

# FACILITIES UPDATE

BOARD OF TRUSTEES MEETING  
September 10, 2025

## FACILITIES UPDATE – TOPICS TO COVER

- ❑ Del Mar Hills Academy Modernization
- ❑ Ashley Fall School Modernization
- ❑ Carmel Del Mar Modernization



# DEL MAR HILLS ACADEMY MODERNIZATION

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Opened August 11, 2025

## ▣ Highlights:

- ▣ Ribbon Cutting

## ▣ What Is Next:

- ▣ Punch-List Items
- ▣ Warranty Items









# ASHLEY FALLS SCHOOL MODERNIZATION

## Ashley Falls School Modernization

- ❑ First Engagement Meetings – May 21, 2025
- ❑ Site investigation and initial planning – Summer 2025
- ❑ Second Engagement Meetings – August 26, 2025
- ❑ Third Engagement Meetings – September 8, 2025



# Ashley Falls School Modernization

## Ashley Falls Elementary School Modernization

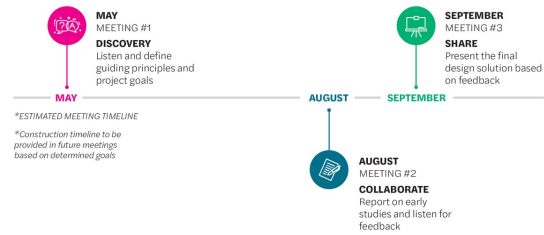
05.21.2025 | COMMUNITY MEETING: SESSION ONE

ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION  
DEL MAR ARCHITECTS, INC. PRESENTS  
COMMUNITY MEETING: SESSION ONE

Del Mar  
HMC Architects

### Community Meeting Timeline

A STRUCTURED PROCESS FOR COMMUNITY ENGAGEMENT

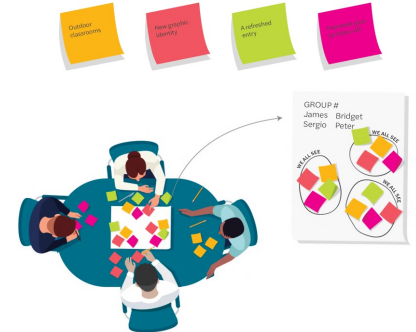


ASHLEY FALLS ELEMENTARY SCHOOL MODERNIZATION  
DEL MAR ARCHITECTS, INC. PRESENTS  
COMMUNITY MEETING: SESSION ONE

Del Mar  
HMC Architects

### Activity: "I See, We See"

- STEP 1**  
Each person take a post-it note pad and marker.
- STEP 2**  
Imagine you are transported into the future when your new school facilities are open and operating.  
You are excited to visit the school for the first time and to observe school in session.  
Imagine that everywhere you look, you find everything you were hoping to see, along with some pleasant surprises.  
As you tour the new school, what do you see?
- STEP 3**  
Cluster similar notes together.



Del Mar  
HMC Architects





# CARMEL DEL MAR SCHOOL MODERNIZATION

## Carmel Del Mar School Modernization

- ❑ Current Scope of Work – June 18, 2025 Governing Board Meeting
- ❑ Library / Innovation Center
- ❑ MUR
- ❑ Next Steps

## Carmel Del Mar School Modernization (From June 18, 2025, Governing Board Meeting)

### Scope of work moving forward:

❑ Academic	
❑ Learning Studios & STEAM+	\$1.4 million
❑ Building Envelope	
❑ Roofing	\$3.2 million
❑ Exterior clean/paint	\$0.16 million
❑ HVAC Replacement	\$1.7 million
❑ Sitework	\$0.9 million
❑ Portable CR demo/repair	
❑ Underground utilities	
❑ Restrooms	
❑ ADA / path of travel upgrades	
❑ Total	\$7.36 million

## Carmel Del Mar School Modernization – Library / Innovation Center

- ❑ Raising the floor allows for instructional benefit for students throughout the day
  - ❑ Library Books maintained
  - ❑ Flexible indoor and outdoor space connections
  - ❑ Connection to STEAM+ studios
  - ❑ Nooks for quiet spaces both inside and out







## Carmel Del Mar School Modernization – Library / Innovation Center

- ❑ Cost comparison (both options include Library / Innovation Center improvements):
  - ❑ Raised floor in Library / Innovation Center and Courtyard
    - ❑ \$2,000,000
  - ❑ Keep Library / Innovation Center at current level, minor improvements to courtyard
    - ❑ \$1,300,000

## Carmel Del Mar School Modernization – MUR

- ❑ Cost for expansion vs renovation
  - ❑ Expansion - \$4.4M
  - ❑ Renovation with expanded opening - \$0.8M



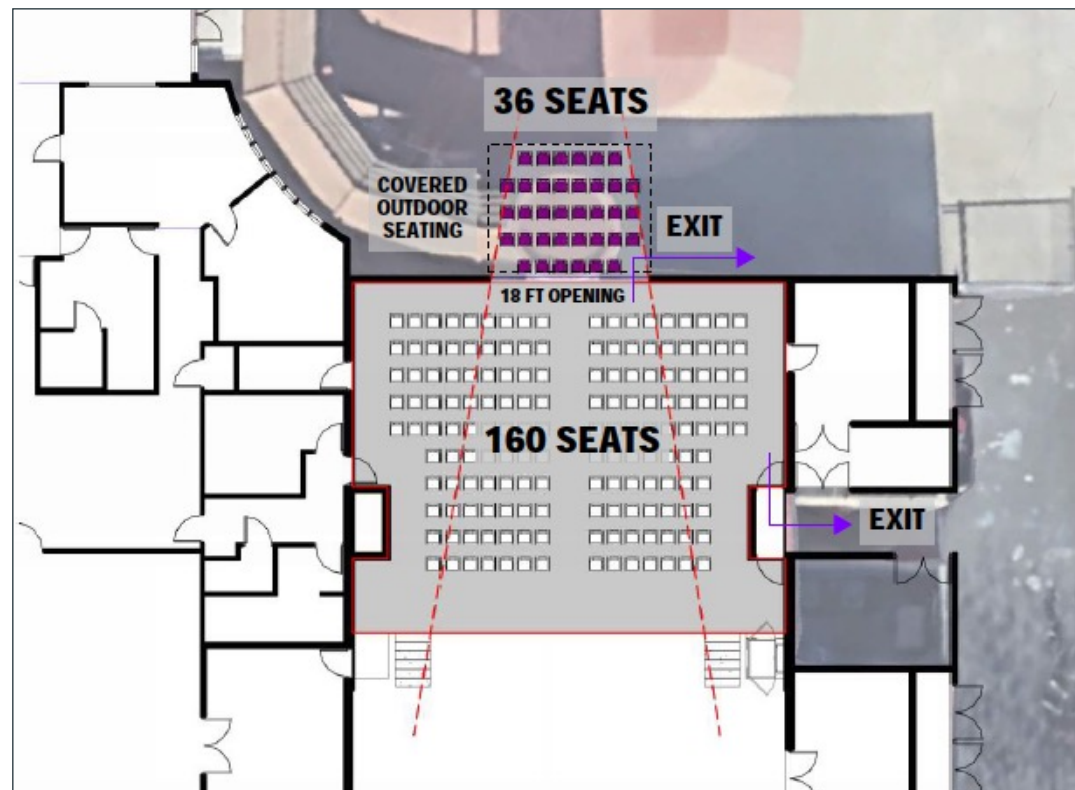
## Carmel Del Mar Modernization – MUR Modernized with Expanded Rear Opening Rendering



## Carmel Del Mar Modernization – MUR Modernized with Expanded Rear Opening Rendering



## Carmel Del Mar Modernization – MUR Modernized with Expanded Rear Opening Rendering



## Carmel Del Mar Modernization – MUR Expanded Rendering





## Carmel Del Mar Modernization – MUR Expanded Rendering



## Carmel Del Mar School Modernization – MUR South Expansion

- ❑ Displaces existing amphitheater
- ❑ Amphitheater demo, wall demo, grade change
- ❑ No room for amphitheater relocation
- ❑ Fire lane
- ❑ Anticipated to cost additional \$6,500,000-\$7,000,000

## Carmel Del Mar School Modernization – Staff Recommendation

❑ Academic	\$1.4	million
❑ Building Envelope	\$5.06	million
❑ Sitework	\$0.9	million
❑ MUR with Rear Opening	\$0.8	million
❑ Library/Innovation Center	\$2.0	million
❑ Total	\$10.16	million

## Carmel Del Mar School Modernization – Next Steps

- ❑ Determine Library / Innovation Center direction
- ❑ Determine MUR direction
- ❑ Approve CEQA and the project
- ❑ Approve RFP for Lease Leaseback contractor
  - ❑ Select contractor
  - ❑ Engage contractor in pre-construction services



# QUESTIONS

