

San Ysidro

School District EST - 1887

QUALITY EDUCATION AND OPPORTUNITY FOR ALL STUDENTS TO SUCCEED

Long Range Facilities Master Plan

San Ysidro School District 2021



San Ysidro

School District EST - 1887

QUALITY EDUCATION AND OPPORTUNITY FOR ALL STUDENTS TO SUCCEED

April 15, 2021

Gina Potter Ed. D
Superintendent
San Ysidro School District
Data Base

Re: 2020 Long Range Facilities Master Plan
San Ysidro School District

Dear Dr. Potter:

It's my pleasure to present the enclosed Long-Range Facilities Master Plan (LRFMP) to you and the San Ysidro School District. This document is the culmination of a year-long coordinated effort from a dedicated group of professional consultants, SYSD site and district staff and the San Ysidro School District community at large.

The purpose of the LRFMP is provide SYSD with a roadmap that will help guide your facilities decisions over the next 15 to 20 years. The LRFMP is assembled around the District's guiding facilities principles of **security, technology, evolution, maintenance, parity, and sustainability**. Each decision and recommendation contained within the document has been repeatedly balanced, weighted, and measured against those six guiding principles.

The LRFMP is intended to be a living, accessible and easy to edit document. It is both comprehensive and concise. It is specific but flexible.

It is our hope that this document will serve the needs of the San Ysidro School District for many years to come.

Sincerely,



JAMES P. DICAMILLO
Architect, AIA
LEED™ AP
President, Principal

April 12, 2021

In 2021, San Ysidro School District is keenly positioned to consider repairing, upgrading and modernizing our schools and facilities. Our Long Range Master Facilities Plan is being completed just as the District emerges from over a year of remote distance learning. The COVID-19 pandemic abruptly halted most on-site operations and instruction in mid-March 2020. Now as we return to our school sites, some of our old facilities challenges remain, while new ones have emerged. Some challenges existed prior to the pandemic. Our school sites remain quite varied in age, enrollment, and state of repair. The District has a mixture of both old and new schools. Some schools have 'recently' been modernized while others have not, and still others are new enough that they don't yet require such disruptive renovation work. There are numerous portable classrooms throughout the District in need of attention, and some sites are operating on campuses originally designed for different grade levels. As we enter the 2021-2022 school year, SYSD will return to facilities still in need of technology upgrades, security enhancement, and furniture re-visioning. All of this will be done with the singular vision of meeting the challenges of educating today's learners and tomorrow's leaders in a 21st Century instructional environment.

The District also faces some new challenges. The pandemic has shown us both the capabilities, and the shortcomings of robust distance learning. We know that our classrooms and curriculum may be forever altered to accommodate an instructional model more dependent upon technology. We also know that our buildings will need to be healthier environments with materials and ventilation systems ready for the next great challenge.

Our master planning process has been both methodical and inclusive. Over the past year we have spoken with and received input from literally thousands of District staff (both certificated and classified), administrators, and community members. Multiple meetings were held with each school site; some in person but most through virtual platforms. All along the way, the District has listened to and built upon that input so that we believe our 2021 Facilities Master Plan is a truly inclusive roadmap for our foreseeable facilities future.

The 2021 Facilities Master Plan is however neither a beginning nor an end to our facilities journey. It is an opportunity at this moment in time envisioned to address the challenges and limitations of our current physical environments. Just as there were different challenges to overcome in the last major facilities enhancement program, we know there will be new ones ahead still unseen today. SYSD's last program built many new schools, replaced old ones, and renovated others. Our current program will do much of the same, and when the projects are complete SYSD envisions a district that is more modern, with facilities that are right sized, safer, technically advanced, equitable in program distribution and upkeep; and very well positioned to face the next anticipated expansion in enrollment.

In conclusion, San Ysidro School District looks to its 2021 Facilities Master Plan, and Measures T and U funding provided by our ever-supportive community, to be the guideposts for the District's commitment to provide facilities that are modern, adaptable, healthy, and in a more consistent state of District-wide parity. It is with this optimism that we undertake what will surely be one of the most significant facility upgrade programs in the history of the school district.

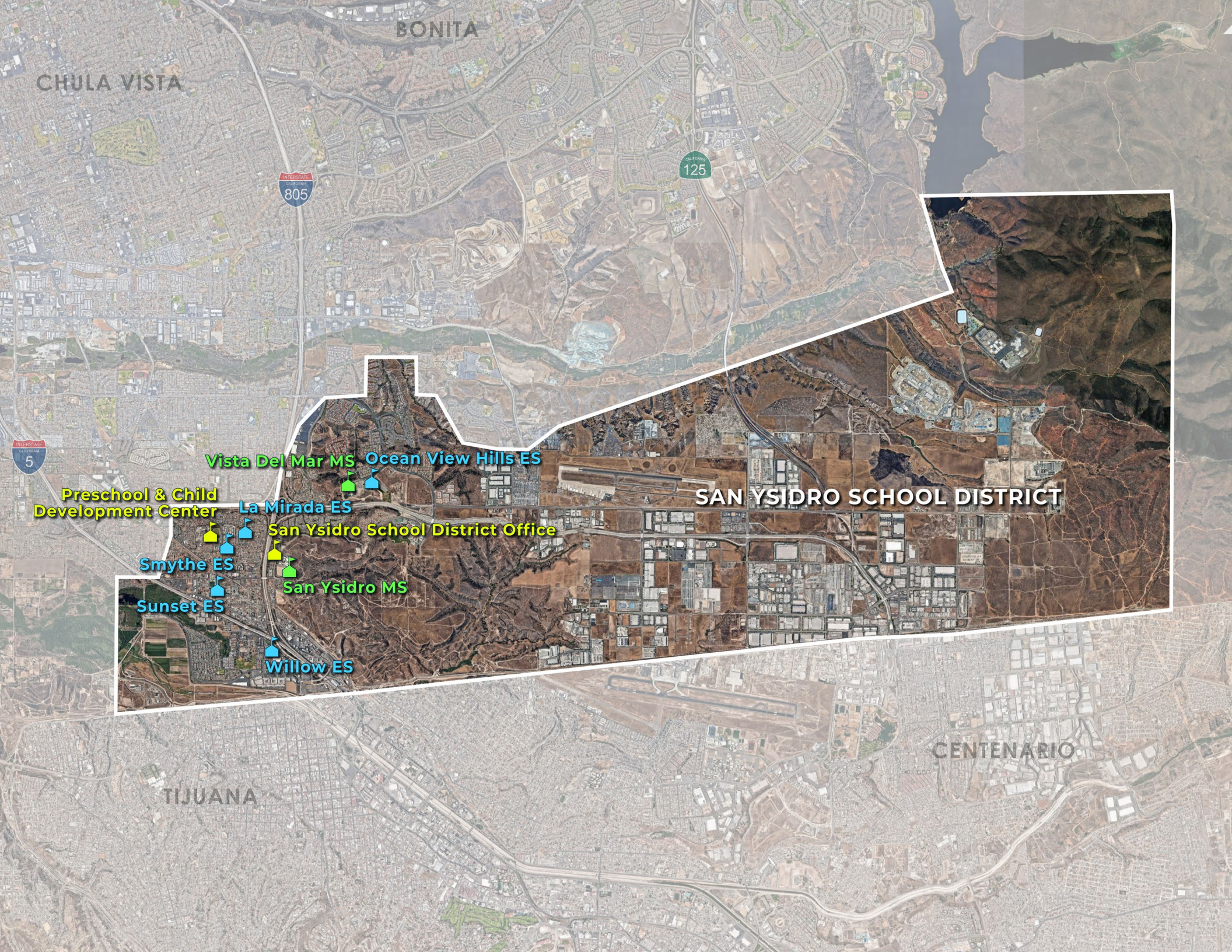
Sincerely,



Gina A. Potter, Ed.D.
Superintendent



**“Quality
education and
opportunity
for all students to
succeed.”**



CHULA VISTA

BONITA



SAN YSIDRO SCHOOL DISTRICT

Vista Del Mar MS Ocean View Hills ES

Preschool & Child Development Center

La Mirada ES

San Ysidro School District Office

Smythe ES

San Ysidro MS

Sunset ES

Willow ES

CENTENARIO

TIJUANA

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DISTRICT GOALS AND VISIONING

The 2021 SYSD LRFMP was not created in a vacuum. At this point in the District's over a century old history there are unique topics, goals and visions that are at the forefront of the ultimate mission of delivering a quality education to the students of San Ysidro. Some of these goals and visions are the direct result of regulations, legislation and other outside forces acting upon SYSD from Sacramento, Washington and the world. Others are internal goals structured uniquely to fit the District's own evolution and development.

These foundational statements, documents and position papers are included here.

SYSD Vision Statement:

The San Ysidro School District, in partnership with our teachers and community, is committed to providing a high quality, multicultural learning environment that promotes academic excellence, social responsibility and physical and emotional well-being for all students.

SYSD Mission Statement:

Quality education and opportunity for all students to succeed.

SYSD 2021-2022 Local Control Accountability Plan (LCAP) Goals:

Goal 1.0 - Improve student achievement for all students and accelerate student learning increases for English learners and students with disabilities.

Goal 2.0 - Improve English language and academic language proficiency outcomes to ensure access to Common Core State Standards (CCSS) for all students, including English Learners (ELs) so that ELs will demonstrate annual expected progress and reclassify in 5 years or less.

Goal 3.0 - Ensure that all students are educated in positive academic environments that are safe, welcoming, and drug free.

Goal 4.0 - All students will obtain the necessary social-emotional skills to build resilience and thrive in an equitable educational environment, their community and beyond.

Goal 5.0 - Increase parent engagement, involvement, and satisfaction with the educational process annually.

Through the accomplishment of these district goals, students will be better prepared to participate as ethical, cooperative, responsible, and productive citizens.

*21-22 LCAP Goals may be revised every three years.

Educational Services:

The Educational Services department strives to foster academic excellence for all students through collaboration and leadership. Together with our stakeholder we are a community dedicated to improving education for our students and families through high expectations and strategic support to ensure access and equity.

The Educational Services Department provides professional development and program services to support students' academic, social, physical, and creative development.

Educational Services include:

- Professional development and collaboration
- Academic Programs
 - Alignment of standards, textbooks, and assessments with instruction



Educational Services include (continued):

- Use of research-based instructional strategies
- Adoption of state-approved textbooks and support materials
- Curriculum, resource and assessment development
- Data analysis and use to inform instruction
- Student support services, attendance and safety
 - After School Education and Safety (ASES)
 - Student Engagement & Attendance
 - Wrap Around Services
- State & Federal Program Monitoring and Compliance
 - Title I - IV Fiscal & Program Requirements
 - LCAP/LCAP Federal Addendum
 - School Wide Title I Programs
- English language learner resources and programs
- 21st Century Learning Opportunities
 - Project Lead the Way (district wide)
 - Google Suite Implementation & PD
- Educational technology leadership and support
- Special Education leadership and support
- Mental Health leadership and support

Technology Services:

The San Ysidro School District Technology Department supports a wide range of technical systems that are used by the District. This support includes computer hardware, software, network connectivity and various data system. Originally the network provided hard wired connectivity into each educational space (Version 1.0), and then evolved to include services such as Smartboards, wireless and increased network bandwidth (Version 2.0). These systems, while functional, have become outdated and nearing their end of life. For this reason, the District is poised to spring forward once again into the next level of seamless technology (Version 3.0).

At present there are numerous systems that need to be updated to meet current and future standards while supporting everchanging educational technologies such as Distance Learning. The Technology Department must anticipate an increasing need for network and internet bandwidth where instruction and learning can happen

everywhere on a SYSD campus, or even remotely. This will require newer hardware and more consistent product standardization to ensure that system repair, upkeep and retooling can happen with less maintenance effort and less instructional downtime.

Nutrition Services:

Child Nutrition Services is a self-sufficient enterprise, and all revenues from meals served are used to maintain the department staffing, equipment, food, supplies and professional development training. SYSD's meal counting and claiming procedures are in place to help the Department remain fiscally solvent.

CNS Supports Mission Vision & Goal / Focus

1. The Child Nutrition Department is student focused.
2. CNS strives to offer high-quality products that are both appealing and nutrient rich.
3. CNS has a clear understanding between a hungry child and the effect of hunger on learning.
4. CNS aligns our goals with SYSD by filtering our process and procedure through the mission and vision of the overall District.

At the time of the Master Plan all food preparation/cooking and deliveries are done at the individual school sites. Only warehousing of bulk dry goods and paper supplies are centralized at the SYSD Warehouse. A few of the school site kitchens need significant interior renovations

DEFINITIONS

Long Range Facilities Master Planning:

In order to utilize this Long Range Facilities Master Plan (LRFMP) it is important to first understand what the document is.

In simplest terms the LRFMP is a glimpse into the future of the San Ysidro School District's facilities in the year 2035 or 2040. It is a fast forwarded vantage point of what the district will look like in 15 to 20 years. The LRFMP provides diagrams, descriptions and cost estimates to implement the district's long range facilities vision.

The LRFMP is intended to be:

A roadmap forward forming guidelines for facilities decisions both on existing and future sites including schools, support centers and undeveloped parcels

A 15 to 20-year vision for SYSD's facilities future

A district-wide facilities perspective taking into consideration instructional, technological, demographic and facility upkeep goals

In consideration of buildings, grounds, technology, furniture and equipment

A budgeting tool for facility improvement related decisions

Easy to edit, adapt and change

It is just as critical to understand what the Long Range Facilities Master Plan (LRFMP) is not..

The LRFMP is not intended to be:

A "wish list" (the document is grounded in realistically attainable planning)

A "needs assessment" (the document is not an exhaustive survey of existing conditions or an outline of repair work orders)

A "design solution" (the design of specific remedies and advancement will come later)

An "implementation plan" (the document does not prioritize projects or lay out a set of steps to achieve them all)

A "funding document" (the document speaks to budgets/costs rather than funding sources)



Existing Campus



Proposed Campus Master Plan



GUIDING PRINCIPLES

The LRFMP is based on SYSD's six guiding facility principles of security, technology, evolution, maintenance, parity, and sustainability.

Safety/Security:

School safety and site security has risen to the top of school planning discussions on a national scale. Many of SYSD's school sites were constructed in an era long before these topics came to the forefront.

The LRFMP considers both topics. Site security begins at the property line with proper fencing and continues into the buildings with reconfiguring reception desks, installing access control systems (smart locks) and updating the District's phone and surveillance systems.

Technology:

SYSD's schools must keep pace with the ever-changing technological environment in which they operate. Students and faculty will demand connectivity at the 'desk-top'. Information must be accessible from everywhere on campus.

SYSD's guiding principles will re-shape the traditional standard classroom. Teachers will no longer be confined to instructing from the front of the classroom. In fact, the 'front' of the classroom may disappear altogether. Teaching and learning will happen everywhere so long as connectivity is provided in the room, on campus, and throughout the grounds.

Evolution:

The guiding principle of facility evolution may be the most difficult to plan for, but it may also be the most important. Tremendous effort and resources can be wasted chasing parity when adaptation and change may be the more ideal course of action. Forecasting long range trends and change in the school facility and instructional environment is indeed a difficult task but the LRFMP must consider these trends if SYSD is going to stay 'ahead of the curve'.

Facility evolution must address the changes coming at the District both from within and without the K12 public school infrastructure. Current examples of internally imposed changes would include the birth of Transitional Kindergarten, the advent of 21st Century Learning strategies and the adoption of SYSD's LCAP guidelines. Externally inflicted changes would include a reaction to school security concerns, the development of new technology advancements and an ever-increasing focus on climate change.

SYSD's facilities must evolve. Instructional strategies and technological advancements are sure to bring change. SYSD's facilities must be prepared to take the next set of major steps to keep pace with those advancements.



Maintenance:

In order to reach parity and to evolve on an equal playing field SYSD's facilities must be well maintained. A house built on shifting sands will not stand for long. The district's guiding principle of maintenance is more than simply fixing things when they break. Preventive maintenance is just as important. And as such SYSD is keenly interested in proactive programs of upkeep and replacement.

In the end, maintenance decisions are closely tied to both parity and evolution. SYSD's facility maintenance program must consider long term trends in instructional, facility and technology standards. While the most obvious solution might be to simply replace a broken 'part' with a new one the maintenance guiding principle must always consider the ultimate evolution of the facility including its long-term viability and parity with other sites.

Parity:

While it's understood that each school facility and community are always going to be unique it is just as critical that SYSD is keenly interested in establishing an environment of facility parity from campus to campus. Parity is not equality. SYSD's schools were constructed over many years. There is no way, short of demolishing everything and starting over, that SYSD would achieve facility "equality" and even then, there would be challenges of enrollment and instructional program equality.

Instead, SYSD's guiding principle of parity seeks to create facility environments that are equally responsive to the instructional needs of each school site. The goal is that each SYSD teacher and school site staff member would find similar facility 'tools' to perform their professionally appointed tasks from school site to school site. Likewise, a parent should perceive little, if any, change in the level, quality or upkeep of the school's physical environment from campus to campus throughout the district.

**Sustainability:**

SYSD has already taken a major step towards its facilities goal of an enhanced, sustainable environment. Renewable energy producing solar arrays are already installed at many SYSD sites. A robust sustainability plan will also include an increase in natural daylighting, the installation of reflective roofing, insulated glazing, and low off-gassing finish materials, along with a transition to energy efficient lighting, plumbing and HVAC equipment.

Site improvements will need to consider storm water retention, drought tolerant landscaping and smart irrigation clocks.

ENROLLMENT AND CAPACITY

Recent Enrollment:

While the SYSD Long Range Facilities Master Plan is not an exhaustive enrollment study, it does rely on both historical data and future projections for many of its recommendations.

The District's enrollment has been in a steady, slight decline over the past few years. The figures for the past few years are shown below. (Source: California Department of Education)

Academic Year	Total Enrolment	Cumulative Change
2014-2015	4,842	
2015-2016	4,808	-34
2016-2017	4,815	-27
2017-2018	4,733	-109
2018-2019	4,578	-264
2019-2020	4,475	-367

Future Projections:

Future enrollment projects are very much so dependent on many outside factors, such as the regional/national economy, immigration policy, housing starts, and interest rates. In October 2013, the San Diego Association of Government's published the following projections for the San Ysidro Elementary School attendance boundary for the age group served by SYSD:

Future Enrollment Projections:

Calendar Year	Population Age 5-14	Cumulative Change
2012	5,768	
2020	7,896	+2,128
2035	12,223	+6,455
2050	12,251	+6,483

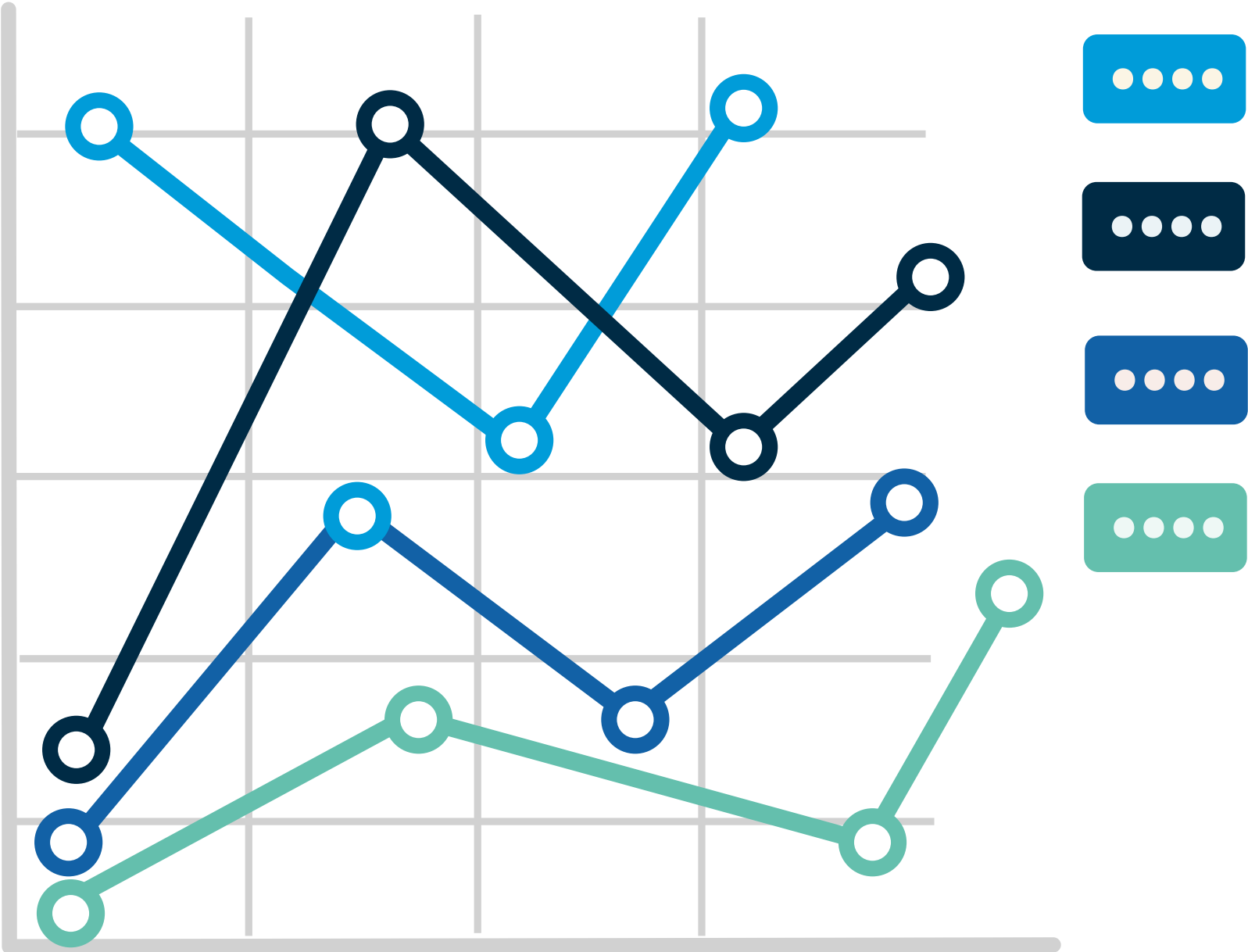
As the two tables show forecasts and projections do not always align with actual figures.

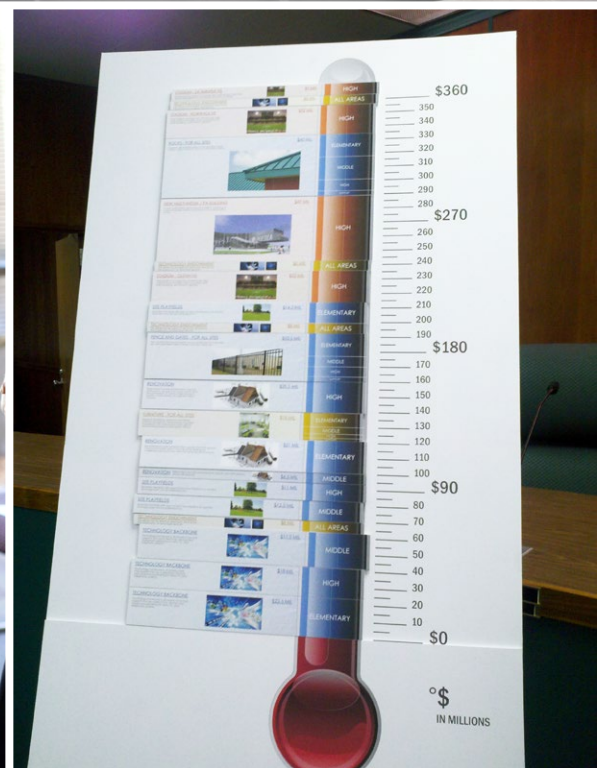
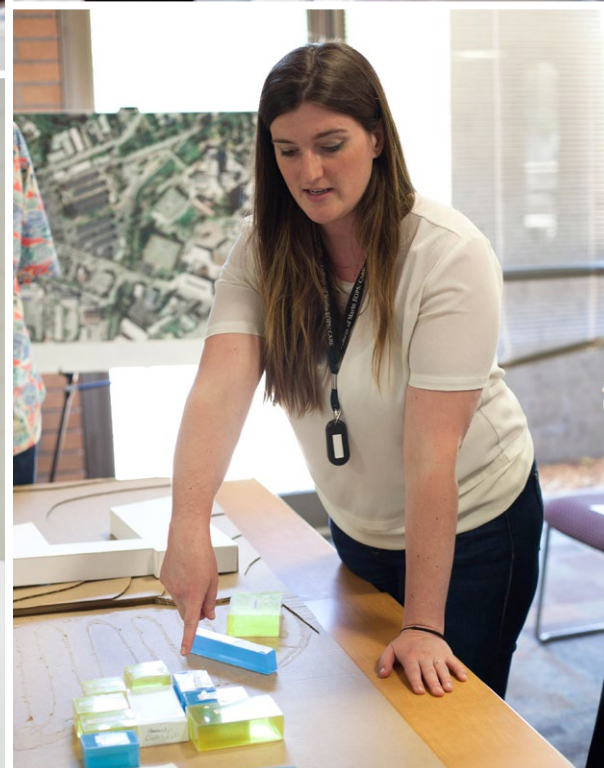
Current Facility Capacity:

Just as important as enrollment history and projections is the current capacity of each SYSD site. The table below shows the total capacity per school site with all teaching stations (classroom, labs, etc.) fully loaded.

School Site	2019-2020 Enrollment	Campus Capacity	'Open' Capacity
La Mirada	314	507	193
Ocean View Hills	932	1,111	179
Smythe	602	831	229
Sunset	594	708	114
Willow	760	914	154
San Ysidro MS	583	900	317
Vista Del Mar	385	582	197
SYSD Total	4,170	5,553	1,383







PROCESS/PARTICIPANTS

A Long Range Facilities Master Plan is often as much about process as product. The process for developing SYSD's 2021 LRFMP was a robust one.

Master Planning Consultant:

SYSD selected WLC Architects as the Master Planning consultant. In that role WLC was tasked with organizing the process, and setting standards for communications and graphics. The process was a collaborative one. SYSD and WLC met repeatedly throughout the development of the LRFMP. Ideas were exchanged. Site feedback was discussed and shared. Cost estimation standards were developed. Graphic formatting was shared and edited.

SYSD District Core Team:

Throughout the process WLC met with the District's Core Instructional, Facility and Maintenance Team. The input was invaluable to the process. This group fulfilled a unique role. The Core Team brought a district-wide perspective to the development of the LRFMP. ALSD is administrating and maintaining a "fleet of facilities". The SYSD Core Team's charge was to make sure that comprehensive instructional, facility and maintenance standards were adhered to in the discussions with each of the school sites.

School Site Input:

An important key to any LRFMP is obtaining input from each individual school site. This process was central to the development of the SYSD LRFMP as well. The team met multiple times with each of the school sites. The school sites were asked to consider facility 'remedies' that could be categorized as follows:

1. Build something that the school does not currently have
2. Renovate something that the school already has but needs upgrading or changing
3. Upgrade or change the school's site and grounds (parking lots and playfields)
4. Upgrade or change the school's furnishings and technology

Multiple meetings were held with each school. Input was received and then assigned to the remedial categories listed above.

The first meeting was with the Principal and select school site staff representatives. The purpose of this introductory session was to get a basic understanding of the most glaring facility needs. Attendees were given permission to 'speak freely'. Notes were taken. The intent of these sessions was to get unfiltered input from those SYSD staff members who know the site's facilities best. A school site aerial photo showing existing conditions was used as a conversation starter.

A second meeting was then held with the Principal, site staff and members of the school community. The purpose of these meetings was for the architects, now knowing more about each school's needs, to dialogue with a larger audience, gain additional feedback and discuss foreseeable facility trends. Again, attendees were given permission to 'speak freely' and give un-filtered input.

A third meeting, with the community at large, was conducted for each of the sites. The purpose of these meetings was to review and add to the input received at the previous sessions, but this time with a community perspective.

GENERAL RECOMMENDATIONS

The heart of the LRFMP is a series of specific, site by site recommendations for facility improvements. Those specific needs and projects are described in the chapters relating to each site later in this document. There are some district-wide themes, highlights and trends that emerged from the process. They are listed below under each type of improvement but in no particular priority:

Elementary Schools:

Buildings:

- Replacing portable buildings with permanent facilities
- Right-sizing kindergarten and transitional kindergarten to current enrollment
- Right-sizing multi-purpose rooms
- Right-sizing office space
- Energy efficient upgrades to lighting, HVAC, daylighting and glazing systems



Site Improvements:

- Improving 'curb appeal' (landscaping, fencing, and painting)
- Enhancing site security (single point of entry)
- Kindergarten playgrounds
- Playfield refurbishment including drainage and new irrigation technologies
- Development of fitness courses
- Additional parking and drop off lanes

Furniture/Technology:

- Consideration of more flexible furniture (group projects, more individualized instruction)
- Seamless access to desktop/handheld technology

Middle Schools:

Buildings:

- Replacing portable buildings with permanent facilities
- Expanding/Constructing/Upgrading science labs
- Energy efficient upgrades to lighting, HVAC, daylighting and glazing systems

Site Improvements:

- Improving 'curb appeal' (landscaping, fencing, and painting)
- Enhancing site security (single point of entry)
- Playfield drainage and irrigation technologies
- Development of fitness courses
- Additional parking and drop off lanes

Furniture/Technology:

- Consideration of more flexible furniture (group projects, more individualized instruction)
- Seamless access to desktop/handheld technology





TRENDING TOPICS

The universe of school facilities discussions changes regularly. Some topics fade while others emerge or ascend. In 2020 there are a few trending topics that no master plan can ignore. They include the following:

Sustainability:

The topic of sustainability as it relates to school facilities has been on the radar for well over a decade. In 2020 it remains so but now with some particularly acute challenges and some never-before possible solutions. In general the core principles of sustainability include the following:

- Decreasing the amount of energy that the facilities consume (primarily water and electricity)

- Employing materials that are less resource consuming (recycled and less volatile products)

- Enhancing the indoor environment (creating healthier learning environments)

There are many ways that these principles can be implemented and no two school districts approach them in the exact same way. Keenly specific to 2021 is the dual focus on climate change, therefore water resource management, and the availability of programs to provide for and produce electricity through site based solar power.

In keeping with the guiding principles of parity, evolution and maintenance, the 2021 SYSD LRFMP must consider these trending topics on a district-wide basis.



Technology:

Since the introduction of the personal computer into the instructional toolkit of California public schools back in the late 1980's districts have struggled with the topic of their installation, application, and maintenance. The first hurdle was connectivity. Creating pathways to connect computers to each other, to the district, and to the internet was the central focus. Next came the long process of determining how these devices should be used.

In 2021 the focus has shifted to a more robust inclusion in everyday instruction. The days of visiting the computer lab are gone forever. The devices need to be in the hands of the users (both teachers and students)...everywhere and anywhere within the school. The availability of these tools and their connectivity has brought with it, today's challenge of band width, wireless access, and device provision/replacement.

In keeping with the guiding principles of parity, evolution and maintenance, the 2021 SYSD LRFMP must consider these trending topics on a district-wide basis.

School Safety and Security:

While incidents of school safety failures are still incredibly rare increased media attention has made school districts and the general public acutely aware of the inherent vulnerability (both real and perceived) that confronts the typical public school facility on a daily basis. In 2021 no LRFMP is complete without addressing this important topic.

America's schools have traditionally been open to the public. Volunteers, parents and the general public have been welcome on campus wherever and whenever they have the time to help. That sense of openness is evolving. Schools are now looking to ensure that once the school day begins there is just one, securable 'single point of entry'. At many schools this is simple, operational task, while at other sites it may require fencing, locks or even a complete campus re-organization.

Other trending security solutions include the implementation of a VMS (visitor management system) and/or an access control system (electronic card reading locks) in order to assist school based staff with controlling who is on campus or in implementing a 'lock down'.

In keeping with the guiding principles of parity, evolution and maintenance, the 2021 SYSD LRFMP must consider these trending topics on a district-wide basis.



21st Century Learning Environments:

The typical public school classroom has remained more or less unchanged for the last 100 years. An instructor lectures to, questions, and tests the same cohesive group of 30+ students on a daily basis. In 2021 much of that model is being challenged. The 'sage on the stage' curriculum delivery format is giving way to more individually focused instruction. Rote memorization is evolving into project based instruction highlighted by concept based problem solving. Small group instructional assignments are becoming the norm throughout the typical school day. Even the standard 960 square foot California classroom is being challenged.

Solutions to these challenges vary from school district to school district based on the age of the facilities, their layout, class sizes and student body makeup. One size most certainly will not fit all.

Two things are certain. First, as technology devices become more portable and access to information becomes more omnipresent the instructional modality will also need to evolve. Second, there is probably no way to tear down and reconstruct every instructional space in the school district. Instead solutions will naturally come from an evolutionary remodeling of the existing classrooms, shops and labs. Walls may come down, doors may be opened up, small group zones may be introduced and in-classroom centers will almost certainly become the norm. The 'front' of the classroom will become less discernable as instruction and learning evolve to a point where then can happen anywhere and everywhere.

In keeping with the guiding principles of parity, evolution and maintenance, the 2021 SYSD LRFMP must consider these trending topics on a district-wide basis.

SITE BY SITE MASTER PLANNING

The LRFMP encompasses every site within the San Ysidro School District. This includes all school and support sites. While the master plan is indeed a 'master' plan, each site has a dedicated 'chapter' within the document. Each chapter includes the following information.

Site Description:

The school/site's general information including location, address, mascot, colors and administration and visioning are listed.

The school/site's existing layout is described in narrative form. This narrative describes the type of the school's construction and gives an overview of the school's initial construction and recent renovation history.

A black and white aerial photo is included. This photo shows the existing conditions at the time of the LRFMP's preparation.

Anticipated New Additions/Renovations:

A narrative is included which summarizes the anticipated improvements at the school/site. This narrative is a synopsis of the input received from the community, site and district staff. It is not a verbatim list of all of the suggestions made. A more comprehensive list of the various committee's input can be found in the LRFMP appendix.



Master Plan Site Diagram:

A full color aerial photo is included. This photo is overlaid with 'proposed actions' shown in diagrammatic form. A legend is included but the numbering is not a priority ranking of the proposed actions.

The diagrams are not specific design solutions but are easy to understand. Each of main improvement categories are covered including new construction, renovation, site improvements, furniture and technology.

New Construction elements are shown in yellow and they are depicted in relative scale to the existing facilities. Locations for these new facilities are not completely arbitrary but they are also not a fully vetted 'design' for each suggested additions.

Renovation scope is shown in red. Within each existing building outline a number corresponds to the legend where the scope of the renovation is summarized. Again, this is not a design and there is little doubt that certain scope will need to be added, or deleted, as time passes and designs develop.

Site Improvements are highlighted. Numbers in the fields and parking lots correspond to the legend where the scope of the site work is summarized. As with new buildings the diagram is only a suggestion of where these site improvements might occur. An eventual design process will provide further clarity.

Furniture/Technology is highlighted. As with the renovation category, a number appears in the outline of each building. The number corresponds to the legend where the scope of the improvement is more fully described.

LEGEND

- A** ADMINISTRATION
- C** CLASSROOMS
- L** LIBRARY / MEDIA CENTER
- M** MPR / CAFETERIA
- S** SHADE STRUCTURE
- K** KINDERGARTEN

-  DEMOLITION
-  SITE IMPROVEMENTS: HARDSCAPE
-  PROPOSED ADDITIONS
-  PLAY EQUIPMENT
-  SHADE STRUCTURES
-  SOLAR PANELS
-  MAIN ENTRANCE
-  RENOVATION - HIGH
-  RENOVATION - MID
-  RENOVATION - LOW

 PRESCHOOL &
CHILD DEVELOPMENT CENTER
SAN YSIDRO SCHOOL DISTRICT

Evening	Preschool	of	F
	Tu	days	
May 21 & 22		Jun	
4:30 p.m.		6:00	



STOP

↑

↓



Preschool & Child Development Center





PRESCHOOL & CHILD DEVELOPMENT CENTER

Phone: (619) 428-2352 | Fax: (619) 428-1393
1880 Smythe Avenue, San Ysidro, CA 92173

Director of Child Development: Lorena Varela-Reed

Grades: Pre-Kindergarten

Enrollment: N/A

Constructed: 1991

Colors: N/A

Mascot: N/A

Campus Description:

The Child Development Center is a one-story portable building complex. The 2.0-acre property is essentially level with a slight grade from east down to west. The property is bordered by single-family housing on the south, east and west, and Smythe Elementary School on the north.

Being a district Pre-K facility, the complex is not eligible for the State funding.

New Construction Input:

No new construction anticipated.

Renovation Input:

Relocate and reconfigure entire CDC facility within the La Mirada ES Campus.

Renovate existing LMES classrooms into age appropriate spaces with interior restrooms.

Develop/remodel existing Office space into a dedicated CDC office.

Site Work Input:

Security fencing to isolate CDC from LMES.

New age-appropriate playground equipment and surfacing.

Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
⊘	DEMOLITION
■	SITE IMPROVEMENTS: HARDSCAPE
■	PROPOSED ADDITIONS
■	PLAY EQUIPMENT
■	SHADE STRUCTURES
■	SOLAR PANELS
←	MAIN ENTRANCE
■	RENOVATION - HIGH
■	RENOVATION - MID
■	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION
NCO NONE

R REMODEL EXISTING BUILDINGS
RO NONE

S SITE IMPROVEMENTS
SO NONE

FET FURNITURE, EQUIPMENT, TECHNOLOGY
FETO NONE



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EVENT

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WELCOME
LA MIRADA ELEMENTARY
Home of The Eagles

NO

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La Mirada Elementary School





LA MIRADA ELEMENTARY SCHOOL

Phone: (619) 428-4424 | Fax: (619) 662-7609
222 Avenida De La Mirada, San Ysidro, CA 92173

Principal: Laura English
Grades: K-6
Enrollment: 424
Constructed: 1973
Modernized: 2008
Colors: Blue / Gold
Mascot: Eagles

Campus Description:

La Mirada Elementary School is one of the oldest schools in the district. It is the sister school to Smythe Elementary School. The 10-acre property is essentially level. The property is bordered by single-family housing on all four sides. The Colonel Irving Salomon San Ysidro Community Activity Center sits at the northeast corner of the campus.

The campus is all single story. The stucco clad buildings are entirely wood framed. The core school is a modified 'finger' plan configuration with buildings in long rows having true north/south orientation. The buildings are all low sloped built-up roofing. There are a limited number of portable classrooms located at the northwest corner of the campus.

The entire campus went through a renovation/modernization update in 2018. That project replaced interior finishes, casework, lighting, HVAC and furnishings. However, the school's kitchen was not upgraded.

New Construction Input:

Construct/Expand the School Office to create a single point of entry and to make additional space for a relocated CDC.

Construct a new Classroom Pod to replace existing portables.

Renovation Input:

Renovate the eastern wing of the school into the SYSD CDC facility.

Renovate the Kitchen with new finishes and equipment.

Selective roofing replacement.

Site Work Input:

Reconfigure site fencing to allow for a more secure single point of entry.

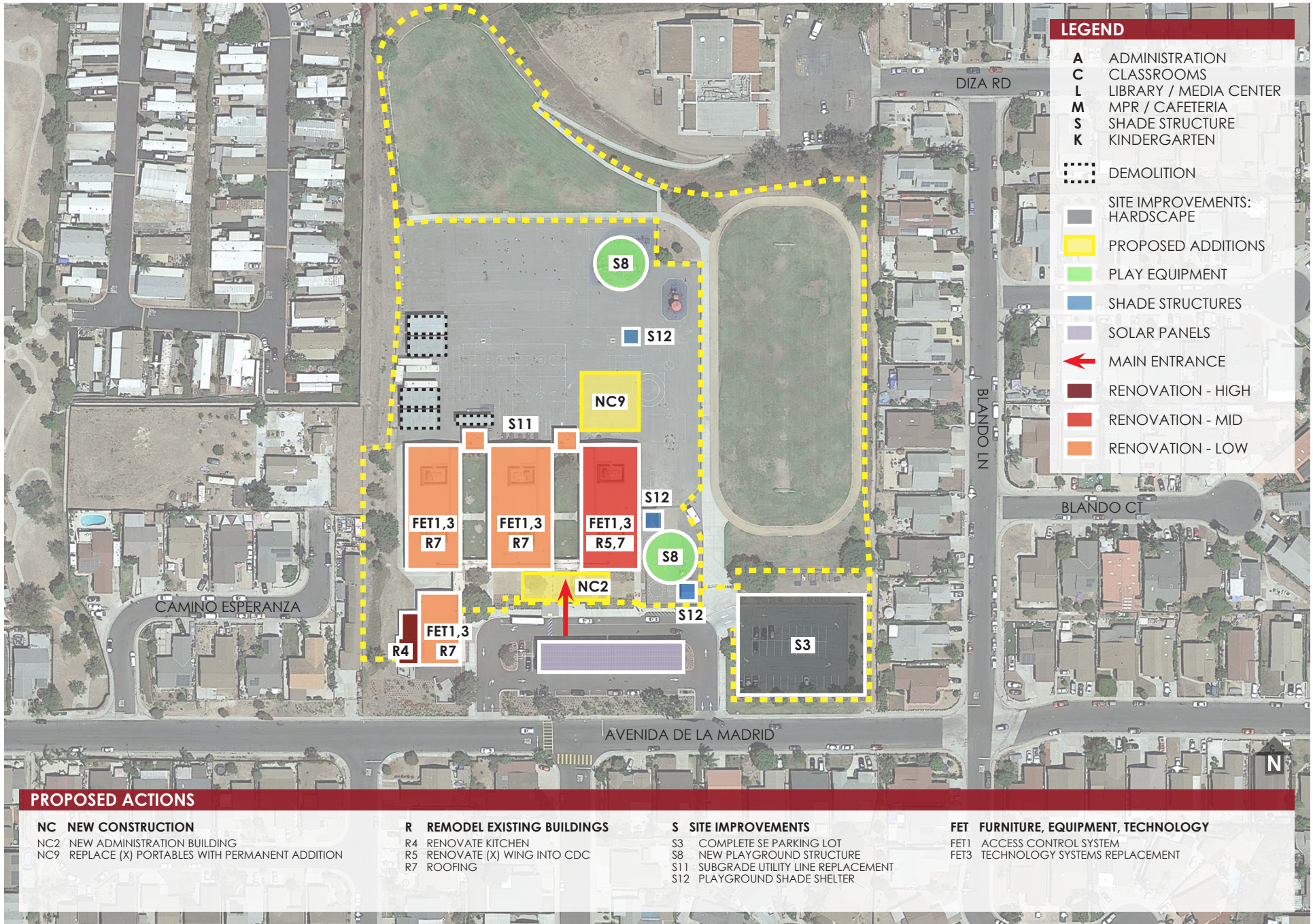
Replace existing play equipment and surfacing.

Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
	DEMOLITION
	SITE IMPROVEMENTS: HARDSCAPE
	PROPOSED ADDITIONS
	PLAY EQUIPMENT
	SHADE STRUCTURES
	SOLAR PANELS
	MAIN ENTRANCE
	RENOVATION - HIGH
	RENOVATION - MID
	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION

- NC2 NEW ADMINISTRATION BUILDING
- NC9 REPLACE (X) PORTABLES WITH PERMANENT ADDITION

R REMODEL EXISTING BUILDINGS

- R4 RENOVATE KITCHEN
- R5 RENOVATE (X) WING INTO CDC
- R7 ROOFING

S SITE IMPROVEMENTS

- S3 COMPLETE SE PARKING LOT
- S8 NEW PLAYGROUND STRUCTURE
- S11 SUBGRADE UTILITY LINE REPLACEMENT
- S12 PLAYGROUND SHADE SHELTER

FET FURNITURE, EQUIPMENT, TECHNOLOGY

- FET1 ACCESS CONTROL SYSTEM
- FET3 TECHNOLOGY SYSTEMS REPLACEMENT



OCEAN VIEW HILLS
SCHOOL
4917 DEL SOL BOULEVARD



Ocean View Hills Elementary School



OCEAN VIEW HILLS ELEMENTARY SCHOOL

Phone: (619) 661-0457 | Fax: (619) 710-0280
4919 Del Sol Boulevard, San Diego, CA 92154

Principal: Consuelo Carranza

Grades: K-6

Enrollment: 737

Constructed: 2006

Colors: Blue / Teal

Mascot: Dolphins

Campus Description:

Ocean View Hills Elementary School is one of the newest schools in the district. The 14-acre property is essentially level. The campus is bordered by single family residential on the north, multi-family residential on the east, a new city park on the south, and Willow School on the west.

The campus was all built at one time and entirely made up of wood framed, single-story permanent buildings. The stucco clad buildings feature a mix of flat and pitched metal roofing. A single row of portable classrooms sits in the southwest corner of the building complex. Another cluster of five portables sits in the southeast corner by the kindergarten playground.

Being less than 25 years old the entire campus is not yet eligible for the State's modernization program.

New Construction Input:

Construct a new Classroom Wing (Pod) to replace existing portable classrooms.

Renovation Input:

Selective HVAC unit replacement

Selective roofing replacement.

Site Work Input:

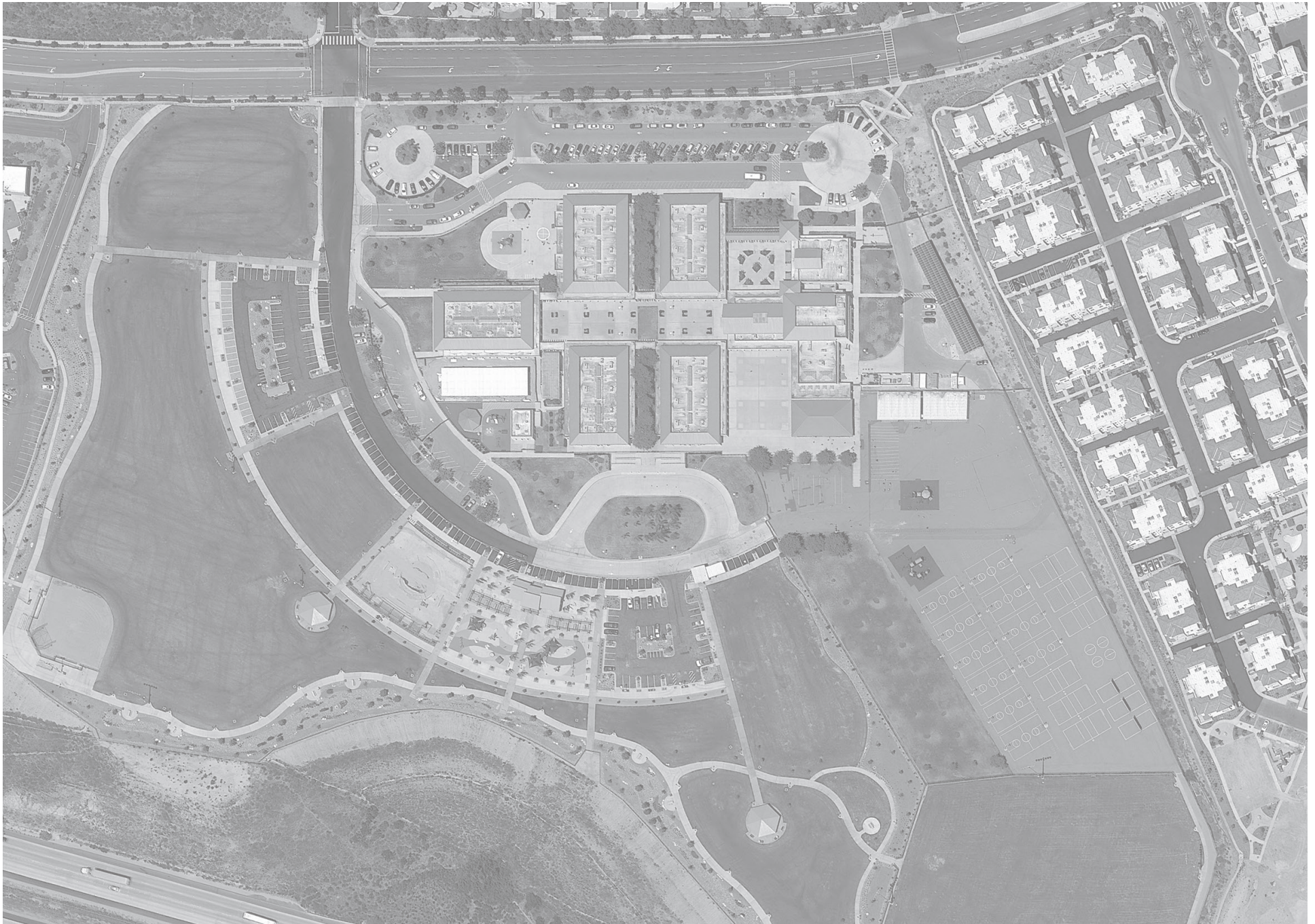
Replace existing play equipment and surfacing.

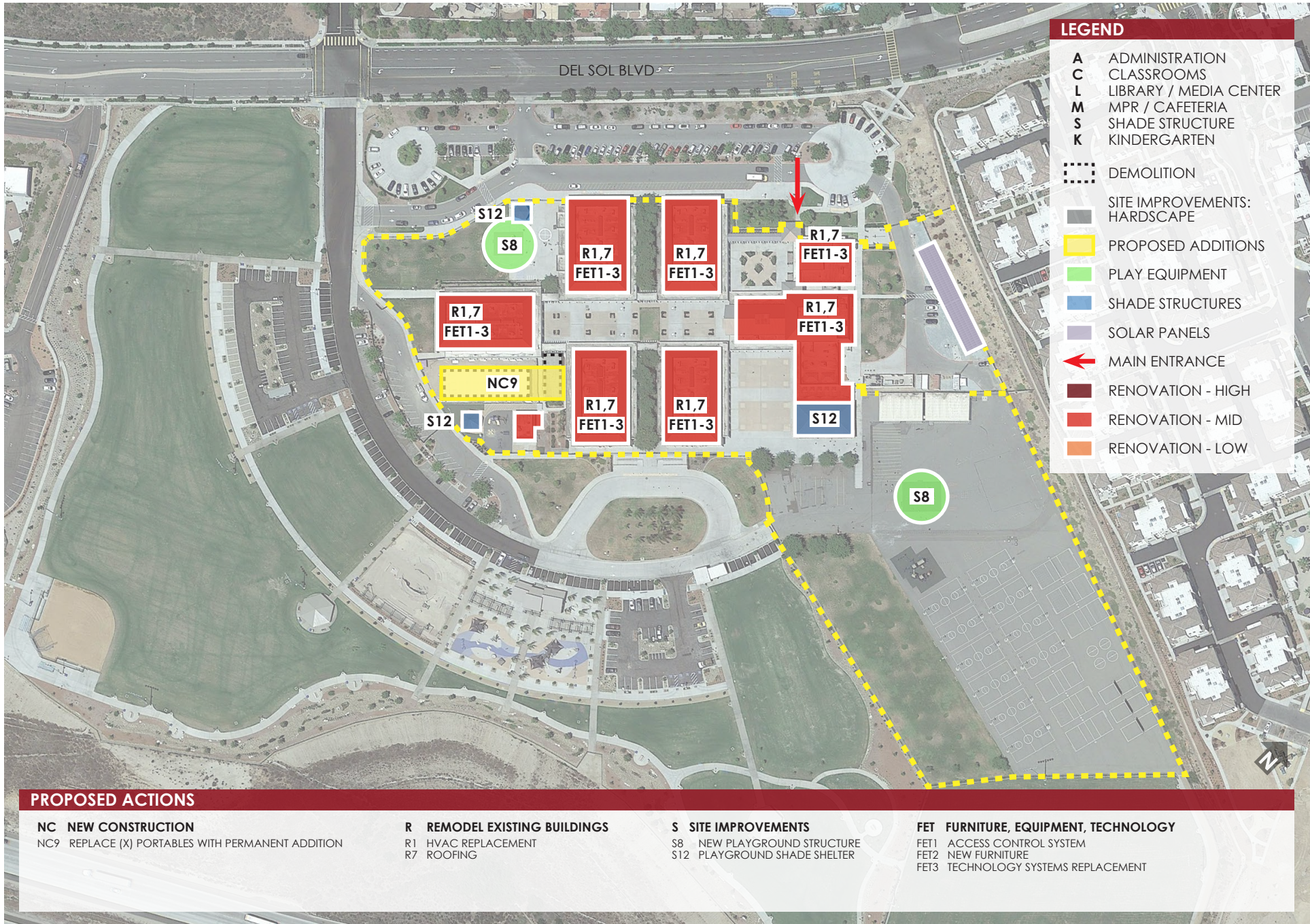
Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.







CALIFORNIA STATE UNIVERSITY
Dominguez Hills
#CYSUdominguez

NO

Black Lives Matter
619.298.4111

THE UNIVERSITY OF CALIFORNIA
Dominguez Hills

Smythe Elementary School





SMYTHE ELEMENTARY SCHOOL

Phone: (619) 428-4447 | Fax: (619) 662-7610
1880 Smythe Avenue, San Ysidro, CA 92173

Principal: Russell Little
Grades: K-6
Enrollment: 706
Constructed: 1971
Modernized: 2008
Colors: Green / Yellow
Mascot: Mighty Dragons

Campus Description:

Smythe Elementary School is one of the oldest schools in the district. It is the sister school to La Mirada Elementary School. The 10-acre property is essentially level with a gentle slope from south down to north. The property is bordered by single-family housing on the east, the Vista Terrace park and pool on the west, SYSD's Child Development Center on the south, and undeveloped open space on the north.

The campus is all single story. The stucco clad buildings are all wood framed, and were all built at one time, except for a four-classroom cluster which was added to the north of each original classroom wing. The core school is a modified 'finger' plan configuration with buildings in long rows having true north/south orientation. The buildings are all low sloped built-up roofing. There are a limited number of portable classrooms located on the west edge of the campus.

The entire campus went through a renovation/modernization update in 2018. That project replaced interior finishes, casework, lighting, HVAC and furnishings.

New Construction Input:

Construct/Expand the School Office to create a single point of entry.

Renovation Input:

Renovate the Kitchen with new finishes and equipment.

Selective roofing replacement.

Site Work Input:

Reconfigure site fencing to allow for a more secure single point of entry.

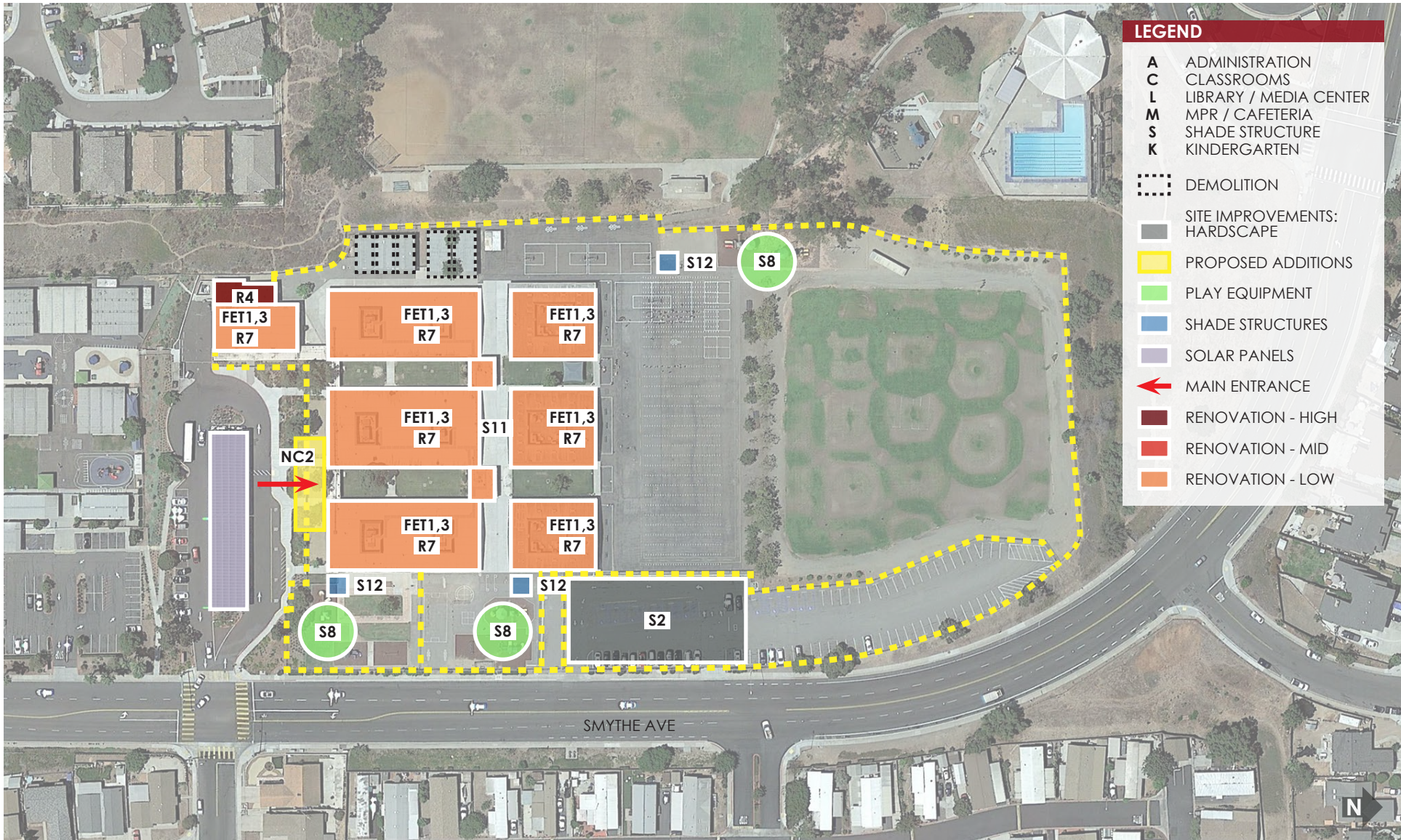
Replace existing play equipment and surfacing.

Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
⋯	DEMOLITION
■	SITE IMPROVEMENTS: HARDSCAPE
■	PROPOSED ADDITIONS
■	PLAY EQUIPMENT
■	SHADE STRUCTURES
■	SOLAR PANELS
←	MAIN ENTRANCE
■	RENOVATION - HIGH
■	RENOVATION - MID
■	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION

NC2 NEW ADMINISTRATION BUILDING

R REMODEL EXISTING BUILDINGS

R4 RENOVATE KITCHEN
R7 ROOFING

S SITE IMPROVEMENTS

S2 COMPLETE NE PARKING LOT
S8 NEW PLAYGROUND STRUCTURE
S11 SUBGRADE UTILITY LINE REPLACEMENT
S12 PLAYGROUND SHADE SHELTER

FET FURNITURE, EQUIPMENT, TECHNOLOGY

FET1 ACCESS CONTROL SYSTEM
FET3 TECHNOLOGY SYSTEMS REPLACEMENT

SUNSET ELEMENTARY

SUNSET school

COMPUTER SCIENCE
IMMERSION
BY CODE TO THE FUTURE

the y
POR LA INNOVACIÓN DE AMERICA Y EL MUNDO
POR UNA EDUCACIÓN DE CALIDAD
POR LA RESPONSABILIDAD SOCIAL

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FOR SOCIAL RESPONSIBILITY

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San Ysidro
LEAP

Sunset Elementary School





SUNSET ELEMENTARY SCHOOL

Phone: (619) 428-1148 | Fax: (619) 428-0065
3825 Sunset Lane, San Ysidro, CA 92173

Principal: Efrain Burciaga

Grades: K-6

Enrollment: 723

Constructed: 2002

Colors: Orange

Mascot: Mighty Lions



Campus Description:

Sunset Elementary School is of a median age relative to other SYSD schools. The 6-acre property slopes gradually from the east down to west. The campus is bordered by a mix of existing single family residential on all four sides. Public streets directly adjoin the campus on the north, east and west sides. The property has extremely limited on campus parking.

The permanent buildings are a mix of single and two story, wood framed structures arranged in a L-shaped design. The elbow houses the Office, Media Center and MPR/Kitchen. The stucco clad, mission-style buildings are a mixture of low sloped and mansard framed built-up roofing. There are no portable buildings on the campus. A single-story, freestanding Child Development center sits to the west of the permanent core.

Being less than 25 years old the entire campus is not yet eligible for the State's modernization program.

New Construction Input:

No new construction anticipated.

Renovation Input:

Reconfigure front office for a more secure single point of entry.

Renovate the Kitchen with new finishes and equipment.

Selective HVAC unit replacement.

Selective roofing replacement.

Site Work Input:

Replace existing play equipment and surfacing.

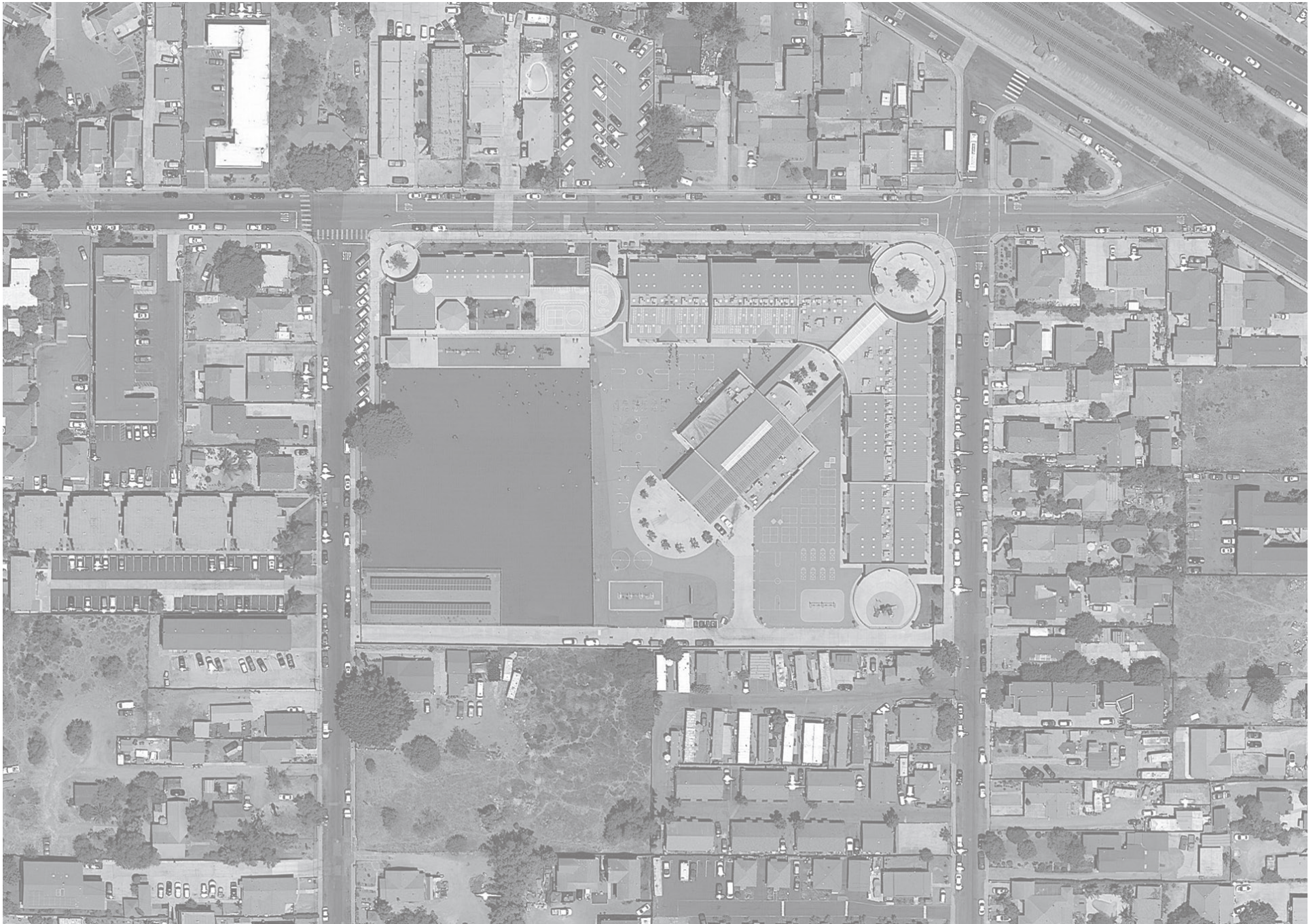
Construct new staff parking lot along south property line.

Furniture/Technology Input:

Security Access Control System.

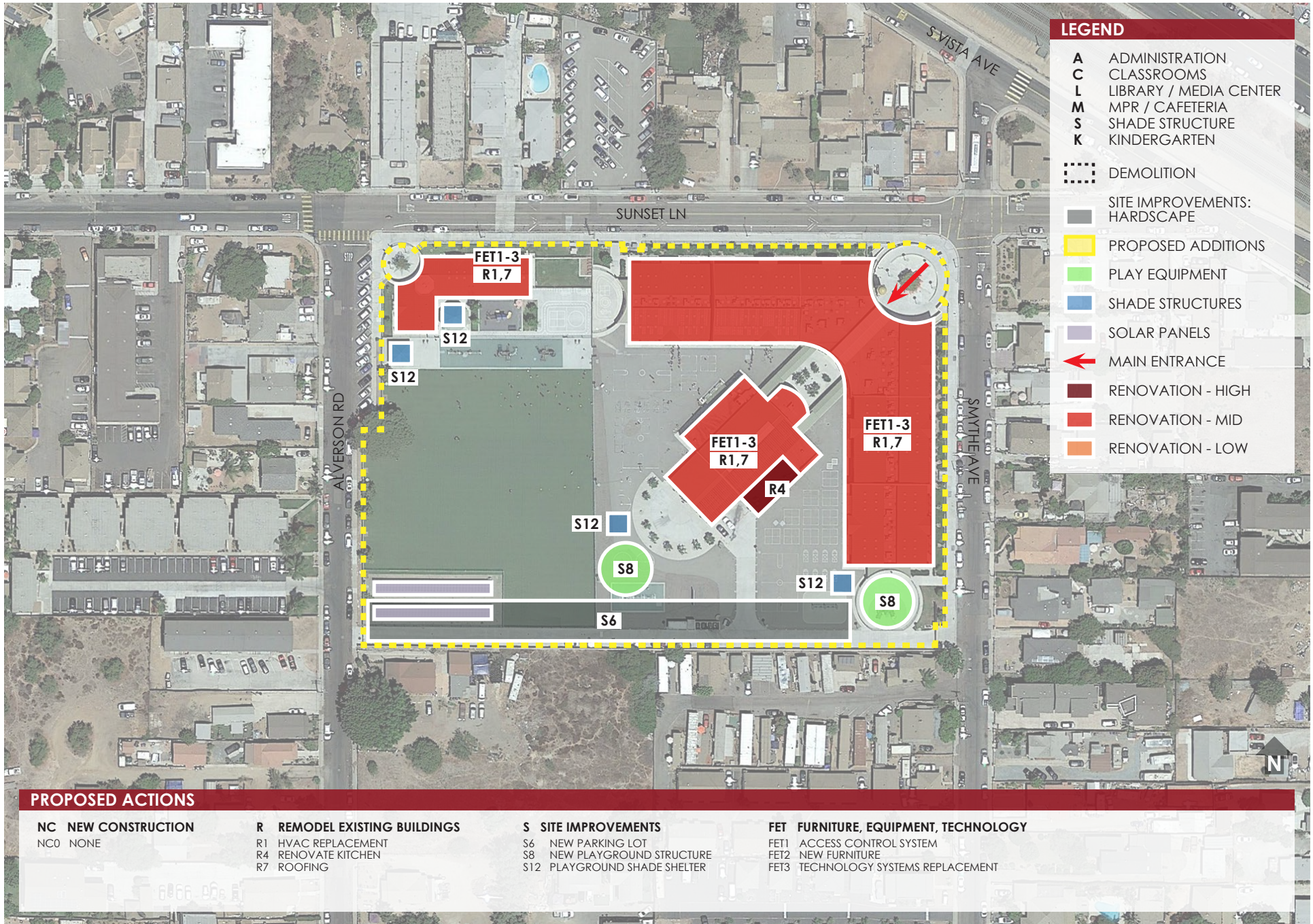
Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.



Existing Campus





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
⋯	DEMOLITION
■	SITE IMPROVEMENTS: HARDSCAPE
▭	PROPOSED ADDITIONS
■	PLAY EQUIPMENT
■	SHADE STRUCTURES
■	SOLAR PANELS
←	MAIN ENTRANCE
■	RENOVATION - HIGH
■	RENOVATION - MID
■	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION
 NCO NONE

R REMODEL EXISTING BUILDINGS
 R1 HVAC REPLACEMENT
 R4 RENOVATE KITCHEN
 R7 ROOFING

S SITE IMPROVEMENTS
 S6 NEW PARKING LOT
 S8 NEW PLAYGROUND STRUCTURE
 S12 PLAYGROUND SHADE SHELTER

FET FURNITURE, EQUIPMENT, TECHNOLOGY
 FET1 ACCESS CONTROL SYSTEM
 FET2 NEW FURNITURE
 FET3 TECHNOLOGY SYSTEMS REPLACEMENT



WILLOW

226
Willow Rd



Willow Elementary School





WILLOW ELEMENTARY SCHOOL

Phone: (619) 428-2231 | Fax: (619) 428-4932
226 Willow Road, San Ysidro, CA 92173

Principal: Manuel Bojorquez

Grades: K-8

Enrollment: 842

Constructed: 2010

Colors: Blue / Gold

Mascot: Road Runners

Campus Description:

Willow School is one of the newest schools in the District. The 9-acre property slopes gently from the south down to the north. Multi-family residential borders the property on the south and west sides. The 5 and 805 freeway 'merge' borders the parcel on the north and east. Public street access is limited to the south and east sides.

The permanent buildings are a mixture single and two story, wood-framed and concrete masonry structures arranged in a courtyard design. Two story classrooms wings are accessed from the central courtyard. The Office, Library and MPR/Kitchen buildings form the public face of the courtyard cluster. Roofs are a mixture of sloped metal and 'flat' built-up roofing. There are no portable classrooms on the campus.

Being less than 25 years old the entire campus is not yet eligible for the State's modernization program.

New Construction Input:

Construct a new permanent student restroom building at rear playground.

Renovation Input:

Selective HVAC unit replacement.

Selective roofing replacement.

Site Work Input:

Replace existing play equipment and surfacing.

Selective perimeter fencing upgrades.

Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.



Existing Campus





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
[Dashed Box]	DEMOLITION
[Grey Box]	SITE IMPROVEMENTS: HARDSCAPE
[Yellow Box]	PROPOSED ADDITIONS
[Green Box]	PLAY EQUIPMENT
[Blue Box]	SHADE STRUCTURES
[Purple Box]	SOLAR PANELS
[Red Arrow]	MAIN ENTRANCE
[Dark Red Box]	RENOVATION - HIGH
[Red Box]	RENOVATION - MID
[Orange Box]	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION

NC7 NEW PLAYGROUND RESTROOM BUILDING

R REMODEL EXISTING BUILDINGS

R1 HVAC REPLACEMENT
R7 ROOFING

S SITE IMPROVEMENTS

S8 NEW PLAYGROUND STRUCTURE
S12 PLAYGROUND SHADE SHELTER

FET FURNITURE, EQUIPMENT, TECHNOLOGY

FET1 ACCESS CONTROL SYSTEM
FET2 NEW FURNITURE
FET3 TECHNOLOGY SYSTEMS REPLACEMENT



San Ysidro Middle School



SAN YSIDRO MIDDLE SCHOOL

Phone: (619) 428-5551 | Fax: (619) 690-2837
4345 Otay Mesa Road, San Ysidro, CA 92173

Principal: Maria Rodriguez

Grades: 7-8

Enrollment: 515

Constructed: 1978

MPR Constructed: 2000

Colors: Maroon / Gold

Mascot: Vikings



Campus Description:

San Ysidro Middle School is one of the oldest schools in the District. The 20-acre property slopes significantly from north down to south, however the campus buildings, parking and fields sit on a single level plateau surrounded by slopes. Open space borders the school on the north and east sides. Single family residential borders the school on the south. The SYSD District Office and San Ysidro Adult School are across the street on the west. The lone public street access is from a driveway in the northwest corner of the parcel.

Much of the permanent campus was built at one time and is made up all single story, wood framed buildings. These stucco clad original buildings are a modified 'finger' plan oriented in the east-west direction. They feature built-up 'flat' roofs and surround a central outdoor gathering space. A new, single story MPR Building was added many years later, in the northeast corner of the building cluster. A single portable classroom building is located on the east side of the building cluster.

The entire campus is currently eligible for the State of California's Modernization program.

New Construction Input:

No new construction anticipated.

Renovation Input:

Complete modernization anticipated (new finishes, cabinetry, etc.).

Relocate school office to the front of the campus.

Roofing: All built-up roofing needs to be replaced.

HVAC: Complete modernization/replacement.

Plumbing: Complete modernization/replacement.

Fire Alarm: Complete modernization/replacement.

Electrical: Complete modernization/replacement (lighting, power, low voltage).

Site Work Input:

Reconfigure site fencing to allow for a more secure single point of entry or consider relocating front office from center of campus.

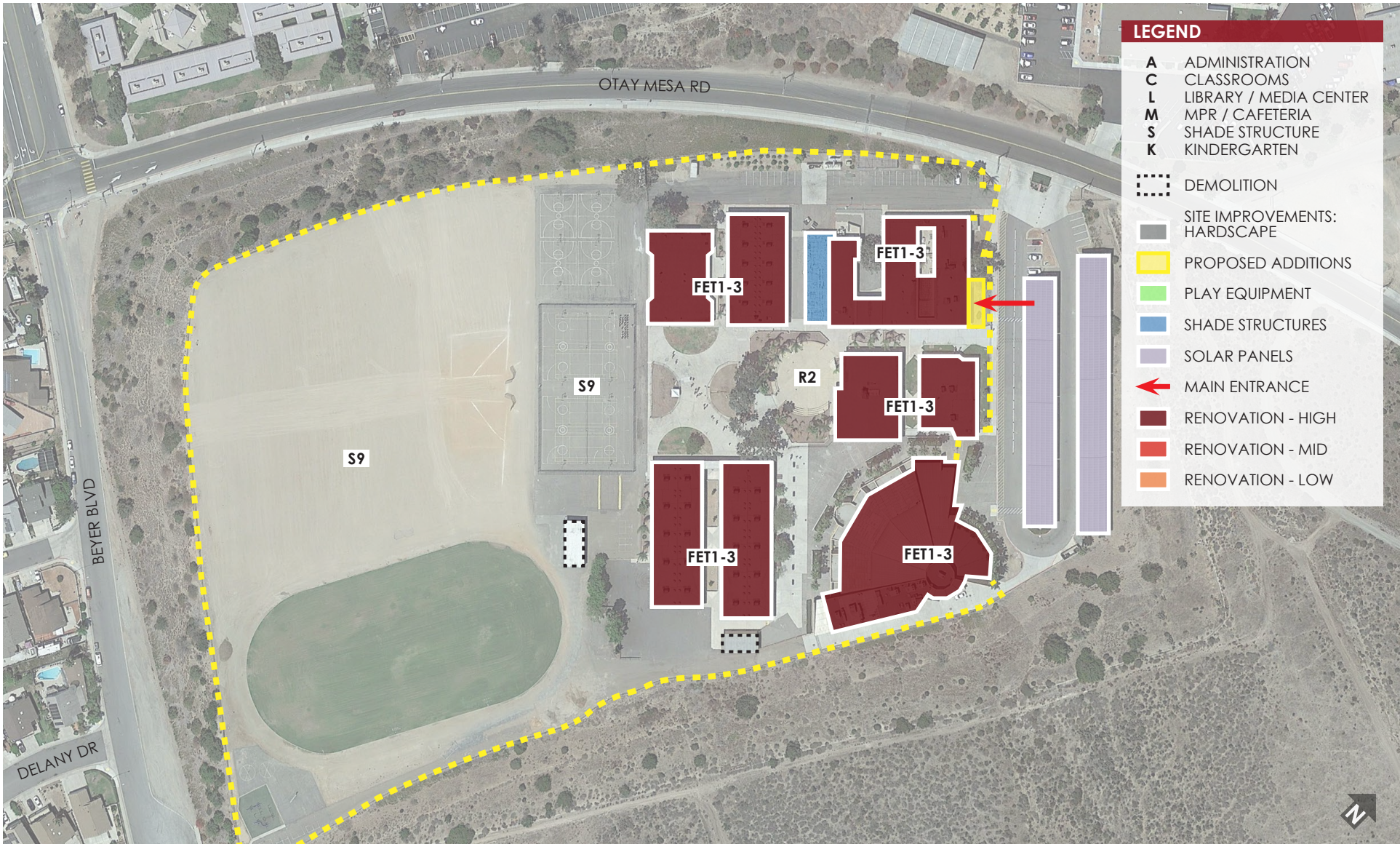
Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.





LEGEND

- A** ADMINISTRATION
- C** CLASSROOMS
- L** LIBRARY / MEDIA CENTER
- M** MPR / CAFETERIA
- S** SHADE STRUCTURE
- K** KINDERGARTEN

- DEMOLITION
- SITE IMPROVEMENTS: HARDSCAPE
- PROPOSED ADDITIONS
- PLAY EQUIPMENT
- SHADE STRUCTURES
- SOLAR PANELS
- MAIN ENTRANCE
- RENOVATION - HIGH
- RENOVATION - MID
- RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION
 NCO NONE

R REMODEL EXISTING BUILDINGS
 R2 MODERNIZE ENTIRE CAMPUS

S SITE IMPROVEMENTS
 S9 REFURBISH PLAYFIELDS

FET FURNITURE, EQUIPMENT, TECHNOLOGY
 FET1 ACCESS CONTROL SYSTEM
 FET2 NEW FURNITURE
 FET3 TECHNOLOGY SYSTEMS REPLACEMENT



Vista Del Mar Middle School





VISTA DEL MAR MIDDLE SCHOOL

Phone: (619) 661-6753 | Fax: (619) 690-7556
4885 Del Sol Boulevard, San Diego, CA 92154

Principal: Irene Herrera-Cevallos

Grades: 7-8

Enrollment: 425

Constructed: 2012

Colors: Blue / White

Mascot: Sharks



Campus Description:

Vista Del Mar Middle School is the newest school in the District. The school was originally designed and constructed as an elementary school. The 12-acre property slopes gradually from northeast down to southwest and then drops off rapidly to border the 905 freeway. Open space borders the school property on the north, west and south sides. Ocean View Hills School and a newly constructed city park adjoin the school on the east. The lone public street access is from the north side of the parcel.

The permanent campus was all built at one time and is a mix of single and two story, wood and steel and framed buildings. The program spaces form a "Y" shaped grouping with the Office and Library at the center. A single-story classroom cluster, originally built to house kindergarten, sits at the north end of the "Y". Twin, two-story, single loaded classroom buildings form the west side of the "Y". The MPR/Kitchen form the bottom of the "Y". There is a single portable building in the SW corner of the campus which houses PE Locker Rooms.

Being less than 25 years old the entire campus is not yet eligible for the State's modernization program.

New Construction Input:

Construct a new, permanent PE Locker Building.

Renovation Input:

Reconfigure front office for a more secure single point of entry.

Selective HVAC unit replacement.

Selective roofing replacement.

Site Work Input:

Remove and reconfigure original Kindergarten playground.

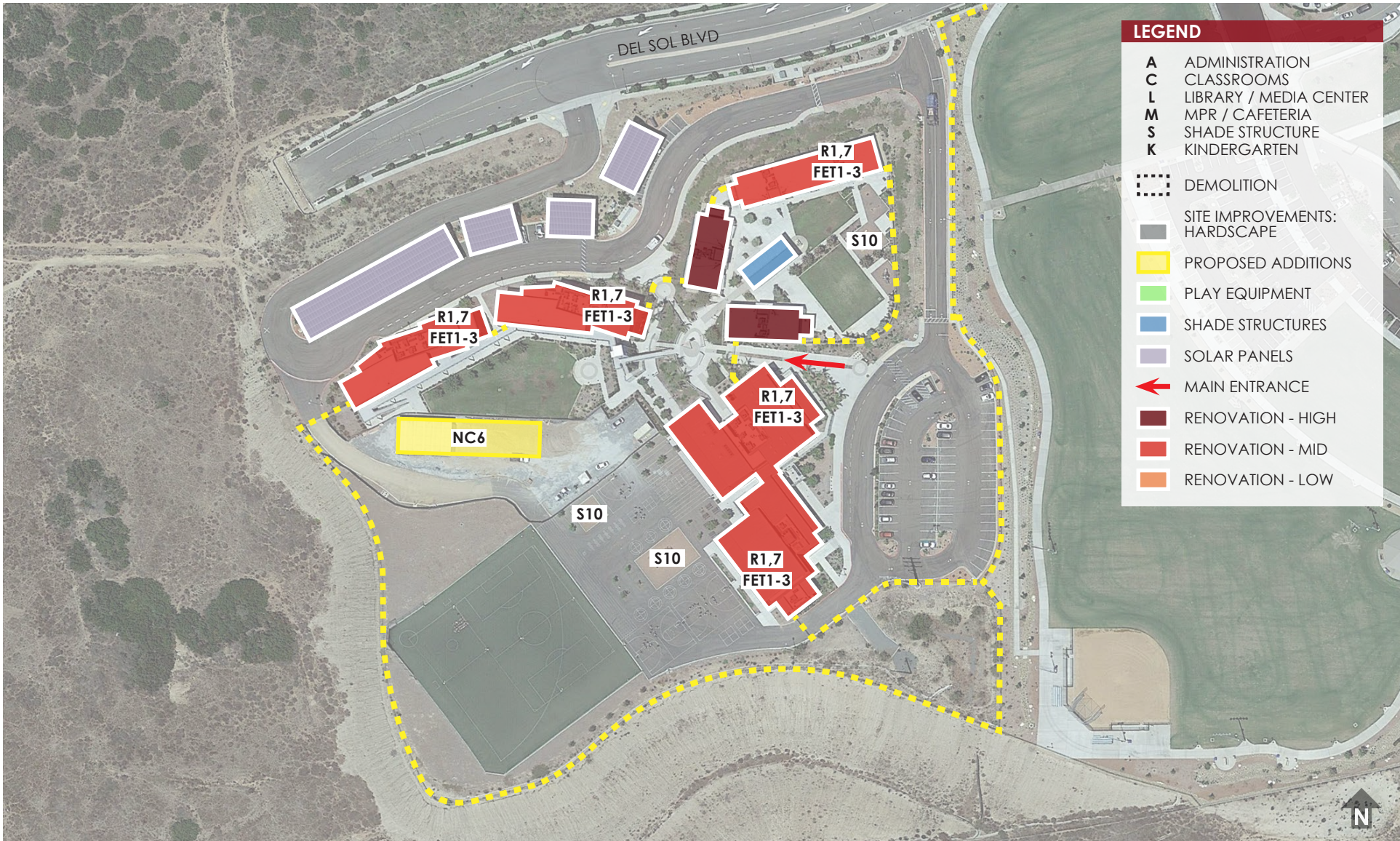
Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

Replace existing classroom furniture with more flexible models.





LEGEND	
A	ADMINISTRATION
C	CLASSROOMS
L	LIBRARY / MEDIA CENTER
M	MPR / CAFETERIA
S	SHADE STRUCTURE
K	KINDERGARTEN
[Dashed Box]	DEMOLITION
[Grey Box]	SITE IMPROVEMENTS: HARDSCAPE
[Yellow Box]	PROPOSED ADDITIONS
[Green Box]	PLAY EQUIPMENT
[Blue Box]	SHADE STRUCTURES
[Purple Box]	SOLAR PANELS
[Red Arrow]	MAIN ENTRANCE
[Dark Red Box]	RENOVATION - HIGH
[Red Box]	RENOVATION - MID
[Orange Box]	RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION
 NC6 NEW PE LOCKER ROOMS

R REMODEL EXISTING BUILDINGS
 R1 HVAC REPLACEMENT
 R6 RENOVATE (X) WING INTO SCIENCE LABS
 R7 ROOFING

S SITE IMPROVEMENTS
 S10 REMOVE EXISTING ELEMENTARY LEVEL PLAYGROUNDS

FET FURNITURE, EQUIPMENT, TECHNOLOGY
 FET1 ACCESS CONTROL SYSTEM
 FET2 NEW FURNITURE
 FET3 TECHNOLOGY SYSTEMS REPLACEMENT



The Beyer Site



THE BEYER SITE

Phone: (619) N/A | Fax: N/A
East Beyer Boulevard, San Ysidro, CA 92173

Superintendent: Dr. Gina Potter

Grades: N/A

Enrollment: N/A

Beyer E.S. Demo: 2012

Colors: N/A

Mascot: N/A



Campus Description:

The Beyer site is now vacant land. The 7.5-acre pad is essentially level however a large slope extends up from the eastern edge of the property. The property has a useable pad of approximately 6.5 acres and then slopes steeply up along the rear/eastern edge. That pad slopes gradually from the east down to the street frontage on the west. The pad daylights for vehicular access onto Beyer Boulevard only at the NW corner. Open space borders the school property on the south and east (a new City Park is planned at the top of the eastern slope), multi-family residential sits across East Beyer Boulevard to the west, and single-family residential borders the northern edge of the site.

There are no existing buildings remaining on the site.

New Construction Input:

Construct a permanent SYSD Community Resource Center that will house:

1. SYSD's Pupil/Educational Services Departments
2. SYSD New Central Kitchen with Warehouse
3. SYSD New Professional Development Center / Community Room.

Renovation Input:

Not applicable.

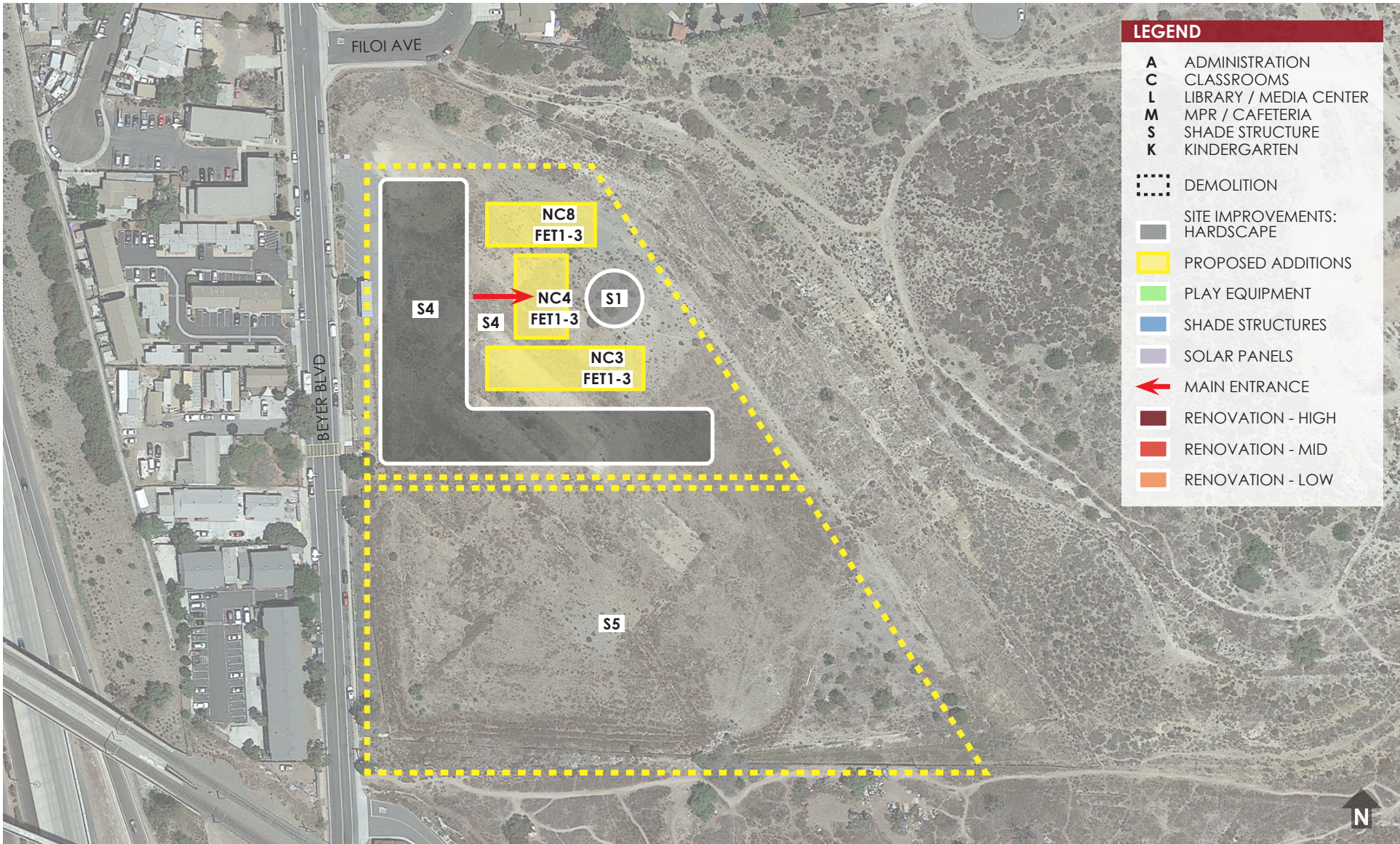
Site Work Input:

Development of approximately half of the existing Beyer site including parking lots, loading areas, landscaping, and a community courtyard.

Furniture/Technology Input:

Complete outfitting of the new Community Resource Center with furniture, equipment, and technology services.





PROPOSED ACTIONS

NC NEW CONSTRUCTION

- NC3 NEW CENTRAL KITCHEN W/ WAREHOUSE COMPONENT
- NC4 NEW COMMUNITY ROOM / PROFESSIONAL DEVELOPMENT CTR
- NC8 NEW SYSD PUPIL SERVICES

R REMODEL EXISTING BUILDINGS

- RO NONE

S SITE IMPROVEMENTS

- S1 COMMUNITY COURTYARD
- S4 COMPLETE SITE DEVELOPMENT (PARKING/PAVING/LANDSCAPE)
- S5 FUTURE EXPANSION

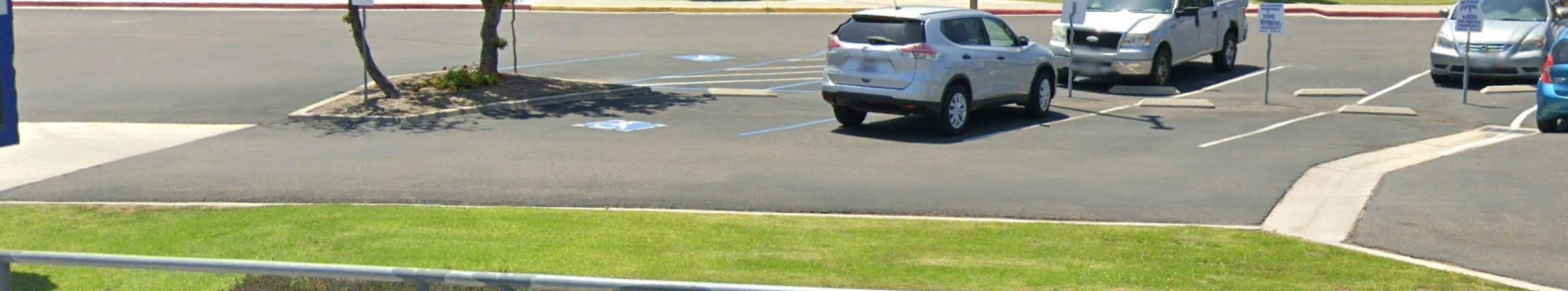
FET FURNITURE, EQUIPMENT, TECHNOLOGY

- FET1 ACCESS CONTROL SYSTEM
- FET2 NEW FURNITURE
- FET3 TECHNOLOGY SYSTEMS REPLACEMENT



 **San Ysidro**
School District EST. 1967
Providing education and community services for all students.

A blue sign with a white top section. The top section contains the San Ysidro School District logo and name. Below the name is a dark rectangular area, possibly a digital display or a placeholder for an image.



San Ysidro District Office / Warehouse



SAN YSIDRO DISTRICT OFFICE / WAREHOUSE

Phone: (619) 428-4476 | Fax: N/A
4350 Otay Mesa Road, San Ysidro, CA 92173

Superintendent: Dr. Gina Potter

Grades: N/A

Enrollment: N/A

Constructed: 1978

Colors: N/A

Mascot: N/A



Campus Description:

The District Office complex is a mixture of one-story permanent and portable buildings. The 7.5-acre property is essentially level. A 3.5-acre solar farm parcel lies just to the north of the building complex. Open space borders the school property on the north, west and south sides. San Ysidro Middle School is across the street to the east.

The District Office site is divided into two areas. The Warehouse/Maintenance/Transportation Yard consumes the north half of the site. The Office component lies to the south. Both complexes consist of a single permanent structure and both are surrounded by temporary portable buildings.

Being a district administrative facility, the complex is not eligible for the State funding.

New Construction Input:

Construct permanent buildings to replace modular buildings at District Office and Warehouse/Maintenance/Transportation Facility.

Renovation Input:

Complete renovation of the existing permanent District Office building.

Reconfigure or relocate front office for a more secure single point of entry.

Roofing: Complete modernization/replacement.

HVAC: Complete modernization/replacement.

Plumbing: Complete modernization/replacement.

Fire Alarm: Complete modernization/replacement.

Electrical: Complete modernization/replacement (lighting, power, low voltage).

Site Work Input:

Reconstruct areas of site impacted by new construction.

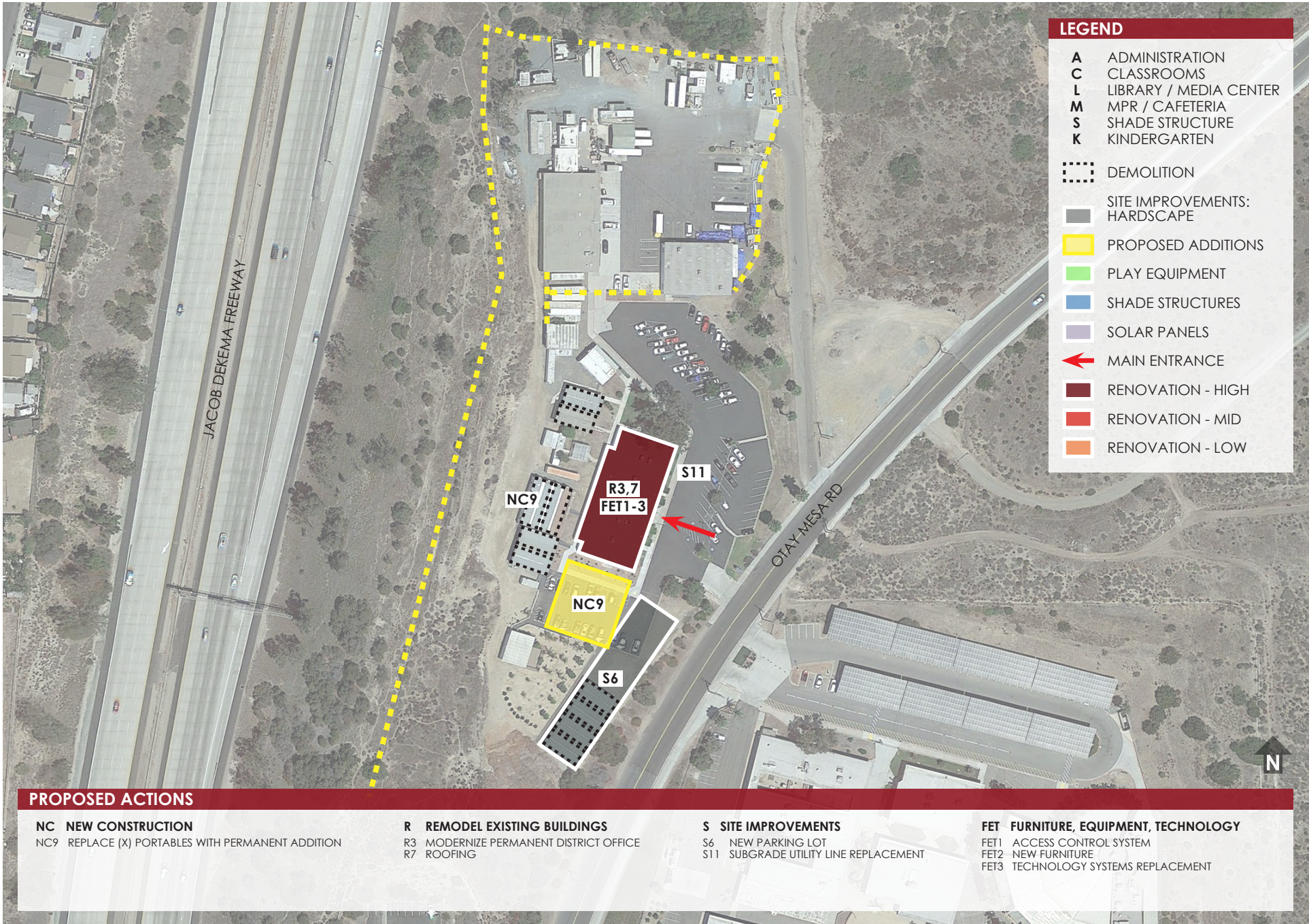
Furniture/Technology Input:

Security Access Control System.

Upgrade technology for better connectivity.

New office furniture and equipment.





LEGEND

- A** ADMINISTRATION
- C** CLASSROOMS
- L** LIBRARY / MEDIA CENTER
- M** MPR / CAFETERIA
- S** SHADE STRUCTURE
- K** KINDERGARTEN
- ⋯** DEMOLITION
- SITE IMPROVEMENTS: HARDSCAPE
- PROPOSED ADDITIONS
- PLAY EQUIPMENT
- SHADE STRUCTURES
- SOLAR PANELS
- ←** MAIN ENTRANCE
- RENOVATION - HIGH
- RENOVATION - MID
- RENOVATION - LOW

PROPOSED ACTIONS

NC NEW CONSTRUCTION

NC9 REPLACE (X) PORTABLES WITH PERMANENT ADDITION

R REMODEL EXISTING BUILDINGS

R3 MODERNIZE PERMANENT DISTRICT OFFICE
R7 ROOFING

S SITE IMPROVEMENTS

S6 NEW PARKING LOT
S11 SUBGRADE UTILITY LINE REPLACEMENT

FET FURNITURE, EQUIPMENT, TECHNOLOGY

FET1 ACCESS CONTROL SYSTEM
FET2 NEW FURNITURE
FET3 TECHNOLOGY SYSTEMS REPLACEMENT

PROJECT LIST

The proposed Project List for each site was developed out of the input received from the many stakeholder meetings along with input from SYSD Administration. The Project List looks at the District holistically whereas most of the stakeholder meetings focused on the needs of the specific site that the participants either interact with and/or work at. Put another way, while most projects are confined to a single school or support facility, some strategic 'chess moves' have an impact on more than one District site.

The Project List for each site is broken down into the four basic categories of: New Construction, Renovation, Site/Ground Improvements, and Furniture/Technology/Equipment Upgrades.



COST ESTIMATING

Conceptual cost estimates for all the proposed improvements are included in their own dedicated section within the LRFMP. The estimates address each school, each site and each district program and are specifically assigned and categorized.

Cost estimates are purposefully conceptual in nature at the stage of district-wide facility master planning. Every detail about every project is not yet known. Much will be learned as the designs for each proposed improvement evolve.

Units Costs: At the master planning stage cost estimating is grounded in industry standard unit costs. The unit costs established for new construction, renovation and site improvements included within the LRFMP are a result of a collaborative effort by SYSD's team of design consultants. These median unit costs were developed from a data base of literally millions of square feet of similar project scope and experience.

Project Costs/Construction Costs: Project cost estimates differ from construction cost estimates. Hard construction costs include the actual 'brick and mortar' costs for the contemplated on-site improvements along with a reasonable multiplier for the contractor's administration, overhead, etc. Soft costs are in addition to hard construction costs and generally include design, plan review, inspection and agency fees. Here again industry standard multipliers are included.

Contingency: Contingency planning is as much an art as a science. Contingency factors typically shrink as projects evolve through design, final drawings, permitting, bidding and construction. They are the highest at the master planning stage. In this earliest of diagrammatic stages there is much still to be known about each project's scope, budget and schedule. Rather than carrying this factor as a distinct line item the contingency factor included in the SYSD LRFMP has been built into the unit costs for each proposed improvement.

Escalation: Escalation may be the most difficult aspect of assigning costs at the master planning level. Escalation (inflation) is tied to time. The design/construction industry uses the mid-point of construction as the standard when preparing hard bids and estimates. However, with a masterplan it is difficult to assign a particular year to each particular project without first developing a hard and fast implementation plan (project timeline). The SYSD LRFMP does not include such an implementation plan. The document instead assumes an industry standard 5.0% per year escalation and assigns the median year (Year 10) as the mid-point of construction for all projects. This then means that earlier projects will be less impacted by escalation whereas later projects will be more impacted.



SITE		Bldg SF
SYSD PreSchool & Child Development Center	\$ -	15,000
New Construction		
Complete New Campus	\$ -	
Remodel Existing Buildings		
None	\$ -	
Site Improvements		
New Playground / Landscape / Pavement	\$ -	
New Playground Structure	\$ -	
New Parking Lots	\$ -	
Furniture, Equipment, Technology		
Access Control System	\$ -	
Technology Systems Replacement	\$ -	
New Furniture	\$ -	

SITE		Bldg SF
La Mirada Elementary School	\$ 10,352,250	34,800
New Construction		
New Administration Building	\$ 1,762,500	
Replace (X) Portables with permanent Addition	\$ 3,525,000	
Remodel Existing Buildings		
Renovate (X) Wing into CDC	\$ 2,750,000	
Renovate Kitchen	\$ 275,000	
Roofing	\$ 64,500	
Site Improvements		
New Playground Structure	\$ 150,000	
Complete SE Parking Lot	\$ 281,250	
Subgrade utility line replacement	\$ 500,000	
Furniture, Equipment, Technology		
Access Control System	\$ 174,000	
Technology Systems Replacement	\$ 870,000	



SITE		Bldg SF
Ocean View Hills Elementary School	\$ 11,913,319	80,850
New Construction		
Replace (X) Portables with permanent Addition	\$ 3,525,000	
Remodel Existing Buildings		
None	\$ -	
HVAC Replacement	\$ 2,526,563	
Roofing	\$ 1,012,350	
Site Improvements		
New Playground Structure	\$ 150,000	
Furniture, Equipment, Technology		
Access Control System	\$ 404,250	
Technology Systems Replacement	\$ 2,021,250	
New Furniture	\$ 2,273,906	

SITE		Bldg SF
Smythe Elementary School	\$ 5,195,050	51,150
New Construction		
New Administration Building	\$ 1,762,500	
Remodel Existing Buildings		
Renovate Kitchen	\$ 275,000	
Roofing	\$ 316,800	
Site Improvements		
New Playground Structure	\$ 150,000	
Complete NE Parking Lot	\$ 656,250	
Subgrade utility line replacement	\$ 500,000	
Furniture, Equipment, Technology		
Access Control System	\$ 255,750	
Technology Systems Replacement	\$ 1,278,750	

SITE		Bldg SF
Sunset Elementary School	\$ 8,110,185	76,500
New Construction		
None	\$ -	
Remodel Existing Buildings		
Renovate Kitchen	\$ 275,000	
HVAC Replacement	\$ 2,390,625	
Roofing	\$ 222,998	
Site Improvements		
New Playground Structure	\$ 150,000	
New Parking Lot	\$ 625,000	
Furniture, Equipment, Technology		
Access Control System	\$ 382,500	
Technology Systems Replacement	\$ 1,912,500	
New Furniture	\$ 2,151,563	

SITE		Bldg SF
Willow Elementary School	\$ 9,315,087	95,973
New Construction		
New playground Restroom Building	\$ 587,500	
Remodel Existing Buildings		
None	\$ -	
HVAC Replacement	\$ 2,999,156	
Roofing	\$ -	
Site Improvements		
New Playground Structure	\$ 150,000	
Furniture, Equipment, Technology		
Access Control System	\$ 479,865	
Technology Systems Replacement	\$ 2,399,325	
New Furniture	\$ 2,699,241	



SITE		Bldg SF
San Ysidro Middle School	\$ 34,724,313	97,700
New Construction		
None	\$ -	
Remodel Existing Buildings		
Modernize entire campus	\$ 26,867,500	
Site Improvements		
Refurbish playfields	\$ 2,178,000	
Furniture, Equipment, Technology		
Access Control System	\$ 488,500	
Technology Systems Replacement	\$ 2,442,500	
New Furniture	\$ 2,747,813	

SITE		Bldg SF
Vista Del Mar Middle School	\$ 10,770,719	62,050
New Construction		
New PE Locker Rooms	\$ 3,525,000	
Remodel Existing Buildings		
Renovate (X) Kindg into Science Labs	\$ 1,650,000	
HVAC Replacement	\$ 1,939,063	
Roofing	\$ 50,000	
Site Improvements		
Remove existing elementary level playgrounds	\$ -	
Furniture, Equipment, Technology		
Access Control System	\$ 310,250	
Technology Systems Replacement	\$ 1,551,250	
New Furniture	\$ 1,745,156	

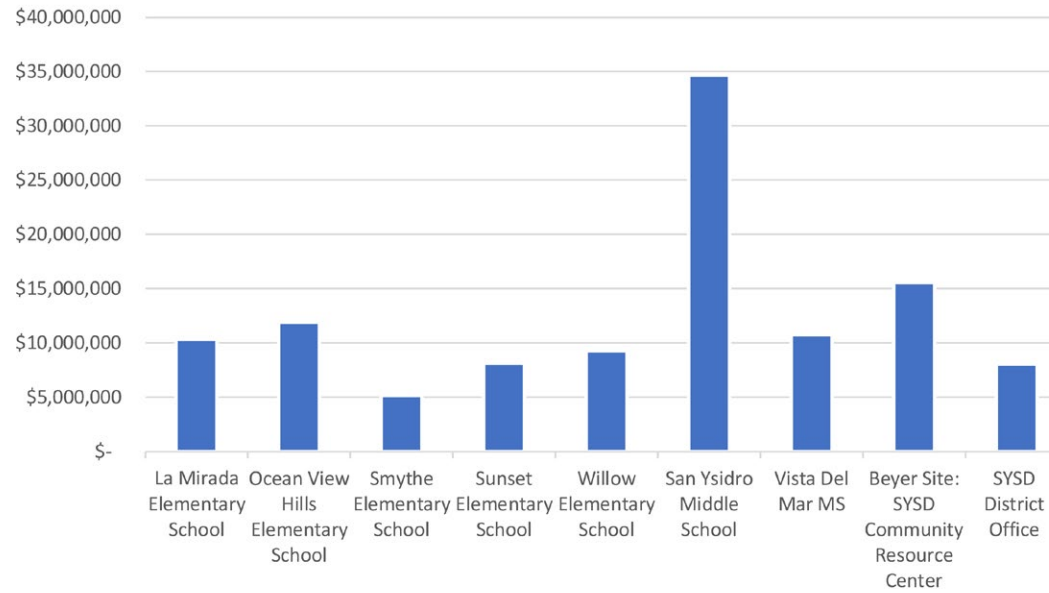
SITE		Bldg SF
Beyer Site: SYSD Community Resource Center	\$ 15,538,600	12,000
New Construction		
New Community Room / Professional Development Ctr	\$ 4,700,000	
New Family Resource Center	\$ 2,937,500	
New Central Kitchen w/ Warehouse component	\$ 5,287,500	
Remodel Existing Buildings		
None	\$ -	
None	\$ -	
Site Improvements		
Complete Site Development (parking/paving/landscape)	\$ 2,613,600	
Furniture, Equipment, Technology		
Access Control System	\$ -	
Technology Systems Replacement	\$ -	
New Furniture	\$ -	

SITE		Bldg SF
SYSD District Office	\$ 8,092,280	12,000
New Construction		
Replace (X) Portables with permanent Addition	\$ 2,937,500	
Remodel Existing Buildings		
Modernize permanent District Office	\$ 3,300,000	
Roofing	\$ 576,030	
Site Improvements		
Subgrade utility line replacement	\$ 300,000	
Furniture, Equipment, Technology		
Access Control System	\$ 60,000	
Technology Systems Replacement	\$ 300,000	
New Furniture	\$ 618,750	

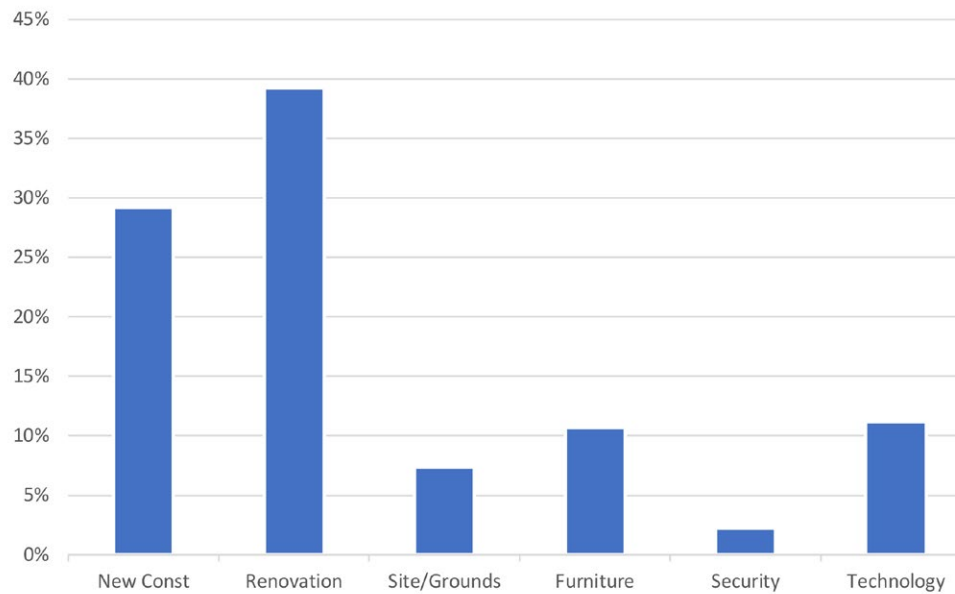
SYSD Total Square Footage		422,373
SYSD Total Project Cost	\$ 114,011,802	



Investment per Site



Investment per Category





San Ysidro

School District EST - 1887

QUALITY EDUCATION AND OPPORTUNITY FOR ALL STUDENTS TO SUCCEED