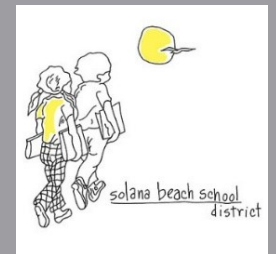


Solana Beach School District

Solana Vista

...a Measure JJ Project

Board Meeting
October 11, 2018



Agenda

- Introduction
- Purpose of the Presentation
- Three Conceptual Site Diagrams
- Outcomes/Recommendations

Background

- Solana Vista Design Process
 - Facilities Master Plan – Original
 - Facilities Master Plan – Revised
 - Design Team Input
 - Board Input
 - Stakeholder Input – staff and community
- Reconstruction verses Modernization
 - Age and Condition of Facility
 - Nine Permanent Classrooms (66% Modular Classrooms)
 - Equity/parity of Educational Program

Conceptual Site Diagrams

- **Three conceptual site diagrams based on parameters received at the July 2018 board meeting**
 - Diagrams that depict building area by program, including identified priorities:
 - Adequate space for Food Service and Student Dining, Media Center, STREAM, Conference and Small Group Instruction Areas
 - Space for Network, Electrical and Mechanical Systems
 - Hard Scape and Play Areas
 - Parking Spaces and Drop-off/Pick-up Reconfiguration
 - Safety and Security – Controlled Ingress/Egress
 - Consideration of Program and Relationship to other Programs or Building Functions
 - Access to Outdoor Learning Spaces from Instructional Areas
 - Ventilation
 - Natural Lighting
 - Storage Space
 - If necessary, Identify area for Additional Classrooms in the Future

Solana Vista Concept Similarities

Similarities For All Three Conceptual Site Diagrams

- 16 standard classrooms
- 8 specialty classrooms
- 350-400 student capacity
- Administration w/ support spaces at front of school
- Media Center centralized in campus
- Academic Court / Garden adjacent to Media / STREAM
- Multi-Purpose / Kitchen located to allow public access/deliveries
- Lunch Area adjacent to Multi-Purpose & Playfields
- Interior circulation – “School Under One Roof”

Solana Vista Concept Similarities

Similarities For All Three Conceptual Site Diagrams

- Kindergarten and Play Yard location tucked into campus
- Building placement approximately within existing building footprint
- New entry driveway at Santa Cecelia to facilitate pedestrian and traffic flow
- Parking lot sized for a capacity of 54 parking spaces (2.25 per teaching station)
- Increased efficiency at drop-off lane with stacking for 25 cars with passing lane
- Maintain existing two baseball fields at same location
- Hardcourt play area at end of classroom core
- Offsite Interim Housing required during construction

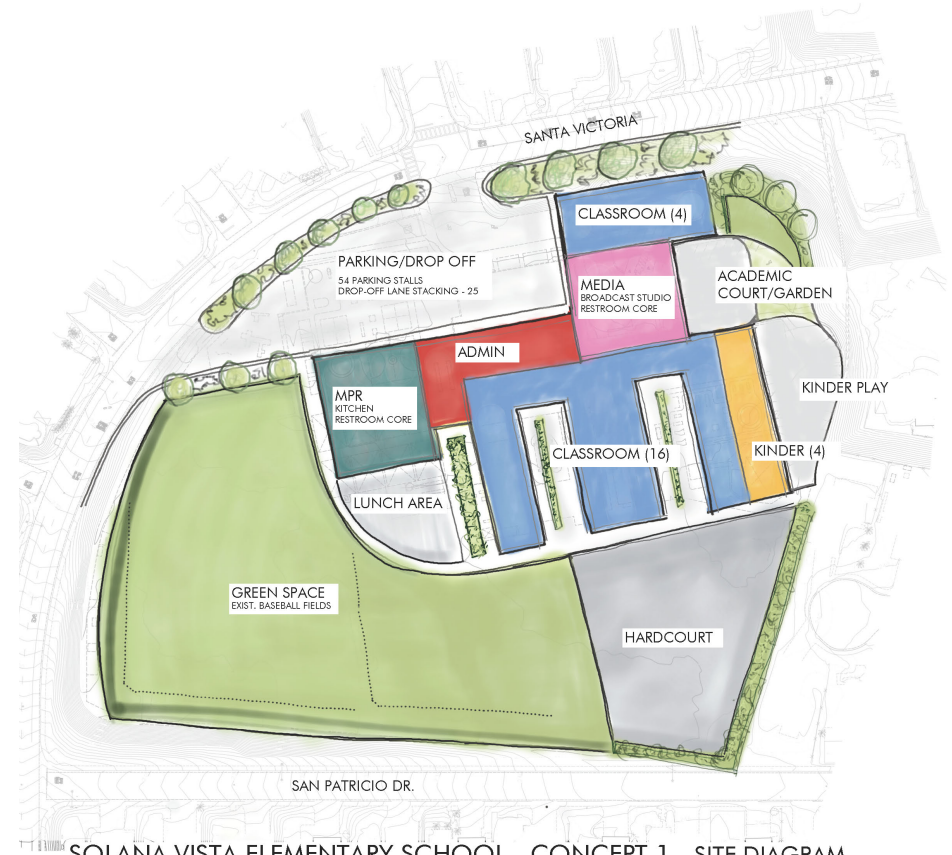
Concept 1 – Site Diagram - Single Story



Concept 1 –Single Story Overlay



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 1
EXISTING CAMPUS OVERLAY



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 1 - SITE DIAGRAM
SINGLE STORY CAMPUS

Concept 2 – Partial 2-Story Campus



10/11/18

SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2 - SITE DIAGRAM
PARTIAL TWO-STORY STORY CAMPUS - 3RD GRADE UPPER LEVEL

Concept 2 – Partial 2 - Story Campus Overlay



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2
EXISTING CAMPUS OVERLAY



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2 - SITE DIAGRAM
PARTIAL TWO-STORY STORY CAMPUS - 3RD GRADE UPPER LEVEL

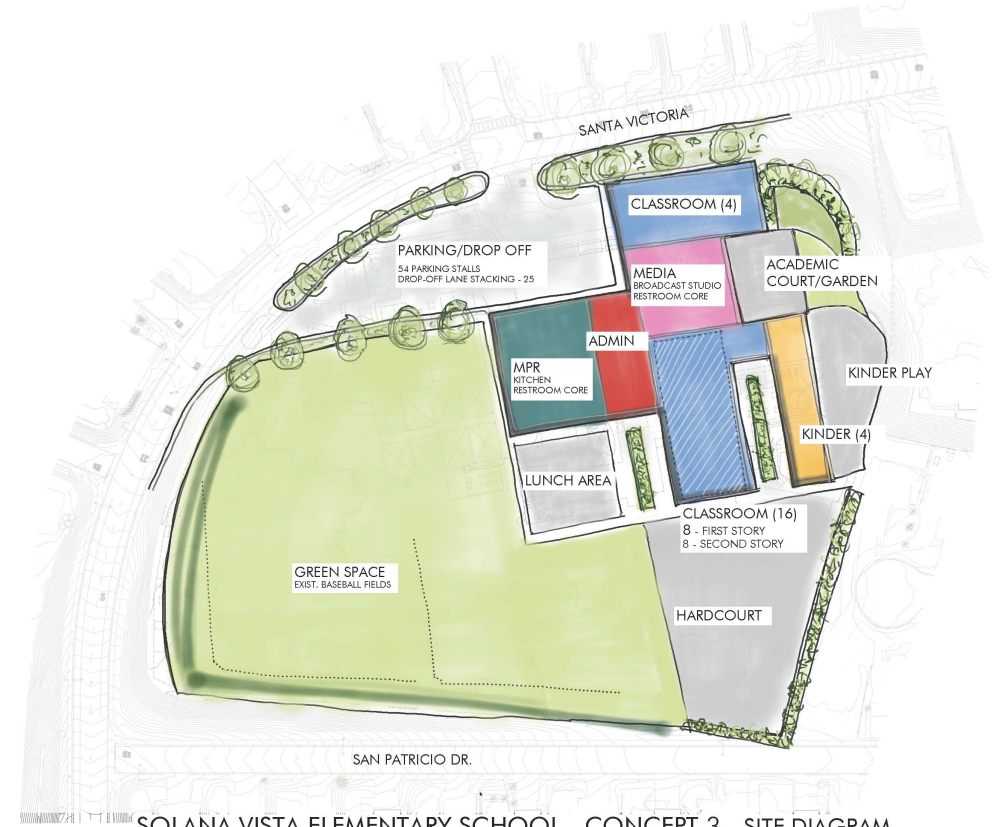
Concept 3 – Two-Story Campus



Concept 3 – Two-Story Campus Overlay



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 3
EXISTING CAMPUS OVERLAY



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 3 - SITE DIAGRAM
TWO STORY CAMPUS

Solana Vista Concept Differences

Differences

| Concept 1 Single Story | Concept 2 Partial Second-Story | Concept 3 Second Story |
|--|---|--|
| All classrooms have direct exterior access | 4 classrooms without direct exterior access | 8 classrooms without direct exterior access |
| No vertical circulation required | Vertical circulation required (stairs / elevator) | Vertical circulation required (stairs / elevator) |
| No restrictions for grade level location in building | Consideration for grade levels above first floor | Most restrictive consideration for grade levels above first flr. |
| Uncomplicated structural system | Increased structural system considerations | Increased structural system considerations |
| | Increase green space approx. 20,000 SF over single story option | Increase green space approx. 40,000 SF over single story option |
| | Approx. 10% less exterior bldg. envelope (roof/walls) | Approx. 20% less exterior bldg. envelope (roof/walls) |
| | Increased utility efficiency at stacked conditions (4 CR's) | Increased utility efficiency at stacked conditions (8 CR's) |

Direction/Recommendation

- Seek direction to develop detailed schematic plan(s) for:
 - Single Story Campus, and/or
 - Partial 2-Story Campus, and/or
 - Two Story Campus

Staff to return to the board for consideration in January 2019

Board Discussion

