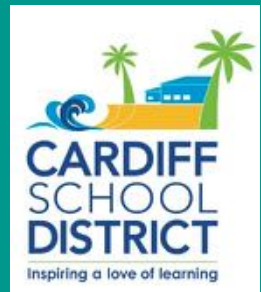




Measure GG ICOC Presentation

June 21, 2018



1

Project Overview



Create a safe and secure environment



Connect the school to the community: put active uses at the edges



Prioritize green space and views. Provide ample play space.



Improve traffic flow and safety for pick-up



Emphasize sustainability and environmentally focused design



Prioritize learning spaces. Create usable outdoor learning environments, all suited to their place.

Guiding Principles



BUILDING LEGEND

- A. Admin. & District Office
- B. Library
- C. (not used)
- D. (not used)
- E. Kindergarten Classrooms
- F. General Classrooms
- G. Specialty Classrooms
- H. Extended Day
- I. Multi-Purpose
- J. Food Service w/ Covered Eating
- K. Brick Building (Existing)

OPEN SPACE LEGEND

- 1. Parking and Drop Off, 29 spaces
- 2. (not used)
- 3. Drop Off (existing), 4 spaces
- 4. Drop Off (existing)
- 5. Garden (Existing)
- 6. Dog Park (Existing)
- 7. Kindergarten Play
- 8. (not used)
- 9. (not used)
- 10. (not used)
- 11. (not used)
- 12. (not used)
- 13. Covered Dining
- 14. Hardcourts
- 15. Play Fields
- 16. Play Apparatus
- 17. Pollinator Garden (Existing)

EXISTING CAMPUS



OPEN SPACE LEGEND

1. Entry
2. Drop-Off
3. Parking
4. Learning Courtyards
5. Library Courtyard
6. Makerspace
7. Lunch Courtyard / Flex Space
8. Kindergarten Play space
9. Hardcourt Play space
10. Play Equipment / Sport Court
11. Pollinator Garden
12. MPR Terrace and Amphitheater
13. Sports Fields
14. School Garden
15. Dog Run
16. Picnic Grove
17. Playground Grove

Site Plan



Aerial Looking North

BUILDING LEGEND

- A. Kindergarten
- B. Kindergarten & Extended Day
- C. Classrooms
- D. Classrooms
- E. Library / Admin / Classrooms
- F. Classrooms
- G. Classrooms
- H. Classrooms
- J. Cafeteria
- K. Maker Space / Specialty Classrooms
- L. Multipurpose / Music
- M. Labs
- N. Brick Building

OPEN SPACE LEGEND

- 1. Entry
- 2. Pick-Up / Drop-Off
- 3. Parking
- 4. Learning Courtyards
- 5. Library Courtyard
- 6. Makerspace Courtyard
- 7. Lunch Courtyard
- 8. Kindergarten Play Space
- 9. Hardcourt Play Space
- 10. Play Equipment / Sport Court
- 11. Palmwater Garden
- 12. MPW Terrace and Assembly Seating
- 13. Sports Fields
- 14. Garden
- 15. Dog Park
- 16. Picnic Grove
- 17. Play Apparatus



Cardiff School Site Plan

June 7, 2018

2

Buildings



Kindergarten Court - Plan



Kindergarten Court



Kindergarten Court



Discovery Gardens - Plan



Upper Courtyard



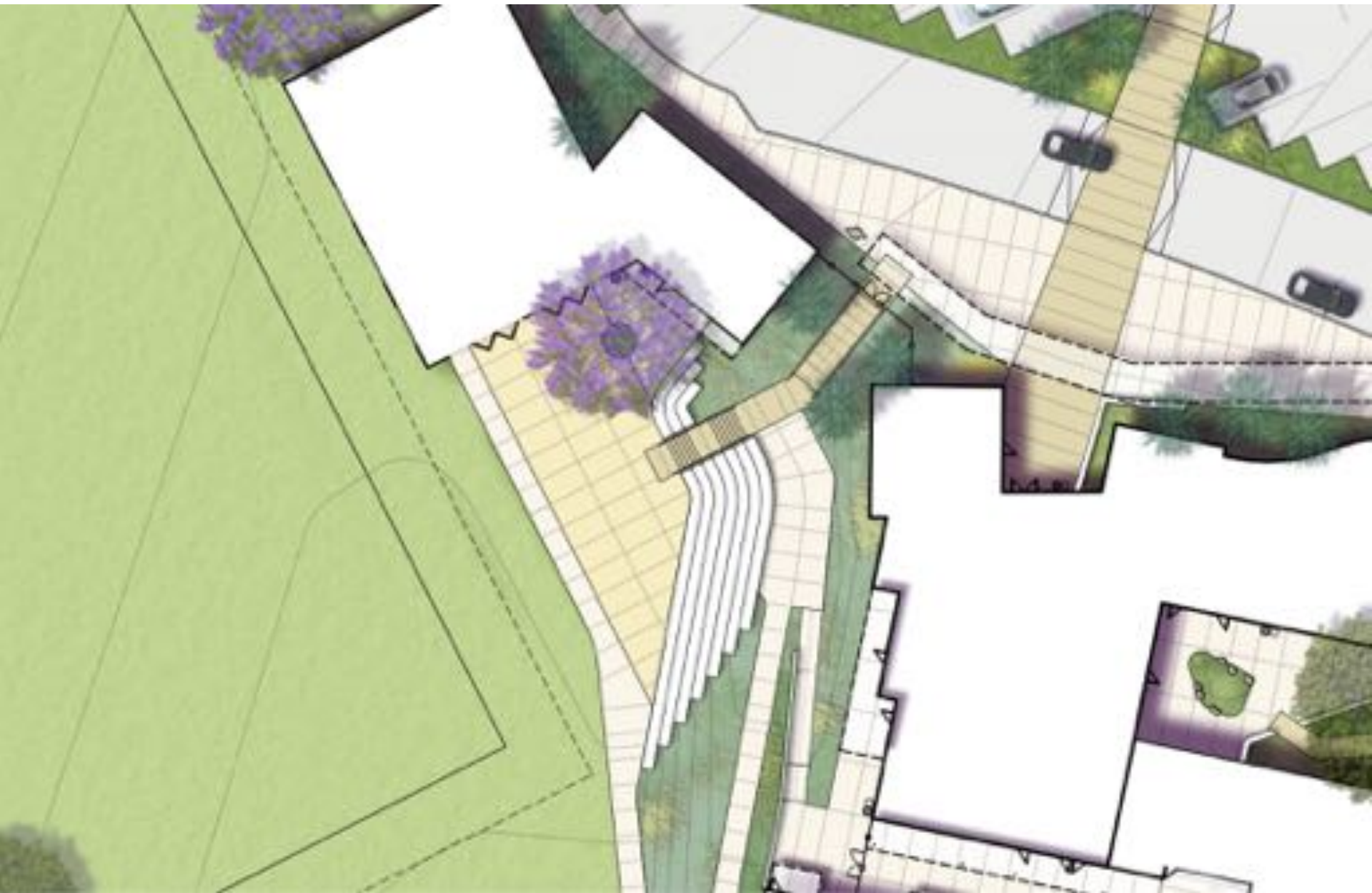
Lunch Court



Lunch Court from Outside



Makerspace Court



Assembly Seating - Plan



MP Building & Assembly Seating



Front of School



MP Building & Assembly Seating

3

Hardscape Materials



Hardscape Materials



Hardscape Materials

4

Planting Material

PLANTING FRAMEWORK LEGEND

- Coastal Bluff
- Screening Buffer
- Entry Accent
- Discovery Gardens



Planting Framework



Trees

Leptospermum laevigatum, Coastal Tea Tree
Melaleuca nesophila, Pink Melaleuca

Understory Planting

Artemisia spp., Coastal Sagebrush
Carex divulsa, Berkeley Sedge
Dudleya brittonii, Giant Chalk Dudleya
Encelia californica, Coastal Sunflower

Erigeron karvinskianus, Santa Barbara Daisy
Eriogonum spp., California Buckwheat
Rosmarinus spp., Trailing Rosemary
Salvia spp., Salvia

Coastal Bluff



Trees

Pinus torreyana, Torrey Pine

Understory Planting

Festuca mairei, Atlas Fescue

Heteromeles arbutifolia, Toyon

Lomandra l. Breeze, Dwarf Mat Rust

Malosma laurina, Laurel Sumac

Melaleuca nesophila, Pink Melaleuca

Muhlenbergia rigens, Deer Grass

Rhamnus californica 'Eve Case', Coffeeberry

Rhus integrifolia, Lemonade Berry

Rosmarinus spp., Upright Rosemary

COASTAL SAGE SCRUB SCREENING



Trees

Dracena draco, Dragon Tree

Understory Planting

Agave spp., Agave

Aloe spp., Aloe

Bulbine frutescens, Blubine

Cotyledon spp., Pig's Ear

Dudleya brittonii, Dudleya

Leucadendron spp., Conebush

Portulaca Grandiflora, Moss Rose

Entry Accent



Color Garden



Alphabet Garden



Animal Themed Garden



Medicinal / Herb / Edible Garden



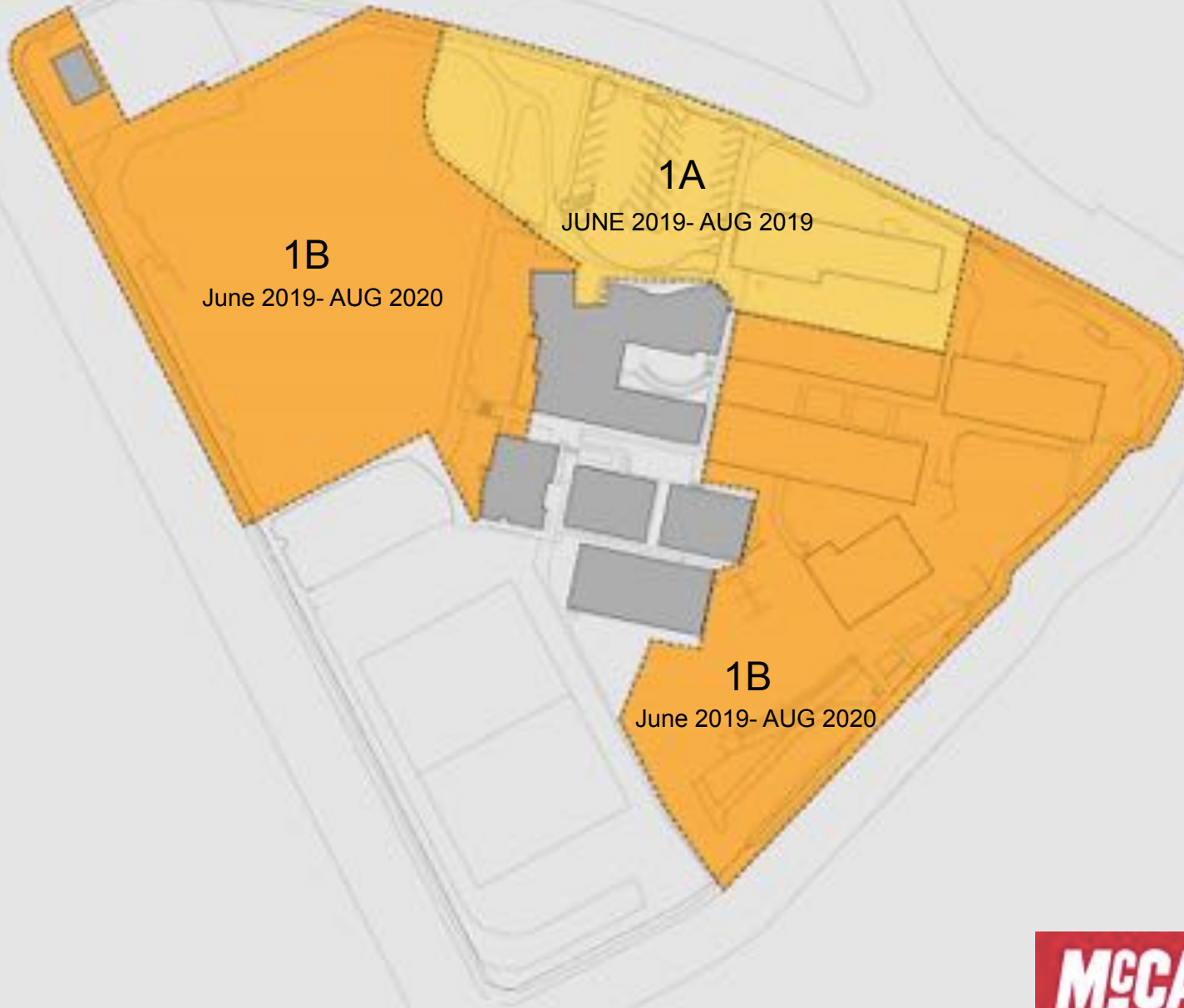
Sensory / Pollinator Garden



Discovery Gardens

5

Construction Phasing



PHASE 1: June 2019 - Aug 2020



PHASE 2: June 2020 - Dec 2020

6

Budget Summary

CARDIFF SCHOOL DISTRICT MEASURE GG BUDGET ESTIMATE SUMMARY

April 3, 2018

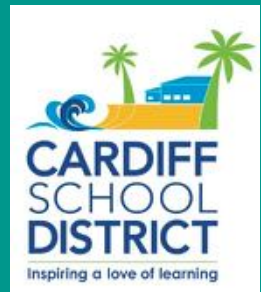
DESCRIPTION	AMOUNT
Hard Construction Costs	
Cardiff New Construction & Modernization	\$20,498,943
Contingency: 8%	
Escalation: 3%	
Ada Harris Modernization Upgrades	\$1,158,663
CA Prop 39 Energy Efficiency Upgrades	\$226,272
Soft Costs	
Design/Plan Check/Miscellaneous Fees	\$3,500,000
Contingency: 8%	
TOTAL PROJECT COST	\$25,383,878
Funding Sources	
Measure GG - Cardiff Schools Bond	\$22,000,000
CA Prop 51 and District Capital Projects Funds	\$3,157,606
CA Prop 39 Energy Efficiency Funds	\$226,272
TOTAL FUNDS	\$25,383,878

Budget Summary



Measure GG ICOC Presentation

June 21, 2018



BOND PROCESS: 2 OPTIONS

OPTION 1: Complete Comprehensive School Design

- Requires hiring all designs consultants
- Most Cost (>\$2MM)

OPTION 2: Develop a Prioritized List of Projects

- Utilizes a Needs Assessment
- Least Cost (Approx. 10% of Option 1)

Cardiff School Campus Conceptual Design Summary

Measure GG



The Cardiff School is...



- CHARMING
- FITS IN TO THE COMMUNITY - NO "GENERIC" SCHOOLS - NO GIMMICKS ••••
- NATURAL / COASTAL AUTHENTIC ••••
- UNCOMPLICATED
- ECLECTIC
- UNCONTRIVED
- CASUAL
- "MOTIF" + PRESERVING THE CHARACTER / ESSENCE
- OPEN - WINDOWIC / NATURAL VENTILATION •
- ENVIRONMENTALLY ORIENTED (PASSIVE STRATEGIES) ••
- OPEN



Community Workshop

Measure GG

What does it mean...

SCHOOL IN A PARK

- GARDEN AREA
- PARK IS USED FREQUENTLY
- PARK SPACE - CONNECTION TO OCEAN ●●●●
- OUTDOOR ASSEMBLY ●
- SOCCER / BASEBALL / COMMUNITY EVENTS
- CONSIDER MULTI-PURPOSE FIELDS
- 20-30 MATURE TREES V. ENHANCING PARK EXPERIENCE IN LARGER TREES ? ●
- WALKABILITY / BIKEABILITY ●
- MOST STUDENTS ARE DROPPED OFF VIA CAR
- IMPROVE WAY FINDING
- GARDEN → PLACE TO COOK (KITCHEN)
- KEEP OR ENHANCE JOGGING TRACK ●



Community Workshop

Measure GG

What does it mean...

- COASTAL SCHOOL
- ~~INDOOR~~ / OUTDOOR HALLWAY
 - OUTDOOR ENVIRONMENT - AMONG THE TREES
 - EXTERIOR CIRCULATION - FRESH AIR
- SUSTAINABLE FOCUS
- NATURAL LIGHT
 - PRESERVE SUNSET / OCEAN VIEWS
- ENVIRONMENTALLY CONSCIOUS
- INCORPORATE LANDSCAPE → OPEN + WELCOMING



Community Workshop

Measure GG

What does it mean...

HISTORIC SCHOOL IN THE HEART OF A COMMUNITY

- MATERIAL CHOICE •
- WAR TIME SWITCH BLDG - KEEP IT ← SENTIMENTAL VALUE
- CLASSROOM / OUTDOOR LEARNING ENVIRONMENT
- CIRCULATION / STUDENT SAFETY ON MONTGOMERY
- CULLEN BELL •
- NOT A FAN OF CHAIN LINK • MAKE IT FEEL MORE OPEN / WELLINGTON
- APPROACH / CIRCULATION PROMOTE COMMUNITY
- LIKE THE HISTORY (ALSO PRESERVES VIEW) ••



Community Workshop

Measure GG



Create a safe and secure environment



Connect the school to the community: put active uses at the edges



Prioritize green space and views. Provide ample play space.



Improve traffic flow and safety for pick-up



Emphasize sustainability and environmentally focused design



Prioritize learning spaces. Create usable outdoor learning environments, all suited to their place.

MEASURE GG: Guiding Principles



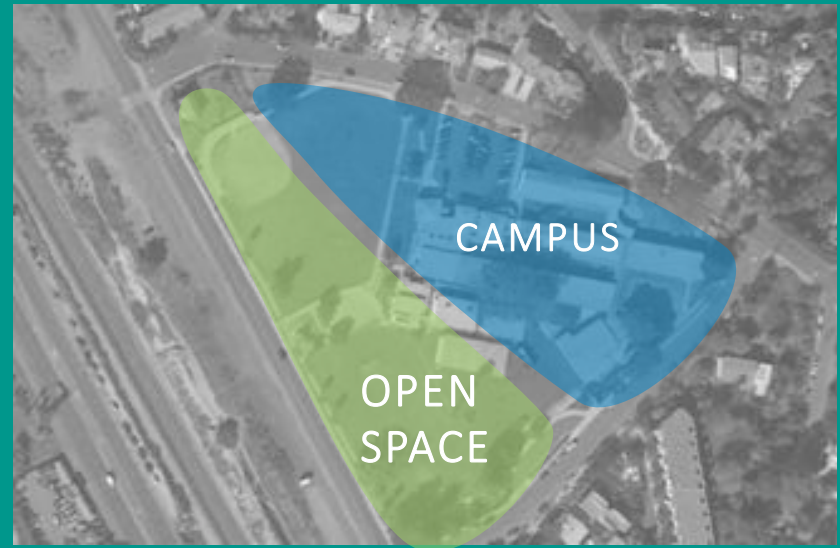
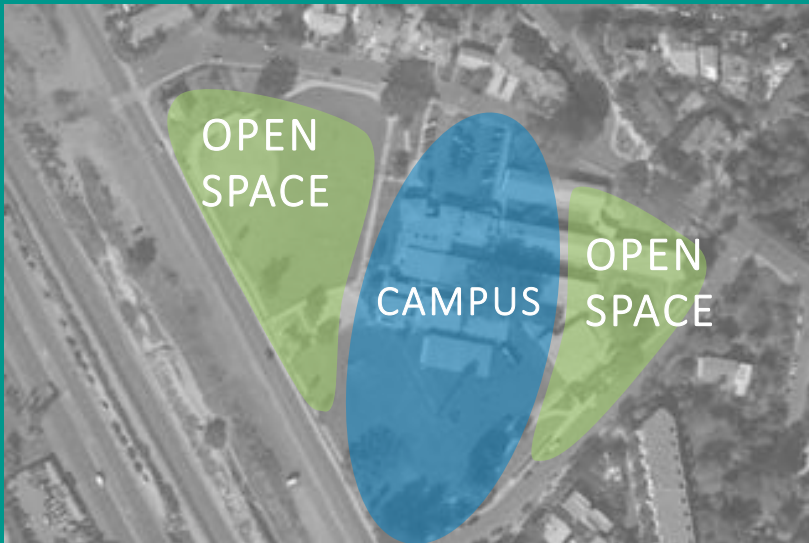
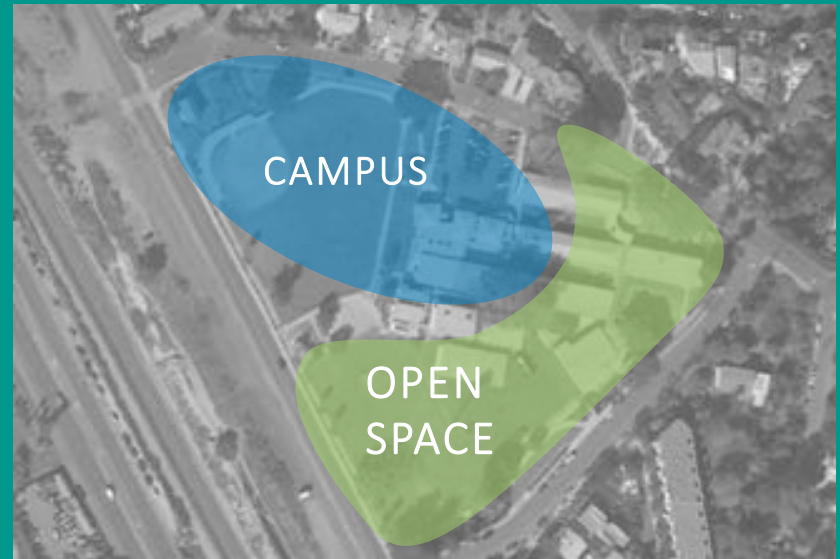
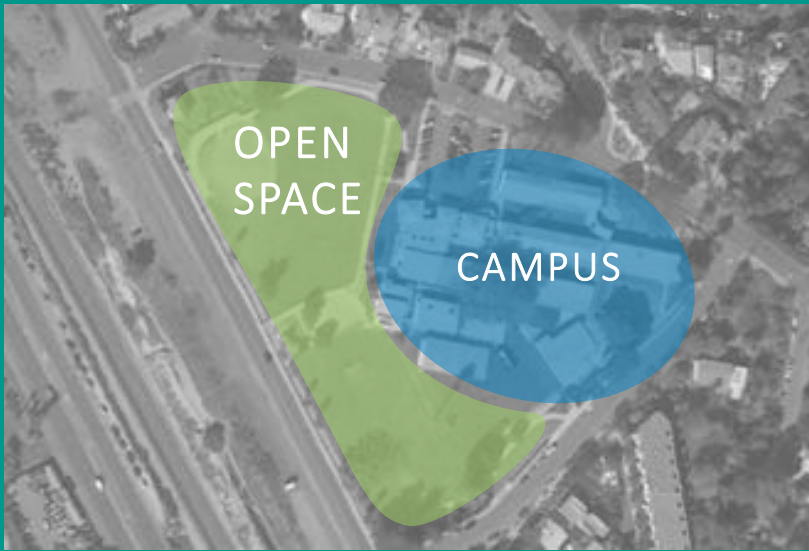
BUILDING LEGEND

- A. Admin. & District Office
- B. Library
- C. (not used)
- D. (not used)
- E. Kindergarten Classrooms
- F. General Classrooms
- G. Specialty Classrooms
- H. Extended Day
- I. Multi-Purpose
- J. Food Service w/ Covered Eating
- K. Brick Building (Existing)

OPEN SPACE LEGEND

- 1. Parking and Drop Off, 29 spaces
- 2. (not used)
- 3. Drop Off (existing), 4 spaces
- 4. Drop Off (existing)
- 5. Garden (Existing)
- 6. Dog Park (Existing)
- 7. Kindergarten Play
- 8. (not used)
- 9. (not used)
- 10. (not used)
- 11. (not used)
- 12. (not used)
- 13. Covered Dining
- 14. Hardcourts
- 15. Play Fields
- 16. Play Apparatus
- 17. Pollinator Garden (Existing)

EXISTING CAMPUS



Cardiff School Conceptual Bubble Diagrams

Measure GG



Auditorium is isolated, too far from Admin building and has limited supervision

Auditorium location requires some 1st – 3rd grade CR's to be split away from core



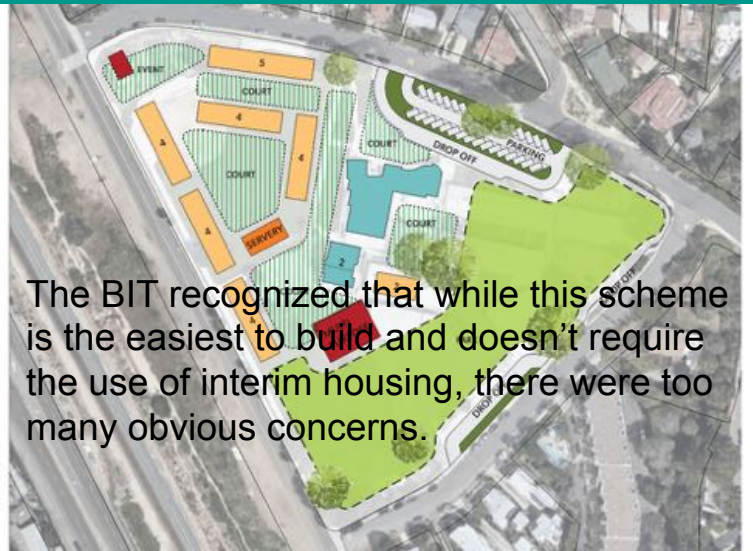
CR buildings act to bisect the campus

Play area separation causes supervision and safety concerns



Does not address/resolve Kindergarten program concerns and adjacencies

Requires maximum use of interim housing



The BIT recognized that while this scheme is the easiest to build and doesn't require the use of interim housing, there were too many obvious concerns.

Cardiff School Conceptual Design Options

Measure GG



SCHEME A



SCHEME B



SCHEME C



SCHEME D

Cardiff School Conceptual Site Plan Development

Measure GG



BUILDING LEGEND

- A. Admin. & District Office (existing)
- B. Library (existing)
- C. Multi-Media & Small Group Rm.
- D. Conference Room
- E. Kindergarten Classrooms
- F. General Classrooms
- G. Specialty Classrooms
- H. Extended Day
- I. Multi-Purpose & Music Room
- J. Food Service w/ Covered Eating
- K. Brick Building (Existing)

OPEN SPACE LEGEND

- 1. Parking and Drop Off
- 2. Parking
- 3. Drop Off (existing, extended)
- 4. Drop Off (existing)
- 5. Garden (Existing)
- 6. Dog Park (Existing)
- 7. Kindergarten Court
- 8. Terrace
- 9. Entry Plaza
- 10. Central Court
- 11. Exploration / Outdoor Projects
- 12. Classroom Court
- 13. Covered Dining
- 14. Hardcourts
- 15. Play Fields
- 16. Play Apparatus
- 17. Pollinator Garden (Existing)



CONCEPTUAL SITE PLAN - 08/30/17



BUILDING LEGEND

- A. Admin. & District Office (existing)
- B. Library (existing)
- C. (not used)
- D. Conference Room
- E. Kindergarten Classrooms
- F. General Classrooms
- G. Specialty Classrooms
- H. Extended Day
- I. Multi-Purpose & Music Room
- J. Food Service w/ Covered Eating
- K. Brick Building (Existing)

OPEN SPACE LEGEND

- 1. Parking and Drop Off
- 2. (not used)
- 3. Drop Off (existing, extended)
- 4. Drop Off (existing)
- 5. Garden (Existing)
- 6. Dog Park (Existing)
- 7. Kindergarten Court
- 8. Terrace / Amphitheatre
- 9. Entry Plaza
- 10. (not used)
- 11. Exploration / Outdoor Projects
- 12. Classroom Court
- 13. Covered Dining
- 14. Hardcourts
- 15. Play Fields
- 16. Play Apparatus
- 17. Pollinator Garden (Existing)

CONCEPTUAL SITE PLAN - 11/16/17



BUILDING LEGEND

- A. Admin. & District Office (existing)
- B. Library (existing)
- C. (not used)
- D. Conference Room
- E. Kindergarten Classrooms
- F. General Classrooms
- G. Specialty Classrooms
- H. Extended Day
- I. Multi-Purpose & Music Room
- J. Food Service w/ Covered Eating
- K. Brick Building (Existing)

OPEN SPACE LEGEND

- 1. Parking and Drop Off
- 2. (not used)
- 3. Drop Off (existing, extended)
- 4. Drop Off (existing)
- 5. Garden (Existing)
- 6. Dog Park (Existing)
- 7. Kindergarten Court
- 8. Terrace / Amphitheatre
- 9. Entry Plaza
- 10. (not used)
- 11. Exploration / Outdoor Projects
- 12. Classroom Court
- 13. Covered Dining
- 14. Hardcourts
- 15. Play Fields
- 16. Play Apparatus
- 17. Pollinator Garden (Existing)

CONCEPTUAL SITE PLAN - 12/14/17



OPEN SPACE LEGEND

- A. Entry
- B. Drop-Off
- C. Parking
- D. Learning Courtyards
- E. Library Courtyard
- F. Makers Space
- G. Lunch Courtyard / Flex Space
- H. Kindergarten Play space
- I. Hardcourt Play space
- J. Play Equipment / Sport Court
- K. Pollinator Garden
- L. MPR Terrace and Amphitheater
- M. Sports Fields
- N. Community Garden
- O. Dog Run
- P. Picnic Grove
- Q. Playground Grove

CONCEPTUAL SITE PLAN – 2/1/18



OPEN SPACE LEGEND

1. Entry
2. Drop-Off
3. Parking
4. Learning Courtyards
5. Library Courtyard
6. Makerspace
7. Lunch Courtyard / Flex Space
8. Kindergarten Play space
9. Hardcourt Play space
10. Play Equipment / Sport Court
11. Pollinator Garden
12. MPR Terrace and Amphitheater
13. Sports Fields
14. School Garden
15. Dog Run
16. Picnic Grove
17. Playground Grove

CONCEPTUAL SITE PLAN – 4/3/18

BUILDING LEGEND

- A. Kindergarten
- B. Kindergarten & Extended Day
- C. Classrooms
- D. Classrooms
- E. Library / Admin / Classrooms
- F. Classrooms
- G. Classrooms
- H. Classrooms
- J. Cafeteria
- K. Maker Space / Specialty Classrooms
- L. Multipurpose / Music
- M. Labs
- N. Brick Building

OPEN SPACE LEGEND

- 1. Entry
- 2. Pick-Up / Drop-Off
- 3. Parking
- 4. Learning Courtyards
- 5. Library Courtyard
- 6. Makerspace Courtyard
- 7. Lunch Courtyard
- 8. Kindergarten Play Space
- 9. Hardcourt Play Space
- 10. Play Equipment / Sport Court
- 11. Palmwater Garden
- 12. MPW Terrace and Assembly Seating
- 13. Sports Fields
- 14. Garden
- 15. Dog Park
- 16. Picnic Grove
- 17. Play Apparatus



Cardiff School Site Plan

June 7, 2018



Thank You!

