

McKinley Elementary - Facility Plan

Background

Measure J identified the replacement of 5 portables on the McKinley campus. The budget allocation for the portable replacement is \$2,241,195. This divides out to about \$450,000 per portable replacement. We have been working with principal Rachel Harris and KBZ Architects on a facility plan to replace the equivalent of 5 portables which is about 5,000 square feet of classroom space.

Analysis of the main building

The main building has a second floor space that has been unusable due to American Disabilities Act (ADA) issues. The main building has no elevator to the second floor so the only use has been storage for many years. The second floor has 2,052 square feet of floor space that has great potential as a maker space that will support STEM and project based learning for the entire school. The space has windows and views of the Mesa and ocean and has great potential as a learning space. We are recommending the use of Measure J funds to modernize the 2nd floor as an indirect way of replacing portables and reclaiming a beautiful space in the historic main building at McKinley.

The modernization of the second floor requires the installation of an elevator to meet ADA standards. KBZ Architects has identified a location to install an elevator and has developed plans for a large maker space that can be divided into a large and small learning center. The two spaces will be separated by a glass wall with an interior rollup garage door so that the space can be separated into two separate spaces or opened up into one large space. The 2,000 square feet will be able to hold a grade level team at any time. This space is the equivalent of two portables.

Investment Decisions

One of the major intents of the bond program was the replacement of portables across our district. We believe this investment in the reclamation of the 2nd floor meets the intent of our commitment to replace portable classrooms. We could use the budget allocation for McKinley to remove portables and build permanent space out towards the playground. But we are recommending using the budget allocation to take advantage of an unused space in the main building. The second floor is more central to all the classrooms on campus, has great views and natural ventilation, and we will add air conditioning to create a large cooled space at McKinley. The space already has a roof, walls, and views that cannot be replicated in classrooms on the playground area. The budget allocation to replace one portable classroom is \$450,000 and we estimate the 2nd floor remodel to be about \$1.3 million dollars. This is equivalent to the budget

to replace three portables. This will leave enough budget space of about \$940,000 to invest in the replacement of two other portables on campus. We are analyzing the condition and life expectancy of the existing portables at McKinley and will repurpose some of them for after school and elective programming use.

We wanted to present this strategy to the Board and see if you agree with this strategy as we are getting closer to moving into full architectural design and submittal of a plan to DSA.

Facility Design

This report includes a brief slide deck that shows the current status of the 2nd floor and a conceptual diagram of proposed design of a new floor plan. A new elevator is included in the plan and the diagram shows the overall vision and separation into a large and small learning centers.