EXECUTIVE SUMMARY

Innovations Academy | SAN DIEGO UNIFIED SCHOOL DISTRICT

PROJECT GOALS & OUTCOMES

The existing Innovations Academy is a K-8 public charter school located on a large suburban site in the Scripps Ranch area of San Diego and operates out of 36 portable classroom buildings. The site is planned for future development by the District requiring the school to relocate to an existing 2-story commercial / industrial office building in Kearney Mesa area of San Diego.

The adaptive reuse of this vacant office building presented the challenge of reinventing the learning environment for this school into a dynamic, collaborative, and innovative experience for students. To achieve these goals, the existing building will require a complete structure upgrade, reconfiguration of interior office/industrial spaces, and redesign of the site to accommodate school traffic and innovative outdoor learning spaces within the confines of a much smaller site.

Due to the eminent plans for the redevelopment of the Scripps Ranch site, the planning schedule was conducted under an aggressively accelerated schedule. Despite this accelerated schedule and planning challenges with the new site, the District and design team made every effort to respond to the programmatic vision and needs of the school. Key planning elements included:

- K-8 grade level configuration
- Academic program alignment
- Student safety & campus security
- Creative design for flexibility and future change
- Nature Studies Outdoor Learning Labs
EXISTING SABRE SPRINGS SITE

NEW KEARNEY MESA SITE

<table>
<thead>
<tr>
<th>INNOVATIONS ACADEMY</th>
<th>Existing Site</th>
<th>New Site</th>
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<tbody>
<tr>
<td>Site Area (Gross)</td>
<td>6.0 AC</td>
<td>3.4 AC</td>
</tr>
<tr>
<td>Site Area (Net)</td>
<td>6.0 AC</td>
<td>2.5 AC</td>
</tr>
<tr>
<td>Building Area</td>
<td>40,000 SF</td>
<td>62,000 SF</td>
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<tr>
<td>Classrooms</td>
<td>25</td>
<td>25</td>
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<tr>
<td>Additional Teaching Spaces</td>
<td>MPR, Stage, Gymnasium, Fitness Lab, Learning Commons, Nature Studies, Extended Care, Solution Center</td>
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<tr>
<td>Parking</td>
<td>113</td>
<td>65</td>
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<tr>
<td>Construction Cost Estimate</td>
<td>$22 M</td>
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SCOPE OF WORK & BUDGET

Innovations Academy | SAN DIEGO UNIFIED SCHOOL DISTRICT
DESCRIPTION
The Innovations Academy is an inquiry based K-8 public charter school that structures its programs through self-expression, compassionate connection, and purposeful learning. This design creates an environment in which students feel encouraged to explore and learn.

ENGAGEMENT
To capture the essence of this vision in the school’s design, the design team conducted 23 individual sessions of extensive on-site collaborative meetings with the school’s subject matter experts (SME’s) to identify how best to create new spaces to support their visionary programs that have never enjoyed properly designed learning environment. This program exploration combined with the visioning of new facilities resulted in a creative interpretation of the learning experience for students. Primary participants were as follows:

STAKEHOLDERS
- Christine Kuglen, Dir., Innovations Academy
- Tony Spitzberg, Asst. Dir., Innovations Academy
- Clara Urbalejo, Kindergarten
- Gabriela Badillo, Kindergarten
- Lauren Leger, 1st Grade
- Ashley Turner, 1st Grade
- Keely Moore, 2nd Grade
- Ali Kolb, 2nd Grade
- Jill Anderson, 3rd Grade
- Jen Franklin, 4th Grade
- Tori Dahlberg, 4th Grade
- Devon Woodruff, 5th Grade
- Emily Luscomb, 5th Grade
- Dominique Henry, 6th Grade
- Terri Kurczewski, 6th Grade
- Emily Mayer, 7th Grade
- Nora Bowman, 8th Grade
- Donna Napier, Administration
- Tami Hermann, Administration
- Tina McGinnis, Administration
- Nature Studies, Administration
- Mary Zanotti, Administration
- Bolling Winborne, Media & Robotics
- Natasha Starbuck-Smith, Performing Arts
- Rich Curry, Physical Education
- Patrick Murphy-O’Connor, Spanish
- Niki Moyer, Visual Arts
- Jennifer Kuebler, Solution Center
- Stephanie Bondaryk, Special Education
- Jeff Grimes Special Education
- L. Smith Special Education
- Sophie Talke Special Education
- Rachel Pomeroy, Special Education
- Dion Harrington, PM Supervisor, SDUSD
- Ray Rodriguez, RE Manager, SDUSD
- Kevin Ohlin, Project Manager, SDUSD

CHALLENGES & OPPORTUNITIES
Challenges associated with the adaptive reuse of a non-conforming 36-year old commercial office building into certified building to accommodate this public charter school.

- Half of the building was constructed over undocumented fill soils necessitating foundation modification including the addition of 50 structural caissons.
- Existing second floor mezzanine renovations complicated by multiple modifications over the years with limited documentation.
- Structural upgrades to the existing building will include significant modifications to foundation systems, lateral restraining elements to comply with seismic requirements of public schools.
- An existing roof structure inadequate to accommodate roof-top HVAC equipment requiring design of alternative mechanical systems.
- Redesigning the school’s programs for a site that is 40% of its current site created a need for an innovative approach to outdoor learning, site access, traffic circulation and campus security.
- Interior planning had to address the classroom need for natural light in a building designed for industrial uses and limited windows. The resulting solution included cutting new window opening into existing concrete tilt-up panels.
- Interior planning of the learning environment in a compact 2-story building required creative approaches to creating dynamic and collaborative spaces while maintaining adequate sightlines for supervision and student safety.

VALUE
The collaborative programming and planning process provided an opportunity for all stakeholders to influence the design of their spaces as well as the functional aspects of the overall campus.
LEARNING ENVIRONMENT

The Innovations Academy is an inquiry based K-8 public charter school that structures its programs through self-expression, compassionate connection, and purposeful learning. This design creates an environment in which students feel encouraged to explore and learn.

Mission:
At Innovations Academy we powerfully create our lives through self-expression, compassionate connection, and purposeful learning.

Through implementation of our mission, Innovations students feel cared for in a big way. And through this caring, students feel encouraged to explore and learn. Academic excellence is achieved when children are supported to question and search for answers. We inspire and support all members of our community in living this mission.

The learning environment is designed to work as a multi-grade, multi-age collaborative campus that provides learning spaces to accommodate program specific activities but are planned to allow each space to accommodate a variety of programs throughout each day. Open classroom designs provide maximum flexibility of uses and activities.

Shared collaboration areas are designed to be adjacent to all classes to support student project collaboration, multi-grade interaction and open and visible activities to expose the dynamic nature of the exploratory project-based curriculum.

Other shared spaces include the Learning Commons which support research and student collaboration, centrally located Multi-Purpose / performance space to integrate the fine arts into all grades, Gymnasium / Fitness lab and the outdoor Nature Studies Garden Labs.

Together these spaces are designed to accommodate direct instruction, independent learning, home school participants and project-based activities with interior connections to exterior spaces where most needed.
Administration & Student Services

ENTRY LOBBY
Student Centered Spaces

**COLLABORATIVE LEARNING**

Each classroom cluster is designed around small and large open collaboration areas on each floor, and protected outdoor areas providing an extension of the teaching environment throughout the campus. Students can move comfortably between group instruction, individual research, project team activities and maker spaces both interior and exterior. Giving students options that they are most comfortable in to complete their work. Transparency in the design allows for ease of supervision as students use all portions of the site as a learning environment.
Student Centered Spaces

**LEARNING COMMONS**

The District has re-visioned the Library as a Learning Commons Level One, shown here, as a collaborative learning environment. Creating a space for students to socialize and to showcase their work to the campus and connect with their peers. It’s intended to be a loud and lively space.
Student Centered Spaces

LEARNING COMMONS

Open collaborative spaces on level two help to reinforce the social aspects of student life but also provides for easy supervision of all areas by staff.
Student Centered Spaces

THE MODERN LEARNING STUDIO

Each classroom configured to maximize flexibility of the learning environment with movable furnishings multiple focus areas for direct instruction, collaborative team structured areas and a glass enclosed collaborative team room for students.

Interior windows provide visual connection with adjacent student collaboration areas outside the classroom that can easily be monitored by the teacher.
Student Centered Spaces

MULTIPURPOSE ROOM

Supporting an integrated fine arts program, the multipurpose room provides performance space with flexible planning of spaces and back-of-house spaces for stagecraft instruction.
Student Centered Spaces

**GYMNASIUM**

Given limited site area to support a traditional health and fitness curriculum, the high bay space of the existing industrial building provides a sport and recreational gym with adjacent fitness lab.
DISTRICT AND CAMPUS GOALS

The final design achieves the project goals:

- Despite an undersized site, all outdoor play, exploration and learning spaces have been included and will provide students with an exciting environment for knowledge and skill development.

- The adaptive reuse of a virtually incompatible building has been achieved through creative engineering and innovative planning. All areas of the school’s curriculum has been accommodated within a flexible and adaptable environment based on the vision of the school and its instructional leaders.

- Spaces have been created to support the goals of multi-age integration, student collaboration, and project-based learning activities in a new dynamic environment that maximizes the use of space, volume and natural light.

“I cannot teach anybody anything, I can only make them think.”

-Socrates