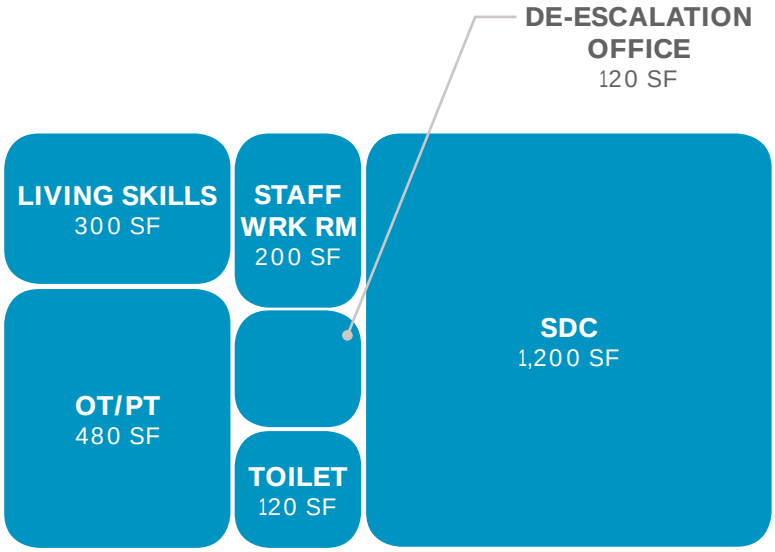
6.3-5 Special Education/ Student Support Services

SPACE DIAGRAM

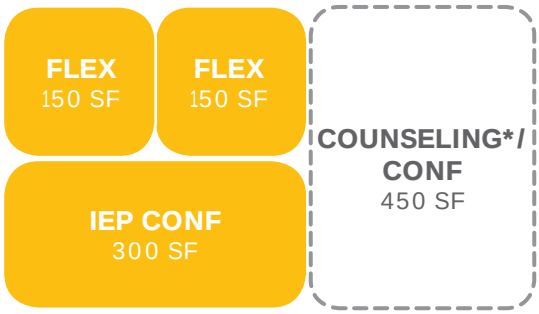
HS SPECIAL EDUCATION



SHARED MS/HS SDC & OT/PT SUPPORT



LEARNING CENTER



*[optional location for Counseling near Student Union; see Student Union ed spec for more information]

6.3 High School

6.3-7 STEM Labs

DESIGN OBJECTIVES

STEAM Labs should be lively and exciting environments, encouraging students to explore their curriculum. Create an environment where students feel comfortable to take risks and push their boundaries without the fear of failure. Inspire curiosity and engage students in pursuing interest in the field of study by fostering individual interest and investigation.

Lab space should support lecture and demonstrations with clear visibility from all lab stations to the instructor's desk. Mobile lab stations allow the space to be reconfigured for small group work or group labs. Lab space should allow for hands-on experimentation and lecture. Extend the classroom to the outdoors where possible.

Labs should be located in pairs with a shared Prep Room and Storage space between. Lab design should enable supervision to all student work areas. Where possible, collocate Science Labs with other teaching spaces to support team-teaching opportunities.

Plan for areas to display student work and ongoing projects; celebrate the process. Incorporate storage space for equipment and materials within the Lab and in Shared Prep Rooms. Use appropriate exhaust systems to flush out odors in the spaces that use laboratory chemicals for experiments.

ACTIVITIES

- Interdisciplinary, project-based learning.
- Self-directed study/ research and collaboration in small/ large teams.
- Lab demonstrations, instruction, and hands on experimentation.
- STEM-based projects, building, crafting.
- Observations and documentation.
- Applying skills in a project based scenario or real world problem solving.
- Presentation of projects and ideas.

Ernest McBride, Sr. High School

SPATIAL FEATURES

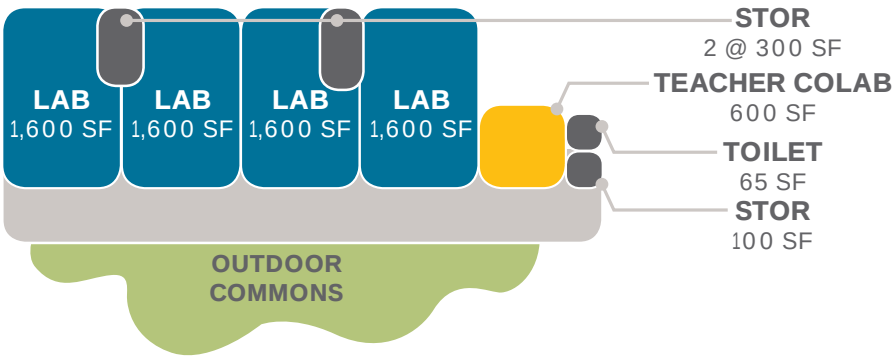
- Use flexible, mobile furniture to support active learning. Include lockable cabinets for secured storage, writable wall surfaces and operable partitions where possible.
- Sinks with counter top space should be grouped with seating.
- Flooring should be resilient and durable, able to resist acids and stains, encouraging use for creative endeavors and "messy" work.
- Energy e□cient lighting and natural daylighting, with task lighting at work areas.
- Acoustical ceiling and finishes to reduce reverberation time.
- Allow for technology connectivity, with multiple presentation areas and digital screens on all walls.
- Wifi access throughout, including adjacent outdoor learning spaces.
- Locate utilities at ceiling or perimeter of classroom.

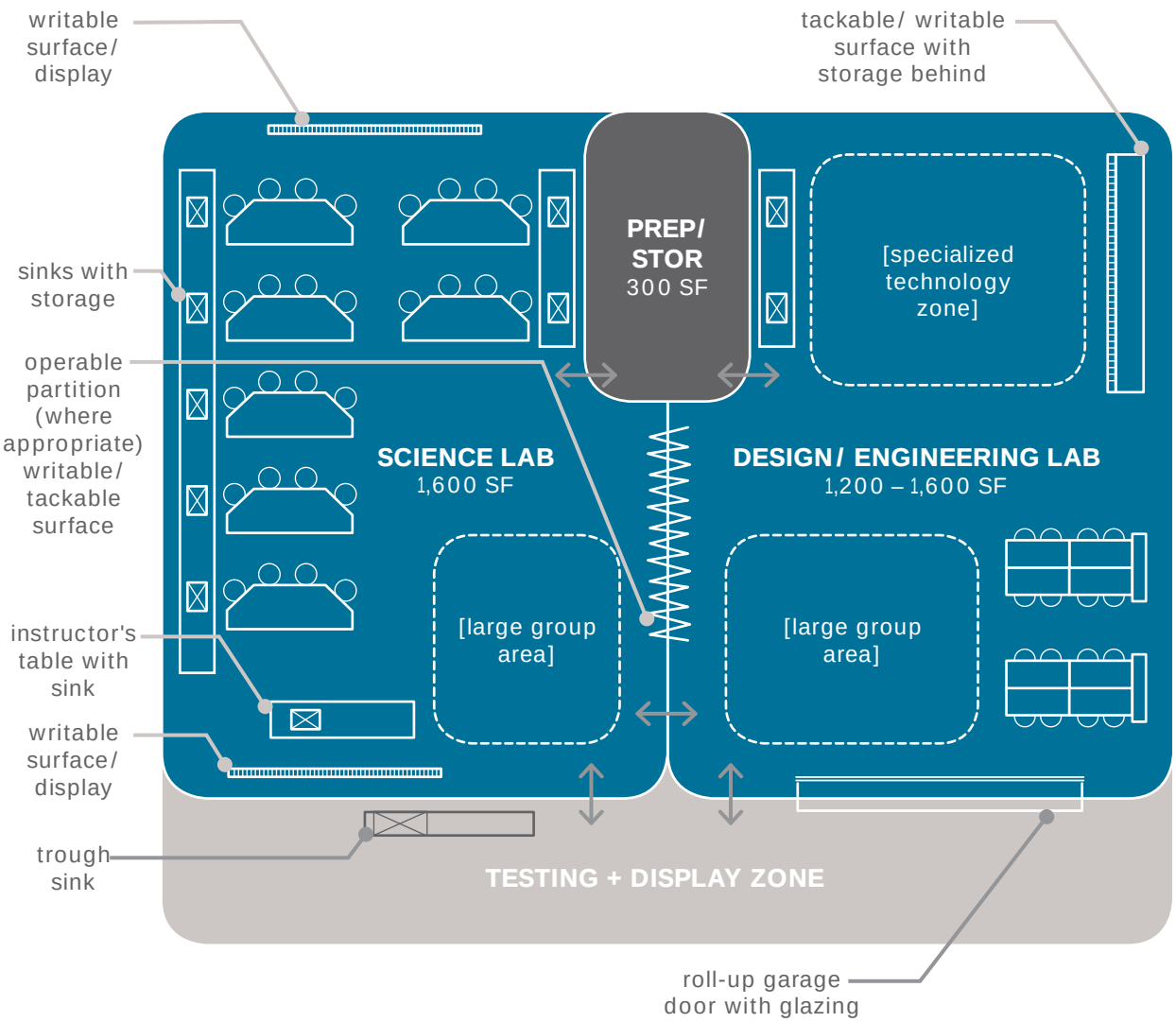
Ernest McBride, Sr. High School

San Marcos High School

6.3-7 STEM Labs

SPACE DIAGRAM





6.3 High School

6.3-8 Visual Arts

DESIGN OBJECTIVES

The Art Classrooms should be interactive and inspiring, inciting creativity and imagination in students. Create an open, flexible classroom environment with space and infrastructure that will respond to changing technology and program needs. Art classrooms should be connected, creating a large studio to allow team-teaching, collaboration and cross-disciplinary projects. The space should allow ideas to flow between classrooms.

Arts Classrooms should create hands-on, 'real-world' scenarios for students to experience possible career applications. Create an environment where students feel comfortable to take risks and push their boundaries without the fear of failure. Inspire curiosity and discovery; foster individual interest and creative investigation. Display student work through exterior glazing and/or gallery space (indoor and outdoor). Extend the classrooms to the outdoors where possible.

Incorporate storage space for materials and ongoing projects within the classroom and Storage Room. Use appropriate exhaust systems with increased ventilation rates and operable windows to flush out odors in spaces that use materials (e.g. paints/glazes) with strong odors.

ACTIVITIES

- Large group instruction and demonstration.
- Group/individual Project-Based Learning.
- Presentation of artwork, curation of art exhibits.
- 2D arts including drawing/sketching/painting/mixed media.
- 3D arts including ceramics.
- Cross-collaboration with other classes/fields of study.

San Marcos High School

SPATIAL FEATURES

- Adjustable height workstations to allow for sitting or standing height.
- Multiple sinks for project cleanup and hand washing.
- Display areas inside and outside of the classroom to showcase student work.
- Deep counter areas for large paper storage, paper cutters, light tables, and other equipment.
- Resilient, durable flooring that is easy to clean and will resist paint spills.
- Acoustical ceiling and finishes to reduce reverberation time and increase speech intelligibility.
- Natural daylighting and views with interior occupant control, blackout for controlled lighting for still-life set-ups, etc.
- Increased ventilation rates for paint use and operable windows for improved occupant comfort.
- Lockable project and material storage.

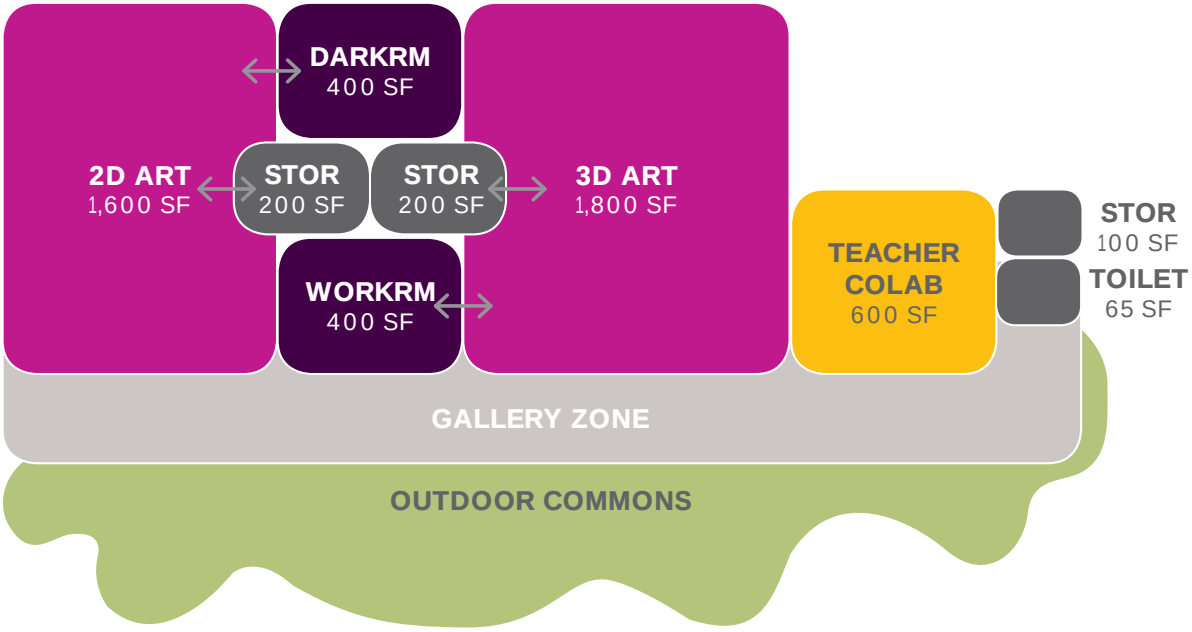
Samuel Champion High School

Lynch High School by Perkins + Will

5.3-8 Visual Arts

SPACE DIAGRAM

Tarbut V'Torah



6.3 High School

6.3-9 Performing Arts Center (PAC) – Theatre [Middle & High School Shared]

DESIGN OBJECTIVES

The Theatre is part of a larger Performing Arts Center (PAC) inclusive of performing arts classrooms. The PAC, a shared Middle and High School space, allows students to explore and display their creative and performance abilities. The entry court and lobby should be obvious to visitors and parents. These spaces should feel welcoming while celebrating school pride and student work. While the PAC will serve students first, it should have the ability to serve the larger Malibu community.

The Theatre should be an accessible space designed with sight lines and acoustics in mind. Considerations include integrated audio-visual systems, technology, lighting equipment, and systems controls. The back of house scene shop and storage areas will accommodate props, costumes, and other tools and materials. The scene shop may serve many functions including a loading dock, production area, and shop space. Include roll-up doors from the exterior to the shop space and the shop space to the stage for ease of moving large materials and sets.

ACTIVITIES

- Creating, practicing, performing, collaborating.
- Large group performances for drama, music, dance, choir, assemblies, lectures, large group meetings, community events.
- Hands-on experience through rehearsals and after-school performances.
- Development of technical abilities and improvisation techniques.

South Tahoe High School

SPATIAL FEATURES

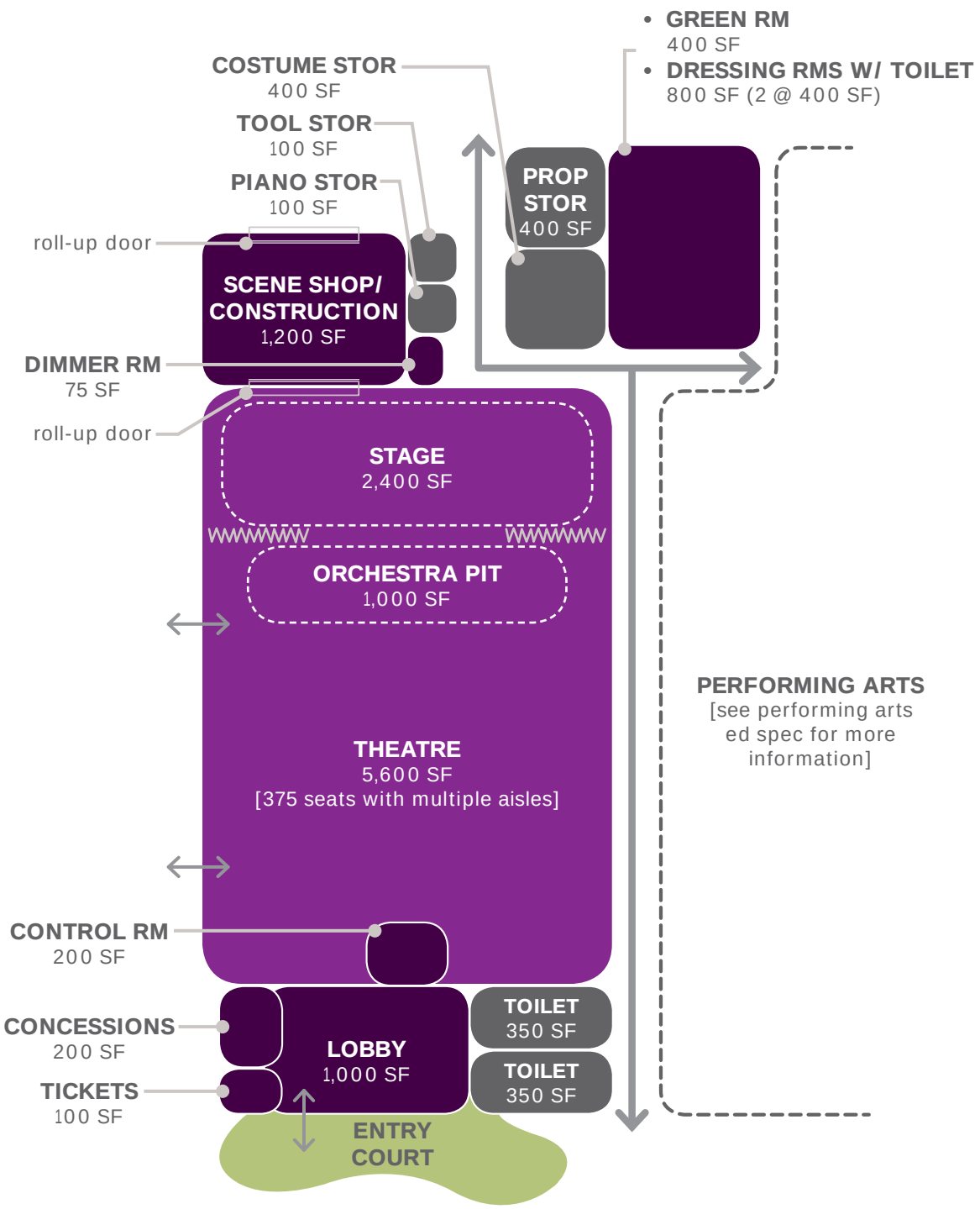
- Lobby finishes should account for durability and acoustics, while maintaining a welcoming first impression.
- Acoustical treatment of the walls and ceilings should reflect the types of performances anticipated. Where possible, include provisions for adjustable acoustics to allow users to further control the space.
- Stage flooring should be masonite.
- Scene Shop flooring should be sealed concrete.
- Other flooring should be resilient to handle higher tra□c.
- The Orchestra Pit should have a removable cover.

Helix Charter High School

Corona del Mar High School

6.3-9 Performing Arts Center (PAC) – Theatre [Middle & High School Shared]

SPACE DIAGRAM



6.3 High School

6.3-10 Performing Arts Center (PAC) – Classrooms [Middle & High School Shared]

DESIGN OBJECTIVES

Performing Arts classrooms inspire students to explore their voice, instrument, creative and performance abilities. Classrooms and practice rooms should be flexible to support multiple uses including emulating the performance environment. Include a variety of spaces for large, small, and individual practice as well as storage space for materials, music stands, instruments, and uniforms.

Performing Arts classrooms should ideally be located adjacent to the theatre to form a larger Performing Arts Center (PAC) dedicated to exposing students to the variety of possibilities and opportunities in the arts.

ACTIVITIES

- Practice/instructional spaces for drama, band, orchestra, choir, and video production.
- Hands-on experience through rehearsals.
- Development of technical abilities and improvisation techniques.
- Collaborating and communicating between students, their peers and teachers.

Helix Charter High School

SPATIAL FEATURES

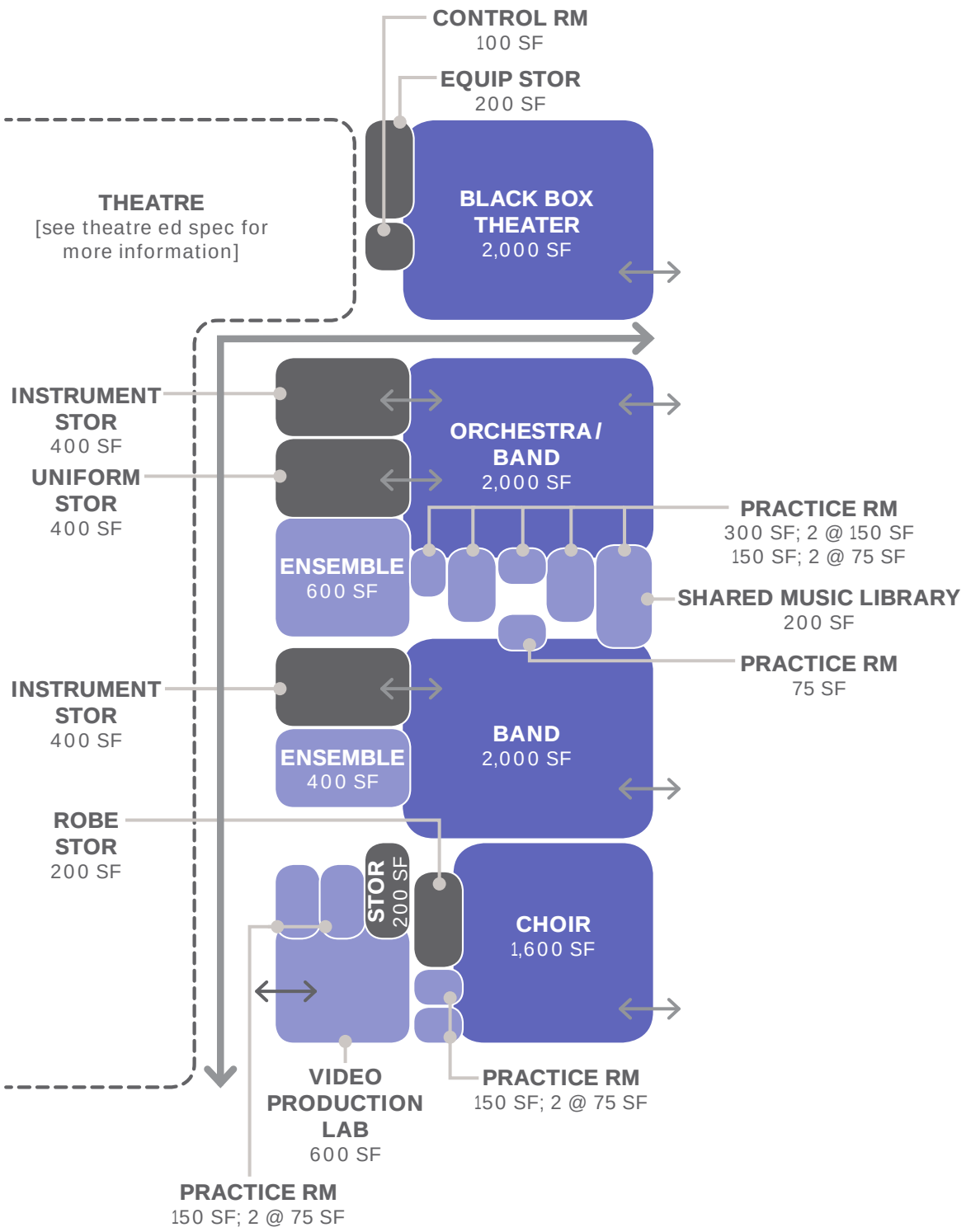
- Select furniture based on the needs of the specific program. Use mobile and durable furniture for easy reconfiguration and storage.
- Consider portable risers for choir to facilitate flexibility.
- Include sinks in Band and Choral rooms for instrument repair/cleaning.
- Use appropriate finishes at walls and ceilings for enhanced acoustics. Acoustical treatment at ceiling/exposed decks and walls to reduce background noise levels to 40dBa or less.
- Resilient flooring.
- Consider blackout shades and curtains in spaces that need light control.
- Adjustable lighting with levels for classroom use as well as performance use in the Black Box.
- Typical classroom technology and Audio/Visual (AV) system with integrated, multi-media projection and speaker systems.

San Marcos High School

South Tahoe High School

6.3-10 Performing Arts Center (PAC) – Classrooms [Middle & High School Shared]

SPACE DIAGRAM



6.3 High School

6.3-11 Gymnasium / Physical Education

DESIGN OBJECTIVES

The Gymnasium and supporting spaces are for learning, training and practicing various athletic and physical education (PE) programs. The design should allow for community use including dedicated storage. These spaces should help instill a sense of school pride through color, graphics, signage, and display. Incorporate display for awards and event schedules (can be digital) in the Lobby/Hall of Champions.

Design the Gymnasium with the proper acoustics and durability. Provide ample storage for athletic equipment. Coaching o□ces should be elevated and have supervision over Locker Room areas. Locker facilities should have access to other PE/ athletic spaces and should include adequate space for lockers that accommodate student backpacks.

Provide Team Rooms for Athletics separate from PE. Include a training room, fitness room with sports flooring and adequate equipment storage. Team rooms provide a space for the visiting team to meet, change, and discuss game-play. The Training Room serves as a sports therapy space and could include padded tables/benches, a cold tub, an ice machine, medical supply storage, and a space/room for a desk with computer station. The Team and Training Rooms should have minimal windows and be well ventilated.

ACTIVITIES

- Physical education and athletics.
- Wrestling, weight training, dance/ aerobics/ fitness.
- Instructional activities.
- Assemblies and large group presentation.
- Community use.
- Health instruction.

Hector Godinez High School

SPATIAL FEATURES

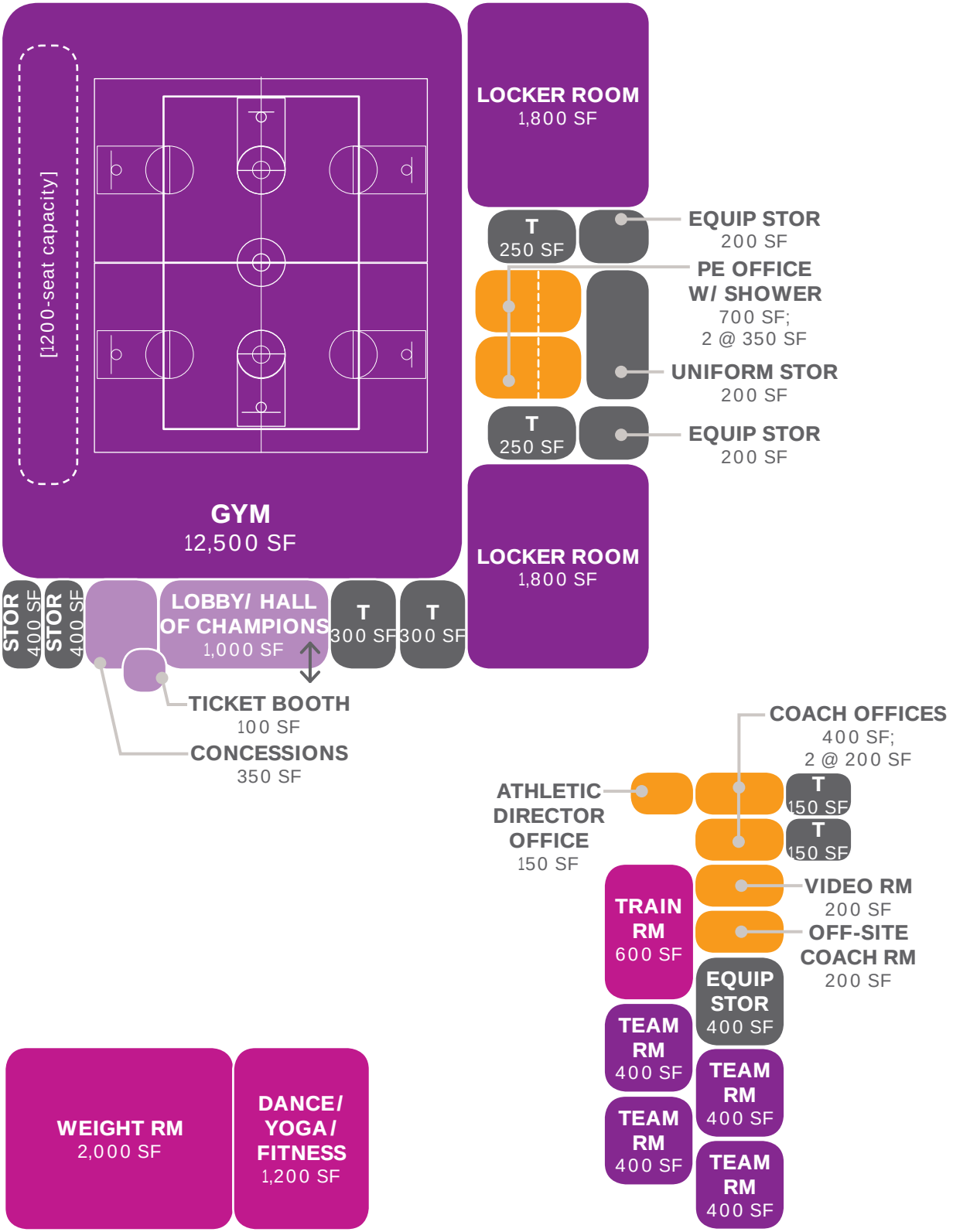
- Furniture and equipment for each space to be provided based on need of activity.
- Bench seating in the Team/ Training Rooms; padded tables in the Training Room with storage cabinets.
- Provide ample writable wall surfaces within the Team/ Training Rooms.
- The Training Room should have an ice machine, sink, therapy tub, and computer work station.
- Ceilings should be acoustically absorptive and durable. Consider acoustical wall treatment to mitigate noise.
- Resilient, durable and easy to clean flooring. Sprung wood flooring at Gymnasiums. Polished concrete at locker rooms. Rubber flooring at weight rooms.
- Adjustable lighting balanced with natural daylighting; consider use of tubular skylights.
- Audio-Visual systems for presentation capabilities.

College of the Desert

San Marcos High School

6.3-11 Gymnasium / Physical Education

SPACE DIAGRAM



6.3 High School

6.3-12 Aquatic Center [Middle & High School Shared]

DESIGN OBJECTIVES

The Aquatics Center is a facility that celebrates the physical education and athletics programs of Malibu Middle & High School and builds school pride. This space is used regularly by students, sta□, school aquatics teams, club sports, and the community before, during, and after school. The facilities include a 50-meter pool, spectator bleachers, dedicated school locker rooms, and separate community locker rooms. It is important to ensure easy access and clear signage to the Aquatic Center for visitors while maintaining a safe and supportive environment for students to practice, train, and hone their aquatics skills.

ACTIVITIES

- Aquatic sports (i.e. swimming, water polo) for school and community use.
- Team practices.
- Athletic competitions/meets.
- Physical education instruction.
- Changing, showering, and personal storage.

Albany High School

SPATIAL FEATURES

- Locker rooms should have bench seating and personal storage lockers.
- Provide diving blocks and flag rows for competition swimming.
- Swimming lane lines.
- Ensure a slip-resistant pool deck.
- Locker rooms should have slip-resistant epoxy flooring.
- Swimming pool pace clock attached to building, and an additional portable clock.
- Digital scoreboard.
- Pool utility building contains heater, pump, chemical storage and pool equipment.

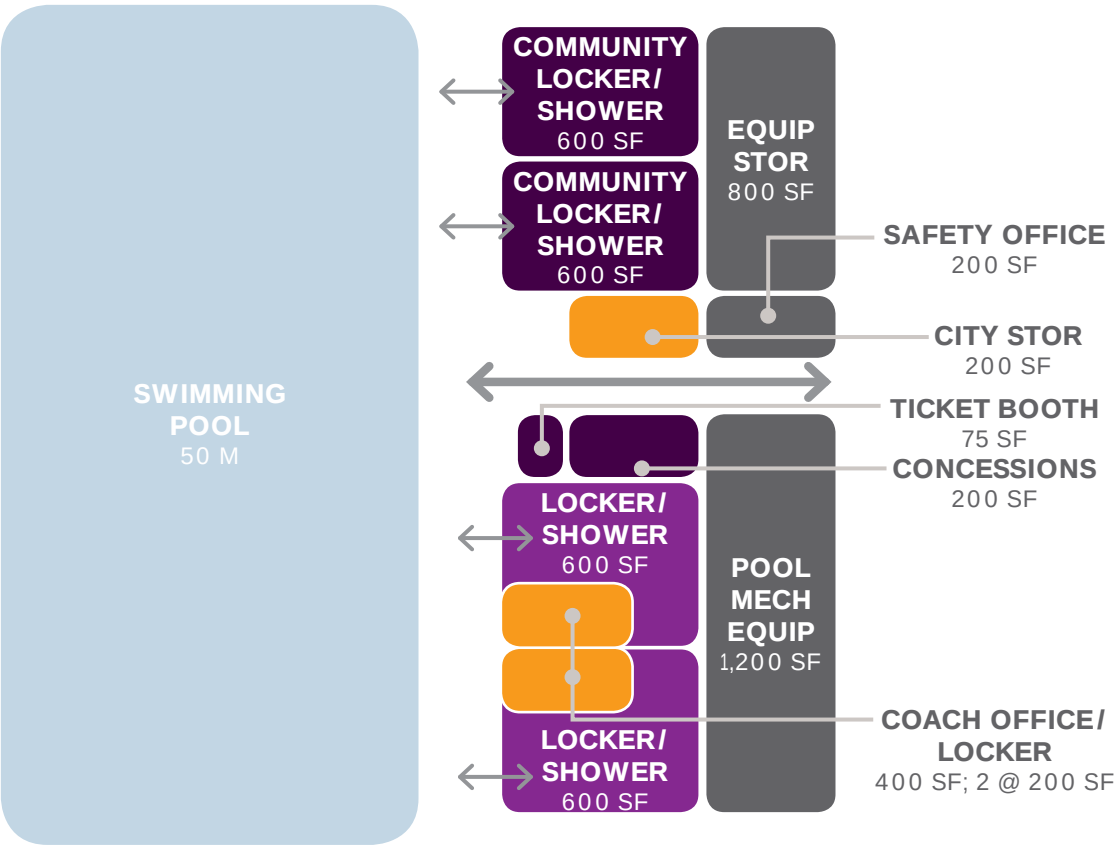
Marlborough School

Paramount High School

6.3-12 Aquatic Center [Middle & High School Shared]

SPACE DIAGRAM

Albany High School



6.3 High School

6.3-12 Athletic Field Houses [Middle & High School Shared]

DESIGN OBJECTIVES

Athletic facilities should display a sense of school pride and provide a 'face' of the school for the community. Design aesthetically pleasing facilities that demonstrate school pride. Athletics at Malibu Middle & High School must be distributed across the campus at various levels with supporting Field Houses located in close proximity. One Field House must be located adjacent to the existing track and field to support athletics including soccer and football. A second Field House must be located at a higher elevation near the existing baseball and softball diamonds. These spaces provide support to both the school and community athletic practices and events; consider community access and safety.

The supporting Field House for the track and field includes storage for the campus and the community, ticket booths, concessions, and restrooms. Team and training rooms for this facility are located with the High School gymnasium.

The baseball/ softball Field House should include team rooms, restrooms, and storage for the school and community sports leagues.

ACTIVITIES

- Changing and storing personal items.
- Showering and restroom uses.
- Group discussion and lecture.

San Marcos High School

SPATIAL FEATURES

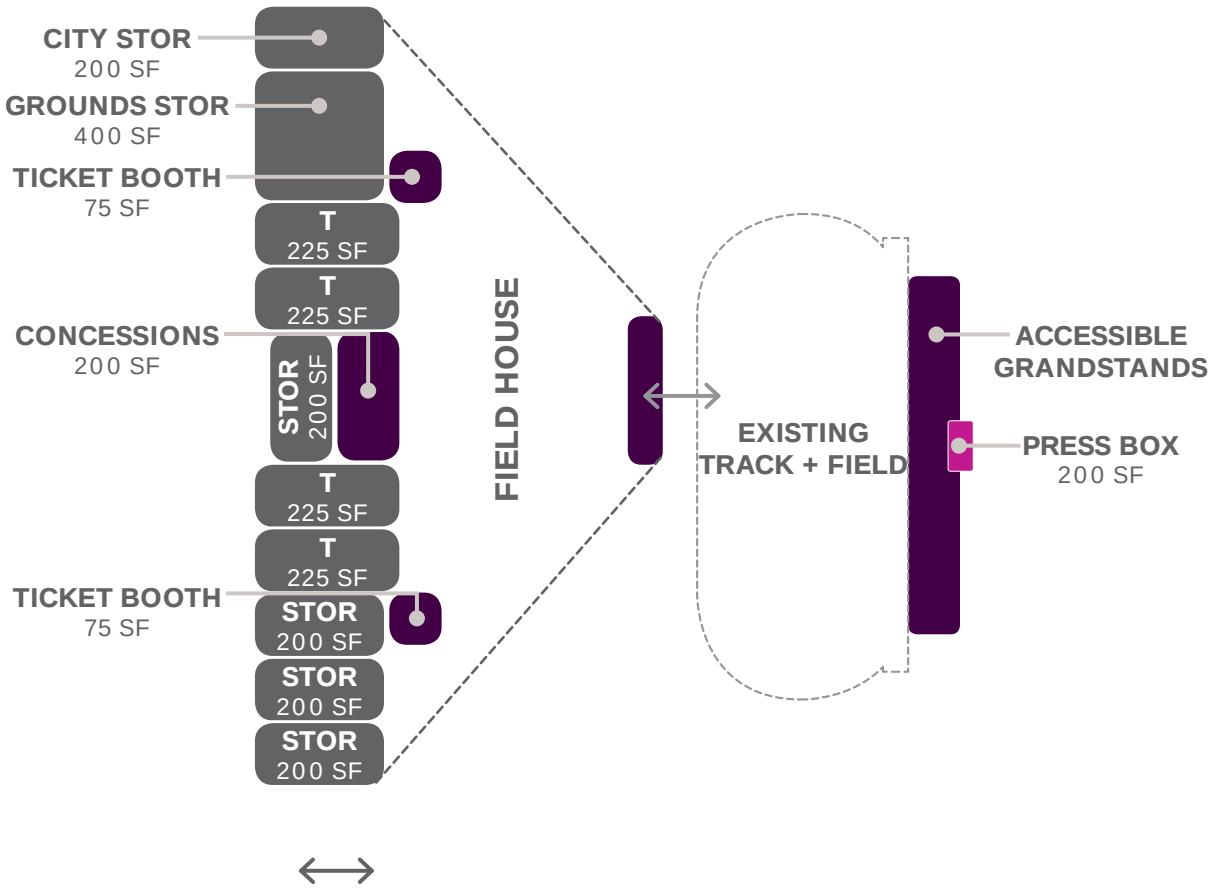
- Bench seating in the Team Rooms.
- Provide ample writable wall surfaces within the Team Rooms.
- Within the Team Rooms, consider including a monitor with playback capabilities for game film review.
- Finishes shall be easy to maintain and easy to clean.
- Concrete floors finished with epoxy.
- FRP, large format ceramic tile, or other washable wall surface.
- Painted gypsum board or lay-in ceiling.
- POS station at transaction window for the concessions. Under counter refrigerator, microwave, and other concession equipment. Fixed marker board.
- Sitting height counter with clear floor space for chairs for the press box.
- Computer station and printer with AV system in the press box.

Paramount High School

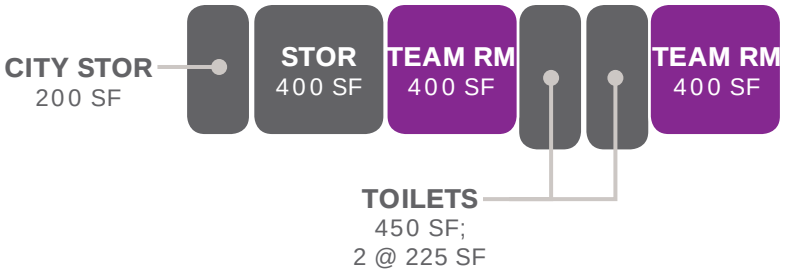
Rio Hondo Community College

6.3-12 Athletic Field Houses [Middle & High School Shared]

SPACE DIAGRAM



BASEBALL/SOFTBALL FIELD HOUSE



6.3 High School

6.3-13 Administration

DESIGN OBJECTIVES

Administration is the first point of contact for many students, sta□, and visitors arriving at school. This space should be welcoming and inviting while also establishing the school's identity and pride. The entry point to the campus should be obvious to visitors and parents. Visitors enter a lobby/reception space with a comfortable waiting area. Mobile displays showcase student work and school activities. The reception desk provides the first point of contact with visitors and establishes the single-point-of-entry.

Administration spaces should be accessible to visitors while clearly defining public and private space. Both the Health O□ce and Parent Center should be easily accessible from inside the Administration building as well as the exterior. The Principal's o□ce should be easily accessed from the lobby.

The Sta□ Work and Lounge should be fluid spaces that allow for social interaction and professional collaboration. These two spaces should be connected with a flexible partition separating the spaces when needed. Utilize mobile furniture to allow the space to open up and accommodate larger events and meetings. There should be access for sta□ through the work area/lounge to an enclosed, outdoor patio.

ACTIVITIES

- Act as the "Front Door" to the school, community, and public.
- Administrative duties, conference, discipline, health support, counseling and student support.
- Sta□ support, collaboration and access to materials.
- Consultation and meetings.
- Parent resource access.
- Promote collaboration.

SPATIAL FEATURES

- Use standing and sitting desks for reception and workrooms.
- The Health O□ce should include casework with a work area and lockable storage cabinets for student medicine as well as a refrigerator with ice maker. Include ceiling-hung privacy curtains to separate the cot area.
- O□ce and conference areas should have carpet. The Health O□ce and workrooms should have resilient flooring.
- Ceilings should be primarily acoustic with limited areas of dropped hard lid.
- Balance direct/indirect lighting with natural daylighting for energy e□ciency. Control natural daylighting with shading devices.
- Provide soft, comfortable seating in the lobby waiting area and sta□ lounge.
- Utilize the lobby, hallways and common areas for display of student work and announcements on digital displays.

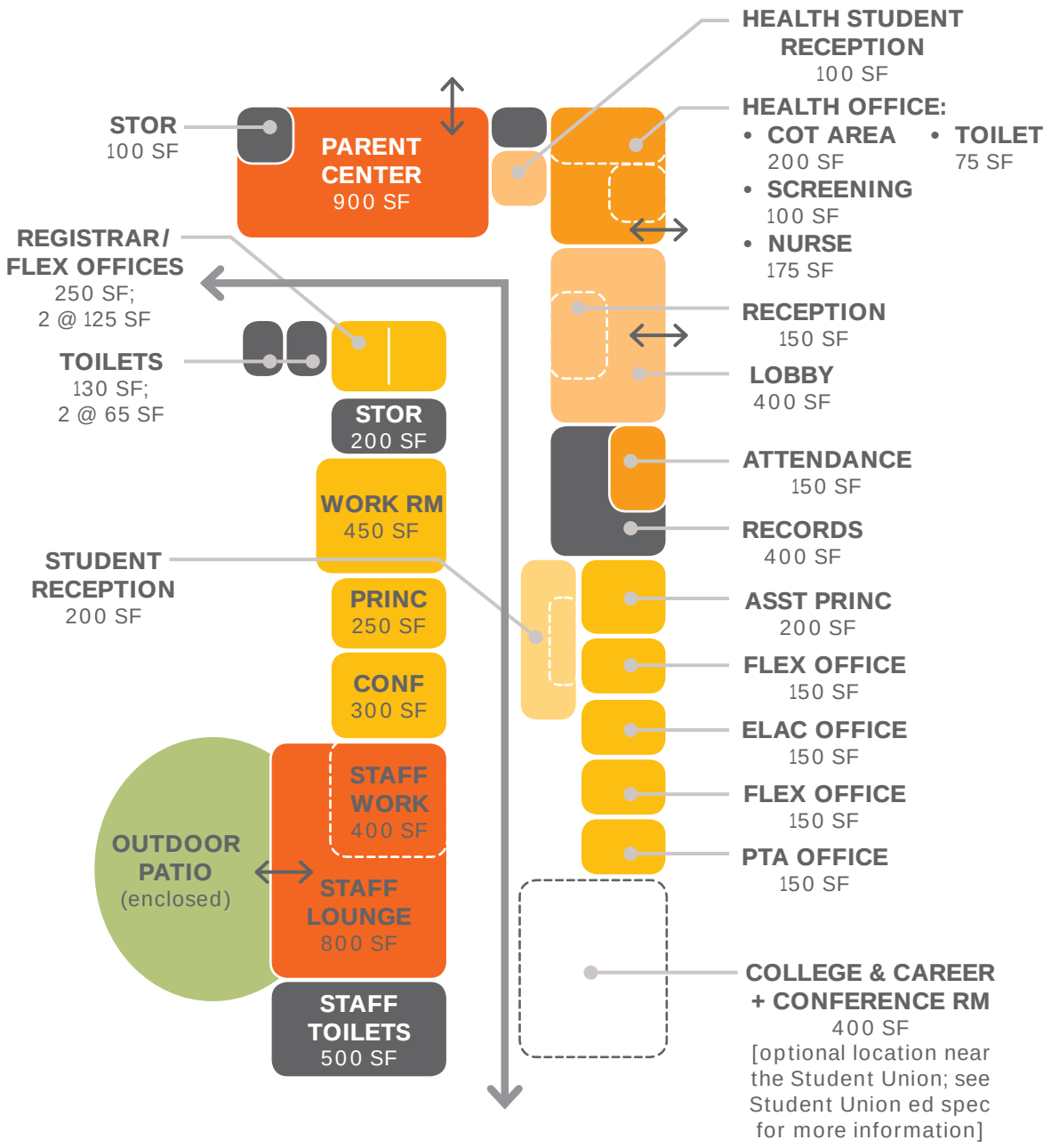
Hector Godinez High School

Arcadia High School

Laguna College of Art and Design

6.3-13 Administration

SPACE DIAGRAM



6.3 High School

6.3-14 Library Media/ Resource Center

DESIGN OBJECTIVES

Today's libraries are active hubs that support 21st Century Learning environments via full technology integration, connections with outdoor environments, and a variety of furniture options. The library is a lively space acting as a central resource center supporting collaboration, creativity, inquiry, and the development of critical thinking skills. It is a space for students to study individually, work in groups, create content, and present work in small or large groups. Students should be able to "leave their mark" via student display areas. Consider adjacency to other central spaces such as the Student Union and/ or Learning Center.

Additionally, this space can be used by faculty and sta for Professional Development, by the community, and for events. Furniture, storage, and technological support should be flexible to reconfigure the space to support the wide variety of activities that may occur. As libraries change over time with changes in technology, this flexibility will help support future needs.

Include spaces for both physical library resources and digital media accessed via laptops, tablets, and other hand held devices. Technology walk-up stations should be easily accessible upon entering the library and should include walk-up areas for printing stations.

ACTIVITIES

- Group instruction, collaborative research, technology exploration, and presentations.
- Quiet reading.
- Independent study.
- Content creation.
- Professional development.
- Community meetings.

Fremont High School

SPATIAL FEATURES

- Consider book stacks on locking casters for flexibility.
- Provide areas of mobile, soft seating for reading.
- Provide mobile tables and chairs for small group study.
- Flooring should be carpet, durable, and easy to clean.
- Utilize wood surfaces.
- Finishes should contribute to the acoustical qualities of the space; include materials that absorb sound.
- Disperse writable/tackable wall surfaces throughout.
- Provide visibility into the group rooms for supervision.
- Presentation technology with audio/voice amplification.
- Convenience outlets dispersed throughout.
- Mobile writable surfaces

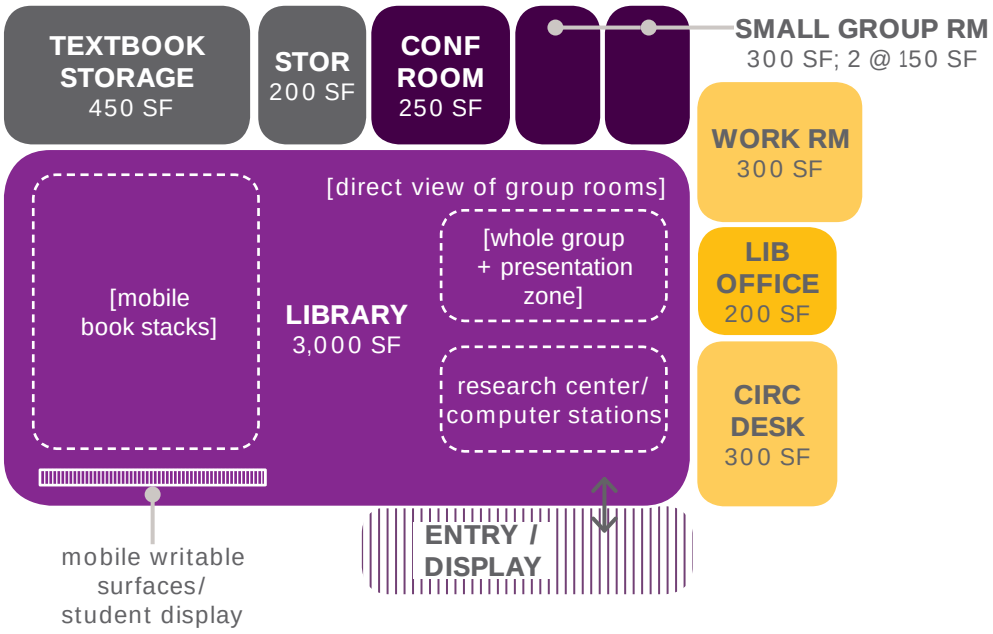
Ernest McBride, Sr. High School

Sage Hill High School

6.3-14 Library Media/ Resource Center

SPACE DIAGRAM

Sage Hill High School



6.3 High School

6.3-15 Student Union

DESIGN OBJECTIVES

The Student Union is the main 'campus hub' for the school, where students and sta□ can study, meet and work before, during, and after school. The space should promote student and sta□ interaction in a comfortable, stimulus-rich environment that will support multiple concurrent activities. Provide a highly flexible space for collaboration and multi-modal learning.

As the 'campus hub', the Student Union should provide an indoor eating area to supplement the outdoor eating areas and lunch shelter; tables and seating for dining with access to Food Service should be included. The Co□ee Bar should be accessible from both the inside and outside.

Locate supporting programs, such as ASB, College & Career Services and Counseling, near the Student Union to provide an environment where students can engage with each other and sta□ in both open and private environments.

ACTIVITIES

- Student dining.
- Collaboration and multi-modal learning.
- Student, sta□, and community gatherings.
- Promoting collaboration and social interactions between students and sta□.
- Displays of student work.
- Promotion of current events at the school.
- Counseling, college & career advising and planning.

San Marcos High School

SPATIAL FEATURES

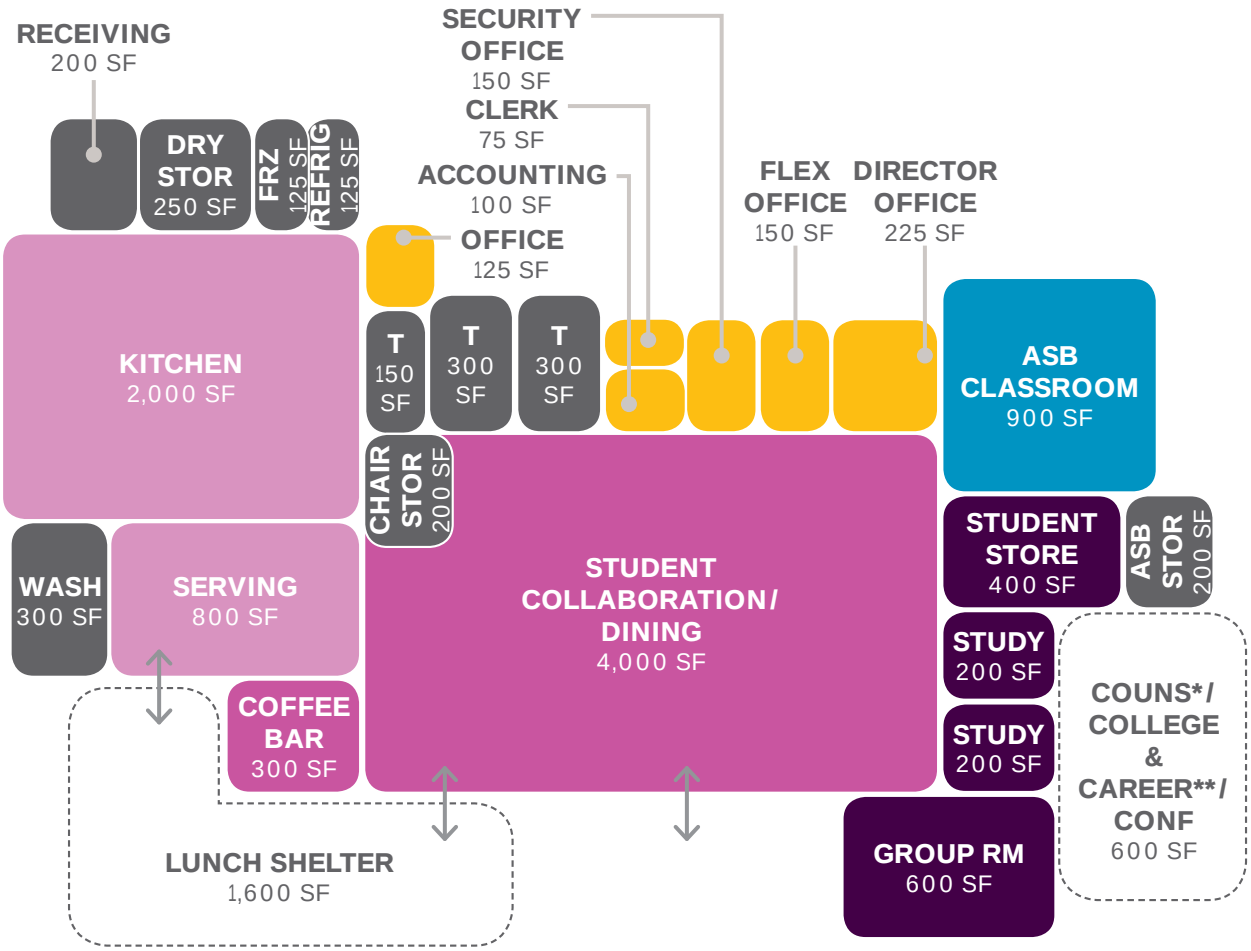
- Comfortable, soft seating with access to power/ wireless Internet for personal devices.
- Recycling area for storage and collection of recyclables.
- Display area for clubs and activities.
- Polished concrete at Student Union. Carpet at Library. Tackable/ writable wall surfaces.
- Acoustically absorptive finishes as necessary to maintain an environment that supports concurrent activities.
- Audio-Visual systems and display screens for presentation capabilities.
- Food service area to conform to health department standards and equipment to be verified by the District.

Fremont High School

Hector Godinez High School

6.3-15 Student Union

SPACE DIAGRAM



*[optional location for Counseling located near Learning Center; see Special Education/ Student Support Services ed spec for more information]

**[optional location for College & Career near sta□ o□ces; see Administration ed spec for more information]

7 CAMPUS PLAN

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA

Figure 7.0-1 Malibu Middle & High School Proposed Master Plan

Middle School

1. core classrooms
2. administration
   special education
   library
   science
   electives
3. locker rooms
   physical education
   student activities
   food service
   lunch shelter
4. multi-purpose room

High School

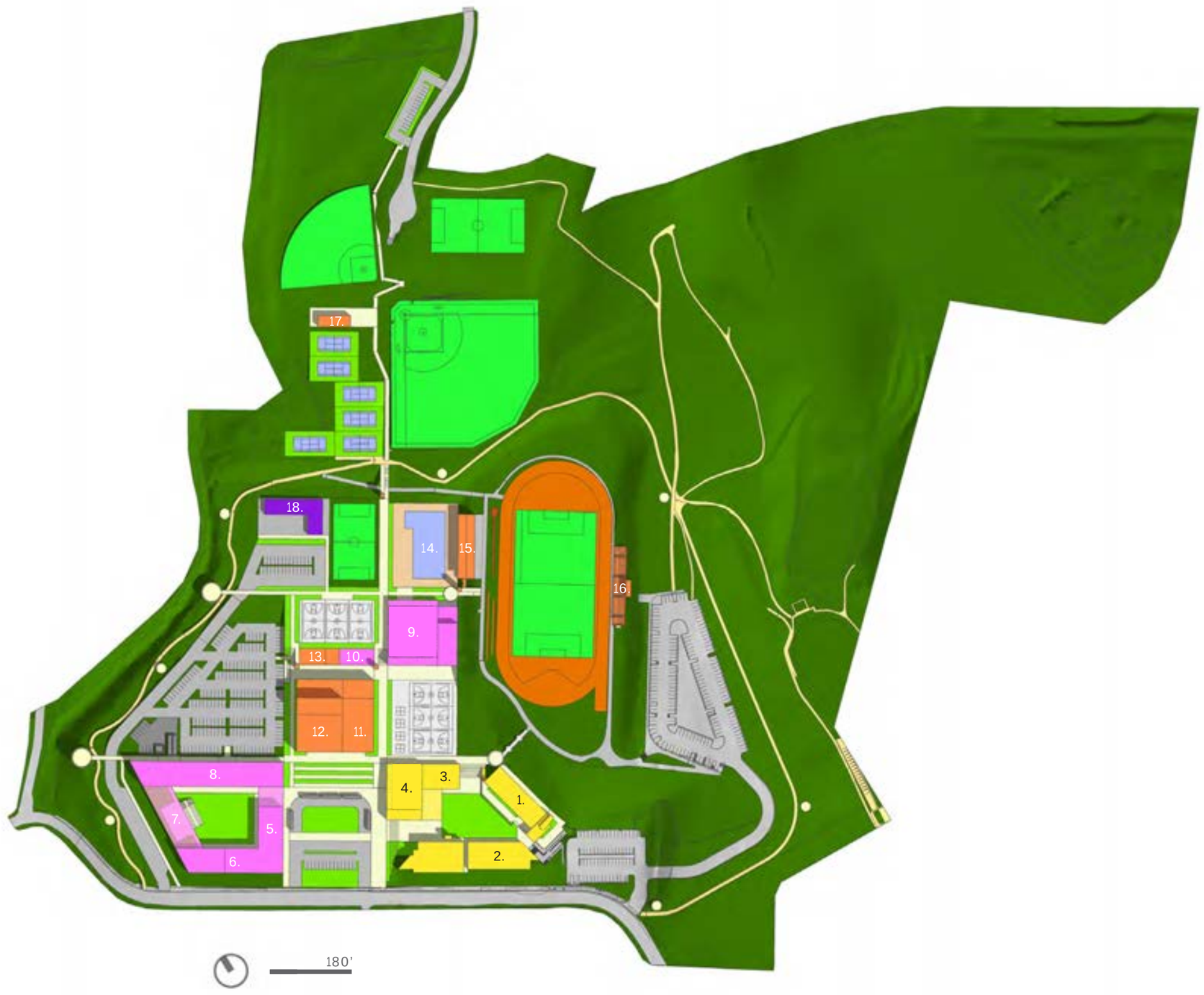
5. administration
   stem
6. stem
   science
7. core classrooms
   lunch shelter
8. Visual And Performing Arts
   special education
   food service
   student activities
   library
   career center
   custodial services
9. main gymnasium
   locker rooms
10. dance/weight

Shared Uses

11. performing arts
12. theater
13. shared special education
    wellness center
14. pool
15. aquatic center/ athletics lower field house
16. press box
17. athletics upper field house

Other

18. boys & girls club



LPA

7.1-1 Proposed Master Plan Overview

The plan organizes the campus land uses in three defined areas: Middle School core, High School core, and shared amenities. This consolidation of uses results in a more e□cient use of available land while enhancing independent identities for each area and improving wayfinding. The pronounced topography found on site is also utilized to emphasize this concept by creating "terraces" for each defined area.

At the center of the campus, the plan proposes the Performing Art Center along with an arrival plaza to serve as a welcoming entry and as a bridge connecting both schools.

A leveled academic quad is proposed for each campus and becomes the main organizing element for the academic cores. This important space will become the "heart" of each school and hub of educational and social activities while providing access to surrounding buildings.

Street tra□c circulation is improved by including a centrally located on-site drop-o□ zone for buses and parents away from Morning View Drive.

Campus tra□c circulation is greatly enhanced by redirecting tra□c to a perimeter campus road leading to new surface parking lots with a total capacity for more than 400 vehicles.

The shared amenities area houses new athletic facilities including a new competition gym, a new aquatics center and the boys and girls club.

Additionally, the site features a pedestrian trail system that starts along the ESHA on the west and connects to a larger system of existing walking trails around the equestrian center and surrounding hills. This feature has the potential to serve as an educational tool as well as a community amenity.

The campus plan outlines the demolition of all currently existing buildings with the exception of recently completed buildings 1 and 2.

Figure 7.1-1 Proposed Master Plan Core Campus

7.1 Recommendations

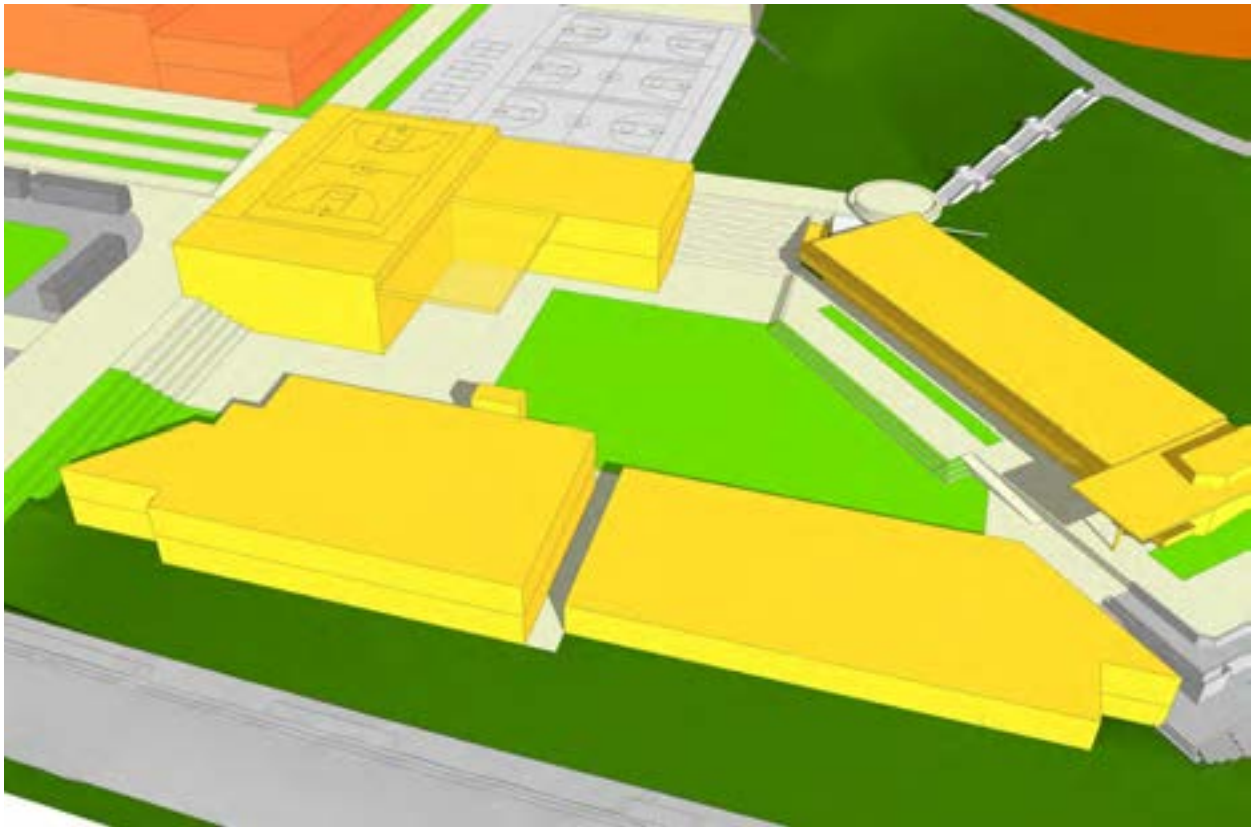
7.1-2 Middle School

The proposed location of the middle school is on the lowest topographical level of the site. It creates an inpendendent academic enviroment for its students. A leveled academic quad in the middle becomes the main organizing element. The future multi-purpose and locker room building forms an edge to the north and also provides an accessible path of travel to the elevated hardcourts area to the north.

The site grading transitions to the north and west are opportunities for circulation connectors to the rest of campus and for outdoor gathering elements like amphitheaters, seating, and slides.

Tarbut V'Torah Community Day School
By LPA

Figure 7.1-2 Core Middle School Facilities



7.1-3 High School

The high school's location is on the west side of campus adjacent the ESHA with close proximity to the largest surface parking lot. The main entry is proposed on the east wing next to the arrival plaza and adjacent the administration suite. A leveled academic quad in the middle becomes the main organizing element providing access to the surrounding 2-story academic buildings.

The future lunch shelter is housed on the 2nd level of the west wing, taking advantage of ocean views and serving as a picture window for the quad. The transition from quad to shelter is an opportunity for gathering elements like stairs and amphitheaters.

The site grading transition to the north is taken up by the 2-story academic building that forms an edge to the parking lot.

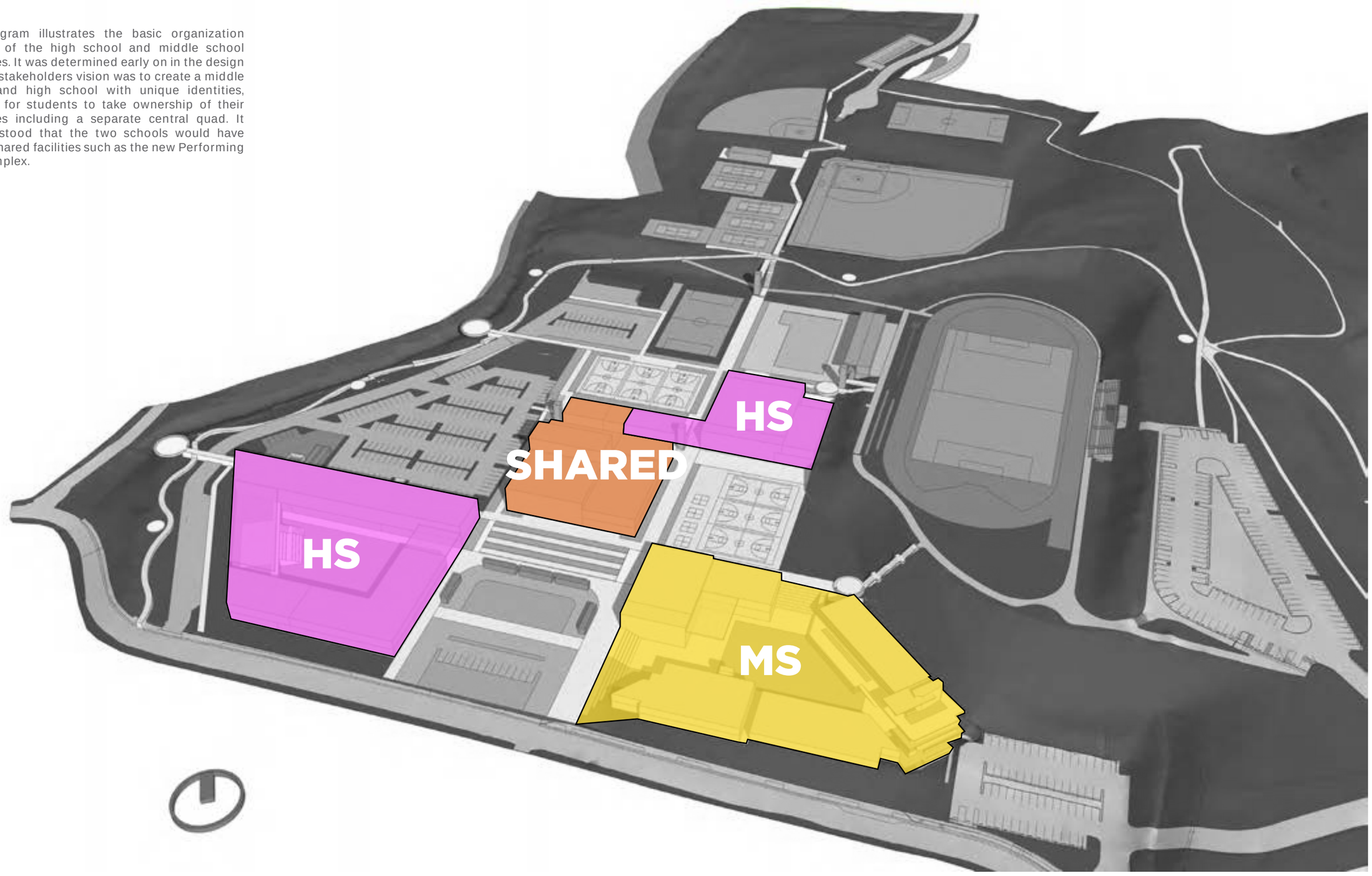
Sheldon Square, London
By Sidell Gibson

Figure 7.1-3 Core High School Academic Facilities

LPA

Figure 7.2-1 Distinct Middle School and High School with Shared Facilities

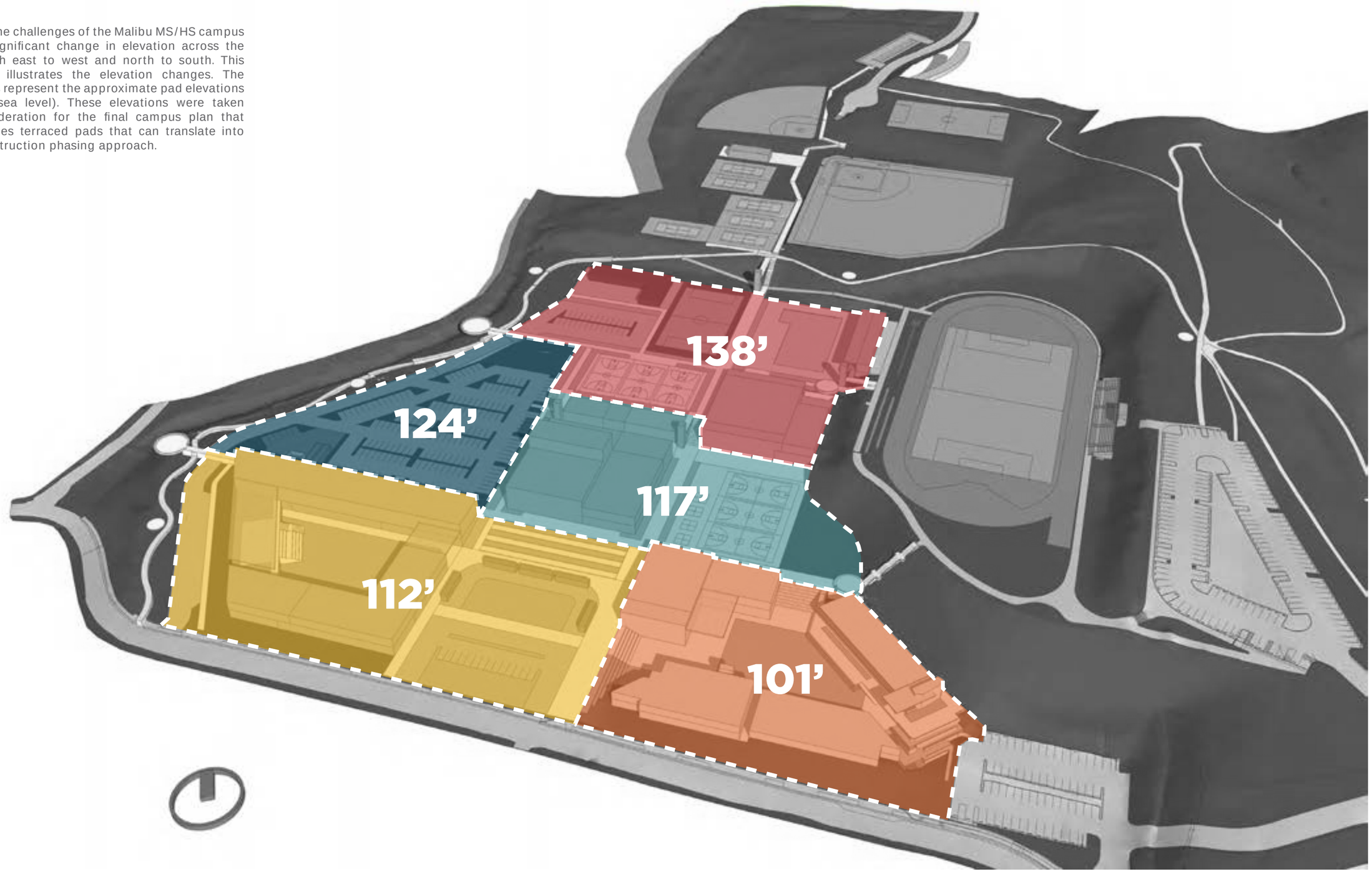
This diagram illustrates the basic organization concept of the high school and middle school campuses. It was determined early on in the design that the stakeholders vision was to create a middle school and high school with unique identities, allowing for students to take ownership of their campuses including a separate central quad. It is understood that the two schools would have access shared facilities such as the new Performing Arts complex.



LPA

Figure 7.2-2 Topography

One of the challenges of the Malibu MS/HS campus is the significant change in elevation across the site, both east to west and north to south. This diagram illustrates the elevation changes. The numbers represent the approximate pad elevations (above sea level). These elevations were taken in consideration for the final campus plan that establishes terraced pads that can translate into the construction phasing approach.

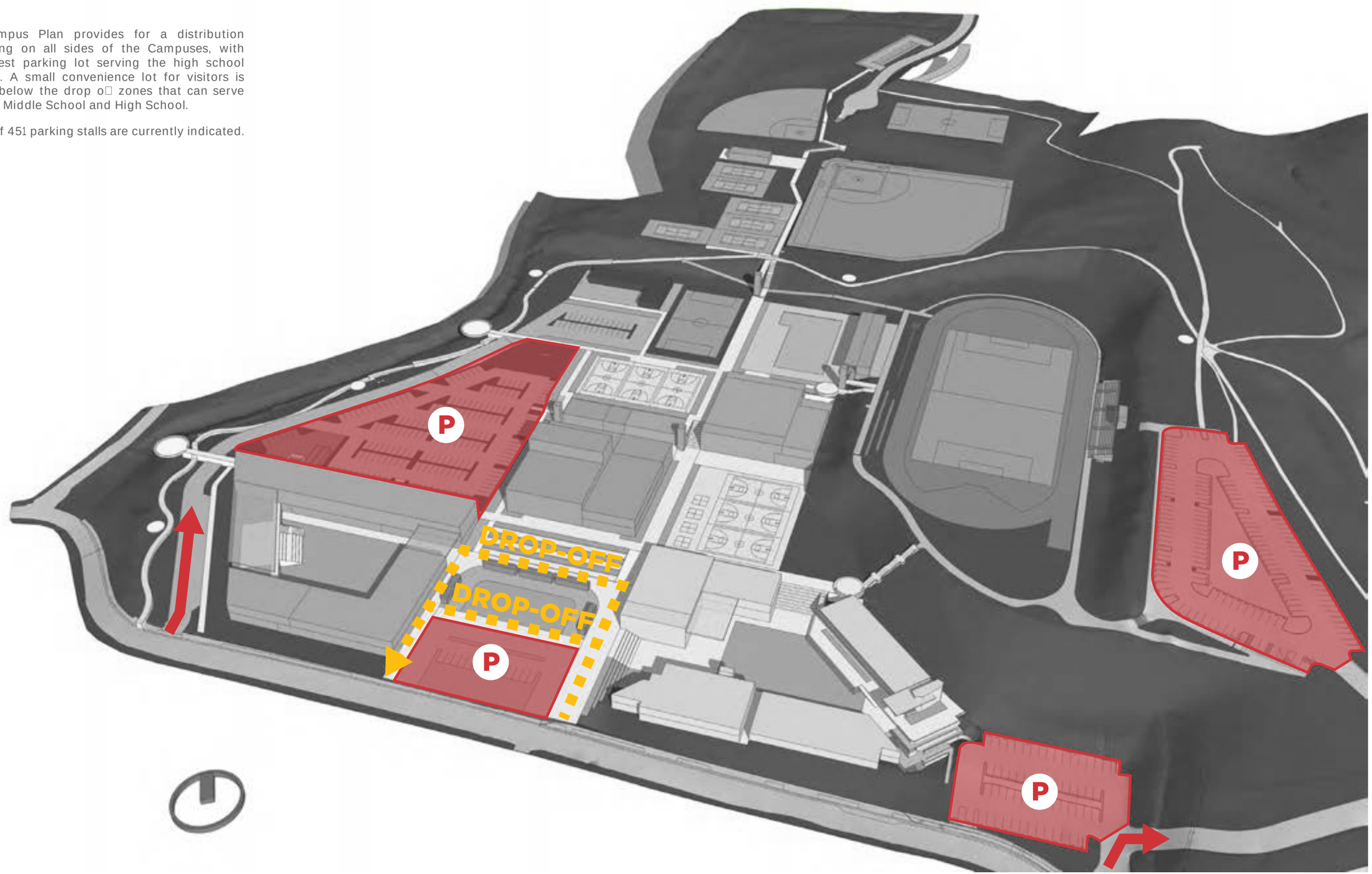


LPA

Figure 7.2-3 Vehicular Circulation + Parking

The Campus Plan provides for a distribution of parking on all sides of the Campuses, with the largest parking lot serving the high school students. A small convenience lot for visitors is located below the drop o zones that can serve both the Middle School and High School.

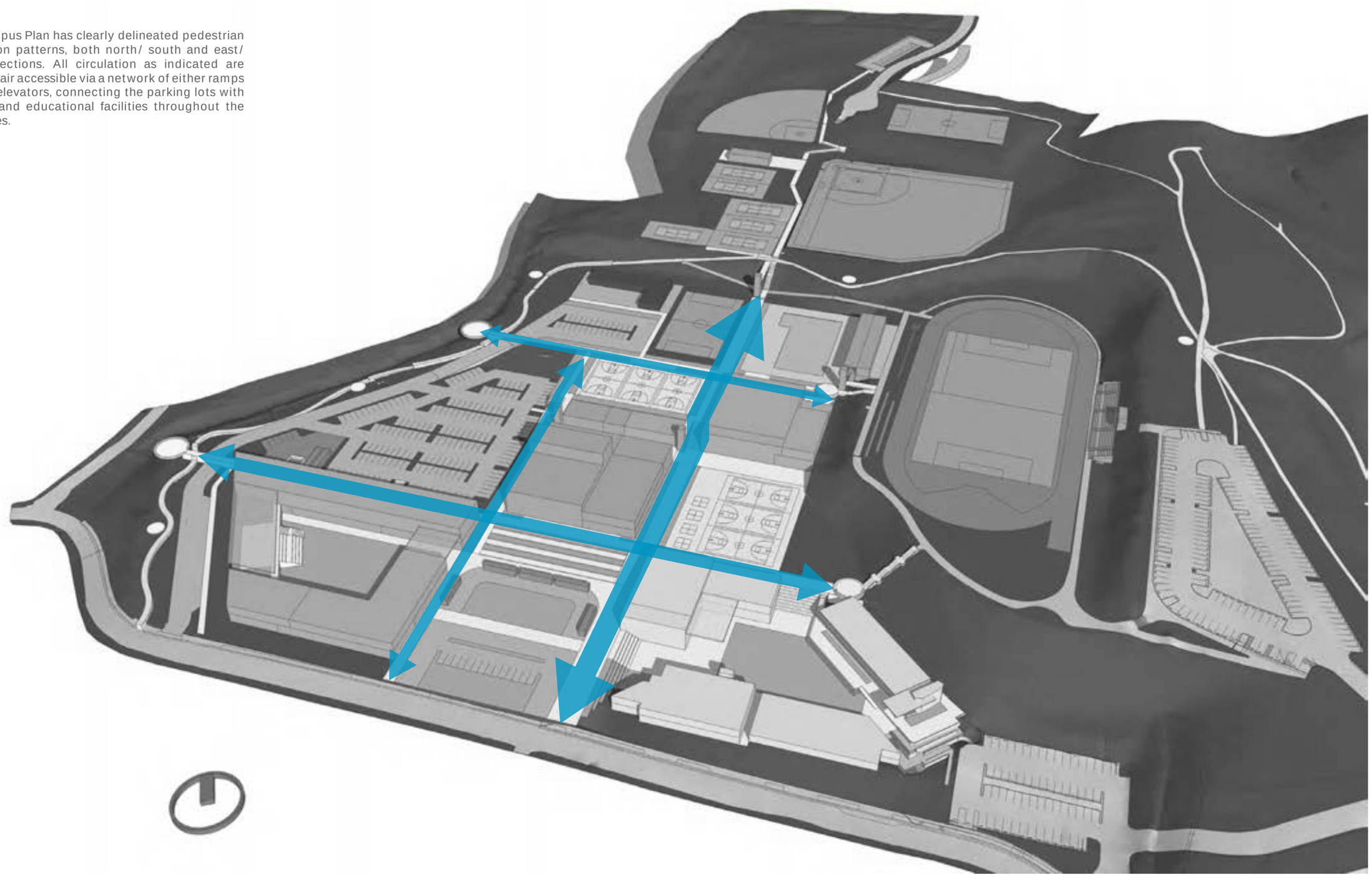
A total of 451 parking stalls are currently indicated.



LPA

Figure 7.2-4 Pedestrian Circulation

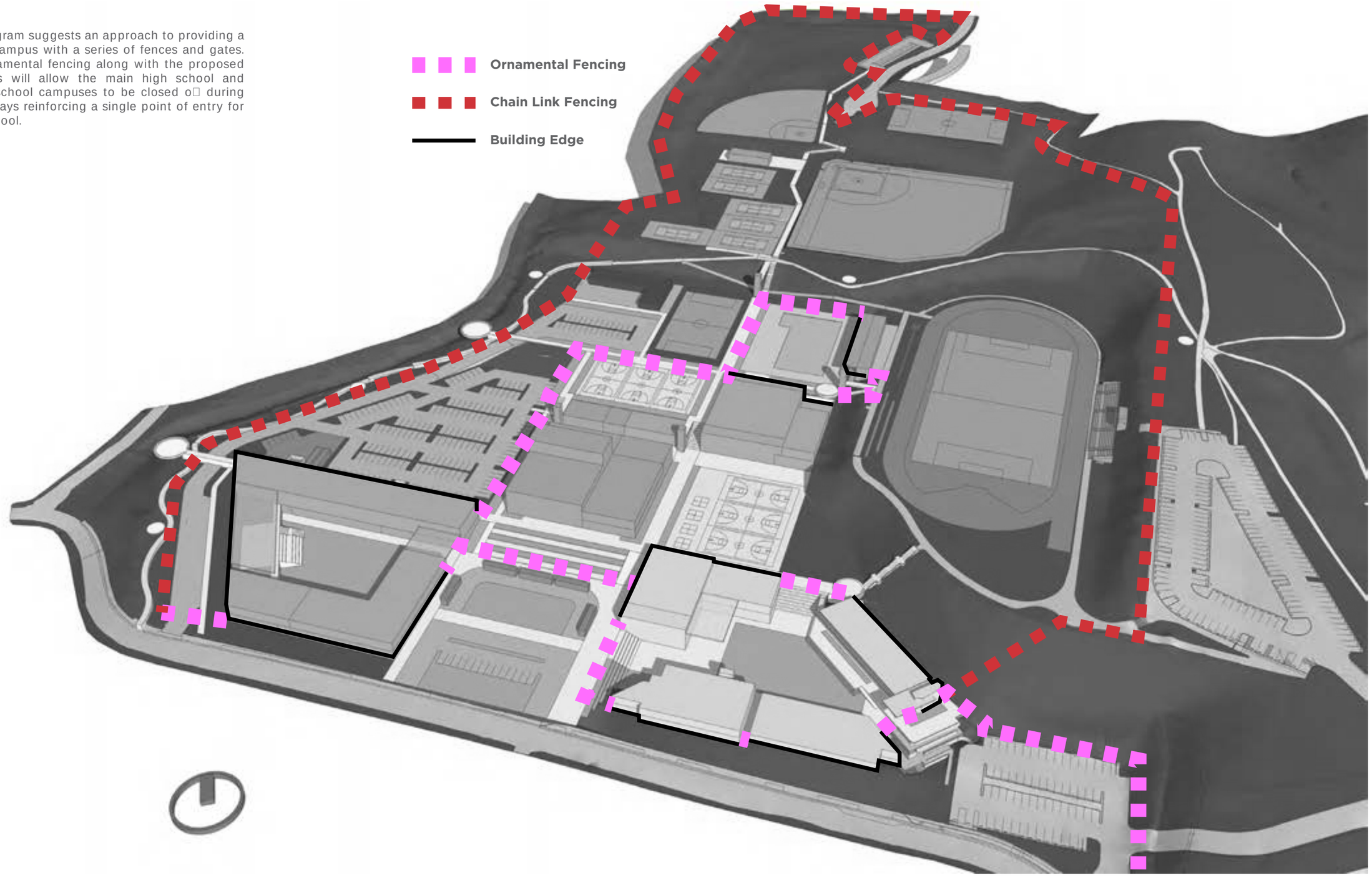
The Campus Plan has clearly delineated pedestrian circulation patterns, both north/ south and east/ west directions. All circulation as indicated are wheel chair accessible via a network of either ramps and/ or elevators, connecting the parking lots with athletic and educational facilities throughout the campuses.



LPA

Figure 7.2-5 Security + Fencing

This diagram suggests an approach to providing a closed campus with a series of fences and gates. The ornamental fencing along with the proposed buildings will allow the main high school and middle school campuses to be closed o during school days reinforcing a single point of entry for each school.



8 IMPLEMENTATION

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA

8.0-1 Proposed Master Plan Phasing

The construction sequencing or "Phasing" of the Campus Plan is critical to the successful implementation of the plan over time. The phasing strategies outlined in the following pages must also align with the cash flow of dollars available to the District. The guiding principals of a successful phasing strategy are as follows:

1. Each construction phase must align with available funding source;

2. School(s) must remain operational during each construction phase, minimizing impact to occupied spaces;

3. Safety for the occupants of the school with appropriate separation between construction areas and the school(s).

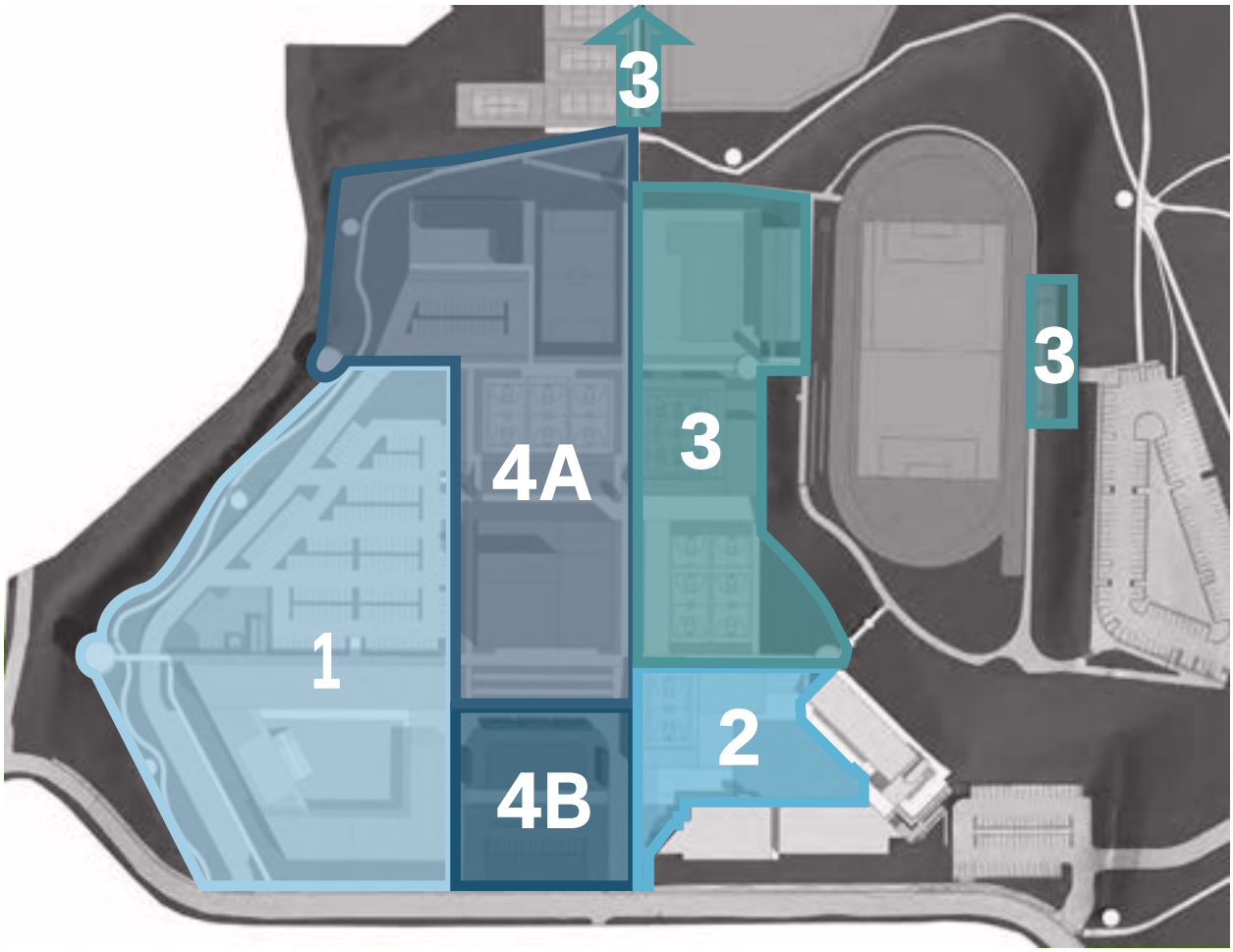
4. Minimize need for temporary or "Interim" housing of students during construction.

5. Assure students and teachers have access to all required program spaces throughout the construction periods.

The diagram below gives an overall thumbnail view of the proposed 4 phases to build out the new high school and middle school. On the pages to follow, the initial phase 1 is defined in greater detail. As you will see, we have included an alternate to the first phase. Either Phase 1 options are achievable and each has unique advantages that will be explored prior to initiating phase 1.

The District must evaluate each phase to determine how it best serves the school at that time, given the fluctuations in both educational programs and enrollment.

Figure 8.0-1 Proposed Master Plan Phasing



LPA

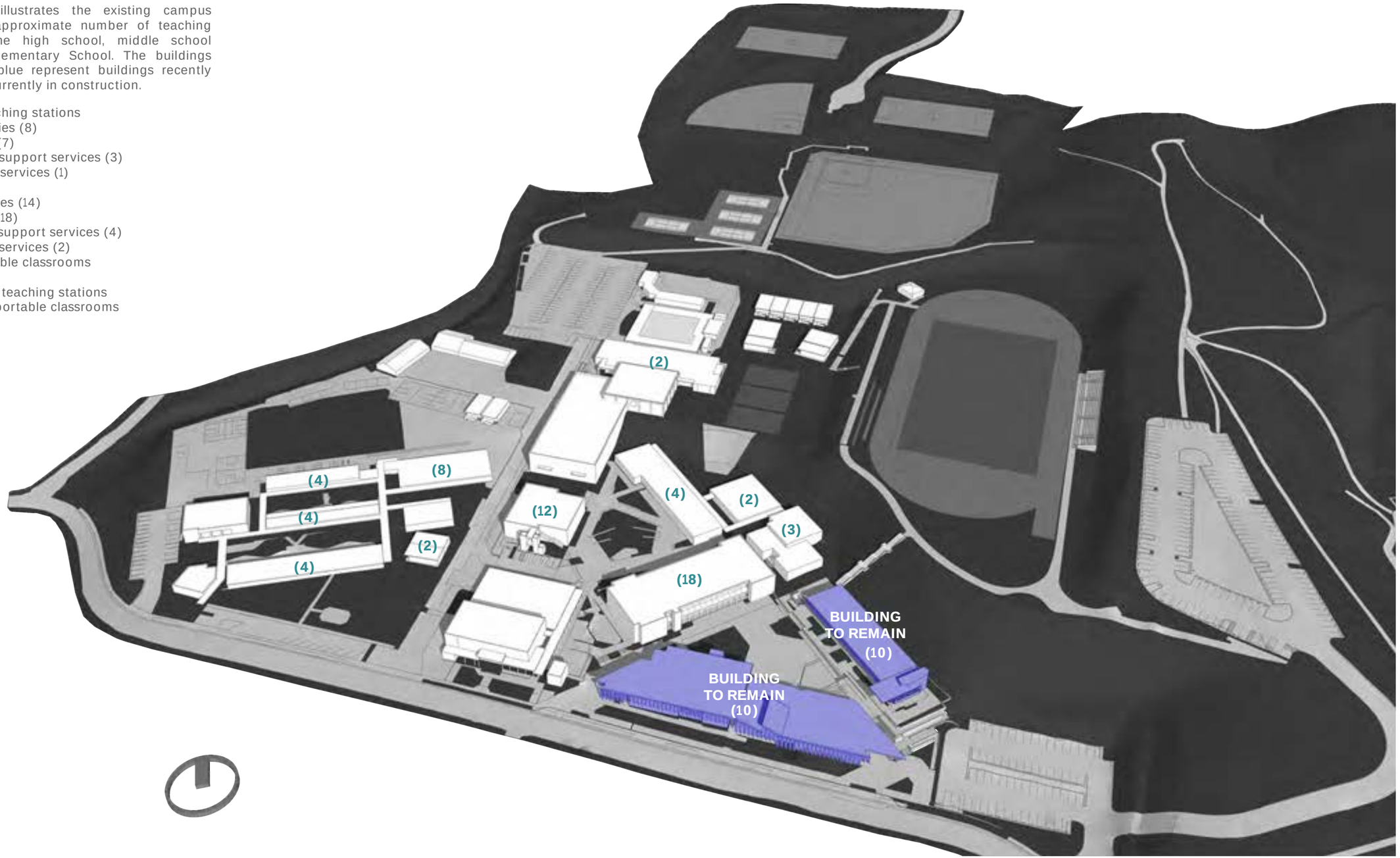
Figure 8.0-2 Existing Condition

This diagram illustrates the existing campus including the approximate number of teaching stations for the high school, middle school and Cabrillo Elementary School. The buildings highlighted in blue represent buildings recently completed or currently in construction.

MMHS (60) teaching stations
- MS humanities (8)
- MS STEAM (7)
- MS student support services (3)
- MS support services (1)
- VAPA (3)
- HS humanities (14)
- HS STEAM (18)
- HS student support services (4)
- HS support services (2)

MMHS (6) portable classrooms

Cabrillo ES (22) teaching stations
Cabrillo ES (5) portable classrooms



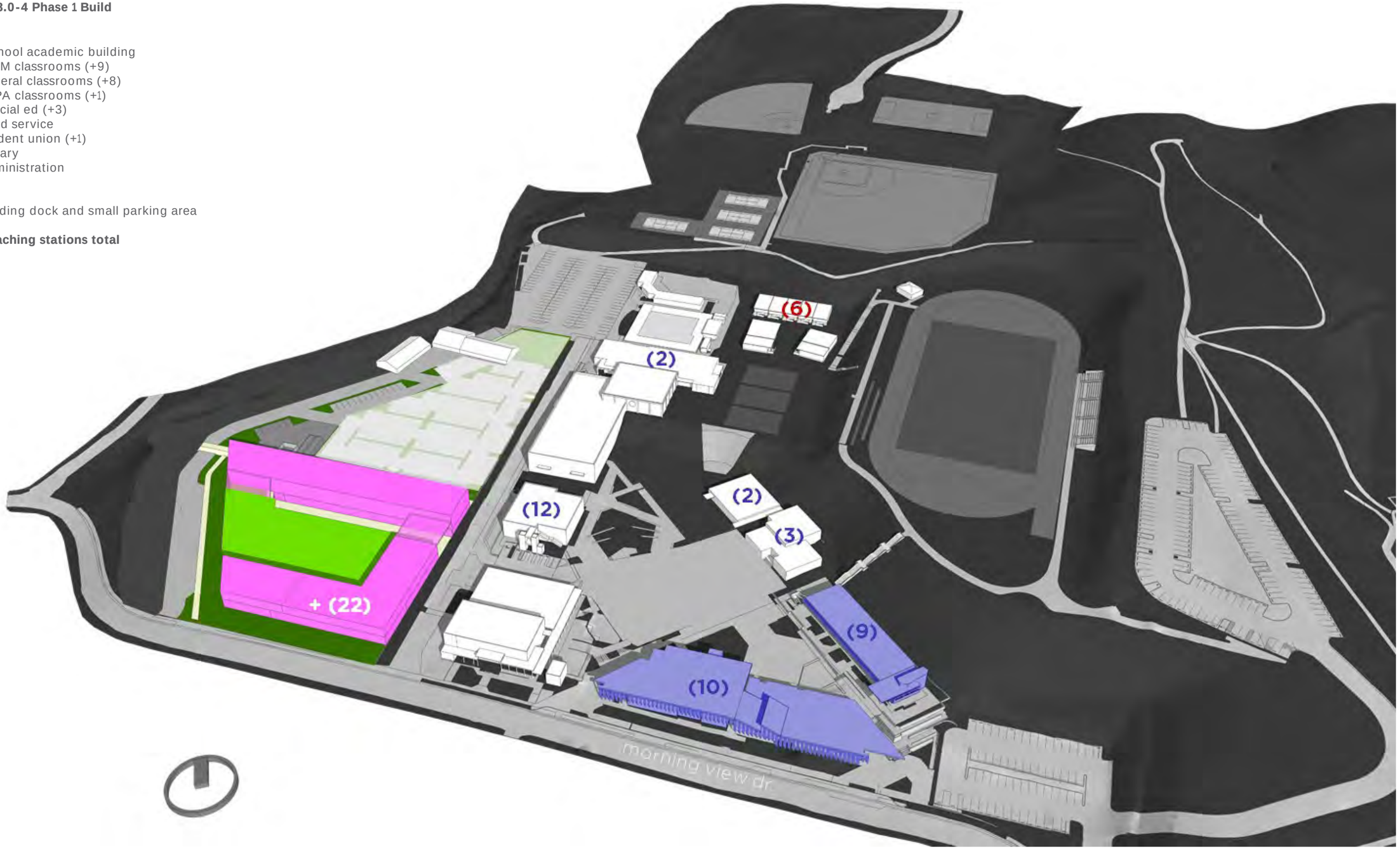
LPA

Figure 8.0-4 Phase 1 Build

High school academic building
- STEM classrooms (+9)
- General classrooms (+8)
- VAPA classrooms (+1)
- Special ed (+3)
- Food service
- Student union (+1)
- Library
- Administration

Site
- Loading dock and small parking area

(66) teaching stations total



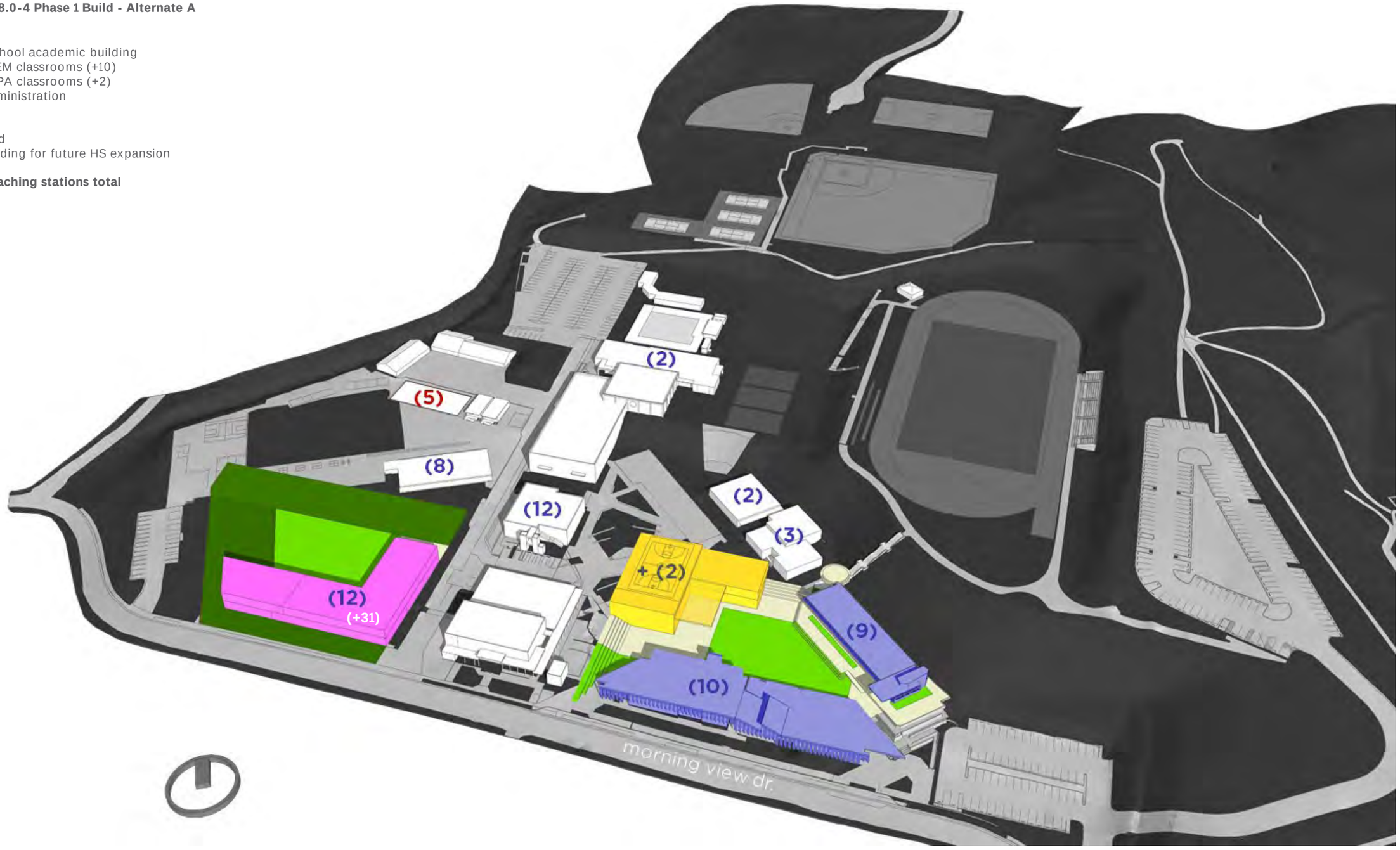
LPA

Figure 8.0-4 Phase 1 Build - Alternate A

High school academic building
- STEM classrooms (+10)
- VAPA classrooms (+2)
- Administration

Site
HS quad
- Grading for future HS expansion

(65) teaching stations total



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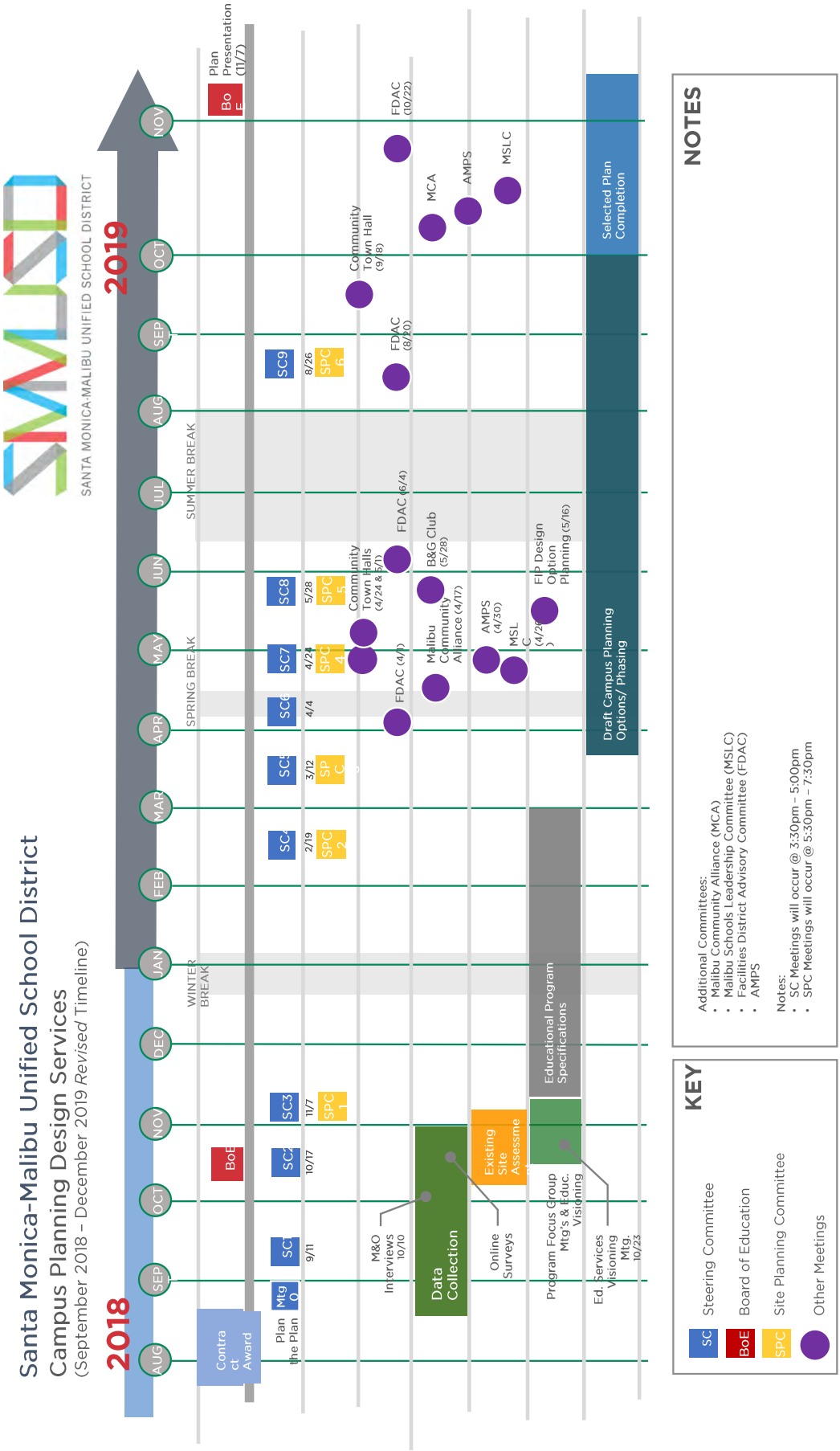
9 APPENDIX

MALIBU MIDDLE HIGH SCHOOL
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

LPA


Santa Monica-Malibu Unified School District
Campus Planning Design Services
(September 2018 – December 2019 Revised Timeline)
SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
2018
2019
AUG
SEP
OCT
NOV
DEC
JAN
FEB
MAR
APR
MAY
JUN
JUL
AUG
SEP
OCT
NOV
WINTER BREAK
SPRING BREAK
SUMMER BREAK
Contract Award
Plan the Plan
Mtg 0
SC1
9/11
BoE
SC2
10/17
SC3
11/7
SPC 1
SC4
2/19
SPC 2
SC5
3/12
SPC 3
SC6
4/4
SC7
4/24
SPC 4
SC8
5/28
SPC 5
SC9
8/26
SPC 6
M&O Interviews 10/10
Data Collection
Online Surveys
Existing Site Assessment
Program Focus Group Mtg's & Educ. Visioning
Ed. Services Visioning Mtg. 10/23
Educational Program Specifications
Draft Campus Planning Options/ Phasing
Selected Plan Completion
Plan Presentation (11/7)
BoE
Community Town Hall (9/8)
FDAC (8/20)
FDAC (10/22)
FDAC (4/1)
Community Town Halls (4/24 & 5/1)
FDAC (6/4)
Malibu Community Alliance (4/17)
B&G Club (5/28)
AMPS (4/30)
MSLC
FIP Design Option Planning (5/16)
MCA
AMPS
MSLC
KEY
SC Steering Committee
BoE Board of Education
SPC Site Planning Committee
Other Meetings
NOTES
Additional Committees:
• Malibu Community Alliance (MCA)
• Malibu Schools Leadership Committee (MSLC)
• Facilities District Advisory Committee (FDAC)
• AMPS
Notes:
• SC Meetings will occur @ 3:30pm – 5:00pm
• SPC Meetings will occur @ 5:30pm – 7:30pm

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1161 California Avenue, Suite 100, Irvine, California 92617

August 30, 2018

SC PLANNING MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: August 30, 2018
TIME: 2:30pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Carey Upton	All Present
Chelie Nye	
Isaac Burgess	
Barbara Chiavelli	
Kevin Klaus	
Steve Massetti	
Lindsay Hayward, LPA	
Jim Kisel, LPA	
Rick Musto, LPA	

DISCUSSION ITEMS

ITEM NO.

1.01 Lindsay began the meeting by welcoming everyone and initiating introductions. She then reviewed the agenda and handout package.

1.02 Lindsay presented an overview of the Campus Planning process components and reviewed potential stakeholder engagement groups.

1.03 The District requested we review the major Tasks that comprise the Campus Planning effort. Based on the initial RFQ and the LPA Scope of Services, the Tasks are defined as:

- Information Gathering
- Program Vision/ Education Specifications
- Facilities Assessment
- Campus Planning Options (site, buildings, infrastructure)
- Phasing of the Planning Options
- Cost Estimating of Options by phase

1.03 The Education Specifications were discussed. The District is currently in the process of completing district-wide Education Specifications for the Elementary and Middle Schools. A draft was presented to the Board of Education on August 29th. The Ed Specs include defining types of spaces and can serve as a good starting point for Malibu-specific Ed Specs. The following is a summary of the discussion related to the Ed Specs:

- Focus on Whole Student, Project Based Learning
- Include collaborative opportunities for students and teachers
- Moving from teacher-centered to student-centered
- Superintendent is forming a committee on Project Based Learning

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SC PLANNING MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

August 30, 2018
Page 2 of 2

ACTION	ITEM NO.	DUE DATE

- District hired a TOSA for innovative learning
- Multi-disciplinary approach to learning is intriguing (teachers no longer own classrooms?)
- Current technology infrastructure should not influence or drive the planning and design efforts

1.04 The discussion progressed to defining the "WHO"- stakeholders for the planning process. The following groups committees were identified:

- Steering Committee (SC): Members to include attendees of this meeting plus a parent representative, a teacher representative from both the Middle and High School, a school site Administrator, and a community member
- Planning Committee (PC): This Committee will be approximately 20-30 representatives, including the members of the Steering Committee plus additional community representatives, teachers (department chairs and union representatives), a City Planning Commission representative, Craig Foster (Malibu Board Member), a Chamber of Commerce representative, student representatives (Middle and High School ASB Presidents). A list of potential participants is included in the meeting agenda handout.
- Other existing Stakeholder Groups/ Committees that need to be engaged in this process are:
    - District Community Advisory Committee: 11-person Malibu committee that meets quarterly currently; would potentially meet with LPA every two months
    - Malibu Community Alliance (MCA)
    - Malibu City Council and Planning Commission
    - Malibu Community: Engaging the Malibu community in (2) forums
        - Community Site Awareness Walk
        - Community Town Hall (draft plan)

1.05 LPA lead the group in a planning exercise to define the overall schedule moving forward. A large graphic schedule was pinned to the wall and milestone dates for each of the planning activities were represented along with target dates for the various committees. It was determined that next/first official Steering Committee meeting should occur on September 11, 2018. This would allow adequate time to plan for the Site Awareness Walk that should occur prior to the November election.

1.06 Next steps: First Steering Committee meeting to occur September 11, 2018 at Cabrillo ES – Room C19, at 3:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
LPA PROJECT NO. 18202.10

DATE: August 30, 2018
TIME: 2:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	
Rick Musto	Associate, Managing Director, LPA	
Carey Upton	COO	
Chelie Nye	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Diector	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Jim Kisel	Principal, LPA	

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
LPA PROJECT NO. 18202.10

DATE: August 30, 2018
TIME: 2:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

DISTRICT LEADERSHIP MTG #1

Discussion Items

1.01 Welcome & Introductions
- District
- LPA Team

1.02 Project Introduction by the District

1.03 Campus Planning (CP) Process
- CP Components
- Curriculum vs. Modernization Needs

1.04 CP Committee Groups Roles & Responsibilities
- District Leadership Committee
- Program Focus Groups
- Educational Specifications
- School Site Committee
- Community Committees

1.05 School Site Committee Composition and Formation
- District & School Site Stakeholder Participants
- Community Stakeholder Participants?
- Welcome Packet Participants Solicitation Coordination

1.06 School Site Engagement
- Staff Online Survey
- School Site Tour
  - Principal Interview
  - School Site Facilities Needs Assessment (FNA)

1.07 Program Focus Groups
- Curriculum Group
  - Secondary Education
  - (Half Day Charrette Proposed)

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LPA PROJECT NO. 18202.10 Page 2

- Program Support Groups
  - Information Services
  - Special Education
  - Food & Nutrition Services
  - Transportation
  - Maintenance
    - (Meetings Coordinated w/ Maintenance Trades and FNA Activities)
  - Other Groups and/or Specialized Programs
    - (One Hour Meetings with each Group)

1.08 Board of Education Engagement
- Educational Specifications
- Draft Plan Presentation
- Final Presentation

1.09 Scheduling Exercise
- Board of Education – red post-it notes
- District Leadership Committee – blue post-it notes
- School Site Committee – yellow post-it notes
- Community Committees – purple post-it notes
- Program Focus Groups – orange post-it notes
- Other Activity Durations – green post-it notes

1.10 Other Consultants Data
- Demographic Information
- Funding Sources Analysis
- Capacity Analysis & State Funding
- Cost Estimating – HL Construction
- Community Outreach Strategist
  - Pre-Bond Activities?
- Environmental/Ecological
  - CEQA Report Findings
  - EIR Report Findings

1.11 Open Discussion
- Equestrian Facility
- CP Deliverables
- Other Topics
- Next Steps

Total: 2.5 hours

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5161 California Avenue, Suite 100, Irvine, California 92617

September 21, 2018

STEERING COMMITTEE NO. 1- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: September 11, 2018
TIME: 3:30pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Carey Upton	All Present
Cheli Nye	Kevin Klaus
Isaac Burgess	
Barbara Chiavelli	
Steve Massetti	
Julia Cheri Hoos, MMS	
Jennifer Gonzalez, MHS	
Lindsay Hayward, LPA	
Jim Kisel, LPA	
Rick Musto, LPA	

DISCUSSION ITEMS

ITEM NO.

1.01 Introductions and Welcome to the official first Steering Committee for the planning of MMS/HS.
.

1.02 Rick presented an overview of the Roles/ Responsibilities of this Steering Committee. He emphasized that this is group to oversee the entire planning process and to review all input received from the various Committees/ Groups.

1.03 The vast majority of the meeting was spent reviewing and finalizing meeting dates. An updated schedule was reviewed based on input from the previous meeting. The Committee defined dates for all Steering and Site Planning meetings. The Board of Education meeting dates were determined, (3) are planned with an additional meeting held as tentative. An updated schedule reflecting all agreed upon dates are attached to these minutes. The following meeting events/ groups are still pending and need to be determined by SMMUSD.

- Site Awareness Walk- District to confirm need and if October 20 is the preferred date.
- District Advisory Committee- District to confirm date for LPA to meet with this Committee.
- Facilities Assessment Maintenance and Operations interviews- LPA proposed to conduct these interviews with all appropriate M&O representatives on October 10 at MHS/MS. LPA to forward a draft agenda.
- Malibu Community Alliance (MCA)- District to recommend initial date to meet this Committee.
- Educational Services Group- Initial meeting for the Education Specifications phase to be scheduled in middle of October/ 2018. See item 1.04 below).

STEERING COMMITTEE NO.1- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

September 21, 2018
Page 2 of 2

ACTION	ITEM NO.	DUE DATE

	• Additional meetings/ groups that need to be engaged in this process include:
	  ○ Safety and Security
	  ○ Facility Use Meeting (Community/ City shared use)	

1.04	The Education Specifications development process was discussed. The agenda included suggested User Groups that need to be engaged. The current list of focus groups defined are: • Educational Services (curriculum vision) – (2-3 hours). This meeting to be scheduled initially and from this, the balance of User Groups below will be validated and scheduled accordingly. • Food & Nutrition Services • Information Services/Technology (I.T. and Curriculum Director) • Special Education • Transportation Management • Visual Arts • Performing Arts • After School Program • Physical Education	
1.05	Lindsay distributed the suggested compositional make up of the Site Planning Committee (SPC). The initial SPC meeting was agreed to be held on November 7, 2018. District to coordinate invites. LPA to update and forward a draft "Welcome Letter" for distribution to the members.	
1.06	Next Steering Committee meeting to occur October 17, 2018 at Cabrillo ES – Room C19, at 3:30pm.	

Submitted by: Rick Musto, LPA, Inc.
Associate

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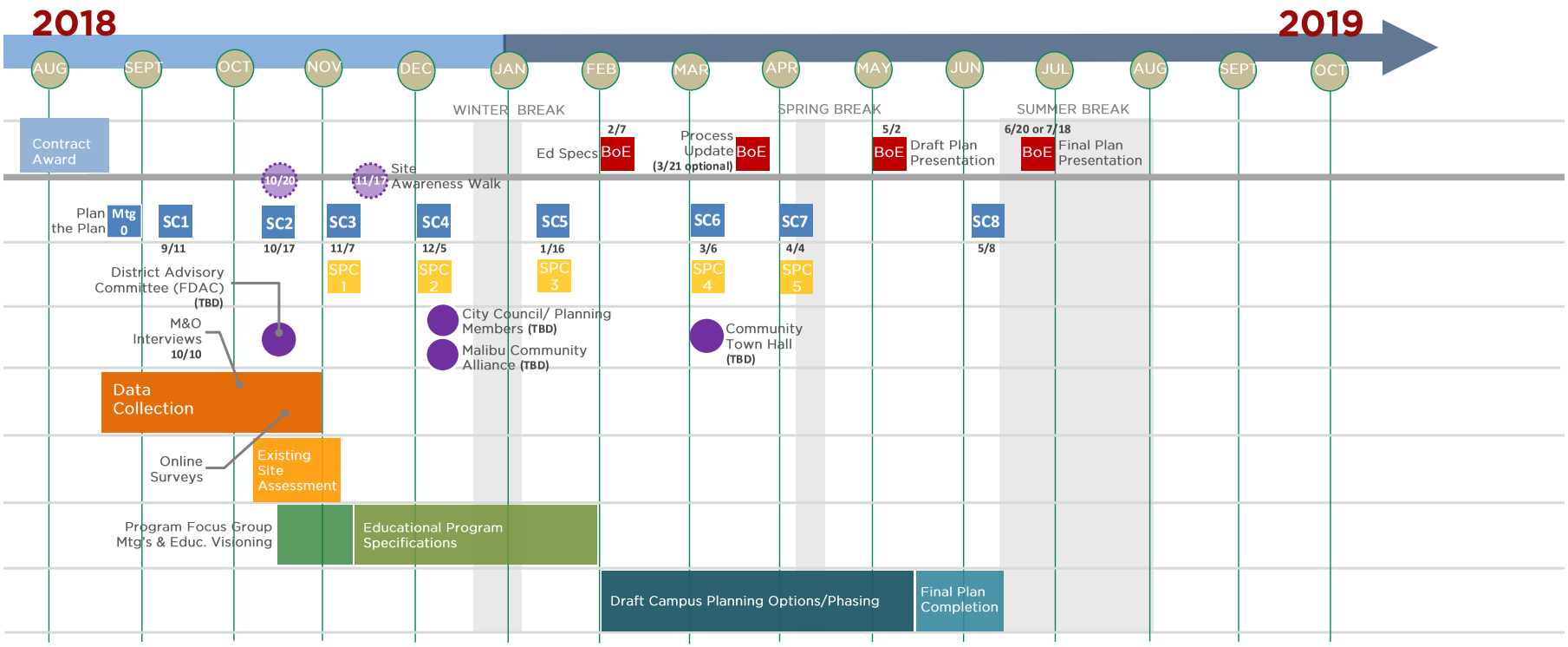
Santa Monica-Malibu Unified School District

Campus Planning Design Services

(September 2018 – June 2019 Timeline)



KEY

- SC Steering Committee
- BoE Board of Education
- SPC Site Planning Committee
- Other Meetings

NOTES

Additional Meetings to be Scheduled:
- Safety & Security Meeting
- Facility Use Meeting (Outside Use/ Joint Use)

Notes:
- Site Awareness Walk (optional/ date TBD)
- BoE 3/21 Meeting is optional
- SC Meetings will occur @ 3:30pm – 5:00pm
- SPC Meetings will occur @ 5:30pm – 7:30pm

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING SMMUSD

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
STEERING COMMITTEE NO. 1
LPA PROJECT NO. 18202.10

DATE: September 11, 2018
TIME: 3:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	L. Hayward
Rick Musto	Associate, Managing Director, LPA	R. MUSTO
Carey Upton	COO	
Chelie Nye	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Director	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Jim Kisel	Principal, LPA	
JuliaCheri Hoos	TEACHER, MHS	
Jennifer Gonzalez	teacher, mhs	

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October 29, 2018

STEERING COMMITTEE NO. 2- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: October 17, 2018
TIME: 3:30pm
PLACE: Cabrillo ES – Room C19

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PRESENT	DISTRIBUTION
Carey Upton	All Present
Cheli Nye	Jim Kisel, LPA
Barbara Chiavelli	Isaac Burgess
JuliaCheri Hoos	Steve Massetti
Kevin Klaus	Jennifer Gonzalez, MHS
Stacy Rouse	
Lindsay Hayward, LPA	
Rick Musto, LPA	

DISCUSSION ITEMS

ITEM NO.

2.01 Rick reviewed the updated master schedule of meetings currently on the calendar. The following meetings are now confirmed:

- Curriculum/Visioning Meeting — Oct. 23, 2018, 3:30-5:30pm
- Ed. Spec Focus Group Meetings — Pending
- SC-No. 3 and SPC No. 1 — Nov. 7, 2018
- SPC No. 1 Conference Call — Nov. 8, 2018
- SC-No. 4 and SPC No. 2 — Dec. 5, 2018
- SPC No. 2 Conference Call — Dec. 6, 2018
- Site Awareness Walk — Dec. 1, 2018 (Time TBD)
- District Advisory Committee — Pending
- Malibu Comm. Alliance (MCA) — Pending

The Ed Spec Focus Group meetings will be scheduled upon completion of the Ed Spec Curriculum Visioning Meeting

2.02 The Committee discussed the upcoming Site Awareness walk scheduled for December 1, 2018. It was determined that the focus would be on seeking Community Input on how best to invest the recently approved Bond dollars as it applies to Malibu MS/HS. The walk will be scheduled for 2 hours, including a 30-minute meeting and 90-minute campus walk. LPA will draft a flyer for this event and include a map for the "*Stations of the Shark*" walk. It is anticipated that we include boards at each station.

STEERING COMMITTEE NO.2- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

October 29, 2018
Page 2 of 2

ACTION	ITEM NO.
2.03	The Curriculum Visioning Meeting will occur on October 23, 2018. The agenda is in process. Carey stated that the ultimate vision for the HS/MS is still in development and will evolve based on several influences. The Site Planning Committee will provide recommendations to the Facility District Advisory Committee (FDAC) but the Governing Board will make the ultimate decision. LPA will determine what questions we need to be answered now and what can be addressed at a later date. Some of the overarching questions about the future of the HS/MS are: • Will the high school continue to be a comprehensive HS? • What is the relationship between the HS and MS • What programs should be offered at the HS/MS These questions and more will be addressed as we progress though the Campus Planning process. LPA will forward a draft agenda for the October 23 Visioning Session. Meeting duration is scheduled for 2 hours.
2.04	Lindsay distributed the draft agendas for each of the five Site Planning Committee (SPC) meeting agendas. The first SPC Meeting is scheduled for November 7, 2018 and will be held in the Cabrillo ES Room C19.
2.05	Lindsay distributed the draft on-line surveys, including Student, Parent/ Community, Teacher, Administrative Staff and Custodial Survey. District requested LPA to separate out Parent and Community surveys. The District will review and let us know if there are any revisions. Lindsay requested comments to these surveys by Friday, October 26 (as of this writing, we have received two comments).
2.06	Next Steering Committee meeting will occur on November 7, 2018 at Cabrillo ES – Room C19, at 3:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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9.1 Meeting Minutes | SC No. 2

IRVINE • SAN DIEGO •SAN JOSE • SACRAMENTO • DALLAS • SAN ANTONIO

October 8, 2018

Malibu Middle & High School Campus Planning
LPA Project No. 18202.10

Date: October 17, 2018
Time: 3:30 - 5:00PM
Place: Cabrillo ES - Room C19

STEERING COMMITTEE MEETING #2 AGENDA

Discussion Items

2.01 Review updated schedule and upcoming relevant meeting dates.

2.02 Upcoming meetings scheduled and still pending are as follows:

- Curriculum/Visioning Meeting — Oct. 23, 2018, 3:30-5:30pm
- Ed. Spec Focus Group Meetings — Pending (based on Curriculum Meeting and should occur prior to SPC No. 2)
- SC-No. 3 and SPC No. 1 — Nov. 7, 2018
- SPC No. 1 Conference Call — Nov. 8, 2018
- SC-No. 4 and SPC No. 2 — Dec. 5, 2018
- SPC No. 2 Conference Call — Dec. 6, 2018
- Site Awareness Walk — Dec. 1, 2018 (Time TBD)
- District Advisory Committee — Pending
- Malibu Comm. Alliance (MCA) — Pending

2.03 Review/Confirm plan for the December Site Awareness Walk

2.04 Review Upcoming Site Planning Committee (SPC) Agendas

2.05 Review Sample Online Surveys

- Students (ages 10-19)
- Parents/Community
- Staff/Teachers

2.06 Status of CEQA Process - District to update

2.07 Looking Ahead: Campus Site Planning Options

- Bus Barn
- Equestrian Center
- Prioritization of Scope and $

Adjourn

LPA

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November 20, 2018

STEERING COMMITTEE NO. 3- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: November 7, 2018
TIME: 3:30pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Isaac Burgess	Carey Upton
Cheli Nye	Jim Kisel, LPA
Barbara Chiavelli	
JuliaCheri Hoos	
Kevin Klaus	
Stacy Rouse	
Jennifer Gonzalez	
Steve Massetti	
Lindsay Hayward, LPA	
Rick Musto, LPA	
Ozzie Tapia, LPA	

DISCUSSION ITEMS

ITEM NO.

3.01 The committee welcomed, Craig Foster, SMMUSD Board of Education, to the Steering Committee.

3.02 The Committee spent most of the meting discussing the upcoming Site Awareness walk scheduled for December 1, 2018.

LPA seeks clarification on what is the "Ask" for the site awareness walk. It was determined that it would be appropriate to take the opportunity to thank the community for the passage of Measure M Bond and requests input on the use of the Bond dollars at MMS/HS. Potential questions are:

- What do we want to preserve, it is understood that we plan to replace most of the older existing buildings.
- What spaces can be shared between the MS/HS: Track/ Field (athletic field), Tennis, Pool, Theater, Gym(s), Boys/ Girls Club.

The day was summarized to begin with a walk starting from the upper parking lot, LPA will provide a self-guided tour map outlining key moments along the walk to highlight. Tour will terminate in the auditorium for final thoughts to be documented with an activity.
LPA recommended to seek student volunteers to help direct traffic during the self-guided walk. LPA will produce a draft Flyer for this event along with the tour map.
For consistent messaging, LPA requested to get a copy of the Measure M Campaign language provided by TPWB. The main theme for the event was suggested to be "Our Dollars, Our Schools".

STEERING COMMITTEE NO.3- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

November 20, 2018
Page 2 of 2

ACTION	ITEM NO.
3.03	Lindsay updated the Committee on the progress the on-line surveys. She received comments from one person and asked to get any final comments by Friday, November 9.
3.04	Lindsay distributed PowerPoint presentation for the first Campus Planning Committee meeting for this evening. The main part of the meeting will include an activity for the participants to help with adjacency mapping for the HS/MS. Isaac Burgess will begin the meeting and welcome all the members to the Campus Planning Committee.
3.05	Next Steering Committee meeting will occur on December 5, 2018 at Cabrillo ES – Room C19, at 3:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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IRVINE • SAN DIEGO •SAN JOSE • SACRAMENTO • DALLAS • SAN ANTONIO

November 7, 2018

Malibu Middle & High School Campus Planning
LPA Project No. 18202.10

Date: November 7, 2018
Time: 3:30 - 5:00PM
Place: Cabrillo ES - Room C19

STEERING COMMITTEE MEETING #3 AGENDA

Discussion Items

3.01 Review updated schedule and upcoming relevant meeting dates.

3.02 Planning for the December 1, 2018 Site Awareness Walk
- Finalize Format, Review Packet
- Community Engagement in the Cafeteria:
  - What does Malibu mean to you?
  - How can the campus be a community asset?
  - What would make this campus plan successful?
  - Red dot/green dot site plan exercise
  - In one word, what was your impression of the campus?

3.03 Review Site Planning Committee (SPC) No. 1 Agenda & Presentation

3.04 Finalize Online Surveys – target due date?
- Students (ages 10-19)
- Parents
- Community
- Teachers
- Site Administrative Staff
- Custodian?

3.05 Status of CEQA Process - District to update

3.06 Looking Ahead: Campus Site Planning Options
- Bus Barn
- Equestrian Center
- Prioritization of Scope and $

3.07 Upcoming meetings scheduled and still pending are as follows:

• SPC No. 1 Conference Call	TBD
• SC-No. 4 and SPC No. 2	Dec. 5, 2018
• SPC No. 2 Conference Call	Dec. 6, 2018
• Site Awareness Walk	Dec. 1, 2018 (Time TBD)
• District Advisory Committee	Pending
• Malibu Comm. Alliance (MCA)	Pending

Adjourn

LPA

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Executive Steering Committee Meeting #3 Sign-In Sheet

Date: 11/7/2018
Project Name: Malibu Middle & High School Campus Planning
LPA Project No. 18202.10

☒	Name	Title
☑	Isaac Burgess	Malibu Pathway Director
☐	Barbara Chiavelli	Pre-Construction Manager
☑	Jennifer Gonzalez	High School Teacher
☑	JuliaCheri Hoos	Middle School Teacher
☑	Kevin Klaus	Deputy Program Manager
☑	Steve Massetti	Bond Program Manager
☑	Chelie Nye	Principal, Malibu MS & HS
☑	Stacy Rouse	Community Member
☐	Carey Upton	COO
☑	Lindsay Hayward	Educational Facilities Planner, LPA
☐	Jim Kisel	Principal, LPA
☑	Rick Musto	Managing Director, LPA
☑	Ozzie Tapia	Project Designer, LPA
✓	CRAIG FOSTER	BOARD MEMBER

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March 7, 2019

STEERING COMMITTEE NO. 4- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: February 19, 2019
TIME: 3:30pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Jennifer Gonzalez
Isaac Burgess	Stacy Rouse
Cheli Nye	JuliaCheri Hoos
Barbara Chiavelli	Jim Kisel, LPA
Kevin Klaus	
Steve Massetti	
Noemi Avila-Zamudio	
Lindsay Hayward, LPA	
Rick Musto, LPA	
Ozzie Tapia, LPA	

DISCUSSION ITEMS

ITEM NO.

4.01 Rick welcomed the Steering Committee back from the last meeting back in November/ 2018 and reviewed the agneda.

4.02 The Committee addressed the scheduling of the remaining meetings and reviewed groups not yet scheduled to meet. After a lengthy discussion, the attached revised schedule reflects the new dates for most remaining meetings including:

- Steering Committee (SC) Meetings
- Site Planning Committee (SPC) meetings
- Board of Education- Process/ Update
- Community Town Hall
- District Advisory Committee (FDAC)
  - FDAC to review Draft Campus Plan in July, prior to sending final plan to the BoE in September

Remaining meetings to be schedule in the month of April:

- Malibu Community Alliance
- City of Malibu Planning

4.03 Lindsay facilitated a discussion on the District interest to provide High School Pathways at MHS. The pathways contemplated are:

- Humanities
- Science Technology, Engineering and Math (STEM)
- Visual and Performing Arts (VAPA) with Motion Picture/ Broadcasting

STEERING COMMITTEE NO.4- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

MarchMarch 7, 2019
Page 2 of 2

ACTION	ITEM NO.
	Although these pathways are just a concept for further District development/ discussion, LPA can plan around these in a flexible manner to allow for future adaptation. We understand that these pathways will have a common central administration, middle school may share some spaces as beneficial to the middle school program.
4.04	LPA facilitated an Education Visioning Session last November. From that session, (4) questions were defined that we discussed at this Steering Committee. • What are the MS and HS enrollments we are to masterplan for. *District response is to plan for 440 MS Students; 575 HS students, total enrollment of 1025.* • Define essential program components of the core MS and HS communities. Versus the other shared program facilities. *LPA will prepare a detailed draft program for HS, MS and shared to be reviewed at the next SC meeting.* • Extent of MS and HS separation. *As discussed, each school will have a district identity with limited shared programs.* • Branding of school to the community…just HS as is currently…or distinct MS and HS identities
4.05	For planning purposes, the loading standards for both the HS and MS students, per classroom will be as follows: 35 HS, 28 HS Fine Arts, 50 PE and 34 MS.
4.06	District informed the SC that they would like the Campus Plan to accommodate a potential satellite Santa Monica Community College (SMCC) campus. This may be a stand alone facility, it may include plans to share some program elements at the HS/MS.
4.07	Next Steering Committee meeting will occur on March 12, 2019 at Cabrillo ES – Room C19, at 3:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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March 26, 2019

STEERING COMMITTEE NO. 5- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: March 12, 2019
TIME: 3:30pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Jennifer Gonzalez
Isaac Burgess	Jim Kisel, LPA
Cheli Nye	
JuliaCheri Hoos	
Stacy Rouse	
Barbara Chiavelli	
Kevin Klaus	
Steve Massetti	
Noemi Avila-Zamudio	
Michael Burke	
Lindsay Hayward, LPA	
Rick Musto, LPA	
Ozzie Tapia, LPA	

DISCUSSION ITEMS

ITEM NO.

5.01 Rick reviewed the agenda and walked the Committee through the schedule changes as suggested at the last SC meeting. .

5.02 The Committee addressed the scheduling of the remaining meetings and reviewed groups not yet scheduled to meet. After a lengthy discussion, the attached revised schedule reflects the new dates for most remaining meetings including:

- Steering Committee (SC) Meetings
- Site Planning Committee (SPC) meetings
- Board of Education- Process/ Update
- Community Town Hall
- District Advisory Committee (FDAC)
  - FDAC to review Draft Campus Plan in July, prior to sending final plan to the BoE in September

Remaining meetings to be schedule in the month of April:

- Malibu Community Alliance
- City of Malibu Planning
- MSLC (Committee not previously identified)

STEERING COMMITTEE NO.5- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

March 26, 2019
Page 2 of 2

ACTION	ITEM NO.
5.03	Lindsay distributed a draft High School/ Middle School Program document. The committee reviewed each space identified in the document and provided comments. Through this process, it was agreed that the projected enrollments are: 450 students at Middle School, 750 students at high school. Of the many program revisions suggested by the committee, the most notable comment is to provide 1,200 square feet standard classrooms in lieu of the CDE standard of 960. LPA will update the Program for the next Steering Committee meeting.
5.04	Ozzie Tapia provided an overview of the agenda and presentation of the Site Planning Committee (SPC- 3) occurring immediately following this Steering Committee meeting. At the SPC, Ozzie will present an analysis of the existing campus leading up to three site planning options. These options are meant to be a starting point to solicit input from the SPC.
5.05	LPA will prepare a flyer for the upcoming Town Hall meetings and forward to the District for review.
5.06	Next Steering Committee meeting will occur on April 4, 2019 at Cabrillo ES – Room C19, at 3:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING SMMUSD

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
STEERING COMMITTEE NO. 5
LPA PROJECT NO. 18202.10

DATE: March 12, 2019
TIME: 3:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	
Rick Musto	Associate, Managing Director, LPA	
Carey Upton	COO	
Chelie Nye	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Director	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Craig Foster	SMMUSD	
Ozzie Tapia	Associate, LPA	
Noemi Avila-Zamudio	Deputy Bond Program Manager	
Stacy Rouse	MS/HS	
JuliaCheri Hoos	MS/HS	
Jennifer Gonzalez	MS/HS	
MICHAEL BURKE	DESIGN MANAGER	

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9.1 Meeting Minutes | SC No. 6

LPA

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April 22, 2019

STEERING COMMITTEE NO. 6- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: April 4, 2019
TIME: 3:30 pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Jim Kisel, LPA
Cheli Nye	Isaac Burgess
JuliaCheri Hoos	Stacy Rouse
Barbara Chiavelli	
Kevin Klaus	
Steve Massetti	
Noemi Avila-Zamudio	
Michael Burke	
Lindsay Hayward, LPA	
Rick Musto, LPA	
Ozzie Tapia, LPA	
Jennifer Gonzalez	
Melisa Andino	
Hillary Weissman	

DISCUSSION ITEMS

ITEM NO.

6.01 Ozzie reviewed the (3) planning options as presented at last Steering Committee meeting.

- These options were presented at various Malibu Committees over the last few weeks, including the Facilities District Advisory Committee (FDAC).
- Based on various input received, LPA defined 4 overall design "Drivers" that inform and shape the design options created to date. These Drivers are:
  1. Circulation
  2. Unique Identity between MS and HS
  3. Community + Access
  4. Site topography

The Steering Committee requested we add Security as a 5th driver to this list.

6.02 Ozzie presented Design Option D, (named "The Terraces"), based on feedback received over the last several weeks. This option is similar to Option C, but better utilizes the terrain and improves upon the bus loading and passenger drop off by pulling them off of Morning View Drive. This option was favorably received by the Committee. A few minor adjustments will need to be addressed including better access to the Boys and Girls Club. Committee also suggested we keep depict the buildings currently in construction as simple boxes in the presentation.

STEERING COMMITTEE NO.6- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

April 22, 2019
Page 2 of 2

ITEM NO.

6.03 Ozzie presented a draft agenda for the upcoming Town Hall meetings, which will includes two activities. Steering Committee provided input that LPA will incorporate into the final presentation.

6.04 Next Steering Committee meeting will occur on April 24, 2019 at Cabrillo ES – Room C19, at 3:30pm.

Upcoming Town Hall Meetings will be held on April 24 and May 1, 2019; location will be the Cabrillo ES MPR.

Submitted by: Rick Musto, LPA, Inc.
Associate

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May 18, 2019

STEERING COMMITTEE NO. 7- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: April 24, 2019
TIME: 3:30 pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Jim Kisel, LPA
JuliaCheri Hoos	Isaac Burgess
Barbara Chiavelli	Stacy Rouse
Kevin Klaus	Lindsay Hayward, LPA
Steve Massetti	
Noemi Avila-Zamudio	
Michael Burke	
Rick Musto, LPA	
Ozzie Tapia, LPA	
Jennifer Gonzalez	
Melisa Andino	
Hillary Weissman	

DISCUSSION ITEMS

ITEM NO.

7.01 Ozzie Tapia provided an update on the Planning process. Option 4 is to be reviewed by upcoming community and District committees, including (2) Town Hall meetings. Next steps after the upcoming presentations include:

1. Deeper dive into the implications of the Environmentally Sensitive Habitat Arear (ESHA). LPA will contact biologist from Psomas and set up meeting.
2. Analyze phasing strategies for the final options
3. Refine the Program for both the MS and HS
4. Cost Estimating for final option

7.02 Ozzie flipped though the Power Point presentation for the Town Hall meeting this evening. The presentation includes (2) activities for the attendees, including providing input for Options A-D. Isaac will welcome the attendees and introduce LPA.

7.03 Upcoming meetings scheduled are:

1. April 26, 9:00 am MSLC
2. April 30, 7:00 pm AMPS Board Meeting
3. May 1, 5:30 pm Town Hall #2
4. May 28, 3:30 Steering No. 8, SPC No. 5
5. July ?, Steering No. 9- Date TBD

Submitted by: Rick Musto, LPA, Inc.
Associate

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING

SMMUSD

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
STEERING COMMITTEE NO. 7
LPA PROJECT NO. 18202.10

DATE: April 24, 2019
TIME: 3:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	
Rick Musto	Associate, Managing Director, LPA	
Carey Upton	COO	
Chelie Nye	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Director	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Craig Foster	SMMUSD	
Ozzie Tapia	Associate, LPA	
Noemi Avila-Zamudio	Deputy Bond Program Manager	
Stacy Rouse	MS/HS	
JuliaCheri Hoos	MS/HS	
Jennifer Gonzalez	MS/HS	
Michael Burke	Bond Program Manager	
Patrick Miller	MHS	
Melisa Andino	MMS	

Hillary Wolman MHS - Assistant Principal

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9.1 Meeting Minutes | SC No. 8 / CPC No. 5

LPA

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June 4, 2019

STEERING COMMITTEE NO. 8- CPC MEETING NO. 5- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: May 28, 2019
TIME: 3:30 pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Chelie Nye
JuliaCheri Hoos	Isaac Burgess
Barbara Chiavelli	Stacy Rouse
Kevin Klaus	Noemi Avila-Zamudio
Steve Massetti	Melisa Andino
Michael Burke	Hillary Weissman
Jennifer Gonzalez	Patrick Miller
Rick Musto, LPA	Lindsay Hayward, LPA
Ozzie Tapia, LPA	
Jim Kisel, LPA	

DISCUSSION ITEMS

ITEM NO.

8.01 R. Musto updated the Committee on the process schedule. Today is the last scheduled Steering Committee (no. 8) meeting and Planning Committee (no. 5). Additional meetings will be required and will be scheduled at a later date. Based on input from the District, a draft schedule was presented identifying these future meetings that will culminate with FDAC and Board approval of the final Campus Plan by November/ 2019.

8.02 Ozzie Tapia provided an update to the Campus Plan and phasing. The presentation included a reminder of the drivers for the design. These drivers are:

A. Circulation
- Vehicular Access: drop-off, parking [target 400 stalls total]
- Pedestrian Access: Entries

B. Separation of Middle School and High School → Unique Identity

C. Community
- Access
- Development - Views / Traffic

D. Site Topography
- 60' grade change from top to bottom of site
- 30' grade change along Morning View Drive

E. Safety
- Entry / Access Points / Perimeter

STEERING COMMITTEE NO.8- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

June 4, 2019
Page 2 of 2

ITEM NO.

Ozzie also presented the direction recently received regarding the ESHA. Based on this direction, an updated Option E was developed. Option E provides a buffer from the ESHA. The details of Option E were provided and included a discussion of potential construction phasing strategies. The Option was favorably received. This same presentation will be re-presented at the upcoming Planning Committee meeting no. 5.

8.03 Upcoming meetings scheduled are:

1. FDAC Meeting June 4, 2019
2. District-LPA Phasing/ Coordination Meeting Date TBD
3. Steering Committee No. 9 Date TBD

Submitted by: Rick Musto, LPA, Inc.
Associate

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9.1 Meeting Minutes | SC No. 8 / CPC No. 5

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING SMMUSD

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
STEERING COMMITTEE NO. 8
LPA PROJECT NO. 18202.10

DATE: May 28, 2019
TIME: 3:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	
Rick Musto	Associate, Managing Director, LPA	
Carey Upton	COO	
Chelle Nye	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Director	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Craig Foster	SMMUSD	
Ozzie Tapia	Associate, LPA	
Noemi Avila-Zamudio	Deputy Bond Program Manager	
Stacy Rouse	MS/HS	
JuliaCheri Hoos	MS/HS	
Jennifer Gonzalez	MS/HS	
Michael Burke	Bond Program Manager	
Patrick Miller	MHS	
Melisa Andino	MMS	
Hillary Weissman	MHS	
Jim Kaez	LPA	

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LPA

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Malibu Campus Planning Committee Meeting #5 Sign-In Sheet

Date: 5/28/2019
Project Name: Malibu Middle/High School Campus Plan
LPA Project No. 18202.10

Name	Title
RICK MUSTO	LPA
JIM KISEL	LPA
OZZIE TAPIA	LPA
STEVE MASSETTI	SMMUSD - FIP
Brigette Leonard	MHS Teacher
Maria Zander	MHS Teacher
Jennifer Gonzalez	MHS teacher
MICHAEL BURKE	SMMUSD. DESIGN MGR.
Julia Chari Hors	MHS TEACHER
[illegible]	[illegible]
Seth Jacobson	[illegible]

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5161 California Avenue, Suite 100, Irvine, California 92617

August 30, 2019

STEERING COMMITTEE NO. 9/ CPC NO. 6- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS CAMPUS PLANNING
LPA PROJECT NO. 16202.10

DATE: August 26, 2019
TIME: 3:30 pm
PLACE: Cabrillo ES – Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION
Craig Foster	All Present
Carey Upton	Chelie Nye
JuliaCheri Hoos	Isaac Burgess
Barbara Chiavelli	Hillary Weissman
Kevin Klaus	Lindsay Hayward, LPA
Steve Massetti	Rick Musto, LPA
Michael Burke	
Jennifer Gonzalez	
Ozzie Tapia, LPA	
Jim Kisel, LPA	
Noemi Avila-Zamudio	
Stacy Rouse	
Patrick Miller	
Melisa Andino	

See attached Sign in Sheet for CPC No. 6

DISCUSSION ITEMS

ITEM NO.

9.01 Ozzie Tapia provided an overview of the schedule and previously presented Campus Planning Option E. He also included a reminder of the drivers for the design. These drivers are:

A. Circulation
   - Vehicular Access: drop-off, parking [target 400 stalls total]
   - Pedestrian Access: Entries
B. Separation of Middle School and High School → Unique Identity
C. Community
   - Access
   - Development - Views / Traffic
D. Site Topography
   - 60' grade change from top to bottom of site
   - 30' grade change along Morning View Drive
E. Safety
   - Entry / Access Points / Perimeter

STEERING COMMITTEE NO.9- MEETING MINUTES
SANTA MONICA MALIBU USD/ MALIBU MS/HS
LPA PROJECT NO. 16202.10

August 30, 2019
Page 2 of 2

ITEM NO.

9.02 A revised Program summary was presenting. This revised Program accommodates an enrollment of 450 Middle School students and 750 High School students for a total enrollment of 1200 students.

9.03 Based on this enrollment, revised Program and feedback received from the Campus Plan Option E, a revised Master Plan was prepared and presented. In the new plan, the auxiliary Gym is no longer part of the plan. The main Gym is now located below aquatics facility. Stacking diagrams were presented for each quadrant. The presentation included a concept for security and fencing. The concept allows for securing both the Middle School and High School so the schools can have a single point of entry and be fully secured during the school day.

9.04 Ozzie reviewed potential phasing options for the current Campus Master Plan. The phasing considered the existing teaching station count. The concept completed the full build out in 4 phases and started with the construction of the high school at the Cabrillo School site. Additional phasing options will be explored including an initial phase that enhances both the high school and the middle school. The phasing will ultimately need to be tied to the timing of available Bond dollars.

9.05 Next steps include rolling out this new Campus Plan to the various stakeholder groups for input. The District will schedule another Town Hall event and presentation to the FDAC.

Submitted by: Ozzie Tapia, LPA, Inc.
Associate

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9.1 Meeting Minutes | SC No. 9 / CPC No. 6

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MALIBU MIDDLE & HIGH SCHOOL CAMPUS PLANNING SMMUSD

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT
STEERING COMMITTEE NO. 9
LPA PROJECT NO. 18202.10

DATE: August 26, 2019
TIME: 3:30 – 5:00PM
PLACE: Cabrillo ES – Room C19

SIGN IN SHEET

NAME	TITLE	SIGN-IN
Lindsay Hayward	Associate, Educational Facilities Planner, LPA	
Rick Musto	Associate, Managing Director, LPA	
Carey Upton	COO	
	Principal, Malibu MS & HS	
Isaac Burgess	Malibu Pathway Director	
Barbara Chiavelli	Pre-Construction Manager	
Kevin Klaus	Deputy Program Manager	
Steve Massetti	Bond Program Manager	
Craig Foster	SMMUSD	
Ozzie Tapia	Associate, LPA	
Noemi Avila-Zamudio	Deputy Bond Program Manager	
Stacy Rouse	MS/HS	
JuliaCheri Hoos	MS/HS	
Jennifer Gonzalez	MS/HS	
Michael Burke	Bond Program Manager	
Patrick Miller	MHS	
Melisa Andino	MMS	
Hillary Weissman	MHS	
Jim Kisel	Principal, LPA	

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Malibu Campus Planning Committee Meeting #6 Sign-In Sheet

Date: 8/26/2019
Project Name: Malibu Middle/High School Campus Plan
LPA Project No. 18202.10

Name	Title
OZZIE TAPIA	LPA
JIM KISEL	LPA
Juliette Boewe	School Psych
PATRICK MILLER	MHS
CHAIG ESTEVE	SMMUSD
Jennifer de Wilde	Parent
Samantha devina	Student MHS
Seth Jacobson	MHS Site Council

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LPA

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November 14, 2018

Meeting Minutes No. 01
Malibu MS/HS Campus Plan
LPA Project No. 18202.10

Date: November 7, 2018
Time: 5:30pm
Place: Cabrillo ES - Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION	CONSULTANTS (as indicated)
Campus Planning Committee Members (see attached attendee list) Lindsay Hayward, LPA Rick Musto, LPA Ozzie Tapia, LPA	All Present Carey Upton, SMMUSD Jim Kisel, LPA	

DISCUSSION ITEMS

ITEM NO.

1.01 **Introductions & Committee Welcome**
Isaac Burgess opened the meeting by welcoming everyone to the Campus Planning Committee and explained why the District was embarking on this planning effort.

1.02 **LPA Team/ Firm Overview**
Rick Musto introduced the LPA team and provided an overview of LPA and our Master Planning experience across the State of California.

1.03 **Campus Planning Process Overview**
Ozzie Tapia provided an overview of the Campus Planning effort, including a description of the (4) components of the Campus Planning Process:

1. Educational Vision & Goals
2. Demographics
3. Facilities Condition Assessments
4. Financial Analysis

An overview of the stakeholder engagement guiding the process was provided with a reminder that the Board of Education is the final decision-making body. Ozzie presented a schedule that summarized the entire Campus Planning process that will culminate with a presentation to the Board in late June 2019.

1.04 **Group Activity- Experience Mapping**
Lindsay Hayward presented a group activity that would comprise the balance of the evening titled Experience (Adjacency) Mapping. For this activity, each individual was given a persona, and the Committee Members were asked to think from the perspective of the given persona. This process was is also known as Empathy Building. For this activity, the committee members "Persona" was arranged in groups and asked to:

1. Complete the "day in the life" card provided
2. Organize programs for the HS/MS by adjacency

3. Map your persona's own experience
4. Present back your group's "map"

The activity required the participants to work together to map out adjacent programs for the HS/MS. The groups were given "gears" depicting programs for the HS, MS and programs that could be shared by both. The presentations were recorded. Some of the reoccurring concepts between the groups include:

- Shared Food Service kitchen with separate eating areas for HS/MS
- Separate Administration areas with separate "front doors" for MS/HS
- Shared Gymnasiums and Theater
- Shared specialty programs such as Choral, Band, Drama and Orchestra
- Shared aquatics, athletic fields and tennis courts
- Some groups advocated for a shared Library; others felt they should be separate
- Several maps indicated dispersed parking on various zones
- Most maps indicated public programs such as the Theater, Gym(s), Aquatics, Sports Fields to be located on perimeter to allow public access
- Most maps indicated separate and distinct quads for MS/HS

1.05 Next Campus Planning Committee meeting will occur on December 5, 2018 at Cabrillo ES – Room C19, at 5:30pm.

Submitted by: Rick Musto, LPA, Inc.
Associate

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February 26, 2019

Meeting Minutes No. 02
Malibu MS/HS Campus Plan
LPA Project No. 18202.10

Date: February 19, 2019
Time: 5:30pm
Place: Cabrillo ES - Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION	CONSULTANTS (as indicated)
Campus Planning Committee Members (see attached attendee list) Lindsay Hayward, LPA Rick Musto, LPA Ozzie Tapia, LPA	All Present Jim Kisel, LPA	

DISCUSSION ITEMS

ITEM NO.

2.01 **Introductions & Committee Welcome**
Lindsay Hayward opened the meeting by welcoming everyone back to the Campus Planning Committee (CPC). Since the first CPC meeting began by assuming different personas, this meeting began with introductions of each CPC member and what their role is (student, parent, community member, administrator, etc.).

2.02 **Campus Planning Committee Meeting 01 Recap**
Ozzie Tapia gave a brief recap of the first CPC meeting and the outcomes of the Empathy Building and Adjacency Mapping exercises. The majority of the small groups came to a similar conclusion: the Middle School and High School should be separate campuses, with shared/joint functions in the middle.

2.03 **Process Update**
Ozzie provided an update on the stakeholder engagement opportunities that have taken place to-date. Focus Group meetings were held with the following groups to solicit specific program input:

1. Educational Services
2. Special Education
3. Information Technology/Audio Visual
4. Visual and Performing Arts (VAPA)
5. Transportation
6. Athletics/Physical Education
7. Food Service

Additionally, five surveys were sent to the following groups to solicit input from broader stakeholder perspectives about the needs of MMS/MHS. The following number of responses were received:

1. Students - 39 participants

2. Teachers - 145 participants
3. Staff - 1 participant
4. Parents -190 participants
5. Community Members - 46 participants

2.04 **Small Group Activity – At the Heart of It**

Lindsay presented an initial small group activity that would focus on designing with the student in mind. For this activity, small groups were asked to think about the Malibu Graduate and what all learners should be able to know, do and value.

The activity required each individual to come up with their own answers, followed by a discussion with the table to refine the answers to a few key points, and culminating in which characteristics got to the Heart of the matter – the students. The following characteristics were captured in the hearts:

- Globally, culturally and socially responsive (x3 groups)
- Critical, creative thinker (x3 groups)
- Empathetic (x2 groups)
- Collaborative (x2 groups)
- Love of learning / self-learner
- Value truth
- Active listener
- Do-gooders
- Tech savvy
- Resilient / determined

2.05 **Small Group Activity – Envisioning the Future of MMS & MHS**

Lindsay presented a second small group activity that would comprise the balance of the evening focused on The Learning Journey. For this activity, individuals selected a category to contribute to. The categories were as follows:

1. Middle School Classrooms & Collaboration
2. High School Classrooms & Collaboration
3. Science, Innovation, Engineering, Design & Robotics
4. Gathering Space (Student Union, Library, Cafeteria)
5. Visual and Performing Arts
6. School + Community

The activity required participants to consider different perspectives of The Learning Journey, specific to the group's category, both through a Malibu learner's lens as well as a Malibu teacher's lens. Groups were asked to describe what a student or teacher might be doing, thinking, seeing, hearing and/or feeling in a successful learning environment. Participants were then asked to draw, diagram, or use photos to describe the ideal space(s) for their specific category while considering what resources would be needed, what kind of access is desired, and/or what relationship spaces should have to one another. The recurring overarching concepts are listed below. Learning Environments should:

- Be Flexible
- Be Collaborative
- Allow for Independent Work
- Support Creativity
- Be Inspirational
- Support Social and Emotional Well Being (connections to outdoors)

2.07 Next Campus Planning Committee meeting will occur on March 12, 2019 at Cabrillo ES –

LPA

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Malibu Campus Planning Committee Meeting #2 Sign-In Sheet

Date: 2/19/2019
Project Name: Malibu Middle/High School Campus Plan
LPA Project No. 18202.10

☒	Name	Role
☑	Alex Aspron	Parent
☐	Juliette Boewe	Psychologist
☐	Carla Bowman Smith	Teacher – Photography
☑	Isaac Burgess	Malibu Pathway Leader
☐	Garrett Button	8th Grade Student
☐	Leslie Button	Parent
☑	Barbara Chiavelli	Bond Preconstruction Manager
☑	Jennifer DeNicola	Community Member
☑	Craig Foster	SMMUSD Board of Education Representative
☐	Amy Galipeau	Teacher, Science
☑	Jennifer Gonzalez	Teacher, High School
☐	Katie Gorak	12th Grade Student
☐	Robert Hayman	Community Member
☐	JuliaCheri Hoos	Teacher, Middle School
☐	Seth Jacobson	Financial Oversight Committee
☒	Kevin Klaus	Deputy Bond Program Manager
☐	Brigitte Leonard	Teacher, Humanities
☐	Majo Lopez-Vida	Parent
☐	Elissa Marshall	Parent
☑	Steve Massetti	Bond Program Manager
☐	John Mazza	Planning Commission Member
☐	Todd Montgomery	Teacher, Special Education
☑	Cheli Nye	Principal
☑	Jennifer Paras-Pappas	Parent
☐	Dave Resnick	FDAC & Real Estate Rep
☐	Stacy Rouse	FDAC Member
☐	Maureen Rosen	Teacher, Special Education
☑	Sarah Ryan	Teacher, Librarian
☐	Lisa Soghor	Assistant City Manager

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Sign-In-Sheet | Malibu Middle/High School Campus Plan | January 16, 2019
LPA Project No.: 18202.10 | Page 2

LPA

☐	Rachel Stowell	Teacher, English/Film
☐	Lester Tobias	Community Member
☒	Carey Upton	Chief Operations Officer
☐	Steve Uhring	Planning Commission Member
☐	Cami Winikoff	Malibu Community Alliance Representative
☒	Maia Zander	Teacher, Instrumental Music
X	H. Weissman	Assistant Principal
	Melissa Ardino	Assistant Principal
X	Samantha deNicola	Student
X	NOEMI AVILA-ZAMUDIO	DEPUTY BOND PROG. MANAGER
X	MICHAEL BURKE	PARENT
	Cooper Norby	Student

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March 12, 2019

Meeting Minutes No. 03
Malibu MS/HS Campus Plan
LPA Project No. 18202.10

Date: March 12, 2019
Time: 5:30pm
Place: Cabrillo ES - Room C19

This report of the meeting's events, if not corrected within seven days of transmittal, shall be acknowledged as accurate and deemed as if accepted in writing by the addressee(s).

PRESENT	DISTRIBUTION	CONSULTANTS (as indicated)
Campus Planning Committee Members (see attached attendee list) Lindsay Hayward, LPA Rick Musto, LPA Ozzie Tapia, LPA	All Present Jim Kisel, LPA	

DISCUSSION ITEMS

ITEM NO.

3.01 **Introductions & Committee Welcome**
Lindsay Hayward opened the meeting by welcoming everyone back to the Campus Planning Committee (CPC).

3.02 **Campus Planning Committee Meeting 01 and 02 Recap**
Ozzie Tapia gave a brief recap of the first two CPC meetings and the outcomes of the Empathy Building and Adjacency Mapping exercises. CPC Meeting 2 included activity 1 "At the Heart of It" and the second activity for CPC 2 was "Visual Listening".

3.03 **Process Update**
Rick reviewed the Campus Planning schedule and reminded the Committee on the Stakeholder Engagement process.

3.04 **Draft Middle School and High School Program**
Lindsay presented an initial draft program outlining specific spaces for the High School, Middle School and spaces that can be shared.

3.05 **Campus Masterplan**
Ozzie walked the Committee through a series of slides highlighting the "Gifts of the Site" and providing his assessment of the overall context of MMS/HS Campus. He continued with three organizational options for the new Campus Plan. The three options are:

1. The Canyon
2. The Park
3. The Villages

3.06 **Activity**

The Committee was asked to provide feedback through a red dot/ green dot process evaluating each of the three options. Each group than presented back their assessment and preferred option.

A summary of the comments heard from the Committees are as follows:

- The majority of the groups preferred Option C, The Villages that organized the campus by locating the high school to the west approximately where Cabrillo ES is located, the Middle school to the east utilizing the new buildings A/B and E with shared programs centered between.
- Option A, the Canyon was essentially a flipped version of Option C. This was not preferred for various reasons including high school proximity to parking and the middle school setback with large parking fronting Morning View Dr.
- Option B, the Park was not preferred largely due to the lack of separation between middle school and high school outdoor quads.

Based on comments received, LPA will bring back further development and refinement of Option C.

3.07 Next meeting will occur on April 24, 2019 at Cabrillo ES MPR. This will be the first Town Hall meeting.

Submitted by: Rick Musto, LPA, Inc.
Associate

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Malibu Campus Planning Committee Meeting #3 Sign-In Sheet

Date: 3/12/2019
Project Name: Malibu Middle/High School Campus Plan
LPA Project No. 18202.10

☒	Name	Role
☐	Alex Aspron	Parent
☐	Juliette Boewe	Psychologist
☐	Carla Bowman Smith	Teacher – Photography
☒	Isaac Burgess	Malibu Pathway Leader
☒	Garrett Button	8th Grade Student
☒	Leslie Button	Parent
☒	Barbara Chiavelli	Bond Preconstruction Manager
☒	Jennifer DeNicola	Community Member
☒	Craig Foster	SMMUSD Board of Education Representative
☒	Amy Galipeau	Teacher, Science
☒	Jennifer Gonzalez	Teacher, High School
☐	Katie Gorak	12th Grade Student
☐	Robert Hayman	Community Member
☒	JuliaCheri Hoos	Teacher, Middle School
☒	Seth Jacobson	Financial Oversight Committee
☐	Kevin Klaus	Deputy Bond Program Manager
☒	Brigitte Leonard	Teacher, Humanities
☐	Majo Lopez-Vida	Parent
☐	Elissa Marshall	Parent
☒	Steve Massetti	Bond Program Manager
☐	John Mazza	Planning Commission Member
☐	Todd Montgomery	Teacher, Special Education
☐	Cheli Nye	Principal
☒	Jennifer Paras-Pappas	Parent
☐	Dave Resnick	FDAC & Real Estate Rep
☒	Stacy Rouse	FDAC Member
☐	Maureen Rosen	Teacher, Special Education
☒	Sarah Ryan	Teacher, Librarian
☐	Lisa Soghor	Assistant City Manager

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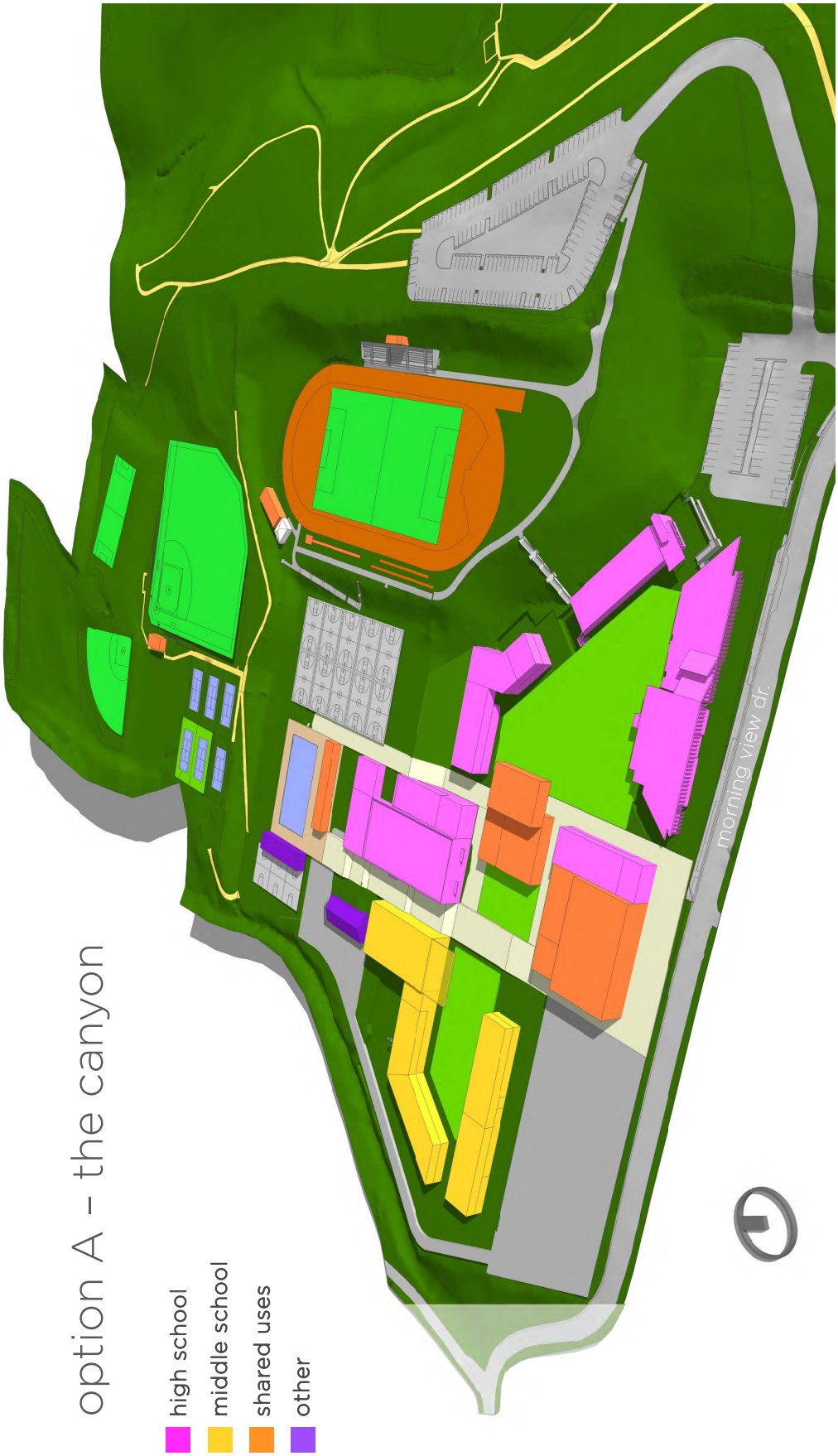
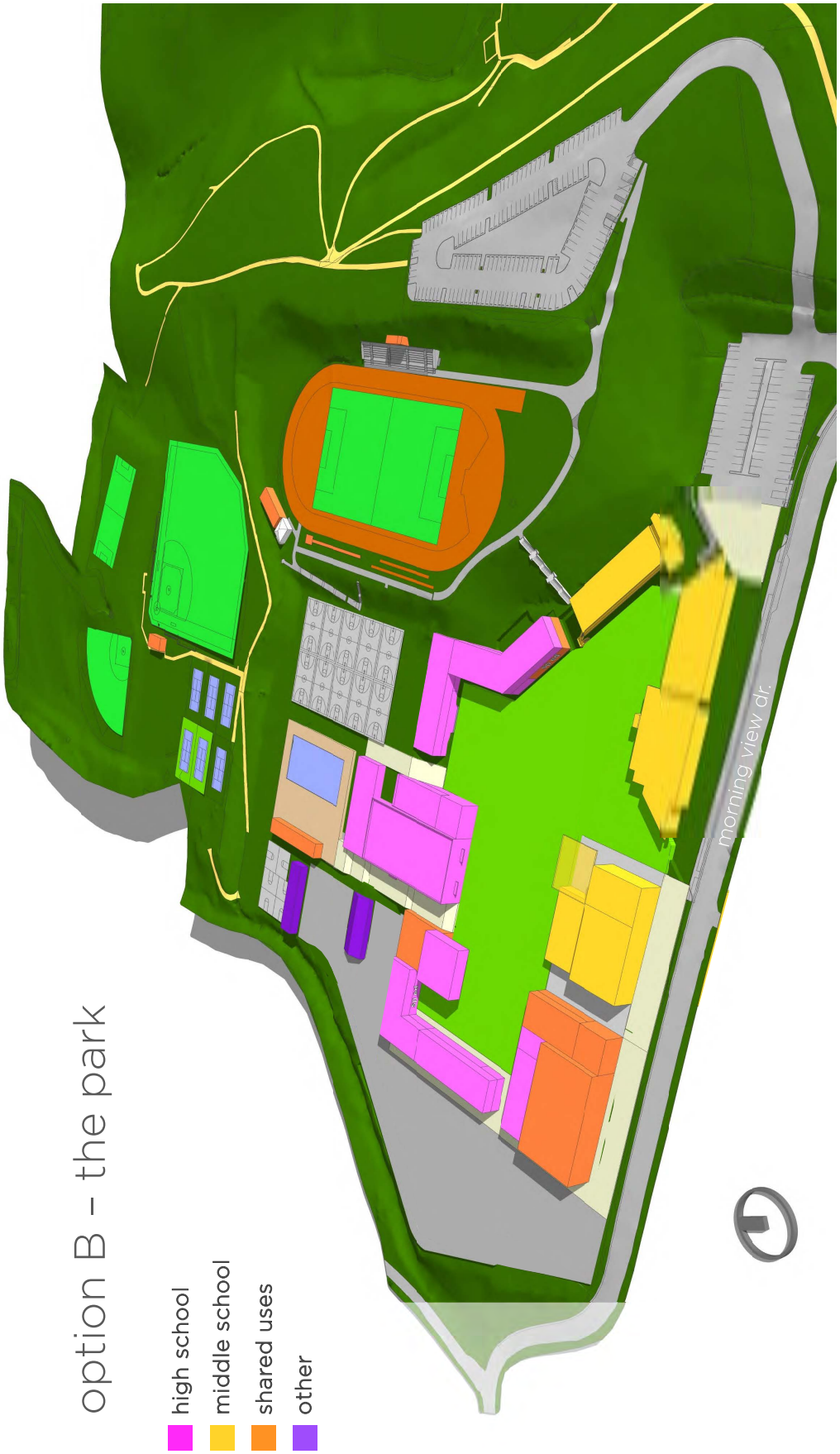
9.1 Meeting Minutes | CPC No. 3

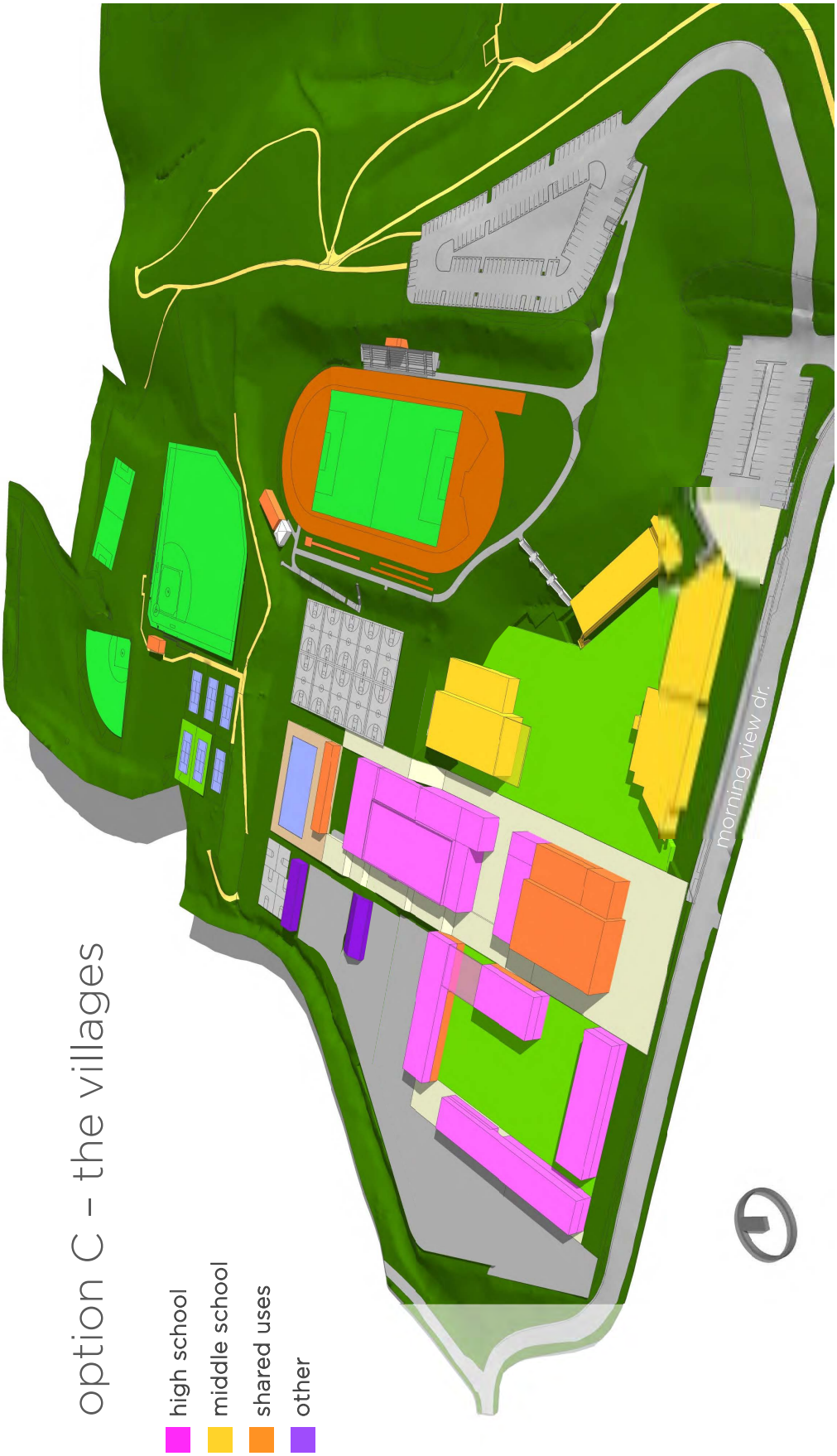
Sign-In-Sheet I Malibu Middle/High School Campus Plan I March 12, 2019
LPA Project No.: 18202.10 I Page 2

☐	Rachel Stowell	Teacher, English/Film
☐	Lester Tobias	Community Member
☒	Carey Upton	Chief Operations Officer
☐	Steve Uhring	Planning Commission Member
☐	Cami Winikoff	Malibu Community Alliance Representative
☒	Maia Zander	Teacher, Instrumental Music
☒	Cooper Norby	Student
☒	Michael Burke	SMMUSD
☒	Noemi Avila-Zamudio	SMMUSD
☒	Samantha DeNicola	Student


option A - the canyon
high school
middle school
shared uses
other
morning view dr.

9.2 Campus Planning Options | Option B




option C - the villages
high school
middle school
shared uses
other
morning view dr.

9.2 Campus Planning Options | Option D

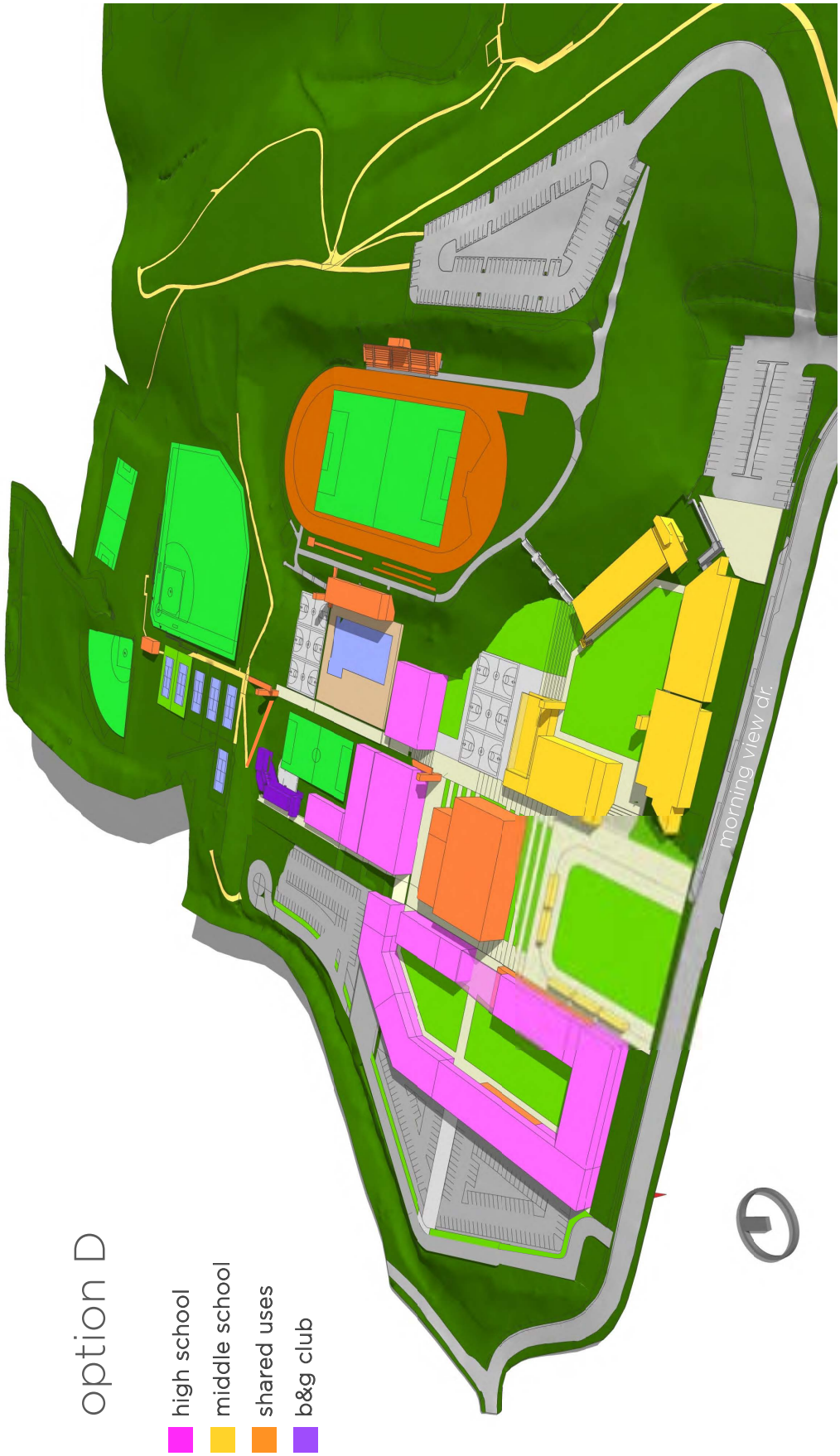
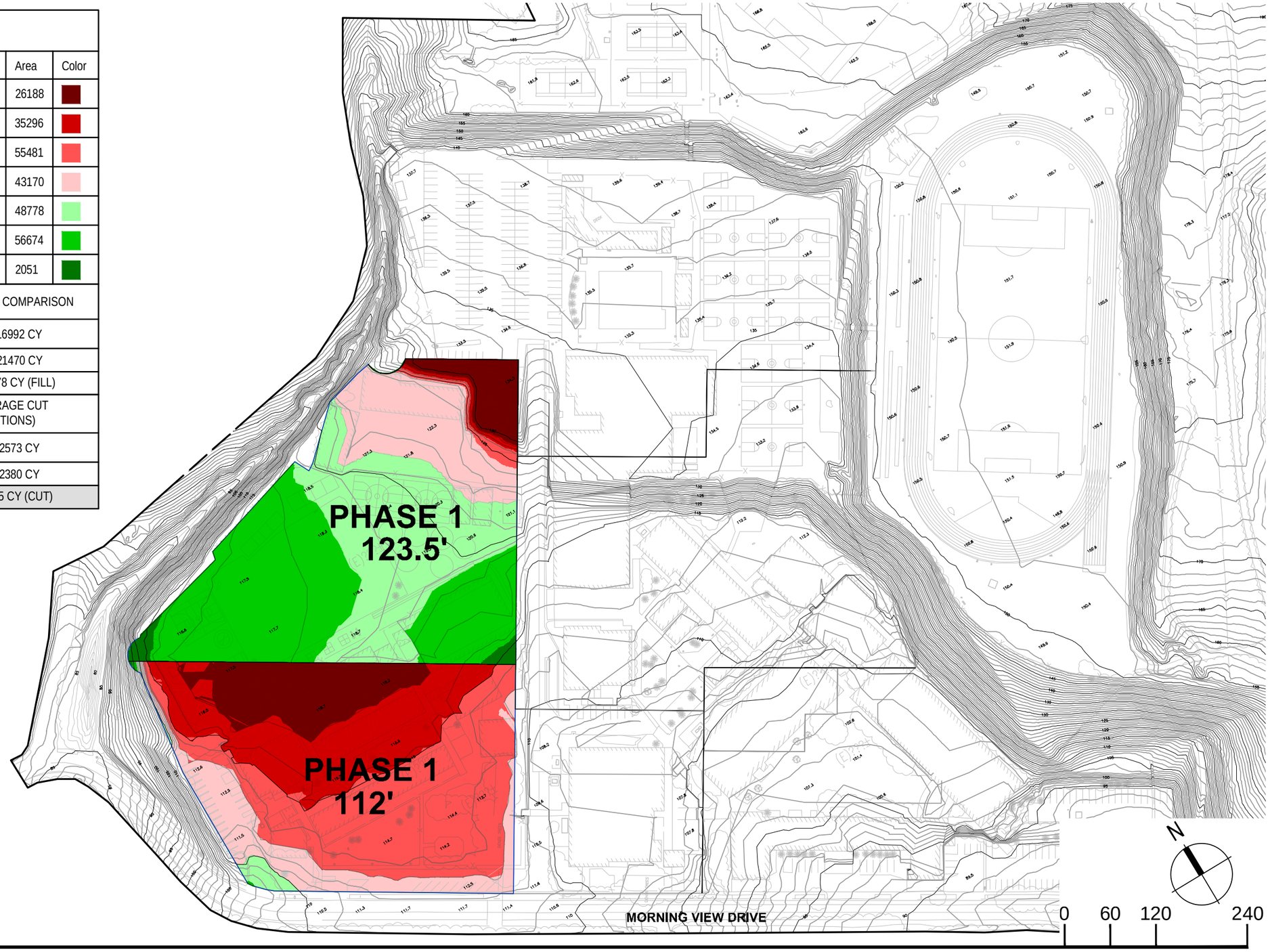


Figure 9.3-1 Conceptual Earthwork Exhibit: Phase 1

Elevations Table				
Number	Min. Elevation	Max. Elevation	Area	Color
1	-14	-5	26188	
2	-5	-3	35296	
3	-3	-1	55481	
4	-1	2	43170	
5	2	5	48778	
6	5	8	56674	
7	8	22	2051	

RAW EXISTING/PROPOSED SURFACE COMPARISON	
CUT	16992 CY
FILL	21470 CY
NET	4478 CY (FILL)
ADDITIONAL ASSUMED 0.5' AVERAGE CUT (PAVING & BUILDING PAD SECTIONS)	
NORTH AREA	2573 CY
SOUTH AREA	2380 CY
PROJECT PHASE TOTAL	475 CY (CUT)

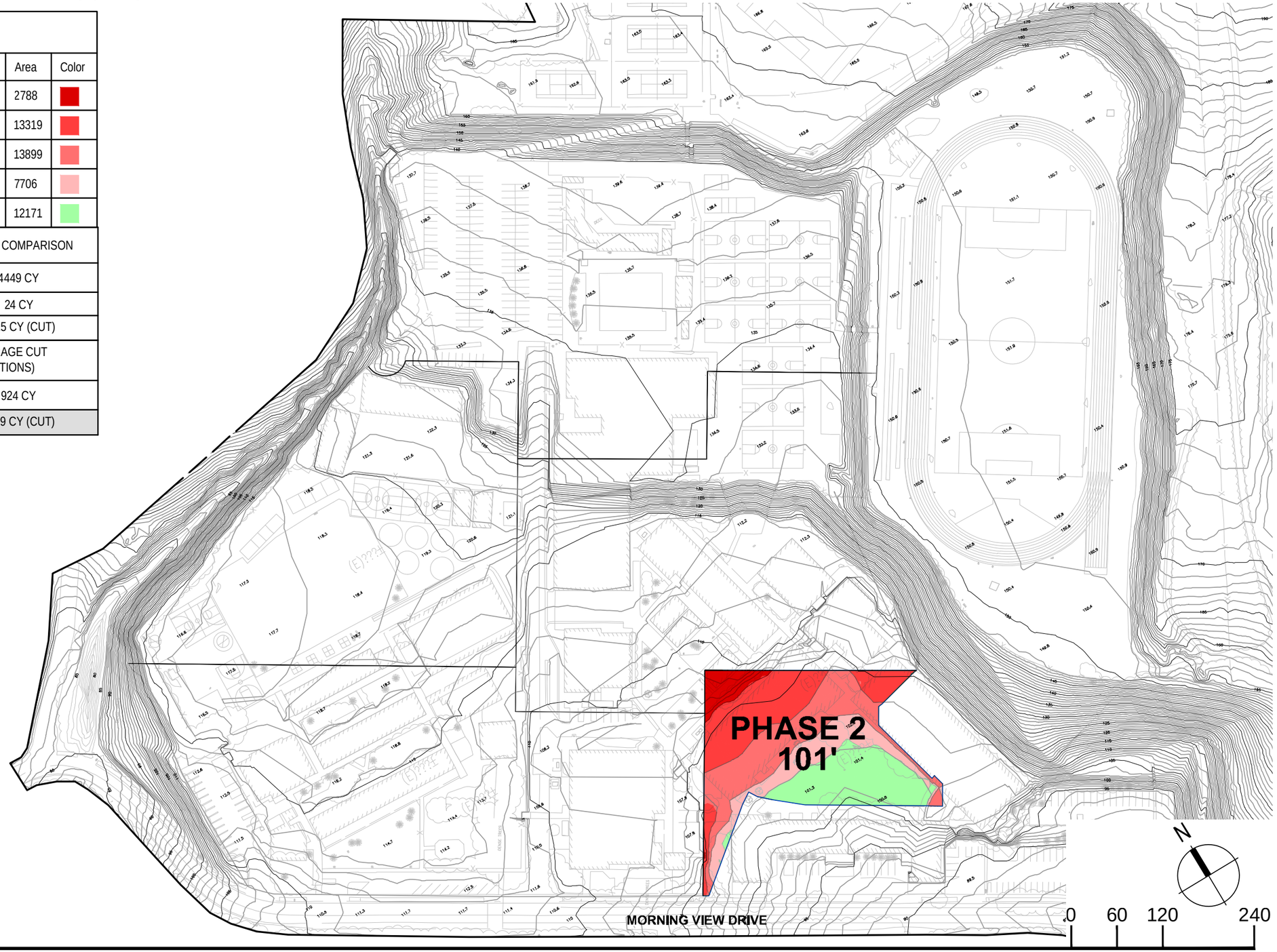


LPA

Figure 9.3-2 Conceptual Earthwork Exhibit - Phase 2 (Option 1)

Elevations Table				
Number	Min. Elevation	Max. Elevation	Area	Color
1	-9	-5	2788	
2	-5	-3	13319	
3	-3	-2	13899	
4	-2	-1	7706	
5	-1	2	12171	

RAW EXISTING/PROPOSED SURFACE COMPARISON	
CUT	4449 CY
FILL	24 CY
NET	4425 CY (CUT)
ADDITIONAL ASSUMED 0.5' AVERAGE CUT (PAVING & BUILDING PAD SECTIONS)	
TOTAL AREA	924 CY
PROJECT PHASE TOTAL	5349 CY (CUT)



LPA

Figure 9.3-3 Conceptual Earthwork Exhibit: Phase 2 (Option 2)

Elevations Table				
Number	Min. Elevation	Max. Elevation	Area	Color
1	-6	-4	1721	
2	-4	-2	14156	
3	-2	-2	5264	
4	-2	-1	5046	
5	-1	4	23696	

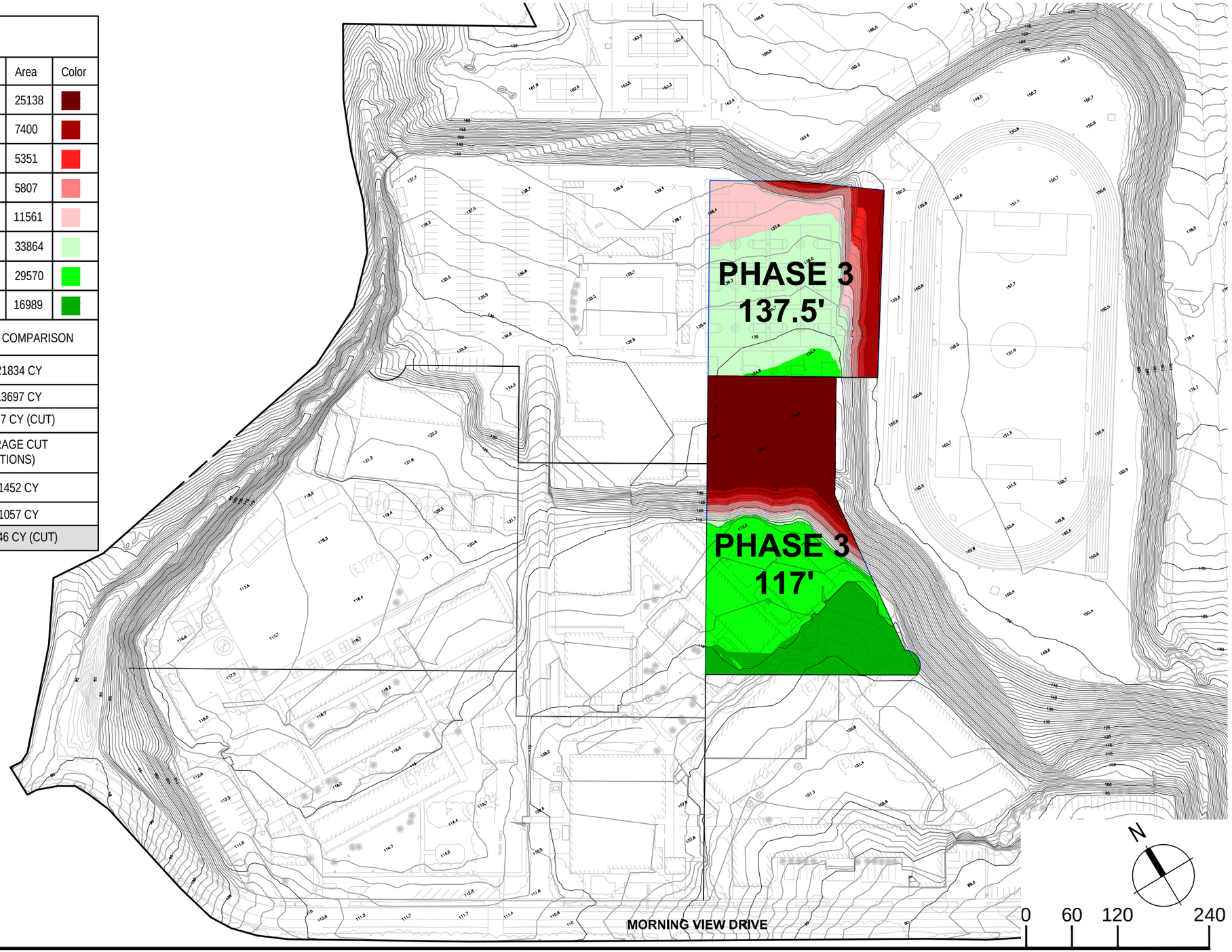
RAW EXISTING/PROPOSED SURFACE COMPARISON	
CUT	2625 CY
FILL	105 CY
NET	2520 CY (CUT)
ADDITIONAL ASSUMED 0.5' AVERAGE CUT (PAVING & BUILDING PAD SECTIONS)	
NORTH AREA	316 CY
SOUTH AREA	607 CY
PROJECT PHASE TOTAL	3444 CY (CUT)

LPA

Figure 9.3-4 Conceptual Earthwork Exhibit: Phase 3

Elevations Table				
Number	Min. Elevation	Max. Elevation	Area	Color
1	-20	-15	25138	
2	-15	-10	7400	
3	-10	-6	5351	
4	-6	-2	5807	
5	-2	0	11561	
6	0	3	33864	
7	3	7	29570	
8	7	13	16989	

RAW EXISTING/PROPOSED SURFACE COMPARISON	
CUT	21834 CY
FILL	13697 CY
NET	8137 CY (CUT)
ADDITIONAL ASSUMED 0.5' AVERAGE CUT (PAVING & BUILDING PAD SECTIONS)	
NORTH AREA	1452 CY
SOUTH AREA	1057 CY
PROJECT PHASE TOTAL	10646 CY (CUT)



LPA

Figure 9.3-5 Conceptual Earthwork Exhibit: Phase 4

Elevations Table				
Number	Min. Elevation	Max. Elevation	Area	Color
1	-24	-5	15751	
2	-5	-1	26919	
3	-1	2	59391	
4	2	4	111440	
5	4	6	41189	
6	6	9	24670	
7	9	20	5087	

RAW EXISTING/PROPOSED SURFACE COMPARISON	
CUT	9717 CY
FILL	28671 CY
NET	18954 CY (FILL)
ADDITIONAL ASSUMED 0.5' AVERAGE CUT (PAVING & BUILDING PAD SECTIONS)	
NORTH AREA	1525 CY
MID AREA	1106 CY
SOUTH AREA	2631 CY
PROJECT PHASE TOTAL	13692 CY (FILL)

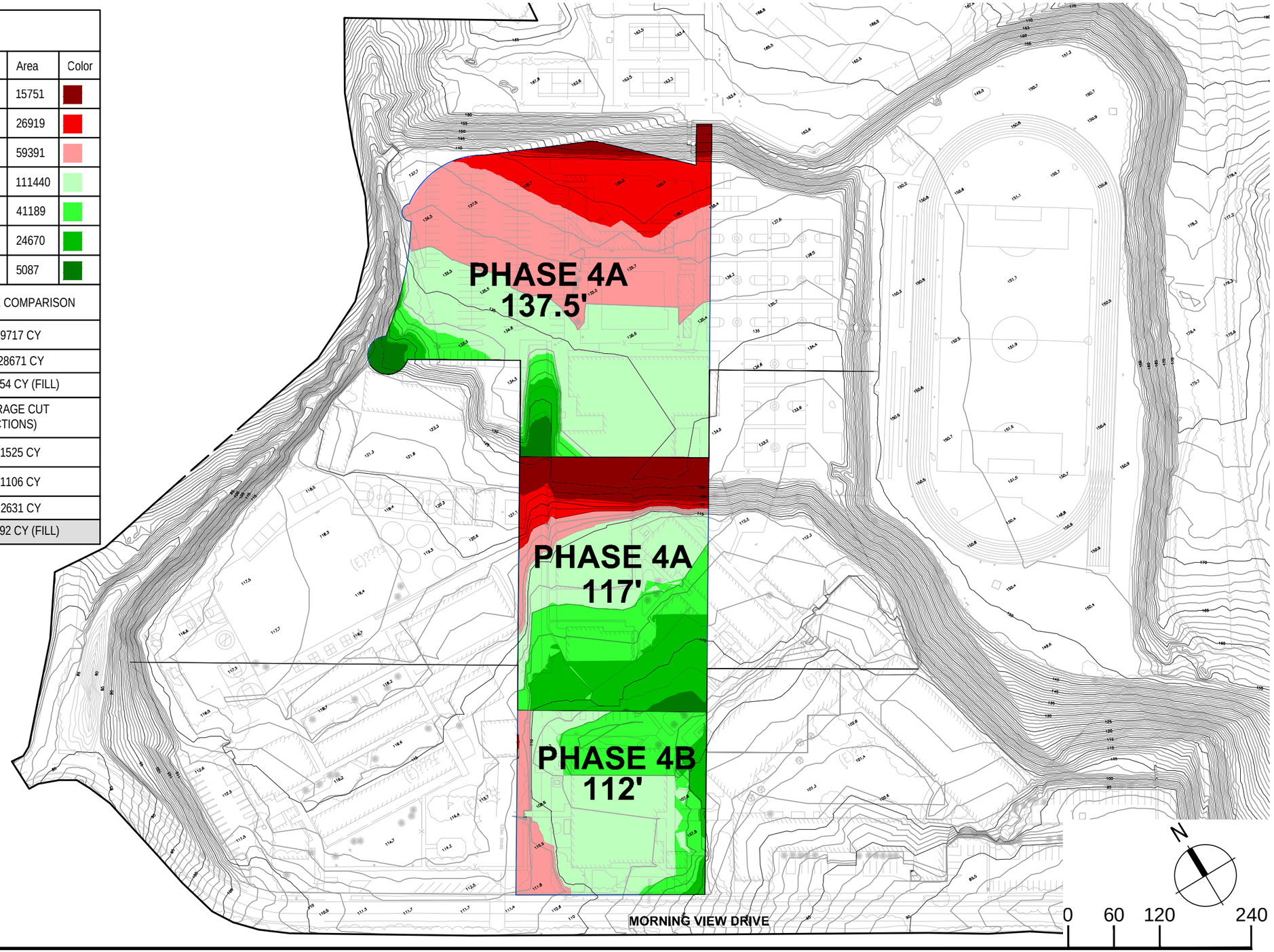


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Figure 9.3-6 Conceptual Grading: Phase 1

LEGEND

LIMIT OF WORK

OVERLAND FLOW DIRECTION

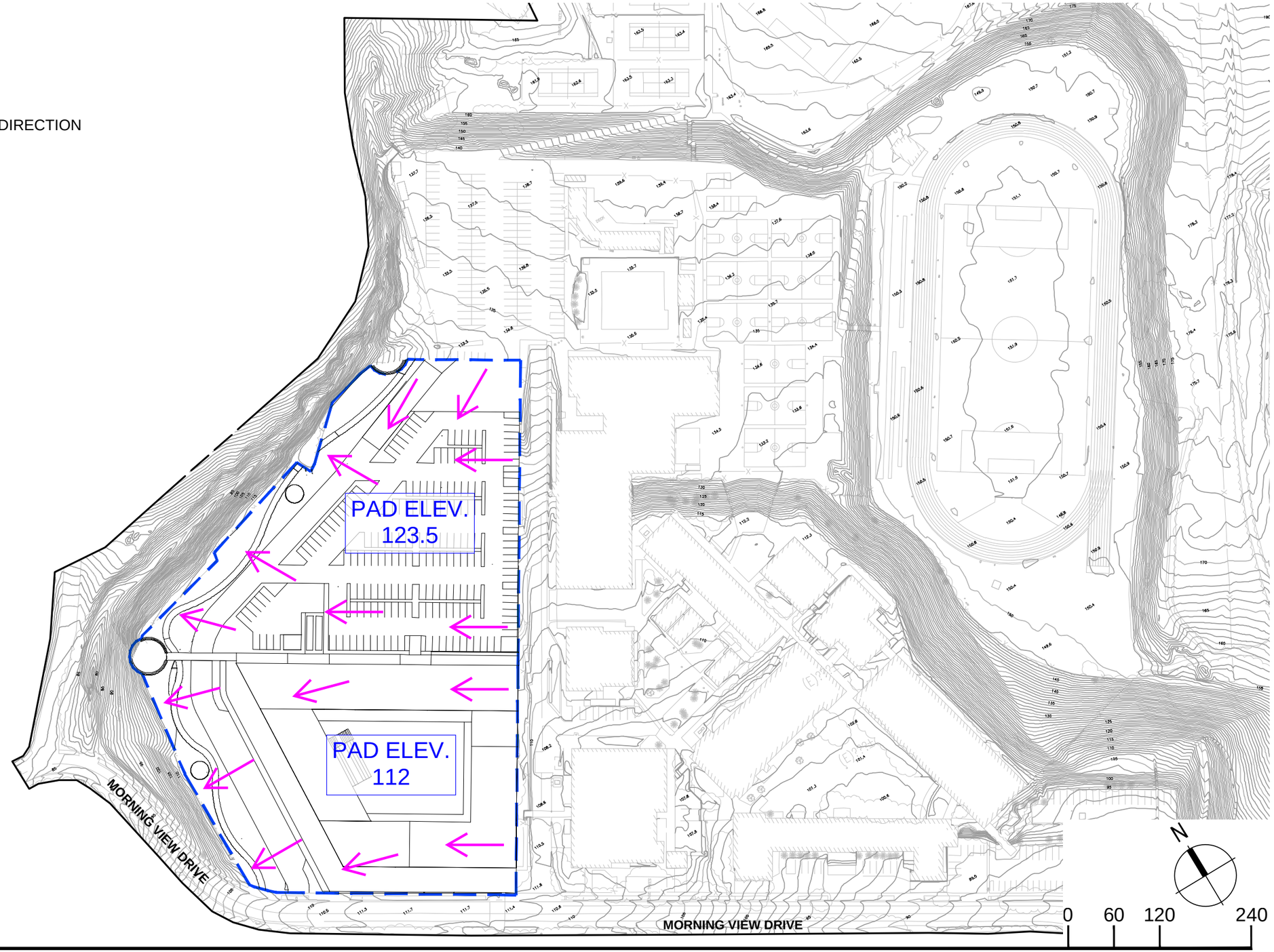

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Figure 9.3-7 Conceptual Grading: Phases 2-4

LEGEND

LIMIT OF WORK

OVERLAND FLOW DIRECTION

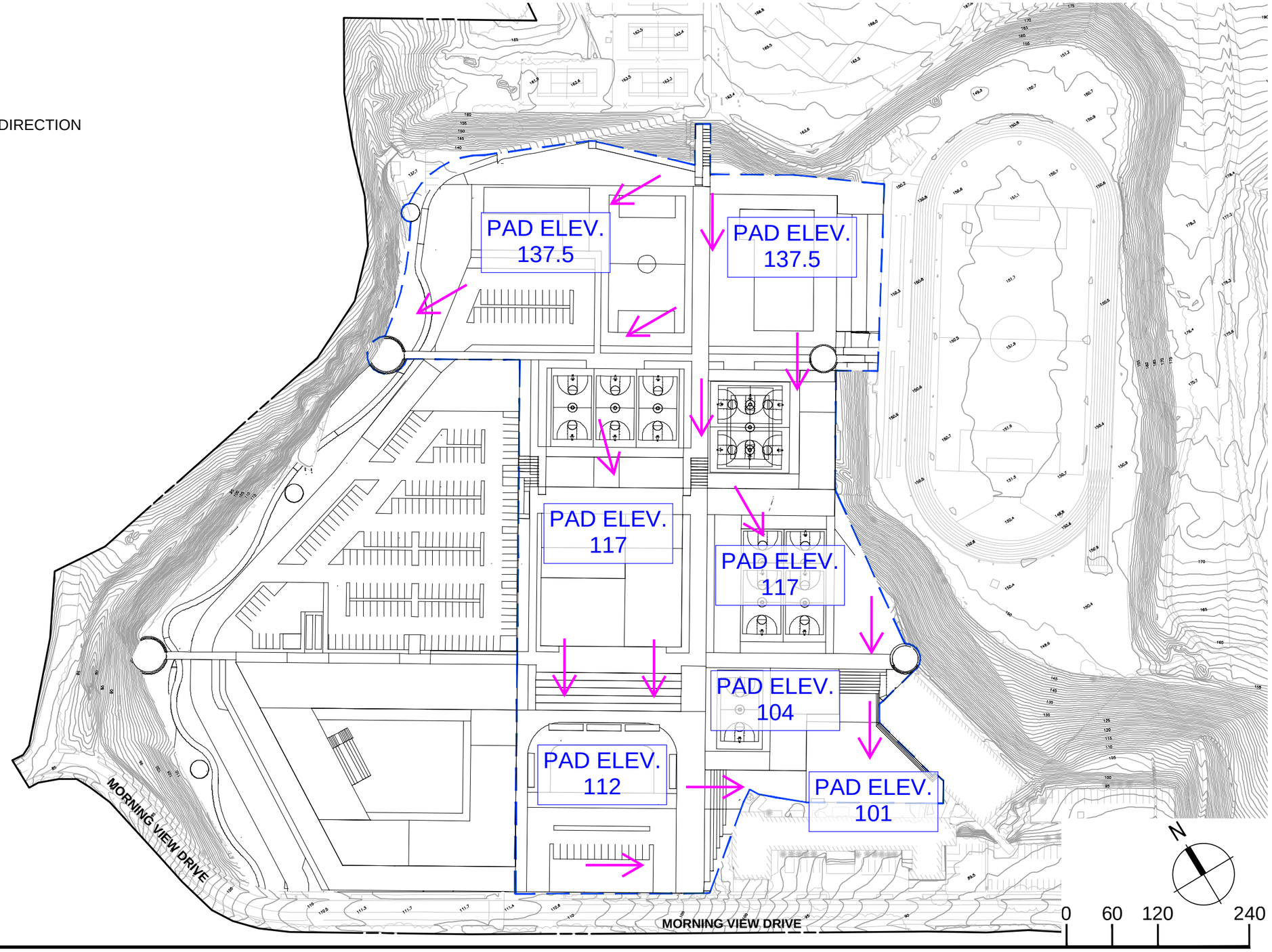

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Figure 9.3-8 Conceptual Storm Drain + Water Quality: Phase 1

LEGEND

LIMIT OF WORK

SD — PROPOSED STORM DRAIN PIPE

X — DRAINAGE MANAGEMENT AREA (DMA)

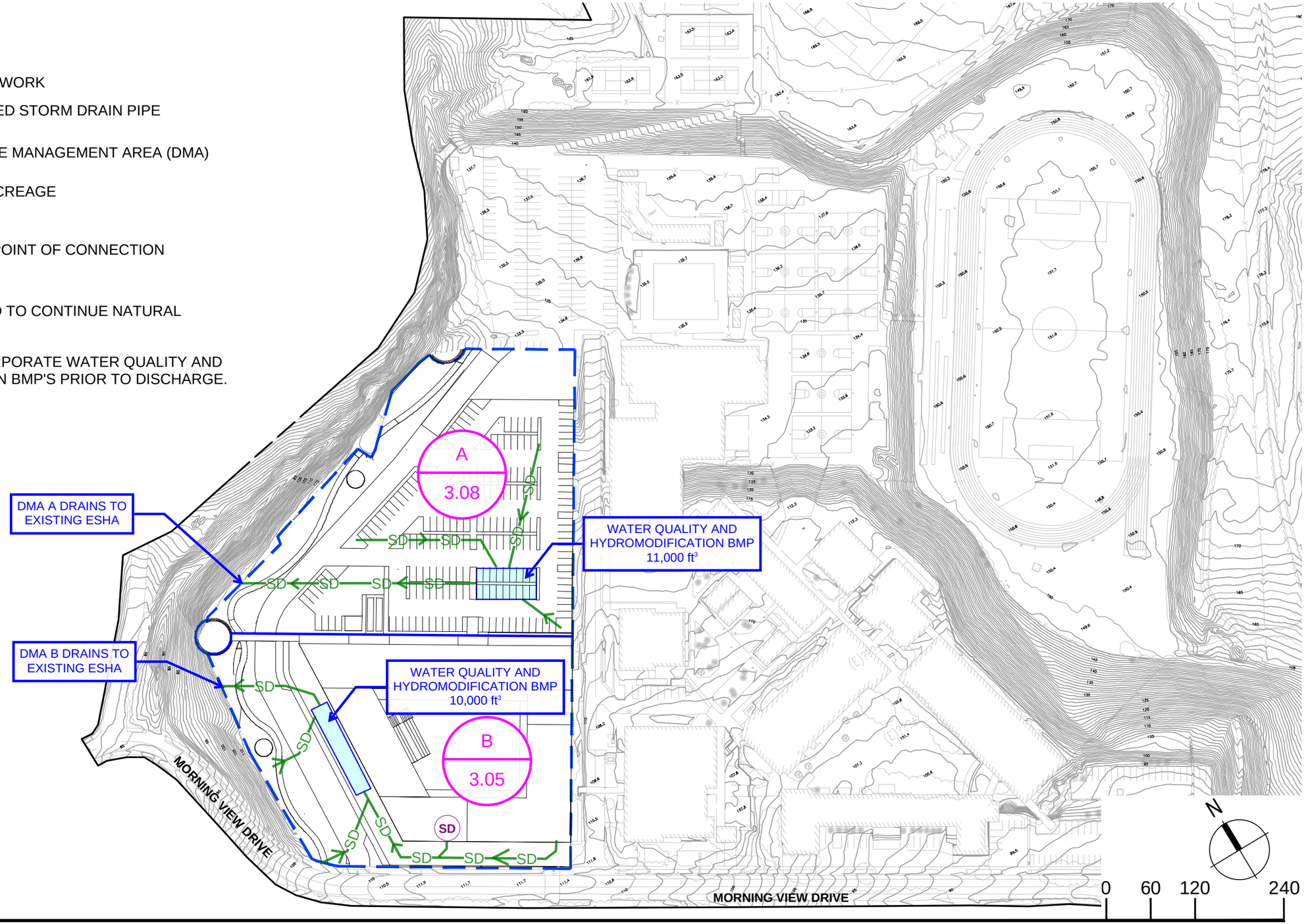
X.XX — TOTAL ACREAGE

XX — UTILITY POINT OF CONNECTION

NOTES

1. PHASE 1 ASSUMED TO CONTINUE NATURAL DRAINAGE PATTERN.

2. PHASE 1 TO INCORPORATE WATER QUALITY AND HYDROMODIFICATION BMP'S PRIOR TO DISCHARGE.



LPA

Figure 9.4-9 Conceptual Storm Drain and Water Quality: Phases 2-4

LEGEND

LIMIT OF WORK

SD — PROPOSED STORM DRAIN PIPE

X — DRAINAGE MANAGEMENT AREA (DMA)

X.XX — TOTAL ACREAGE

XX — UTILITY POINT OF CONNECTION

NOTES

1. PHASES 2-4 ASSUMED TO CONTINUE NATURAL DRAINAGE PATTERN.

2. PHASES 2-4 TO INCORPORATE WATER QUALITY AND HYDROMODIFICATION BMP'S PRIOR TO DISCHARGE.

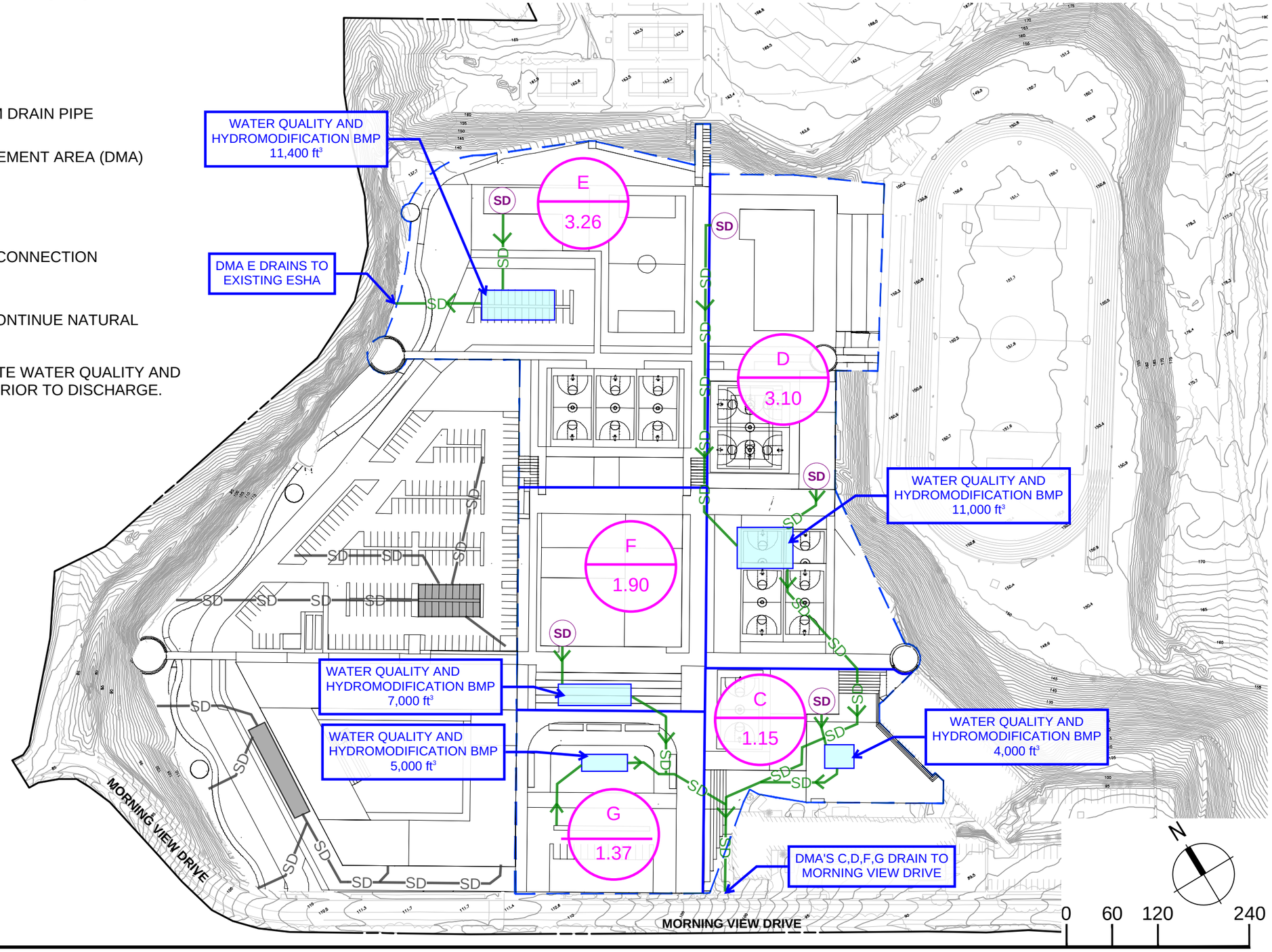


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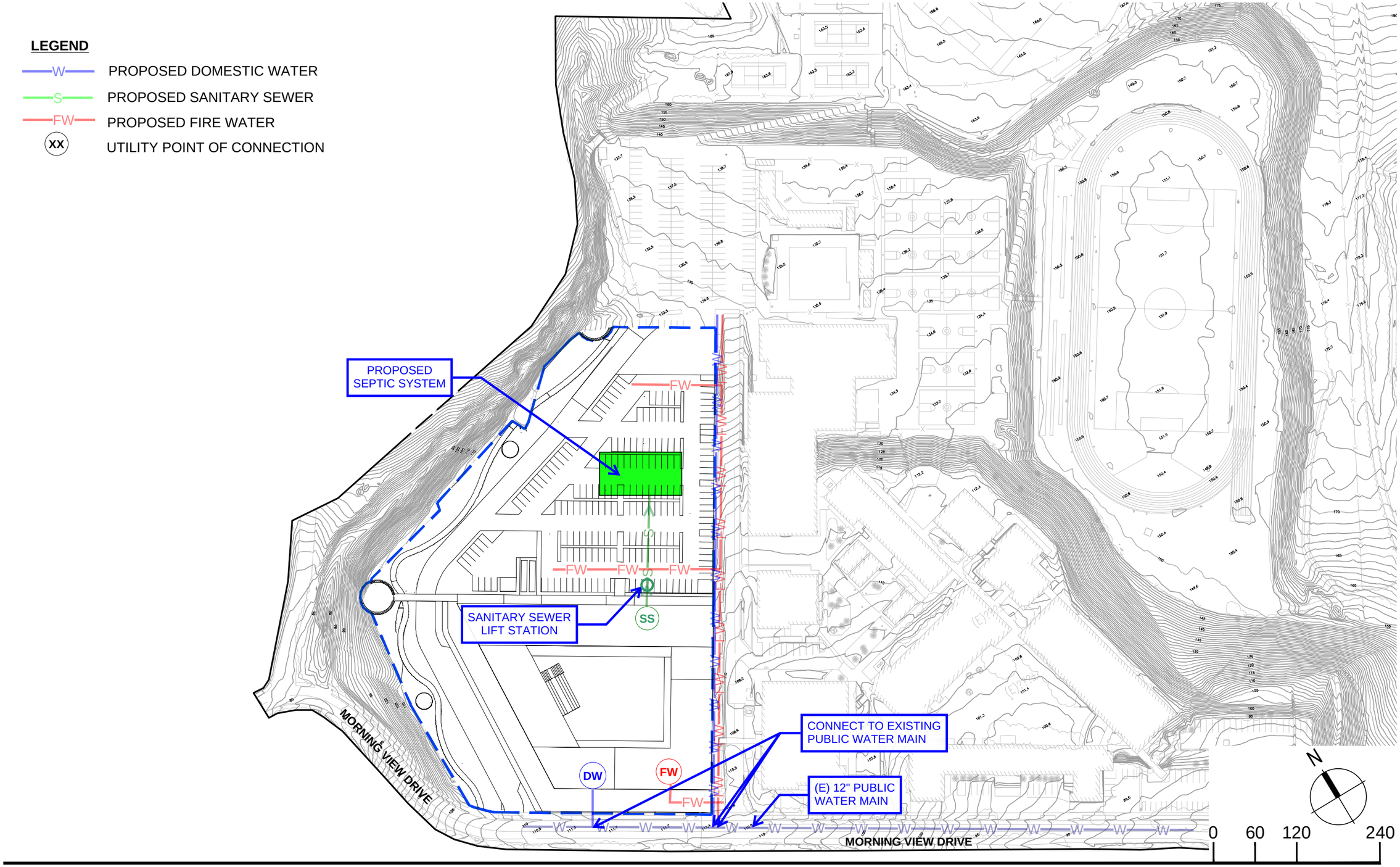
Figure 9.5-10 Conceptual Utility Layout: Phase 1

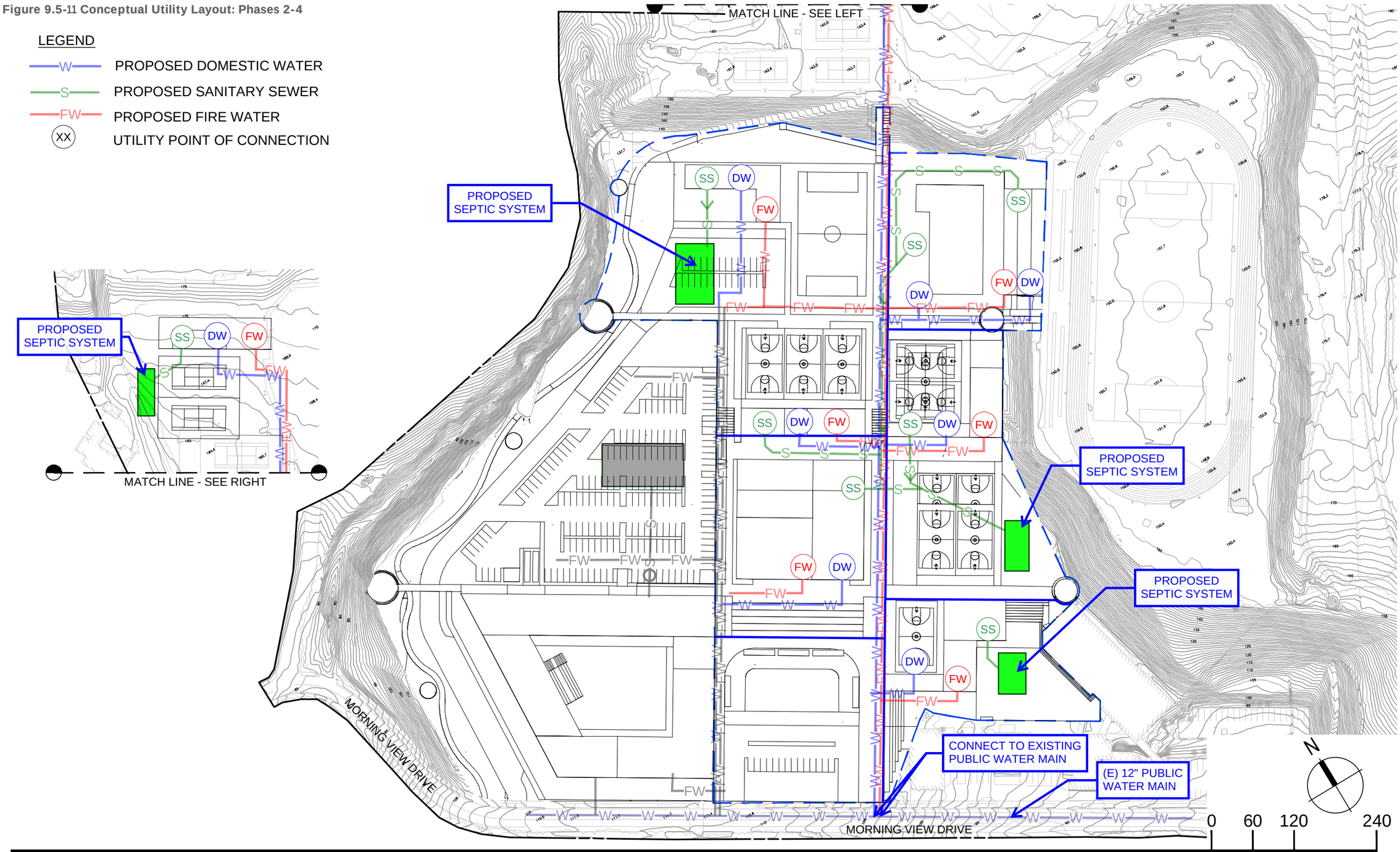


LPA

Figure 9.5-11 Conceptual Utility Layout: Phases 2-4

LEGEND

- W — PROPOSED DOMESTIC WATER
- S — PROPOSED SANITARY SEWER
- FW — PROPOSED FIRE WATER
- XX — UTILITY POINT OF CONNECTION



CONCEPTUAL UTILITY LAYOUT PHASES 2-4 | 1" = 120' | 01