

Solana Beach School District

Solana Vista

...a Measure JJ Project



Agenda

- Welcome and Introduction
- First Impressions
- Purpose and Outcomes of this Evening
- Solana Vista Reconstruction Scope of Work
- Solana Vista Reconstruction Update
- Community Input
- Next Steps

First Impressions

Seven P's

P – Passion

P – Professional

PP- Power Possibilities

P – Pride

P - Purpose

P – Partnerships with Parents and Community

Purpose and Outcomes

Purpose: As a leader, I believe in open, honest and transparent communication; tonight is about sharing and engaging around information specific to the reconstruction of Solana Vista School.

Outcomes:

- Provide factual information;
- Facilitate consistent messages by administration, parents, residents, community members, and even students; and
- Receive input from staff, parents, residents and community members to help guide decision-making.

Scope of Work for Reconstruction

- Originally defined in the 2012 Facilities Master Plan (FMP)
- Updated FMP in 2015 which includes:
 - Redesign and reconstruct the campus including learning areas (e.g. classrooms, Media Center, STREAM Lab, performance/multipurpose room, and office spaces), fields, landscaping, parking, and drop off/pick-up, and buildings necessary for non-instructional purposes
 - Child Nutrition Service kitchen and student dining area
 - Make necessary site improvements including grading, infrastructure, roads, and roadway access
 - Security/safety - security systems, access control, surveillance systems, exterior lighting and fencing
 - Shade structures
 - Playgrounds
 - Heating and Air Conditioning
 - Interior Lighting and Lighting control
 - Landscape, drought tolerant materials, irrigation controls and recycled water (where available)

Solana Vista Reconstruction Update

Previously ***Proposed*** Timeline (up to June 2018):

- Begin demolition of ½ of the campus - Summer 2019
- Move K, 1, 2 students into ½ of existing building and 3rd to Skyline during construction
- Construct 2019 – 2020 on ½ of campus
- Move K - 3 into newly constructed building - Fall 2020
- Demolish remaining structure – Summer 2020
- Complete construct 2020-2021

Revised Tentative Timeline

- July 19, 2018 – Board reviews proposed conceptual design, and as a unanimous Board provide staff parameters
- September 2018 – Design Committee receives new parameters and revisits FMP guiding principles and design input received from Design Committee process.
- October 11, 2018 – Board receives information on three conceptual diagram models for future development.
- October 16, 2018 – SV Community Meeting (staff, parents, residents, HOA)
- October 23, 2018 – Design Committee reconvenes

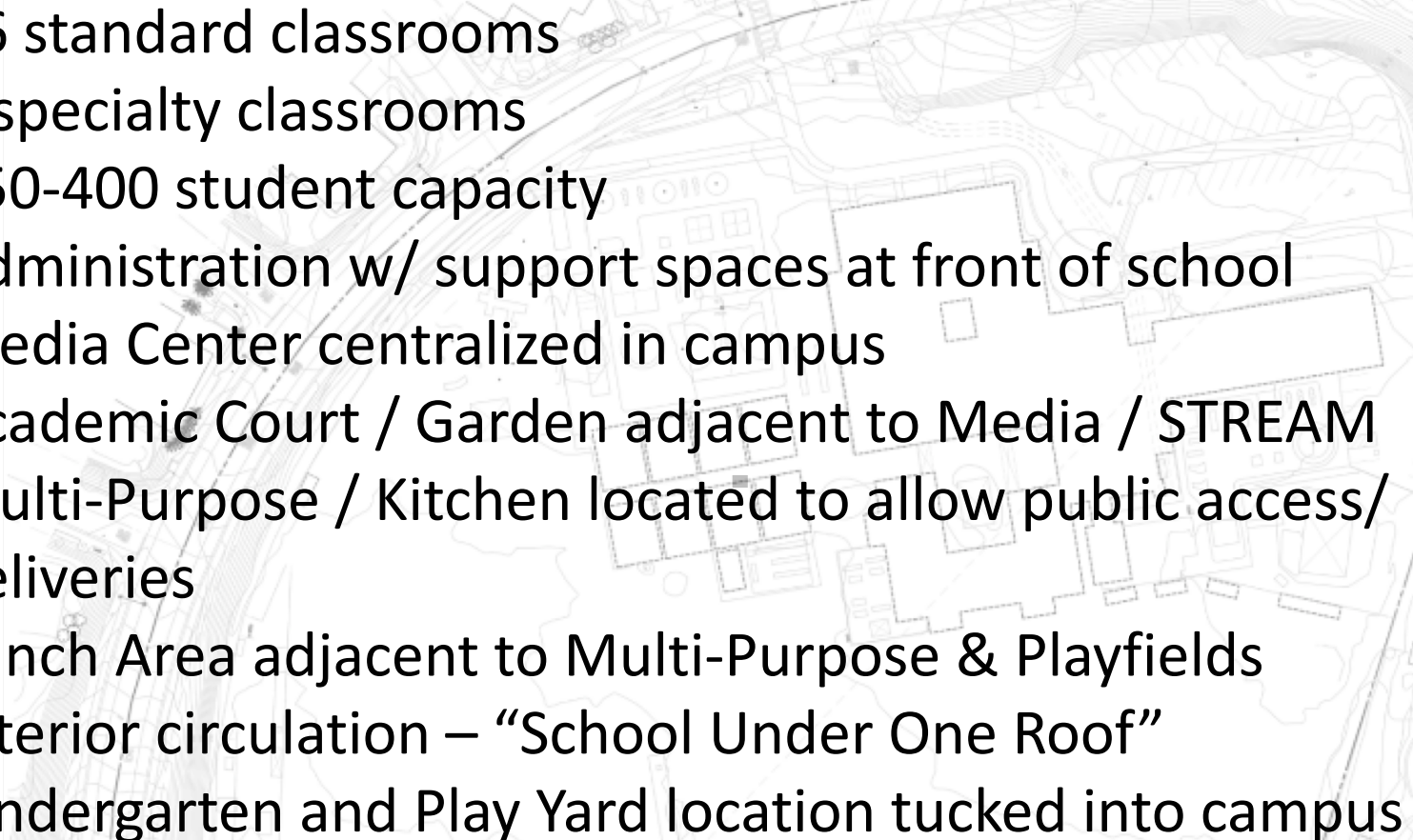
Solana Vista Reconstruction Update

Revised ***Proposed*** Timeline (as of July 2018):

- Complete the conceptual design (diagram and schematic plan) - January 2019
- Utilize the Facility Master Plan (FMP) and Board parameters:
 - **FMP** - Parity of educational programs at other SBSD schools (MPR/Theater, Media Center, Specialty Classrooms)
 - Upgrade the kitchen for a variety of fresher meal options
 - Appropriate areas for a variety of physical activities Facilities that are safe for children, staff, and visitors during school hours, while welcoming families and community members beyond the school day
 - **Board Parameters** – *As much as possible*:
 - Remain within the existing campus footprint
 - Retain as much green space
 - Provide interim housing offsite for all K-3 students
 - Facilitate parking and traffic flow
- Complete community engagement process – December 2018
- Submit the school campus design to the Department of the State Architecture – June/July 2019
- Begin construction - June 2020
 - Relocate staff and students to off-site interim housing

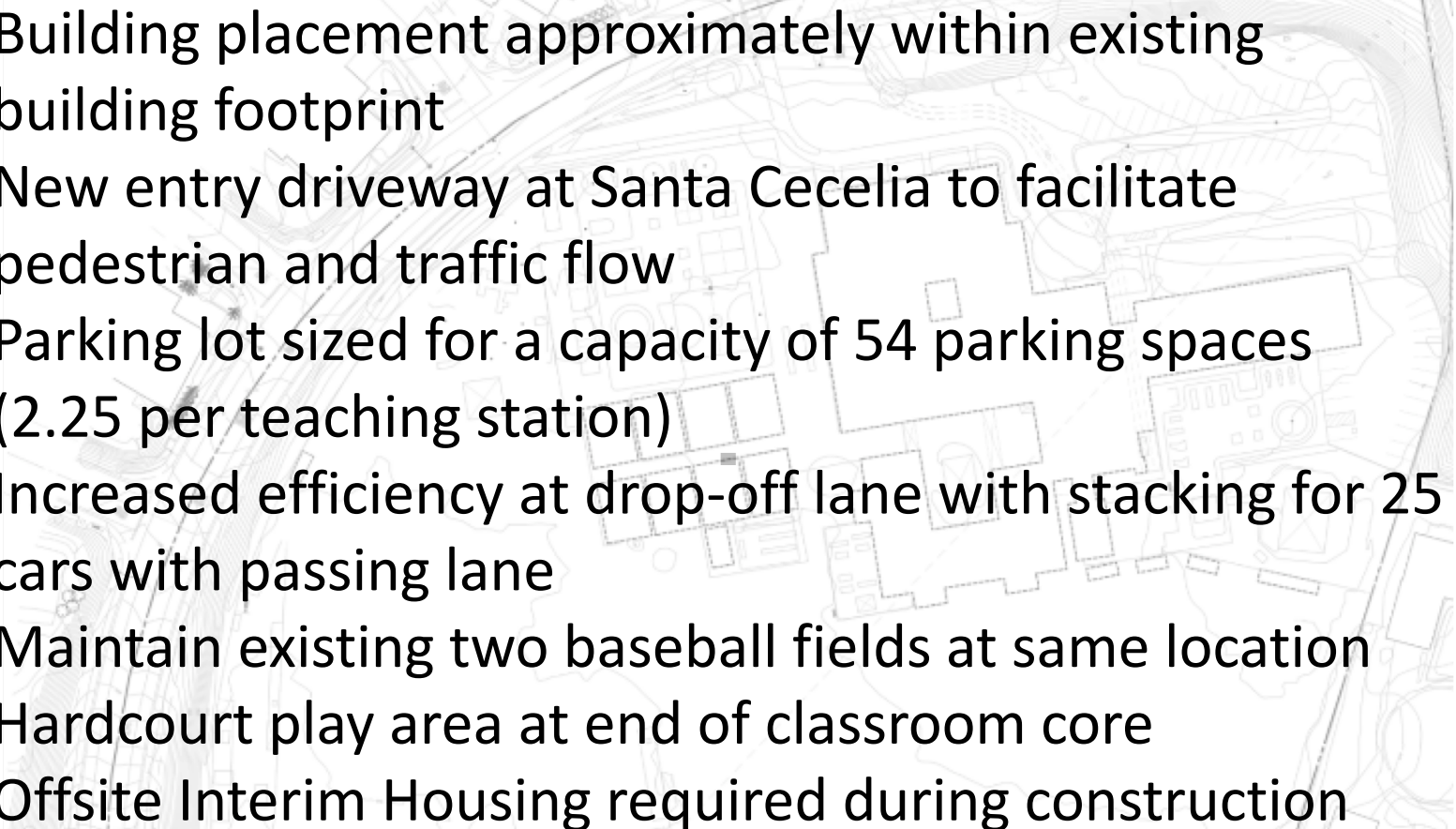
Solana Vista Conceptual Diagrams

Similarities For All Three Conceptual Site Diagrams

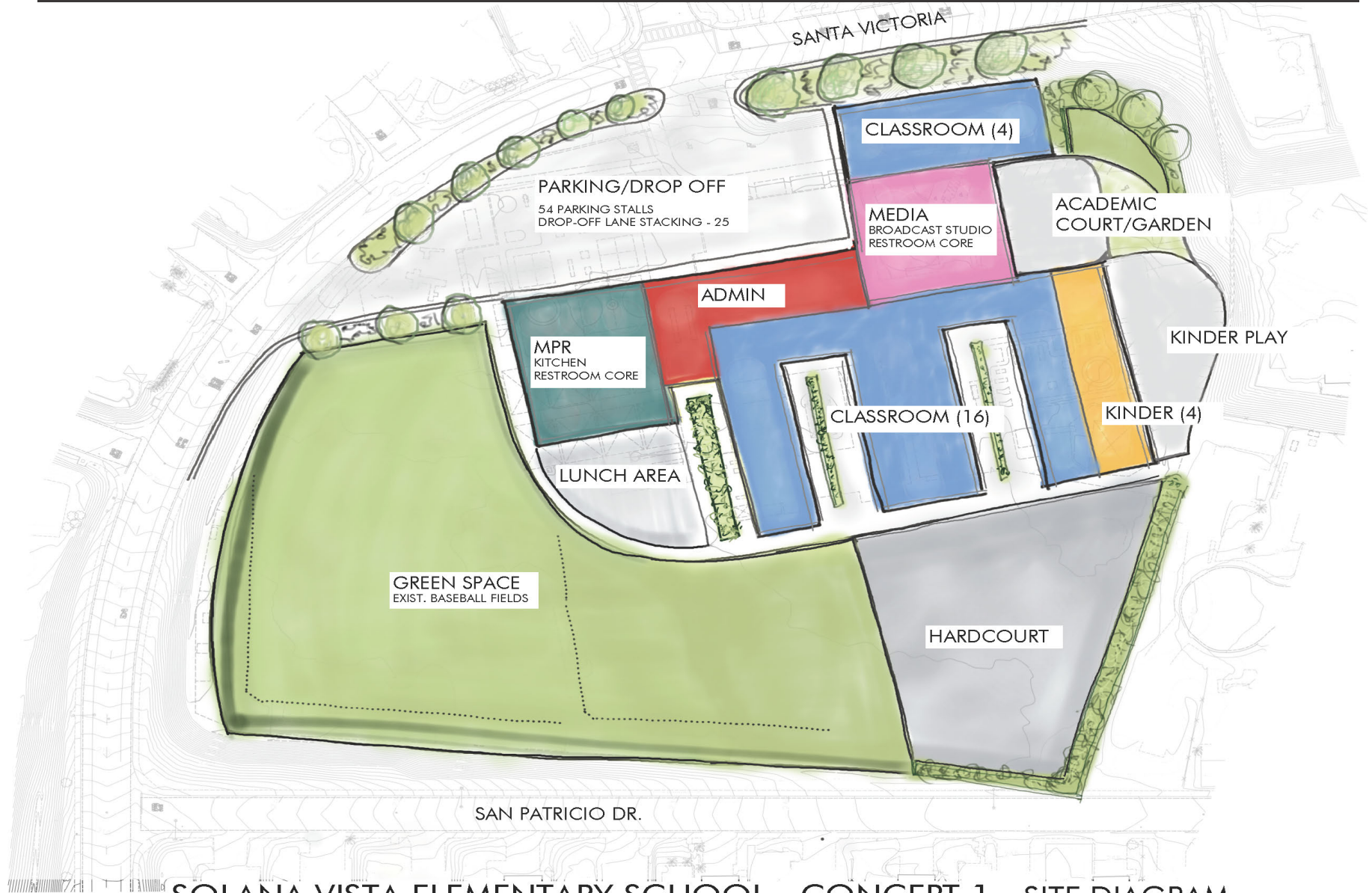
- 16 standard classrooms
 - 8 specialty classrooms
 - 350-400 student capacity
 - Administration w/ support spaces at front of school
 - Media Center centralized in campus
 - Academic Court / Garden adjacent to Media / STREAM
 - Multi-Purpose / Kitchen located to allow public access/ deliveries
 - Lunch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

Similarities For All Three Conceptual Site Diagrams

- 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
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Concept 1 –Single Story Diagram



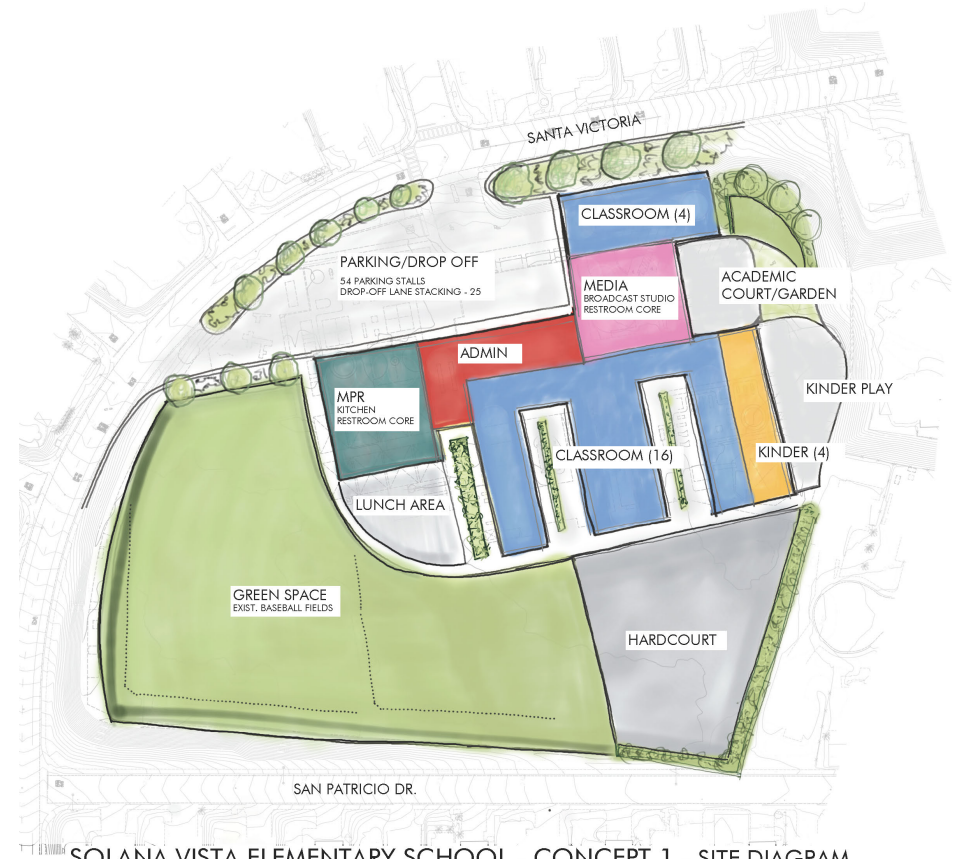
SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 1 - SITE DIAGRAM

SINGLE STORY CAMPUS

Concept 1 –Single Story Overlay

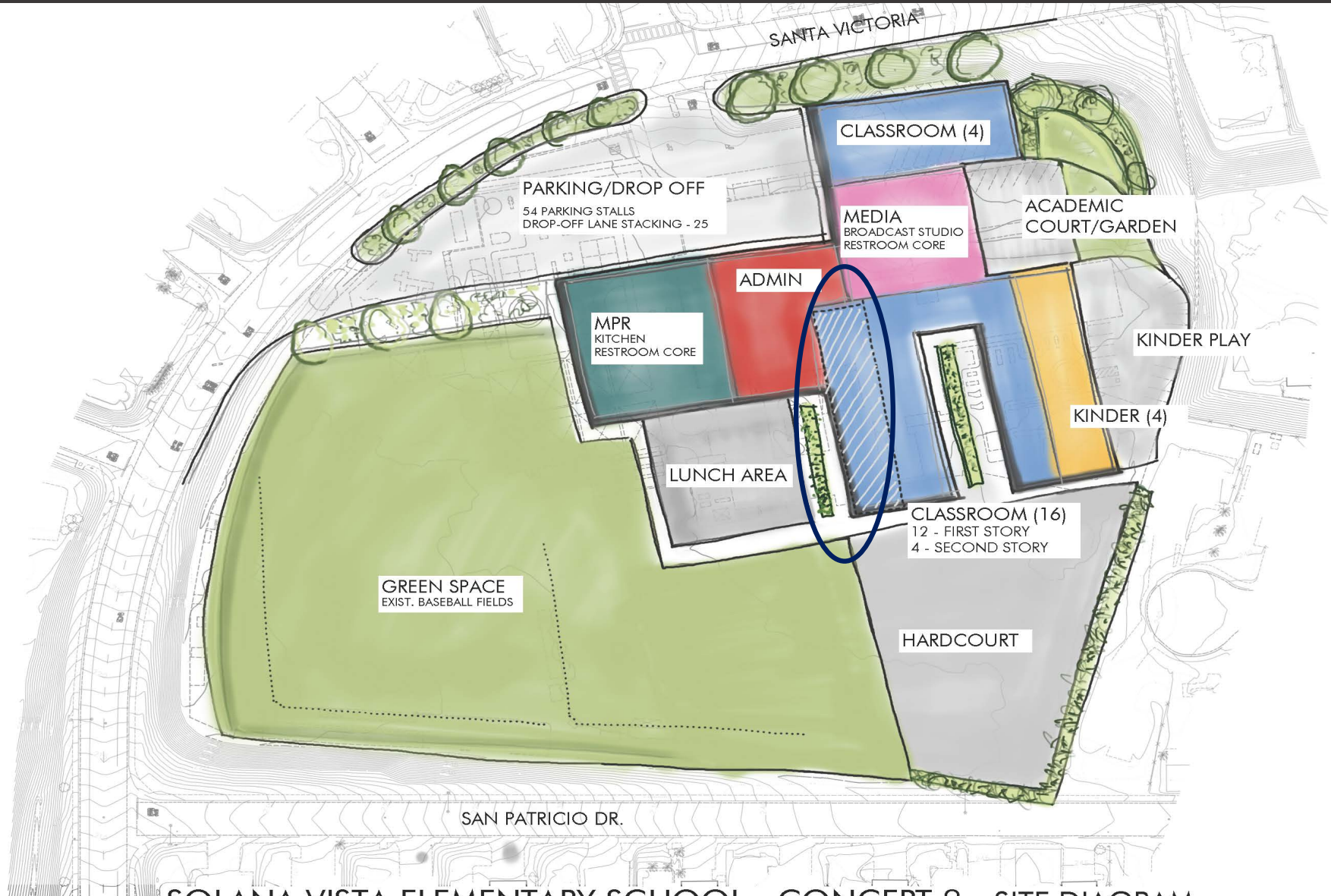


SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 1
EXISTING CAMPUS OVERLAY



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

Concept 2 – Partial 2-Story Campus Diagram



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2 - SITE DIAGRAM

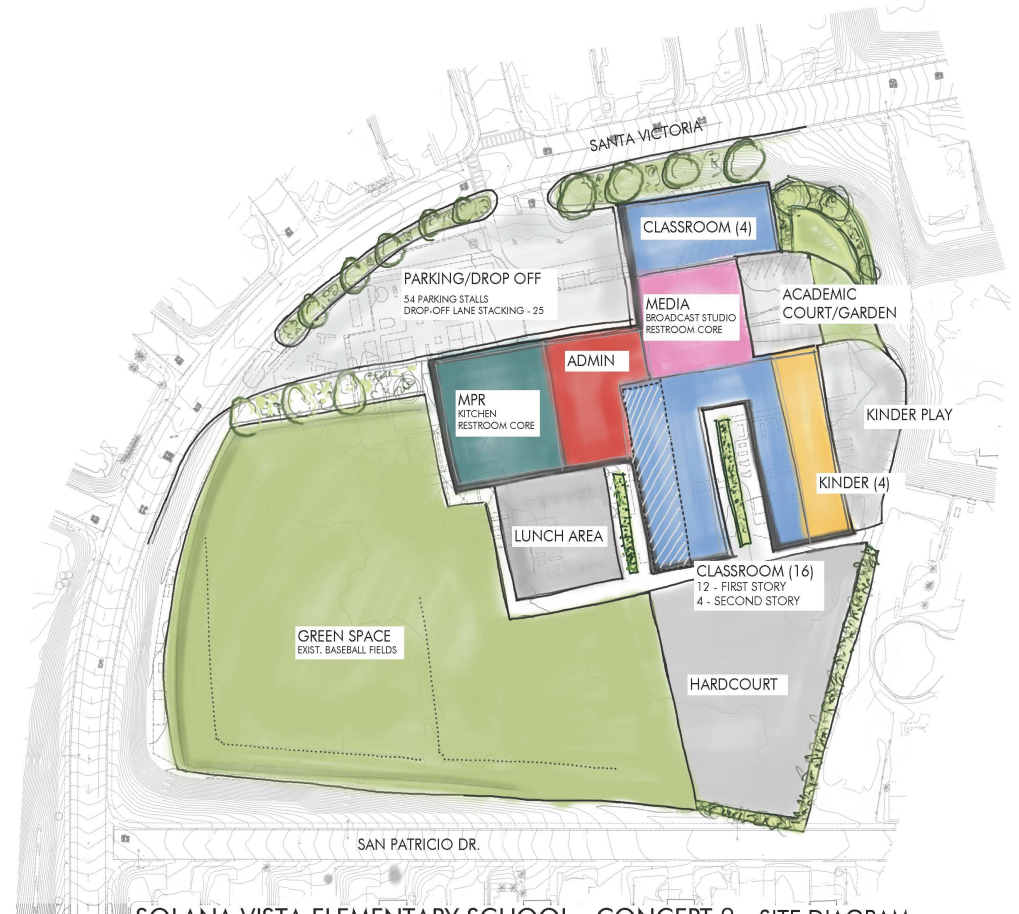
PARTIAL TWO-STORY STORY CAMPUS - 3RD GRADE UPPER LEVEL

Concept 2 – Partial 2 - Story Campus Overlay



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2

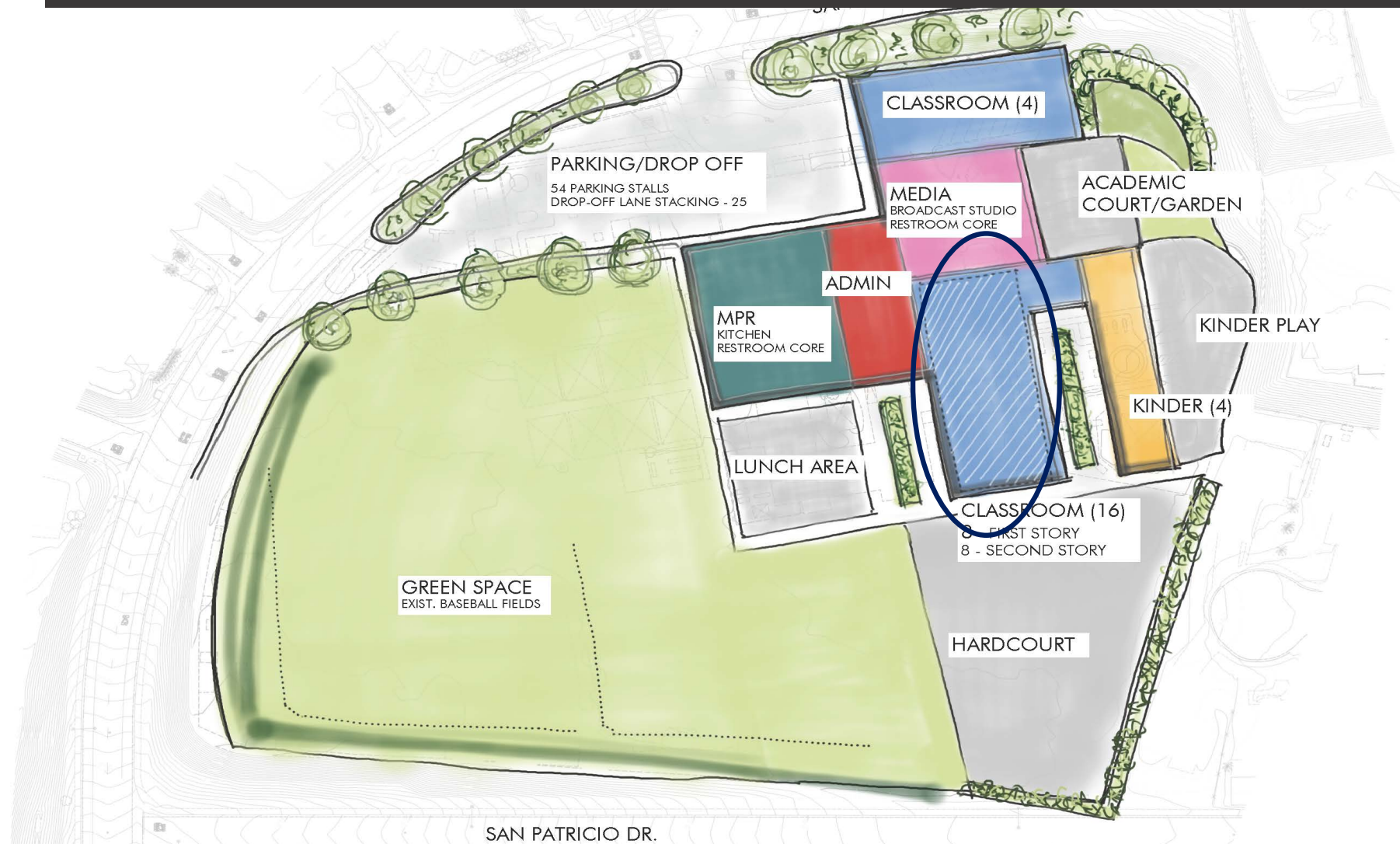
EXISTING CAMPUS OVERLAY



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 2 - SITE DIAGRAM

PARTIAL TWO-STORY STORY CAMPUS - 3RD GRADE UPPER LEVEL

Concept 3 – Two-Story Campus Diagram



SOLANA VISTA ELEMENTARY SCHOOL - CONCEPT 3 - SITE DIAGRAM
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

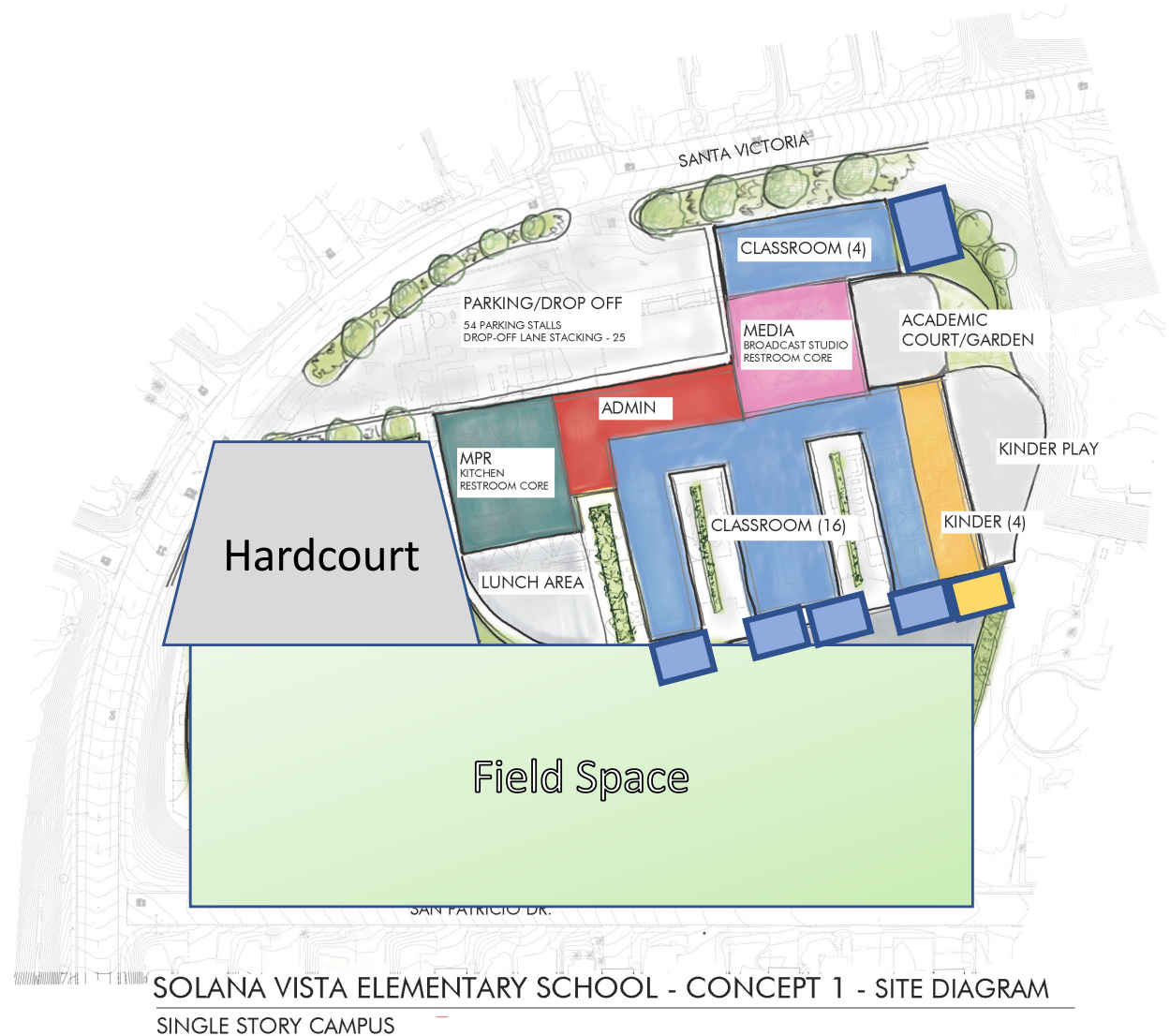
Differences

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)

Board Input and Direction

Further develop the Single Story concept with modifications:

1. Move hardcourt area
2. Reconfigure field space
3. Add classrooms
4. Further explore ingress/egress traffic flow and parking



Additional Board Input and Direction

- Share the challenge of trying to ***design*** it **all** (additional classrooms, educational programming, greenspace, parking, traffic flow, within existing footprint)
- Gather input to see if there is any level of interest/support for any 2-story option (increases field space and parking/traffic flow while maintain educational programming components)

Discussion

