

A photograph of the Manhattan Beach Pier at dusk. The pier is illuminated by warm lights, and the building at the end is brightly lit. The lights reflect on the water and the wet sand in the foreground. The sky is a soft blue.

Manhattan Beach Unified School District Facility Master Plan 2015 **DRAFT REPORT**



Manhattan Beach
Unified School District



Agenda

Overview of FMP
Enrollment Projections
Q&A

Facility Assessment
Facility Data Base

Master Plan
Next Steps
Q & A



Goals

Facility Master Plan that will be:

- **Living Document**
- **Easy to Update and Revise**
- **Simple to Interpret for Future Project Development**



Purpose

- **Assess physical conditions**
- **Cost of improvements**
- **Assess educational adequacy**
- **Identify future upgrades and additions**
- **Identify priority projects**
- **Cost Master Plan**
- **Prioritize identified projects**
- **Enlist Community**
- **Develop Educational Specifications**



Guiding Principles

Manhattan Beach Unified School District GUIDING PRINCIPLES FOR DESIGN

Guiding principles are critical to the work of master-planning and school design. They prove invaluable as projects unfold, help leaders focus their work, and clarify important decisions when individual interests come in conflict with overall goals. The guiding principles below will provide ongoing design direction as MBUSD makes important educational, architectural and community decisions.

LC Learner Centered

We believe that learner centered education must provide safe, engaging and challenging environments that focus on inquiry and problem solving, accommodating various approaches to individualized and collaborative learning. They should foster innovation, persistence and curiosity, inspiring students to be lifelong learners who contribute responsibly to their community and the world. Our schools should offer a variety of gathering spaces and learning opportunities, both indoor and outdoor, to display and celebrate students work and achievements.

NC Nurturing the Whole Child

We believe in creating a comprehensive educational experience that reflects the critical importance of and interrelationship among all disciplines, including athletics, foreign language, language arts, math, science, social science, and the visual and performing arts. Our schools must reflect the importance of providing learners with a variety of academic, artistic, and athletic performance experiences to facilitate an understanding of the synergies between areas of study.

CP Community Partner

We believe we are partners in upholding the high quality of the Manhattan Beach community. We benefit from the tremendous support of our community members and, therefore, our campuses must continue to be community centers as much as centers for learning. With this commitment comes the responsibility of campus design to find a balance between openness and safety and security.

AM Aesthetics Matter

We believe that through cost conscious design we must convey the high value we put in education to our learners, our staff, and the greater community while respecting historic architectural character. Whether an educator, learner, or neighbor, all need to feel a sense of dignity and ownership of their surroundings that inspires imagination and exploration. Safety and security measures will be integrated into the campus designs maintaining a welcoming aesthetic experience.

T Leverage Technology

We believe our learning spaces must remain relevant by leveraging technology to allow our learning environments to adapt, evolve, and grow as learning strategies change over time. Our schools must facilitate learning that can take place anywhere, at any time, using various media and devices. Technology connects our learners to global knowledge beyond the learning space, and provides academic equity and parity for all learners.

S Sustainability

We believe that our schools must be models of sustainability and energy efficiency to be good stewards of global resources and taxpayer dollars, encouraging lifelong awareness and ecologically responsible practices for our learners. Design must consider conservation of resources and durability and maintainability of materials and systems.



Community Engagement

66

**Meetings,
Interviews &
Site Visits**



Community Engagement

District

4 | Executive Meetings

3 | Ed Specs

2 | Food Service

4 | Core Planning Group

12 | Facility Assessment

1 | Sustainability

3 | Master Planning

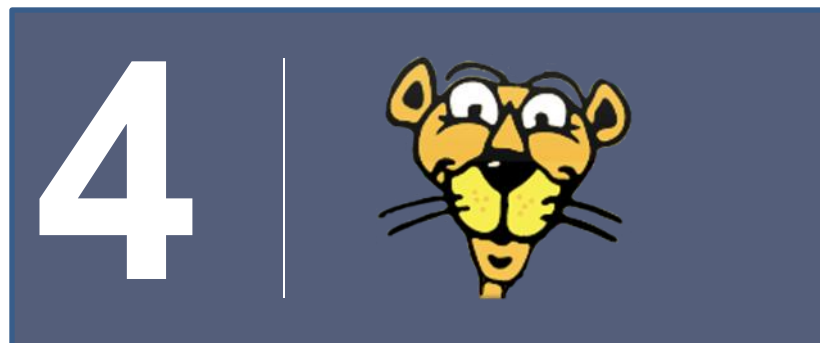
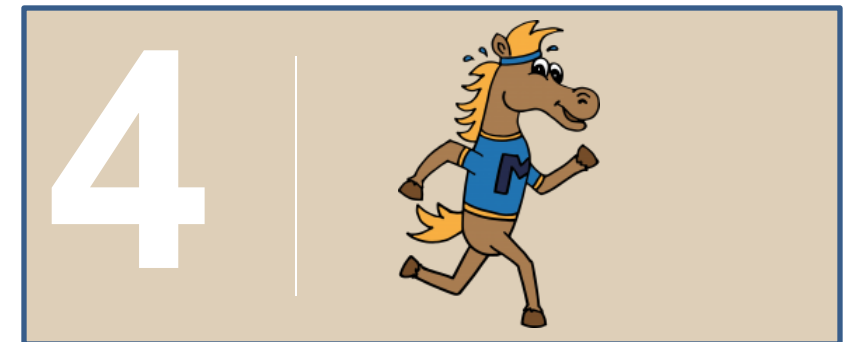
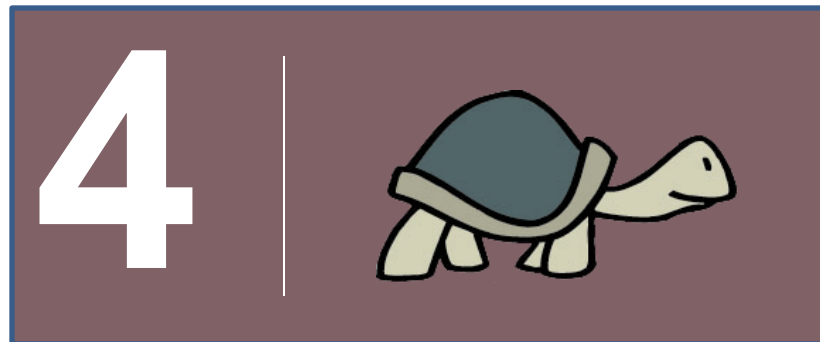
1 | M&O

1 | Technology



Community Engagement

Campus and Community



Community Engagement

I like that there is a lot of open green space.

Be safe, modern and efficient.

Traffic Flow.

Air conditioning.

Classrooms are large, allowing for uncrowded instruction.



Enrollment Projections



Facility Assessment



Process

MANHATTAN BEACH UNIFIED SCHOOL DISTRICT — FACILITY ASSESSMENT & MASTER PLANNING																										75-15225-00										
FACILITY ASSESSMENT GRADING																										May 5, 2015										
District	C+			MB PS	C	GV ES	C+	LA ES	D+	ME ES	B-	PA ES	C+	PK ES	B-	RO ES	C+	MB MS	B	MC HS	B-	MB DO	B	MB MO	C											
Average	2.34		7.00	Preschool	2.07	Grandview	2.25	Ladera	1.50	Meadows	2.52	Pacific	2.38	Pennakamp	2.50	Robinson	2.25	Middle	2.76	Mira Costa	2.53	District	2.91	M & O	2.06											
Average	EMG Sec	Criterion	Weight	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade	Evaluation	Grade											
2.2828	SITE IMPROVEMENTS		10.00		2.0500	C		2.5100	B-		1.5210	C-		2.5100	B-		2.1800	C		2.4500	C+		1.8900	C		2.6800	B-		2.4400	C+		2.7000	B-		2.1800	C
	5.1	Sanitary Sewer	0.20	POOR	0.20	GOOD	0.60	FAIR	0.40	GOOD	0.60	GOOD	0.60	GOOD	0.60	POOR	0.20	GOOD	0.60	FAIR	0.40	GOOD	0.60	POOR	0.20											
	5.1	Storm Sewer	0.20	GOOD	0.60	GOOD	0.60	FAIR	0.40	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60											
	5.1	Domestic Water	0.20	FAIR	0.40	GOOD	0.60	GOOD	0.60	FAIR	0.60	GOOD	0.60	GOOD	0.60	FAIR	0.40	GOOD	0.60	FAIR	0.40	GOOD	0.60	POOR	0.20											
	5.1	Electric Service	0.20	FAIR	0.40	FAIR	0.40	FAIR	0.40	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	GOOD	0.60	FAIR	0.40											
	5.1+7.3	Natural Gas Service	0.20	FAIR	0.40	FAIR	0.40	FAIR	0.40	FAIR	0.40	FAIR	0.40	GOOD	0.60	GOOD	0.60	FAIR	0.40	FAIR	0.40	GOOD	0.60	FAIR	0.40											
	5.2	Parking (+211.51)(10.5-)	1.00	FAIR	2.00	GOOD	3.00	BAD	0.01	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	NEW	4.00	NEW	4.00											
		Drop-off	1.00	POOR	1.00	FAIR	2.00	FAIR	2.00	POOR	1.00	FAIR	2.00	POOR	1.00	POOR	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	POOR	1.00											
	5.2+6.7	Sidewalks/Patios (Conc)	1.00	GOOD	3.00	FAIR	2.00	POOR	1.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00											
	6.5	Ramps/Stairs	1.00	GOOD	3.00	GOOD	3.00	POOR	1.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00											
	6.5	Guards/Handrails	0.50	FAIR	1.00	POOR	0.50	POOR	0.50	GOOD	1.50	FAIR	1.00	GOOD	1.50	POOR	0.50	GOOD	1.50	POOR	0.50	GOOD	1.50	FAIR	1.00											
	5.2	Hard Courts (Asphalt)	1.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	POOR	1.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	POOR	1.00											
	5.3	Drainage	1.00	POOR	1.00	GOOD	3.00	POOR	1.00	FAIR	2.00	POOR	1.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	POOR	1.00	GOOD	3.00											
	5.4	Landscaping	0.50	GOOD	1.50	FAIR	1.00	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00	GOOD	1.50	FAIR	1.00	GOOD	1.50	FAIR	1.00											
	5.4	Irrigation	0.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00											
	5.4	Retaining Walls	0.50	POOR	0.50	FAIR	1.00	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00											
	5.4	Play Fields	0.50	FAIR	1.00	GOOD	1.50	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	POOR	0.50	GOOD	1.50	FAIR	1.00	GOOD	1.50	FAIR	1.00											
		Play Structures/Areas	0.50	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00											
		Qualitative Assessment	0.00	FAIR	0.00	FAIR	0.00	POOR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	POOR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00											
2.2923	ARCHITECTURE & STRUCTURE		7.00		1.9293	C		2.0000	C		1.5714	C-		2.5714	B-		2.1429	C		2.7143	B-		2.2857	C+		2.5000	B-		2.4286	C+		2.8571	B		2.2143	C
	6.3	Roofing	0.50	BAD	0.01	FAIR	1.00	POOR	0.50	FAIR	1.00	FAIR	1.00	FAIR	1.00	POOR	0.50	FAIR	1.00	FAIR	1.00	GOOD	1.50	FAIR	1.00											
	6.3	Flashing	0.50	POOR	0.50	POOR	0.50	POOR	0.50	GOOD	1.50	POOR	0.50	GOOD	1.50	FAIR	1.00	GOOD	1.50	FAIR	1.00	GOOD	1.50	FAIR	1.00											
	6.3	Gutters/Downspouts	0.50	POOR	0.50	FAIR	1.00	POOR	0.50	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00											
	6.4	Exterior Walls	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	FAIR	2.00											
	6.5	Exterior Landings	1.00	FAIR	2.00	FAIR	2.00	POOR	1.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	POOR	1.00	GOOD	3.00	GOOD	3.00	FAIR	2.00											
	6.6	Exterior Windows	1.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00											
	6.6	Exterior Doors	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00											
	6.1	Foundation	0.50	GOOD	1.50	GOOD	1.50	POOR	0.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50	GOOD	1.50											
	6.2	Superstructure	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00											
		Qualitative Assessment	0.00	POOR	0.00	FAIR	0.00	POOR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00											
2.2532	BUILDING SYSTEMS		7.00		1.9286	C		2.1429	C		1.3571	D+		2.4286	C+		2.3571	C+		2.2857	C+		2.4286	C+		2.8571	B		2.3571	C+		2.8571	B		1.7857	C
	7.1+8.3	HVAC	1.00	FAIR	2.00	FAIR	2.00	POOR	1.00	FAIR	2.00	FAIR	2.00	POOR	1.00	GOOD	3.00	FAIR	2.00	POOR	1.00	FAIR	2.00	POOR	1.00											
	7.2+8.4	Plumbing Systems	0.50	POOR	0.50	GOOD	1.50	POOR	0.50	FAIR	1.00	FAIR	1.00	FAIR	1.00	FAIR	1.00	GOOD	1.50	FAIR	1.00	GOOD	1.50	POOR	0.50											
	7.2+8.4	Plumbing Fixtures	0.50	FAIR	1.00	GOOD	1.50	FAIR	1.00	FAIR	1.00	GOOD	1.50	FAIR	1.00	FAIR	1.00	GOOD	1.50	GOOD	1.50	GOOD	1.50	FAIR	1.00											
	7.3	Natural Gas	1.00	FAIR	2.00	GOOD	3.00	POOR	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	FAIR	2.00											
	7.6	Fire Protection/Alarm	1.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00											
	7.4+8.5	Electrical	1.00	POOR	1.00	POOR	1.00	POOR	1.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	POOR	1.00											
	7.6	Security/Control	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00											
	8.5	Lighting Fixtures	1.00	FAIR	2.00	POOR	1.00	POOR	1.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	POOR	1.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00											
		Qualitative Assessment	0.00	POOR	0.00	FAIR	0.00	POOR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00	FAIR	0.00											
2.2597	INTERIOR SPACES		7.00		1.7143	C-		2.1429	C		1.4286	D+		2.2857	C+		2.5714	B-		2.4286	C+		2.0000	C		2.5714	B-		2.5714	B-		2.8571	B		2.2857	C+
	8.1	Flooring	1.00	FAIR	2.00	FAIR	2.00	POOR	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	POOR	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00											
	8.1	Ceilings	1.00	POOR	1.00	FAIR	2.00	POOR	1.00	POOR	1.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00											
	8.1	Walls	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	FAIR	2.00											
	8.1	Interior Doors	1.00	FAIR	2.00	FAIR	2.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00											
	8.1	Interior Windows	1.00	FAIR	2.00	GOOD	3.00	FAIR	2.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00	GOOD	3.00											
	6.8	Corridors/Covered	1.00	POOR	1.00	FAIR	2.00	POOR	1.00	FAIR	2.00	FAIR</																								

Facility Assessment

Categories



Site Improvements



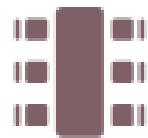
Architecture & Structure



Building Systems



Interior Spaces



Furnishings, Fixtures & Equipment



Other Structures & Improvements

Grading System

- A** New or near new condition of all components of systems.
No corrective actions are required.
- B** Generally good condition with minor corrective actions required for some systems.
Corrective actions are required but not urgent.
- C** Fair condition with some corrective actions required for some systems.
Some urgency is involved for corrective actions.
- D** The majority of systems are in poor condition and require corrective actions.
Most corrective actions require immediate attention.
- F** Virtually all systems are broken or inoperative. Most cannot be repaired easily.
If repairable, costs to do so are prohibitive or exceed full replacement cost.

A 3.75 to 4.00

A- 3.50 to 3.74

B+ 3.25 to 3.49

B 2.75 to 3.24

B- 2.50 to 2.74

C+ 2.25 to 2.49

C 1.75 to 2.24

C- 1.50 to 1.74

D+ 1.25 to 1.49

D 0.75 to 1.24

D- 0.50 to 0.74

F 0.49 and below



Facility Assessment



Figure 2. Map of California showing Title 24 Seismic zones.

District-Wide

AB 300 Buildings – Structural Review

Manhattan Beach Preschool (formerly Foster A. Begg Middle School)

Meadows – Building E

Ladera (formerly School 9)

Mira Costa High School – Gym, Auditorium, 3 Classroom Buildings

Accessibility-Related Issues

Wayfinding Signage

Parking

Path of Travel

Toilet Rooms

Termite Infestation Studies



Facility Assessment

Manhattan Beach Preschool

Utilities Upgrades & Replacements

Water, Sewer, Power

Site Retaining Wall – Structural Study

Roofing and Flashing

Ceiling Tiles

Overall Modernization



Overall Grade



	C	2.05
	C	1.93
	C	1.93
	C-	1.71
	B-	2.63
	C	2.14



Facility Assessment



Overall Grade



2.25

Grand View

	B-	2.51
	C	2.00
	C	2.14
	C	2.14
	C+	2.38
	C+	2.36

Grand View

Deteriorated Electrical Equipment Housings

Replace Electrical Panels

Retaining Wall Engineering Study

Ladera

Foundation Undermining and Settling

Replace Utilities

Accessibility

Overall Grade



1.62

Ladera

	C-	1.52
	C-	1.57
	D+	1.36
	D+	1.43
	C	1.75
	D+	1.36



Facility Assessment

Meadows

Ceiling Tiles
Kindergarten Toilet Room
Replace Electrical Receptacles

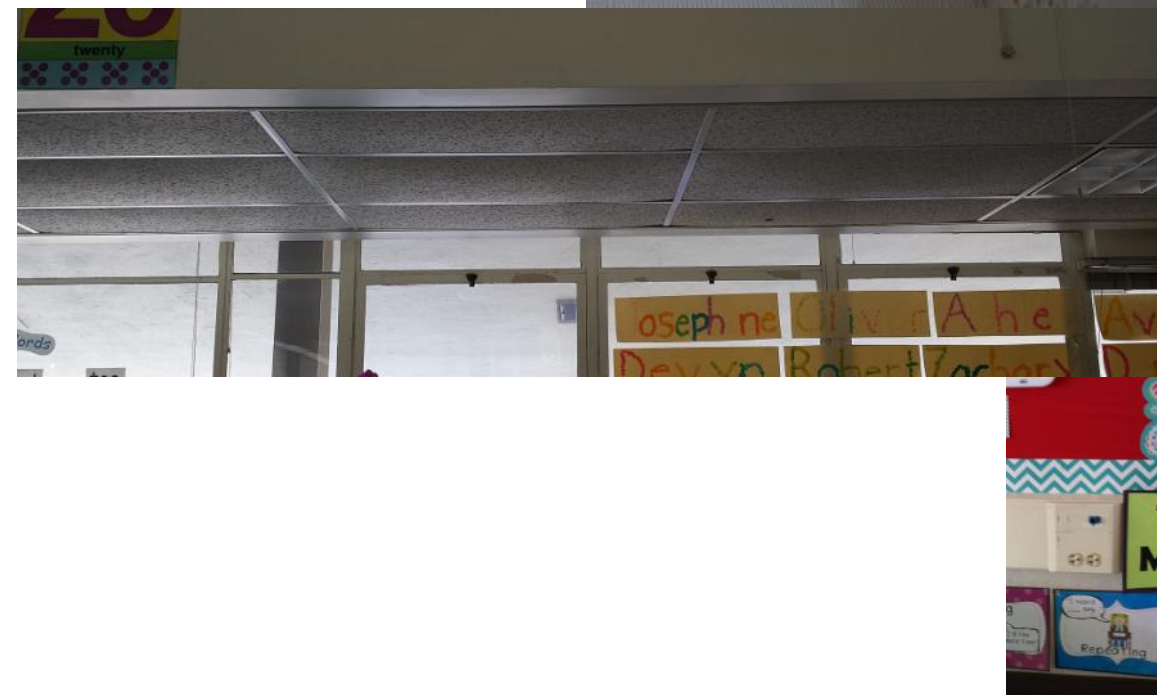


Overall Grade



2.53

	B-	2.51
	B-	2.57
	C+	2.43
	C+	2.29
	B-	2.63
	B-	2.71



Facility Assessment

Pacific

Roofing & Flashing
Evaluate Indoor Air Quality



Overall Grade



	C	2.14
	C	2.21
	C+	2.36
	B-	2.57
	B-	2.63
	C+	2.43



Facility Assessment

Pennekamp

Repair or Replace Asphalt Walkways

Minor Roofing Repairs at Modular Buildings

Replace HVAC Units at Library



Overall Grade



2.50

	C+	2.45
	B-	2.71
	C+	2.29
	C+	2.43
	B-	2.63
	B-	2.50



Facility Assessment

Robinson

Repair Mortar in Brick Retaining Walls

Replace Flooring

Roofing & Gutter Repairs

Toilet Room Remodels

Overall Modernization



Overall Grade



2.25

	C	1.89
	C+	2.29
	C+	2.43
	C	2.00
	B-	2.63
	C+	2.29



Facility Assessment





Manhattan Beach Middle School

Minor Roofing Repairs & Maintenance
Evaluate and Repair Failing Deck Coating



Overall Grade



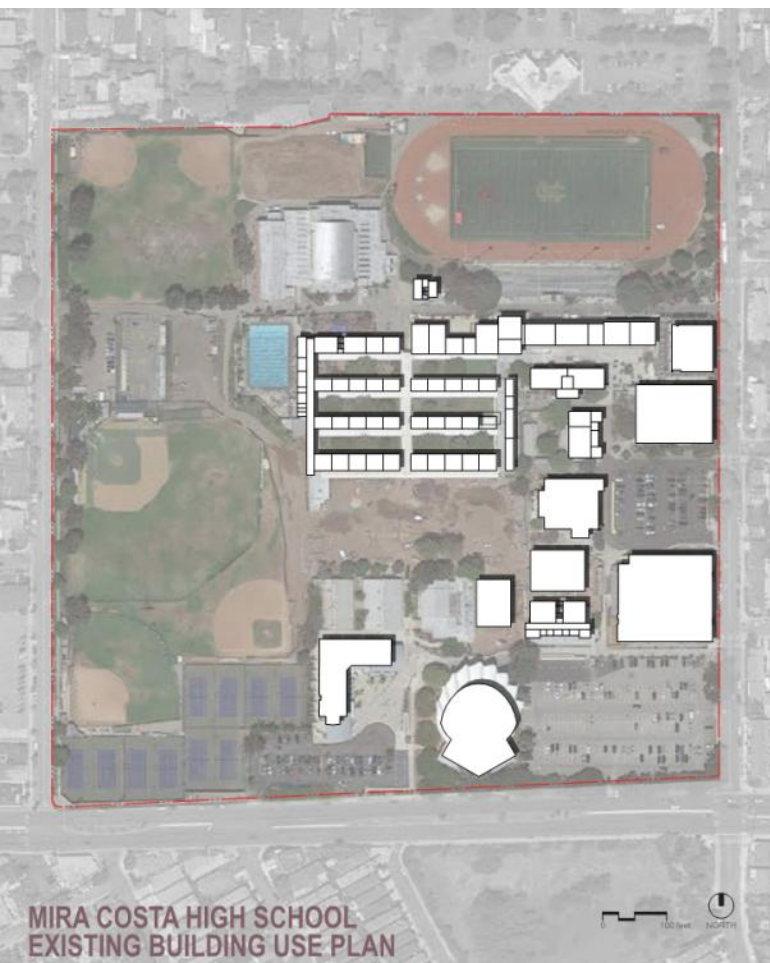
	B-	2.68
	B-	2.50
	B	2.86
	B-	2.57
	B	3.00
	B	2.93



Facility Assessment

Mira Costa High School

Paving at Interstitial Spaces
Paint on Metal at Bldg. YY



Overall Grade



2.53

	C+	2.44
	C+	2.43
	C+	2.36
	B-	2.57
	C+	2.37
	B	3.00



Facility Assessment

Database

ADA Accessibility :

Work associated with Accessibility improvements

Capital Renewal:

Replacing elements the are at the end of their effective useful life

Deferred Maintenance:

Replacing elements that, because they are past their useful life, pose a hazard, or the risk of damaging other elements. Requires action within 1-2 years.

Modernization:

Items replaced to enhance or upgrade the facility

Regular Maintenance:

Repairing elements to extend their useful life



Facility Assessment



Master Plan

Manhattan Beach Preschool



Master Plan

Manhattan Beach Preschool

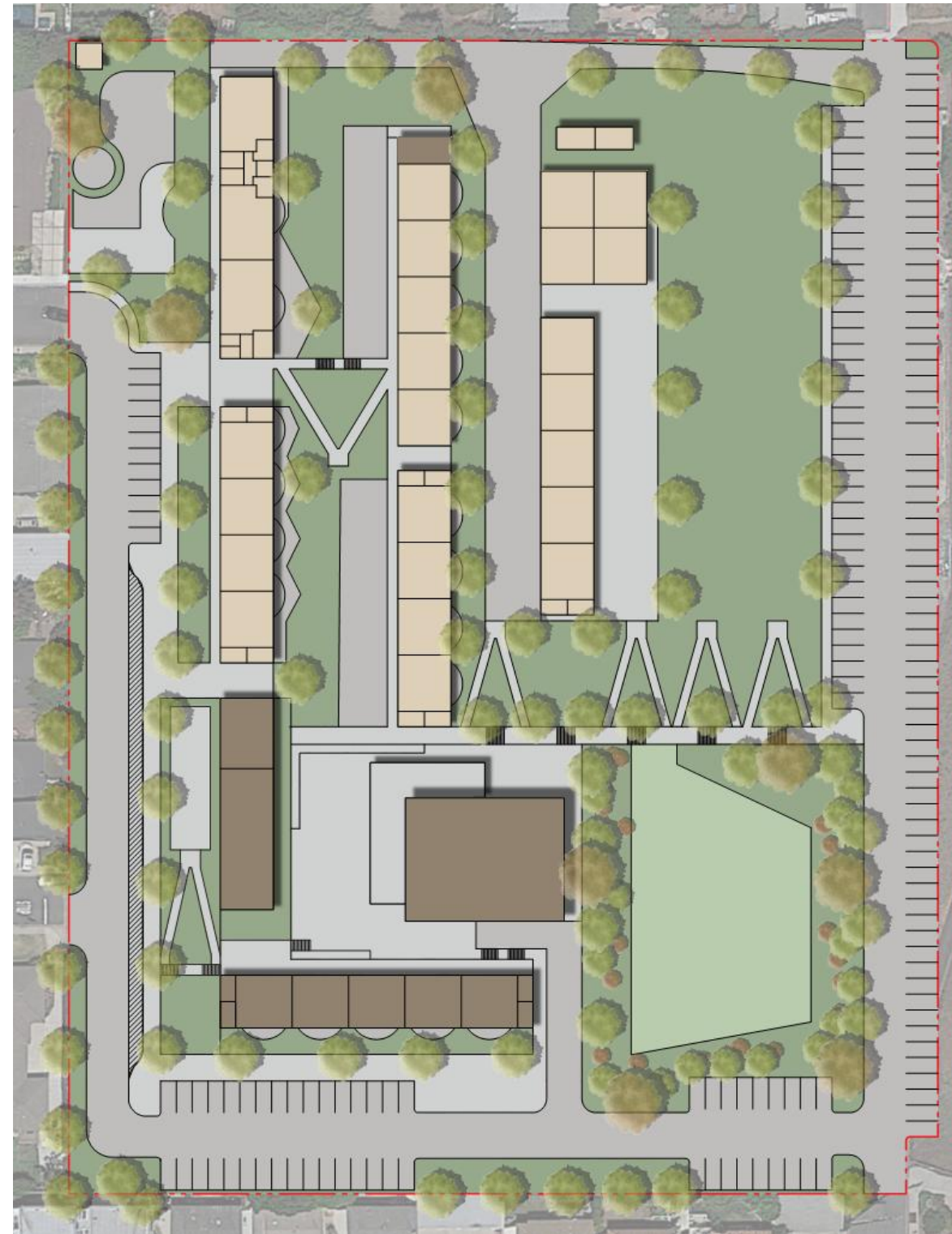
April 1, 2015



Master Plan

Manhattan Beach Preschool

May 6, 2015



Master Plan

Grand View Elementary School



Master Plan

Grand View Elementary School

April 1, 2015



Master Plan

Grand View Elementary School

May 6, 2015



Master Plan

Meadows Elementary School



Master Plan

Meadows Elementary School

April 1, 2015



Master Plan

Meadows Elementary School

May 6, 2015



Master Plan

Pacific Elementary School



Master Plan

Pacific Elementary School

April 1, 2015



Master Plan

Pacific Elementary School

May 6, 2015



Master Plan

Pennekamp Elementary School



Master Plan

Pennekamp Elementary School

April 1, 2015



Master Plan

Pennekamp Elementary School

May 6, 2015



Master Plan

Robinson Elementary School



Master Plan

Robinson Elementary School

April 1, 2015



Master Plan

Robinson Elementary School

May 6, 2015



Master Plan

Manhattan Beach Middle School



Master Plan

Manhattan Beach Middle School

April 1, 2015



Master Plan

**Manhattan Beach
Middle School**

**Maintenance &
Operations**

Food Services

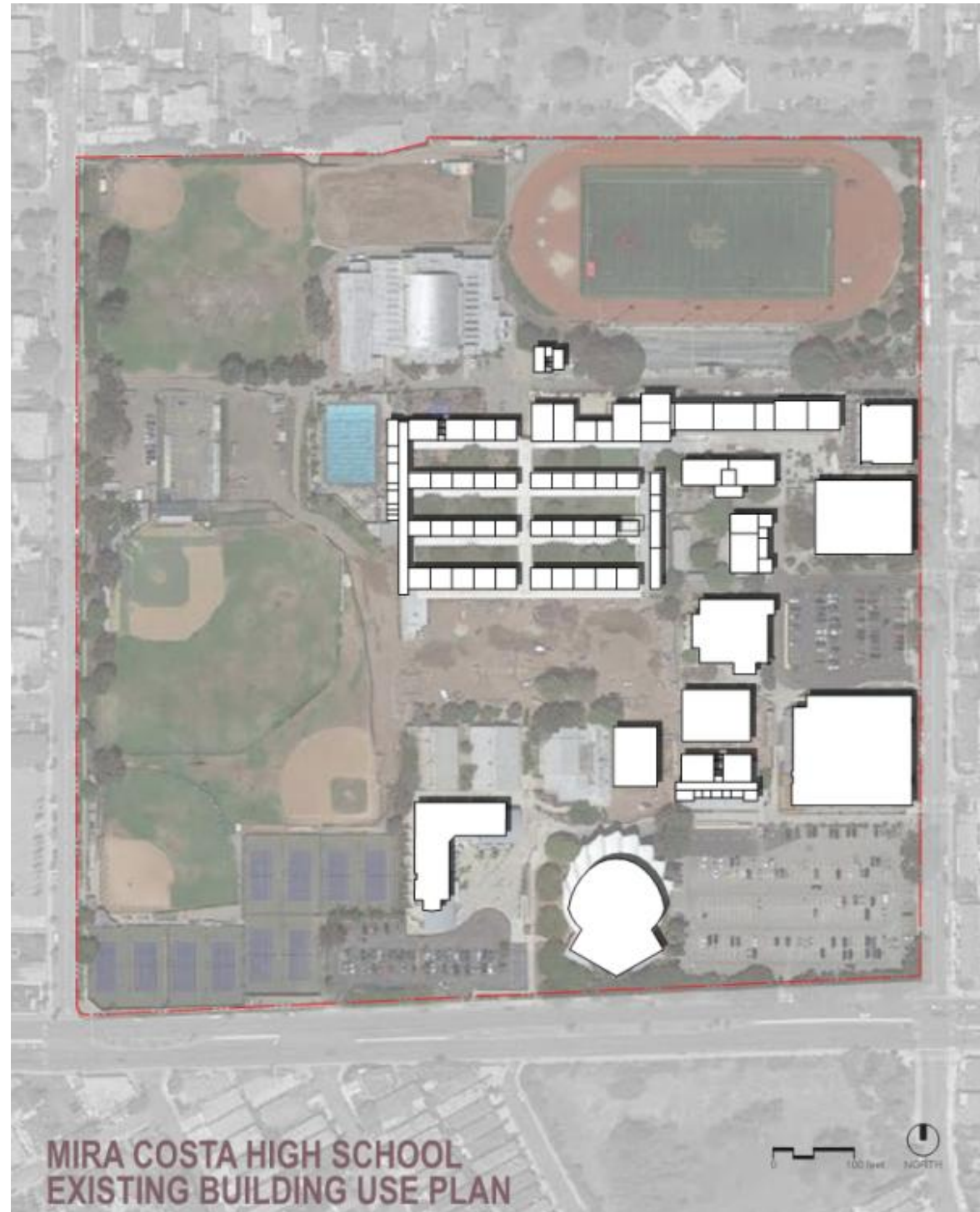
Polliwog Park

May 6, 2015



Master Plan

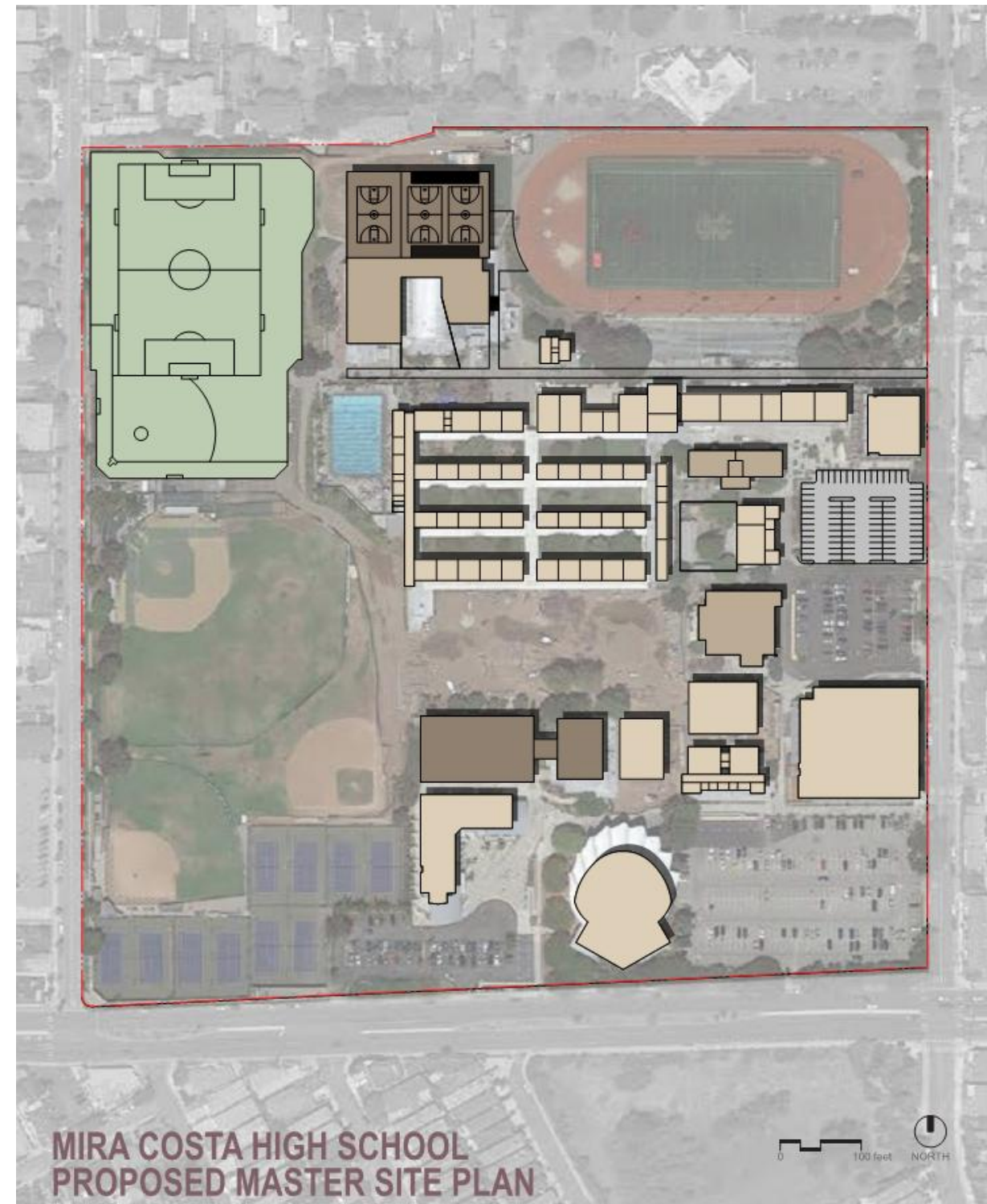
Mira Costa High School



Master Plan

Mira Costa High School

April 1, 2015



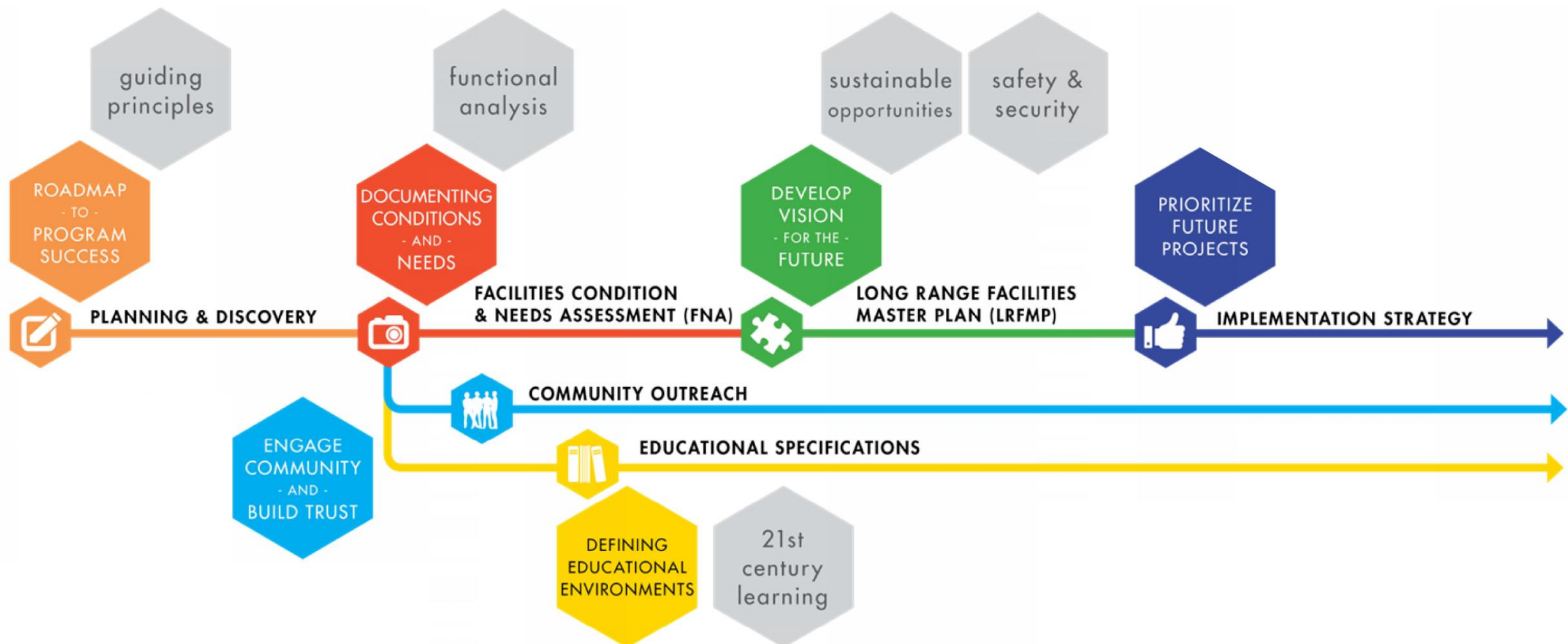
Master Plan

Mira Costa High School

May 6, 2015



Next Steps



Next Steps

Prioritize Future Projects

*Funding Opportunities
Implementation Strategy*

Core Planning Meeting

Thursday, May 28 – 2-4pm

Board Meeting

Wednesday, June 3 – FINAL Report Presentation

Q & A





Educational Specifications

Space Types

Multi-purpose Room

7,000 sf

Description and Goals

- At the elementary school level, the multi-purpose room must accommodate a wide variety of functions that include such activities as lunch-time eating and athletic functions, to staged performances, school assemblies, and night-time community gatherings.
- At an elementary school, the multi-purpose room must also accommodate athletic activities, in particular basketball.

