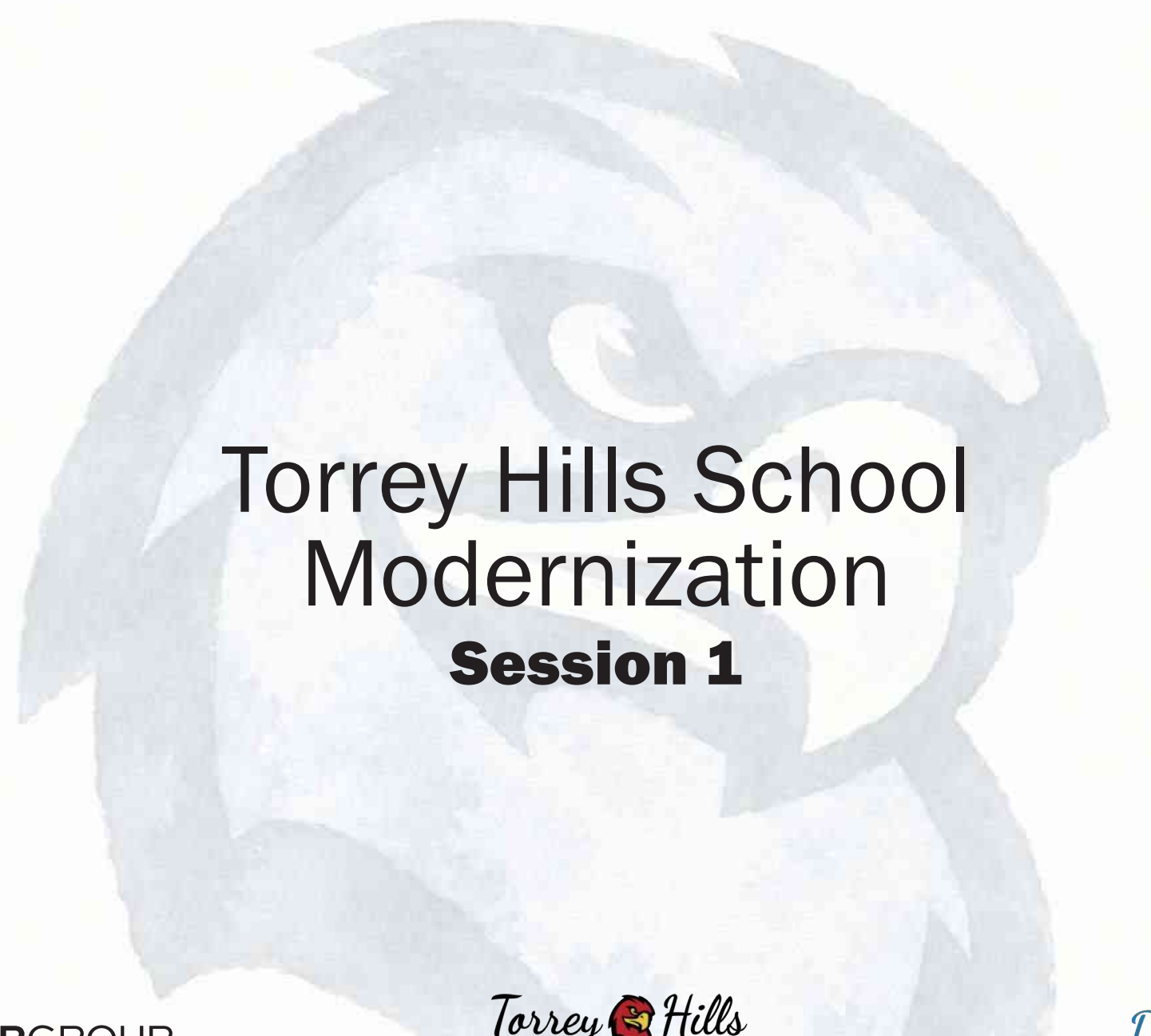




Torrey Hills School Modernization **Session 1**

WELCOME



Chris Delehanty
Assistant Superintendent
Business Services

OPENING REMARKS



WHO WE ARE

SCHOOL HOUSE ARCHITECTS

AGENDA

Facilities Masterplan Summary

Symposium Process Overview

Defining Goals, Facts & Needs

Workshop

Group Reporting

Closing & Next Steps



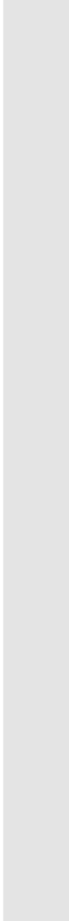
Facilities Master Plan

Overview: 2018 to Present



Facilities Master Plan (FMP) History

- Original FMP completed in 2013
- Districtwide update approved in 2018
- Measure MM was based on work outlined in the 2018 FMP
- 2018 FMP had more work districtwide than Measure MM funds
- 2019 community meetings regarding immediate needs
- Districtwide update approved in 2025



Torrey Hills School Modernization

Measure MM Project Update

- Torrey Hills - Anticipated construction 2028

Initial Budget	Budget	Expenses To Date	Remaining Budget
\$14,000,000	\$20,500,000	\$4,116,894	\$16,383,106

FMP Scope



TORREY HILLS

PART 3.1.9 SCOPE OUTLINE

1. MODERNIZATION / RENOVATION
 - ROOFING: REPLACE FLAT ROOF AREAS ONLY
 - UPGRADE HVAC UNITS
 - UPDATE WATER SERVICE LINE
2. MODERN LEARNING STUDIO
 - MODERN LEARNING STUDIO OUTDOOR CONNECTION
 - REMOVE EXISTING EXTERIOR DOORS/WINDOWS/WALLS TO CLASSROOMS, EXPAND WIDTH OF OPENINGS
 - MODERN LEARNING STUDIO OUTDOOR SPACE, INSTALL NEW RAISED SEAT/PLANTER WALLS, NEW FURNING AND LANDSCAPE OUTSIDE EACH CLASSROOM EXTERIOR
 - REPLACE ALL VERTICAL BLINDS WITH NEW WINDOW COORDINATE
3. TECHNOLOGY INFRASTRUCTURE
4. INNOVATION CENTER (6,500 SF)
5. EXTERIOR INNOVATION CENTER
6. MUR UPGRADES
 - CURRENTLY TOO SMALL, EXPAND 1,000 SF
 - NEW CARPET AND PAINT
7. FRONT OFFICE UPGRADES
 - RECONFIGURE LOBBY DESKS AND CASEWORK TO PROVIDE SOFT SECURITY BARRIER
 - NEW 8 TONOR PAINTING
 - NEW DURABLE FLOORING
8. PROFESSIONAL LEARNING CENTER
 - INCORPORATE PROFESSIONAL LEARNING CENTER IN TO EXISTING CLASSROOM SPACE
 - FLEXIBLE FURNISHINGS/MOVEABLE PARTITIONS
9. MODULAR CLASSROOMS
 - MODERNIZE EXISTING MODULAR CLASSROOMS
 - REPLACE FLOORING, CEILING, LIGHTING, BLINDS, HVAC UNITS
10. SECURITY
11. COVERED DINING
 - INSTALL NEW 1,000 SF SH-ACE STRUCTURE NORTH OF MUR
12. PLAY IMPROVEMENTS
13. PARKING LOT/BUS DROP OFF
 - INSTALL DECORATIVE BOLLARDS ALONG DROP-OFF CURB LINE
14. EARLY CHILDHOOD DEVELOPMENT CENTER (NOT APPLICABLE)

Scope Outline above is specific to this campus. Refer to "District Risk Assessment" on pages 36-37 for detailed scope of work typical for all campuses.

FMP Budget

- Modernization / Renovation
- Modern Learning Studios
- Technology Infrastructure
- Innovation Center
- Exterior Innovation Center
- MUR Upgrades – carpet, paint, AV
- Front Office Upgrades
- Play Improvements

*Some work has been completed, and some scope areas are partially funded.

SYMPOSIUM TIMELINE

STRUCTURED PROCESS FOR COMMUNITY ENGAGEMENT



SEPTEMBER

KICKOFF
MEETINGS:
VISIONING



NOVEMBER
9TH

2: CONCEPTS AND
SOLUTIONS

SEPTEMBER

OCTOBER

PROCESS

Our design process seeks full involvement and interaction of key project stakeholders. The direct involvement of our clients in the design process provides essential insights and contributes to the development of a shared solution that responds to the vision of our clients and their stakeholders. The process encompasses four primary areas of exploration, evaluation and envisioning:

The success of the planning process will be guided by the **GOALS** discussed at the onset of the project, shaped by the **FACTS**, driven by the **NEEDS**, and innovatively resolved through the **CONCEPTS**.

GOALS

FACTS

NEEDS

CONCEPTS

1: PLANNING
PROCESS, GOALS,
FACTS & NEEDS

OCTOBER
5TH

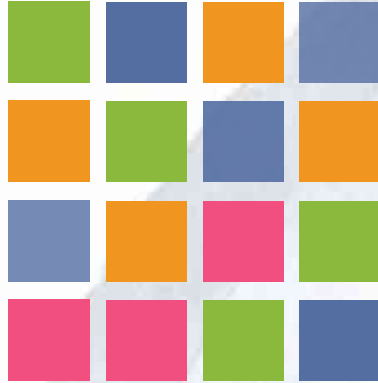


PROJECT TIMELINE



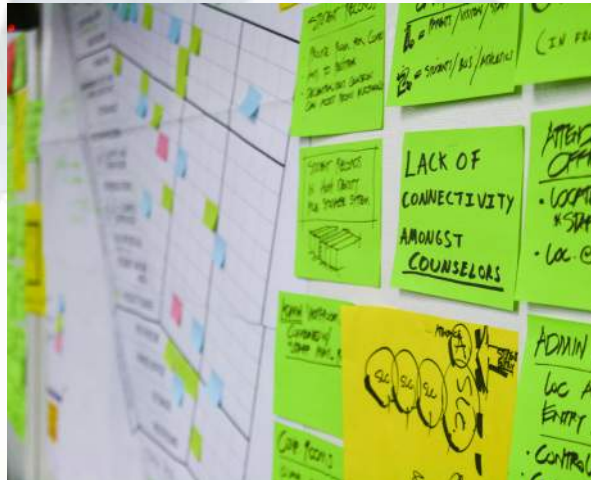
SYMPOSIUM

STRUCTURED PROCESS FOR COMMUNITY ENGAGEMENT



SESSION 1: Goals, Facts, Needs

SESSION 2: Concepts & Solutions



GOALS

The **GOALS** of every school and district are unique and **define the outcome of a program, facility master plan or design problem.** These goals are used throughout the process as a **guide** to ensure that the school and district's strategic direction is followed. Goals can pertain to **outcomes, values, academic objectives, process, or mission statements.**

GOALS

DESTINATION 2028!

The Del Mar Union School District develops students' strengths, passions, and sense of purpose, and prepares them to serve a broader social, political, and economic community. Four levers identify the means or agency of achieving this end.

GOALS

DESTINATION 2028!

LEVER 1:
Learning Experience

LEVER 2:
Responsive & Caring Culture

LEVER 3:
Stewardship of Resources

LEVER 4:
Design Influence

“The physical environment across all learning spaces supports rich and meaningful learning by influencing how individuals interact, their behaviors, and their engagement in authentic personal and collective learning.”

MISSION

**TO IGNITE GENIUS
AND EMPOWER
STUDENTS TO
ADVANCE THE
WORLD**

VISION

**THE UNRELENTING
PURSUIT OF THE
EXTRAORDINARY
SCHOOL
EXPERIENCE**

NEEDS

NEEDS are necessary, wanted, or required features, components, adjacencies, or functionalities. **NEEDS** will often include detailed space, program and operational needs.

NEEDS



DEL MAR UNION
SCHOOL DISTRICT
FACILITIES MASTER PLAN

NEEDS LEARNING STUDIOS

FMP / DISTRICT STANDARD



LEARNING
NOOKS

INDOOR /
OUTDOOR

NATURAL
DAYLIGHT

ALL
CLASSROOMS
UPDATED TO
LEARNING
STUDIOS

NEEDS INNOVATION CENTER FMP / DISTRICT STANDARD



INDOOR /
OUTDOOR
CONNECTION

MINIMIZE
BOOK
STACKS TO
ESSENTIAL

FLEXIBLE
ORIENTATIONS /
SEATING

TECH FOR A
VARIETY OF
LEARNING
PURPOSES

CONNECTION
TO STEAM+
SPACES

ENLARGED
GLAZED
OPENINGS

LEARNING
GROUPS SPILL
INTO OPEN
SPACE

SEATING
VARIETY,
SOFT, GROUP,
READING

INDOOR /
OUTDOOR
CONNECTION

NATURAL
DAYLIGHT
AND
VENTILATION

SPACE FOR
QUIET AND
GROUP
ACTIVITIES

WRITABLE
WALL
SURFACES

NEEDS

DISTRICT IDENTIFIED NEEDS

QUIET ROOMS
/ LEARNING
NOOKS

CASEWORK

MUR
FINISHES AND
LIGHTING

ADMIN
FINISHES AND
CASEWORK

OUTDOOR
LEARNING
AREAS

GARDEN

SHADE

NETWORK
INFRASTRUCTURE

KEYING

ADA
IMPROVEMENTS

UNDERGROUND
UTILITY
REPAIRS

FACTS

FACTS refer to the **physical features** associated with the project site, existing buildings or systems. **FACTS** can also be thought of as **constraints** or elements of the project that can't/won't change. Some of the facts will also include regulatory, code, zoning, regional or community issues.

FACTS

Torrey Hills School Modernization

Over The Years

2002 Torrey Hills School Opens

2003 Relocatable Classrooms

2013 Security Fencing and Gates

2015 Learning Studio Modernizations and Play Structures

2021 Ball Field Renovation

2021 To Present - Classroom to Learning Studio Modernizations

FACTS

**GRADES:
K-6TH**

**ANTICIPATED
FUTURE
CLASSES PER
GRADE: 3**

**CURRENT
ENROLLMENT
360
CAPACITY
627**

**MODERNIZE
ANTICIPATED
BY WINTER OF
2027**

**DISTRICT
LOADING
STANDARD:
22:1 (TK-3)
25:1 (4-6)**

**PROJECT
BUDGET
\$12.5M**

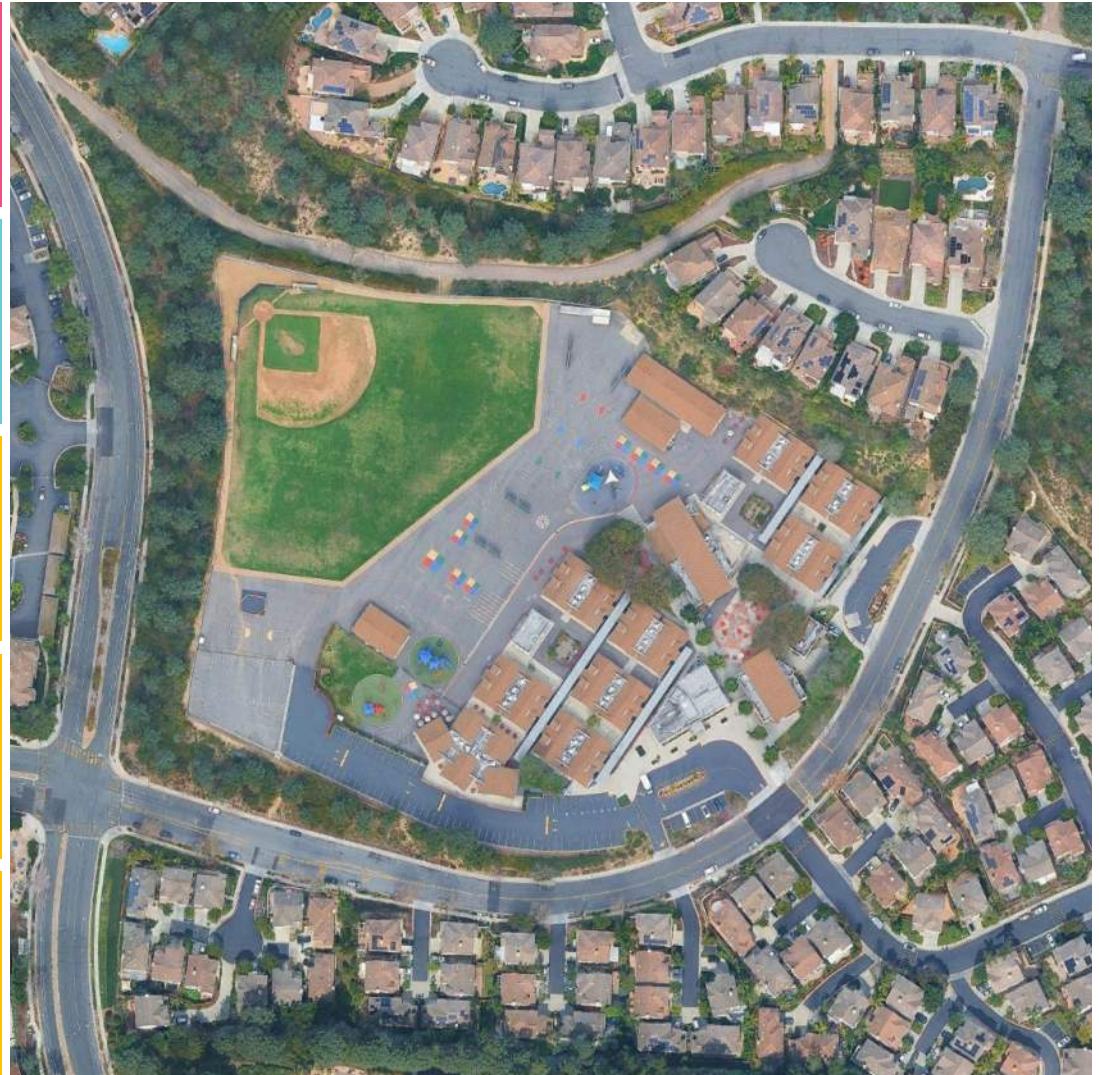
**TEACHING
STATIONS:
45 (8
PORTABLES)**

**PARKING:
82 SPACES**

**CAMPUS
BUILT: 2005
21 YEARS OLD**

**SITE AREA:
11.4 ACRES**

**CURRENT
BLDG AREA:
65,313 SF
(INCLUDING
PORTABLES)**



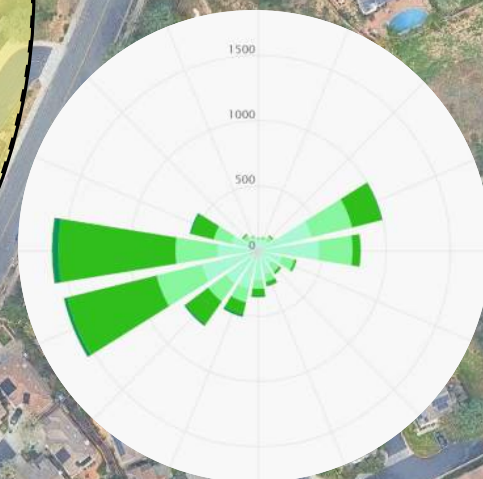
FACTS

SUN & PREVAILING WIND

WARM INLAND WINDS

COOL COASTAL WINDS

WIND ROSE



GOALS, FACTS & NEEDS: WORKSHOP

PROMPTS AND DISCUSSION:

Use each prompt to provide a starting point for conversation. Identify any unique **GOALS** that pertain to your discussion.

Groups of 8-10 People

Discussion Sessions

Identify Goals, Facts, Needs:

- Campus
- Community Connections
- Expectations
- Prioritization

Group Reporting

GOALS, FACTS & NEEDS

Needs Gathering

Gathering Spaces

Indoor and Outdoor
Large and Small Group
Students, Parents, Community

Flexible Learning Environments

Flexible/Functional Learning Space
Indoor and Outdoor
Technology/Collaboration

Health and Safety

Health, Wellness, Safety
Campus Access
Daylight, Views, Green, Acoustics

Outdoor Learning and Shade

Rain and Shade Coverage
Connection to Nature
Address underutilized areas

Community Needs and Access

Neighborhood Integration
Parent Involvement
Development and Phasing Strategies

Integration and Connection

Integrate Indoor to Outdoor
Foster creativity

GOALS, FACTS & NEEDS

Community Connections Prompts

What makes Torrey Hills School unique?

How can the modernized campus celebrate and build upon the school's existing identity?

How can Torrey Hills School complement other District campuses while celebrating its own strengths?

What are your top priorities for the modernized campus?

How can campus access, safe pathways to school, and site security support a welcoming learning environment?

How can the modernized campus support your academic goals?

PROMPTS AND DISCUSSION:

Use each prompt to provide a starting point for conversation. Identify any unique **GOALS** that pertain to your discussion.

What features of your school would you like to preserve, enhance, or reimagine?

How can we enrich the daily school experience for students?

How can the campus best support after-school and weekend programs?

How can the school strengthen its connection with the surrounding community?

REPORTING



WHAT'S NEXT

Session 1: October 5th

Goals, Facts & Needs

Torrey Hills School, 8:00am

Session 2: November 9th

Concepts & Solutions

Torrey Hills School, 8:30am

Surveys

Input provided will be incorporated into this process, available to families/community members who cannot attend symposium.



THANK YOU!