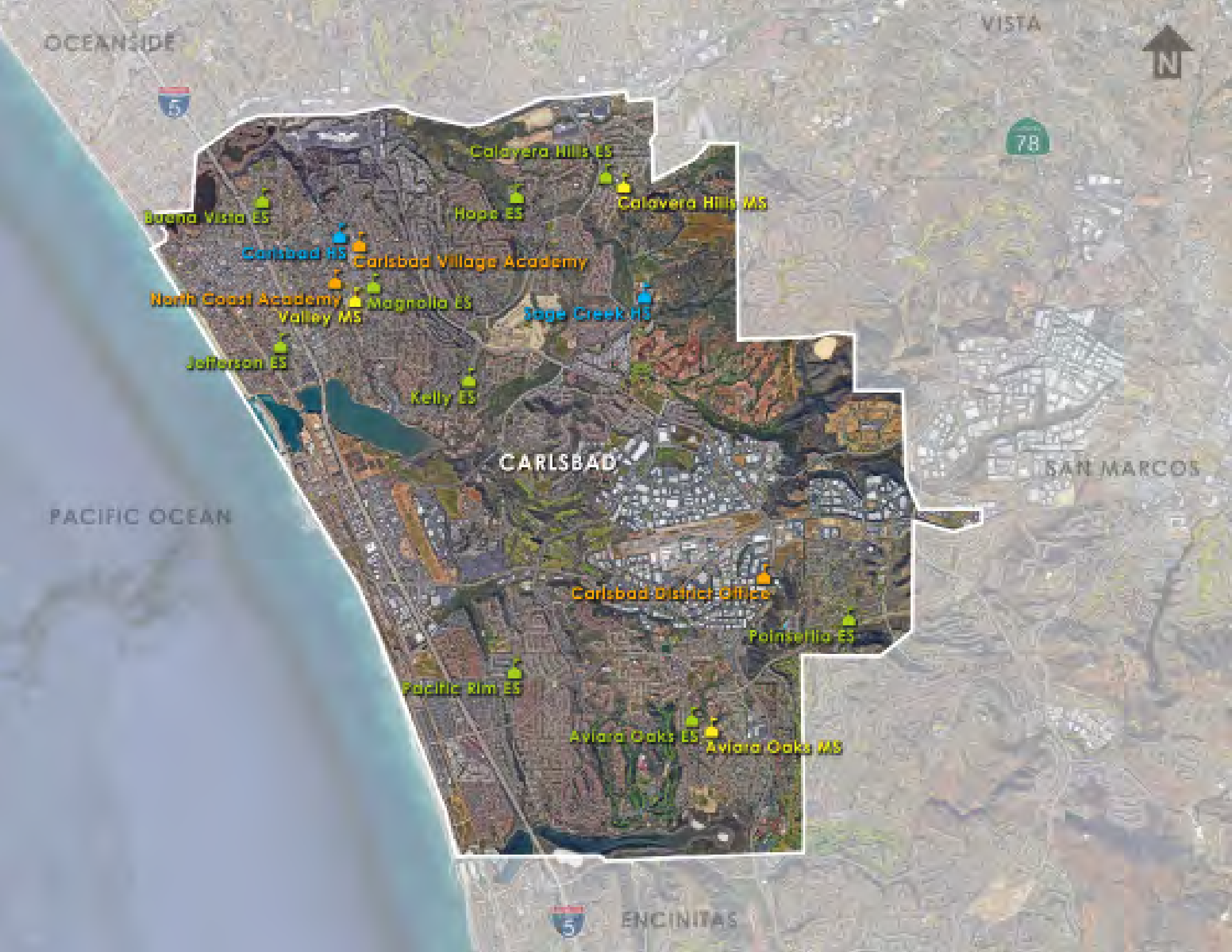




# Long Range Facility Master Plan

Carlsbad Unified School District  
Approved January 17, 2018





School Name	Level	Icon Color
Baena Vista ES	Elementary	Green
Calavera Hills ES	Elementary	Green
Hope ES	Elementary	Green
Calavera Hills MS	Middle	Orange
Carlsbad HS	High	Blue
Carlsbad Village Academy	Middle	Orange
North Coast Academy	Middle	Orange
Valley MS	Middle	Orange
Magnolia ES	Elementary	Green
Sage Creek HS	High	Blue
Jefferson ES	Elementary	Green
Kelly ES	Elementary	Green
Carlsbad District Office	Office	Orange
Poinsettia ES	Elementary	Green
Pacific Rim ES	Elementary	Green
Aviara Oaks ES	Elementary	Green
Aviara Oaks MS	Middle	Orange



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January 10, 2018

Ms. Kelly Fleming  
Director of Facilities and Construction Management  
Carlsbad Unified School District  
6225 El Camino Real  
Carlsbad, CA 92009-1604

Re: 2018 Facility Master Plan, Condition Assessment, and Asset Inventory  
Carlsbad Unified School District  
Project 1720700.62

Dear Ms. Fleming:

On behalf of WLC Architects, Inc., it is my sincere pleasure to present the enclosed Long Range Facility Master Plan (LRFMP), Condition Assessment, and the Asset Inventory draft to you and the Carlsbad Unified School District. This document is the culmination of a tremendous and coordinated effort by a dedicated group of professional consultants, CUSD site and district staff, and the Carlsbad Unified School District community at large. Due to the detailed nature and volume of the Asset Inventory, that portion of the report is cloudbased.

The LRFMP is to provide CUSD with a roadmap that will help guide your facilities decisions for the next 15 to 20 years based on the guiding facilities principles of Energy Efficiency and Sustainability, Natural Light and Air, Flexible Learning Spaces, Libraries as Innovation Centers, STEAM Labs and Makerspaces and Ubiquitous Technology. Each decision and recommendation contained within the document has been measured against these guiding principles.

It is our hope that this document will serve the needs of the Carlsbad Unified School District for many years to come.

Sincerely,



ELIZABETH SABOL  
Architect, AIA  
LEED™ AP

## PROJECT DESCRIPTION

In 2007, the Carlsbad Unified School District prepared a Long Range Facility Master Plan in conjunction with their Proposition P Construction Program. The District is committed to updating their Facility Master Plan every five years in order to evaluate progress and to plan for future needs.

In June 2017, the Governing Board approved the development of a Master Plan Update, Facility Condition Assessment, and Asset Inventory.

## PURPOSE

**Master Plan Update:** To provide Carlsbad Unified School District with a District-wide guide for long term development of each campus. The Facilities Master Plan will provide specific direction for implementation based on instructional program needs, facility condition assessment, and District-established priorities.

The Facilities Master Plan is a roadmap forming guidelines for facilities decisions both on existing schools sites and the District office. It is a dynamic document that is sufficiently flexible to adjust to new space requirements and potential instructional needs while providing parameters for future development of the campuses.

**Facility Condition Assessment:** To provide Carlsbad Unified School District with visual inspection of each site and gather available information from existing documents and information provided by District personnel. The assessment includes the following: site paving, HVAC, roofing, electrical, plumbing, vertical transportation systems, building envelope, structural systems, commercial kitchen, Life Safety/Security, and equipment.

In addition, the District felt it was important to evaluate District-wide keying, and scanning and indexing of existing drawings.

**Asset Inventory:** To gather and provide Carlsbad Unified School District with site specific detailed information for all major building systems that are considered capital repair items such as: site paving, HVAC, roofing, electrical, plumbing, vertical transportation systems, building envelope and structural systems.





## DISTRICT GOALS AND VISIONING

The 2018 Carlsbad Unified School District Long Range Facility Master Plan was prepared with the unique goals and visions that are at the forefront of CUSD's ultimate Vision, Core Values, and Graduate Profile. Every aspect of the LRFMP directly supports learners, educators, and administrators to fulfill the statements below.

### CUSD Mission Statement: Why We Exist

*"We provide every student an extraordinary education in an inspiring environment."*

### CUSD Vision Statement: How We Gauge Success

*"Our graduates are prepared for success. They confidently move to life beyond high school knowing they have acquired the requisite skills and knowledge. They have a passion for learning and personal growth; they can thrive in a high-tech environment; they are compassionate."*

*"Our students are engaged, self-directed learners. They are exposed to different learning environments and pathways. Students aspire to expand their talents and achieve excellence; they are good thinkers, communicators, and problem solvers."*

*"Our staff members demonstrate an uncompromising commitment to student growth. They are leading scholars and experts in their field; they enthusiastically share their experience and knowledge and bring innovative ideas to their craft."*

### CUSD Core Values Statement: PRINCIPLES THAT GUIDE OUR BEHAVIOR

*"Integrity. We're honest; we honor our commitments; we keep our promises. We aspire to the highest standards in all we do."*

*"Excellence. We aim for the highest levels of performance for our students and ourselves."*

*"Respect. We respect the views of others through an open exchange of ideas."*

*"Accountability. We are responsible for our actions and obligations."*



## Graduate Profile: OUR GRADUATES ARE PREPARED FOR SUCCESS

**Effective Communicator & Collaborator:** Graduates convey their thoughts and responses clearly. They interact productively to achieve common goals.

**Lifelong Learner:** Graduates have the passion and vigor for learning that will fuel them through new opportunities and challenges.

**Critical Thinker:** Graduates are inquisitive. They notice; they wonder; they figure things out.

**College & Career Ready Scholar:** Graduates navigate pathways that connect education and employment to a fulfilling, financially secure life.

**Ethical & Responsible Citizen:** Graduates display integrity and civic mindedness. They honor their commitments and aspire to the highest standards.

**Self-Directed Individual:** Graduates accept responsibility for their learning. They recognize their strengths and work to their full potential.



**DEFINITIONS**

Long Range Facilities Master Planning:

In order to utilize this Long Range Facilities Master Plan (LRFMP) it is important to first understand what the document is.

In simplest terms the LRFMP is a glimpse into the future of the Carlsbad Unified School District's facilities in the year 2030 or 2035. It is a fast forwarded vantage point of what the District will look like in 15 to 20 years. The LRFMP provides diagrams, descriptions, and cost estimates to implement the District's long range facilities vision.

**The LRFMP is:**

A roadmap forward forming guidelines for facilities decisions both on existing and future sites including schools, support centers, and undeveloped parcels

A 15- to 20-year vision for CUSD's facilities future

A District-wide facilities perspective taking into consideration instructional, technological, demographic, and facility upkeep goals

In consideration of buildings, grounds, technology, furniture and equipment

A budgeting tool for facility improvement related decisions

Easy to edit, adapt, and change

It is just as critical to understand what the Long Range Facilities Master Plan (LRFMP) is not.

**The LRFMP is not:**

A "wish list" (the document is grounded in realistically attainable planning)

A "design solution" (the design of specific remedies and advancement will come later)

An "implementation plan" (the document does not prioritize projects or lay out a set of steps to achieve them all)

A "funding document" (the document speaks to budgets/costs rather than funding sources)

## CORE PLANNING TEAM

Following approval of the Governing Board, a kick-off meeting was held at the District office on June 15, 2017 to plan and coordinate the information gathering, site visits, and stakeholder meetings.

The Core Planning Team met every two weeks starting June 15, 2017 through September 30, 2017. WLC reported the progress and the District provided feedback and guidance for the development of the LRFMP. Starting in October, the group met on a weekly basis.

While attendance varied slightly depending on the topic, the Core Planning Team was in constant communication throughout the entire process. In addition, the group attended all of the stakeholder meetings to communicate the progress of the scope of work and learn first hand about the needs of each campus and site priorities.

The Core planning team included:

- Dr. Benjamin Churchill, Superintendent
- Chris Wright, Superintendent of Business Services
- Kelly Fleming, Director of Facilities and Construction Management
- Elizabeth Sabol, WLC Architects, Inc.

In addition to our regular meetings, the group also met to discuss the following topics:

### Asset Inventory web-based application

Together with the District, WLC Architects, Inc., and consulting engineers met on June 29, 2017 to review the assessment inventory template, a web-based application, for the Asset Inventory portion of the scope of work and customized the information gathering tool to best suit the needs of the District.

### Digitizing and Archiving Documents in the Plan Room

Accompanied by WLC Architects, ARC, a reprographics company, visited the District plan room to count the approximate number of architectural drawings in the plan room. The group had a follow-up meeting on July 26, 2017 to discuss archiving, naming convention options, and web based options. Based on an estimated 18,200 drawing sheets, proposals were presented to the District for consideration.

### Security

Schools have traditionally been open to the public. Volunteers, parents, and the general public have been welcome on campus wherever and whenever they have the time to help. That openness is now cause for concern. Schools are now looking to ensure that once the school day begins there is just one, securable 'single point of entry.'

With security and recent events within the District in mind, the Core Planning Team met with Allegion, Hardware Specialist, to review options for District-wide goals regarding access and security to school sites. Currently, the District has a key system with two grand master and three site master keys in circulation. The District would like to consider a card reader system to provide access to those who need it and to keep students, staff, and facilities secure.

### Outdoor Learning Spaces

The District and WLC Architects, Inc., met with Schneider Electric on September 13, 2017 to learn about SOLE - Student Outdoor Learning Environment, an outdoor learning space prototype. The structure included a customizable shade shelter component with 1 or 2 KW rooftop solar panels, battery storage, rainwater harvesting, LED lighting, ceiling fans and collaborative outdoor classroom furniture that can be funded through Proposition 39.



**PROCESS**

Following the Facility Master Plan Kick-off meeting, WLC Architects conducted a series of workshops with the District's Maintenance, Grounds, and Custodial department during the second week of July. Using an interactive process, each department focused on reporting issues to WLC. Notes were taken directly on aerial images of each school and each department pointed out exactly where the issue was located on campus.

**PURPOSE**

The purpose of these sessions was to glean information from the District in order that WLC Architects and consulting engineers could make more educated site visits during the Facility Condition Assessment and Asset Index.

**PARTICIPANTS**MAINTENANCE MEETING ATTENDEES:

MEETING DATE: July 6, 2017

Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Erick Kroenke, Director Maintenance & Operations  
 Michelle Johnson, Director of Nutrition Services & Purchasing  
 David Sharpski, Coordinator/ Facilities, Maintenance & Grounds Services  
 Daniel Garcia, Maintenance  
 Homero Santander, Maintenance  
 Jon Cruz, Maintenance  
 Duchess Salvosa, Administrative Assistant  
 Joseph Hartman, Director of Assessment and Technology  
 Robert Cronk, Principal, Design West Engineering  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, Associate, WLC Architects, Inc.

GROUND MEETING ATTENDEES:

MEETING DATES: July 7, 2017

Chris Wright, Superintendent of Business Services,  
 Kelly Fleming, Director of Facilities and Construction Management  
 David Sharpski, Supervisor, Maintenance & Grounds Services  
 Edgar Gomez, Lead, Grounds  
 Chris Osuna, Lead, Grounds  
 JK Saunders, Grounds  
 Kevin Agner, Grounds  
 Jeffrey DiSabatino, Irrigation Tech, Grounds  
 Elizabeth Sabol, Architect, AIA, LEED AP BD + C, Associate, WLC Architects, Inc.

CUSTODIAL MEETING ATTENDEES:

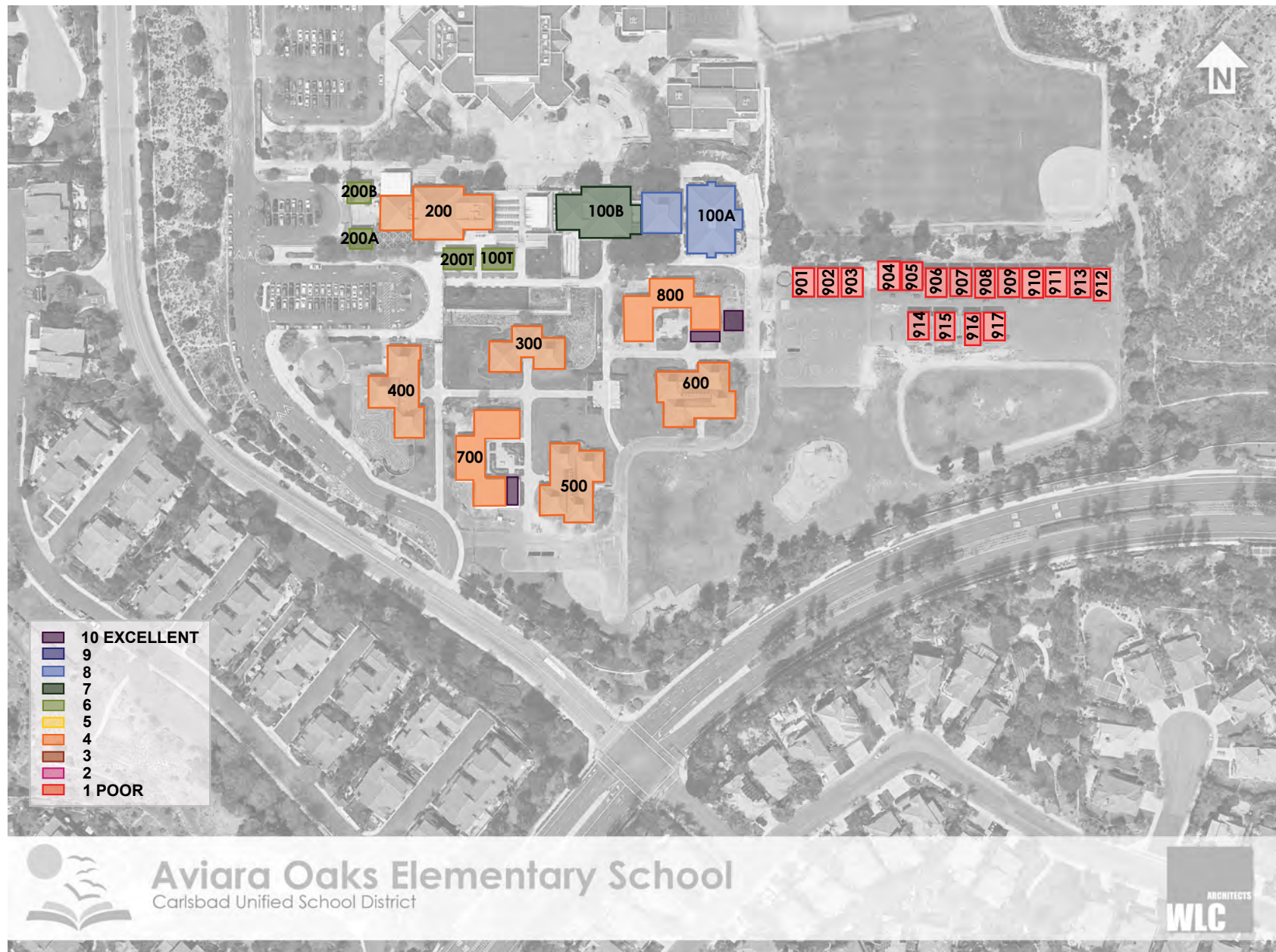
MEETING DATES: July 7, 2017

Kelly Fleming, Director of Facilities and Construction Management  
 Richard Graham, Supervisor, Custodial Services  
 Fern L Hartzler, Lead Custodian I, Magnolia Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD + C, Associate, WLC Architects, Inc.

**CONDITION ASSESSMENT CRITERIA**

WLC developed a grading scale in order to evaluate the existing facilities. A benchmark was established based on a brand new facility or a newly modernized one and given the "10 - Excellent" grade. Grades 6-7 are fair and will need improvements in the near future. Grades 4 and 5 are poor and need attention soon. Grades 2 and 3 are poor and need immediate attention. Grade "1- Poor" requires replacement. Evaluations were made for all classrooms, portables, and support spaces on campus. See sample on the following page.





Condition Assessment - Sample

## PROCESS

On July 24, 2017, WLC Architects met with a representative from Tremco Roofing and Building Maintenance to establish a schedule to review all roofs for the Carlsbad Unified School District.

Following the initial meeting, site access was coordinated with the District. Tremco visited every campus and observed each building roof, including portables, from July 24, 2017 to August 15, 2017.

The roof composition of each building was identified. In many cases, a school campus had more than one type of roof. These include:

- Modified Bitumen (3-Plies)
- Standing Seam Metal
- Armor Lite Metal
- Built-up roof with gravel (4-ply)
- Tile roof
- Shingle roofs

## PURPOSE

The purpose of this assessment was to identify the current condition of each roof and assess whether the roof needs replacement, repair, or maintenance. The District's goal is to establish a proactive preventive maintenance plan based on this information.

A secondary Facilities goal is to increase visual inspection by reviewing each roof two times per year: once by the District's Maintenance Department and the other by a Tremco Representative.

## PARTICIPANTS

Matthew R. Espindoa, Tremco  
David Sharpski, Coordinator/ Facilities, Maintenance & Grounds Services (Coordination of site access)  
Elizabeth Sabol, WLC Architects, Inc.

## ROOF CONDITION ASSESSMENT CRITERIA

WLC worked with Tremco to develop a similar grading scale in order to evaluate the existing roofs.

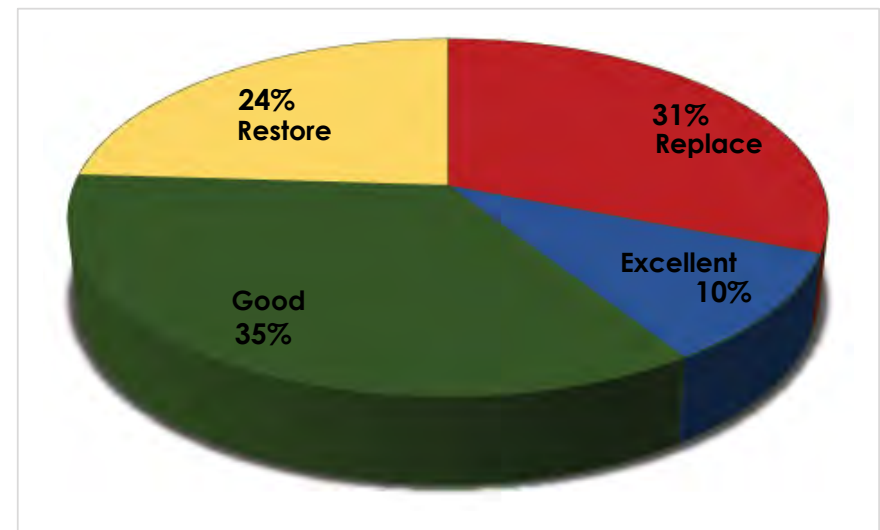
10 - Blue - Excellent

7 - Green - Good

5 - Yellow - Restore

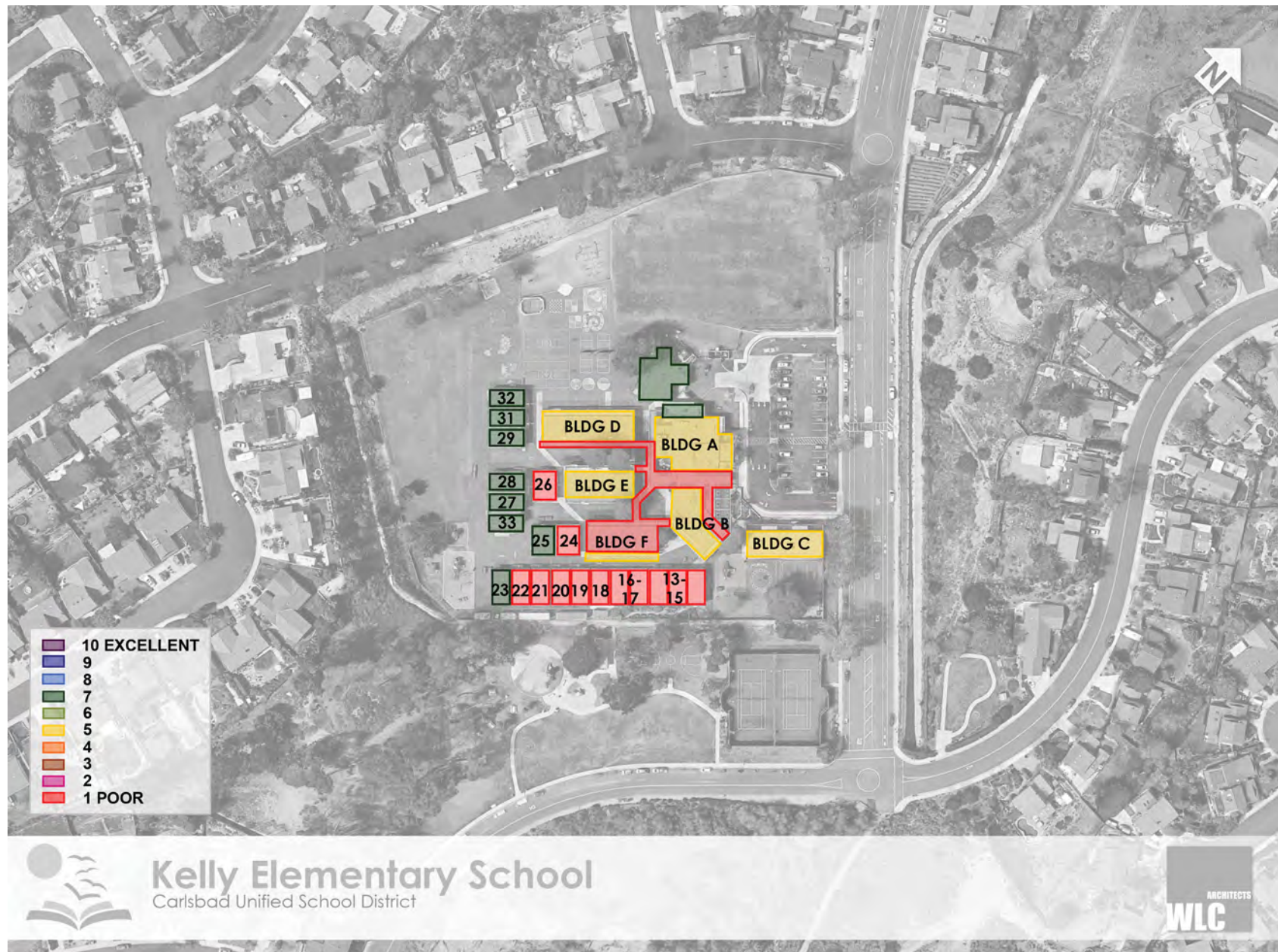
1 - Red - Poor - Replace

District-wide, 45% of the roofs are in Excellent or Good condition. These roofs only require annual maintenance.  
31% of the roofs need to be replaced  
24% of the roofs need to be restored.



Condition Assessment - Roofing Summary





Condition Assessment - Roofing Sample

## PROCESS

On July 6, 2017, WLC Architects and Webb Design, Food Service consultant, met with the District to discuss food service facilities and long-term goals for inclusion into the LRFMP. A second meeting was held at the office of WLC Architects to assist the District with ideas and development of a future menu that would support future goals.

Webb Design visited each campus kitchen for assessment and asset inventory from July 25, 2017 to July 27, 2017.

## PURPOSE

The purpose of the meeting was to discuss existing food service facilities and long-term goals for inclusion into the LRFMP.

Current conditions of each Kitchen were reviewed with an emphasis on future District-wide goals:

District-wide goals:

- Each school should have capacity for speed scratch cooking and not depend on the high schools; they are operating like central kitchens.
- Food Service would like the ability to merchandise food at all sites. Currently, this option is only available at the high schools.
- Nutrition Services would like to move away from walk-up windows. The windows limit serving speed and visual presentation of food.
- Middle schools should have the ability to provide a salad bar.
- Nutrition Services would like a standardized pay system.
- Schools participate in the Tap 'N Stack recycling program. The District would like to continue and expand this program.

## PARTICIPANTS

July 6, 2017 Meeting

Dr. Ben Churchill, Superintendent\*

Chris Wright, Superintendent of Business Services\*

Kelly Fleming, Director of Facilities and Construction Management

Susan Renaud, Nutrition Services Operations Supervisor (Retired)



Michelle Johnson, Director of Nutrition Services and Purchasing\*

Gina M. Brinegar, Webb Foodservice Design Consultants, Inc.

Jeremy Carver, Webb Foodservice Design Consultants, Inc.

Elizabeth Sabol, WLC Architects, Inc.

\* Attended second meeting only.

<b>Carlsbad Unified School District</b> <b>Nutrition Services</b> <b>Middle School Breakfast Menu</b>				
				
Daily Items Available				
Pan Dulce Buttermilk Bars Cinnamon Buns Blueberry Muffin Assorted Cereals	Pan Dulce Buttermilk Bars Cinnamon Buns Blueberry Muffin Assorted Cereals	Pan Dulce Buttermilk Bars Cinnamon Buns Blueberry Muffin Assorted Cereals	Pan Dulce Buttermilk Bars Cinnamon Buns Blueberry Muffin Assorted Cereals	Pan Dulce Buttermilk Bars Cinnamon Buns Blueberry Muffin Assorted Cereals
Special Daily Items				
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
Breakfast Pizza	Yogurt Parfaits	Bagel Fat Cat Bread	Breakfast Burrito	Fat Cat Bread
				



**NOVEMBER 2016 • K-8**  
Sacramento City Unified School District

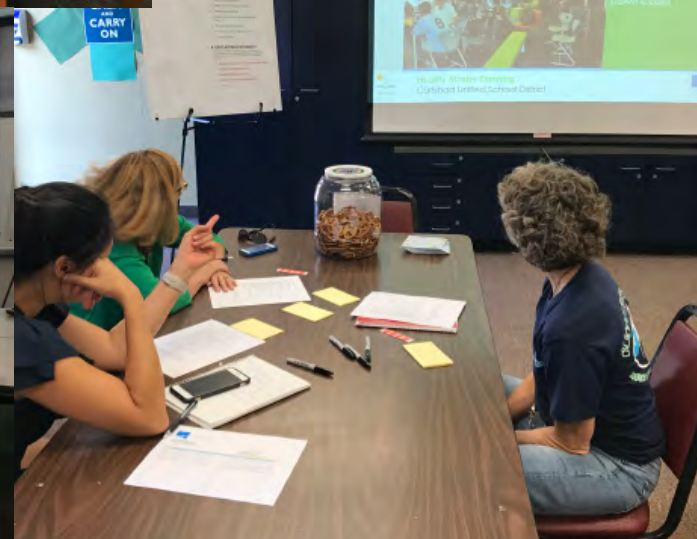
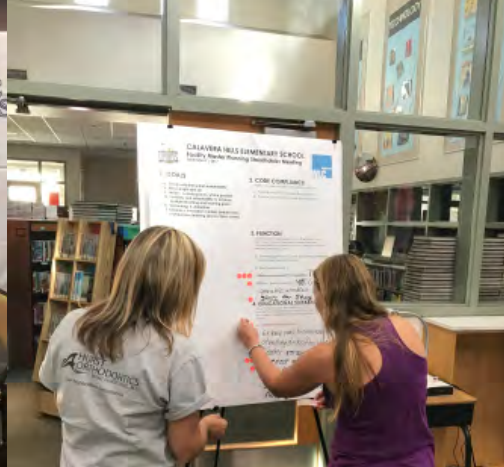
MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
<b>31</b> Belgian Waffle Stix Mac & Cheese Chicken Tenders with Steamed Broccoli & Corn Bread	<b>1</b> Homemade Berry Muffin Square Cheese Pizza Crispy Taco with Refried Beans & Tostito Scoops	<b>2</b> Crispito Kona Coast Chicken Teriyaki Carnival Corn Dog with Hawaiian Brown Rice	<b>3</b> Blueberry Muffin & Blended Smoothie Mesquite Chicken Drumstick Pasta & Meatballs with Garlic Cheese Toast	<b>4</b> Pancake Sausage Wrap Pollock Fish Sticks Cheeseburger with Criss Cut Waffle Fries
<b>7</b> Cinnamon Texas Toast Cheeseburger Sliders Chicken Tenders with Tater Tots	<b>8</b> Strawberry Yogurt & Granola Chicken Taquitos Crispy Taco with Guacamole	<b>9</b> Crispito Breaded Chicken Fiesta Lasagna with Tostito Scoops	<b>10</b> Sunrise Sausage Sandwich Bean & Cheese Burrito All Natural Beef Hot Dog with Beef & Bean Chili	<b>11</b> Holiday
<b>14</b> Breakfast Quesadilla French Bread Pizza Chicken Tenders with Steamed Green Beans & Harvest Sun Chips	<b>15</b> Garlic Cheese Toast Del Real Chicken Tamale Crispy Taco with Refried Beans & Tostitos Scoops	<b>16</b> Crispito Mandarin Orange Chicken Pork Egg Roll with Chow Mein	<b>17</b> Cereal Bar & Yogurt TURKEY FEAST Turkey, Gravy & Mashed Potatoes with Butternut Squash, Dinner Roll and Harvest Cookie	<b>18</b> Mini Cinni Rolls Fish Sandwich Popcorn Chicken with Mashed Potatoes, Gravy & Pretzels

**FARM TO School**  
**LOCAL**  
THIS MONTH  
**BABY SPINACH**  
FROM  
**THE SALAD FARM**  
**WATSONVILLE, CALIFORNIA**  
162 miles away

In the summer of 2007, The Salad Farm was formed by a group of long-time, innovative partners – all of whom have been in the produce industry for over twenty years. The Salad Farm is a family-owned operation, supplying customers from coast-to-coast with premium spring mix, baby and teen spinach, green, and romaine leaf fillets, arugula, frisee, and radicchio.

Menu Sample







**Superintendent**

Benjamin Churchill, Ed. D., Superintendent

**Superintendent of Business Services**

Chris Wright, Superintendent of Business Services

**Facilities and Construction Management**

Kelly Fleming, Director of Facilities and Construction Management

**Instructional Services**

Robert H. Nye, Ed. D., Assistant Superintendent  
 Kimberly Huesing, Director, Elementary Education  
 Megan Arias, Director, Secondary Education  
 Brent Nielson, Coordinator of Special Education

**Information Technology Services**

Joseph Hartman, Director of Assessment and Technology

**Maintenance and Operations**

Erick Kroenke, Director Maintenance & Operations  
 David Sharprki, Supervisor, Maintenance & Grounds Services  
 Richard Graham, Supervisor, Custodial Services

**Nutrition Services**

Susan Renaud, Operations Supervisor Nutrition Services (Retired)  
 Michelle Johnson, Director, Child Nutrition Services & Purchasing

**Personnel Services**

Rachel Austin, Director, Classified Personnel

**Fiscal Services**

Duchess Salvosa, Administrative Assistant

**Purchasing Services**

Lorie Settler, Buyer

**City of Carlsbad - Police and Fire Department**

Randy Metz, Fire Marshal, City of Carlsbad, Fire Department  
 Mike Lopez, Battalion Chief, City of Carlsbad, Fire Department  
 Matt Magro, Captain, City of Carlsbad, Police Department  
 Chris Boyd, SWAT, City of Carlsbad, Police Department

**City of Carlsbad - Transportation Department**

Marshall K. Plantz, P.E, Governing Manager, City of Carlsbad  
 Matt Lowe, Sergeant, City of Carlsbad  
 Christie Calderwood, Lieutenant, City of Carlsbad  
 Jason Kackowski, Lieutenant, City of Carlsbad

**Design Team**

Robert Hensley, Architect, AIA, LEED AP BD + C, Principal,  
 WLC Architects, Inc.  
 Elizabeth Sabol, Architect, AIA, LEED AP BD + C, Associate,  
 WLC Architects, Inc.  
 Nutan Patel, Architect, AIA, LEED AP BD + C  
 Dennise Gurmilan, Design Team, WLC Architects, Inc.  
 Prianka Kutappa, Design Team, WLC Architects, Inc.  
 Robert Cronk, Principal, Design West Engineers  
 Scott Phipps, Design West Engineers  
 Leo Maya, Design West Engineers  
 Joy Dufitumukiza, Design West Engineers  
 Gina Brinegar, Principal, Webb Design  
 Jeremy Carver, Associate, Project Manager, Webb Design

Stakeholder meetings were conducted at each site with the exception of the North County Academy which the District leases to the San Diego Department of Education. Participants are listed in the respective school chapter and totaled **109**.

## GUIDING PRINCIPLES

The LRFMP is based on six guiding facilities principles, or key ideas: Energy Efficiency and Sustainability; Natural Light and Air / Outdoor Learning Spaces; Flexible Learning Spaces; Libraries as Innovation Centers; STEAM Labs and Makerspaces; and Ubiquitous Technology.

### Energy Efficiency and Sustainability

The topic of sustainability as it relates to school facilities has been on the radar for over a decade. In 2018 it remains so, but now with some particularly acute challenges and some never before possible solutions. In general the core principles of sustainability include the following:

- Decreasing the amount of energy that the facilities consume (primarily water and electricity)
- Employing materials that are less resource consuming (recycled and less volatile products)
- Enhancing the indoor environment (creating healthier learning environments)
- Providing natural light and air (creating an environment where students can thrive)

There are many ways that these principles can be implemented and no two school districts approach them in the exact same way. Keenly specific to 2018 is the dual focus on the current California drought (requiring water resource management) and the availability of programs to provide for and produce electricity through site-based solar power.



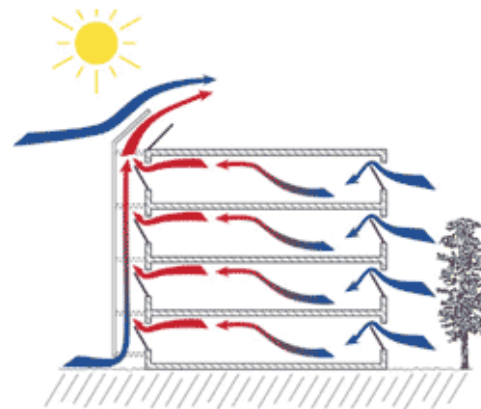
### Natural Light and Air

Indoor Environmental Quality (IEQ) has been found to both support or hinder performance and student satisfaction as reported by the "Classroom Environments and Student Outcomes" study.

In 1999, the Heschong Mahone Group published "Daylighting in Schools" after analyzing the test scores of more than 21,000 students in California, Washington, and Colorado. The study reported that students progress 20% faster on math tests and 26% faster on reading tests in classrooms that had the most daylighting compared to the least daylight classrooms.

Indoor Air Quality (IAQ), ventilation, and CO2 ratings in schools have been found to have a direct or indirect connection to the student performance and absenteeism as reported in the study by Mendell and Heath (2005).

Central ideas in our LRFMP are the incorporation of as much natural light and air as possible in indoor classrooms, and the development of outdoor learning spaces where possible (due to the temperate climate in Southern California, schools can maximize the benefits of





### Flexible Learning Spaces

The typical public school classroom has remained more or less unchanged for the last 100 years. In the Industrial Age instructional model, the instructor lectures to, questions, and tests the same cohesive group of 30+ students on a daily basis. Today, however, much of that model is being challenged. The 'sage on the stage' curriculum delivery format is giving way to more personalized instruction. Rote memorization is evolving into project based learning and creative problem solving. The standard 960 square foot classroom is being utilized differently than in the past. Flexibility is essential to achieve modern learning outcomes.

There is probably no way to tear down and reconstruct every instructional space in the school district. Instead, solutions will naturally come from an evolutionary remodeling of the existing classrooms, shops, and labs. Walls may come down, doors may be opened up, small group zones may be introduced, and in-classroom centers will almost certainly become the norm. The 'front' of the classroom will become less discernible as instruction and learning evolve to happen everywhere, incorporating technology and requiring the use of flexible furniture.

### Libraries as Innovation Centers

Technology continues to impact all aspects of a school including the Library. The space once used to store reference materials is no longer necessary as Google, Wikipedia, and other online resources assist students with history, science, and other projects. Libraries are still necessary spaces, but need to look different in the modern age. Reconfiguring and reconceptualizing libraries as Innovation Centers will help to provide a place for students to access hands-on tools with an emphasis on research, dialogue, small group workspaces, and reading nooks.

### STEAM LABS / MAKERSPACES

STEAM stands for Science, Technology, Engineering, Art, and Math. Makerspaces, or STEAM Labs, will include flexible furniture and specialized equipment for creating, designing, brainstorming, and hosting whole class or large group meetings. STEAM labs combine the best elements of traditional science labs with modern learning tools to help students create using design, critical thinking, problem solving, engineering, and fabrication principles.



### Ubiquitous Technology

The focus has shifted to a more robust inclusion of technology in the everyday instructional program. The days of visiting the computer lab on an occasional basis are probably gone forever. The devices need to be in the hands of the users (both teachers and students). . . everywhere and anywhere within the school. That availability of machines and connectivity has brought with it today's challenge of bandwidth, wireless access, and device provision/replacement. Technology needs to work, and work well, in all areas of a school campus, in order for learning to occur anywhere, at any time.

## SITE BY SITE MASTER PLANNING

The LRFMP encompasses every site within the Carlsbad Unified School District. This includes all school and support sites. While the master plan is indeed a 'master' plan, each site has a dedicated 'chapter' within the document. Each chapter includes the following information.

### Site Description:

The school/site's general information including location, phone numbers, address, administration, current enrollment, master plan capacity, the year the school opened, colors, mascot, and mission statement.

The school/site's existing layout is described in narrative form. This narrative describes the type of the school's construction and gives an overview of the school's initial construction and recent renovation history.

A black and white aerial photo is included in the Facility Condition Assessment section. This photo shows the existing conditions at the time of the LRFMP's preparation.

### Anticipated New Additions/Renovations:

A narrative is included which summarizes the anticipated improvements at the school/site. This narrative is a synopsis of the input received from the community, site, and district staff. It is not a verbatim list of all of the suggestions made. A more comprehensive list of the various committees' input can be found in the Stakeholder Meeting section.

### Master Plan Site Diagrams:

An aerial photo is included. This photo is overlaid with 'proposed actions' shown in diagrammatic form. A legend is included but the numbering is not a priority ranking of the proposed actions.

The diagrams are not specific design solutions but are easy to understand. Each of the main improvement categories is covered including new construction, renovation, site improvements, furniture, and technology.

New Construction elements are shown in yellow and they are depicted in relative scale to the existing facilities. Locations for these new facilities are not completely arbitrary but they are also not a fully vetted 'design' for each suggested addition.

Renovation scope is shown in red. Within each existing building outline a number corresponds to the legend where the scope of the renovation is summarized. Again, this is not a design and there is little doubt that certain scope will need to be added, or deleted, as time passes and designs develop.

#### High Intensity Renovation:

Interior demolition, new flooring, cabinetry, painting, doors/hardware, restroom tile/fixture/accessories, ceiling tiles, tackable wallboard, lighting, HVAC units, ductwork and controls, new/resurfaced roofing and technology upgrade.

#### Medium Intensity Renovation:

Interior demolition, new flooring, cabinetry, painting, ceiling tiles, lighting, HVAC units and controls, new/resurfaced roofing, and technology upgrade.

#### Low Intensity Renovation:

Interior demolition, new flooring, painting, ceiling tiles, HVAC units and controls, new/resurfaced roofing, and technology upgrade.

Site improvements are also highlighted. Numbers in the fields and parking lots correspond to the legend where the scope of the site work is summarized. As with the new additions, the diagram is only a suggestion of where these site improvements might occur. An eventual design process will bring further clarity.

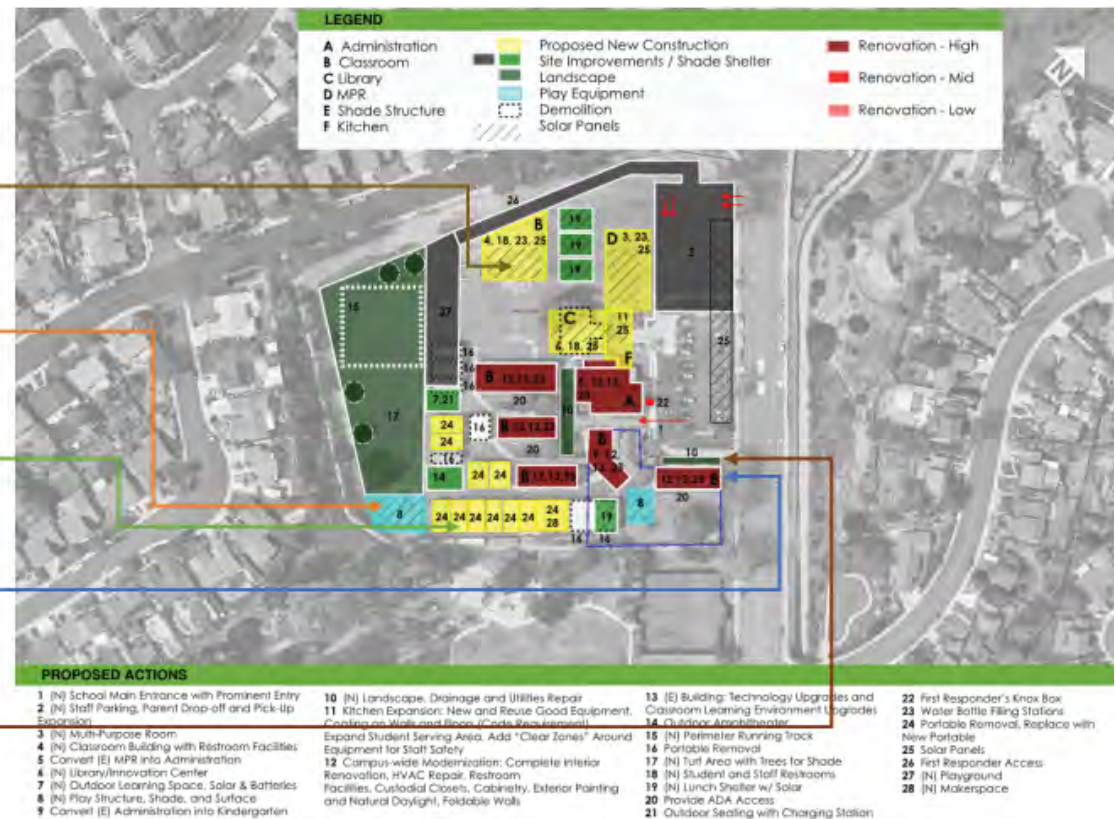
District Guiding Principles

District-wide Needs

Enrollment Projections

Conditions Assessment

Site/M&amp;O Needs



Site Master Plan - Sample



# Aviara Oaks Elementary School

*MISSION:*

*Developing lifelong learners through quality education, collaboration and communication to build productive, successful citizens of our community.*

## AVIARA OAKS ELEMENTARY SCHOOL (AOE)

Phone: (760) 331-6000 | Fax: (760) 438-4576  
6900 Ambrosia Lane, Carlsbad, CA 92011

Principal:	Jimmy Hines
Grade:	K-5
Year Opened:	1990
Mascot:	Eagles
Current Enrollment:	650
Projected Peak Enrollment:*	650
Projected 2027 Enrollment:*	499
Current Operational Capacity:	810
Current Maximum Capacity:	1,080
Projected 2027 Operational Capacity:*	675
Projected 2027 Maximum Capacity:*	945

## Campus Description:

Aviara Oaks Elementary School (AOE) opened in 1990 as a K-6 elementary school. By 1999 student enrollment grew and the campus was expanded to include 7th and 8th grades. In 2000, two separate schools were established: Aviara Oaks Elementary School (K-5) and Aviara Oaks Middle School (6-8). Additional portable buildings have been added over the years as AOE continues to grow. The site has 17 portable classrooms and two modular buildings containing 10 classrooms.

The campus is located off Ambrosia Lane. Its boundaries include Aviara Parkway to the south and hills to the north and east. Due to the hilly terrain, there is one entry and one exit for both schools.

## Anticipated New Additions/Renovations

AOE enrollment is forecasted to decline over the next 10 years, however, due to the past enrollment growth described above, the campus is well over the original design capacity.

Due to the increase in student enrollment over the years, the Multi-Purpose Room is inadequately sized to serve the current student enrollment. The LRFMP proposed a classroom additon, addressing the traffic drop-off and pick-up for safety and efficiency, renovation of existing buildings, and expansion of the Kitchen.

The District and WLC Architects met with the City of Carlsbad Police, Fire, and Transportation Departments. Based on their input, the LRFMP proposes to separate the elementary and middle school traffic and provide a prominent Knox box location.

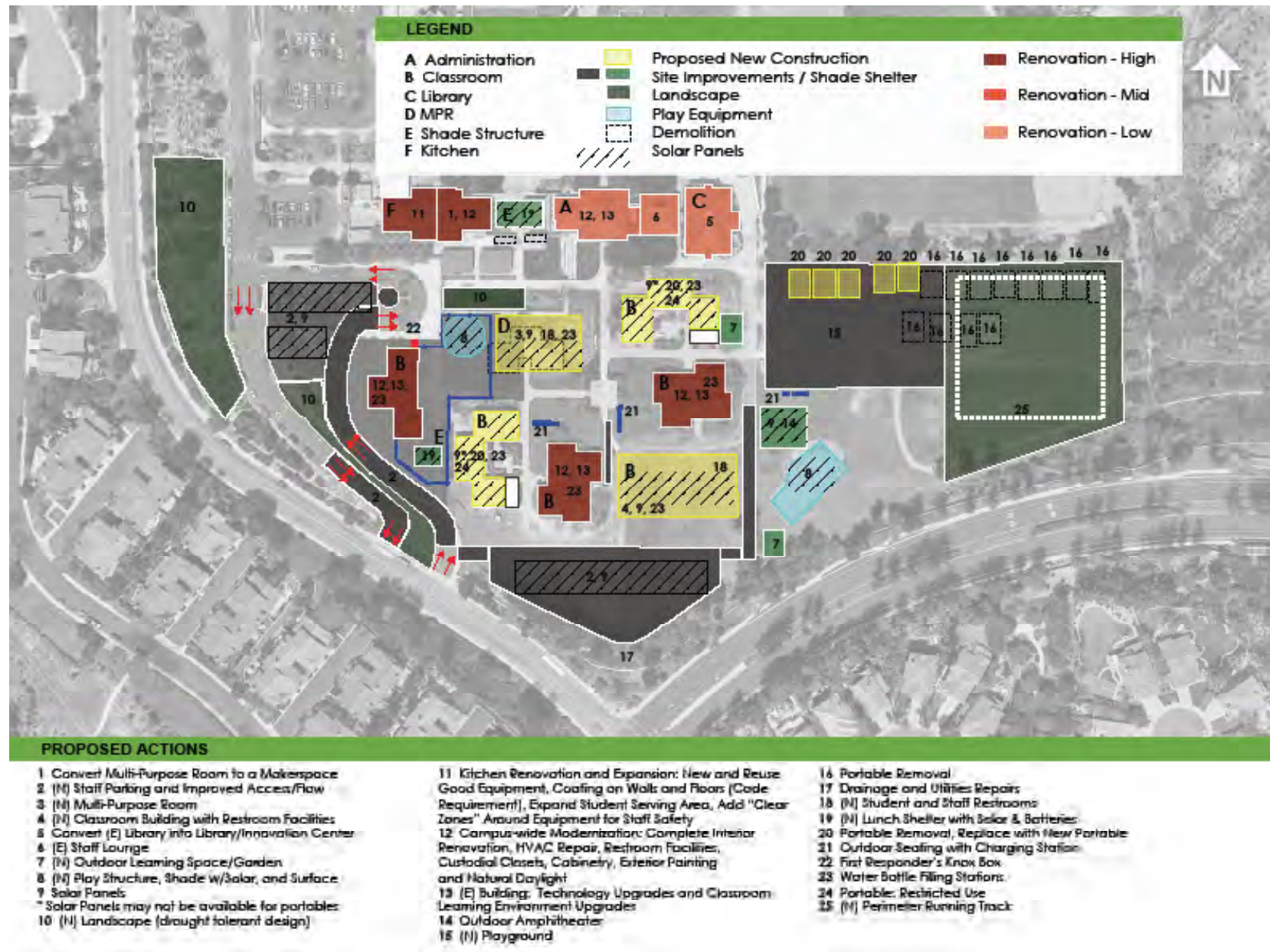
For the balance of the drop-off and pick-up area, refer to Aviara Oaks Middle School Master Plan.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Aviara Oaks Elementary School - Current	13	27	40
Aviara Oaks Elementary School - Proposed	20	15	35

\*All projections are taken from DecisionInsite 2018 Conservative projections.







### Campus Priorities

On September 18, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Jimmy Hines, Principal, Aviara Oaks Elementary School  
 Robin Pinner, Administrative Assistant, Aviara Oaks Elementary School  
 Kathleen Gilmore, Teacher, Aviara Oaks Elementary School  
 Shannon Saenz, Parent, Aviara Oaks Elementary School  
 Laura Hoen, Parent, Aviara Oaks Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings and support spaces
- Outdoor learning spaces including amphitheater
- Safety: Perimeter fencing and lighting
- Classroom Tinker stations
- New Auditorium
- Storage
- Re-organize the site
- Pedestrian plan





**AVIARA OAKS ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 18, 2017

**1. GOALS**

- Energy efficiency and sustainability
- Natural light and air
- Inside/outside spaces, where possible
- Flexibility and adaptability to achieve multiple teaching and learning goals
- Technology is ubiquitous
- Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkering zones)

**2. CODE COMPLIANCE**  
*Seismic / Fire and Life Safety / Accessibility / Kitchen*

- Accessible classroom casework
- Accessible office casework
- Kitchen walls need Health Dept approved finishes
- Enlarge kitchen hood
- Remove wood cabinets in kitchen
- Secure kitchen storage
- Provide 3-compartment sink

**3. FUNCTION**  
*Do utility systems work: water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?*

- General: paint school, new play areas, drainage issues
- Water conservation/reclamation
- Solar/battery storage
- Roof replacement
- Replace portables with brick and mortar buildings
- Kitchen remodel and expansion

**4. EDUCATIONAL SUITABILITY**  
*Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.*

Voting Results (Red dots indicate votes):

- a. Replace portables w/ new permanent bldgs & support spaces: 8 votes
- b. Outdoor learning spaces / Amphitheater: 4 votes
- c. Safety: perimeter & lighting: 3 votes
- d. Classroom tinkering stations: 3 votes
- e. New Auditorium: 3 votes
- f. Storage: 3 votes
- g. re-organize the site: 3 votes
- h. pedestrian plan: 3 votes

Stakeholder Voting Results

STAKEHOLDER MEETING		
<b>SITE:</b>	Aviara Oaks Elementary School	
<b>DATE:</b>	09/18/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Replace portables with new Permanent buildings and support spaces	8	1
Outdoor learning spaces including amphitheater	4	2
Safety: Perimeter fencing and lighting	3	3
New Auditorium	3	3
Re-organize the site	3	3
Pedestrian Plan	2	4
Classroom tinkering stations	1	5
Storage	0	6
<b>TOTAL</b>	<b>24</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at AOE.

In general there are drainage issues throughout campus. The lighting in the pod buildings is inadequate and roof tiles are slippery and broken. The Kitchen needs a remodel and/or expansion to provide adequate preparation area and cold storage. The walk-in refrigerator, freezer, grease trap, and water heater need to be replaced. The following needs were indicated for the classroom buildings:

- a. Building 200, Multi-Purpose Room: Upgrade restrooms.
- b. Building 300:
  - i. Condensate lines need to be re-routed.
  - ii. Water penetrates into the building.
- c. Building 700: The sprinklers need to be adjusted, they drench the building.
- d. Building 800: Water drains into building.
- e. Portable Classrooms
  - i. The floors are in poor condition.
  - ii. All portables use Echo thermostats and the District does not have control.
  - iii. Replace portable classrooms; they are past their life cycle.

## Condition Assessment

WLC Architects, Inc., and our consulting engineers visited the campus July 10, 2017 to perform a visual inspection and asset inventory at the school.

Generally, the school buildings were found to be in Fair condition. The portable buildings are in Poor condition.







Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	Aviara Oaks Elementary School
<b>DATE:</b>	7/10/2017 - 7/11/2017
<b>ATTENDEES:</b>	Rob Cronk, Roy Morales, Leo Maya, Brian Graham
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of heat pumps, make up air units, roof top packaged units, and split systems. Out of 85 mechanical units, 25 are in Deficient to Poor condition consisting mainly of heat pump packaged units and are recommended to be replaced. Those units are primarily located in Building 900.</p> <p>The majority of the water heater units are in Fair to Excellent condition and consist of gas and electric tank units. Of the 6 units, 1 is in poor condition and is recommended to be replaced. It is located in Building 100A.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>The main switchgear consists of two switchboards in Good condition. The transformer on this site is in Fair condition. Overall, the 42 panelboards are in Fair to Good condition; except 1 panelboard located in Building 800 is deficient and replacement is recommended. Security equipment, security panel, and lighting inverters are in Good condition. Lighting for this site is in Good condition; however, in Building 100, main Library, some lights are out and replacement is recommended.</p>	

CONDITION ASSESSMENT	
<b>SITE:</b>	Aviara Oaks Elementary School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICES SITE NEEDS:</b>	
<p>This site resembled a warming kitchen that does not align to CUSD future speed scratch program goals with limited preparation space and cold storage. Recommend the addition of 160 square feet for cold storage and adding a two-compartment preparation sink within the existing foodservice space. Window service may lack the efficiency to meet increase in participation as it is recommended to have an approximately 650 square foot space dedicated for middle school service lines and 250 square feet dedicated to elementary school service line.</p>	

## M/E/P Assessment

## Kitchen Assessment







## Roof Assessment

**Existing Buildings to be Renovated**

- Convert (E) Library into Library/Innovation Center
- Kitchen Expansion: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting and Natural Daylight
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- Convert Multi-Purpose Room to a Makerspace

**Portable Replacement**

- Portable Removal, Replace with New Portable

**New Buildings**

- (N) Multi-Purpose Room
- (N) Classroom Building with Restroom Facilities
- (N) Student and Staff Restrooms

**Site Improvements**

- (N) Staff Parking and Improved Access/Flow
- (N) Outdoor Learning Space/Garden
- (N) Play Structure, Shade w/Solar, and Surface
- (N) Outdoor Amphitheater

- (N) Playground
- Drainage and Utilities Repairs
- (N) Lunch Shelter with Solar, and Batteries
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations
- (N) Perimeter Running Track
- (N) Landscape (Drought Tolerant Design)

**2007 Long Range Facility Master Plan to be Completed**

- Upgrade Irrigation System
- Damage to Perimeter Fence by Outside Groups
- Irrigation Repair to Playfields, Water Pooling
- Remove Gophers From Play Fields
- More Storage







Existing Campus







# Buena Vista Elementary School

*MISSION:*  
"We expect. We challenge. We achieve."

## BUENA VISTA ELEMENTARY SCHOOL

Phone: (760) 331-5400 | Fax: (760) 720-0741  
1330 Buena Vista Way, Carlsbad, CA 92008

Principal:	Tina Howard
Grade:	K-5
Constructed:	1960
Mascot:	Dolphins
Current Enrollment:	324
Projectect Peak Enrollment:*	385
Projectect 2027 Enrollment:*	346
Current Operational Capacity:	513
Current Maximum Capacity:	837
Projectect 2027 Operational Capacity:*	432
Projectect 2027 Maximum Capacity:*	675

## Campus Description:

Buena Vista Elementary School is one of the District's oldest schools. It is located less than half a mile east of the beach and Interstate 5. The school is situated in a residential area and the main school entry is set back from Buena Vista Way by a horseshoe style pick-up and drop-off. This campus is terraced with three main elevations: lower playfield, the playground level, and the upper level. The classroom buildings, Administration, and Multi-Purpose are at different elevations requiring ramps throughout the campus. A special Education program is currently housed on the upper level. Currently, there is access from Las Flores Drive (the back of the school) via an underground tunnel.

## Anticipated New Additions/Renovations

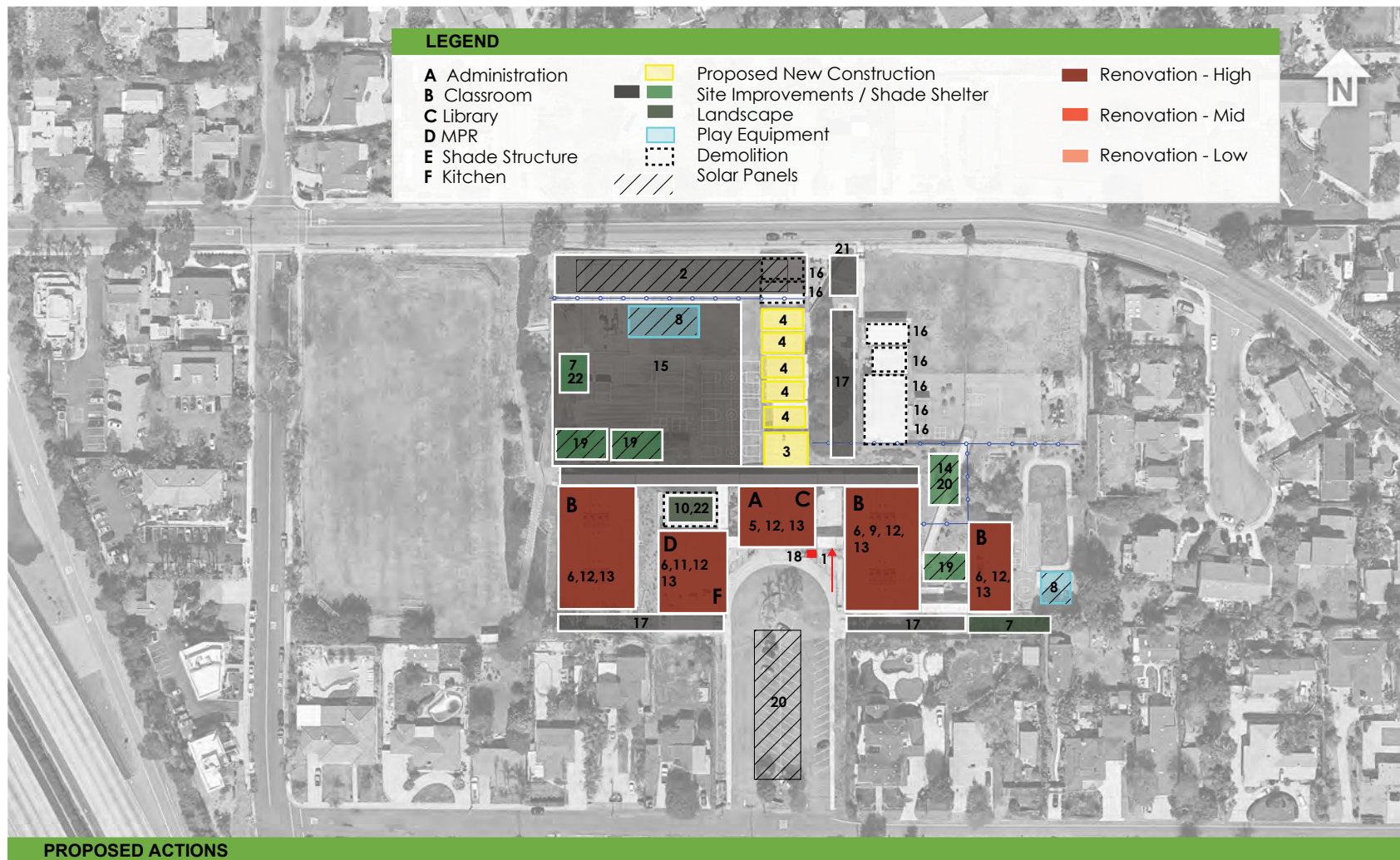
The LRFMP proposes renovation of existing facilities and portable classroom replacement. The LRFMP proposes staff parking at the back of the campus.

Based on the structural assessment of the tunnel at the back of the school, and a meeting with the City of Carlsbad Police department, the LRFMP recommends that the tunnel access be abandoned.

Additional site improvements include new play structure, shade, surface, lunch shelters, Outdoor Learning Space, an amphitheater, landscape that mimics the central courtyard.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Buena Vista Elementary School - Current	18	13	31
Buena Vista Elementary School - Proposed	18	7	25

\*All projections are taken from DecisionInsite 2018 Conservative projections.



- 1 School Main Entrance
- 2 (N) Staff Parking covered with Solar
- 3 (N) Makerspace
- 4 Portable Removal, Replace with New Portable
- 5 (E) Library / Innovation Center Renovation
- 6 Water Bottle Filling Stations
- 7 (N) Outdoor Learning Space/Garden
- 8 (N) Play Structure, Shade w/Solar and Surface
- 9 Convert (E) Classrooms into Kindergarten
- 10 (N) Landscape (Drought Tolerant Design)

- 11 (E) Kitchen Renovation: Additional Cold Storage and Serving Line. Replace Serving Counter and provide Dressing Room
- 12 Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting
- 13 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 14 Outdoor Amphitheater

- 15 (N) Playground
- 16 Portable Removal
- 17 Drainage and Utilities Repair
- 18 First Responder's Knox Box
- 19 (N) Lunch Shelter with Solar
- 20 Solar Panels
- 21 Tunnel Abandonment / Mid-Block Crossing with Traffic Calming Devices and /or Stop Sign (City Partnership Project)
- 22 Outdoor Seating with Charging Station

## Campus Priorities

On September 20, 2017, between 9:00 AM – 10:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Tina Howard, Principal, Buena Vista Elementary School  
 Amelia Martinez, Special Education Aide, Buena Vista Elementary School  
 Jennifer Taunt, Teacher, Buena Vista Elementary School  
 Sarah Rosati, Special Education Teacher, Buena Vista Elementary School  
 Catherine Torres, Lead Custodian, Buena Vista Elementary School  
 Traci Huber, Parent, Buena Vista Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings.
- Outdoor learning spaces
- Flexible furniture: including trapezoidal tables
- Storage / alternate student storage
- Better / wider passageways and alternate passageways
- Bathrooms on upper campus
- More playground options: shade, equipment, and seating
- Tunnel safety
- Re-configure site

- IT infrastructure
- More parking
- Perimeter safety and aesthetics
- Marquee
- Operable walls - garage style
- Student gallery





**BUENA VISTA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 20, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkering zones)

m. operable walls / garage door: ●  
n. student gallery  
o. replace asphalt  
p. widen MPR doors  
q.

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide accessible aisles between equipment in kitchen
- b. Replace serving counter with stainless steel
- c. Locate convection oven under hood
- d. Brace/replace tunnel masonry wall

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage
- d. Roof replacement, roof drain & gutter tie-in to storm drain
- e. Replace covered walkways with dryot
- f. Provide lighting in tunnel

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

1. no carpet

- a. Replace portables w/ new permanent bldgs
- b. Outdoor learning spaces
- c. flexible furniture: trapezoidal, chairs...
- d. storage / alternate student storage
- e. better/wider passageways + alternate passageways
- f. bathrooms on upper campus
- g. more playground options: shade, equipment seating
- h. tunnel safety
- i. reconfigure site
- j. IT infrastructure
- k. more parking
- l. perimeter safety aesthetics
- k. marquee

Stakeholder Voting Results

**BUENA VISTA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
SITE:	Buena Vista Elementary School	
DATE:	09/20/17	
ATTENDEES:	See Sign-in Sheet	
SITE NEEDS:	Number of Votes Received	Priority
More Parking	5	1
Replace portables with new permanent buildings	4	2
Flexible furniture: including trapezoidal tables	4	2
Re-configure site	3	3
Better / wider passageways and alternate passageways	2	4
Perimeter safety and aesthetics	2	4
Storage / alternate student storage	1	5
Operable walls - garage style	1	5
More playground options: shade, equipment, and seating	1	5
Marquee	1	5
Outdoor learning spaces	0	6
Bathrooms on upper campus	0	6
Tunnel safety	0	6
IT infrastructure	0	6
Student gallery	0	6
Replace asphalt	0	6
Widen MPR doors	0	6
<b>TOTAL</b>	<b>24</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Buena Vista Elementary School. In general the covered walkways have dry rot. Water drips from over the edge of the covered walkways onto the walkways. The following needs were indicated for the site and classroom buildings:

### Site

- a. The water drains from north to south.
- b. There is a buried area drain at the southwest corner of Building E.
- c. The play equipment is rusting.
- d. The play areas still have sand and wood chips.
- e. The tunnel that runs under Las Flores Drive does not have sufficient lighting.
- f. The tunnel retaining walls are cracking.

### Buildings A and D

- a. Building A, Kindergarten: There is no custodial closet in that building.
- b. Building D, Administration: Replace carpet.

### Building E:

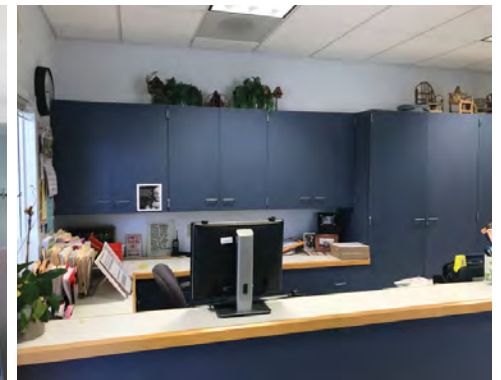
- a. The lighting is not working properly.
- b. Water builds up on the south side of Building E.

## Portable Classrooms

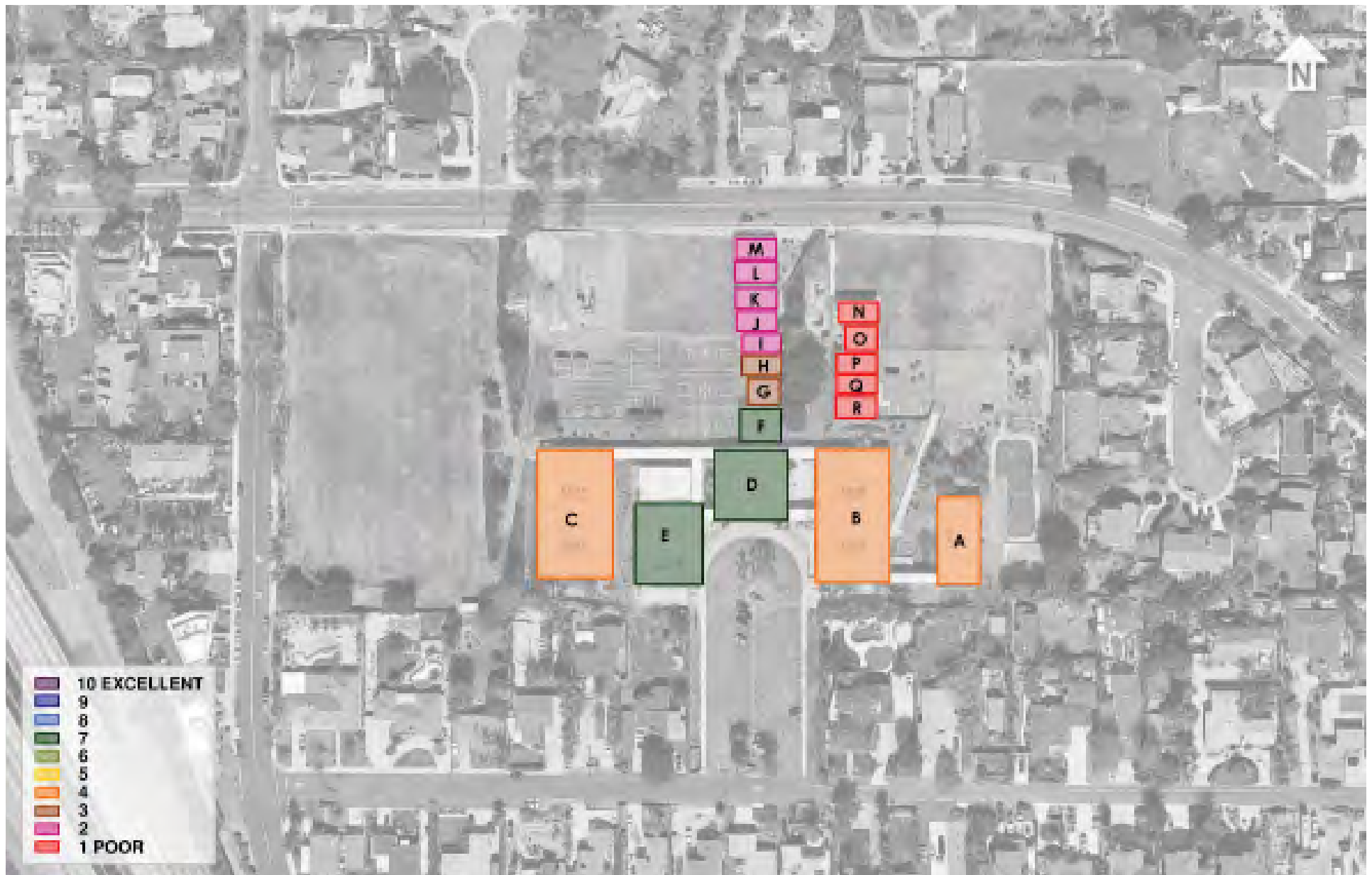
- a. Relocatable area drains toward the permanent buildings.
- b. Gutter and downspouts daylight and are not connected to storm drain.

## Facility Condition Assessment

WLC Architects, Inc., and our consulting engineers visited the campus August 4, 2017 to perform a visual inspection and asset inventory at the school.







Condition Assessment

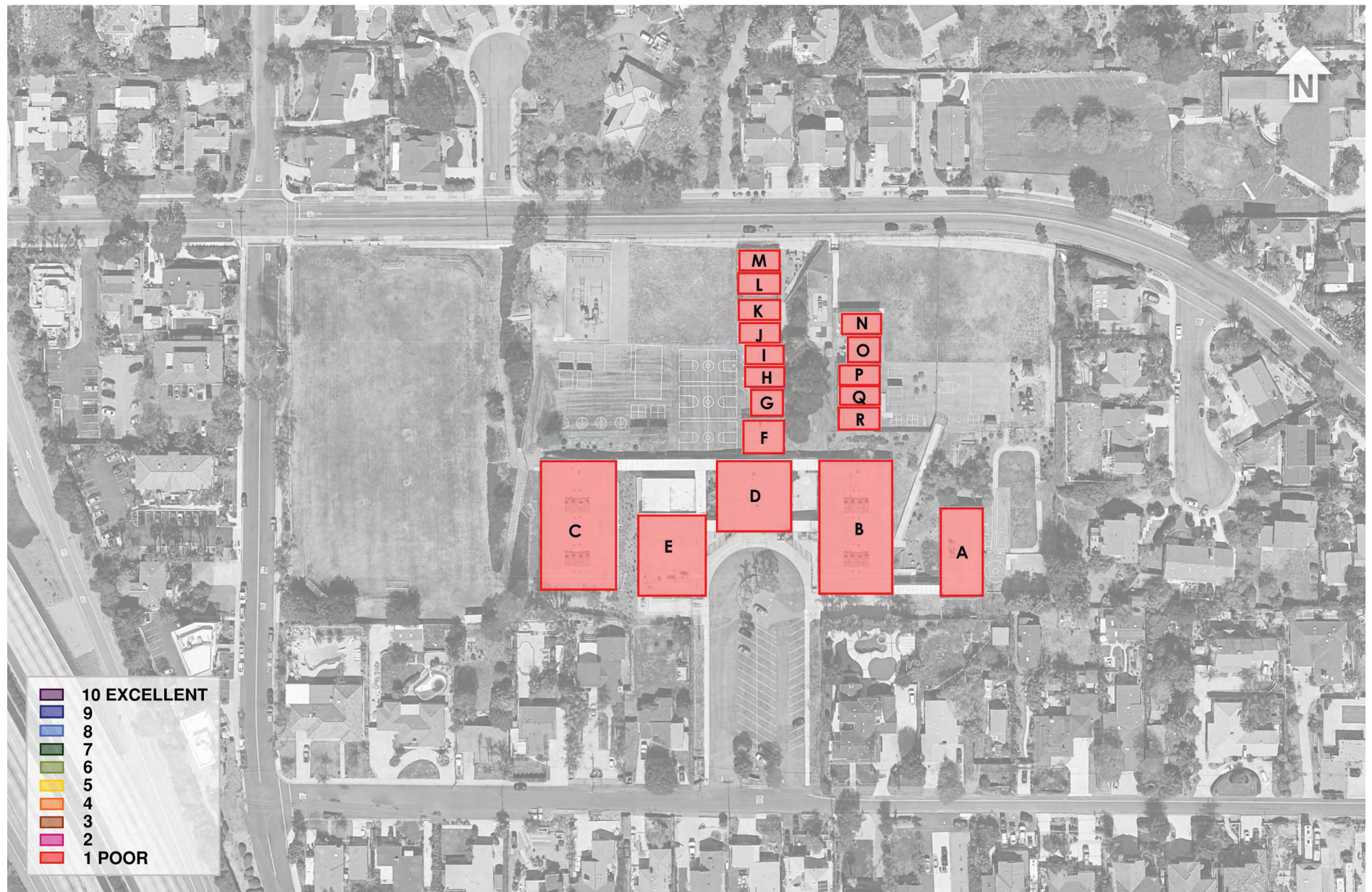
CONDITION ASSESSMENT	
SITE:	Buena Vista Elementary School
DATE:	8/4/2017
ATTENDEES:	Brian Graham, Leo Maya
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Deficient to Poor condition. Out of 40 mechanical units, 23 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Buildings B and C.</p> <p>All of the water heater units are in Fair to Good condition and consist of gas and electric tank and instantaneous electric units. None of the units need to be replaced.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>The main switchgear consists of a switchboard and a transformer in Fair condition. Panelboards in Buildings D, J, L, B, and A are deficient and replacement is recommended. In several locations, there is furniture, stored items or in one case a sink blocking the 3' code-required working space in front of the panelboards. Otherwise other panelboards are in Fair condition. Fire alarm panels are in Fair to Good condition. IT equipment is in Fair condition. Lighting inverters as well as lighting are in Good condition; Except, some lamps are missing in Building G. There was no emergency lighting found in Buildings C, F, G, and D.</p>	

CONDITION ASSESSMENT	
SITE:	Buena Vista School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Mike Dykeman & Phillip Marinca - Webb
<b>FOOD SERVICES SITE NEEDS</b>	
<p>This facility could utilize additional cold storage to support the growth in the produce program. Recommend an additional 150 square feet for cold storage. The serving line was limited in length; lengthening serving line an additional 7' can offer the ability to expand on additional menu options with increased participation.</p>	

## M/E/P Assessment

## Kitchen Assessment





Roof Assessment

**Existing Buildings to be Renovated**

- Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting, Natural Daylight, and Water Bottle Filling Stations
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- (E) Library/Innovation Center Renovation
- Convert (E) Classrooms into Kindergarten
- (E) Kitchen: Additional Cold Storage and Serving Line, Replace Serving Counter and Provide Dressing Room

**Portable Replacement**

- Remove (6) Portables
- Replace (7) Portables

**New Buildings**

- None

**Site Improvements**

- (N) Staff Parking Covered with Solar Panels
- (N) Outdoor Learning Space/Garden
- (N) Play Structure, Shade w/Solar and Surface
- (N) Landscape (Drought Tolerant Design)
- (N) Outdoor Amphitheater

- (N) Playground
- (N) Lunch Shelter Shade with Solar
- Drainage and Utilities Repair
- Tunnel Abandonment / Mid-block Crossing With Traffic Calming Devices and/or Stop Sign (City partnership project)
- Outdoor Seating With Charging Station
- First Responder's Knox Box

**2007 Long Range Facility Master Plan to be Completed**

- Upgrade Fire Alarm
- Replace Gutters on Portables
- (N) Pipe Gate at Parking Lot
- Renovate Entire Irrigation System
- Paint Office Interiors
- New Storage



Existing Campus







# Calavera Hills Elementary School

*MISSION:*  
"STEM Focused. An engineered education."

# CALAVERA HILLS ELEMENTARY SCHOOL

Phone: (760) 331-6300 | Fax: (760) 729-3040  
4100 Tamarack Avenue, Carlsbad, CA 92010

Principal:	Kimberly Fuentes
Grade:	K-5
Constructed:	2002
Mascot:	Coyotes
Current Enrollment:	472
Projected Peak Enrollment:*	472
Projected 2027 Enrollment:*	348
Current Operational Capacity:	621
Current Maximum Capacity:	729
Projected 2027 Operational Capacity:*	459
Projected 2027 Maximum Capacity:*	729

## Campus Description:

Calavera Hills Elementary School shares a campus and core facilities (Administration, Library, and Kitchen) with Calavera Hills Middle School; the play areas are separate. The school is situated in a residential area just east of College Boulevard in a canyon. Due to the elevation differential between the main side streets and the campus, the traffic flows in from Tamarack Avenue and out to another part of Tamarack on the east side. The core facilities are on a different elevation than the classrooms and require ramp access. This school was designed in a "pod" concept. The classrooms wrap around a work room. Each building contains student and staff restroom facilities.

## Anticipated New Additions/Renovations

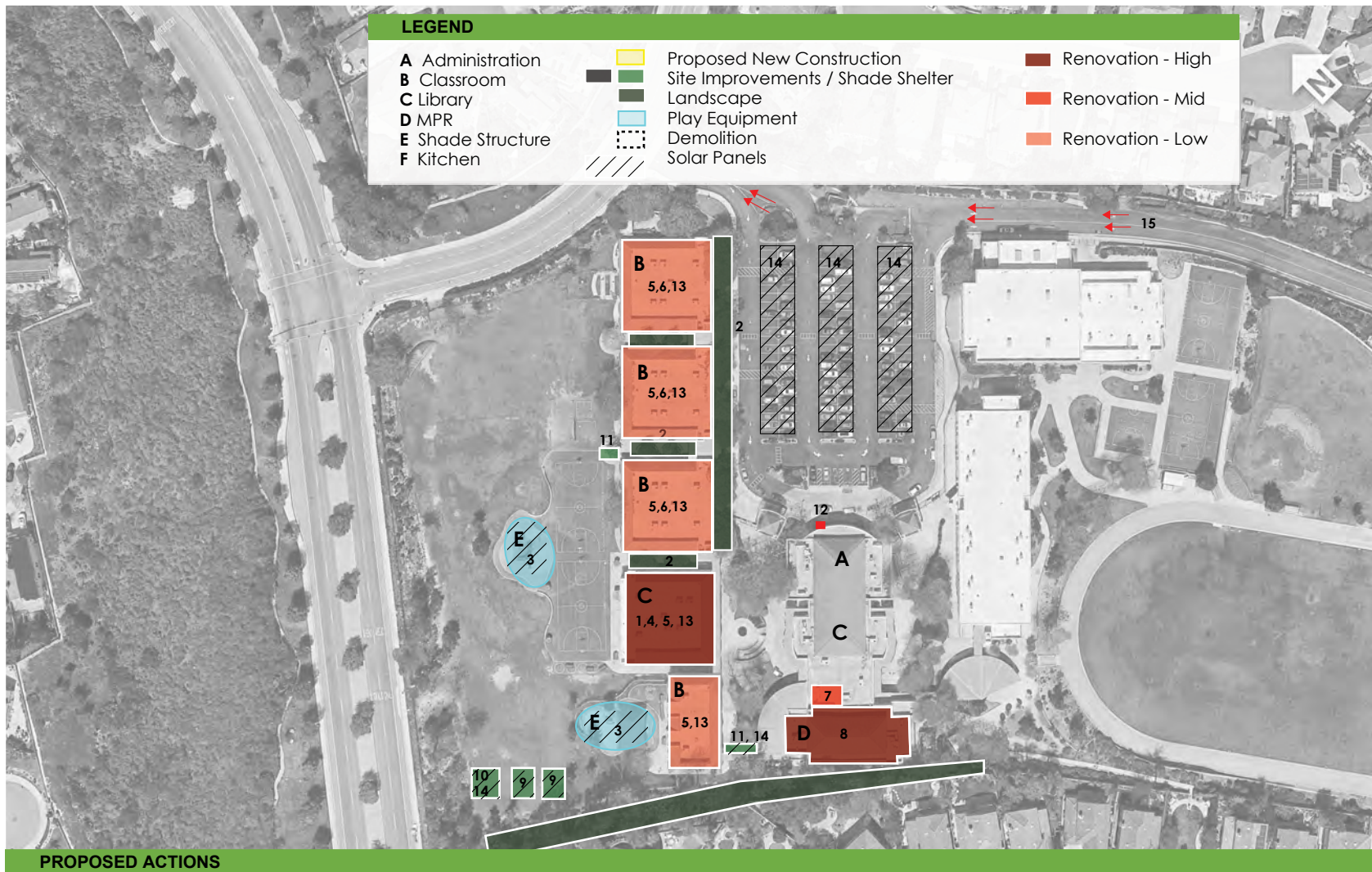
Calavera Hills Elementary School enrollment projections indicate a decline in the next 10 years therefore there are no proposed classroom additions. The core facilities are impacted by the middle school use. The LRFMP proposes a new Library/Innovation Center and Makerspace. Moving these functions out of the current Library will allow for the Middle School to expand into the current Library and provide the elementary school with their own dedicated space.

The site's main priorities include additional power outlets and charging stations. This is part of the renovation. The site also indicated that "nooks", quiet outdoor spaces, were needed. Additional site improvements include landscape, new play structures, shade, surface, Outdoor Learning Space and an amphitheater.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Calavera Hills Elementary School - Current	27	0	27
Calavera Hills Elementary School - Proposed	27	0	27

\*All projections are taken from DecisionInsite 2018 Conservative projections.







## Campus Priorities

On September 18, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Kimberly Fuentes, Principal, Calavera Hills Elementary School  
 Tamara Michael, Parent, Calavera Hills Elementary School  
 Susan Bausemer, Staff, Calavera Hills Elementary School  
 Laurie Hodes, Library Tech, Calavera Hills Elementary School  
 Becky Knowles, Staff, Calavera Hills Elementary School  
 Jessica Dooley, 5th Grade, Calavera Hills Elementary School  
 Robert J. Hensley, Principal, Architect, AIA, LEED AP BD+C,  
 WLC Architects, Inc.  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:


The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:


- Outdoor learning spaces\*
- Extend pods to classrooms
- Flexible furniture - Standing desks
- Teacher storage / workroom
- Outdoor space\*
- More outlets / charging stations
- Separate maker space for Elementary and Middle
- Sound absorptive panels

- Nooks\*
- Track
- Multi-Purpose Room (Cavern)
- Operable windows
- Space for SEAS

\* Considered an Outdoor Learning Space and grouped together in voting priority results.



 **CALAVERA HILLS ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 11, 2017



### 1. GOALS

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside / outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkering zones)

### 2. CODE COMPLIANCE

Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide air curtains at pass-thru windows
- b. Provide covered base at walk-in refrigerator
- c.
- d.
- e.
- f.
- g.
- h.

### 3. FUNCTION

Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage landscape, and roof issues
- b. Roof replacement
- c. ~~Water conservation / reclamation~~ *Track*
- d. ~~Solar / battery storage~~ *MFR (cavern)*
- e. ~~operable windows~~
- f. ~~Space for SEAS~~

### 4. EDUCATIONAL SUITABILITY

Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

- a. Outdoor learning spaces
- b. ~~Extend pods to classrooms~~
- c. ~~standing desks (flexible furniture)~~
- d. ~~Teacher storage / workroom~~
- e. ~~outdoor space~~
- f. ~~more outlets / charging stations~~
- g. ~~Maker space~~
- h. ~~sound absorptive~~
- i. ~~nooks~~

Stakeholder Voting Results

 **CALAVERA HILLS ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting

## STAKEHOLDER MEETING

<b>SITE:</b>	Calavera Hills Elementary	
<b>DATE:</b>	09/11/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Outdoor learning spaces including nooks	9	1
More outlets / charging stations	6	1
Flexible furniture - standing desks	5	2
Track	4	3
Separate maker space for Elementary and Middle	2	5
Sound absorptive panels	2	5
Space for SEAS	2	5
Teacher storage / workroom	1	6
Multi-Purpose Room (Cavern)	1	6
Operable windows	0	7
Extend pods to classrooms	0	7
<b>TOTAL</b>	<b>32</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Calavera Hills Elementary School. In general a new school security system is needed. The M & O staff recommends re-roofing the entire school site. The following needs were indicated for the site and classroom buildings:

### Site

- a. Grounds recommended that the Eucalyptus trees on the south side of the campus be replaced with trees that provide privacy and do not create a liability for the school.
- b. The area between Buildings A1 and A2 floods. Additional drainage is needed.
- c. The sprinkler heads at the fields need replacement.
- d. Irrigation between Buildings A2 and B, near the ramp, is impacting the steel columns and needs to be adjusted.
- e. Trees need to be removed or replaced in several areas:
  1. Kindergarten play area: remove tree; it is heaving the concrete curb.
  2. Replace trees between Buildings A2 and B.
  3. Replace trees along the east side of Buildings A1, A2, and A3.
  4. Replace tree at the northwest side of the Gym.

- f. The gas line that runs between Buildings A3 and A4 is only 12 inches below the finish surface.
- h. Maintenance indicated that all the tree roots along and between Buildings A1, A2, A3, and A4 are impacting the sanitary sewer and fire sprinkler lines.

### Buildings

- a. Building B, Kitchen: Remove the column located at the serving line walk-up window.

### Portable Classrooms

- a. There are no relocatable classrooms on this site.







Condition Assessment

CONDITION ASSESSMENT	
SITE:	Calavera Hills Elementary School
DATE:	07/17/17
ATTENDEES:	Roy Morales, Brian Graham
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair condition and consist of make up air units, roof top packaged units, and split systems. Out of 50 mechanical units, 11 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Building B.</p> <p>The majority of the water heater units are in Fair condition and consist of gas and electric tank units. Of the 6 units, 1 is in Deficient condition and is recommended to be replaced, located in Building A4.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>All 15 panelboards are in Good to Excellent condition. There are 5 transformers in Excellent condition. Lighting is also in Good condition.</p>	

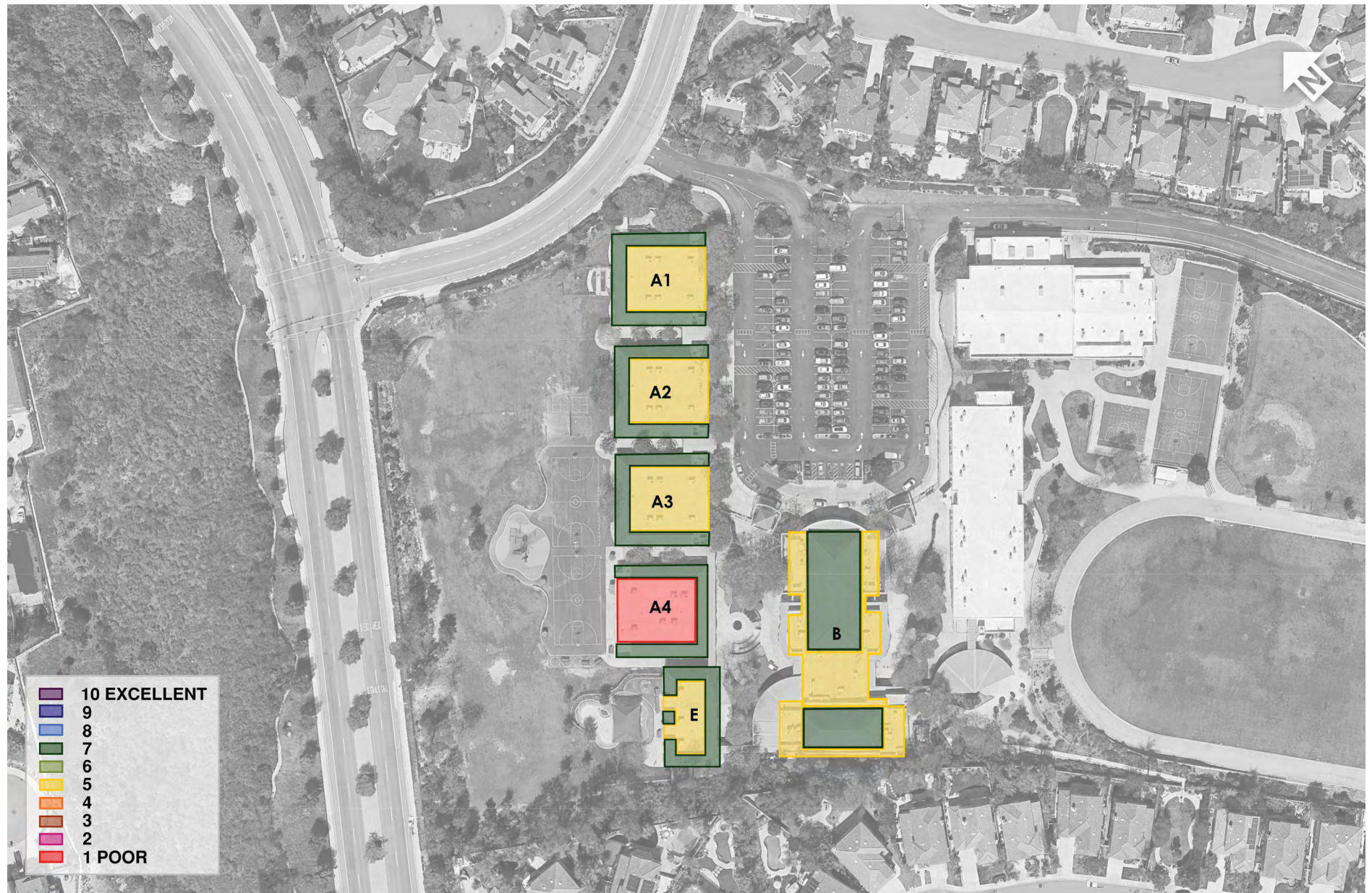
CONDITION ASSESSMENT	
SITE:	Calavera Hills Elementary School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Column impedes window service on each student side. Window service may lack the efficiency to meet increase in participation as it is recommended to have an approximately 650 square foot space dedicated for middle school service lines and 250 square feet dedicated to elementary school service line.</p>	

M/E/P Assessment

Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- "Cavern" Renovation
- Water Bottle Filling Stations
- Classroom Pod Renovation
- Library / Innovation Center
- Makerspace

**Portable Replacement**

None

**New Buildings**

- None

**Site Improvements**

- (N) Landscape (Drought Tolerant Design)
- (N) Play Structure, Shade w/ Solar and Surface
- Kitchen Renovation: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- (N) Outdoor Learning Space
- (N) Outdoor Amphitheater
- Outdoor Quiet Space: "Nook"
- First Responder's Knox Box
- Outdoor Seating with charging station

**2007 Long Range Facility Master Plan to be Completed**

None





Existing Campus





# Hope Elementary School

*MISSION:*

*The mission of Hope Elementary, an interactive community school, is to ensure the development of motivated, confident, and cooperative problem solvers through an academically challenging curriculum facilitated by a dedicated staff.*

**HOPE ELEMENTARY SCHOOL**

Phone: (760) 331-5900 | Fax: (760) 729-4758  
 3010 Tamarack Avenue, Carlsbad, CA 92008

Principal:	Richard Tubbs
Grade:	K-5
Opened:	1986
Mascot:	Hawks
Current Enrollment:	649
Projected Peak Enrollment:*	715
Projected 2027 Enrollment:*	667
Current Operational Capacity:	945
Current Maximum Capacity:	1,026
Projected 2027 Operational Capacity:*	945
Projected 2027 Maximum Capacity:*	1,026

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Hope Elementary School - Current	20	18	38
Hope Elementary School - Proposed	34	4	38

\*All projections are taken from DecisionInsite 2018 Conservative projections.

**Campus Description:**

Hope Elementary School has experienced significant growth since the school opened in 1986. The front of the school is located where Tamarack Avenue and Newshire Street meet. There are homes directly to the east; green space on the three remaining sides. Beyond the green space are homes on the north and south sides. The classrooms are designed in a "pod" that surrounds a central courtyard. The school currently has 18 portables that are located towards the back of the school against the hillside.

The permanent buildings are in Fair to Poor condition; and the portables are in Fair to Poor condition.

**Recommended Renovation/Addition**

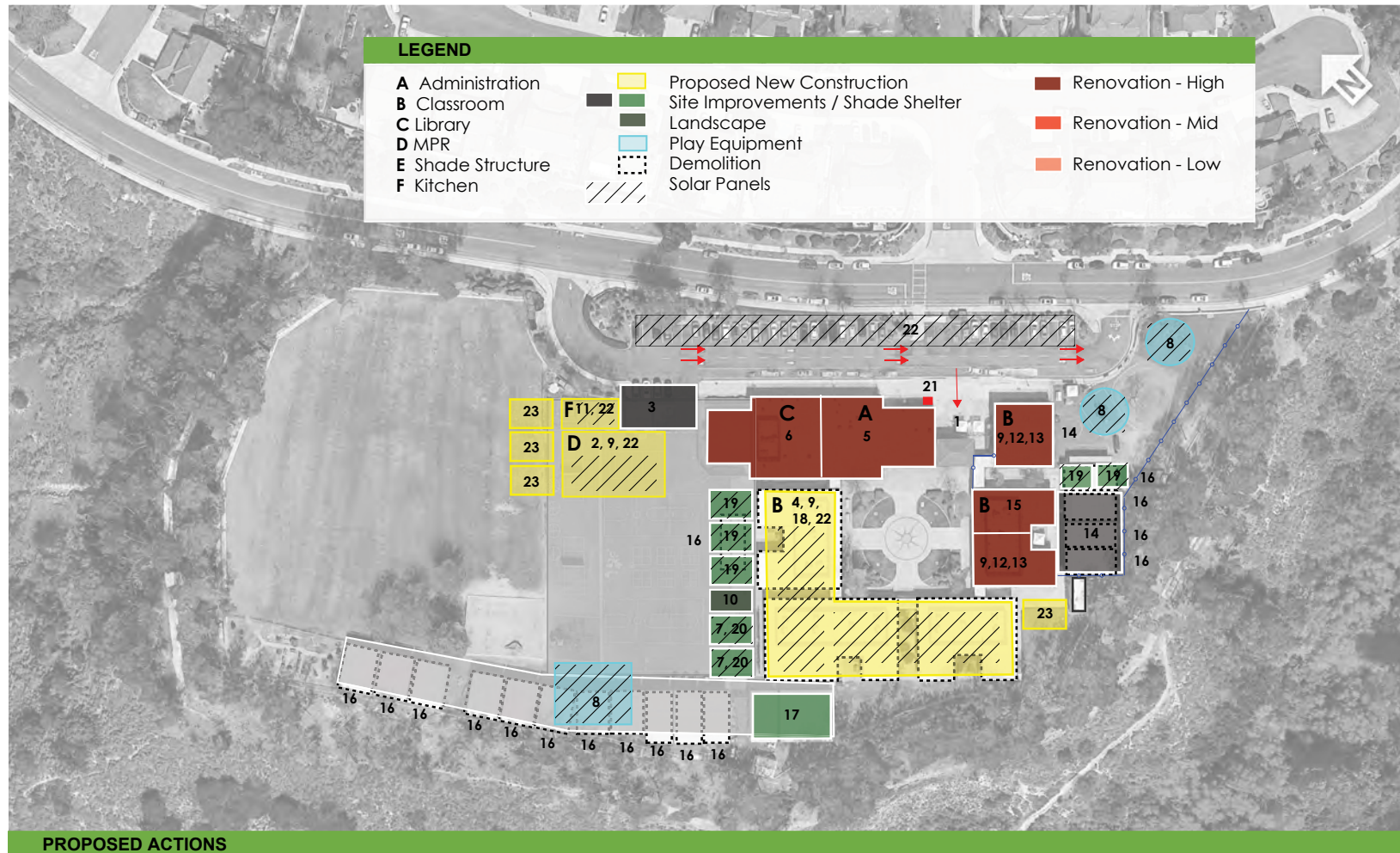
Due to the increase in student enrollment over the years, the core facilities: Administration, Multi-Purpose Room, and Library are inadequately sized to serve the current student enrollment. The LRFMP proposes a new Multi-Purpose Room, and expansion of the Library/Innovation Center and Administration building into the current MPR.

A new 2-story classroom building is proposed to replace portable buildings and would be located in the same place as existing Buildings D, E, and F. Construction of this building will displace students for a period of 18-24 months. Interim housing will be needed and cost is included in the LRFMP Budget.

Based on the demographic report, the kindergarten enrollment will require four classrooms. This trend will hold steady for approximately 10 years. Therefore, converting the nearby classroom building into a kindergarten classroom is proposed.

Site improvements include new play structure, shade, surface, lunch shelters, Outdoor Learning Space and an amphitheater.



**PROPOSED ACTIONS**

- 1 Main Entrance
- 2 (N) Multi-Purpose Room
- 3 (N) Kitchen Delivery Area
- 4 (N) 2-Story Classroom Building with Restroom Facilities
- 5 (E) Administration Renovation and Expansion
- 6 (E) Library Renovation and Expansion, (N) Makerspace
- 7 (N) Outdoor Learning Space w/ Solar and Batteries
- 8 (N) Play Structure, Shade w/ Solar and Surface
- 9 Water Bottle Filling Stations
- 10 (N) Landscape (Drought Tolerant Design)

- 11 (N) Kitchen: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- 12 Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting and Natural Daylight
- 13 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 14 (N) Playground

- 15 (E) Classroom Renovation into Kindergarten Classrooms
- 16 Portable Removal
- 17 Outdoor Amphitheater
- 18 (N) Student and Staff Restrooms
- 19 (N) Lunch Shelter w/ Solar
- 20 Outdoor Seating with Charging Station
- 21 First Responder's Knox Box
- 22 Solar Panels
- 23 Remove Portable, Replace with New Portable



### Campus Priorities

On September 21, 2017, between 9:00 AM – 10:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:

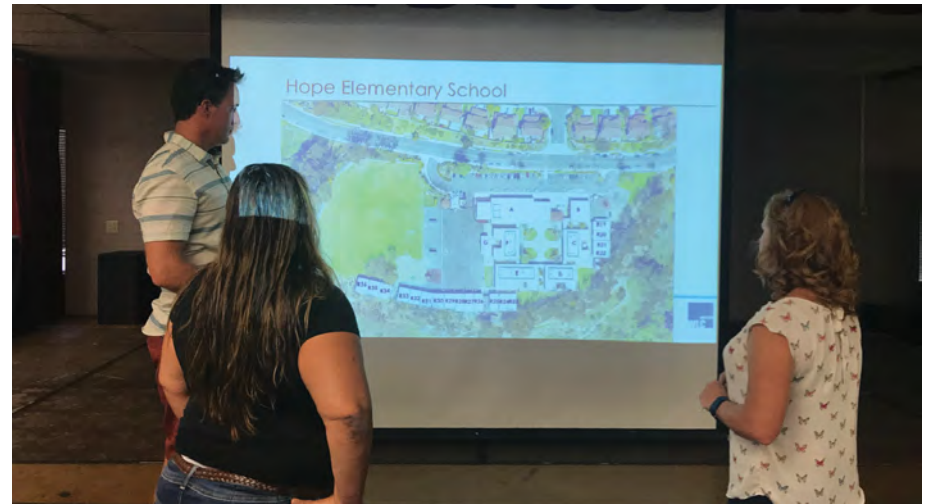
Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Richard Tubbs, Principal, Hope Elementary School  
 Christina McGolrick, Parent, Hope Elementary School  
 Ian Wolinski, Parent, Hope Elementary School  
 Dawn Sheals, Parent, Hope Elementary School  
 Kat Marrow, Parent, Hope Elementary School  
 Gene Norman, Administrative Assistant, Hope Elementary School  
 Jamie Miller, Parent, Hope Elementary School  
 Lindsey Gordon, Teacher, Hope Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings
- Outdoor learning spaces
- New Multi-Purpose building / Cafeteria
- More restrooms: student and staff
- Shade: for equipment, play area and backpacks
- New Library
- Expand Administration Office: include natural daylight and health office location
- Outdoor furniture; picnic tables

- Relocate and upgrade staff lounge
- Parking drop-off and pick-up
- Security: cameras, security fencing and classroom



**HOPE ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 21, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinker zones)

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide accessible aisles between equipment in kitchen
- b. Replace kitchen hood filters
- c. Repair kitchen wall and floor finishes
- d. Accessible office casework

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage
- d. Repair sewer lines
- e. Replace chain link fence
- f. Provide campus and parking lot lighting

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

- a. Replace portables w/ new permanent bldgs + science lab + flexible space + bigger classrooms
- b. Outdoor learning spaces
- c. New Multi-Purpose room / cafeteria
- d. more bathrooms: student + staff
- e. Shade: for equipment + play area + backpacks
- f. New Library / media center
- g. upgrade playground equipment
- h. Expand Admin. office: natural daylight + health office location
- i. outdoor furniture: picnic tables
- j. Relocate + upgrade staff lounge
- k. parking drop off / pick up
- l. security cameras + perimeter fencing + classrooms

Stakeholder Voting Results



## HOPE ELEMENTARY SCHOOL

### Facility Master Planning Stakeholder Meeting

## STAKEHOLDER MEETING

<b>SITE:</b>	Hope Elementary	
<b>DATE:</b>	09/21/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Replace portables with new permanent buildings	10	1
New Multi-Purpose building / Cafeteria	6	2
Expand Administration Office: include natural daylight and health office location	4	3
Outdoor furniture: picnic tables	4	3
More bathrooms: student and staff	3	4
Parking drop off / pick up	3	4
Shade: for equipment, play area and backpacks	1	5
Relocate and upgrade staff lounge	1	5
Outdoor learning spaces	0	6
New Library	0	6
Security: cameras, security fencing and classroom	0	6
<b>TOTAL</b>	<b>32</b>	

Stakeholder Priorities

**Maintenance & Operations / Grounds / Custodial Input**

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Hope Elementary School. In general the group felt that this school was old and needs to be modernized.

Site

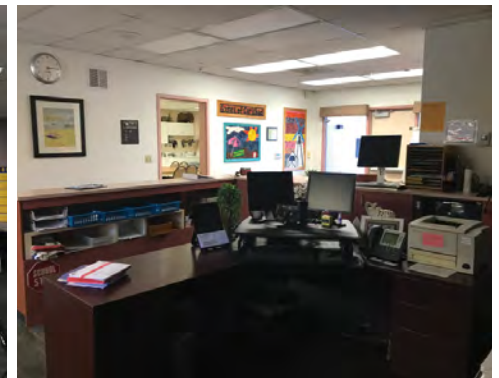
- a. The site does not have the ability to shut down water by building. Above ground isolation valves are needed.
- b. Drainage issues include: The area between Buildings E and F is always wet.
- c. The tree roots between Relocatable Classroom R23 and Building D have impacted the sewer.
- d. City trees are overgrown along the south and southeast slopes; the roots have damaged the area around the relocatable classrooms.
- e. Replace chain link fence.
- f. Exterior site and parking lighting is insufficient.

Building

- a. Building A, Administration: The office needs new carpet.
- b. Kindergarten: No custodial closet in the building.

Portable Classrooms

- a. The relocatable classrooms need new HVAC units.







Condition Assessment

CONDITION ASSESSMENT	
SITE:	Hope Elementary School
DATE:	8/4/2017
ATTENDEES:	Leo Maya, Brian Graham
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of make up air units, wall mounted units, and roof top packaged units. Out of 47 mechanical units, 1 is in Poor condition; it is a make up air unit and is recommended to be replaced; note, this unit should have its fresh air inlet 10' from the adjacent exhaust fan to be code compliant. That unit is located in Building A.</p> <p>All of the water heater units are in Fair condition and consist of electric tank units. None of the 4 units need to be replaced.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>One out of 3 switchboards is deficient and replacement is recommended. There are 45 panelboards; most of them are in Fair to Good condition. However, 5 are deficient and replacement is recommended. One transformer is recorded to be in Good condition. In several locations there is furniture or stored items blocking the 3' code-required working space in front of the panelboards. There are two panelboards that could not be opened. Lighting on this site is in Good condition; except some missing exit signs in the main lobby and offices. There is also no emergency lighting found in the main lobby. The fire alarm panel as well as IT equipment are in Fair condition.</p>	

CONDITION ASSESSMENT	
SITE:	Hope Elementary School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Capability of meeting CUSD foodservice program goals with existing facility. Serving area lacks visibility from the main kitchen. Serving area could use support for staging of meals to be served.</p>	

## M/E/P Assessment

## Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- Administration Renovation and Expansion
- (E) Library Renovation and Expansion with Makerspace
- Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting and Natural Daylight
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- (E) Classroom Renovation into Kindergarten Classrooms

**Portable Replacement**

- Portable Removal

**New Buildings**

- (N) Multi-Purpose Room
- (N) Kitchen Delivery Area
- (N) 2- Story Classroom Building with Restroom Facilities
- (N) Kitchen: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- (N) Student and Staff Restrooms

**Site Improvements**

- (N) Outdoor Learning Space w/ Solar and Batteries
- (N) Play Structure, Shade w/ Solar and Surface
- Water Bottle Filling Stations

- (N) Landscape (Drought Tolerant Design)
- (N) Playground
- Outdoor Amphitheater
- (N) Lunch Shelter w/ Solar Panels
- Outdoor Seating with Charging Station
- First Responder's Knox Box

**2007 Long Range Facility Master Plan to be Completed**

- Replace Select Asphalt
- Renovate Entire Irrigation System
- Portables, Make Projectors Adjustable
- MPR Stage Lighting
- MPR Sound Equipment
- Ceiling Tiles, Site-Wide
- Strengthen Drawers as Needed
- Widen Pathways on Back Side of Campus
- Add 20 Picnic Tables to Back Side of Campus
- Kindergarten swing set
- Add Shade at Playground Seating
- More Storage





Existing Campus





# Jefferson Elementary School

*MISSION:*

*"Jefferson Elementary educates each student to become a life-long learner. Through the International Baccalaureate program, we nurture and inspire multilingual, respectful, global citizens to lead and create positive change."*

**JEFFERSON ELEMENTARY SCHOOL**

Phone: (760) 331-5500 | Fax: (760) 720-3809  
 3743 Jefferson Street, Carlsbad, CA 92008

Principal:	Chad Lund
Grade:	K-5
Opened:	1951, Re-built in 1999
Mascot:	Jaguars
Current Enrollment:	480
Projected Peak Enrollment:*	480
Projected 2027 Enrollment:*	378
Current Operational Capacity:	1,026
Current Maximum Capacity:	1,107
Projected 2027 Operational Capacity:*	702
Projected 2027 Maximum Capacity:*	864

**Campus Description:**

Jefferson Elementary School first opened in 1951, and was completely rebuilt (with the exception of one building) in 1999. Only one building remains from the original campus, Building H. Following the reconstruction, portable classrooms were added to accommodate the increased enrollment. The school is located on the west side of Interstate 5, approximately one third of a mile from the beach. The front of the school is located on Jefferson Street and the campus is surrounded by residential development on all sides. The classrooms are designed in a "pod" style that surrounds a central courtyard. Since buildings completely surround this courtyard, the added portables and Building H do not seem to be a cohesive part of the site. There are nine portables on the south side of the campus.

The reconstructed buildings are in Good condition; Building H and the portables are in Fair to Poor condition.

**Recommended Renovation/Addition**

Due to the projected decrease in student enrollment over the next 10 years, it will be possible to remove all portable classrooms completely and use most of the existing permanent buildings with minor renovation. Additional building improvements include technology upgrades, classroom learning environment upgrades and a new Makerspace. The LRFMP proposes dedicated space for a Library Innovation Center. This would allow for the expansion of the Multi-Purpose Room into the current Library space.

Site improvements include: new play structure, shade, surface, lunch shelters, Outdoor Learning Space, an amphitheater, landscape and staff parking.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Jefferson Elementary School - Current	32	9	41
Jefferson Elementary School - Proposed	32	0	32

\*All projections are taken from DecisionInsite 2018 Conservative projections.





## PROPOSED ACTIONS

- 1 (E) Classroom: Makerspace Renovation
- 2 Solar Panels
- 3 (N) Play Structure, Shade w/ Solar, and Surface
- 4 Library Innovation Center Renovation
- 5 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 6 Classroom Pod Renovation

- 7 Kitchen Renovation: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- 8 (N) Staff Parking covered w/ Solar
- 9 (N) Outdoor Learning Spaces, Solar & Batteries
- 10 (N) Outdoor Amphitheater
- 11 Portable Removal

- 12 (N) Lunch Shelter w/ Solar
- 13 (N) Landscape (Drought Tolerant Design)
- 14 (N) Perimeter Fencing
- 15 Multi-Purpose Room Expansion
- 16 Kitchen Expansion: Student Serving Area and Equipment
- 17 Re-establish Outdoor Garden
- 18 Outdoor Seating with Charging Station

- 19 First Responder's Knox Box
- 20 Water Bottle Filling Stations



### Campus Priorities

On September 21, 2017, between 9:00 AM – 10:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Jennifer Zamora, Administrative Assistant, Jefferson Elementary School  
 Debbie Mendels, Parent, Jefferson Elementary School  
 Sue Mongoven, Custodian, Jefferson Elementary School  
 Chad Lund, Principal, Jefferson Elementary School  
 Janine Burke, Parent, PTA Co-President, Jefferson Elementary School  
 Shelley Thomas, Teacher, Jefferson Elementary School  
 Rob Brown, Teacher/ Parent, Jefferson Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings
- Outdoor learning spaces
- Flexible seating
- Equipping classrooms
- Outdoor play
- Aqua / hydroponics
- Water bottle filling stations

- Better garden location
- Flexible indoor / outdoor space
- Storage
- Indoor / outdoor sound system with voice lift



**JEFFERSON ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 13, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkler zones)

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide accessible aisles between equipment in kitchen
- b. Provide panic hardware at building H

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage
- d. New security system
- e. Replace roofing in 700 bldg, repair roof leak in building E
- f. Provide drinking fountains at the softball field
- g. Replace HVAC in bldgs A and H

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

Handwritten notes and voting results:

- a. Replace portables w/ new permanent bldgs
- b. Outdoor learning spaces
- c. flexible seating
- d. EQUIPING CLASSROOMS
- e. Outdoor play
- f. Aqua/hydroponics
- g. water filling stations
- h. Better garden location
- i. flexible space Indoor/outdoor
- j. Storage
- k. Indoor sound systems w/ voice lift

Stakeholder Voting Results

**JEFFERSON ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
<b>SITE:</b>	Jefferson Elementary School	
<b>DATE:</b>	09/13/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Equipping classrooms	6	1
Replace portables with new permanent buildings	4	2
Flexible furniture	4	2
Flexible indoor / outdoor space	3	3
Storage	3	3
Indoor / outdoor sound system with voice lift	3	3
Aqua / hydroponics	2	4
Outdoor learning spaces	1	5
Water bottle filling stations	1	5
Better garden location	1	5
<b>TOTAL</b>	<b>28</b>	

Stakeholder Priorities

**Maintenance & Operations / Grounds / Custodial Input**

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Jefferson Elementary School. In general the school needs a new security system. There is concern regarding the kiln and ensuring that it meets safety requirements. The following needs were indicated for the site and classroom buildings:

Site

- a. The school needs perimeter fencing to deter skateboarders.
- b. Remove tree at the west side of the site.
- c. Provide drinking fountains with drywell near the softball field.

Buildings

- a. Kindergarten: There are no Custodial Rooms.
- b. There is a leak in Building E.
- c. Kitchen expansion.
- d. Building A, MPR: replace HVAC one unit in its entirety. Replace rotted coil in second unit.
- e. Building H: Replace HVAC unit

Portable Classrooms

- a. There are no Custodial Rooms in Rooms 701 – 709.







Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	Jefferson Elementary School
<b>DATE:</b>	07/13/17
<b>ATTENDEES:</b>	Brian Graham, Roy Morales
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Deficient to Poor condition and consist of heat pump units, roof top packaged units, and split systems. Out of 51 mechanical units, 47 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Buildings D, B, and E. Several of the units on these buildings have their fresh air inlets within 10' of an exhaust fan. The exhaust fans should be moved at least 10' away to be code compliant.</p> <p>The majority of the water heater units are in Fair to Good condition and consist of gas and electric tank units. Of the 3 units, 1 is in Poor condition and is recommended to be replaced, it is located in Building D.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>On this site, there is one switchboard and it is in Excellent condition. All 19 panelboards are in Fair to Excellent condition. Eight transformers are all in Fair to Good condition. The fire alarm panel in the facility is in Fair condition. IT equipment is in Good condition and lighting is in Good condition throughout.</p>	

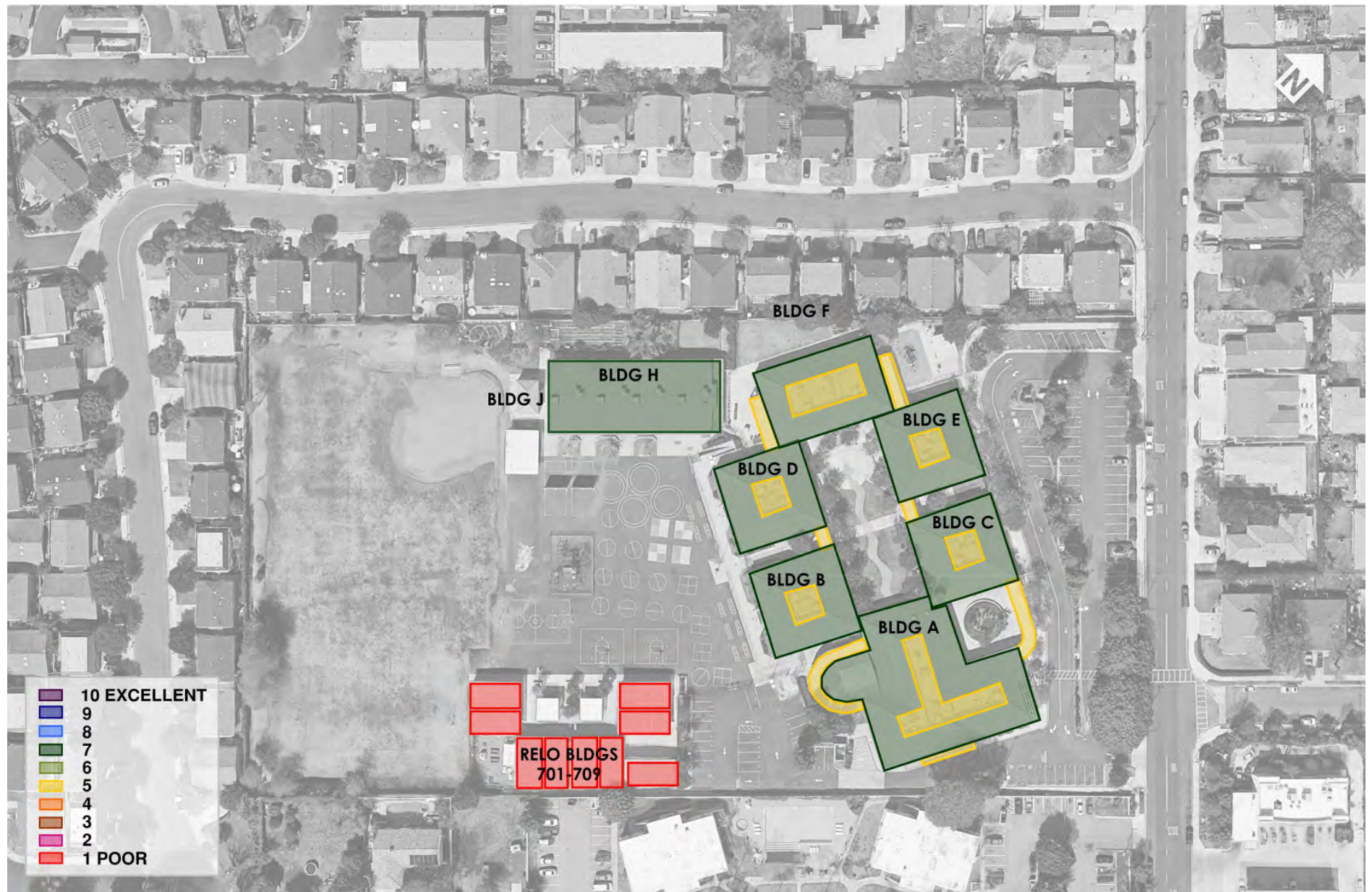
CONDITION ASSESSMENT	
<b>SITE:</b>	Jefferson Elementary School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Undersized facility that would potentially need additional storage space and preparation to accommodate future program goals of the District to be self-sustainable. Recommend adding 160 square feet of cold storage. The serving area is within the kitchen space, limiting preparation space for future speed scratch program. Recommend providing separate serving space at approximately 250 square feet.</p>	

## M/E/P Assessment

## Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- (E) Classroom: Makerspace Renovation
- Library Innovation Center Renovation
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- Classroom Pod Renovation
- Kitchen Renovation: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- Multi-Purpose Room Expansion

**Portable Replacement**

- Portable Removal

**New Buildings**

- Kitchen Expansion: Student Serving Area and Equipment

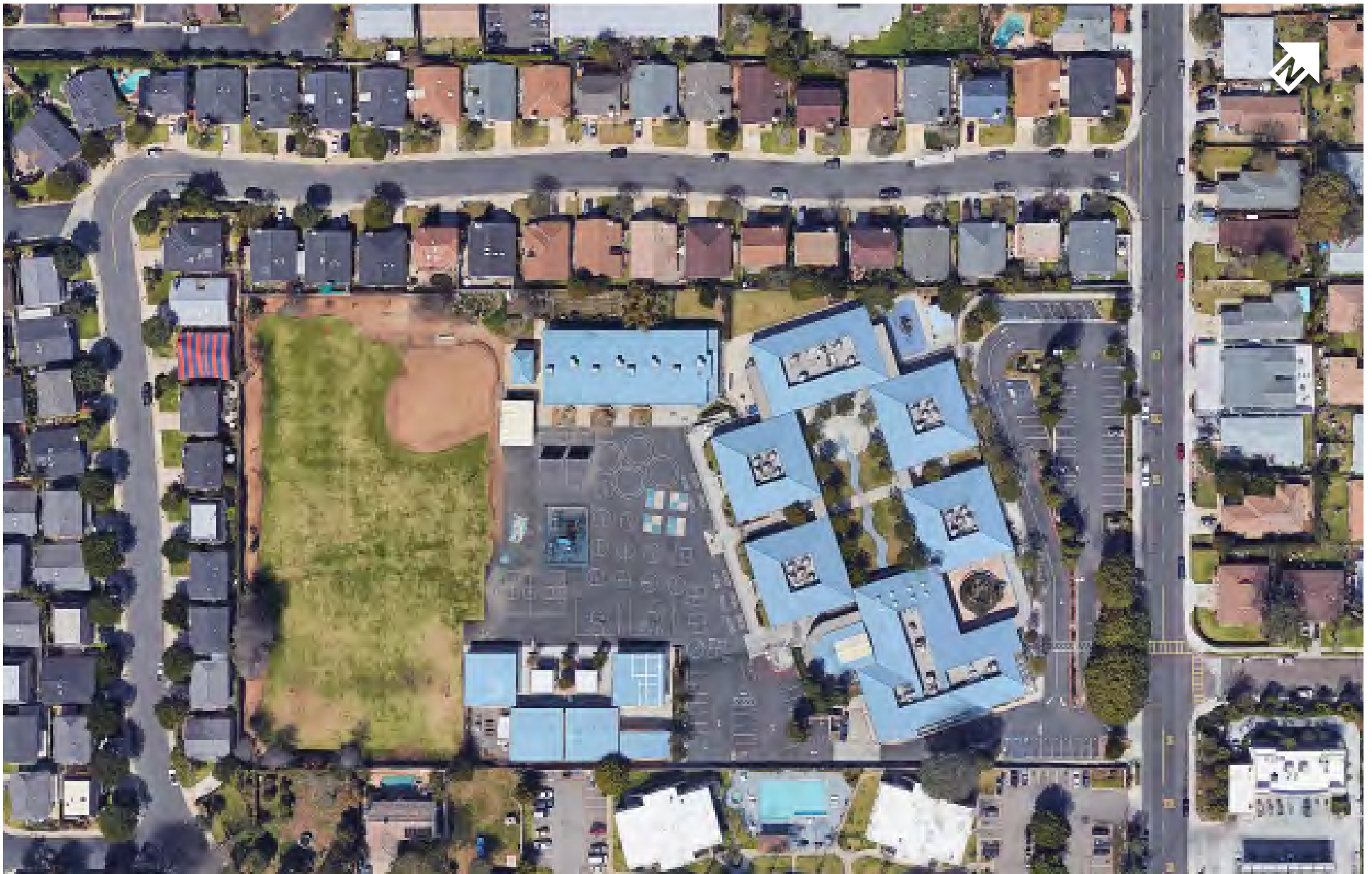
**Site Improvements**

- (N) Play Structure, Shade w/Solar, and Surface
- (N) Staff Parking covered w/Solar Panels
- (N) Outdoor Learning Spaces, Solar, and Batteries
- (N) Outdoor Amphitheater
- (N) Lunch Shelter
- (N) Landscape (Drought Tolerant Design)
- (N) Perimeter Fencing
- Re-establish Outdoor Garden
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Paint Eaves
- Paint Relocatables
- Computer Lab Walls Repair





Existing Campus





# Kelly Elementary School

*MISSION:  
"Making good choices for healthy minds, bodies,  
and spirits!"*

**KELLY ELEMENTARY SCHOOL**

Phone: (760) 331-5800 | Fax: (760) 720-0635  
4885 Kelly Drive, Carlsbad, CA 92008

Principal:	Tressie Armstrong
Grade:	K-5
Opened:	1977
Mascot:	Cougars
Current Enrollment:	443
Projected Peak Enrollment:*	516
Projected 2027 Enrollment:*	417
Current Operational Capacity:	756
Current Maximum Capacity:	837
Projected 2027 Operational Capacity:*	621
Projected 2027 Maximum Capacity:*	756

**Campus Description:**

Kelly Elementary School has experienced significant growth since the school opened in 1977. The front of the school is on Kelly Drive off of El Camino Real. Hillside Drive is on the east and Laguna Riviera Park is on the west. Based on the demographic report, the school is expected to increase in student enrollment due to the new Robertson Ranch Development. The school currently has 19 portables, the most portables of any other campus in the District.

The permanent buildings are in fair condition; however, the portables are in poor condition.

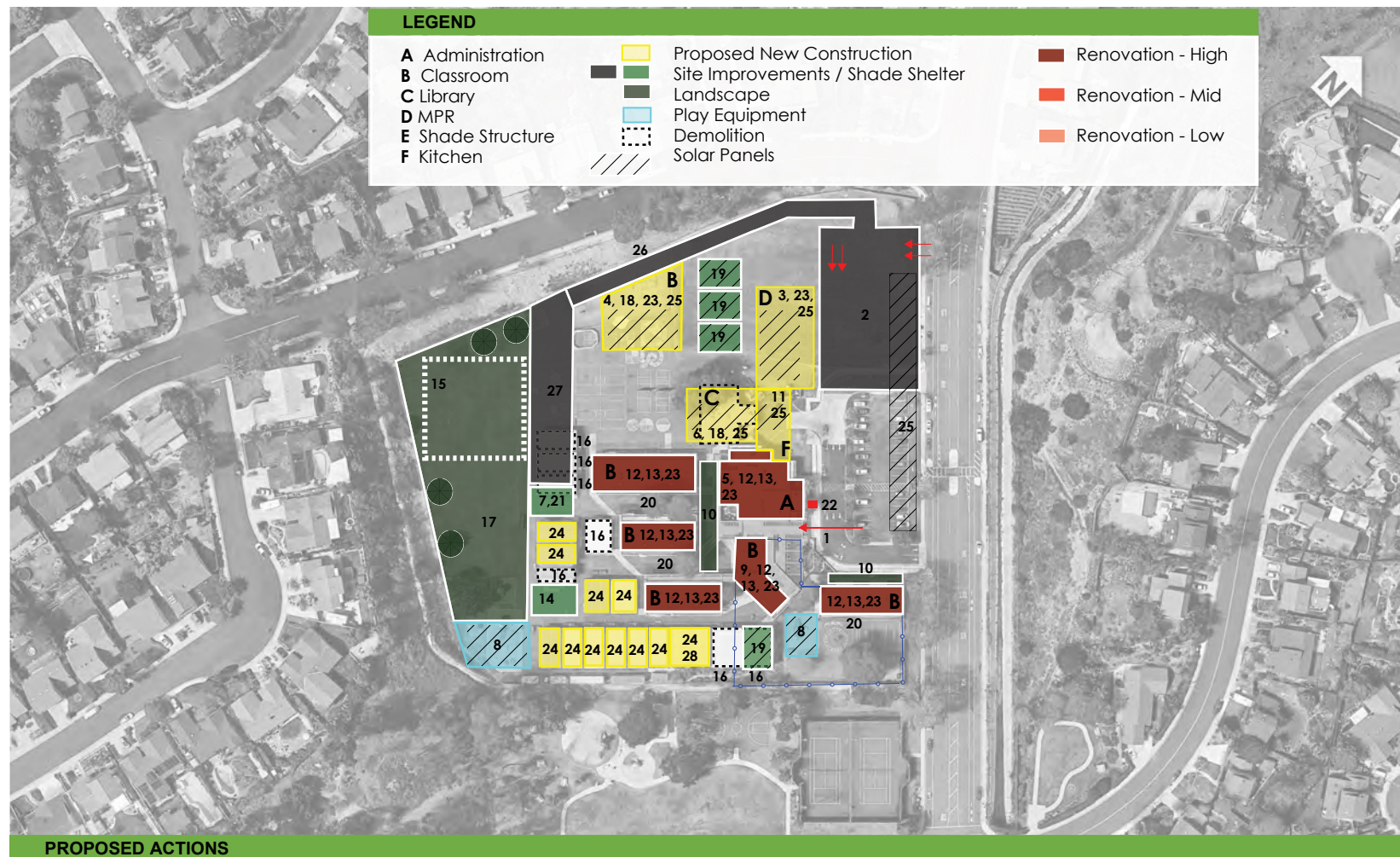
**Anticipated New Additions/Renovations**

Due to the increase in student enrollment over the years, the core facilities: Administration, Multi-Purpose Room, and Library are inadequately sized to serve the current student enrollment. The LRFMP proposes a new Multi-Purpose Room and Library/Innovation Center, and expansion of the Administration building into the current MPR. A new classroom building is also proposed to replace the portable buildings.

Additional building improvements include technology upgrades and classroom learning environment upgrades. Site improvements include: new play structure, shade, surface, lunch shelters, Outdoor Learning Space, an amphitheater, landscape, and perimeter fencing.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Kelly Elementary School - Current	12	19	31
Kelly Elementary School - Proposed	16	12	28

\*All projections are taken from DecisionInsite 2018 Conservative projections.

**PROPOSED ACTIONS**

- 1 (N) School Main Entrance with Prominent Entry
- 2 (N) Staff Parking, Parent Drop-off and Pick-Up Expansion
- 3 (N) Multi-Purpose Room
- 4 (N) Classroom Building with Restroom Facilities
- 5 Convert (E) MPR into Administration
- 6 (N) Library/Innovation Center
- 7 (N) Outdoor Learning Space, Solar & Batteries
- 8 (N) Play Structure, Shade, and Surface
- 9 Convert (E) Administration into Kindergarten

- 10 (N) Landscape, Drainage and Utilities Repair
- 11 Kitchen Expansion: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- 12 Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting and Natural Daylight, Foldable Walls

- 13 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 14 Outdoor Amphitheater
- 15 (N) Perimeter Running Track
- 16 Portable Removal
- 17 (N) Turf Area with Trees for Shade
- 18 (N) Student and Staff Restrooms
- 19 (N) Lunch Shelter w/ Solar
- 20 Provide ADA Access
- 21 Outdoor Seating with Charging Station

- 22 First Responder's Knox Box
- 23 Water Bottle Filling Stations
- 24 Portable Removal, Replace with New Portable
- 25 Solar Panels
- 26 First Responder Access
- 27 (N) Playground
- 28 (N) Makerspace



## Campus Priorities

On September 23, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

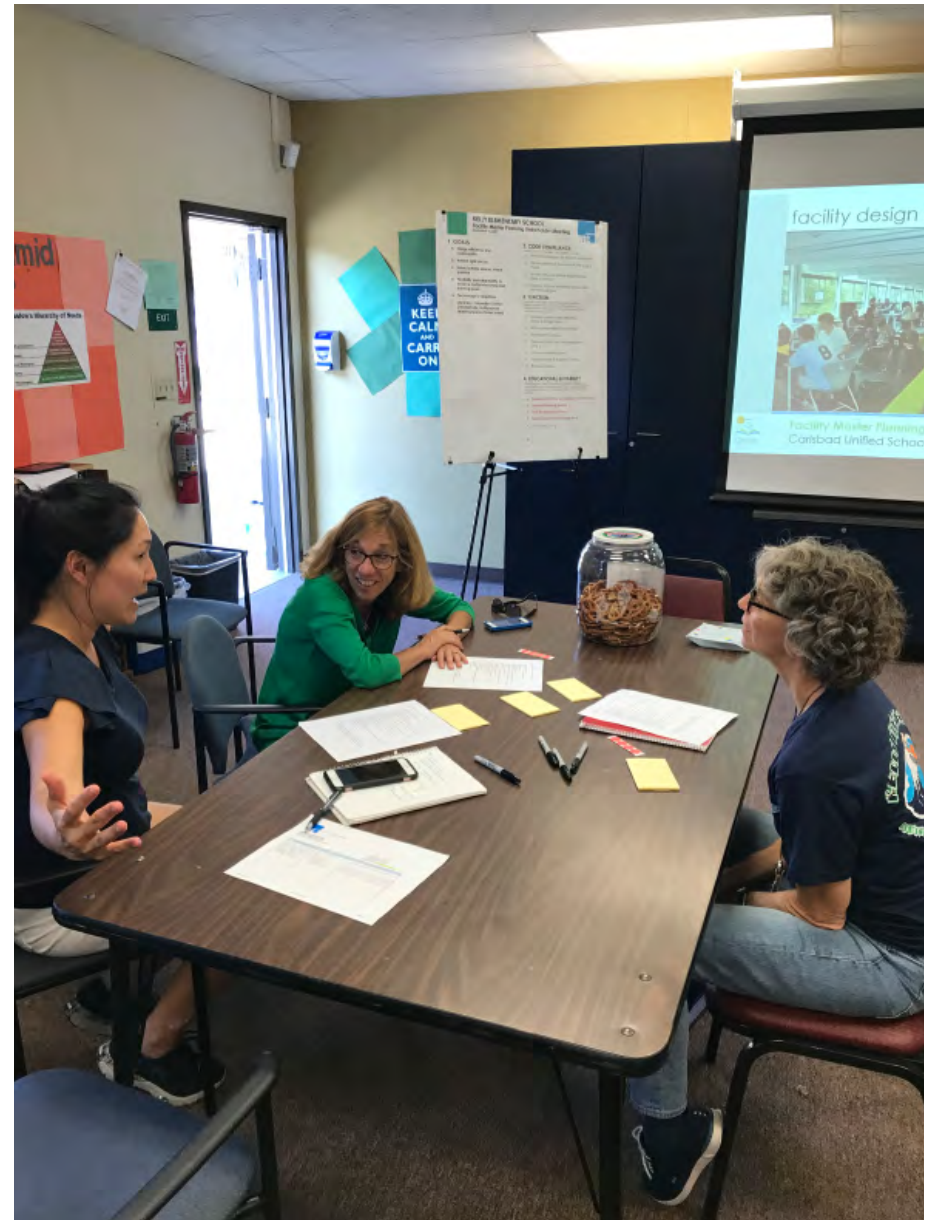
## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Tressie Armstrong, Principal, Kelly Elementary School  
 Cindy Lam-Vuu, PTA President, Kelly Elementary School  
 Gary Berntsen, Teacher, Kelly Elementary School  
 Peggy Parrish, Teacher, Kelly Elementary School  
 Debby Stone, Teacher, Kelly Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings
- Outdoor learning spaces
- New Multi-Purpose Room
- Remove fence from eating area and redesign
- Site security
- Moveable walls
- Expand Multi-Purpose Room / Library / Tinker Space
- Storage
- Lunch Area
- IT Infrastructure



**KELLY ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 15, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkler zones)

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide backsplash for kitchen equipment
- b. Kitchen electrical boxes are in the path of travel
- c. Provide rolled or marine edge for prep table in kitchen
- d. Replace kitchen residential freezer with commercial type

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage
- d. Replace HVAC units at Kindergaren bldg. C
- e. Provide custodial rooms
- f. Provide power to irrigation valves
- g. Replace roofing

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

Voting Results (Red dots indicate votes):

- a. Replace portables w/ new permanent bldgs (open)
- b. Outdoor learning spaces
- c. New Multi-Purpose room
- d. Remove fence from eating area/redesign
- e. site security
- f. moveable walls /
- g. expand mpr/library - tinkler space
- h. storage
- i. lunch area
- j. IT infrastructure

Stakeholder Voting Results

KELLY ELEMENTARY SCHOOL Facility Master Planning Stakeholder Meeting		
STAKEHOLDER MEETING		
SITE:	Kelly Elementary School	
DATE:	09/15/17	
ATTENDEES:	See Sign-in Sheet	
SITE NEEDS:	Number of Votes Received	Priority
New Multi-Purpose Room / Library / Tinker Space	6	1
IT infrastructure	5	2
Replace portables with new permanent buildings	4	3
Remove fence from eating area and redesign	4	3
Outdoor learning spaces	1	4
Site security	0	5
Moveable walls	0	5
Storage	0	5
<b>TOTAL</b>	<b>20</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Kelly Elementary School. The group indicated that Robertson Ranch students will be attending this campus.

The buildings do not have roof access doors. This requires M&O to place ladders against the side of a building. The group indicated that the walkways need replacing. The following needs were indicated for the site and classroom buildings:

### Site

- Water flows toward the relocatable.
- The turn area floods. Provide two separate systems for potable water and irrigation at the field.
- Provide gas meter enclosure.
- The irrigation valves are on batteries. Provide power to valves.
- Water flows between the permanent Buildings (A and D, E and B) and floods conduits.

### Buildings

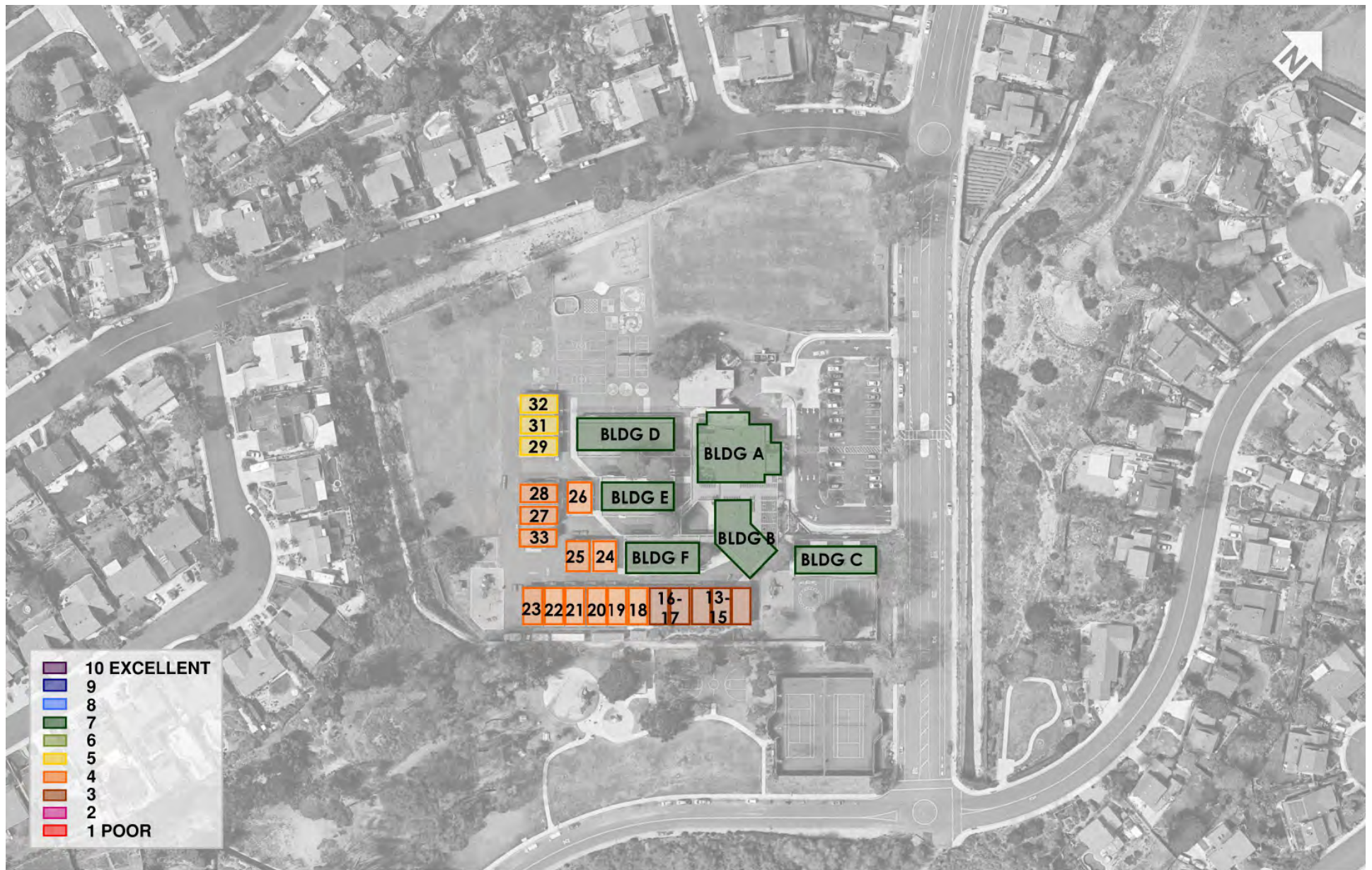
- Fire alarm horns fill with water when it rains.
- Replace HVAC at Kindergarten.
- There are no custodial rooms except in Buildings A and B.

### Portable Classrooms

- There is an issue with moisture.







Condition Assessment

CONDITION ASSESSMENT	
SITE:	Kelly Elementary School
DATE:	08/07/17
ATTENDEES:	Roy Morales, Brian Graham
MECHANICAL/ PLUMBING SITE NEEDS:	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of make up air units, roof top packaged units, wall mounted units and split systems. Out of 59 mechanical units, 12 are in Deficient to Poor condition consisting mainly of wall packaged units and are recommended to be replaced. Those units are primarily located in the R Buildings. Almost all of the fan coils at this school do not have their secondary condensate routed per code. The condensate needs to be routed to a location that is visible but won't cause damage to the building envelope in the event of a primary condensate failure.</p> <p>The majority of the water heater units are in Fair to Good condition and consist of gas and electric tank units. None of the units are in Poor condition.</p>	
ELECTRICAL SITE NEEDS:	
<p>25 panelboards are in Fair to Excellent condition. However, there is a deficient panelboard in Building C that needs to be replaced. IT equipment is in Good condition. Lighting is generally in Good condition except some missing lenses in Building 19.</p>	

CONDITION ASSESSMENT	
SITE:	Kelly Elementary School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Jeremy Carver & Mike Dykeman - Webb
FOOD SERVICE NEEDS	
<p>Limited in preparation space for future CUSD foodservice program goals. The serving area is within the kitchen space, limiting preparation space for future speed scratch program. Recommend providing separate serving space at approximately 250 square feet. Additional 150 square feet of cold storage space is recommended.</p>	

## M/E/P Assessment

## Kitchen Assessment





Roof Assessment



**Existing Buildings to be Renovated**

- Convert (E) MPR into Administration
- Convert (E) Administration into Kindergarten
- Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting and Natural Daylight, Foldable Walls
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades

**Portable Replacement**

- Portable Removal

**New Buildings**

- (N) Multi-Purpose Room
- (N) Classroom Building with Restroom Facilities
- (N) Library/Innovation Center
- (N) Kitchen, New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- (N) Student and Staff Restrooms

**Site Improvements**

- (N) School Main Entrance with Prominent Entry
- (N) Staff Parking, Parent Drop-off and Pick-Up Expansion
- (N) Outdoor Learning Space, Solar, and Batteries
- (N) Play Structure, Shade, and Surface
- (N) Landscape, Drainage, and Utilities Repair
- Outdoor Amphitheater
- (N) Perimeter Running Track
- (N) Turf Area with Trees for Shade

- (N) Lunch Shelter w/ Solar Panels
- Provide ADA Access
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Remove Abandoned Water Main Vault
- Connection to City Crosswalk, Parking Lot
- Additional Traffic Striping in Parking Lot/Drive
- Handicap Parking on Street at Ramp
- Finish Garden Fencing
- Restripe White Lines at AC Courts
- Paint Over Media Center Murals
- Renovate Entire Irrigation System
- Exterior Speakers Throughout
- Repair and Paint Fascia
- New Conex Boxes
- More Storage
- Remove/Clean up Old Head Start Play Area
- New Wood Chips
- New Teacher Desks
- Improve Landscape
- Paint Iron Gates and Fences
- Repair Roof Leak in Lunch Shelter



Existing Campus





# Magnolia Elementary School

*MISSION:*

*"The mission of Magnolia Elementary School, a diverse learning environment, is to ensure that every student develops a strong academic foundation and essential life skills and engages in a lifelong quest for learning through a challenging, balanced, and comprehensive curriculum, dedicated staff, supportive parents, and reciprocal community involvement."*

# MAGNOLIA ELEMENTARY SCHOOL

Phone: (760) 331-5600 | Fax: (760) 720-3879  
1905 Magnolia Avenue, Carlsbad, CA 92008

Principal:	Aaron Nelson
Grade:	K-5
Constructed:	1956
Mascot:	Lions
Current Enrollment:	477
Projected Peak Enrollment:*	477
Projected 2027 Enrollment:*	385
Current Operational Capacity:	783
Current Maximum Capacity:	1,107
Projected 2027 Operational Capacity:*	675
Projected 2027 Maximum Capacity:*	783

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Magnolia Elementary School - Current	23	18	41
Magnolia Elementary School - Proposed	21	8	29

\*All projections are taken from DecisionInsite 2018 Conservative projections.

## Campus Description:

Magnolia Elementary School was built in 1956 and is one of the oldest elementary schools in the District. The school is located east of Interstate 5 and just over a mile from the beach. The campus is currently shared with the Sanderling School. That campus is located at the back and has a separate entry and play area. The front of the main school campus faces Magnolia Avenue; however, the Administration office is not easily accessible from there. Parents walk halfway into the campus to reach it. There are many points of entry at this campus. The campus is surrounded by residential development on three sides: north, south and east. Valley Middle School is across the street to the west. The classrooms are designed with two main buildings making up the bulk of the campus including core facilities: Multi-Purpose Room, Library, and Administration office. Six portable classrooms have been added to the main campus. Ten portables make up the Sanderling School.

The permanent buildings are in Fair to Poor condition and the portables and Building E are in Poor condition.

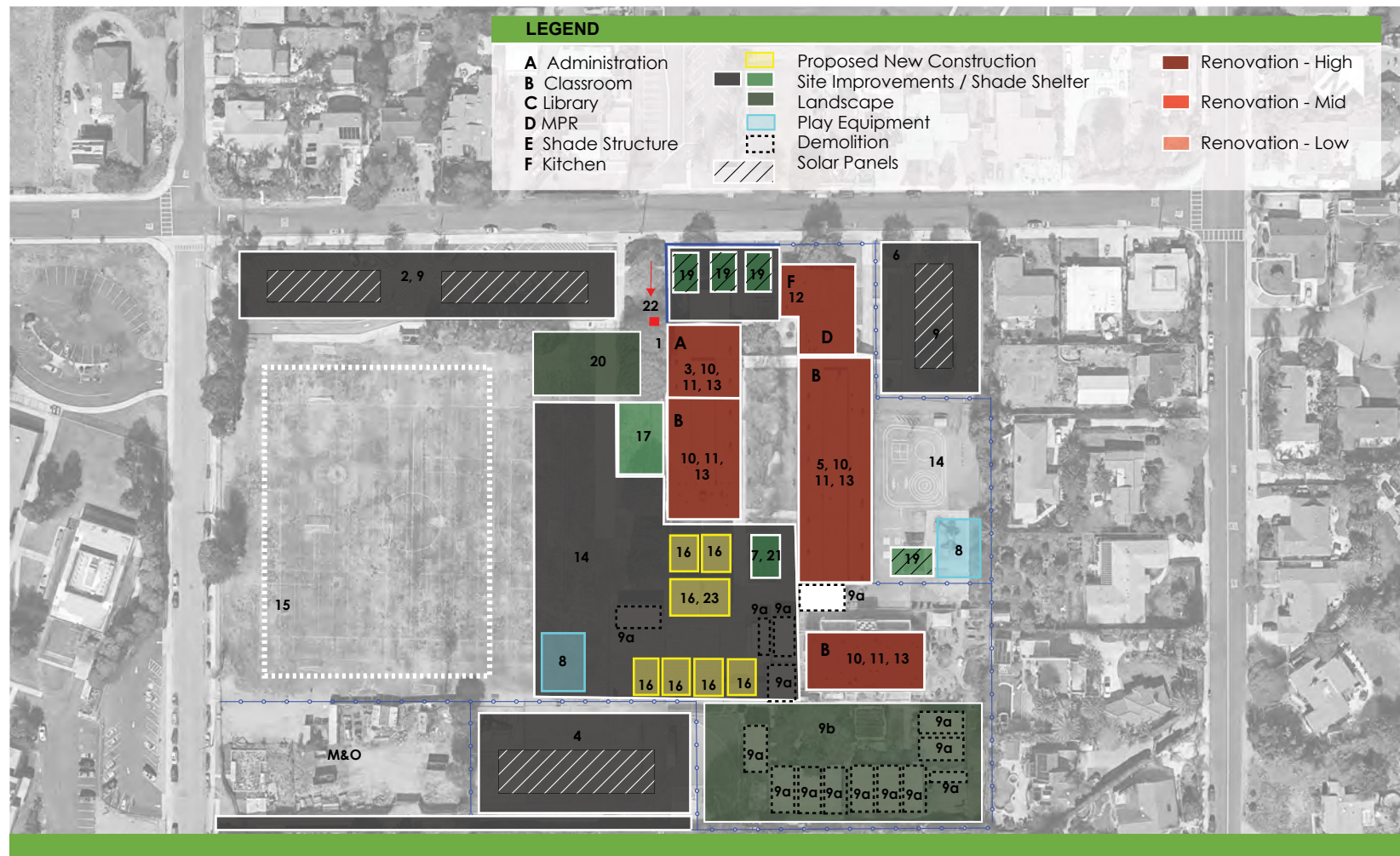
## Anticipated New Additions/Renovations

One option to consider for a school of this age and condition is a campus-wide modernization that would replace everything except the structure itself: all finishes, interior and exterior, windows, doors, cabinets, and roofs.

The poor location of Administration is addressed by converting existing classrooms that are located closer to parking, drop-off and pick-up areas. This location would allow for a needed expansion to the Administration building.

Site improvements include: new play structure, shade with solar, surface, lunch shelters with solar, Outdoor Learning Space, an amphitheater, landscape, and perimeter fencing. This option proposes the removal of the Sanderling Campus and converting the area into a turf field.





- 1 (N) School Entrance with Prominent Entry
- 2 (N) Staff Parking, Parent Drop-off and Pick-Up
- 3 Convert (E) Classrooms into Administration
- 4 (N) Staff Parking w/ Solar; Sanderling Drop-off
- 5 Convert (E) Administration into Classrooms
- 6 Kindergarten Drop-off and Pick-Up
- 7 (N) Outdoor Learning Space, Solar & Batteries
- 8 (N) Play Structure, Shade, and Surface
- 9 Solar Panels
- 9a Portable Removal
- 9b (N) Turf Area

- 10 Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Cabinetry, Exterior Painting and Natural Daylight, Foldable Walls
- 11 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 12 Kitchen Renovation: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety

- 13 Water Bottle Filling Stations
- 14 (N) Playground
- 15 (N) Perimeter Running Track
- 16 Portable Removal, Replace with New Portable
- 17 Outdoor Amphitheater
- 18 (N) Student and Staff Restrooms
- 19 (N) Lunch Shelter w/ Solar
- 20 Re-establish Garden
- 21 Outdoor Seating with Charging Station
- 22 First Responder's Knox Box
- 23 (N) Makerspace



## Campus Priorities

On September 15, 2017, between 8:00 AM – 9:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

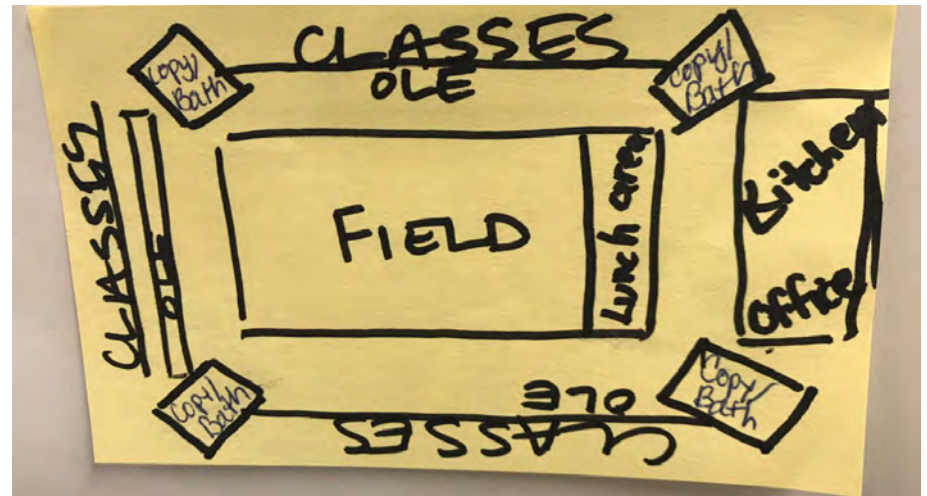
## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Aaron Nelson, Principal, Magnolia Elementary School  
 Jana Scott, Teacher, Magnolia Elementary School  
 Lauren Denison, Teacher, Magnolia Elementary School  
 Lindy Hetrick, Teacher, Magnolia Elementary School  
 Melissa Genewich, Parent, Magnolia Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings
- Outdoor learning spaces
- Replace Building E partitions with permanent walls
- Security: Drop-off and Pick-up
- Indoor / Outdoor collaboration meeting spaces
- Teacher amenities
- Preserve landscape and the “Old Carlsbad” feel



**MAGNOLIA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 15, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Accessible restroom for kitchen staff
- b. Provide air curtain at exterior kitchen doors
- c. Kitchen walls need Health Dept approved finishes
- d. Replace kitchen hood with larger Type I
- e. Repair kitchen wall finishes
- f. Provide accessible path of travel

**3. FUNCTION**

- a. storage
- b. remove walls/flexible walls
- c. water fill stations
- d. MPR
- e. use field space
- f.
- g.
- h.
- i.
- j.
- k.

a. Replace portables w/ new permanent bldgs

b. Outdoor learning spaces

c. Replace Bldg. E partitions w/ permanent

d. Security / drop off / pick up

e. indoor/outdoor collaboration meeting spaces

f. teacher amenities

g. drop off

h. preserving landscape "Older Carlsbad" feel

Stakeholder Voting Results

**MAGNOLIA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting

## STAKEHOLDER MEETING

<b>SITE:</b>	Magnolia Elementary School	
<b>DATE:</b>	09/15/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Security: Drop off / Pick up	5	1
Outdoor learning spaces: Indoor / Outdoor collaboration meeting spaces	5	1
Remove walls / flexible walls	4	2
Preserving Landscape / "old Carlsbad" feel	4	2
Use field space	3	3
Storage	2	4
Teacher amenities	1	5
Water bottle filling stations	0	6
Replace portables with new permanent buildings	0	6
Replace building E partitions with permanent	0	6
<b>TOTAL</b>	<b>24</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Magnolia Elementary School. In general there are drainage issues throughout campus. The site needs to have accessible path-of-travel. The Custodial team noted that adequate custodial closets are needed. The following needs were indicated for the site and classroom buildings:

### Site

- a. The site does not have sufficient area for dumpsters.
- b. The asphalt is in poor condition.
- c. The lunch shelter needs painting.
- d. The District would like to regrade the area west of Building B.
- e. Water irrigation for this site is very low.
- f. The courtyard at the current Sanderling School floods due to root damage.
- g. There is a transite pipe along the east side of Buildings A/C/D.

### Buildings

- a. The gutters are corroded and are not tied to the storm drain system.
- b. Exterior access to custodial closets would be ideal.
- c. Multi-Purpose Room heater does not work.
- d. The Building A louvers should be repainted or removed.

- e. Buildings C and D need exhaust fans
- f. Between Buildings A and C, the louvers should be replaced.
- g. Building E walls are all partitions.
- h. There is termite damage at the roof hatch in Building B.
- i. The IDF cabinets need to be separate from the leased part of the site (Sanderling School).

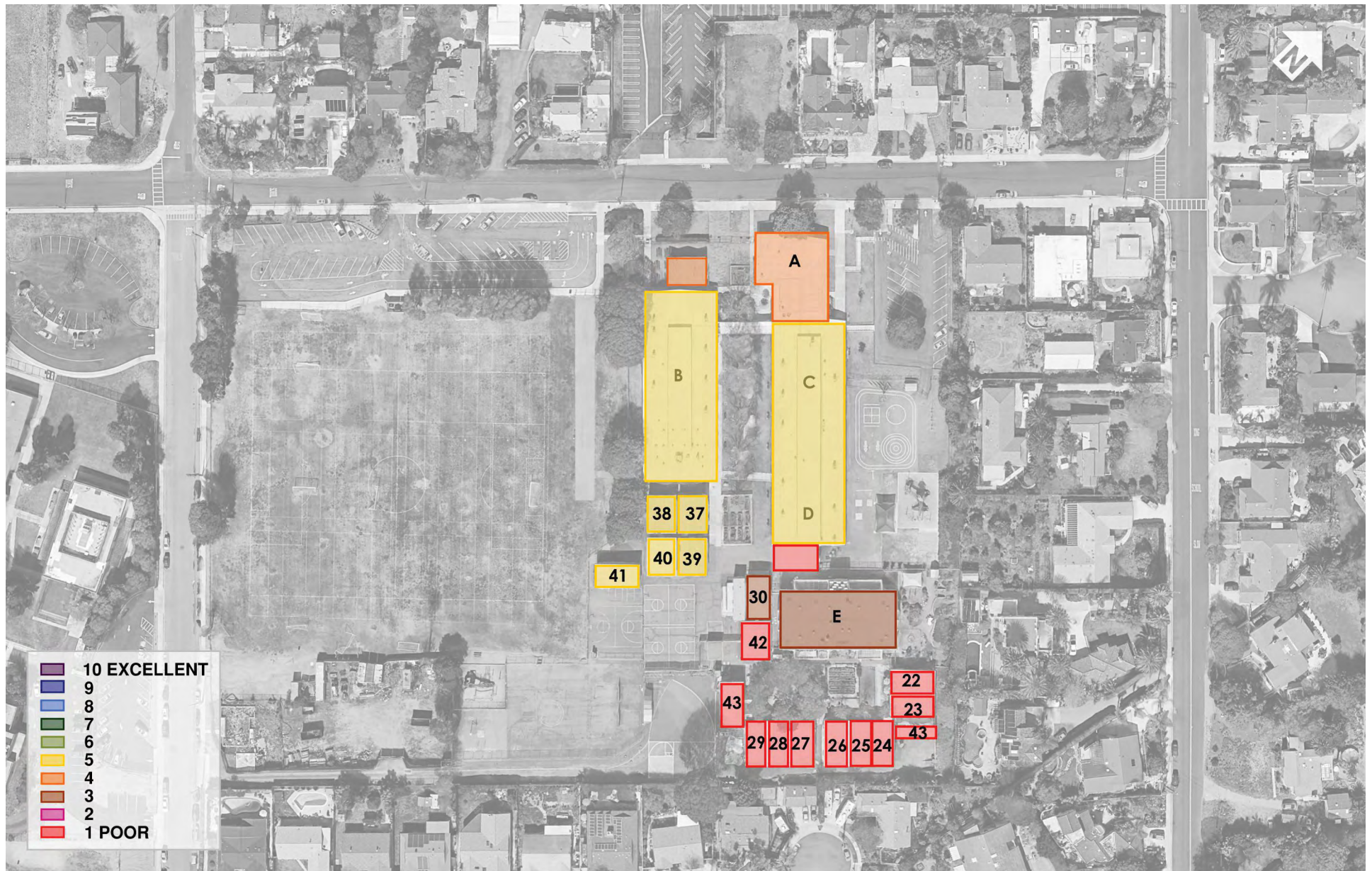
### Portable Classrooms

- a. Screens located here are repeatedly stolen.
- b. There is a significant grade difference between the floor elevation of Room 43 and the exterior grade.
- c. HVAC units need to be replaced.

There is a shed on site that may or may not be DSA approved.







Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	Magnolia Elementary School
<b>DATE:</b>	7/14/2017, 8/11/2017
<b>ATTENDEES:</b>	Rob Cronk, Roy Morales
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of make up air units, roof top packaged units, wall mounted units, and split systems. Out of 47 mechanical units, 3 are in Deficient to Poor condition consisting mainly of wall packaged units and are recommended to be replaced. Those units are primarily located in Building 37.</p> <p>No plumbing information.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>There are 3 switchboards which are all Fair condition. 13 panelboards are in Fair to Good condition. The transformer in the facility is in Fair condition. Lighting is in Good condition. However, there was no emergency lighting in Building A where required with two or more exits. IT equipment is in Fair to Good condition. Security panel in the facility is in Deficient condition and replacement is recommended.</p>	

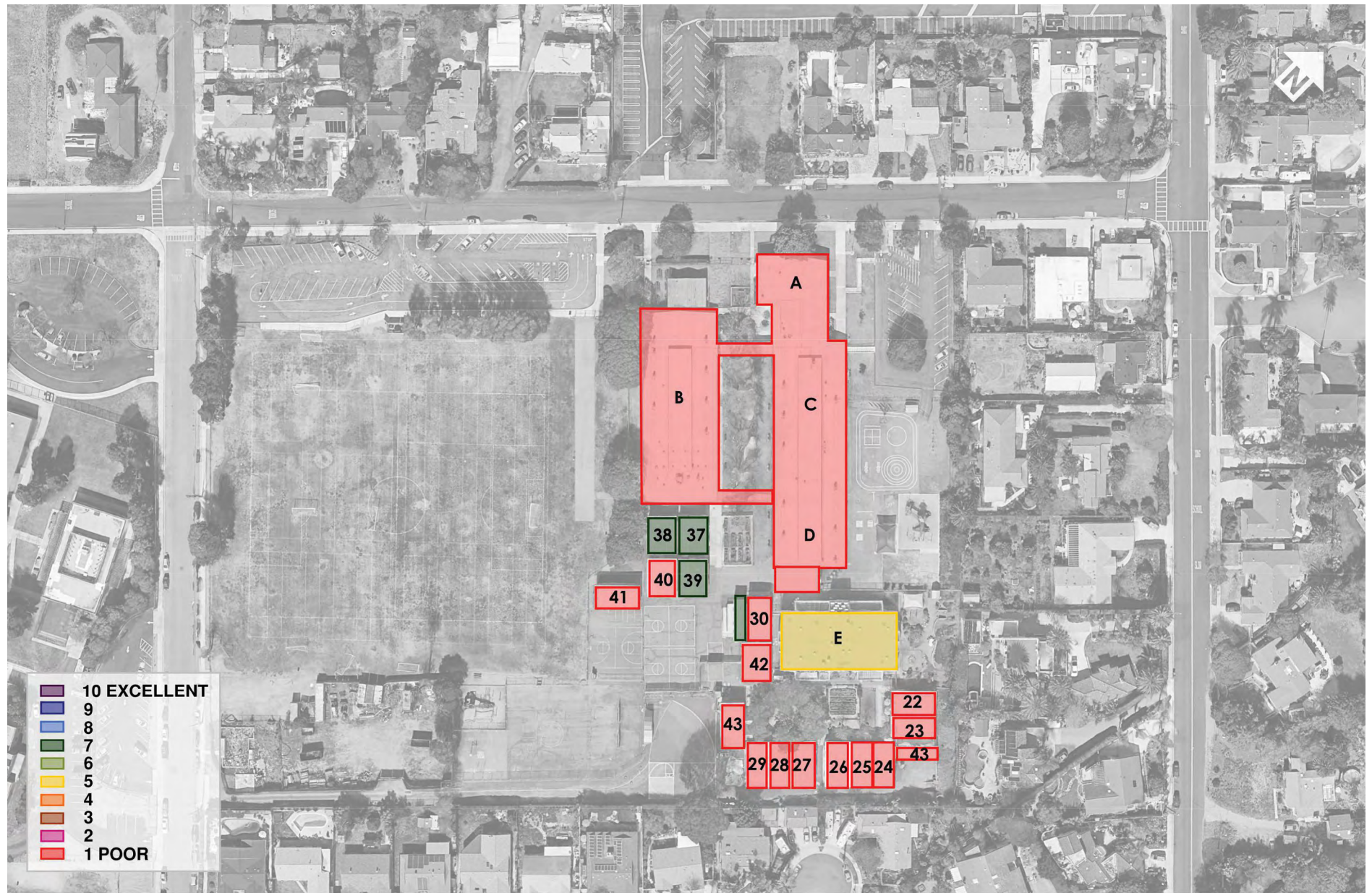
CONDITION ASSESSMENT	
<b>SITE:</b>	Magnolia Elementary School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Mike Dykeman & Phillip Marinca - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Compared to the other sites within the District, this facility is in the worst shape and operates in a make-do mode. Recommend a facility that is approximately 1,300 square feet that incorporates 160 square feet of cold storage, 120 square feet of dry storage, and 250 square feet of serving space.</p>	

M/E/P Assessment

Kitchen Assessment







Roof Assessment



**New Buildings**

- None

**Portable Replacement**

- Portable Removal, Replace with New Portable

**Existing Buildings to be Renovated**

- (E) Administration Building
- Classroom Building: Technology Upgrades and Classroom Learning Environment
- Upgrades with Restroom Facilities
- (E) Kindergarten Building
- (E) Multi-Purpose Room
- (E) Kitchen Renovation: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety

**Site Improvements**

- (N) School Main Entrance with Prominent Entry
- (N) Staff Parking, Parent Drop-off and Pick-Up
- (N) Kindergarten Drop-off and Pick-Up
- (N) Outdoor Learning Space, Solar, and Batteries
- (N) Play Structure, Shade, and Surface
- (N) Playground Turf

- (N) Staff Parking w/ Solar; Sanderling Drop-off
- (N) Playground
- (N) Perimeter Running Track
- Outdoor Amphitheater
- (N) Lunch Shelter w/ Solar Panels
- Re-establish Garden
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

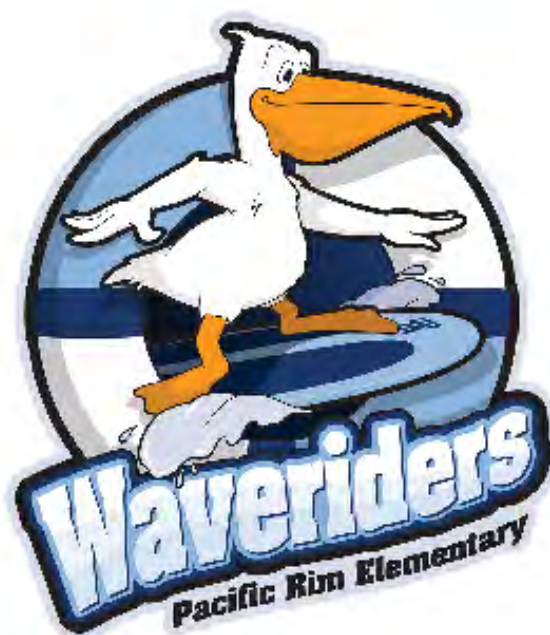
**2007 Long Range Facility Master Plan to be Completed**

- Blacktop Resurface
- Add Carpet to Rooms
- Replace Exterior Wood Trim
- Replace Grease Trap
- Paint Underside of Lunch Shelter
- Renovate Entire Irrigation System
- Replace Asphalt, Restripe Kindergarten, Slurry, and Paint
- Wider Walkway at Buildings Facing Fields
- Outdoor Learning Environment
- Widen Walkway





Existing Campus





# Pacific Rim Elementary School

*MISSION:*

*"The mission of Pacific Rim Elementary, a school which embraces technology and academic excellence, is to develop intrinsically motivated life-long learners who are responsible, productive citizens and follow the Golden Rule."*

# **PACIFIC RIM ELEMENTARY SCHOOL**

Phone: (760) 331-6200 | Fax: (760) 929-1778  
1100 Camino De Las Ondas, Carlsbad, CA 92009

Principal:	Robert Devich
Grade:	K-5
Constructed:	1999
Mascot:	Waveriders
Current Enrollment:	823
Projected Peak Enrollment:*	823
Projected 2027 Enrollment:*	634
Current Operational Capacity:	918
Current Maximum Capacity:	945
Projected 2027 Operational Capacity:*	702
Projected 2027 Maximum Capacity:*	783

## **Campus Description:**

Pacific Rim Elementary School was built in 1999 and has experienced significant growth since the school opened. The school is located on a hill east of Interstate 5 and approximately one mile from the beach. The front of the school is located where Camino de las Ondas and Alderwood Drive meet. The campus is surrounded by residential development on all sides. The classrooms are designed in a “pod” style that surrounds a central courtyard. Since buildings completely surround this courtyard, the added portables do not seem to be a cohesive part of the site. There are 11 portables on the west side of the campus.

The permanent buildings are in Good condition; the portables are also in Good condition.

## **Anticipated New Additions/Renovations**

The displaced classrooms may be located in an existing available classroom. A new double-wide portable building is proposed for a Makerspace.

Additional building improvements include technology upgrades and classroom learning environment upgrades. Site improvements include: a new perimeter running track, shade shelters, lunch shelters, Outdoor Learning Spaces, an amphitheater, landscape, and perimeter fencing.

<b>ELEMENTARY SCHOOL</b>	<b>Permanent Classrooms</b>	<b>Portables</b>	<b>Total</b>
Pacific Rim Elementary School - Current	24	11	35
Pacific Rim Elementary School - Proposed	24	5	29

\*All projections are taken from DecisionInsite 2018 Conservative projections.





### Campus Priorities

On September 21, 2017, between 1:00 PM – 2:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

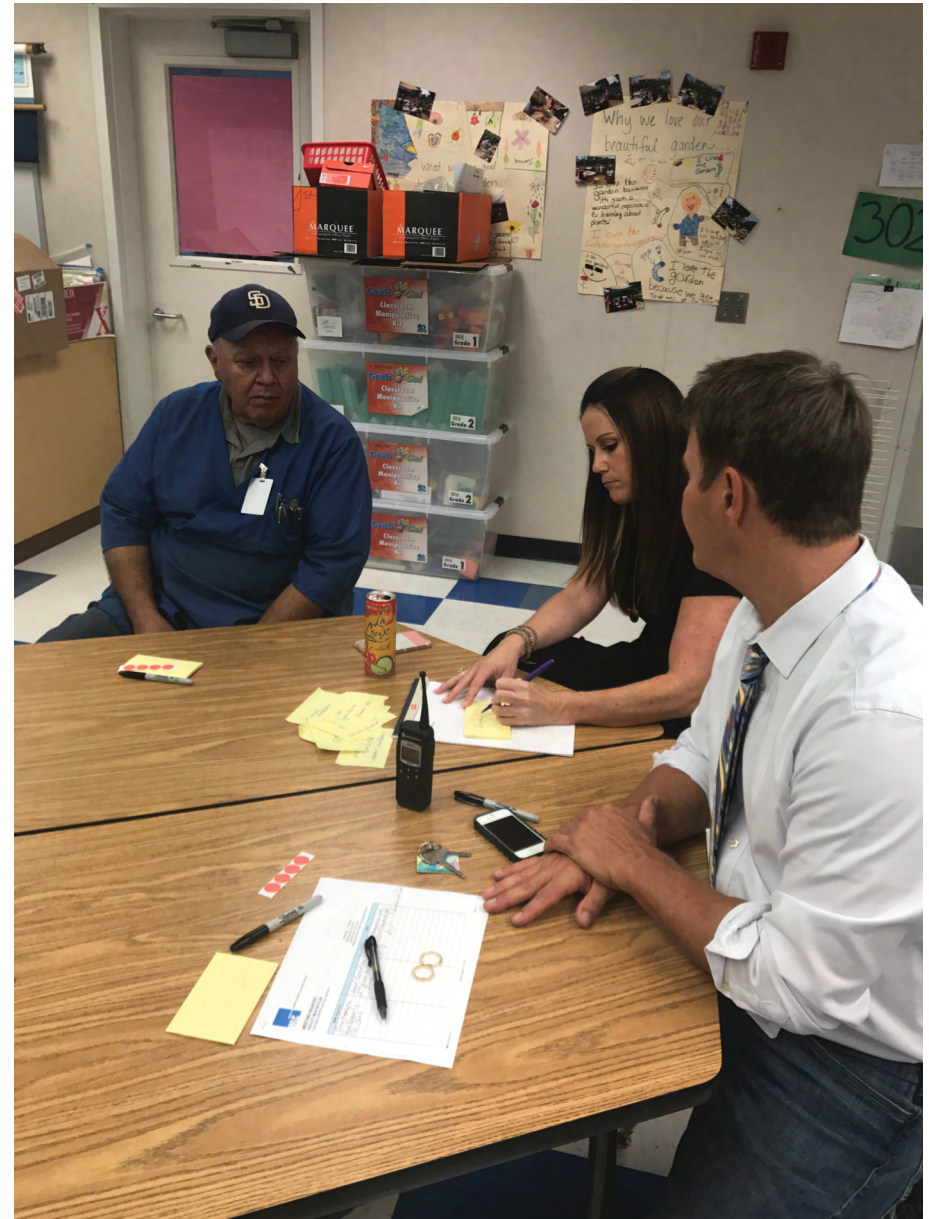
### Attendees:


Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Rob Devich, Principal, Pacific Rim Elementary  
 John Martinez, Lead Custodian, Pacific Rim Elementary  
 Gina Fogarty, Teacher, Pacific Rim Elementary  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:


The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings (curriculum driven flexible space)
- Outdoor learning spaces: amphitheater
- Enlarge dumpster area
- Enlarge Multi-Purpose room
- More Bathrooms: students and staff
- More parking
- Security: perimeter fencing and back campus
- Replace HVAC
- Replace ceiling
- IT infrastructure
- New furniture
- Storage units





**PACIFIC RIM ELEMENTARY SCHOOL**  
**Facility Master Planning Stakeholder Meeting**  
 September 21, 2017



### 1. GOALS

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces,inker zones)

### 2. CODE COMPLIANCE

Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide accessible aisles in kitchen
- b. Provide adequately size kitchen hood
- c. Provide a mechanically cooled cold pan unit
- d. Floor mounted outlets in kitchen are in the path of travel

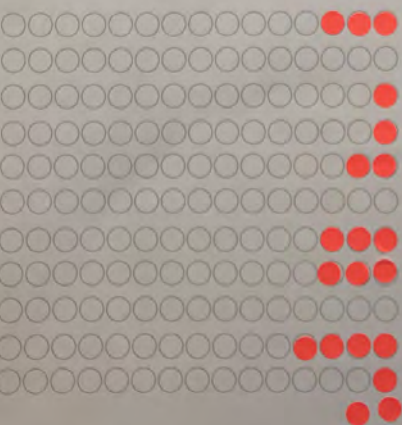
### 3. FUNCTION

Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, landscape and drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage

### 4. EDUCATIONAL SUITABILITY

Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.



- a. Replace portables w/ new permanent bldgs curriculum driven flexible space
- b. Outdoor learning spaces : amphitheater
- c. enlarge dumpster area
- d. enlarge MPR
- e. bathrooms : students + staff
- f. more parking
- g. security : perimeter fencing, back campus
- h. replace HVAC
- i. replace ceiling
- j. technology infrastructure
- k. new furniture
- l. storage units

Stakeholder Voting Results

STAKEHOLDER MEETING		
SITE:	Pacific Rim Elementary	
DATE:	09/21/17	
ATTENDEES:	See Sign-in Sheet	
SITE NEEDS:	Number of Votes Received	Priority
IT Infrastructure	4	1
Replace portables with new permanent buildings (curriculum-driven flexible space).	3	2
Security: perimeter fencing and back campus	3	2
Replace HVAC	3	2
More Bathrooms: students and staff	2	3
Storage units	2	3
Enlarge dumpster area	1	4
Enlarge Multi-Purpose room	1	4
New furniture	1	4
Outdoor learning spaces: amphitheater	0	5
More parking	0	5
Replace ceiling	0	5
<b>TOTAL</b>	<b>20</b>	

Stakeholder Priorities



## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Pacific Rim Elementary School. In general the group stated that the fan coils for the HVAC are corroding and need to be replaced. A new fire alarm panel and security is needed at this campus. The following needs were indicated for the site and classroom buildings:

### Site

- a. Grounds would like low maintenance, or no maintenance planting of the hillside adjacent to the HOA on the south side of the campus.
- b. Close to the above listed area, the irrigation valves do not work and the lines are capped.
- c. Grounds would like to replace trees between Buildings 300 and 500.
- d. Maintenance would like to infill the planting area with concrete on the north side of Building 100, near the drop-off.
- e. The area between Buildings 300 and 500 floods. The storm drain has collapsed and needs to be repaired.
- f. The gate between Buildings 500 and 600 does not function properly.

### Buildings

- a. Building 100, Kitchen: the existing grease trap is rotten and has a leak.
- b. Building 100, HVAC unit frame that supplies Administration is corroded and needs to be replaced.

- c. Building 100, the large skylight leaks and needs to be repaired.
- d. Building 100, smaller skylights appear to have sun damage.

### Portable Classrooms

- a. Replace HVAC units.
- b. Classrooms 708, 709, and 710 are currently placed on native soil.







Condition Assessment

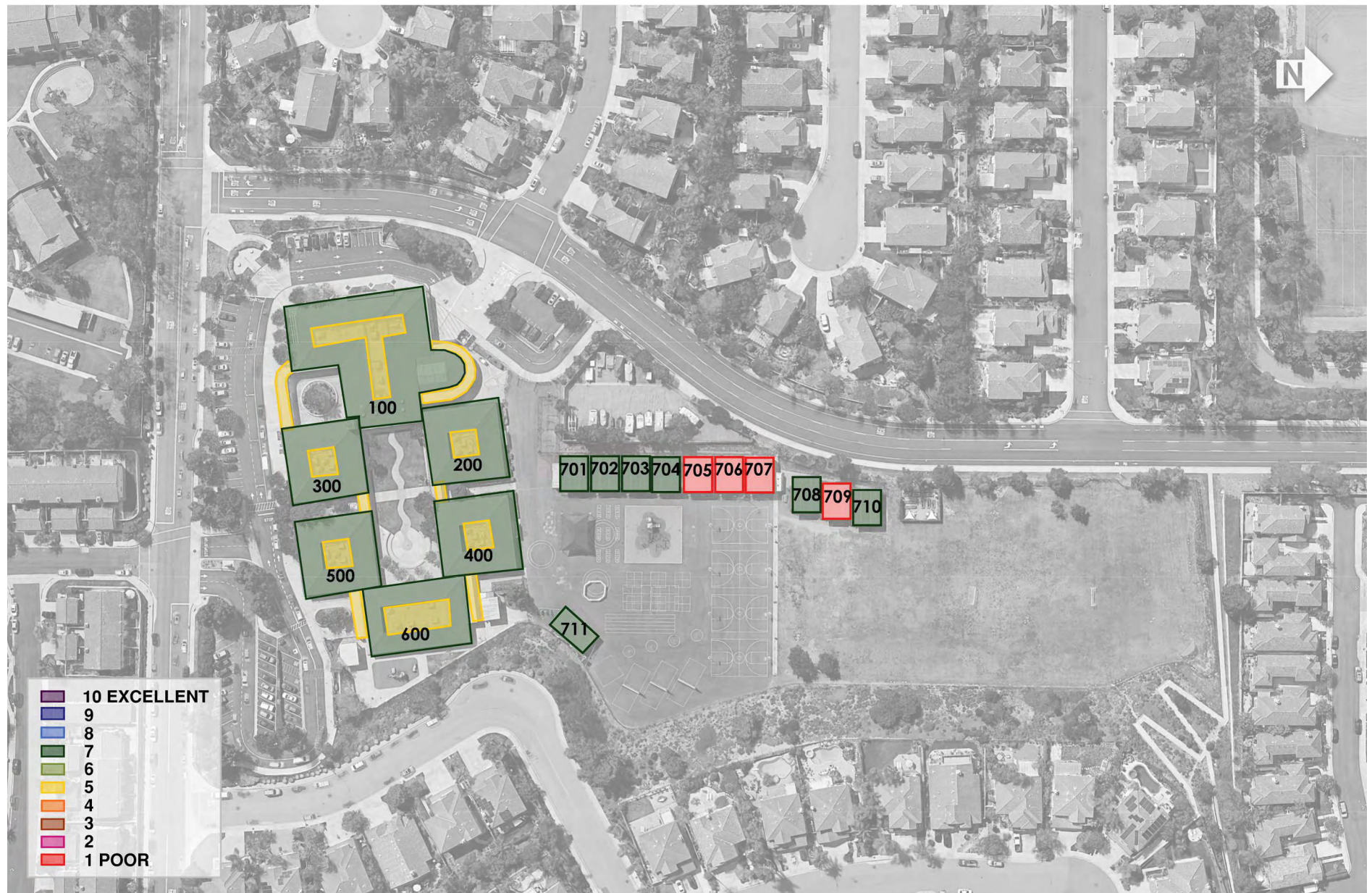
CONDITION ASSESSMENT	
SITE:	Pacific Rim Elementary School
DATE:	8/9/17, 7/13/17
ATTENDEES:	Leo Maya, Brian Graham
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Deficient to Poor condition and consist of make up air units and roof top packaged units. Out of 44 mechanical units, 33 are in Deficient to Poor condition and are recommended to be replaced. Those units are located in Buildings 100, 200, 300, 400, 500 and 600. Several of the units on these buildings have their fresh air inlets within 10' of an exhaust fan and/or sewer vent. The exhaust fans and sewer vents should be moved at least 10' away to be code compliant.</p> <p>Most of the water heater units are Deficient and consist of electric tank types that are recommended to be replaced. Of the 3 units, 1 is in Fair condition.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>2 switchboards on this site are in Good condition. 28 panelboards and 8 transformers are all in Fair to Good condition. In several locations there is furniture or stored items blocking the 3' code-required working space in front of the panelboards. Lighting is also in Good condition throughout the facility. IT equipment and 1 fire alarm panel are in Good condition.</p>	

CONDITION ASSESSMENT	
SITE:	Pacific Rim Elementary School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Undersized facility that would potentially need additional storage and preparation space to accommodate future program goals of the District to be self-sustainable. Recommend adding 150 square feet of cold storage. The serving area is within the kitchen space, limiting preparation space for future speed scratch program. Recommend providing separate serving space at approximately 250 square feet.</p>	

M/E/P Assessment

Kitchen Assessment





Roof Assessment



**Existing Buildings to be Renovated**

- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- Classroom Pod Renovation
- Kitchen Renovation, Student Serving Area, and Equipment
- MPR Expansion
- Library / Innovation Center Expansion

**Portable Replacement**

- Portable Removal
- Portable Removal, Replace with New Portable
- (N) Makerspace

**New Buildings**

- Kitchen Expansion: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety

**Site Improvements**

- First Responder's Knox Box
- Water Bottle Filling Stations
- (N) Perimeter Running Track
- (N) Low Maintenance Landscape (Drought Tolerant Where Appropriate)
- (N) Play Structure, Shade w/Solar, and Surface
- (N) Outdoor Learning Spaces, Solar, and Batteries

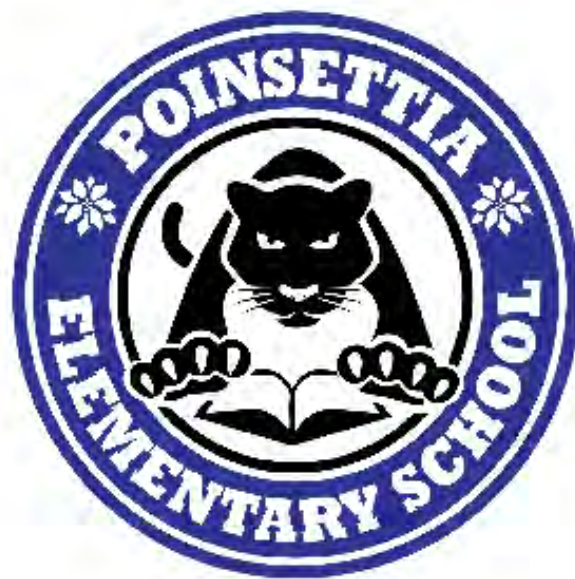
- (N) Outdoor Amphitheater
- Replace Trees and Improve Drainage
- (N) Lunch Shelter w/Solar Panels
- (N) Landscape (Drought Tolerant Design)
- (N) Perimeter Fencing

**2007 Long Range Facility Master Plan to be Completed**

- Replace Water Line at 200 Building
- Exterior Painting of Relocatables
- Replace Parking Lot Lighting with LED
- Paint Eaves
- Expand Playground Equipment
- More Storage



Existing Campus





# Poinsettia Elementary School

*MISSION:*

*"The Mission of Poinsettia Elementary School is to develop intrinsically motivated, confident, life-long learners who are prepared to be ethical, democratic citizens in a productive and purposeful life."*

**POINSETTIA ELEMENTARY SCHOOL**

Phone: (760) 331-6500 | Fax: (760) 930-6005  
 2445 Mica Road, Carlsbad, CA 92009

Principal:	Marjorie Giordani
Grade:	K-5
Constructed:	2007
Mascot:	Panthers
Current Enrollment:	529
Projected Peak Enrollment:*	562
Projected 2027 Enrollment:*	521
Current Operational Capacity:	648
Current Maximum Capacity:	675
Projected 2027 Operational Capacity:*	783
Projected 2027 Maximum Capacity:*	810

**Campus Description:**

Poinsettia Elementary School was built in 2007 and is the newest elementary school in the District. The school is located in a valley west of El Fuerte Street and approximately one half mile from Alga Norte Aquatic Center. The front of the school faces Poinsettia Avenue with vehicular access from Mica Road. The campus is surrounded by residential development on three sides: north, east, and west. The classrooms are designed in a “pod” style and provisions were made for a future classroom building addition. This campus does not have any portable buildings.

The permanent buildings are in Good condition.

**Anticipated New Additions/Renovations**

The displaced classrooms may be located in existing available classrooms.

Additional building improvements include technology upgrades and classroom learning environment upgrades. Site improvements include: a new field and perimeter running track, shade shelters, lunch shelters, Outdoor Learning Spaces, an amphitheater, landscape, and perimeter fencing.

ELEMENTARY SCHOOL	Permanent Classrooms	Portables	Total
Poinsettia Elementary School - Current	25	0	25
Poinsettia Elementary School - Proposed	25	5	30

\*All projections are taken from DecisionInsite 2018 Conservative projections.



**PROPOSED ACTIONS**

- 1 (N) Portable
- 2 (N) Perimeter Running Track
- 3 (N) Play Structure, Shade w/ Solar, and Surface
- 4 Makerspace / Curriculum-Driven Flexible Space Renovation
- 5 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades, Movable Walls
- 6 Classroom Pod Renovation
- 7 Covert (E) Classrooms to Kindergarten

- 8 (N) Landscape, Utility Repair, and Drainage
- 9 (N) Outdoor Learning Space, Solar & Batteries
- 10 (N) Outdoor Amphitheater
- 11 (N) Shade Shelter w/ Solar
- 12 Kinder Science Garden
- 13 Outdoor Seating with Shade and Power
- 14 Perimeter Fence
- 15 Outdoor Seating with Charging Station

- 16 First Responder's Knox Box
- 17 Water Bottle Filling Stations
- 18 Solar Panels



### Campus Priorities

On September 15, 2017, between 9:00 AM – 10:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

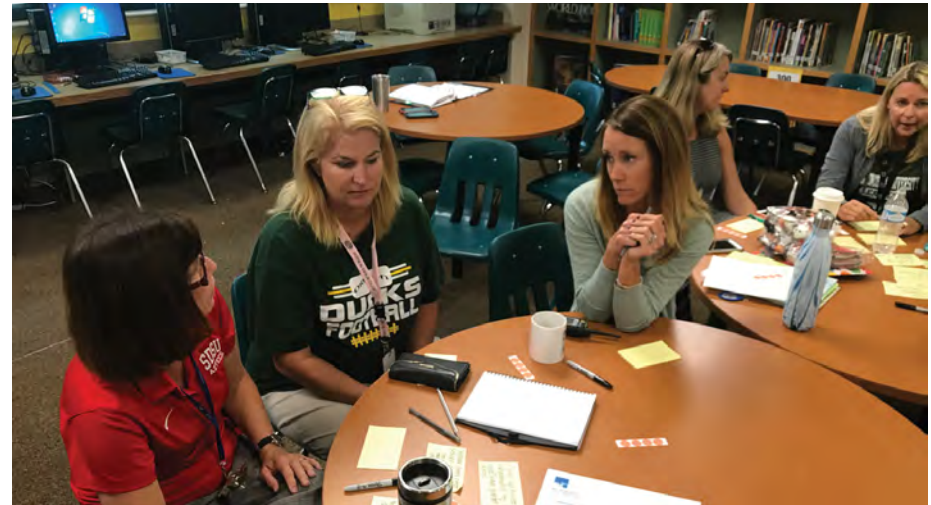
### Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Marjorie Giordani, Principal, Poinsettia Elementary School  
 Blake Maxon, Teacher, Poinsettia Elementary School  
 Michael Wright, staff, Poinsettia Elementary School  
 Laura Bodensteiner, Parent, Poinsettia Elementary School  
 Julie Harrison, Parent, Poinsettia Elementary School  
 Cathy Devich, Teacher, 5th Grade, Poinsettia Elementary School  
 Nona Loftis, Teacher, Poinsettia Elementary School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Outdoor learning spaces
- Multi-Purpose Room: operable walls, high ceiling
- Charging stations
- Digital infrastructure
- Playground variety: Running path and fitness course
- Additional parking
- Security: Perimeter fencing
- Storage
- Curriculum driven flexible space
- Flexible seating / furniture



**POINSETTIA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 19, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous
- f. Libraries = Innovation Centers (media hubs, multipurpose learning spaces, tinkler zones)

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a.
- b.

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage issues
- b. Water conservation/reclamation
- c. Solar/battery storage/parking
- d. Provide custodial closet at Kindergarten

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

Handwritten notes and voting results (circles):

- a. Outdoor learning spaces
- b. MPR: operable walls, high ceiling
- c. charging stations
- d. digital infrastructure
- e. running path + fitness course/ playground variety
- f. additional parking
- g. security: perimeter
- h. storage
- i. \*additional flexible space
- j. flexible seating/furniture
- k.
- l.
- m.
- n.

Stakeholder Voting Results

**POINSETTIA ELEMENTARY SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
<b>SITE:</b>	Poinsettia Elementary School	
<b>DATE:</b>	09/19/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Curriculum-driven flexible space	7	1
Digital infrastructure	5	2
Playground variety: Running path and fitness course	5	2
Multi-Purpose Room: operable walls, high ceiling	3	3
Charging stations	2	4
Additional parking	1	5
Flexible seating / furniture	1	5
Outdoor learning spaces	0	6
Security: Perimeter fencing	0	6
Storage	0	6
<b>TOTAL</b>	<b>24</b>	

Stakeholder Priorities



**Maintenance & Operations / Grounds / Custodial Input**

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Poinsettia Elementary School. In general, the Maintenance group indicated that this site has a high water table. The following needs were indicated for the site and classroom buildings:

Site

- a. The parking lot lighting is obsolete and therefore not available for replacement.
- b. Grounds indicated that their water sheds from the hillside on the northwest and creates a “duck pond”.
- c. Tree roots located in the courtyard between Buildings B, C, and D are impacting irrigation lines.

Buildings

- a. Building B, Administration office, has waterless urinals. The District dislikes these.
- b. Building B, Nurse's office, needs hot water.
- c. Buildings E and F, Rooms 602 and 702, package units leak and need repair.

Portable Classrooms

- a. There are no portables on this site.







## Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	Poinsettia Elementary School
<b>DATE:</b>	07/18/17
<b>ATTENDEES:</b>	Brian Graham, Leo Maya
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair condition and consist of make up air units, roof top packaged units, and split systems. Out of 45 mechanical units, 3 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Buildings A and B.</p> <p>All of the water heater units are in good condition and consist of gas and electric tank units. The gas units do not need to be replaced.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>All 4 switchboards and 4 panelboards are in good condition. Lighting is in good condition. However, in Buildings D and C, some lights are going out. There are some deficiencies in exit signs throughout the building they are self illuminated and some are not working properly. T and fire alarm panel are also in good condition.</p>	

CONDITION ASSESSMENT	
<b>SITE:</b>	Poinsettia Elementary School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Limited serving with window service, recommend providing serving space with counter service at approximately 250 square feet.</p>	

M/E/P Assessment

Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades, Movable Walls
- Classroom Pod Renovation
- Convert (E) Classrooms to Kindergarten

**Portable Replacement**

- New Portable Buildings

**Site Improvements**

- (N) Perimeter Running Track
- (N) Play Structure, Shade w/ Solar, and Surface
- (N) Landscape, Utility Repair, and Drainage
- (N) Outdoor Learning Space, Solar, and Batteries
- (N) Outdoor Amphitheater
- (N) Shade Shelter w/Solar Panels
- Kinder Science Garden
- Outdoor Seating with Shade and Power
- Perimeter Fence
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Repair Drainage at Playground Climbing Structure
- Field Repair
- Conference Room Ceiling Mount Projector
- Replace Weather Shades for Lunch Shelter
- Microwave in Staff Kitchen
- New Tech for Teachers
- New Folding Chairs, FF + E
- Paint Fire Lane
- Carpet Throughout





Existing Campus





# Aviara Oaks

## Middle School

*MISSION:*

*We are a collaborative partnership of students, teachers, and staff building a positive and respectful environment where students are critical global thinkers invested in their own learning.*

**AVIARA OAKS MIDDLE SCHOOL (AOM)**

Phone: (760) 331-6100 | Fax: (760) 438-7894  
 6800 Ambrosia Lane, Carlsbad, CA 92011

Principal:	Bryan Brockett
Grade:	6-8
Opened:	1999
Mascot:	Falcon
Current Enrollment:	1,106
Projected Peak Enrollment:*	1,106
Projected 2027 Enrollment:*	913
Current Operational Capacity:	1,053
Current Maximum Capacity:	1,161
Projected 2027 Operational Capacity:*	918
Projected 2027 Maximum Capacity:*	1,026

**Campus Description:**

Aviara Oaks Middle School opened in 1990 as a K-6 elementary school. By 1999 student enrollment grew and the campus was expanded to include 7th and 8th grades. In 2000, two separate schools were established: Aviara Oaks Elementary School (K-5) and Aviara Oaks Middle School (6-8). A two-story classroom addition was added along with seven portables to accommodate continued growth. The campus is located off Ambrosia Lane. Its boundaries include Aviara Parkway to the south and hills to the north and east. Due to the hilly terrain, there is one entry and one exit for both schools. The congestion caused by the shared drop-off and pick-up has become a concern for the District and the site.

**Anticipated New Additions/Renovations**

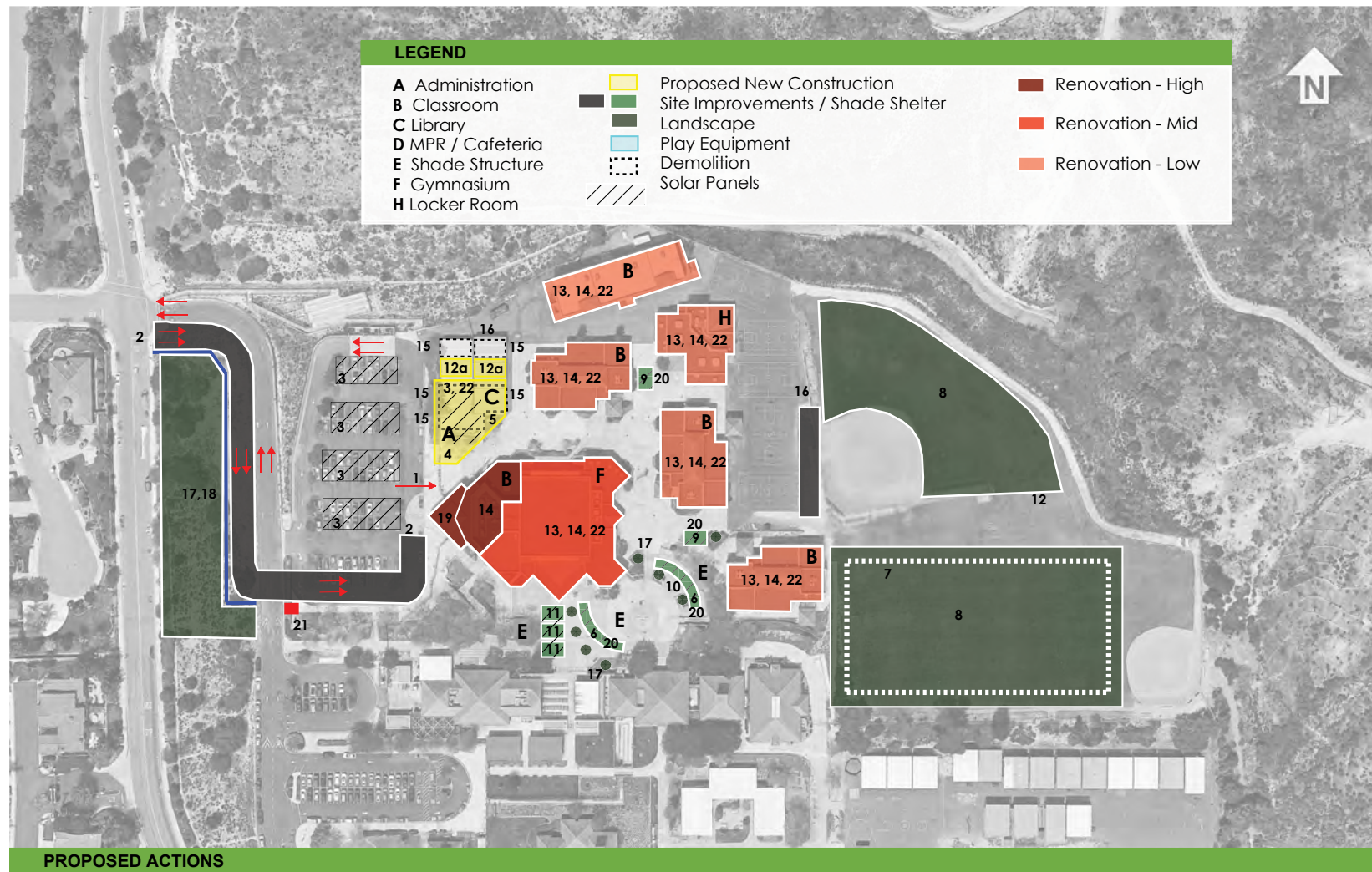
The LRFMP proposes to create a separate drop-off and pick-up for the middle school by widening the entry from Conosa Way and creating a right-turn only loop. A new Administration and Library/Innovation Center are proposed to address the need for core facility space.

Additional building improvements include technology upgrades and classroom learning environment upgrades. Site improvements include: new synthetic field, lunch shelters, Outdoor Learning Space, landscape, and perimeter running track.

MIDDLE SCHOOL	Permanent Classrooms	Portables	Total
Aviara Oaks Middle School - Current	36	7	43
Aviara Oaks Middle School - Proposed	36	2	38

\*All projections are taken from DecisionInsite 2018 Conservative projections.



**PROPOSED ACTIONS**

- 1 (N) Main Entrance with Prominent Entry
- 2 (N) Improved Parent Drop-off and Pick-Up
- 3 Solar Panels
- 4 (N) 2-Story Administration Building
- 5 (N) 2-Story Library / Innovation Center
- 6 (N) Shade Shelter w/ Solar
- 7 (N) Perimeter Running Track
- 8 (N) Synthetic Field

- 9 (N) Outdoor Learning Space, Solar & Batteries
- 10 (E) Outdoor Amphitheater
- 11 (N) Lunch Shelter w/ Solar
- 12 (N) Fitness Stations
- 12a Portable Removal, Replace with New Portable

- 13 Campus-wide Modernization: Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting and Natural Daylight
- 14 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 15 Portable Removal
- 16 Repair Flooding and Erosion

- 17 (N) Landscape Area (Drought Tolerant Design)
- 18 (N) Retaining Wall
- 19 (N) Teacher Lounge
- 20 Outdoor Seating with Charging Station
- 21 First Responder's Knox Box
- 22 Water Bottle Filling Stations



## Campus Priorities

On September 18, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Bryan Brockett, Principal, Aviara Oaks Middle School  
 Ashley Rossiter, Assistant Principal, Aviara Oaks Middle School  
 Shawn Horn, Parent, Aviara Oaks Middle School  
 Sharon Albrecht, Teacher, Aviara Oaks Middle School  
 Martin Ochoa, Lead Custodian, Aviara Oaks Middle School  
 Penni Barachkov, Teacher, Aviara Oaks Middle School  
 Katie Browne, Teacher, Aviara Oaks Middle School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with new permanent buildings
- Outdoor learning spaces
- Performing Arts building including storage for VAPA
- Drop-off / Pick-up
- Charging stations
- Expand Office / Staff amenities
- Separate AOE / AOM core facilities
- Enhance quad: trees, seating, shade
- Add staff lounge near kitchen
- Gym: floor, acoustics, additional basketball backstops, lighting

- Flexible furniture
- Science lab
- Natural daylight / air
- Library / innovation center / Multi-Purpose learning
- Safety: Student circulation
- Storage



**AVIARA OAKS MIDDLE SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 18, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Accessible classroom casework
- b. Accessible office casework
- c. Kitchen walls need Health Dept approved finishes
- d. Enlarge kitchen hood
- e. Remove wood cabinets in kitchen
- f. Secure kitchen storage
- g. Provide 3-compartment sink

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

**Stakeholder Voting Results:**

- a. flexible furniture
- b. science lab
- c. Natural light/air
- d. library/innovation center/multi purpose learning
- e. student circulation safety
- f. Storage
- g. convert pods to multi purpose learning
- h. lock down safety
- i. Replace portables w/ new permanent bldgs
- b. Outdoor learning spaces
- c. Performing Arts building; storage; vapa
- d. Drop off / pick up
- e. Charging stations
- f. Expand office / staff amenities
- g. Separate AOE/AOM core facilities
- h. enhance quad: trees, seating shade /
- i. Add staff lounge near kitchen
- j. Gym: floor, acoustics, addition basketball backstops lighting

Stakeholder Voting Results

**AVIARA OAKS MIDDLE SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
<b>SITE:</b>	Aviara Oaks Middle School	
<b>DATE:</b>	09/18/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Expand office / staff amenities	6	1
Performing arts building including storage for VAPA	4	2
Enhance quad: trees, seating, shade	4	2
Add staff lounge near kitchen	4	2
Gym: floor, acoustics, additional basketball backstops, and lighting	4	2
Flexible furniture	3	3
Replace portables with new permanent buildings	2	4
Safety: student circulation and lock down	2	4
Separate AOE / AOM core facilities: library, administration, and MPR	1	5
Science lab	1	5
Library / innovation center / Multi-Purpose learning	1	5
Storage	1	5
Drop-off / pick-up	1	5
Charging stations	1	5
Outdoor learning spaces	0	6
Natural daylight / air	0	6
Convert pod to multi-purpose learning	0	6
<b>TOTAL</b>	<b>35</b>	

Stakeholder Priorities



### Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Aviara Oaks Middle School. In general, the public address system is separated by interior and exterior use. The following needs were indicated for the classroom buildings:

#### Site

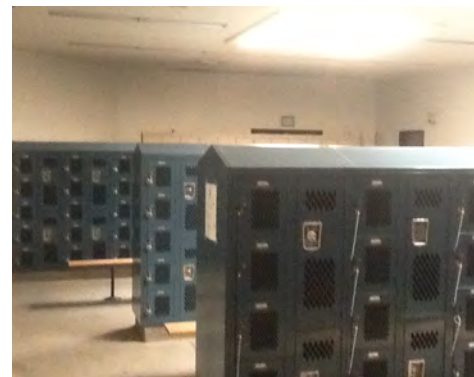
- The 15' x 15' detention basin located northeast of the softball fields is covered by overgrown vegetation.
- The area east of the 1800 Building floods adjacent to the dugout. Due to the direction of water flow, that area is also eroding.
- The area between Building 1600 and the elementary school also floods.
- The fire lane between the elementary and middle schools does not have a "clear to sky" dimension of 20 feet. The tree canopies that line the fire lane encroach on the area.
- Due to the location of the school, the traffic flows in one direction for both schools. Drop-off and pick-up are issues for this campus.

#### Buildings

- Gymnasium, replace floor.
- Locker Room Building, the HVAC system is not working and needs to be repaired.
- Locker Room Building, the water heaters no longer work due to non-use.

### Portable Classrooms

- The custodial team indicated that the 1300 Building that is made up of portables is in poor condition.
- The HVAC units for the 1300 Building need to be replaced.







Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	Aviara Oaks Middle School
<b>DATE:</b>	08/07/17
<b>ATTENDEES:</b>	Brian Graham, Scott Phipps
MECHANICAL/ PLUMBING SITE NEEDS:	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of roof top packaged units, wall mount units, or split systems. Out of 63 mechanical units, 13 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Buildings 1200 and 1400. F-6 in this school should be looked at ASAP. It does not appear to have either its fresh air inlet or exhaust connected properly. Both need to be fixed ASAP. F-7 has its secondary condensate piped to the primary condensate. Neither of these conditions is code compliant.</p> <p>The majority of the water heater units are in Fair to Good condition and consist of gas and electric tank and instant units. Of the 7 units none of them need to be replaced.</p>	
ELECTRICAL SITE NEEDS:	
<p>All 18 panelboards are in Fair to Good condition.</p>	

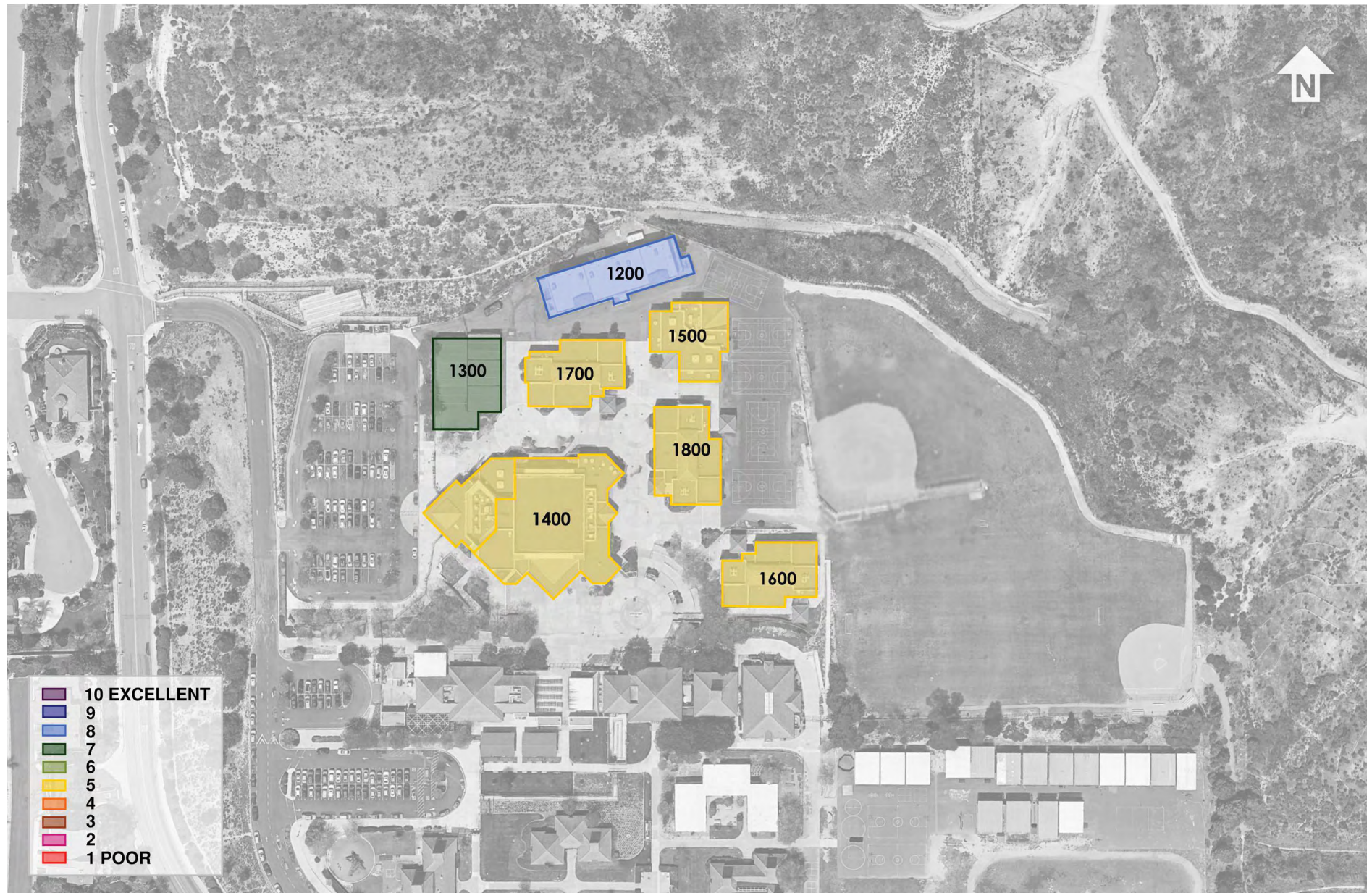
CONDITION ASSESSMENT	
<b>SITE:</b>	Aviara Oaks Middle School
<b>DATE:</b>	9/ 9/
<b>ATTENDEES:</b>	ere Carver Mike D ke aC ebb
FOOD SEE ICE NEEDS	
<p>This site resembled a warming kitchen that does not align to CUSD future speed scratch program goals with limited preparation space and cold storage. Recommend the addition of 160 square feet for cold storage and adding a two-compartment preparation sink within the existing foodservice space. Window service may lack the efficiency to meet increase in participation as it is recommended to have an approximately 650 square foot space dedicated for middle school service lines and 250 square feet dedicated to elementary school service lines.</p>	

## M/E/P Assessment

## Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- Campus-wide Modernization: Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting and Natural Daylight
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- (N) Teacher Lounge

**Portable Replacement**

- Portable Removal
- Replace Portables

**New Buildings**

- (N) 2-Story STEM Classroom Building
- (N) 2-Story Administration Building
- (N) 2-Story Library / Innovation Center

**Site Improvements**

- (N) Main Entrance with Prominent Entry
- (N) Improved Parent Drop-off and Pick-up
- (N) Shade Shelter w/ Solar
- (N) Perimeter Running Track
- (N) Synthetic Field
- (N) Outdoor Learning Space, Solar, and Batteries
- (E) Outdoor Amphitheater

- (N) Lunch Shelter w/ Solar
- (N) Fitness Stations
- Repair Flooding and Erosion
- (N) Landscape Area (Drought Tolerant Design)
- (N) Retaining Wall
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Add Railing at Quad Stairs
- Expand Front Office to Increase Functionality
- Replace Concrete
- Cover All Lunch Areas
- Interior and Exterior Painting
- Room Numbers on Building 1400
- Ramp Repair on Portables
- Retaining Wall and Drainage at PE Slope
- Replace Damaged Blinds
- Kitchen Modernization





Existing Campus





# Calavera Hills Middle School

*MISSION:  
Calavera Hills Middle School is a student-centered  
learning community powered by meaningful,  
relevant and rigorous content. We use critical  
thinking, collaboration, communication and  
creativity to instill college and career skills in our  
students.*

**CALAVERA HILLS MIDDLE SCHOOL**

Phone: (760) 331-6400 | Fax: (760) 729-3040  
4104 Tamarack Avenue, Carlsbad, CA 92010

Principal:	Michael Ecker
Constructed:	2004
Mascot:	Coyotes
Current Enrollment:	574
Projected Peak Enrollment:	595
Projected 2027 Enrollment:	508
Current Operational Capacity:	567
Current Maximum Capacity:	702
Projected 2027 Operational Capacity:	567
Projected 2027 Maximum Capacity:	702

**Campus Description:**

Calavera Hills Middle School (CHMS) shares a campus and core facilities with Calavera Hills Elementary School. The elementary side and core facilities were built first followed by the Middle School and then the Kindergarten wing. The main entry for both schools is from Tamarack Avenue causing heavy congestion during peak drop-off and pick-up times.

The campus is made up of one two-story classroom building, one physical education building that houses the gym and locker rooms, and play fields. The core facilities are located between the elementary and middle school.

**Anticipated New Additions/Renovations**

The enrollment at Calavera Hills is projected to increase over the next five years and then decrease the following five years and return to current enrollment numbers.

The Core facilities are not adequately sized for the needs of the two schools and the current enrollment. The LRFMP proposes to move the current elementary Library/Tinker Space freeing up the library space for use by the middle school (refer to the Calavera Hills Elementary School Master Plan for more details).

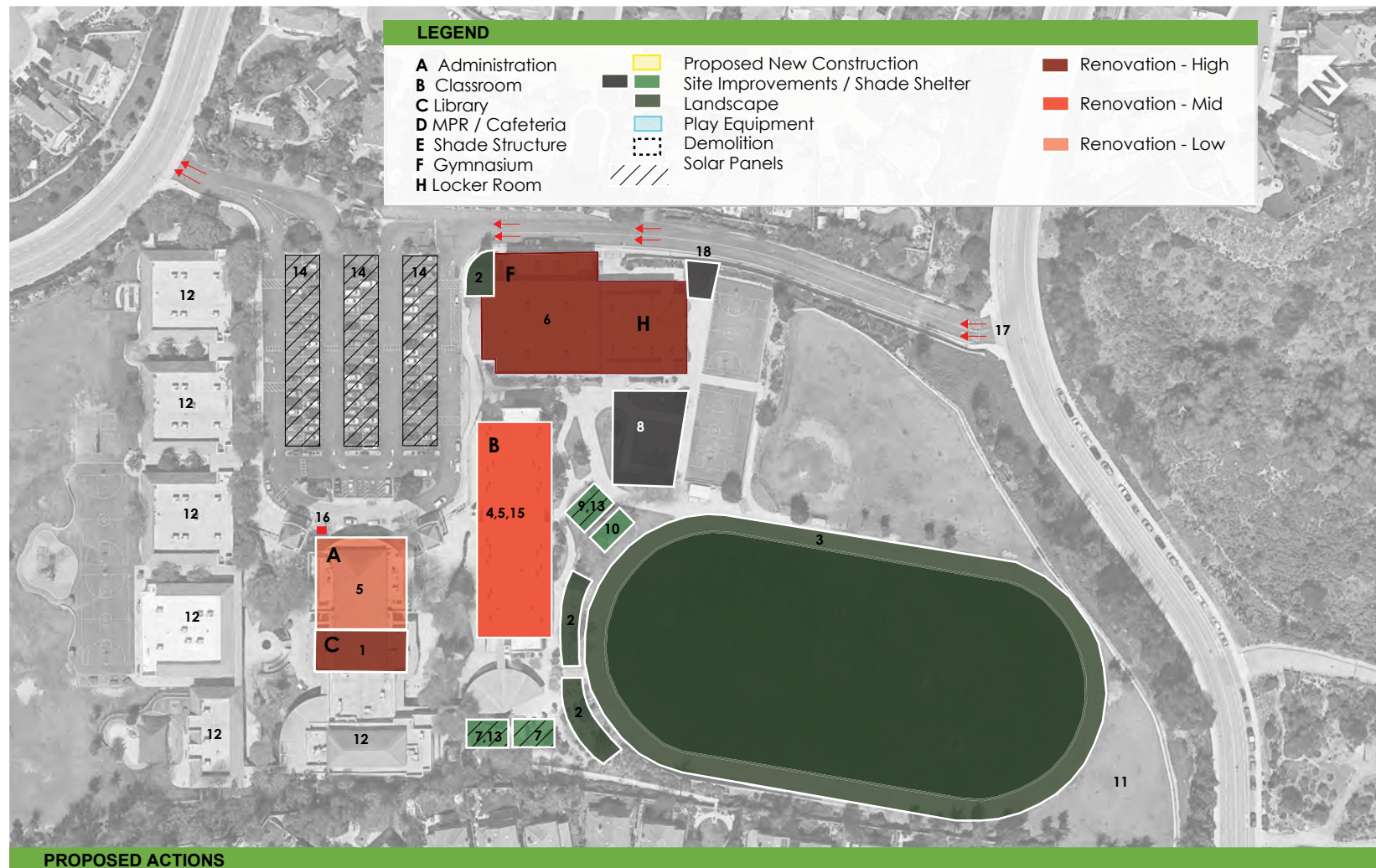
The District and WLC Architects met with the City of Carlsbad Police, Fire, and Transportation Departments. Based on their input, the LRFMP proposes to provide an additional access near the gymnasium for first responders.

Additional building improvements include technology upgrades, classroom learning environment upgrades, and water bottle filling stations. Site improvements include: new outdoor learning space with solar and battery storage, lunch shelters with solar panels, and a new synthetic track and field.

MIDDLE SCHOOL	Permanent Classrooms	Portables	Total
Calavera Hills Middle School - Current	26	0	26
Calavera Hills Middle School - Proposed	26	0	26

\*All projections are taken from DecisionInsite 2018 Conservative projections.







## Campus Priorities

On September 12, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

## Attendees:

Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Michael Ecker, Principal, Calavera Hills Middle School  
 Doug Perrelli, Teacher, Calavera Hills Middle School  
 Marla Winitz, Parent, Calavera Hills Middle School  
 Kara Anne Smith, Student, Calavera Hills Middle School  
 Claudia Keck, Classified, Calavera Hills Middle School  
 Sarah Rines, Teacher, Calavera Hills Middle School  
 Judi Stapleton, Teacher/Parent, Calavera Hills Middle School  
 Melinda Lintner, Parent, Calavera Hills Middle School  
 Robert J. Hensley, Principal, AIA, LEED AP BD+C, WLC Architects, Inc.  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Outdoor learning spaces
- Flexible furniture
- Gym
- Flexible classroom walls
- Appropriate equipment in classrooms
- Outdoor game areas
- Physical Education: Track and field
- Physical Education: Classrooms
- Wi-Fi campus-wide

- Planting: Trees and shade
- Convert computer room into classroom
- Storage
- Drinking water stations
- Conference room (SSC)
- Individual showers
- Composting



**CALAVERA HILLS MIDDLE SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 12, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside / outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide air curtains at kitchen pass-thru windows

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. General: paint school, new play areas, drainage, issues
- b. Remove column at Kitchen serving window
- c. Replace roofing
- d. Carpet

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces:

- a. Outdoor learning spaces
- b. Flexible furniture
- c. Gym:
- d. Flexible Classroom walls
- e. Appropriate equip. classrooms
- f. Outdoor game areas
- g. p.e.: Track & field
- h. p.e. Classrooms
- i. wi-fi campus wide
- j. planting: trees & shade
- k. convert comp classroom
- l. Storage
- m. Drinking Water stations
- n. Conference Room (SSC)

Stakeholder Voting Results

**CALAVERA HILLS MIDDLE SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
SITE:	Calavera Hills Middle School	
DATE:	09/12/17	
ATTENDEES:	See Sign-in Sheet	
SITE NEEDS:	Number of Votes Received	Priority
Outdoor learning spaces	5	1
Appropriate equipment in classrooms	4	2
Gym	3	3
Flexible classroom walls	3	3
Wi-Fi campus-wide	3	3
Convert computer room into classroom	3	3
Outdoor game areas	2	4
Physical Education: Classrooms	2	4
Landscape: Trees and shade	2	4
Conference room (SSC)	2	4
Flexible furniture	1	5
Physical Education: track and field	1	5
Storage	1	5
Drinking water stations	1	5
Individual showers	1	5
Composting	1	5
Widen back gate	1	5
<b>TOTAL</b>	<b>36</b>	

Stakeholder Priorities



## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Calavera Hills Middle School. Since the middle school shares the site with the elementary school, the balance of the comments can be found in the elementary school section.

In general a new school security system is needed. The M & O staff recommends re-roofing the entire school site. The following needs were indicated for the site and classroom buildings:

### Site

- a. Grounds recommended that the Eucalyptus trees on the south side of the campus be replaced with trees that provide privacy and do not create a liability for the school.
- b. The sprinkler heads at the fields need replacement.
- c. Trees need to be removed or replaced in several areas:
  1. See Calavera Hills Elementary School.
  2. Replace tree at the northwest side of the Gym.

### Buildings

- a. Building D, Gymnasium, replace floor.

### Portable Classrooms

- a. There are no portables on this site.







Condition Assessment

CONDITION ASSESSMENT	
SITE:	Calavera Hills Middle School
DATE:	7/17/2017
ATTENDEES:	Roy Morales, Brian Graham
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair condition and consist of make up air units, roof top packaged units, and split systems. Out of 60 mechanical units, 11 are in Deficient condition consisting mainly of split systems and are recommended to be replaced. Those units are primarily located in Building C.</p> <p>No plumbing information.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>Electrical equipment is in Good condition. All 11 panelboards are in Good to Excellent condition. There are 3 transformers and all are in Excellent condition. Lighting is also in Good condition.</p>	

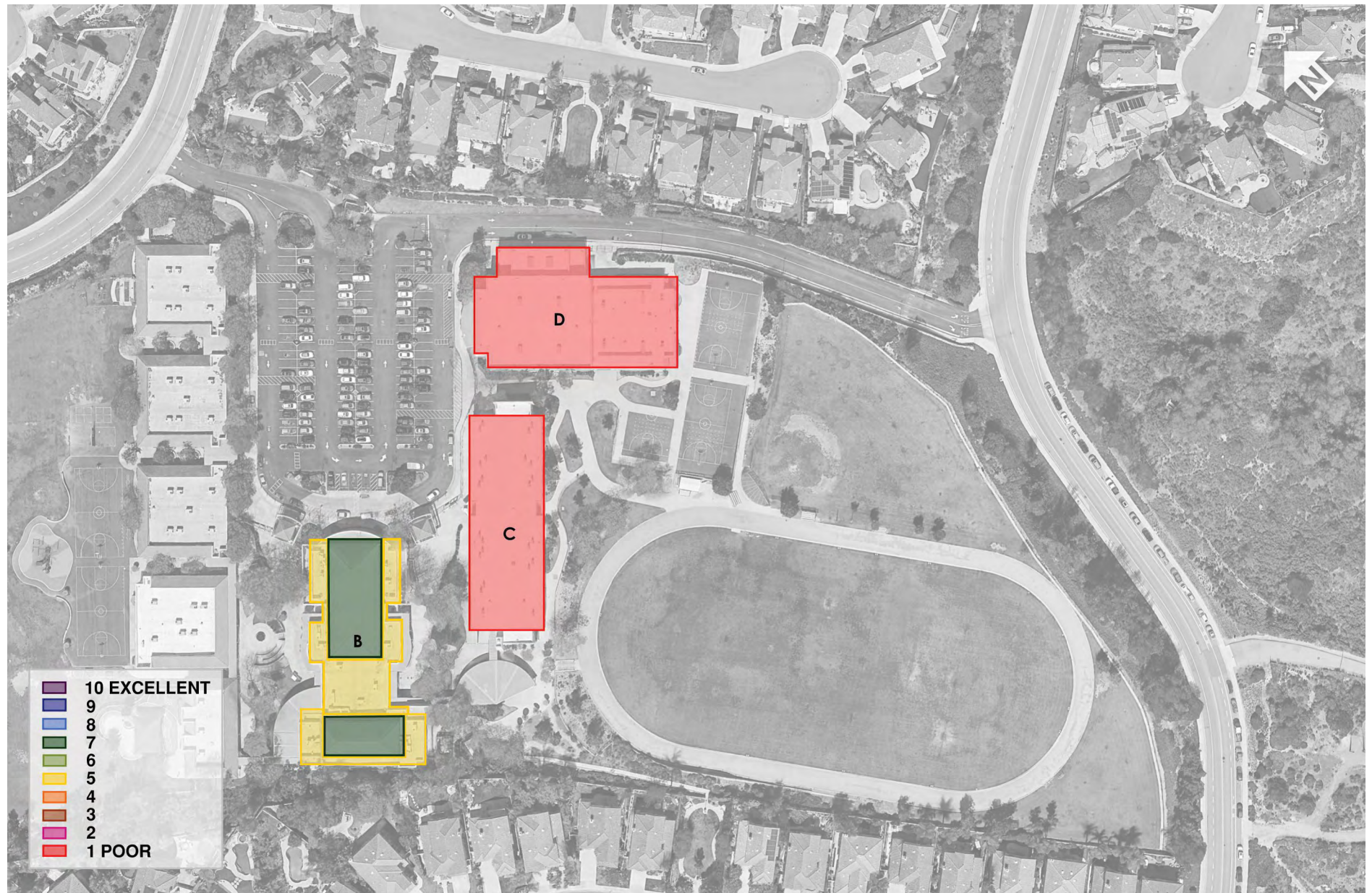
CONDITION ASSESSMENT	
SITE:	Calavera Hills Middle School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Jeremy Carver - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Column impedes window service on each student side.</p>	

M/E/P Assessment

Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- Library/ Innovation Center Expansion (Move Elementary School Library to New Building)
- Classroom Renovation
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- (E) Gymnasium: Technology Upgrades, Improve Acoustics, Sound System, Natural, Daylighting, Replace Floor, Make Space Performance Ready

**Portable Replacement**

- None

**New Buildings**

- None

**Site Improvements**

- (N) Landscape (Drought Tolerant Where Appropriate)
- (N) Synthetic Track and Field
- (N) Lunch Shelter w/Solar Panels
- (N) Outdoor Play Area
- (N) Outdoor Learning Space w/ Solar and Batteries
- (N) Outdoor Amphitheater
- (N) Fitness Stations

- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Renovate Doors on PE Room
- Install Lock on PE Room Roof Hatch
- Replace Storm Drain
- Tile/Carpet Throughout
- Interior and Exterior Painting Throughout
- Add Short Wall at HOA Pocket Park Entrance
- Portable Soccer Goals





Existing Campus





# Valley Middle School

*MISSION:*

*The mission of Valley Middle School is to create a productive environment that nurtures responsible citizens and ensures each student reaches a high level of academic achievement as determined by local, state, and national standards. The Valley Middle School staff is dedicated to developing interventions and support systems to assure this outcome.*

**VALLEY MIDDLE SCHOOL**

Phone: (760) 331-5300 | Fax: (760) 720-5283  
 1645 Magnolia Avenue, Carlsbad, CA 92008

Principal:	Nicole Johnston
Constructed:	1965
Mascot:	Vikings
Current Enrollment:	1,045
Projected Peak Enrollment:*	1,045
Projected 2027 Enrollment:*	869
Current Operational Capacity:	1,296
Current Maximum Capacity:	1,404
Projected 2027 Operational Capacity:*	1,188
Projected 2027 Maximum Capacity:*	1,296

**Campus Description:**

Valley Middle School was built in 1965 and is the oldest middle school in the District. The school is located east of Interstate 5 and just over a mile from the beach. The main entry is from Magnolia Avenue and the drop-off and pick-up is limited to the corner of Magnolia Avenue and Valley Street. The campus has three main levels: a lower, main, and upper level and requires the use of ramps for accessibility. The “pod” style classroom buildings surround a courtyard on the main level and 14 portable classrooms were added to the lower level. The core facilities can be accessed from the main courtyard. The campus is surrounded by residential development on three sides: north, south and west. Magnolia Elementary School is across the street to the west.

The permanent and portable buildings are in Fair condition. Building 800 is in Good condition and Building 1200 was completed in 2017 and is in Excellent condition.

**Anticipated New Additions/Renovations**

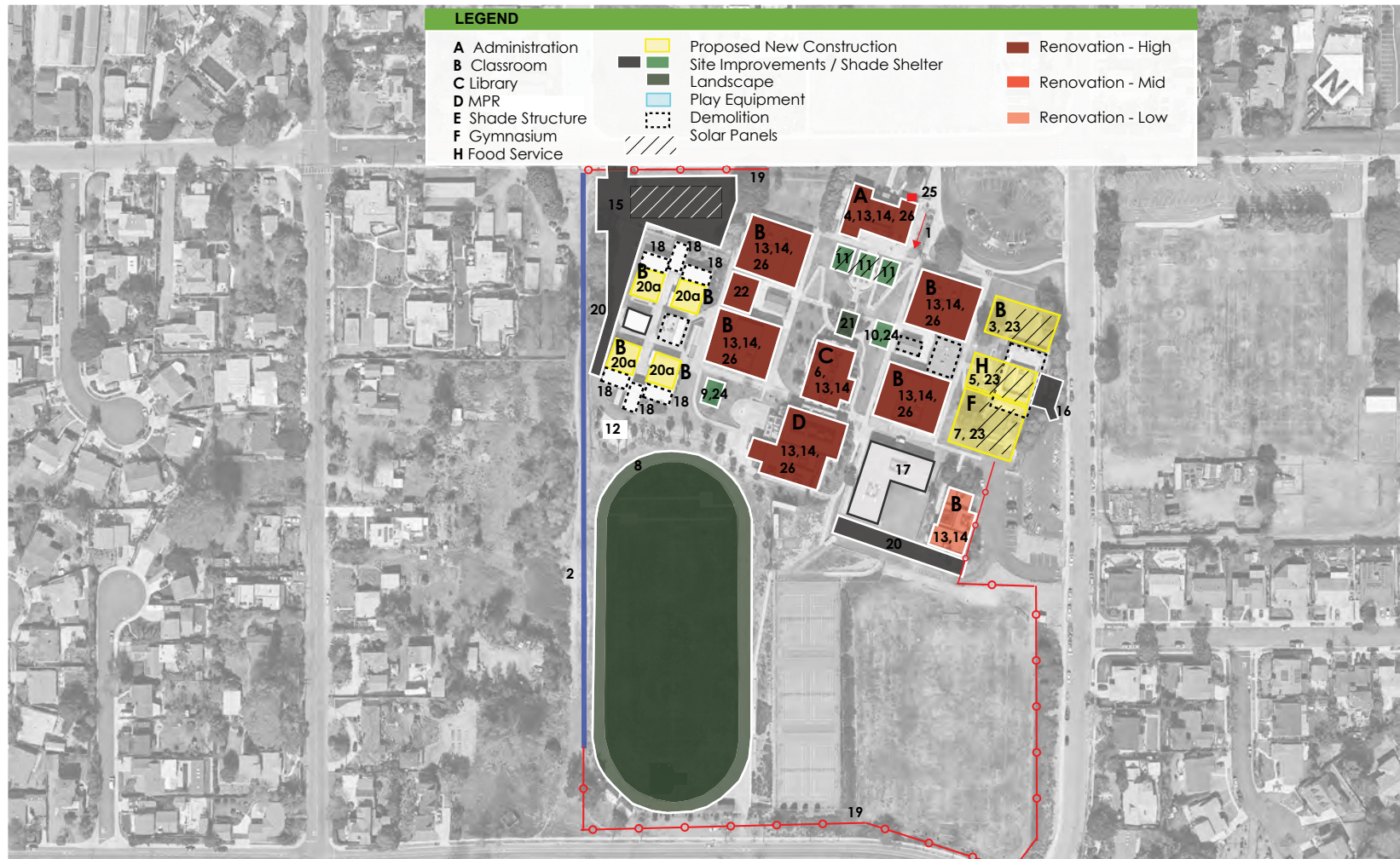
In keeping with the village concept that is in place at Valley Middle School, the LRFMP proposes to replace the portable classrooms at the back of the campus with new portable classrooms. Since this campus has three inefficient kitchens, a new kitchen is proposed with immediate vehicular access from the street for delivery. A new gymnasium and VAPA classrooms are proposed.

Additional building improvements include technology upgrades, classroom learning environment upgrades, and water bottle filling stations. Site improvements include: new outdoor learning space with solar and battery storage, lunch shelters with solar panels, and a new synthetic track and field.

MIDDLE SCHOOL	Permanent Classrooms	Portables	Total
Valley Middle School - Current	38	14	52
Valley Middle School - Proposed	40	8	48

\*All projections are taken from DecisionInsite 2018 Conservative projections.





### PROPOSED ACTIONS

- 1 Main Entrance
- 2 (N) Privacy Masonry Wall
- 3 (N) VAPA Classrooms
- 4 Administration Building Renovation
- 5 (N) Central Kitchen
- 6 Expand (E) Library to Library / Innovation Center
- 7 (N) Gymnasium
- 8 (N) Synthetic Track and Field
- 9 (N) Outdoor Learning Spaces, Solar & Batteries

- 10 (N) Outdoor Amphitheater
- 11 (N) Lunch Shelter w/ Solar
- 12 (N) Fitness Stations
- 13 Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting and Natural Daylight

- 14 (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- 15 (N) Staff Parking Covered w/ Solar
- 16 (N) Kitchen Delivery Area
- 17 (E) Building: Science Lab, Locker Room, P.E. Classroom/Lab
- 18 Portable Removal
- 19 Security Fencing
- 20 First Responder Access

- 20a Portable Removal, Replace with New Portable
- 21 Repair Utilities and Flooding
- 22 Custodial Office
- 23 Solar Panels
- 24 Outdoor Seating with Charging Station
- 25 First Responder's Knox Box
- 26 Water Bottle Filling Stations



## Campus Priorities

On September 20, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

## Attendees:

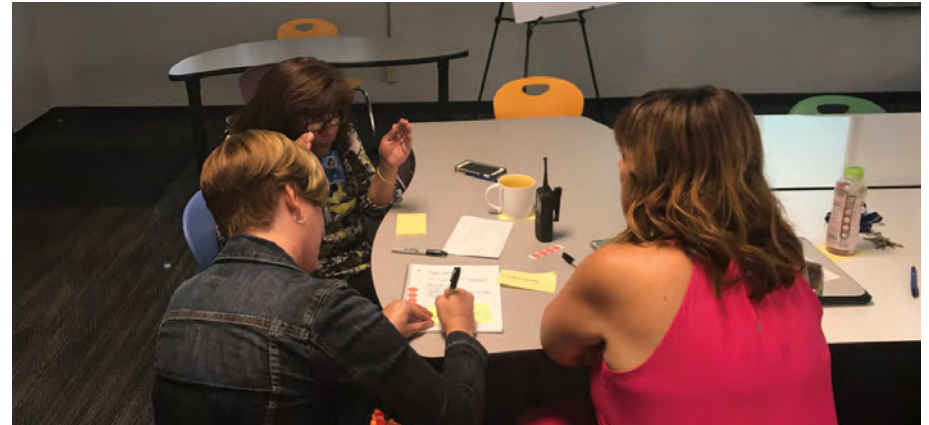
Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Nicole Johnston, Principal, Valley Middle School  
 Alicia Padilla, Administrative Assistant, Valley Middle School  
 Gerald Morris, Custodian, Valley Middle School  
 Amanda Boer, Teacher / Parent, Valley Middle School  
 Stephanie Gray, Counselor, Valley Middle School  
 Julie Steitz, Assistant Principal, Valley Middle School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

## Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

Outdoor learning spaces  
 Multi-Purpose Room Modernization with practice rooms,  
 performance spaces and air conditioning  
 Replace 600 and 700 portables with permanent buildings  
 Storage: Instrument  
 Flexible furniture for classrooms and office  
 Interior pod make-over  
 Landscaping  
 Technology that supports curriculum and office  
 Redesign 800 building  
 Water filling stations

- Library lighting and natural daylighting
- Synthetic track and circuit
- Safety: site lighting
- Open office with private office / conference room and balance air conditioning. Repair water damage



ARCHITECTS  
**WLC**

- a. Outdoor learning spaces
- b. MU Modernization w/ practice rooms <sup>space & AC</sup> performance
- c. replace 600 & 700 portables w/ permanent bldg.
- d. Storage: instrument
- e. flexible furniture for classroom & office
- f. interior pod make over
- g. Landscaping
- h. technology that supports curriculum & office
- i. redesign 800 building
- j. water filling station
- k. library lighting & natural <sup>day</sup> lighting, & 100 bldg
- l. synthetic track & circuit
- m. site lighting for safety
- n. open office w/ private office / conference  
& Air conditioning & water damage  
balanced

## Stakeholder Voting Results



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## Stakeholder Priorities



## Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Valley Middle School. In general the campus has asbestos roofs that need to be abated. The fire alarm underground wiring is failing. Mixed devices, new and old, exist on-site. The following needs were indicated for the site and classroom buildings:

### Site

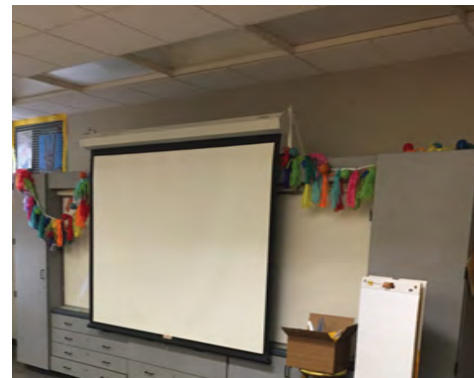
- a. The quad area closest to Building 1000 floods.
- b. There is a storm drain blockage between Buildings 600/700 and 400/500.
- c. Field area needs a drinking fountain.
- d. The District would like to repurpose planters.

### Building

- a. 1100 Building has metal louvers.
- b. 300 Building restrooms back up into the Kitchen.
  - 1. The sewer should be lined or replaced.
- c. Kitchens do not have grease traps.
- d. HVAC in half of the permanent buildings needs to be replaced: 100, 200, 300, 400, 500, and 900.

### Portable Classrooms

- a. The relocatables have passed their useful life and should be replaced.







Condition Assessment

CONDITION ASSESSMENT	
SITE:	Valley Middle School
DATE:	07/21/17
ATTENDEES:	Brian Graham, Roy Morales
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of make up air units, roof top packaged units, wall mounted units, and split systems. Out of 58 mechanical units, 9 are in Deficient to Poor condition consisting mainly of roof top packaged units and are recommended to be replaced. Those units are primarily located in Buildings 800 and 900. Several rooftop packaged units are located too close to sewer vents. 10' should be maintained to be code compliant. One unit is not mounted on a proper roof curb and should be corrected to be structurally sound.</p> <p>The majority of the water heater units are in Fair to Excellent condition and consist of gas and electric tank units. Of the 9 units, none of them need to be replaced.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>There are quite a few deficient panelboards that need replacement. Of the 35 panelboards, 16 need replacement. Other panels are in Fair to Good condition. There are 7 transformers in the facility with two that are deficient and need to be replaced. Other transformers are in fair to Excellent condition. Lighting is in Good condition. However, in Buildings 200, 1200, 300, 200, 1100 some fixtures are missing lenses and some with yellow lenses need replacement. The lighting inverter is in Excellent condition. Fire alarm panels and IT equipment are in Good condition.</p>	

CONDITION ASSESSMENT	
SITE:	Valley Middle School
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Mike Dykeman & Phillip Marinca - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Limited space to receive and stage product, recommend additional 100 square feet to accommodate. Overall, foodservice spaces are in Good condition with some equipment needing minor repair. However, to improve the operational and cost efficiency of the kitchen operations, we recommend consolidating the existing three kitchens into one kitchen.</p>	

## M/E/P Assessment

## Kitchen Assessment







Roof Assessment



## Existing Buildings to be Renovated

- Expand (E) Library to Library / Innovation Center
- Campus-wide Modernization: Complete Interior Renovation, HVAC Repair, Restroom
- Facilities, Custodial Closets, Convert Pod Space, Cabinetry, Exterior Painting, and Natural Daylight
- (E) Building: Technology Upgrades and Classroom Learning Environment Upgrades
- Custodial Office

## Portable Replacement

- Remove and Replace (4) Buildings

## New Buildings

- (N) Kitchen
- (N) Gymnasium
- (N) Visual and Performing Art Studios

## Site Improvements

- (N) Food Service
- (N) Synthetic Track and Field
- (N) Outdoor Learning Spaces, Solar, and Batteries
- (N) Outdoor Amphitheater
- (N) Lunch Shelter w/ Solar Panels
- (N) Fitness Stations
- (N) Staff Parking Covered w/Solar Panels
- (N) Kitchen Delivery Area
- (N) Outdoor Play Area
- (N) Landscape Area (Drought Tolerant Design)
- Fire Access
- Repair Utilities and Flooding
- Outdoor Seating with Charging Station
- First Responder's Knox Box
- Water Bottle Filling Stations

## 2007 Long Range Facility Master Plan to be Completed

- Seismic Upgrade Locker Room with Exterior Equipment
- Roofing Repairs
- Replace Flooring in Admin
- Paint Interior of Admin Main Lobby
- Replant all Planters with Irrigation or Fill In
- Demo Stucco Columns and Paint, Library
- Replace Finishes/Fixtures Restrooms, Multi-Purpose Room, Admin, Relo 600/700, Tile
- Computer Lab – Abate Floor, New Tile, Replace Cabinets 200/300/400/500
- Teacher Workrooms – Abate Floor, New Tile, Replace Cabinets 200/300/400/500
- Add Equipment for Multi-Purpose Room, AV System, Wireless Microphones, Mixer,
- Receiver
- Remove Half Wall in Library
- Shade Structure in Quad (3 Existing)
- Add AC to Multi-Purpose Room
- Multi-Purpose Room Roof Access Deterrent
- Replace Floor at MU Entrance
- Remove Track Jump Pits
- Traffic Control onto Valley, Right Turn Only
- Replace Paneling in Admin
- Touch-up Paint Throughout
- Kitchen 3 Electrical Issues, Oven Flips Breaker
- Kitchen 3 AC
- Open Wall in Computer Lab for Visibility in Library
- Theater Lighting in MU
- Room 605, Floor/Framing Repair, Add Sink





Existing Campus





# Carlsbad High School

*MISSION:*

*Carlsbad High School empowers students to become successful learners, creative thinkers, and contributing citizens in an environment dedicated to excellence, respect, diversity, and tradition.*

**CARLSBAD HIGH SCHOOL**

Phone: (760) 331-5100 | Fax: (760) 729-6830  
 3557 Lancer Way, Carlsbad, CA 92008

Interim Principal:	Julie Redfield
Constructed:	1958
Mascot:	Lancers Current
Current Enrollment:	2,336
Projected Peak Enrollment:*	2,544
Projected 2027 Enrollment:*	2,297
Current Operational Capacity:	2,430
Current Maximum Capacity:	2,700
Projected 2027 Operational Capacity:*	2,403
Projected 2027 Maximum Capacity:*	2,673

**Campus Description:**

Carlsbad High School (CHS) is the largest school in the District and was originally built in 1958. The school received significant improvements from the Measure P General Obligation Bond. Basswood Avenue and Chestnut Avenue create the northern and southern borders respectively; and Monroe Street and Valley Street create the east and west borders. CHS is located in a residential area just over a mile from the beach and approximately one mile from Carlsbad Village.

Buildings 4000 – 9000 are in Excellent condition. Buildings 400, 600, and 2000 are in Poor condition. This campus only has three portables; they are in Poor condition.

**Anticipated New Additions/Renovations**

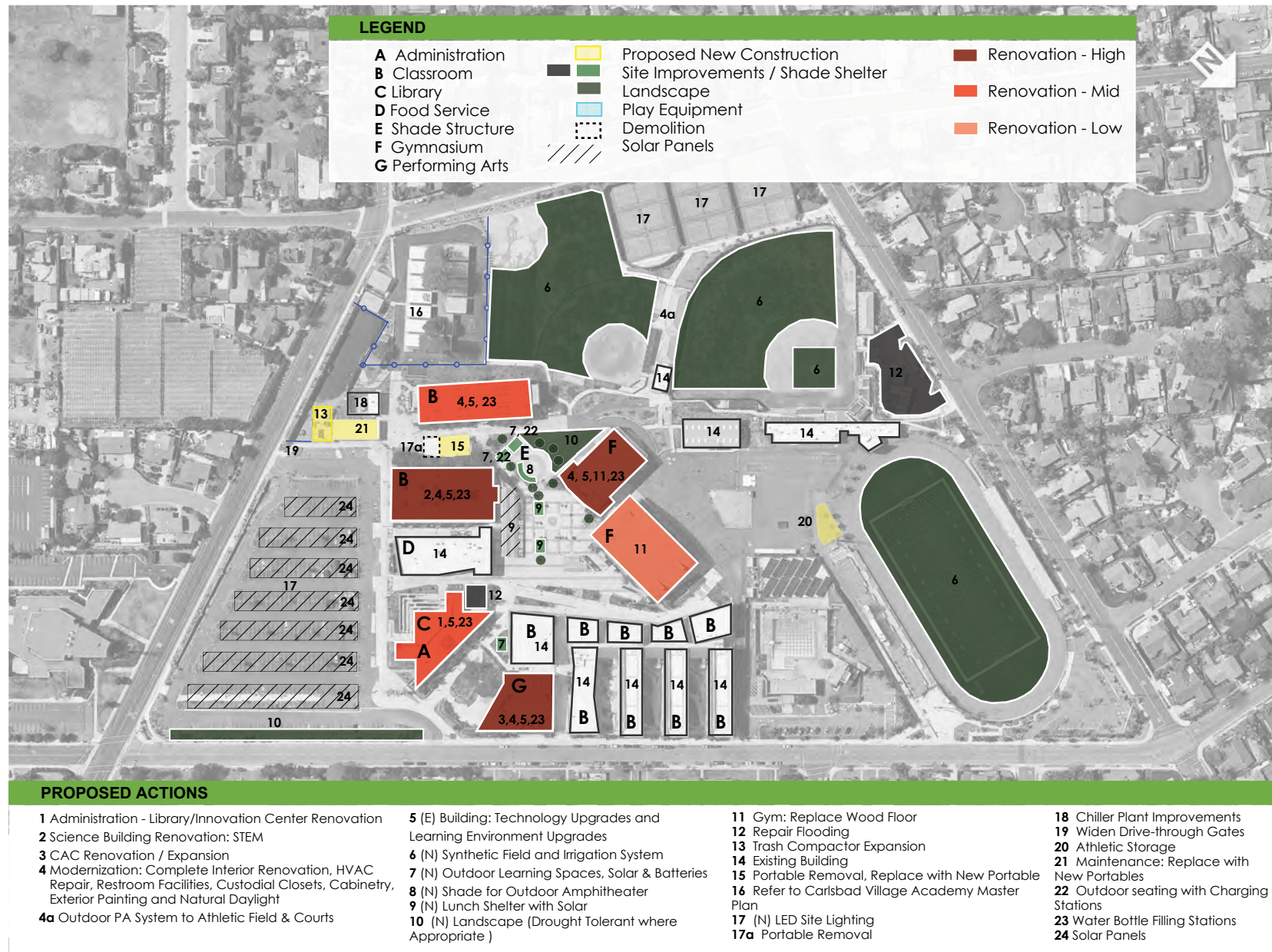
The LRFMP recommendations include renovation of the buildings that are in Poor condition including the Science Building. Building improvements include technology upgrades and classroom learning environment upgrades.

Site improvements include: a new synthetic field and irrigation system, shade shelters, lunch shelters, Outdoor Learning Spaces, an amphitheater, and landscape in the main courtyard.

HIGH SCHOOL	Permanent Classrooms	Portables	Total
Carlsbad High School - Current	97	3	100
Carlsbad High School - Proposed	97	2	99

\*All projections are taken from DecisionInsite 2018 Conservative projections.







### Campus Priorities

On September 14, 2017, between 8:00 AM – 9:30 AM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:


Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Chris Robertson, Interim Assistant Principal, Carlsbad High School  
 Julie Redfield, Interim Principal, Carlsbad High School  
 Bryan Brockett, Incoming Principal, Carlsbad High School  
 Joe Liebentritt, Assistant Principal, Carlsbad High School  
 Oscar Felix, Assistant Principal, Carlsbad High School  
 Marisa Thompson, Teacher, Carlsbad High School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:


The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Outdoor learning spaces
- Library Make Over into Equipped Media Center
- Flexible classrooms: interaction
- Flexible furniture
- Charging stations: indoor, outdoor, and Library
- Science: 21st Century lab, redevelop, roof garden
- Gallery for student work
- 3000 building infrastructure
- Gym, Arena: presentation friendly
- Atmosphere, Aesthetics





**CARLSBAD HIGH SCHOOL**  
**Facility Master Planning Stakeholder Meeting**  
 September 14, 2017



### 1. GOALS

- Energy efficiency and sustainability
- Natural light and air
- Inside/outside spaces, where possible
- Flexibility and adaptability to achieve multiple teaching and learning goals
- Technology is ubiquitous

### 2. CODE COMPLIANCE

Seismic / Fire and Life Safety / Accessibility / Kitchen

- Provide accessible aisles between equipment in kitchen
- Provide coved base at walk-in refrigerator
- Kitchen floor sink in path of travel

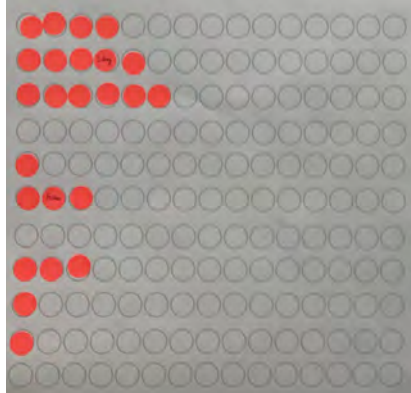
### 3. FUNCTION

Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- General: safety, paint school, drainage issues, lighting
- Water conservation/reclamation
- Solar/battery storage
- Upgrade all fields with new synthetic turf
- Replace roofing
- Provide central plant cooling tower back up
- Repair roof and elevator leaks

### 4. EDUCATIONAL SUITABILITY

Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.



- Outdoor learning spaces
- Library Make Over → Media Center, Equipped
- Flexible Classrooms: interaction, ownership, equipped, sustainable, furniture
- Flexible Furniture
- Charging Stations: indoor, library, outdoor
- Science: 21st + cent. lab, redevelop, roof space
- Gallery Student Work
- 3000 Infrastructure
- Gym, Arena: Presentation Friendly
- Atmosphere, Aesthetics
-

Stakeholder Voting Results

STAKEHOLDER MEETING		
SITE:	Carlsbad High School	
DATE:	09/14/17	
ATTENDEES:	See Sign-in Sheet	
SITE NEEDS:	Number of Votes Received	Priority
Flexible Classrooms: equipped, sustainable, interaction, ownership	6	1
Library Make-over into Media Center that is equipped	5	2
Outdoor learning spaces	4	3
Science: 21st Century lab, redevelop, roof garden	3	4
3000 Building Infrastructure	3	4
Charging stations: indoor, library, outdoor	1	5
Gym, Arena: Presentation friendly	1	5
Atmosphere, Aesthetic	1	5
Flexible furniture	0	6
Gallery for student work	0	6
<b>TOTAL</b>	<b>24</b>	

Stakeholder Priorities

**Maintenance & Operations / Grounds / Custodial Input**

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Carlsbad High School. In general, the campus needs a back-up for the chiller plant and the trash compactor is too small. The following needs were indicated for the site and classroom buildings:

Site

- a. Areas around campus that flood include:
  - 1. The baseball field near Carlsbad Village Academy.
  - 2. The parking entry from Basswood Avenue.
  - 3. The area near the elevator at Building 1000.
- b. The Grounds team expressed a safety concern for the onsite crosswalk from Chestnut Avenue that crosses the main parking lot drop-off.
- c. The synthetic athletic field needs to be replaced. The District indicated that water cannons and a pump system should be included in the replacement.
- d. The Maintenance team indicated that lighting is needed at the parking lots and tennis courts. The poles are rusting.
- e. The District would like to replace turf fields with synthetic.

Buildings

- a. Building 600
  - 1. Replace Gymnasium floor and scoreboards.
  - 2. Provide pest control for termite issue.

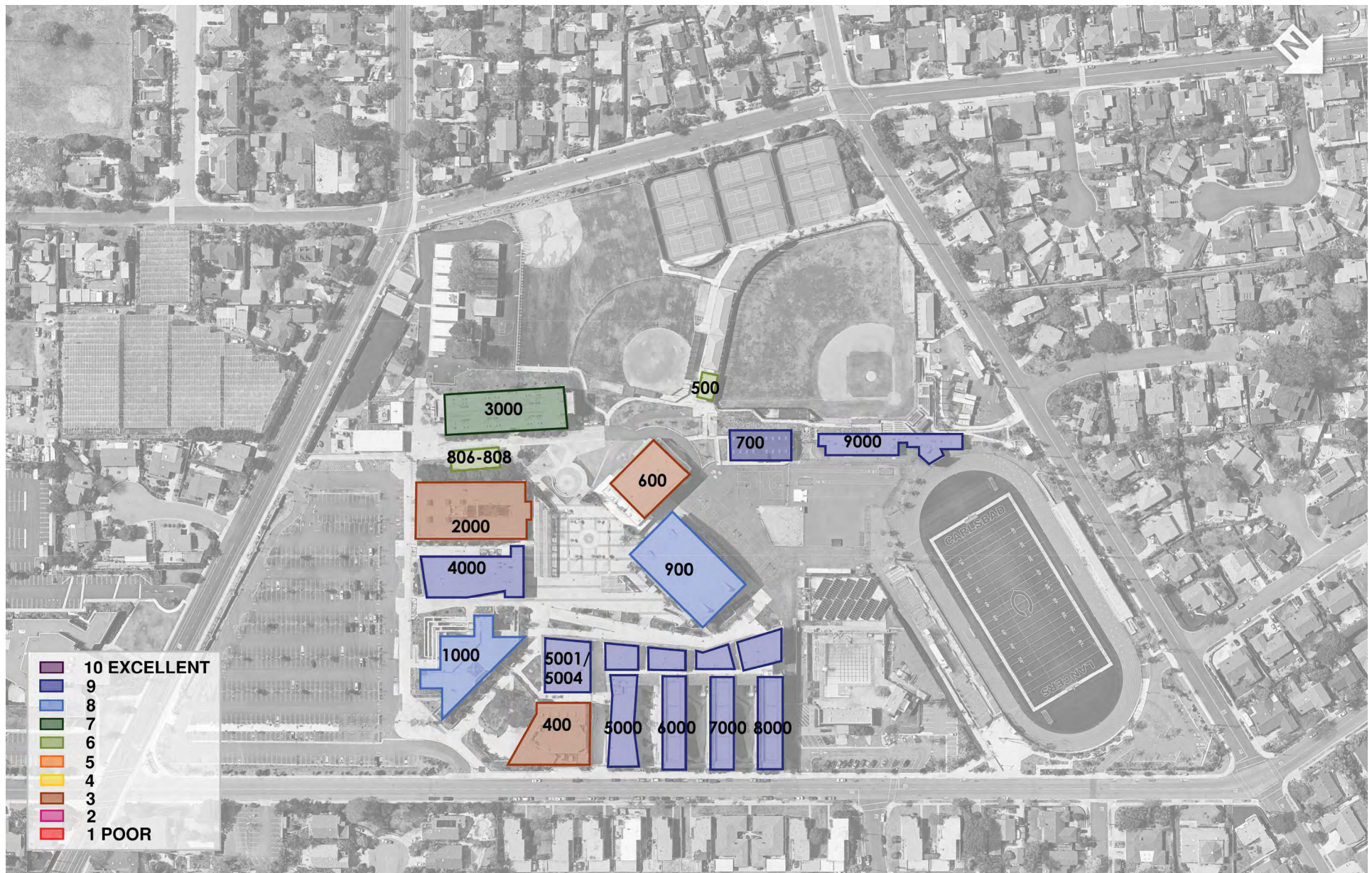
- b. Building 900
  - 1. Replace Gymnasium floor and scoreboards.
  - 2. The elevator leaks and the pit floods. The Maintenance team indicated that a better pump and trench drains would alleviate the situation.
- c. Building 1000, Administration,
  - 1. Replace hot water loop.
  - 2. Repair leaky skylight. It leaks every time it rains.
- d. Building 2000, Science, replace hot water loop.
- e. Building 3000
  - 1. The HVAC on the second floor is noisy.
  - 2. The condensate drains back up.
  - 3. The second floor is pulling away from walls.
  - 4. The restrooms have waterless urinals. The District would like to replace these.
  - 5. The roof leaks.
- f. Building 4000
  - 1. The Custodial team indicated that the Custodial Closet is too narrow.
  - 2. The accordion doors are not able to be locked.
- g. Stadium Building, the elevator leaks constantly and may create an environmental issue.

Portable Classrooms

- a. There are three portables on this campus.







**CONDITION ASSESSMENT**

<b>SITE:</b>	Carlsbad High School
<b>DATE:</b>	07/24/2017 - 07/25/2017
<b>ATTENDEES:</b>	Brian Graham, Leo Maya

**MECHANICAL/ PLUMBING SITE NEEDS:**

The majority of mechanical units are in Fair to Excellent condition and consist of air handlers, heating units, make up air units, roof top packaged units, and split systems. The vast majority of the airside equipment is served by a chilled water plant consisting of (2) chillers, (1) cooling tower, (2) condenser pumps, and (2) chilled water pumps. This equipment is in Fair to Good condition. It was noted that a second cooling tower would provide additional redundancy to the chilled water plant. The space is already allocated for an additional tower. For HVAC served by the chilled water system, the heating for these units is provided by a boiler at each building. For HVAC units without chilled water, heating is provided via heat pump. Out of 178 mechanical units, 17 are in Deficient to Poor condition consisting mainly of wall mounted heat pump units and are recommended to be replaced. Those units are primarily located in Building 800. Almost all of the fan coils in Building 3000 do not have their secondary condensate routed per code. The condensate needs to be routed to a location that is visible but won't cause damage to the building envelope in the event of a primary condensate failure. Building 5000 has several exhaust fans that are too close to fresh air inlets. Relocate to maintain 10' from all fresh air inlets per code.

The majority of the water heater units are in Fair to Excellent condition and consist of gas and electric tank units. Of the 14 units, none of them need to be replaced.

## M/E/P Assessment

**ELECTRICAL SITE NEEDS:**

The electrical distribution system consists of 20 switchboards which are in Fair to Good condition. However, 2 switchboards located in Buildings 1000 and 600 are deficient and are recommended to be replaced. The majority of all 112 panelboards are in Fair to Good condition. However, panelboards in Buildings 600, 300, 807, 806, 808, and central plant's equipment building are deficient and are recommended to be replaced. All 16 transformers are in Fair to Good condition. Lighting and lighting inverters are in Good condition. However, some in Building 900 are Deficient; spot checking showed that batteries are not working. Also, some exterior lights are on during the day (not sure if these are night lights). Keyless incandescents in storage rooms in Building 600 are not working properly. Security panel equipment is in Good condition. IT equipment is in Fair to Excellent condition. Most fire alarm panels are in Fair to Good condition. We noticed that a lot of rooms with IDFs and lighting inverters are very hot with no signs of HVAC, or if there is HVAC, it is not running due to thermostat settings or in one case dead battery in wireless thermostat. In Building 6000, there is condensate from the IDF fan coil running above a panelboard. The condensate needs to be re-routed outside of the code-required dedicated equipment space of the panelboard.

## M/E/P Assessment

**CONDITION ASSESSMENT**

<b>SITE:</b>	Carlsbad High School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Mike Dykeman & Phillip Marinca - Webb

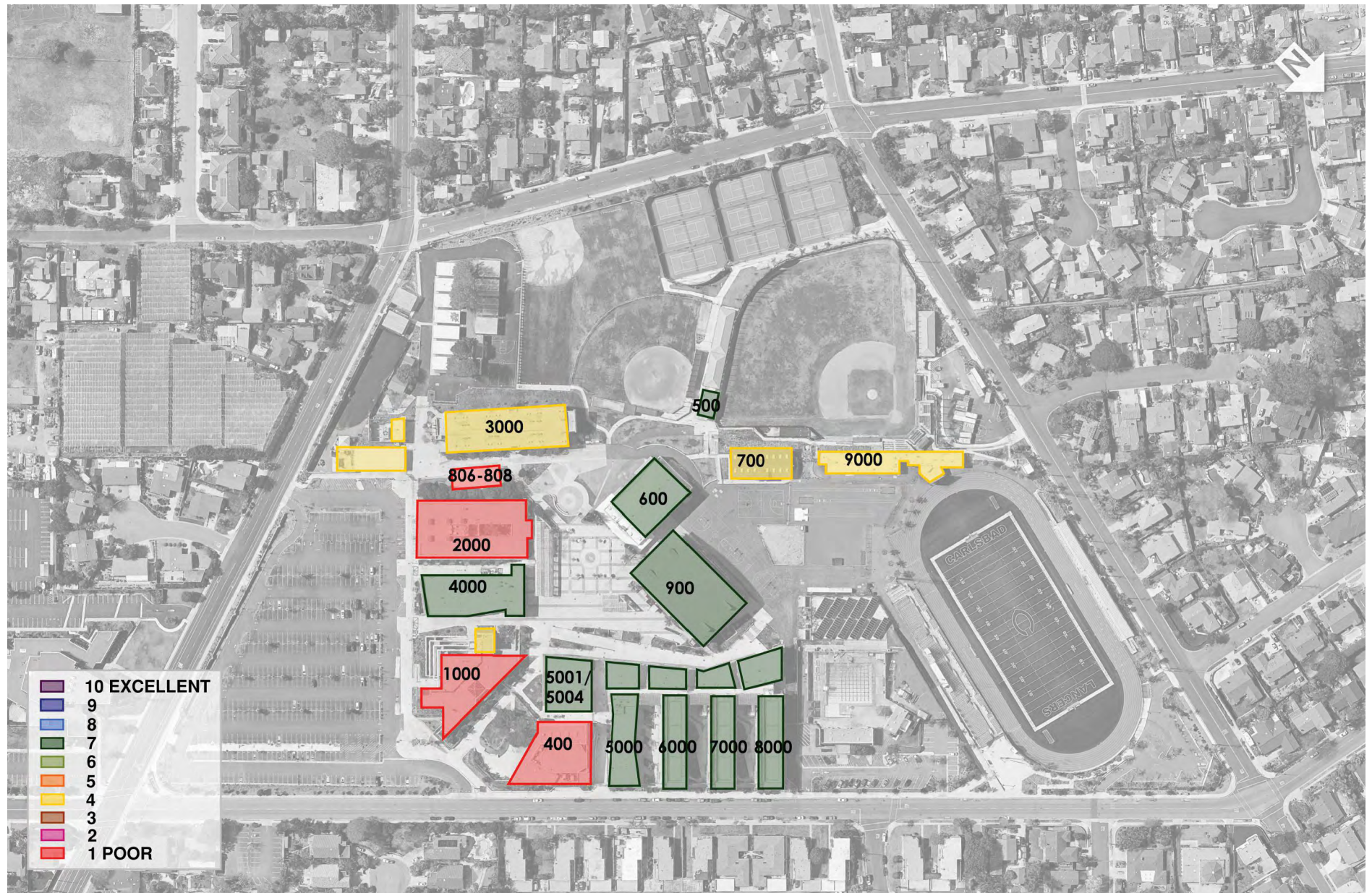
**FOOD SERVICE NEEDS**

Window service aligns with other District sites but not aligned to representing a higher education environment. Would recommend a total of 2,000 square feet to accommodate a scramble service/ food court environment.

## Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- Administration - Library/Innovation Center Renovation
- Science Building Renovation: STEM
- CAC Renovation / Expansion
- Modernization: Complete Interior Renovation, HVAC Repair, Restroom Facilities, Custodial
- Closets, Cabinetry, Exterior Painting, and Natural Daylight
- (E) Building: Technology Upgrades and Learning Environment Upgrades
- Gym: Replace Wood Floor
- Repair Flooding

**Portable Replacement**

- Portable Removal, Replace with New Portable
- Maintenance: Replace with New Portable

**New Buildings**

- Athletic Storage
- Trash Compactor Expansion

**Site Improvements**

- (N) Synthetic Field and Irrigation System
- (N) Outdoor Learning Spaces, Solar, and Batteries
- (N) Shade for Outdoor Amphitheater
- (N) Lunch Shelter with Solar Panels

- (N) Landscape (Drought Tolerant)
- (N) LED Site Lighting
- Chiller Plant Improvements
- Widen Drive-through Gates
- Outdoor Seating with Charging Stations
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Exterior Paint – Admin, 2000, 3000
- Replace Flooring in Old Gym
- Replace All Plumbing Fixtures Building 3000
- Building 900 Re-Roof (Planned Construction: Summer 2018)
- Building 3000 Paint Throughout
- Building 3000 Wall Protection Upper Hallway
- Building 3000 Chair Rail, Rooms as Needed
- Building 3000 Replace Whiteboards in Rooms
- Building 3000 Elevator Replacement
- CAC – Interior Code Upgrade (Planned Construction: 2018 - 2019)
- CAC – Interior Code Expansion
- CAC – Exterior Expansion, Scene Shop, and Storage





Existing Campus





# Sage Creek High School

*MISSION:  
The Sage Creek Team\* exists to intentionally create  
an interconnected learning community that  
prepares students to thrive as responsible citizens in  
an ever-changing world.*

*\* The Sage Creek Team includes students, parents, staff, and teachers.*

## SAGE CREEK HIGH SCHOOL

Phone: (760) 331-6600 | Fax: (760) 730-9698  
3900 Cannon Road, Carlsbad, CA 92010

Principal:	Cesar Morales
Opened:	2013
Mascot:	Bobcats
Current Enrollment:	1,258
Projected Peak Enrollment:*	1,266
Projected 2027 Enrollment:*	1,177
Current Operational Capacity:	1,431
Current Maximum Capacity:	1,539
Projected 2027 Operational Capacity:*	1,350
Projected 2027 Maximum Capacity:*	1,539

## Campus Description:

The Sage Creek High School (SCHS) is the newest school in the District and is located east of College Boulevard and Calavera Hills Village. The campus is located in a canyon and is made up of three 3-story classroom buildings along a main outdoor corridor. A Performing Arts Theater is currently under construction at the front of the school.

All buildings are in Excellent condition.

## Anticipated New Additions/Renovations

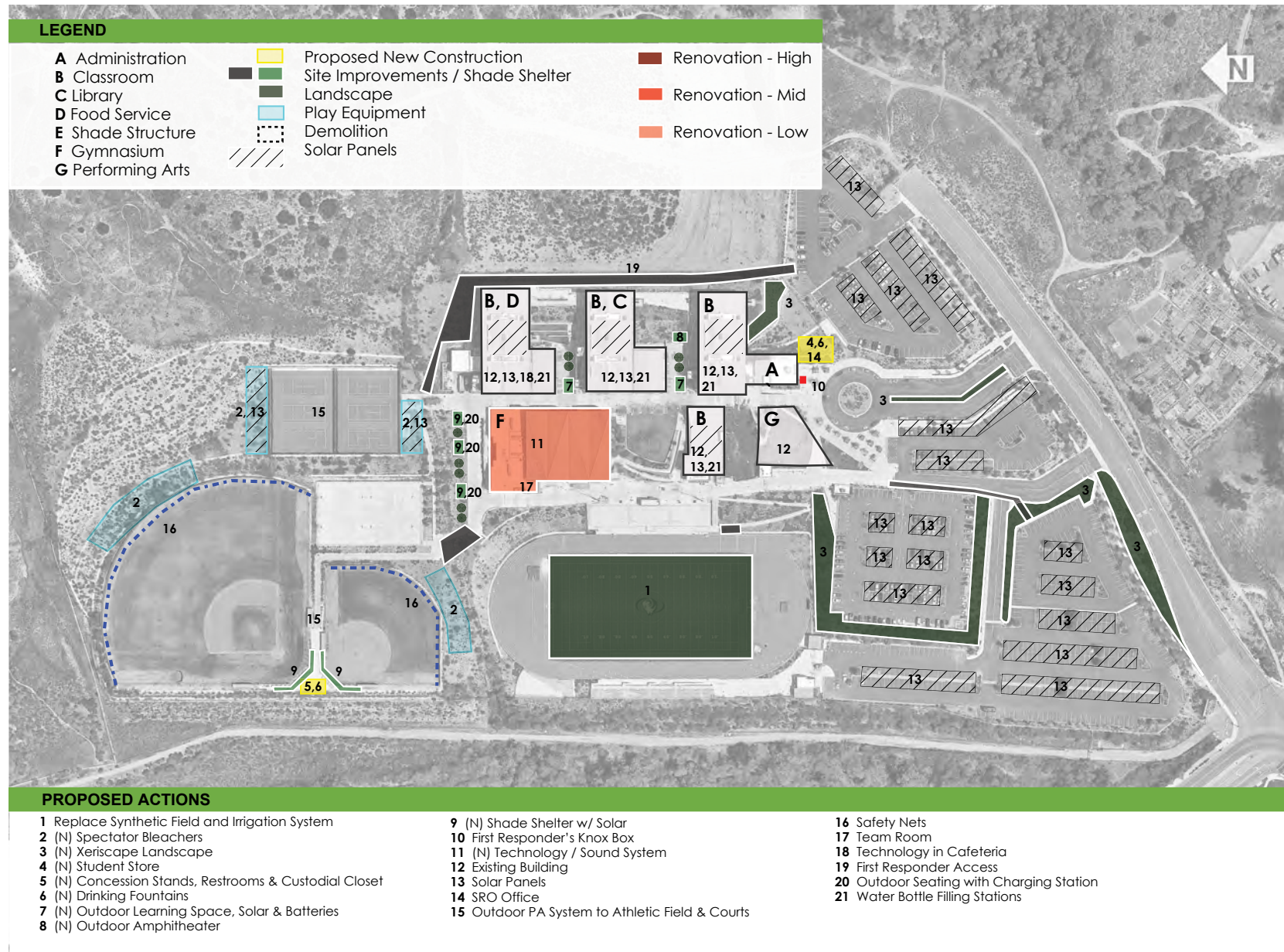
The LRFMP recommendations include a new concession stand, student store, and SRO Office. Minor renovations of the gymnasium to include technology and a sound system.

Site improvements include: a new synthetic field and irrigation system, new spectator seating for tennis courts, shade shelters, an amphitheater, safety nets for the baseball fields, and landscape in the courtyards between buildings.

HIGH SCHOOL	Permanent Classrooms	Portables	Total
Sage Creek HS - Current	57	0	57
Sage Creek HS - Proposed	57	0	57

\*All projections are taken from DecisionInsite 2018 Conservative projections.







### Campus Priorities

On September 19, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:

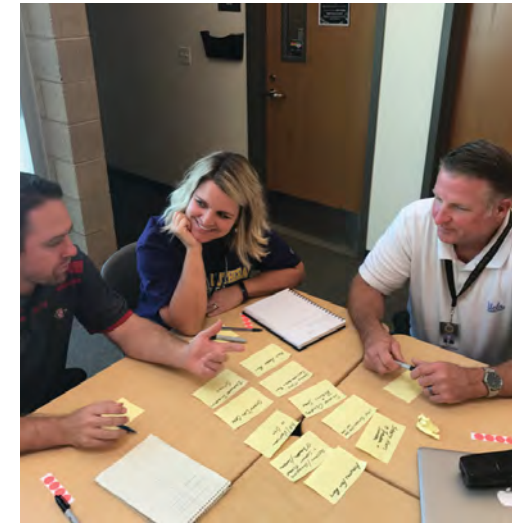
Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Cesar Morales, Principal, Sage Creek High School  
 Bill Lord, Assistant Principal, Sage Creek High School  
 Jesse Schuveiller, Assistant Principal, Sage Creek High School  
 Athena Runner, PTSA Parent, Sage Creek High School  
 Jennifer Hatter, Administrative Assistant, Sage Creek High School  
 Cory Leighton, Athletic Director, Sage Creek High School  
 Jillian Porter, Drama Teacher, Sage Creek High School  
 Danny Kung, ASB Advisor, Sage Creek High School  
 David Negrete, Lead Custodian, Sage Creek High School  
 Robin Whertz, Teacher, ASL, PE, Sage Creek High School  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.


### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Outdoor learning spaces including performance
- Provide tennis court bleachers
- Provide football scoreboard
- Gym: Air condition Concession, technology/ sound system
- Curriculum driven flexible spaces: MPR, studios, engineering
- Restrooms and water by baseball fields and tennis courts, sports equipment, access
- Storage: ASB, art, theater, PTSA, and high volume

- Redesign traffic flow
- Solar
- Shade throughout campus
- Practice gym
- Add pod to 5000 Building
- Writable walls
- Bookshelves in classrooms
- Flexible furniture
- Proper surfacing of track
- Athletic film room
- Student store relocation



 **SAGE CREEK HIGH SCHOOL**  
Facility Master Planning Stakeholder Meeting  
September 19, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Flexibility and adaptability to achieve multiple teaching and learning goals
- e. Technology is ubiquitous

- proper surfacing of track
- Athletic film room
- student store - relocation
- water filling station
- staff day care
- pool

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide cove base at walk-in cooler
- b.

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. Provide additional dry storage in kitchen
- b. Replace/repair lighting control system
- c. Provide custodial closets on 2nd & 3rd floor
- d. Provide Zeroscape to sloped areas
- e. Provide waterproofing to buildings 4 & 5
- f. Replace/repair IDF units in buildings 1, 2, & 3
- p. improve IT infrastructure & equipment
- q. convert library to commons space

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

**R. Food court**

- a. Outdoor learning spaces / performance
- b. Provide tennis court bleachers
- c. Provide football scoreboard
- d. Gym: At concession, tech/sound syst
- e. curriculum driven flexible spaces: mpr, studios, engineering
- f. Restrooms/water by baseball fields, tennis... & equipment, access
- g. Storage: ASB, art, theater, ptSA, High volume
- h. redesign traffic flow
- i. solar
- j. shade through out campus
- k. practice gym
- l. add pod to 3000 building
- m. writable walls
- n. bookshelves in classrooms
- o. flexible furniture

Stakeholder Voting Results

 **SAGE CREEK HIGH SCHOOL**  
Facility Master Planning Stakeholder Meeting

STAKEHOLDER MEETING		
<b>SITE:</b>	Sage Creek High School	
<b>DATE:</b>	09/19/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Restrooms and water by baseball fields and tennis courts, sports equipment, access	8	1
Gym upgrade: air condition concession, technology / sound system	7	2
Shade throughout campus	6	3
Curriculum driven-flexible spaces: MPR, studios, engineering	5	4
Redesign traffic flow	4	5
Student store relocation	4	5
Outdoor learning spaces including performance	2	6
Storage: ASB, art, theater, PTSA, and high volume	2	6
Practice gym	2	6
Provide tennis court bleachers	0	7
Provide football scoreboard	0	7
Solar	0	7
Add pod to 5000 Building	0	7
Writable walls	0	7
Bookshelves in classrooms	0	7
Flexible furniture	0	7
Proper surfacing of track	0	7
Athletic film room	0	7
Water bottle filling Stations	0	7
Staff daycare	0	7
Pool	0	7
<b>TOTAL</b>	<b>40</b>	

Stakeholder Priorities

## Maintenance & Operations / Grounds / Custodial Input

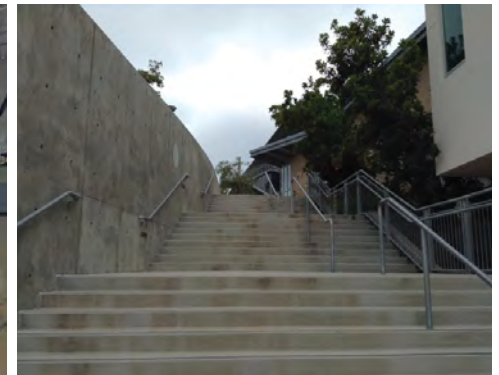
The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Sage Creek High School. In general the Greengate lighting control system does not work. There are no hose bibs throughout the campus and the emergency lighting system batteries explode due to heat. The following needs were indicated for the site and classroom buildings:

### Site

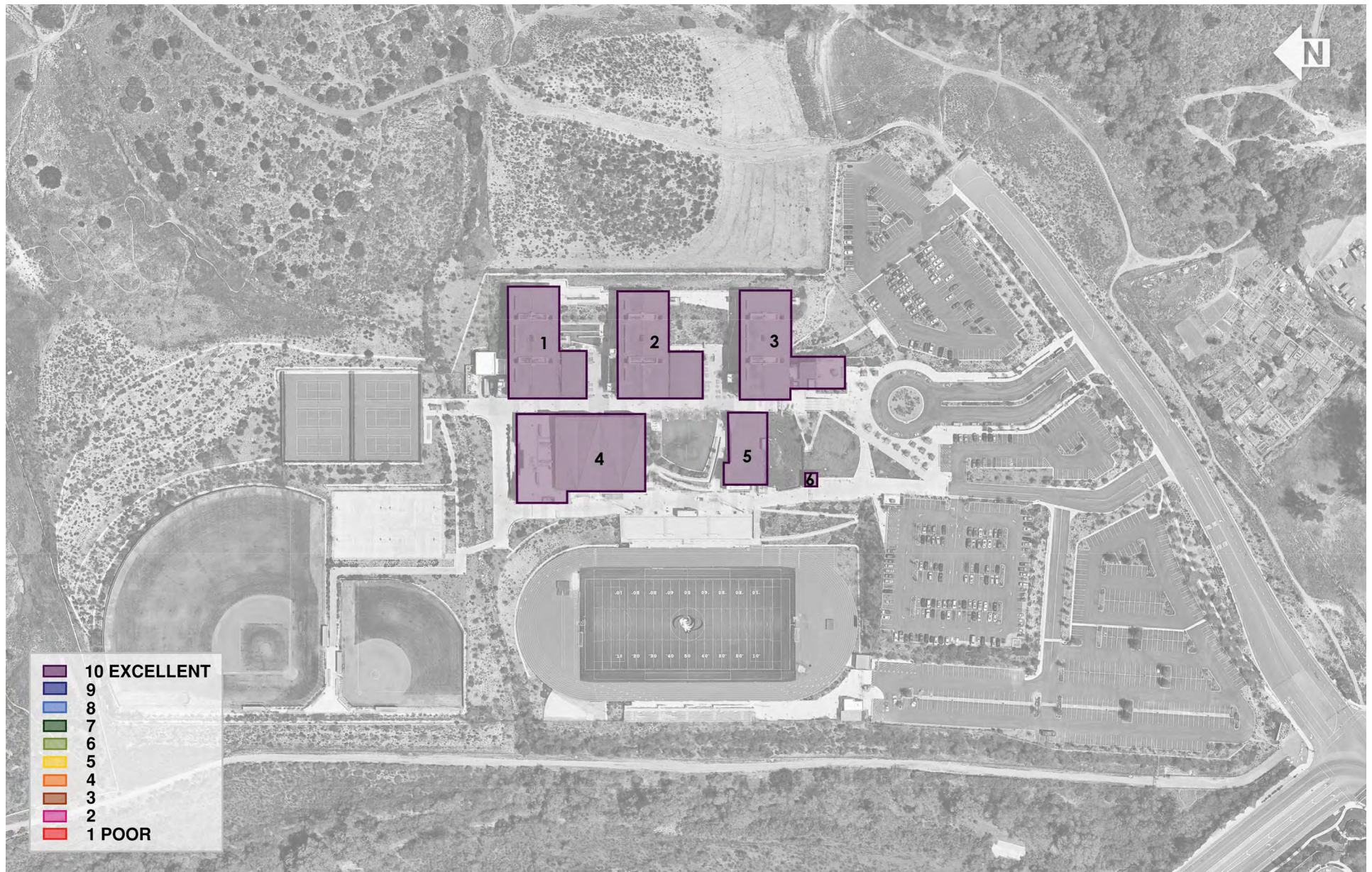
- a. Athletic field:
  1. There are no water cannons for the synthetic athletic field.
  2. The athletic field does not drain properly.
  3. Replace synthetic turf and provide water lines.
  4. The field needs a scoreboard.
- b. The landscape selection is not appropriate for the site.
- c. Xeriscaping is needed along the slopes.
- d. The District needs a vehicular access road behind Building 1.
- e. The District would like to add bleacher seating to the tennis courts.
- f. The District would like to add access to the baseball field, concessions, and toilets.

### Buildings

- a. There are no custodial closets on second and third floor.
- b. There are a number of roof leaks.
- c. Buildings 4 and 5 need waterproofing for the cut.
- d. Buildings 1, 2, and 3: the IDF units have failed.







Condition Assessment



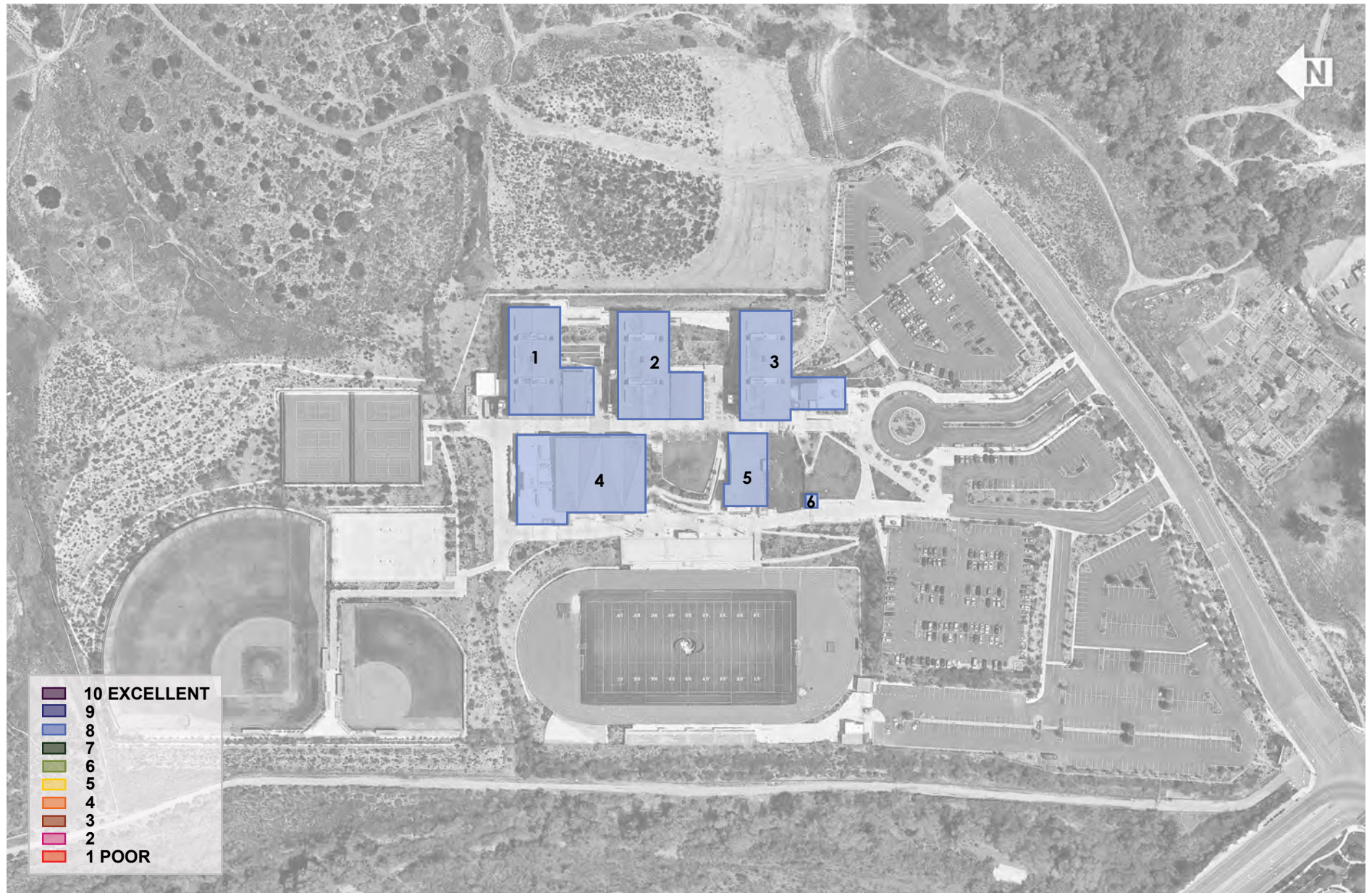
CONDITION ASSESSMENT	
<b>SITE:</b>	Sage Creek High School
<b>DATE:</b>	8/8/2017, 7/31/17-8/1/17
<b>ATTENDEES:</b>	Rob Cronk, Roy Morales
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>All of the mechanical units are in Excellent condition and consist of 83 VRF units.</p> <p>No plumbing information.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>The switchboard is in Excellent condition. All 52 panelboards are in Good to Excellent condition. There are 3 transformers which are in Good to Excellent condition. Lighting is in Good condition; however, in Building 4000, there is a broken trim and replacement is recommended. Lighting inverter is in Good condition. Also, fire alarm equipment in Sage Creek is in Excellent condition. 2 IT equipment rooms are in Good to Excellent conditions.</p>	

CONDITION ASSESSMENT	
<b>SITE:</b>	Sage Creek High School
<b>DATE:</b>	9/18/2017 - 9/19/2017
<b>ATTENDEES:</b>	Jeremy Carver & Mike Dykeman - Webb
<b>FOOD SERVICE NEEDS</b>	
<p>Has sufficient space to potentially expand the menu. The window service limits the ability to merchandise food items. Window service area has the potential to be renovated into a scramble service/ food court to align with higher education enviromental trends.</p>	

M/E/P Assessment

Kitchen Assessment





Roof Assessment



**Existing Buildings to be Renovated**

- Gymnasium: (N) Technology and Sound System
- Team Room
- Technology in Cafeteria

**Portable Replacement**

- None

**New Buildings**

- SRO Office
- (N) Student Store
- (N) Concession Stands, Restrooms, and Custodial Closet

**Site Improvements**

- Replace Synthetic Field and Irrigation System
- (N) Spectator Bleachers
- (N) Xeriscape Landscape
- (N) Drinking Fountains
- (N) Outdoor Learning Space, Solar, and Batteries
- (N) Outdoor Amphitheater
- (N) Shade Shelter w/ Solar Panels
- First Responder's Knox Box
- Outdoor PA System to Athletic Field and Courts
- Safety Nets

- Outdoor Seating with Charging Station
- Water Bottle Filling Stations

**2007 Long Range Facility Master Plan to be Completed**

- Performing Arts Center (under construction)
- Science Lab Cabinet Locks
- Silicone Signs/Drill-Through Fabric
- Stadium Field Wash Down Equipment
- Bird Control
- Gaps in Gym Roof
- Wireless Microphones for Stadium and Gym
- Softball and Baseball Storage
- Marquee Sign
- Additional Signage for Restrooms
- Modify Existing Rooms for BioMed Classrooms
- Additional Chemical Storage, Science Lab Work Rooms
- Create Room at Counseling for Secure Documents
- Future Sidewalks
- Additional Furniture Requests





Existing Campus





# Carlsbad Village Academy

**MISSION:**

*The primary purpose of the continuation high school at Carlsbad Village Academy is credit recovery. Students who are behind in credits toward graduating with their class may transfer voluntarily to CVA where the trimester schedule allows them to earn 90 credits per year. Once students have remediated credit deficiencies, they may elect to either return to Carlsbad High School or remain at CVA.*

**CARLSBAD VILLAGE ACADEMY**

Phone: (760) 331-5200 | Fax:  
3557 Lancer Way, Carlsbad, CA 92008

Principal:	Jorge Espinoza
Constructed:	2002
Mascot:	Bulldogs
Current Enrollment:	83
Projected Peak Enrollment:*	83
Projected 2027 Enrollment:*	53
Current Operational Capacity:	351
Current Maximum Capacity:	351
Projected 2027 Operational Capacity:*	297
Projected 2027 Maximum Capacity:*	324

**Campus Description:**

The Carlsbad Village Academy houses two programs: Continuation high school program for credit recovery and Carlsbad Seaside Academy, an Independent study program. This school is strategically located within the boundary of Carlsbad High School (CHS) to facilitate students' transition. This is the only school built completely out from portable buildings: 10 classrooms, two Administration, one kitchen, and two restrooms. Valley Street and Chestnut Avenue make up the west and south borders respectively.

All of the portable buildings are in Poor condition.

**Anticipated New Additions/Renovations**

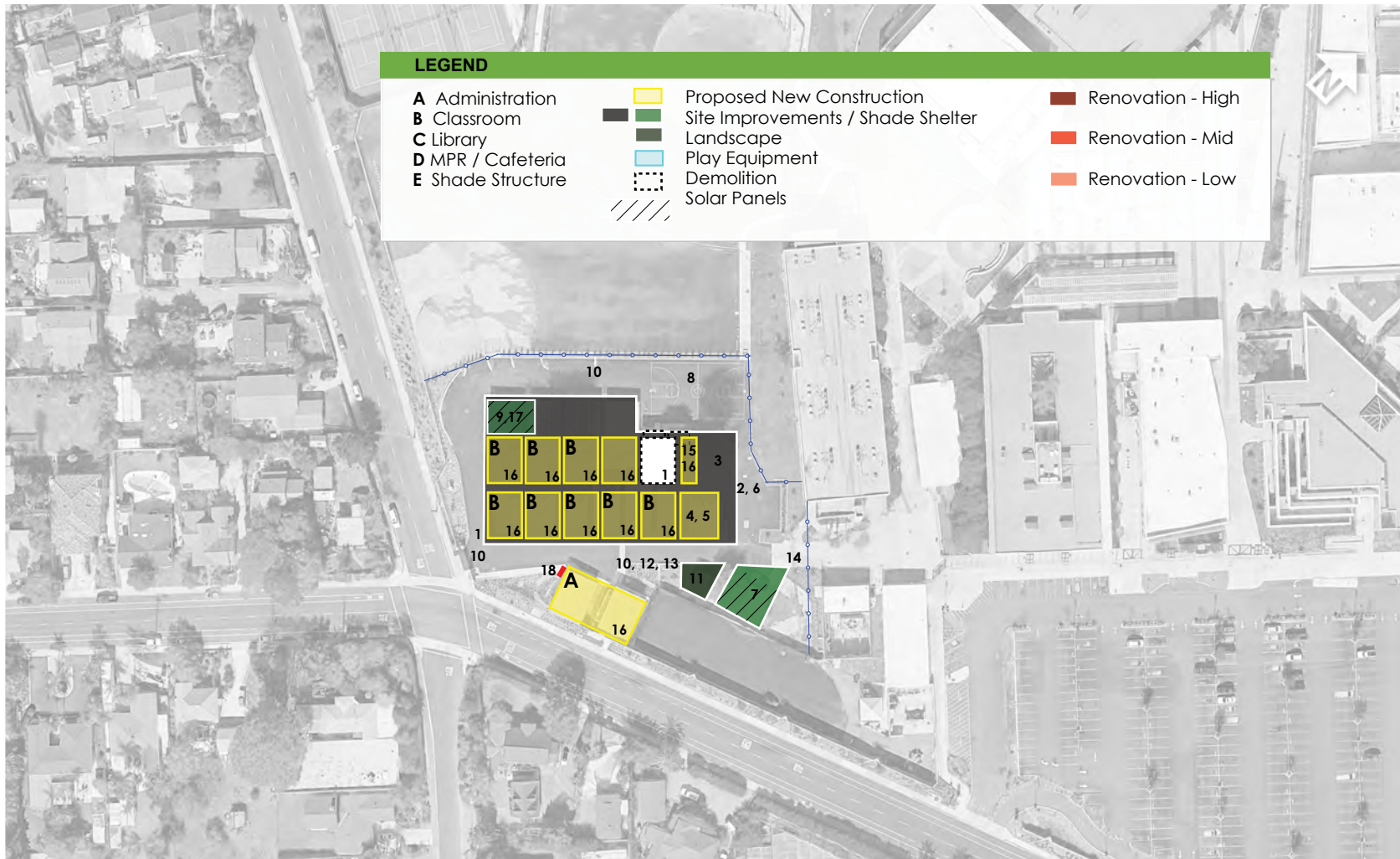
One LRFMP option is to replace the campus in kind with portable construction. Due to drainage issues caused by the sloped area where the portables are currently located, this option proposes to regrade the site to avoid future water damage to the building foundations.

Site improvements include: new shade shelters with solar panels, outdoor sitting areas with charging stations, and a courtyard.

HIGH SCHOOL	Permanent Classrooms	Portables	Total
Carlsbad Village Academy - Current	0	13	13
Carlsbad Village Academy - Proposed	0	12	12

\*All projections are taken from DecisionInsite 2018 Conservative projections.





## PROPOSED ACTIONS

- |   |   |  |
|---|---|--|
| 1 Portable Removal  | 5 Water Bottle Filling Stations                 | 13 Separate Fire Alarm from CHS                |
| 2 (N) Graded Site   | 6 Remove (E) Trees                              | 14 Entry Gate to CHS                           |
| 3 (N) Courtyard   | 7 (N) Lunch Shelter w/ Solar                    | 15 (N) Student and Staff Restrooms             |
| 4 (N) Kitchen: New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety | 8 (E) Outdoor Basketball Court                  | 16 Portable Removal, Replace with New Portable |
|   | 9 (N) Outdoor Learning Space, Solar & Batteries | 17 Outdoor Seating with Charging Station       |
|   | 10 First Responder Access Lane                  |  |
|   | 11 (N) Landscape (Drought Tolerant Design)      |  |
|   | 12 Utility Upgrade                              |  |



### Campus Priorities

On September 14, 2017, between 3:00 PM – 4:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:


Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Jorge Espinoza, Principal, Carlsbad Village Academy  
 Kelly Magner, Parent, Carlsbad Village Academy  
 Grace English, Student, Carlsbad Village Academy  
 Ashley Garcia, Teacher, Carlsbad Village Academy  
 Jennifer Ketterer, Administrative Assistant, Carlsbad Village Academy  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Replace portables with permanent construction
- Natural daylight/lighting
- Flexible furniture
- High ceilings
- Charging stations
- Staff amenities
- Student restrooms
- Outdoor learning space
- Permanent foundations
- Parking





**CARLSBAD VILLAGE ACADEMY**  
Facility Master Planning Stakeholder Meeting  
September 14, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Natural light and air
- c. Inside/outside spaces, where possible
- d. Libraries = Innovation centers (media hubs and multipurpose learning spaces)
- e. STEM LABS/Makerspace

**2. CODE COMPLIANCE**  
Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Provide flush mounted floor sink in kitchen

**3. FUNCTION**  
Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?


- a. General: paint school, sewer, HVAC, roofing
- b. Water conservation/reclamation
- c. Solar/battery storage
- d. Provide custodial room and better kitchen serving flow
- e. Separate fire alarm
- f. Address Rodent issues

**4. EDUCATIONAL SUITABILITY**  
Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

Voting Results (Red dots indicate votes):

- a. Replace portables w/ new permanent bldgs
- b. Natural daylight/lighting
- c. Flexible Furniture
- d. High ceilings
- e. Charging stations
- f. Staff Amenities
- g. Student bathroom upgrades
- h. Outdoor learning spaces
- i. Permanent foundations
- j. Parking
- k.
- l.
- m.
- n.

Stakeholder Voting Results



**CARLSBAD VILLAGE ACADEMY**  
Facility Master Planning Stakeholder Meeting

**STAKEHOLDER MEETING**

<b>SITE:</b>	Carlsbad Village Academy	
<b>DATE:</b>	09/14/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Replace portables with new permanent construction	4	1
Flexible furniture	4	1
Student bathroom upgrade	4	1
Natural daylight / lighting	3	2
Staff amenities	3	2
Outdoor learning spaces	2	3
High ceilings	0	4
Charging stations	0	4
Permanent foundations	0	4
Parking	0	4
<b>TOTAL</b>	<b>20</b>	

Stakeholder Priorities

**Maintenance & Operations / Grounds / Custodial Input**

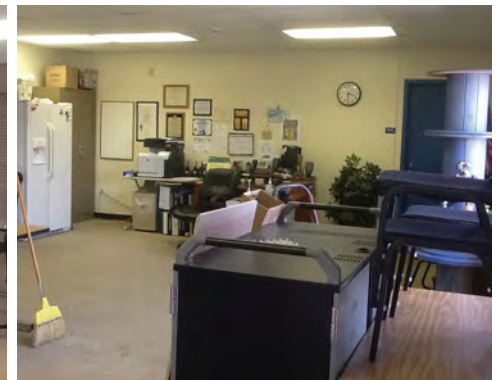
The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at Carlsbad Village Academy. In general, the Maintenance team indicated that the school needs a separate fire alarm system that is separate from Carlsbad High School. The roof gutters were covered over in the last re-roof; the portables need gutters. The following needs were indicated for the site and classroom buildings:

Site

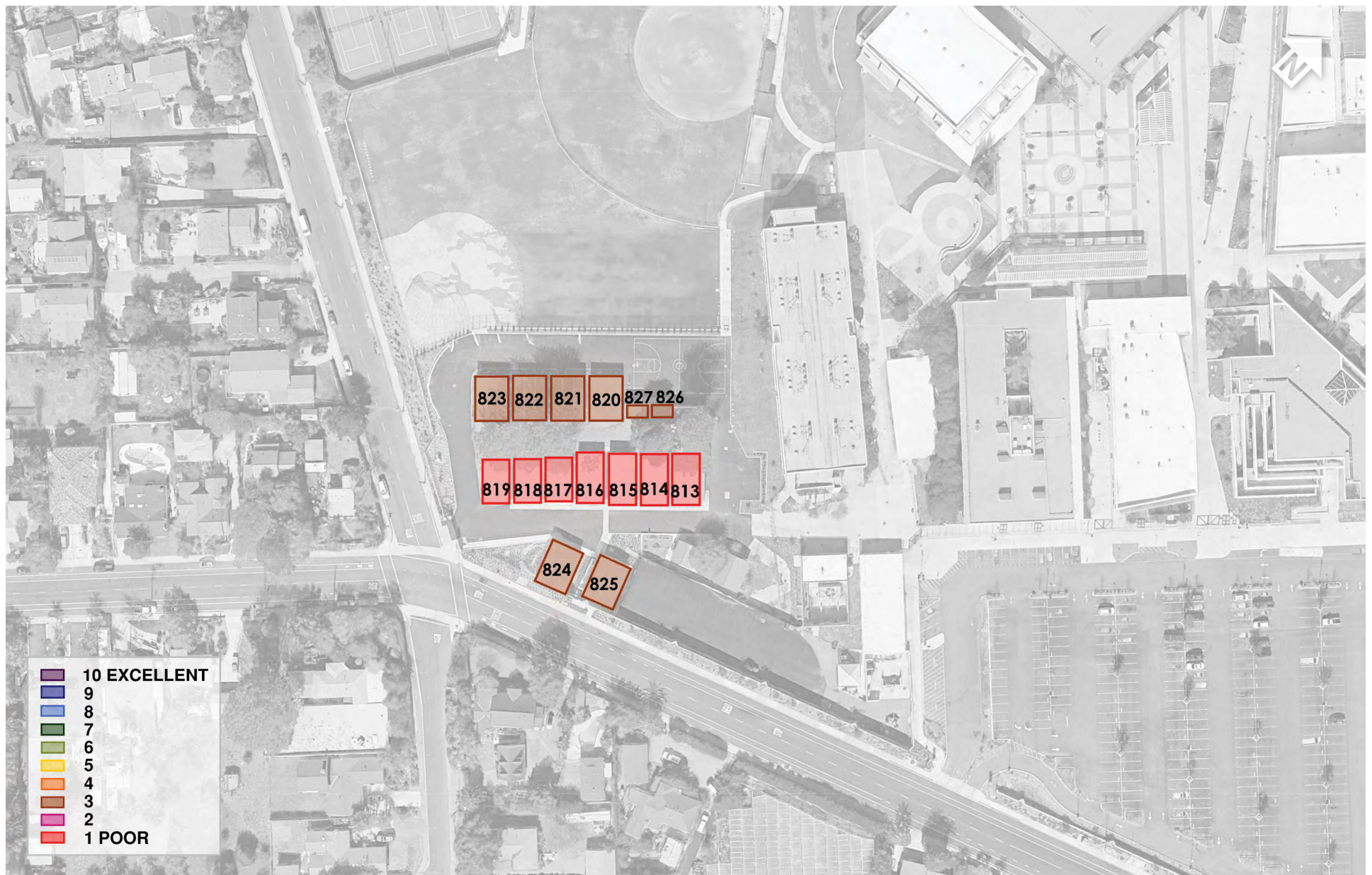
- a. The sanitary sewer backs up.

Portable Buildings

- a. Replace HVAC units. They take in dirt and are corroded.
- b. Relocate HVAC for the Administration office. There is no access available for M&O department.
- c. The Kitchen needs better serving flow.
- d. A Custodial Room is needed in the Kitchen.







## Condition Assessment

CONDITION ASSESSMENT	
SITE:	Carlsbad Village Academy
DATE:	8/4/2017
ATTENDEES:	Leo Maya, Brian Graham, Joy Dufitumukiza
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
All of the mechanical units are in Fair condition and consist of 13 wall mounted heat pump package units.	
No water heater data was available - the water heater in the kitchen was inaccessible.	
<b>ELECTRICAL SITE NEEDS:</b>	
One switchboard in Carlsbad Village Academy is in Poor condition and replacement is recommended. Panelboards are in Fair to Good condition. Only 1 in 16 is deficient and replacement is recommended. There are two transformers in the facility, both in Fair condition. IT equipment and lighting are in Good condition.	

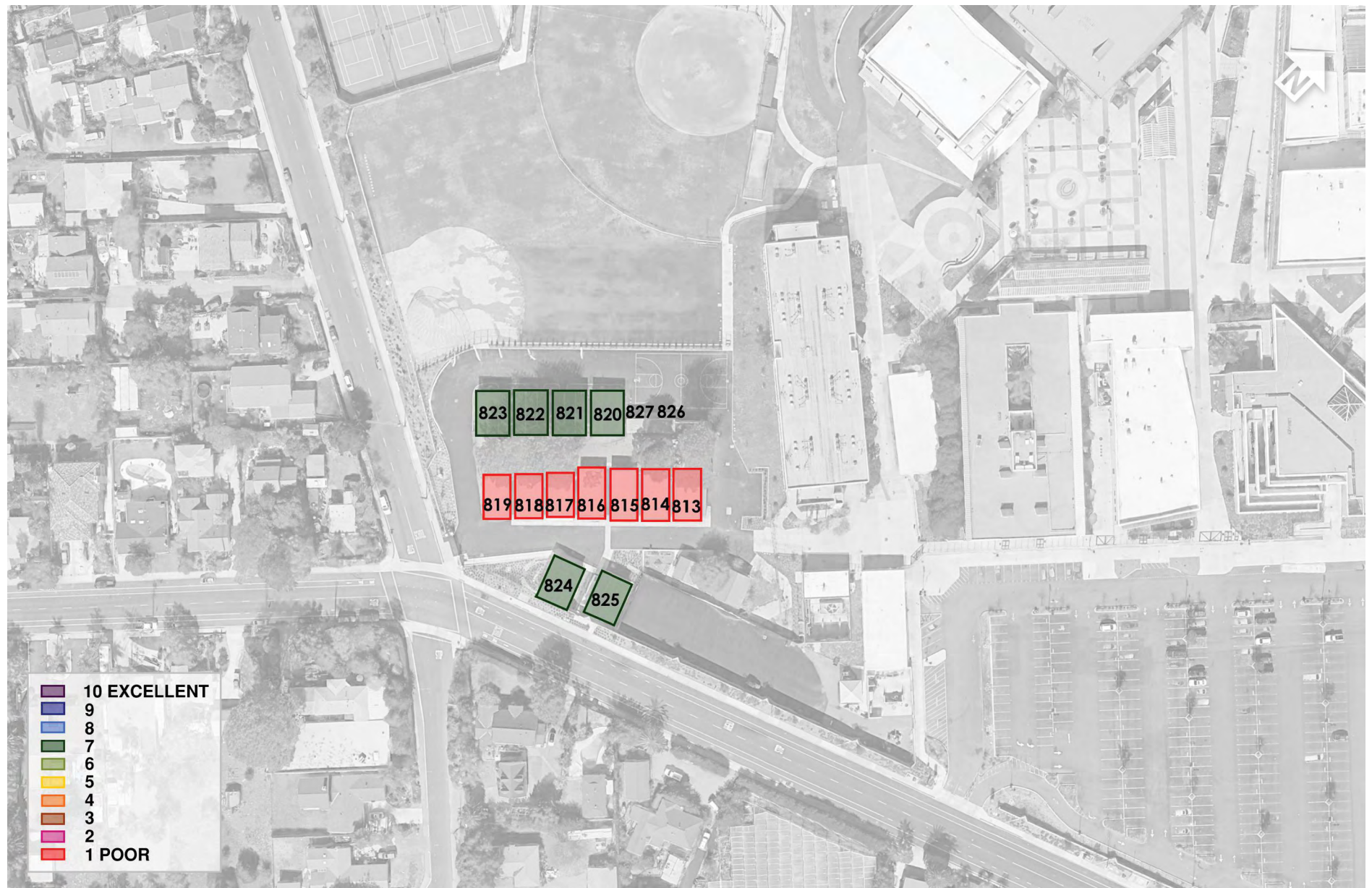
CONDITION ASSESSMENT	
SITE:	Carlsbad Village Academy
DATE:	9/18/2017 - 9/19/2017
ATTENDEES:	Mike Dykeman & Phillip Marinca - Webb
<b>FOOD SERVICE NEEDS</b>	
Space of approximately 250 square feet must be provided for salad bar service outside the foodservice staff area.	

M/E/P Assessment

Kitchen Assessment







Roof Assessment



**Existing Buildings to be Renovated**

- None

**Portable Replacement**

- (N) Administration
- (N) Classroom Buildings: Technology and Classroom Learning Environment, Custodial Closets and Natural Daylight
- (N) Kitchen, New and Reuse Good Equipment, Coating on Walls and Floors (Code Requirement), Expand Student Serving Area, Add "Clear Zones" Around Equipment for Staff Safety
- (N) Student and Staff Restrooms

**Site Improvements**

- (N) Courtyard
- Water Bottle Filling Stations
- (N) Lunch Shelter w/ Solar Panels
- (N) Outdoor Learning Space, Solar, and Batteries
- Fire Department Access Lane
- (N) Landscape (Drought Tolerant Design)
- Utility Upgrade
- Separate Fire Alarm from CHS
- Entry Gate to CHS
- Outdoor Seating with Charging Station
- First Responder Knox Box

**2007 Long Range Facility Master Plan to be Completed**

- None





Existing Campus





# North County Academy

**Campus Description:**

The San Diego County Department of Education leases the North County Academy campus. It is located east of Interstate 5 across the street from Valley Middle School. The main entry is also on Magnolia Avenue. The campus is surrounded by residential development on three sides: north, east, and west. There is one two-story building with a total of 10 classrooms. Additional administrative support is provided by using three portables.

The permanent buildings are in Good condition. The portables are in Poor condition.

**Anticipated New Additions/Renovations**

The LRFMP recommendation is limited for this campus. It is limited to modernization of the permanent buildings and removal of the portables. Modernization improvements include technology upgrades and classroom learning environment upgrades.

<b>SUPPORT CENTER</b>	<b>Permanent Classrooms</b>	<b>Portables</b>	<b>Total</b>
North County Academy - Current	10	3	13
North County Academy - Proposed	10	0	10
<b>Support Center Total</b>			







### Maintenance & Operations / Grounds / Custodial Input

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at North County Academy. In general, the Notifier system needs to be replaced. Security only works on half of the school and the panels are now obsolete. The following needs were indicated for the site and classroom buildings:

#### Site

- a. There is no irrigation in the area next to portable C3.
- b. The east and west sides of the site drain toward the middle of the site.

#### Buildings

- a. There is only one custodial closet for the entire site.
- b. Replace gutters and downspouts; they are deteriorating.

#### Portable Classrooms

- a. Replace HVAC units for Rooms C1, C2, and C3.





Condition Assessment



CONDITION ASSESSMENT	
<b>SITE:</b>	North County Academy
<b>DATE:</b>	07/18/17
<b>ATTENDEES:</b>	Brian Graham, Leo Maya
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair condition and consist of roof top packaged units and wall hanging units. Out of 9 mechanical units, 1 is in Deficient condition and is recommended to be replaced. The deficient unit is located in Building B.</p> <p>There is only 1 gas tank type water heater in Fair condition. It does not need to be replaced.</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>Electrical equipment consists of 2 switchboards and 7 panelboards, all in Good condition. The 1 transformer on-site is in Fair condition. Lighting is in Good condition. Fire alarm panel and IT equipment are in in Fair to Good condition.</p>	

M/E/P Assessment







Roof Assessment

**Existing Buildings to be Renovated**

- New SRO Office

**Portable Replacement**

- Portable Removal

**New Buildings**

- None

**Site Improvements**

- First Responder's Knox Box

**2007 Long Range Facility Master Plan to be Completed**

- None



Existing Campus





# Carlsbad Unified School District Office

*MISSION:*  
"We provide every student an extraordinary  
education in an inspiring environment."

## CARLSBAD DISTRICT OFFICE

Phone: (760) 331-5000 | Fax: (760) 431-6707  
6225 El Camino Real, Carlsbad, CA 92009

Mission: *"We provide every student an extraordinary education in an inspiring environment."*



## Campus Description:

Carlsbad Unified School District has a long history dating back to 1872 when "Carlsbad by the Sea" began to grow as an agricultural community and a vacation destination.

Currently, the District serves over 11,000 students located on 15 campuses: Nine elementary schools, three middle schools, two comprehensive high schools, and one continuation high school. The support facilities include: North County Academy, leased to the Department of Education, and the District Office.

The District Office is made up of Administration and Maintenance and Operations. This is the hub that supports all the students listed above!

## Anticipated New Additions/Renovations

The FMP recommendation is limited to modernization of the permanent buildings and replacement of structures that are in poor condition.

Modernization improvements include bringing natural daylight into the facility, upgrading finishes, reconfiguring some rooms, and technology upgrades.

In order for the site to function more efficiently, improvements will include reconfiguring the parking, modifying the loading dock to accommodate District delivery trucks, providing a vehicle lift, and dumpsters with a walk-up ramp.





### Campus Priorities

On September 14, 2017, between 12:30 PM – 1:30 PM, the Core Planning team met with the site to obtain site-specific needs from stakeholders.

### Attendees:

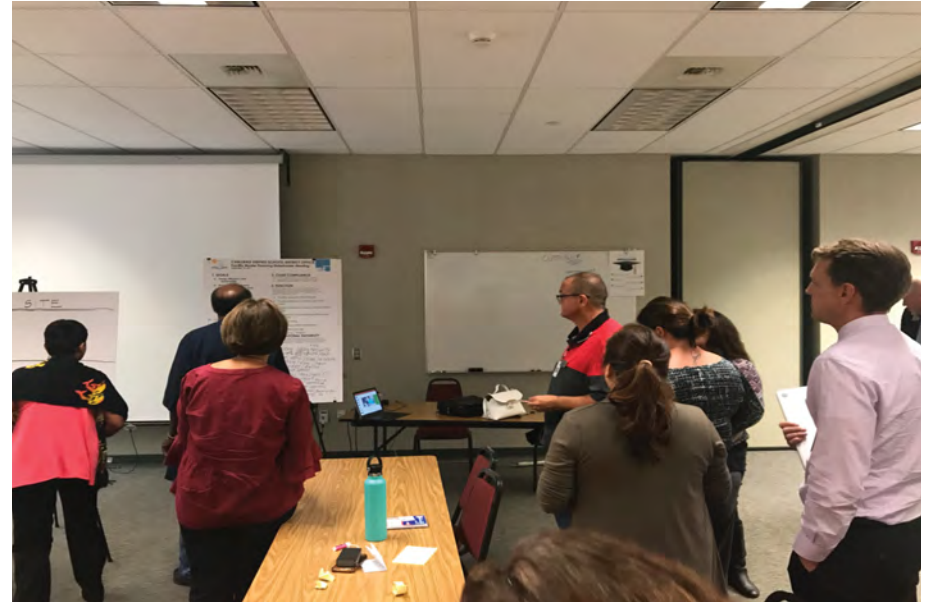
Dr. Benjamin Churchill, Superintendent  
 Chris Wright, Superintendent of Business Services  
 Kelly Fleming, Director of Facilities and Construction Management  
 Rachel Austin, Director, Classified Personnel, Carlsbad Unified School District  
 Mary Kuhn, Executive Assistant, Personnel, Carlsbad Unified School District  
 Duchess Salvosa, Fiscal Services, Carlsbad Unified School District  
 Earl Gonzalez, Warehouse, Carlsbad Unified School District  
 Lorie Stettler, Purchasing, Carlsbad Unified School District  
 Veronica Sanchez, Administrative Assistant, Carlsbad Unified School District  
 Theresa Worth, Special Education, Carlsbad Unified School District  
 Joseph Hartman, Director, Assessment and Technology, Carlsbad Unified School District  
 Erick Kroenke, Director, Maintenance and Operations, Carlsbad Unified School District  
 Elizabeth Sabol, Architect, AIA, LEED AP BD+C, WLC Architects, Inc.

### Needs Identified:

The main part of the meeting was intended for the stakeholders to provide input that would enhance the delivery of education and the overall school experience. The following items were listed in no particular order:

- Security for main entry and Lobby.
- Private Human Resources offices and Conference Rooms
- Open Office with clear circulation
- Additional parking, trash enclosures

- Address the flow of traffic
- Storage / digitize
- Outdoor spaces
- Natural daylight
- Update furniture and equipment
- Reconfigure District Office and Warehouse
- Kitchen and Lounge upgrade
- MDF, fire suppression, and backup generator
- Convert maintenance lounge into a Conference Room
- Expand District Office
- Showers and Dressing Rooms
- Classroom Tinker stations
- New Auditorium
- Storage
- Re-organize the site
- Pedestrian Plan



**CARLSBAD UNIFIED SCHOOL DISTRICT OFFICE**  
**Facility Master Planning Stakeholder Meeting**  
 September 14, 2017

**1. GOALS**

- a. Energy efficiency and sustainability
- b. Redesign boardroom/  
Multi-purpose training room

**2. CODE COMPLIANCE**  
 Seismic / Fire and Life Safety / Accessibility / Kitchen

- a. Replace perimeter masonry wall

**3. FUNCTION**  
 Do utility systems work, water, HVAC, drains, electrical, lighting, security, etc. Are systems standardized and maintainable? Is the envelope of the building sound (roof, windows, walls, doors, etc.)?

- a. Provide adequate site drainage
- b. Provide additional custodial room and closet
- c. Replace perimeter masonry wall and shade shelter
- d. Remodel D.O. to provide Board Room and Plan Room
- e. Replace roofing
- f. Water conservation/reclamation
- g. Solar/battery storage
- h. Plumbing/sewer

**4. EDUCATIONAL SUITABILITY**  
 Does the space meet the needs for curriculum delivery (or your facilities educational program)? This is typically classroom technology, adequacy of classroom, arts, labs and specialty spaces.

n: expand D.O.  
 n: Showers/dressing rooms ●●

entry lobby security  
 private HR offices/conf.  
 open office/clear circulation  
 parking/flow/trash  
 storage/digitize  
 outdoor spaces  
 natural daylight  
 update furniture & equip.  
 reconfigure D.O. & warehouse  
 Kitchen & lounge upgrade  
 MDF, Fire suppression, Back-up gen.  
 Convert maint. lounge to conf. room

Stakeholder Voting Results

**CARLSBAD UNIFIED SCHOOL DISTRICT OFFICE**  
**Facility Master Planning Stakeholder Meeting**

STAKEHOLDER MEETING		
<b>SITE:</b>	District Office	
<b>DATE:</b>	09/14/17	
<b>ATTENDEES:</b>	See Sign-in Sheet	
<b>SITE NEEDS:</b>	<b>Number of Votes Received</b>	<b>Priority</b>
Natural daylight	10	1
Convert maintenance lounge into a conference room	8	2
Kitchen and lounge upgrade	6	3
Storage / digitize	5	4
Entry lobby and site security	4	5
Update furniture and equipment	2	6
Parking / flow / trash	2	6
Shower / dressing rooms	2	6
Private HR offices and conference rooms	0	7
Open Office / clear circulation	0	7
Outdoor spaces	0	7
Reconfigure District Office and warehouse	0	7
MDF, fire suppression, and back-up generator	0	7
Expand District Office	0	7
<b>TOTAL</b>	<b>39</b>	

Stakeholder Priorities



**Maintenance & Operations / Grounds / Custodial Input**

The Maintenance, Grounds, and Custodial departments provided first-hand accounts regarding existing issues at the District Office. In general, the District office needs back-up power, proper drainage for overflow scuppers, and tank toilet replacement. The following needs were indicated for the site and buildings:

Site

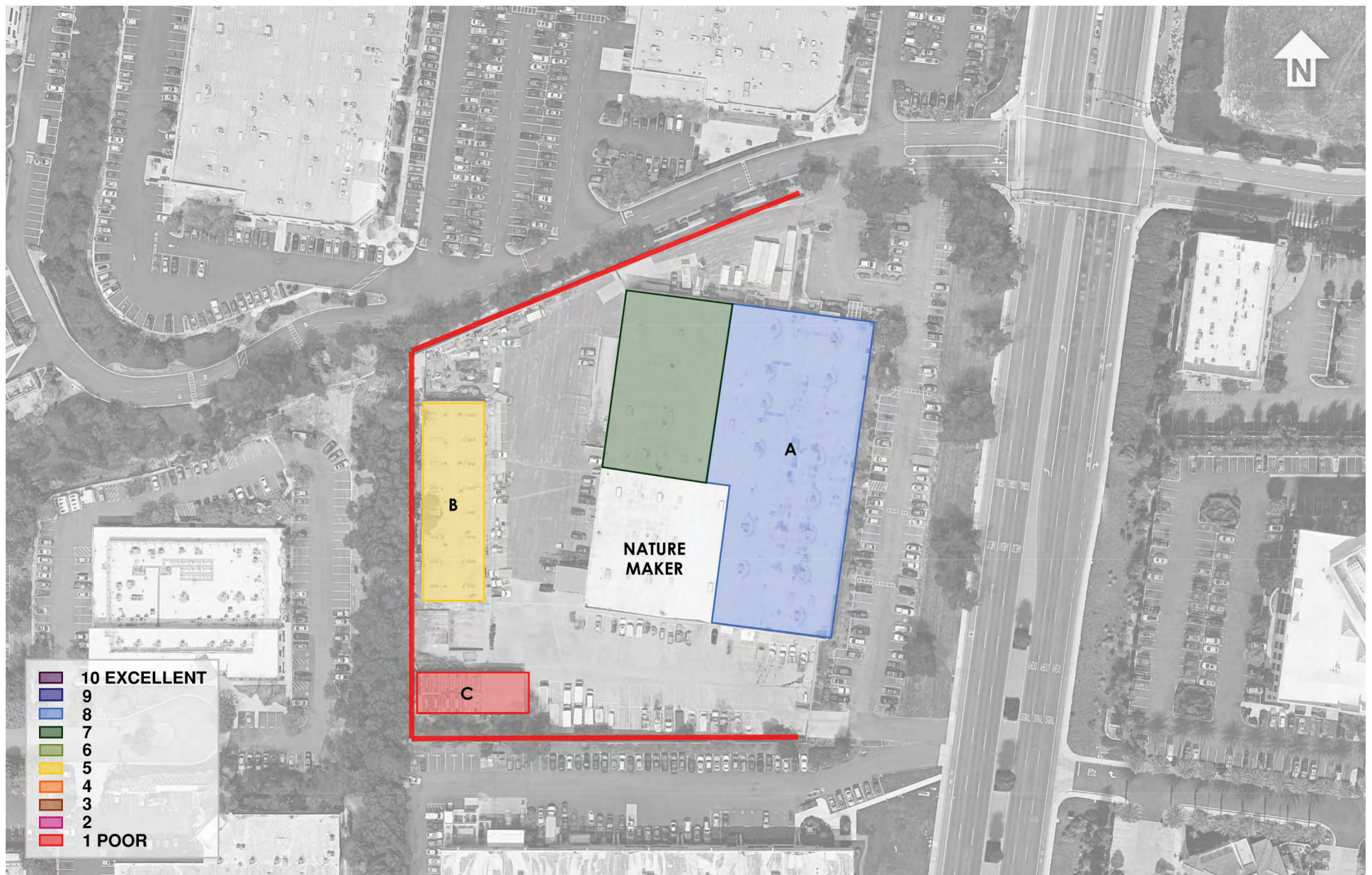
- a. Grounds indicated that the planters along El Camino Real do not have irrigation.
- b. There are insufficient dumpsters.
- c. The District shares a parking lot entry with ViaSat however, they would like to create a physical separation to deter ViaSat employees from driving through the District lot to get to their office.
- d. The planting area between the District and ViaSat is in question.
- e. The Grounds team requested more parking and stairs from the southeast to the parking.
- f. The perimeter retaining wall needs to be removed and rebuilt.
- g. Replace exterior site lighting with LED.

Building

- a. Building A, remodel resource training room into Board Room.
- b. Building A, remodel facilities to provide adequate plan room.
- c. Building A, provide central storage for archives.
- d. Building A, paint and replace carpet.

- e. Building A, air balance is needed.
- f. Building A, the sewer runs 160 feet without a cleanout.
- g. Building B, Butler Building, needs ventilation for welding.
- h. Building B, Butler Building, north side, Maintenance requested a shade shelter.
- i. Building B, Butler Building, Custodial requested enlarging the restroom and adding a closet. There is only one small custodial closet for the District Office.
- j. Maintenance requested a custodial sink and storage in the building.





Condition Assessment

CONDITION ASSESSMENT	
<b>SITE:</b>	District Office
<b>DATE:</b>	08/03/17
<b>ATTENDEES:</b>	Rob Cronk, Leo Maya
<b>MECHANICAL/ PLUMBING SITE NEEDS:</b>	
<p>The majority of mechanical units are in Fair to Excellent condition and consist of ductless split systems and roof top packaged units. Out of mechanical units are in efficient to poor condition consisting mainly of roof top packaged units and are recommended to be replaced.</p> <p>Plumbing information</p>	
<b>ELECTRICAL SITE NEEDS:</b>	
<p>The electrical distribution system consists of switch boards which are in Fair to good condition. One main switch board located in building is efficient and is recommended to be replaced. The majority of all panel boards are in Fair to good condition. One main panel board located in building is efficient and are recommended to be replaced. Another panel board in building is in poor condition. There are transformers in the facility and most of them are in Fair to good condition. One of them located in building is in poor condition. One in building is efficient and replacement is recommended. Lighting is in good condition. The two fire alarm panels as well as the equipment in the district office are in Fair condition. In this site there are junction boxes in Electrical room with no covers and exposed uncapped wiring along with low voltage cabling penetrating the wall that is cut and also exposed.</p>	

M/E/P Assessment







Roof Assessment

**Existing Buildings to be Renovated**

- (E) Building: Technology Upgrades
- Interior Renovation: Upgrade Kitchen and Lounge. HVAC Repair, Plan Room, Central Storage Room for Business Services, Central Storage Room for Instructional Services, Interior and Exterior Painting, Flooring
- Provide Custodial Closet

**Portable Replacement**

- None

**New Buildings**

- None

**Site Improvements**

- (N) Security Gate and Fencing
- Modify the Side of the Existing Loading Dock for Lower CUSD Delivery Trucks
- First Responder's Knox Box
- Water Bottle Filling Stations
- Rebuild Parking Lot, Reconfigure Parking Lot Layout to Maximize Parking Spaces
- Repair Landscape and Irrigation
- Build New Retaining Wall
- (N) Dumpsters with Walk-Up Ramp
- (N) Driveway Island

- (N) Landscape / Determine Property Line
- (N) Vehicle Lift
- (N) Shade Shelter w/ Solar Panels
- Remove and Replace Structure
- (N) Secure Entry

**2007 Long Range Facility Master Plan to be Completed**

- Board Room Renovation





Existing Campus



**COST ESTIMATING:**

At the stage of district-wide facility master planning, cost estimates are purposefully conceptual in nature. Every detail about every project is not yet known. Much will be learned as the designs for each proposed improvement evolve.

**Units Costs:** At the master planning stage, cost estimating is grounded in industry standard unit costs. The unit costs established for new construction, renovation, and site improvements included within the LRFMP are a result of a collaborative effort by CUSD's team of design professional consultants. These median unit costs were developed from a data base of literally millions of square feet of similar project scope and experience.

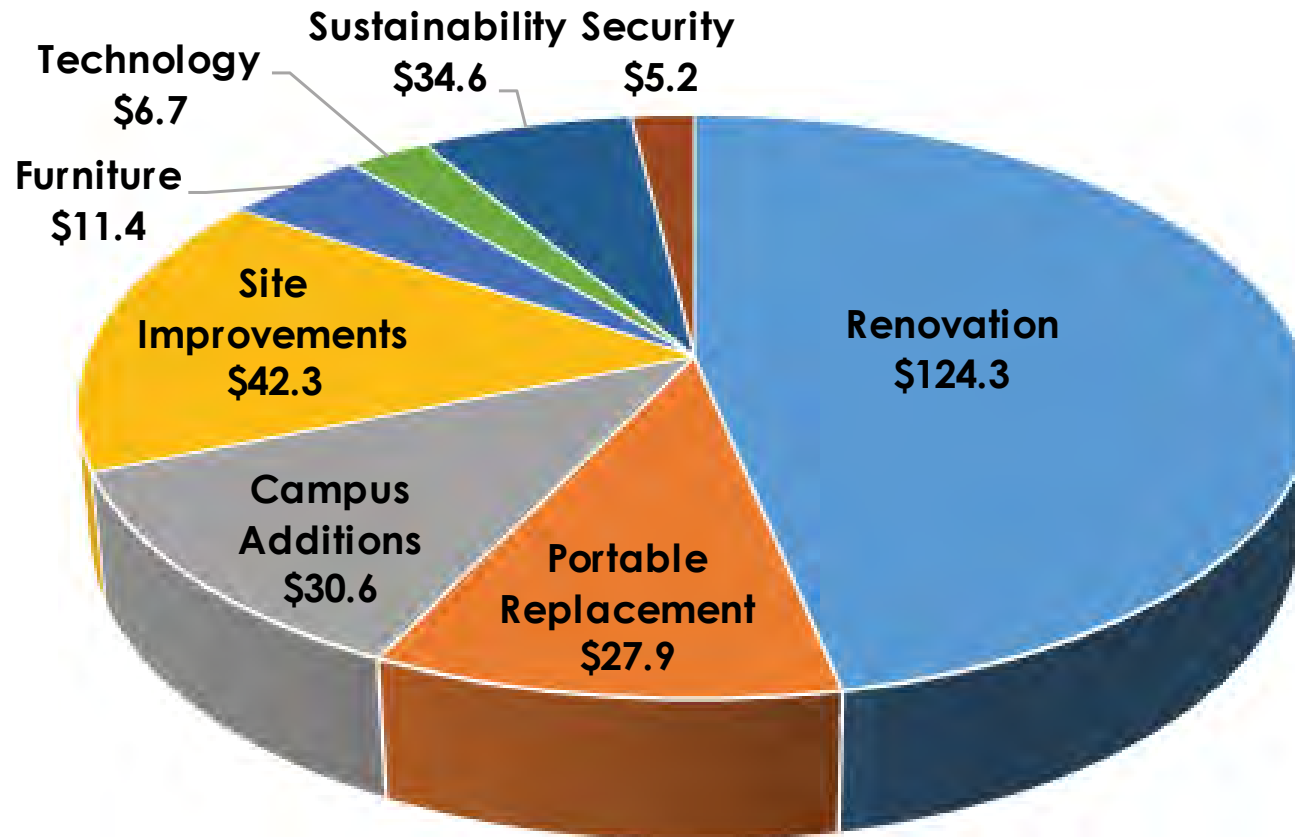
**Project Costs/Construction Costs:** Project cost estimates differ from construction cost estimates. Hard construction costs include the actual 'brick and mortar' costs for the contemplated on-site improvements along with a reasonable multiplier for the contractor's administration, overhead, etc. Soft costs are in addition to hard construction costs and generally include design, plan review, inspection, and agency fees. Here again, industry standard multipliers are included.

**Contingency:** Contingency planning is as much an art as a science. Contingency factors typically shrink as projects evolve through design, final drawings, permitting, bidding, and construction. They are the highest at the master planning stage. In this earliest of diagrammatic stages there is much still to be known about each project's scope, budget, and schedule. Rather than carrying this factor as a distinct line item, the contingency factor included in the CUSD LRFMP has been built into the unit costs for each proposed improvement.

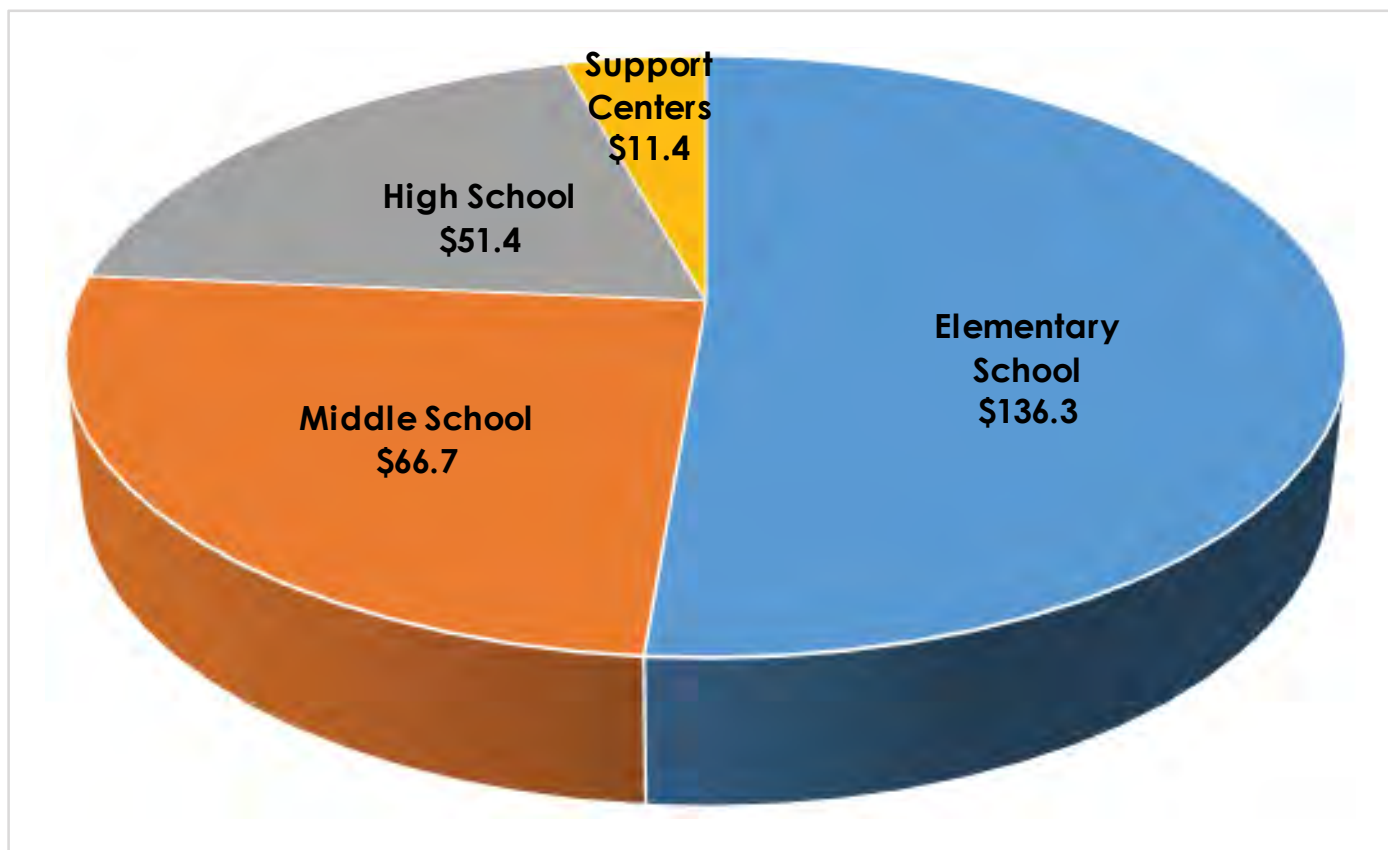
**Escalation:** Escalation may be the most difficult aspect of assigning costs at the master planning level. Escalation, or inflation, is tied to time. The design/construction industry uses the mid-point of construction as the standard when preparing hard bids and estimates. However, with a master plan it is difficult to assign a particular year to each particular project without first developing a hard and fast implementation plan (project timeline). The CUSD LRFMP does not include such an implementation plan at this time.

**Pie Charts:** The following four pie charts diagrammatically summarize the figures included on the master cost spreadsheet. They break down the anticipated project costs for each elementary, middle and high school, then all CUSD schools, and finally by project type.



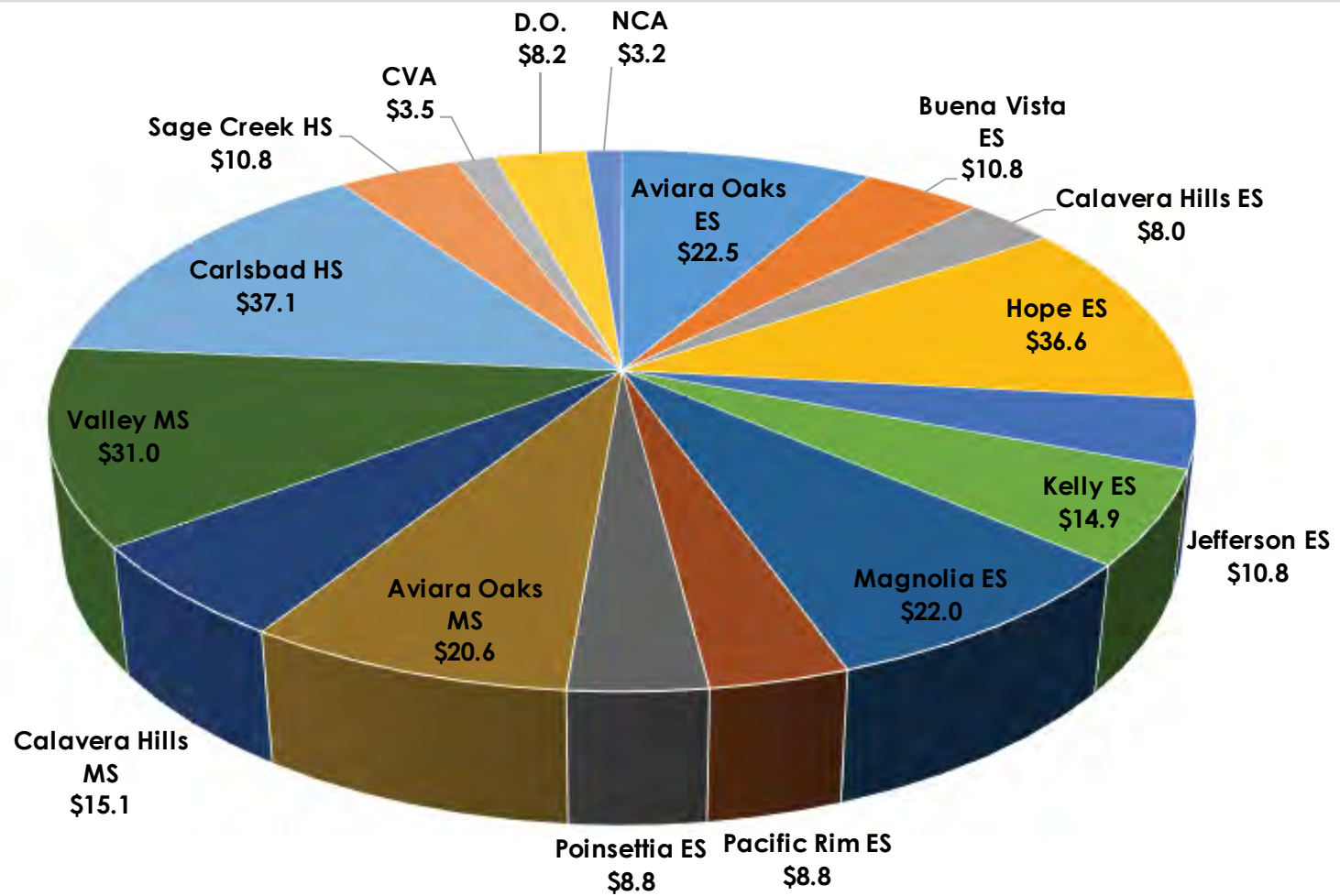


In Millions



In Millions





In Millions



## LONG RANGE FACILITIES MASTER PLAN

### Carlsbad Unified School District

A	B	C	D	E	F	G	H	I
	2017-2018 CBEDS Enrollment	Existing Total SF	Existing SF/ Student	Renovation	New Construction Portable Replacement	New Construction Campus Additions	Proposed FMP Total SF	Projected 2027 Enrollment
<b>ELEMENTARY SCHOOLS</b>								
Aviara Oaks ES	650	54,906	84	\$ 8,520,571	\$ 5,491,200	\$ 2,740,300	56,106	499
Buena Vista ES	380	39,257	103	\$ 6,193,835	\$ 984,880	\$ -	33,497	346
Calavera Hills ES	472	53,400	113	\$ 4,173,288	\$ -	\$ -	53,400	348
Hope ES	649	50,150	77	\$ 4,373,015	\$ 10,976,175	\$ 10,632,600	63,050	667
Jefferson ES	480	52,550	109	\$ 7,423,200	\$ 112,320	\$ 405,000	44,810	378
Kelly ES	443	40,372	91	\$ 4,777,710	\$ 3,714,720	\$ 2,475,000	42,992	417
Magnolia ES	477	51,574	108	\$ 16,509,595	\$ 1,164,800	\$ -	41,974	385
Pacific Rim ES	823	48,778	59	\$ 4,527,403	\$ 749,840	\$ 405,000	41,998	634
Poinsettia ES	529	43,743	83	\$ 5,193,450	\$ 650,000	\$ -	48,543	521
<b>Elementary School Total</b>	<b>4,903</b>	<b>434,730</b>	<b>89</b>	<b>\$ 61,692,067</b>	<b>\$ 23,843,935</b>	<b>\$ 16,657,900</b>	<b>426,370</b>	<b>4195</b>
<b>MIDDLE SCHOOLS</b>								
Aviara Oaks MS	1,106	74,808	68	\$ 7,838,100	\$ 287,360	\$ 4,860,000	80,808	913
Calavera Hills MS	574	51,870	90	\$ 9,482,350	\$ -	\$ -	51,870	508
Valley MS	1,045	89,474	86	\$ 15,228,797	\$ 1,240,200	\$ 8,145,000	92,174	869
<b>Middle School Total</b>	<b>2,725</b>	<b>216,152</b>	<b>79</b>	<b>\$ 32,549,247</b>	<b>\$ 1,527,560</b>	<b>\$ 13,005,000</b>	<b>224,852</b>	<b>2290</b>
<b>HIGH SCHOOLS</b>								
Carlsbad HS	2,336	228,906	98	\$ 20,675,900	710,000	0	227,946	2297
Sage Creek HS	1,258	131,741	105	\$ 425,000	-	\$ 972,000	133,901	1177
Carlsbad Village Academy	83	13,440	162	\$ -	1,775,000	\$ -	11,520	53
<b>High School Total</b>	<b>3,677</b>	<b>374,087</b>	<b>102</b>	<b>\$ 21,100,900</b>	<b>2,485,000</b>	<b>972,000</b>	<b>373,367</b>	<b>3527</b>
<b>SUPPORT CENTERS</b>								
District Office	65	58,300	897	\$ 6,585,000	-	0	58,300	
North County Academy	Unknown	18,880	Unknown	\$ 2,400,000	37,440	0	18,880	
<b>Support Center Total</b>		<b>77,180</b>		<b>\$ 8,985,000</b>	<b>\$ 37,440</b>	<b>\$ -</b>	<b>77,180</b>	
<b>CUSD TOTAL</b>								
<b>CUSD TOTAL</b>	<b>11,305</b>	<b>1,102,149</b>	<b>97</b>	<b>\$ 124,327,214</b>	<b>\$ 27,893,935</b>	<b>\$ 30,634,900</b>	<b>1,101,769</b>	<b>10,012</b>

Reno. - Low	\$150.00	Furniture	\$12.00
Reno. - Mid.	\$200.00	Technology	\$6.50
Reno. - High	\$250.00	Sustainability	\$4.00
New Const.	\$450.00	Security	\$5.00
Shade Structure	\$75.00	Demo Cost/SF	\$13.00
Play Equipment	\$50.00	Outdoor Learning	\$150.00
Parking/Drop Off	\$15.00	Amphitheater	\$150.00
Playground	\$7.00	Roofing	\$25.00
		Solar Panels	\$65.00

A	J	K	L	M	N	O	P
	FMP SF/ Student	Site Improvements	Furniture	Technology	Sustainability	Security	Campus Total
<b>ELEMENTARY SCHOOLS</b>							
Aviara Oaks ES	112	\$ 3,353,900	\$ 673,272	\$ 364,689	\$ 1,050,862	\$ 280,530	\$ 22,475,324
Buena Vista ES	97	\$ 2,180,975	\$ 401,964	\$ 217,731	\$ 620,324	\$ 167,485	\$ 10,767,194
Calavera Hills ES	153	\$ 1,746,500	\$ 640,800	\$ 347,100	\$ 856,380	\$ 267,000	\$ 8,031,068
Hope ES	95	\$ 1,350,000	\$ 756,600	\$ 409,825	\$ 927,457	\$ 315,250	\$ 29,740,922
Jefferson ES	119	\$ 725,000	\$ 537,720	\$ 291,265	\$ 1,042,740	\$ 224,050	\$ 10,761,295
Kelly ES	103	\$ 2,410,200	\$ 515,904	\$ 279,448	\$ 513,300	\$ 214,960	\$ 14,901,242
Magnolia ES	109	\$ 2,611,850	\$ 503,688	\$ 272,831	\$ 793,616	\$ 209,870	\$ 22,066,250
Pacific Rim ES	66	\$ 1,131,000	\$ 503,976	\$ 272,987	\$ 1,031,492	\$ 209,990	\$ 8,831,688
Poinsettia ES	93	\$ 725,000	\$ 582,516	\$ 315,530	\$ 1,057,672	\$ 242,715	\$ 8,766,883
<b>Elementary School Total</b>	<b>102</b>	<b>\$ 16,234,425</b>	<b>\$ 5,116,440</b>	<b>\$ 2,771,405</b>	<b>\$ 7,893,843</b>	<b>\$ 2,131,850</b>	<b>\$ 136,341,865</b>

	FMP SF/ Student	Site Improvements	Furniture	Technology	Sustainability	Security	Campus Total
<b>MIDDLE SCHOOLS</b>							
Aviara Oaks MS	89	\$ 4,664,800	\$ 969,696	\$ 525,252	\$ 1,052,193	\$ 404,040	\$ 20,601,441
Calavera Hills MS	102	\$ 3,567,100	\$ 622,440	\$ 337,155	\$ 850,260	\$ 259,350	\$ 15,118,655
Valley MS	106	\$ 3,707,800	\$ 1,106,088	\$ 599,131	\$ 541,946	\$ 460,870	\$ 31,029,832
<b>Middle School Total</b>	<b>98</b>	<b>\$ 11,939,700</b>	<b>\$ 2,698,224</b>	<b>\$ 1,461,538</b>	<b>\$ 2,444,399</b>	<b>\$ 1,124,260</b>	<b>\$ 66,749,928</b>

	FMP SF/ Student	Site Improvements	Furniture	Technology	Sustainability	Security	Campus Total
<b>HIGH SCHOOLS</b>							
Carlsbad HS	99	\$ 7,014,800	\$ 2,735,352	\$ 1,481,649	\$ 3,304,467	\$ 1,139,730	\$ 37,061,898
Sage Creek HS	114	\$ 5,002,450	\$ 530,248	\$ 635,178	\$ 2,541,015	\$ 669,505	\$ 10,775,396
Carlsbad Village Academy	217	\$ 1,260,000	\$ 138,240	\$ 74,880	\$ 211,558	\$ 57,600	\$ 3,517,278
<b>High School Total</b>	<b>106</b>	<b>\$ 13,277,250</b>	<b>\$ 3,403,840</b>	<b>\$ 2,191,707</b>	<b>\$ 6,057,040</b>	<b>\$ 1,866,835</b>	<b>\$ 51,354,572</b>

	FMP SF/ Student	Site Improvements	Furniture	Technology	Sustainability	Security	Campus Total
<b>SUPPORT CENTERS</b>							
District Office		\$ 824,520	\$ -	\$ 200,000	\$ 586,500	\$ -	\$ 8,196,020
North County Academy		\$ -	\$ 226,560	\$ 122,720	\$ 362,570	\$ 94,400	\$ 3,243,690
<b>Support Center Total</b>		<b>\$ 824,520</b>	<b>\$ 226,560</b>	<b>\$ 322,720</b>	<b>\$ 949,070</b>	<b>\$ 94,400</b>	<b>\$ 11,439,710</b>

	FMP SF/ Student	Site Improvements	Furniture	Technology	Sustainability	Security	Campus Total
<b>CUSD TOTAL</b>							
<b>CUSD TOTAL</b>	<b>110</b>	<b>\$ 42,275,895</b>	<b>\$ 11,445,064</b>	<b>\$ 6,747,370</b>	<b>\$ 17,344,352</b>	<b>\$ 5,217,345</b>	<b>\$ 265,886,075</b>



