



Oak Crest Middle School 



**OAK CREST MIDDLE SCHOOL**  
***Facilities Master Plan***

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### ***SUMMARY of PROJECT SCOPE DESCRIPTION***

Oak Crest Middle School, a California Distinguished School is located at 675 Balour Drive, Encinitas, CA. The 18-acre campus was built in 1957 and presently houses 885 students. The maximum enrollment was 1,017 ADA and it is expected to be 1,000 ADA in the next two years. The district's scheduled enrollment for Oak Crest will be 800 students.

A Long Range Facilities Action Plan was written by San Dieguito Union High School District to assist in developing the school into an educational facility that meet three (3) guiding Task Force Vision Statement areas of focus. These principals are:

1. The School is a Flexible, Adaptable and Technology Rich Facility.
2. The School is a Sustainable High Performance Environment for Learning.
3. The School is a Community Focused Campus.

These principals were the framework in establishing, through a comprehensive planning process with the Site Committee, six (6) major areas of campus physical improvement:

1. Upgrade to 21<sup>st</sup> Century Learning Environment Standards.
2. Evaluate Core Facility Parity Issues.
3. Incorporate Sustainable "Green" Design.
4. Replace Portable Classrooms.
5. Develop Community Joint Use Facilities.
6. Resolve Site Circulation and Parking Issues.

The architect visited the campus, reviewed the existing facilities as well as the three (3) major principals. Our analysis included items (outlined throughout this book) such as technology upgrades; site safety; security; food delivery; site accessibility; repair or replacement of aging infrastructure systems, and; recommendations.

This analysis is our work in presenting our findings and recommendations for improving this campus. We have also attached an estimate of the cost to do this work.



***CURRENT FACILITY CONDITIONS***

**Introduction**

During the course of several weeks, the Design Committee analyzed the existing site and facility conditions and documented those observations. Over those many meetings and discussions, the Committee made the following Recommendations. Many of the recommendations are reflected in the master plan designs for the site, buildings and instructional spaces.

**Section A – School Improvements to Site Circulation and Parking Issues**

***Improvement Group 1: Site Traffic Issues***

Existing Observation:

The campus entry drive off of Balour becomes congested with parental vehicles and buses using the same approach. There is a designated bus drop-off zone that is separated from the cul-de-sac driveway.

- Presently, there is a designated bus drop-off / pick-up zone.
- The city will not allow the use of the Encinitas Community Center parking area for parental vehicles.
- Parents have a tendency to park on both sides of the entry drive further complicating the traffic pattern.

Recommendations:

Better separation of the parental vehicles and buses.

- Consider designating the existing bus zone for parental drop-off / pick-up.
  - Consider moving the buses to the cul-de-sac section of the drive entry.
1. This will keep the parents vehicles more west of the school and away from congestion at the cul-de-sac.
  2. Student will have a defined path of travel from the parental vehicles to the school entry.

***Improvement Group 2: Circulation and Security***

Existing Observation:

The campus is entirely fenced. There are four (4) points of entry for the students.

- The students can walk on the campus from the southern area off of Balour and from the main vehicular entry.
- There are two (2) other pedestrian entry points. One from a sidewalk entry from Witham Road and another off Melba Road by the Boys and Girls Club.



The concrete hardscape student travel pathways are in need of repair.

Drainage between the buildings is causing ponding.

Recommendations:

Verify the accessibility status of each entry and indicate with signage if they are not ADA accessible. Presently, there are no security issues due to the location of the campus away from the main thoroughfare.

Provide for new concrete walkways throughout the campus and analysis the removal of the guardrails at the Wave Stage. Remove the old walkway covers.

Develop a drainage solution to avoid the ponding.

**Improvement Group 2: Athletic Fields**

Existing Observation:

The community indicates that the fields are not community friendly.

- The lower fields are constructed over the water authorities potable water storage tanks. The city water tanks are subgrade at the lower field and access is from a tunnel fronting Balour.
- The fields are used for baseball, field hockey and lacrosse
- The southern portions of the upper and lower fields are prone to flooding and ponding due to a lack of a drainage system.
- The banks are experiencing and prone to erosion.
- The running track is not to the standard length.

Recommendations:

The following upgrades are required to bring the fields to a more usable and friendly use.

- Reconstruct the running track to 400 meters.
- Provide drainage at the fields.
- Use the banks for terraced seating and for outside teaching uses.
- Accommodate 500 seats at the bleachers, which can also be used during promotion ceremonies.
- Synthetic turf will not be installed at this site, or a synthetic track.



**Section B – Improvements to Core Facilities and Replace Portable Classrooms**

**Improvement Group 1: Multi-use Building (Crest Hall)**

Existing Observation:

The existing MP has outlived its usefulness and functionally and does not meet the requirements for 21<sup>st</sup> educational needs.

The building lacks acoustical mitigation and the ventilation are poor.

The building presently serves 2 periods each of band, drama and PE. It also accommodates 1 period of lunch.

Recommendations:

Redesignate the building as a Visual and Performing Arts facility. Provide for a large stage that can accommodate the band. Move the PE and lunch uses out of the building. Provide for an addition that can house the green room and support areas for drama. Provide for the use this building by the community

Provide a package HVAC system.

**Improvement Group 2: Media Center**

Existing Observation:

The Media Center (Library) inadequate to serve the needs of 21<sup>st</sup> century education. Ventilation is poor.

Recommendations:

The Media Center needs to function as a “hang out” space for students. A place where it becomes something similar to what you would experience at a Borders or a Barnes and Noble. A place where one would interact with internet uses, books, seating areas and food functions. A place that has areas for the students to gather in small groups to study, surf the net during research on their ipads, etc.

Completely demolish the interior and redesign within the existing shell and additions as needed. The hangout space can also be a part of the exterior spaces integrated with the building.

Provide for a Broadcast area and Media classroom.

Possible food point of sale at the Media Center.

Provide a package HVAC system.



**Improvement Group 3: Building B - PE / Lockers**

Existing Observation:

Building B, which houses the Boys' and Girls' locker facility is physical not adequate to continue to serve those needs. The lockers are new, but the building is approaching its useful life. The gym at the Boys and Girls Club is small and poorly maintained and its use does not meet the needs of Oak Crest.

P.E. has about 60 to 80 students per class and the P.E. department has 3 staff members.

Recommendations:

Consider the removal of Building B and provide for a new Gymnasium Building that can accommodate basketball (multiple courts), volleyball, wrestling and etc. Develop new locker facilities and equipment storage.

This new two story gym / multi purpose building should be designed to use the slope going down to football field. The lower floor (accessible to the football field) would be restrooms, field storage, and office spaces with elevator access from top to lower floor. The upper level (accessible from the parking area) would be multi purpose / gym with high ceilings to meet license requirements for volleyball, etc. The alternate scheme would be to have the MP / Gym on the lower level to accommodate its high ceilings in the two-story configuration of the upper level. The most cost effective option is to design the building to be a high single story building at grade to the existing paved area rather than into the bank.

**Improvement Group 4: Classroom Building**

Existing Observation:

Portable buildings H, J and L are old and are not functionally usable for much longer.

The classrooms must be flexible and adaptable for different teaching scenarios and resolve the poor ventilation.

Recommendations:

Remove the portable buildings H, J and L and build a new classroom building that will house six (6) new flexible science classrooms and general flexible classrooms.

Building I science classroom will be converted to general purpose classrooms.

Building F will remain on site to accommodate the campus enrollment bubbles. As the campus reduces to the district standard of 800 students, then building F will be removed.

Provide package HVAC systems for each individual classroom.



**Improvement Group 5: Administration Building**

Existing Observation:

The building is not visually recognizable from visitors arriving on the campus. Any repairs have been completed without a theme for the material choices.

The campus-wide walkway canopies are low in height and needs repairing or removal.

Recommendations:

Administration to be redesigned with additional support brought back into this primary building, including enlarged staff lounge, restrooms etc.

Provide for a new canopy system throughout the campus if needed.

Provide package HVAC systems.

**Section C – Upgrade to 21<sup>st</sup> Century Learning Environment Standards**

**Improvement Group 1: Science Classrooms**

Existing Observation:

The science classrooms are not flexible and does not allow for simultaneous uses as a lab and lecture format.

Recommendations:

Design the new science classrooms with flexibility. Consider the use of portable tables (with sinks) that can be arranged to meet the needs of the class. The classroom must be able to have the flexibility to go from lab uses to lecture.

The rooms must be around 1,500 sf.

**Improvement Group 2: General Classrooms**

Existing Observation:

The classrooms are old and many additions to system have occurred piecemeal.

Recommendations:

Enhance the classrooms to be 21<sup>st</sup> Century learning environments. Upgrade power, data and communication systems.





**Section D – School Improvements to Incorporate Sustainable “Green” Design**

**Improvement Group 1: Landscaping and Open Spaces**

Existing Observation:

The existing landscaping design does not promote water conservation and the landscaping palette is lush plant selection.

- The students can walk on the campus from the southern area off of Balour and from the main vehicular entry.
- There are two (2) other pedestrian entry points. One from a sidewalk entry from Witham Road and another off Melba Road by the Boys and Girls Club.

Drainage is an issue in the quad areas and sufficient ponding is experienced in the open space area between Building K and I.

Recommendations:

Provide for new landscaping that is drought tolerant and is more native to the climate of the area. Trees can be provided at selected areas and that serves a purpose for passive solar cooling.

Provide grass selection that is low water consumption and functional for student uses.

Verify the accessibility status of each entry and indicate with signage if they are not ADA accessible.

Redo the Quad area to be more functional and inviting for students.

Redo all the flat work.

Provide for a better drainage patterns and systems.

**Section E – Develop Community Joint Use Facilities**

**Improvement Group 1: Joint Use**

Existing Observation:

There are no joint use facilities on the campus. There is a Boy’s and Girl’s Club just to the east. The high school athletics and some LAX club groups use the fields.

Recommendations:

The fields should not be considered for joint use due to the maintenance and cost to maintain the quality of the fields. May consider and enlarge the gymnasium facility if the Boy’s and Girl’s Club would be a participant in the facility development. A larger facility would be beneficial to all.



**SPATIAL PROJECT DESIGN PROGRAM**

**Introduction**

The following tabulation is a description of the more details needs of the facility uses that was discussed with the site committee. Further development of the preliminary concepts and budget may not allow for all the spaces to be constructed.

<b>Administration Building</b>			
<b>Space</b>	<b>Area (if decided)</b>	<b>#</b>	<b>Description of Needs</b>
Reception	300	1	Include Registrar's area
Principal's Office	150	1	
Assistant Principal's Office	125	1	
Attendance Secretary's Office	150	1	Located to exterior for direct access
Counselor's		2	
Speech Office	100	1	
Special Needs Office	100	1	
Psychology Office	100	1	
Nurse's with restroom	200	1	
Conference Room	250	1	
Staff Lounge	250	1	
Staff Restroom		1	
Storage		1	
Outside Staff Patio Area		1	

<b>Crest Hall Building (Visual &amp; Performing Arts / Multi-Purpose)</b>			
<b>Space</b>	<b>Area (if decided)</b>	<b>#</b>	<b>Description of Needs</b>
Main Area		1	Capacity for 500 occupants
Stage Area		1	Capacity to accommodate 50 students. Develop 25' ceiling (like fly loft)
Prop Room		1	Behind stage
Instrument Storage		1	
Practice Rooms	144	3	Direct access to Instrument Room and access to back stage area. Each room should accommodate 3 students and can double as dressing room
Drama Storage			
Drama Office	100	3	
Control Room			Visual contact to stage
Restrooms			General Public and Students at Dressing Area
Food Service		1	Existing facility was recently renovated and does not need reconfiguration



<b>Media Center Building</b>			
<p>This building's concept is for an inviting place for students to "hang out" like being at Starbuck's or a college hall. The spaces needs to be flexible and open. It can be the "focal point" and gathering area for the campus. Point of sales for ASB and food, etc should be developed as well as outdoors spaces that integrate into the Media Center.</p>			
<i>Space</i>	<i>Area (if decided)</i>	<i>#</i>	<i>Description of Needs</i>
Stack Area		1	The media center is no longer having a typical library function, but will be more like a higher education student union or even an environment like a Border. Book material will be move on the edges of the space rather than in the middle.
Study Area	1000	4	These study areas, which can be located in the corners are intended to be more like sitting/gathering areas to accommodate an entire class. They are not be separated rooms. Unique dividing elements can be entertained.
TV Studio / Classroom	1500	1	Develop a small TV studio with an adjacent classroom
Computer Lab	1200	1	Needed for classroom instruction and full access to computers
Staff Workroom	1500	1	This use may eventually be deleted
Circulation Desk	250	1	More centrally located with visual to all sections. More of a central control point for information rather than as a check-out area
Storage	250	1	Computer storage
Restrooms		1	

<b>Athletic Building</b>			
<p>This building will be 2-story and built into the slope area at the upper field. Access to the lockers will be accommodated directly from the existing hard surface area. Terraced seating steps may be integrated into the lower building level overlooking the athletic fields. Budget considerations may reduce the overall scope for this building.</p>			
<i>Space</i>	<i>Area (if decided)</i>	<i>#</i>	<i>Description of Needs</i>
Gymnasium	Full Court	1	Provide for a basketball court with flexibility for volleyball and as a multi-purpose room. Need storage area.
Dance		1	
Lockers		1	Accessible from the main hard surface area
Athletic Offices	100	4	
Restrooms			General Public and Students

<b>Classroom Building</b>			
<i>Space</i>	<i>Area (if decided)</i>	<i>#</i>	<i>Description of Needs</i>
General Classrooms			<ul style="list-style-type: none"> <li>•General Classrooms should be about 1100-1200 sf in area. They need to be flexible with power and data (wireless) connectivity.</li> <li>•Use tables rather than desks with movable chairs.</li> <li>•For teachers, provide desk with file storage.</li> <li>•Provide for flat screen use at either end.</li> <li>•Provide for printing station.</li> <li>•Use carpet on floor.</li> <li>•Lots of white board space and some tackable.</li> <li>•Provide for high windows.</li> </ul>



			•Provide storage for about 200 textbooks.
	Science Classrooms		Science Classrooms should be about 1500 sf. The wet sinks will be on the outside walls, but consider flexible/movable sink tables. Provide for water/gas/air. There should not be a designated front or back of the room with mobile demonstration tables. No upper cabinets. Flexible lighting and CPU flexibility.
	Restrooms		Students and staff for convenience.
	Overhangs		The overhang walkway covers are old and spatial low. Consider deletion or reduction of the overhangs

<b>Athletic Field</b>				
	<b>Space</b>	<b>Area (if decided)</b>	<b>#</b>	<b>Description of Needs</b>
	Upper Field		1	Redevelop with synthetic turf to accommodate middle school football and LAX
	Lower Field			Redevelop with grass to accommodate a practice baseball and soccer uses

<b>General Site</b>				
	<b>Space</b>	<b>Area (if decided)</b>	<b>#</b>	<b>Description of Needs</b>
	Bus Zone			Along with the existing bus zone develop the cul-de-sac with red curbs to allow only bus use. Develop a decorative fence around the cul-de-sac to prevent parental use. Stripe for the bus zone / lane.
	Student Zone			Develop the north side of Balour west of the cul-de-sac with signage for parental use.



View of multi-purpose building from parking area.



View of main entry into the campus. This cul-de-sac is very congested during the morning and afternoon periods.



Typical view of walkway canopies throughout the campus. The walkways have low ceiling and gives a compressed linear environment on the campus



View of Administration Building from the parking area.



View of multi-purpose building from south of the plaza area.



View of canopy walkways, which are low in height.



View of Media Center. Not an inviting image to showcase its function inside and does not open up to the campus.



View of student locker building. This building has reached its useful life and needs replacement.



View of landscaped area.



View of landscaped area. the low walkway canopies and portables classrooms to the east



View of the lunch eating area multi-purpose building.



Westerly view of landscaped area.



View of stack area of Media Center.



View of student plaza area between Crest Hall and Administration Building.



View of stack area and into the study section.



View of library check-out desk.





View of science work area.



View of most recent science classroom, which is smaller in size than the ones in the portables.



Another view of science classrooms in portable building.



View of science classrooms in portable building. This science room is larger than the one shown above.



Another view of typical classroom.



View of typical classroom. The arrangement does not invite the student for collaboration in 21st Century Learning.



View of western section of Crest Hall.



View of easterly section of Crest Hall.



**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Aerial View of Existing Campus</b>	<p>This is an aerial view of the existing campus. It shows that the campus was built with an extensive setback from Balour Drive. The site terraces up from Balour in incremental steps from the lower field areas to the main campus. The site is surround by residences to the south; the Boy's and Girl's Club to the east; the community center to the north and Balour Drive to the west.</p> <p>The bus drop-off area is along the main access drive shared with the community center. The parental drop-off area is congested at the cul-de-sac.</p> <p>There are two main gathering areas. One is north of the administration building and south of Crest Hall and the second one is south of the administration building.</p> <p>The classrooms are aligned off the main north-south linear covered walkway.</p>



# Aerial View of Existing Campus

Westberg + White, Inc.  
Architects-Planners

# OAK CREST MIDDLE SCHOOL



SCALE: 1" = 40'-0"  
Nov-20-2011



**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Proposed Master Plan</b>	<p>The Master Plan proposes that the parental drop-off area is redirected to the north side of Oakcrest Park Drive rather than as presently being used at the cul-de-sac.</p> <p>The Administration Building is being redesigned so that the Reception/Lobby is visually located from the parking area. Presently, it is not visible and confusing as to where it is.</p> <p>The southerly student quad area will be enhanced by the new Athletic Building and redesigned Media Center.</p> <p>At the eastern campus area, numerous portable buildings will be removed to make way for a new Science Classroom Building.</p>



**LEGEND**

1	NEW STUDENT DROP-OFF
2	EXISTING BUS DROP-OFF
3	EXISTING UPPER TRACK AND FOOTBALL FIELD
4	LOWER FIELD
5	4 OFFICES
6	BASKETBALL
7	EXISTING SLOPE
8	BOYS - LOCKERS / R.R.
9	GIRL'S - LOCKERS / R.R.
10	VISUAL BUFFER
11	EXISTING BUILDING TO REMOVE
12	STUDENT PLAZA
13	EXISTING PARKING AREA
14	OUTDOOR PAVED RECREATIONAL AREA
15	ENTRY ENHANCE
16	COURTYARD
17	NEW CONCRETE RAMP
18	LUNCH SHELTER
19	NEW ADDITION

# Proposed Master Plan

Westberg + White, Inc.  
Architects-Planners

# OAK CREST MIDDLE SCHOOL

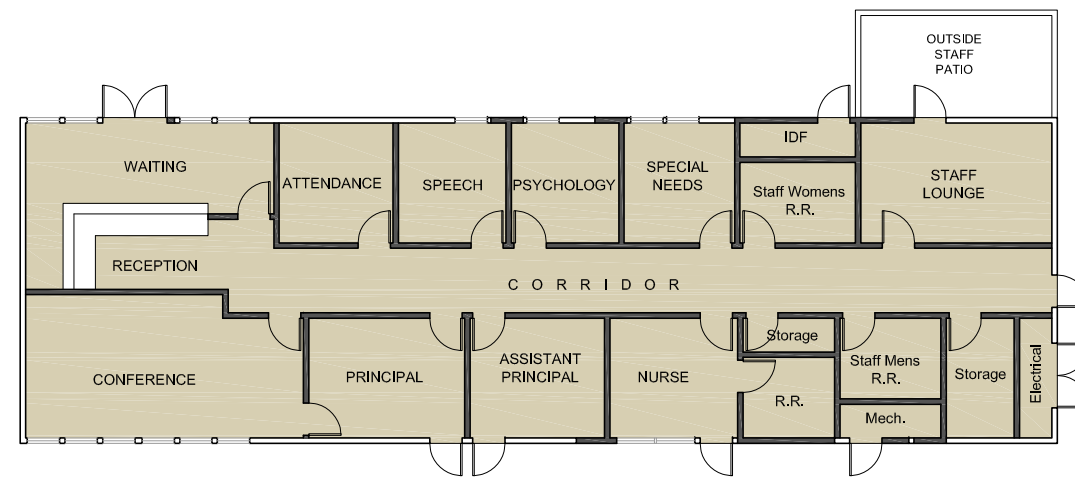


SCALE: 1" = 40'-0"  
Nov-20-2011



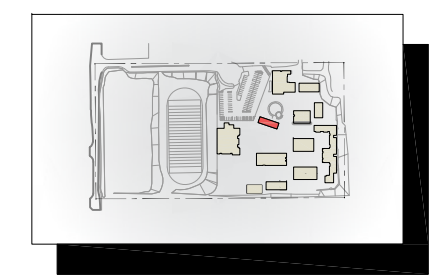
***SUMMARY OF MASTER PLAN CONCEPTS***

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Administration Building</b>	This building will be redesigned with the reception/lobby area facing the parking and main entry. The improvements will be within the existing building shell.



**LEGEND**

	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALL
	EXISTING AREA
	NEW AREA
	AREA TO REMODELED



# Administration - Building 'A'- Floor Plan





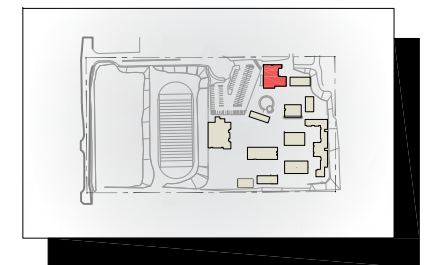
**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Multi-Purpose Building</b>	A modernized multi-functional Crest Hall will be the north anchor of the northern student quad. Additional areas as illustrated on the concept floor plan will be added to Crest Hall to improve the performing art uses. The main area will also be improved.



**LEGEND**

	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALL
	EXISTING AREA
	NEW AREA
	AREA TO REMODELED

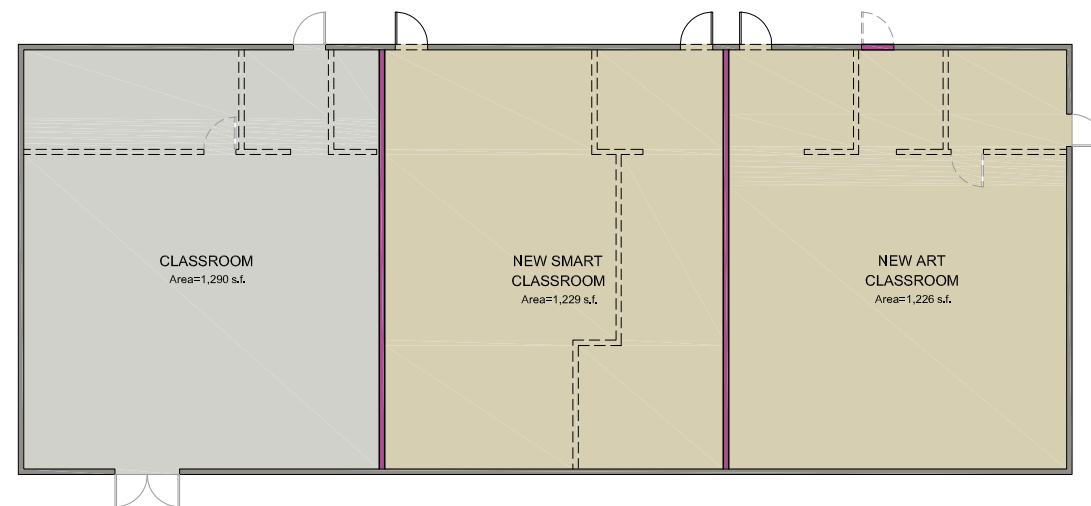


# Crest Hall - Floor Plan



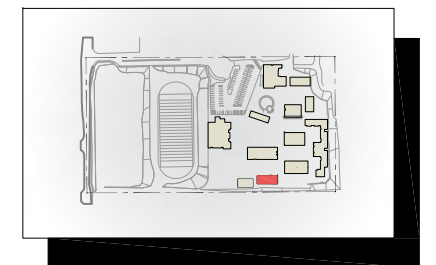
**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>C-Smart &amp; Art Building</b>	The concept is to reconfigure the building into three (3) classrooms rather than two (2).



**LEGEND**

	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALL
	EXISTING AREA
	NEW AREA
	AREA TO REMODELED

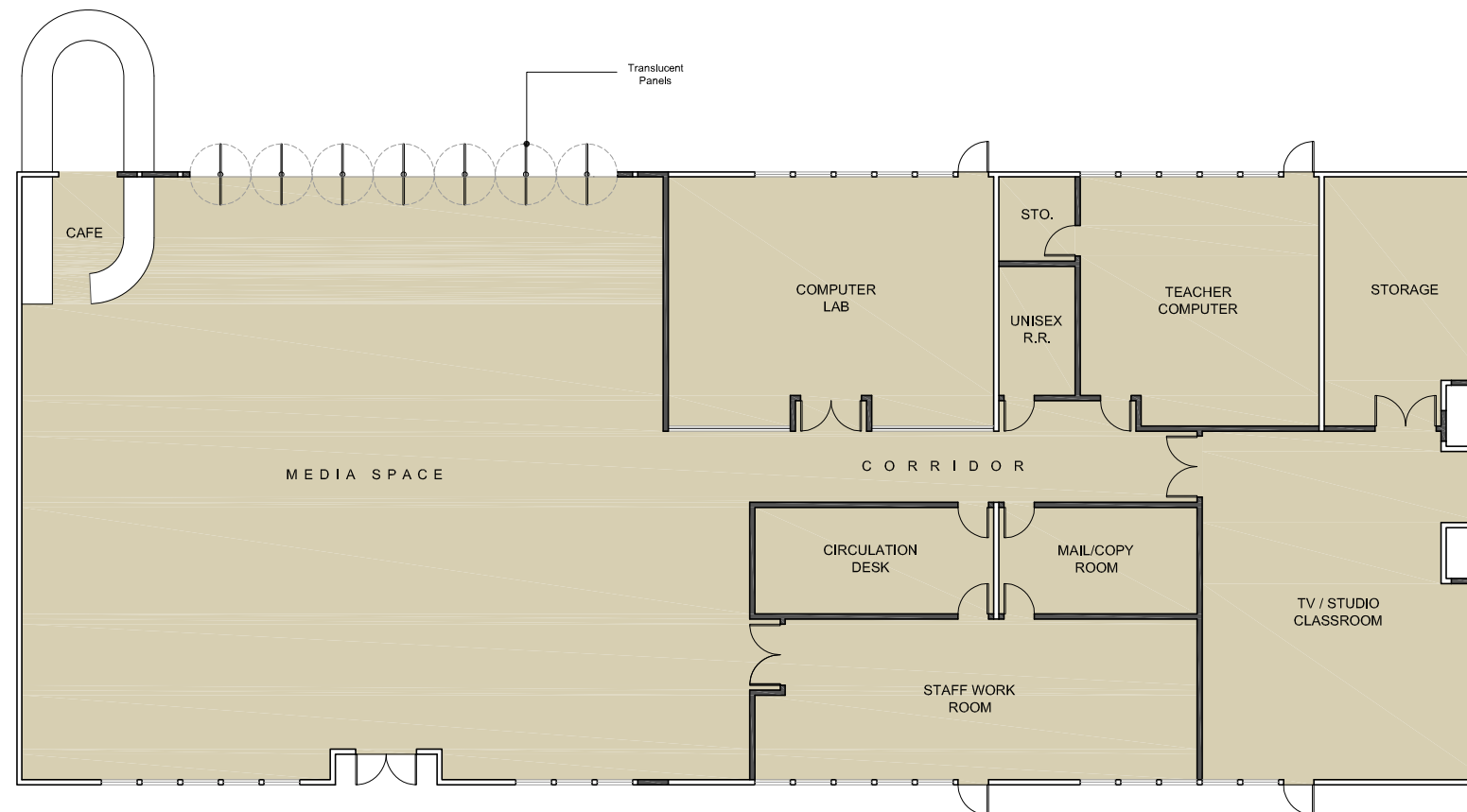


# Smart and art Classroom - Building - Floor Plan



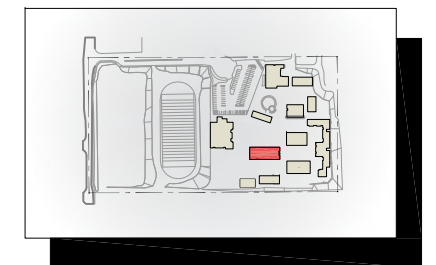
**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Media Center</b>	The existing facility would be re-designed from the typical library media center to more of a Media Space where student would gather in groups in a comfortable and relaxed environment. The use of more portable devices such as phones and ipads will allow for a more stimulating idea collaboration area. A student café would be a part of this environment that could serve to an outside covered veranda overlooking the campus student quad. The suggested use of openable transparent doors will increase the visual area of the space and capture the outside uses.



**LEGEND**

	EXISTING WALLS
	DEMOLITION WALLS
	NEW WALL
	EXISTING AREA
	NEW AREA
	AREA TO REMODELED



# Media Center - Floor Plan



**SUMMARY OF MASTER PLAN CONCEPTS**

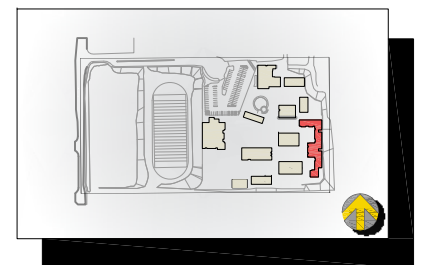
<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Science Building</b>	<p>A new Science Classroom Building will be constructed where existing portable buildings are. This building will also include two General Purpose Classrooms and restroom facilities.</p> <p>The classrooms will have access to an outside courtyard that can be used as an extension of the learning environment.</p> <p>A concept of Oak Crest's 21<sup>st</sup> Century Science Classroom is illustrated and an exterior building theme is presented.</p>



Concept - Floor Plan



Concept - view



SCALE: 1" = 10'-0"  
Nov-20-2011

# Science Building





***SUMMARY OF MASTER PLAN CONCEPTS***

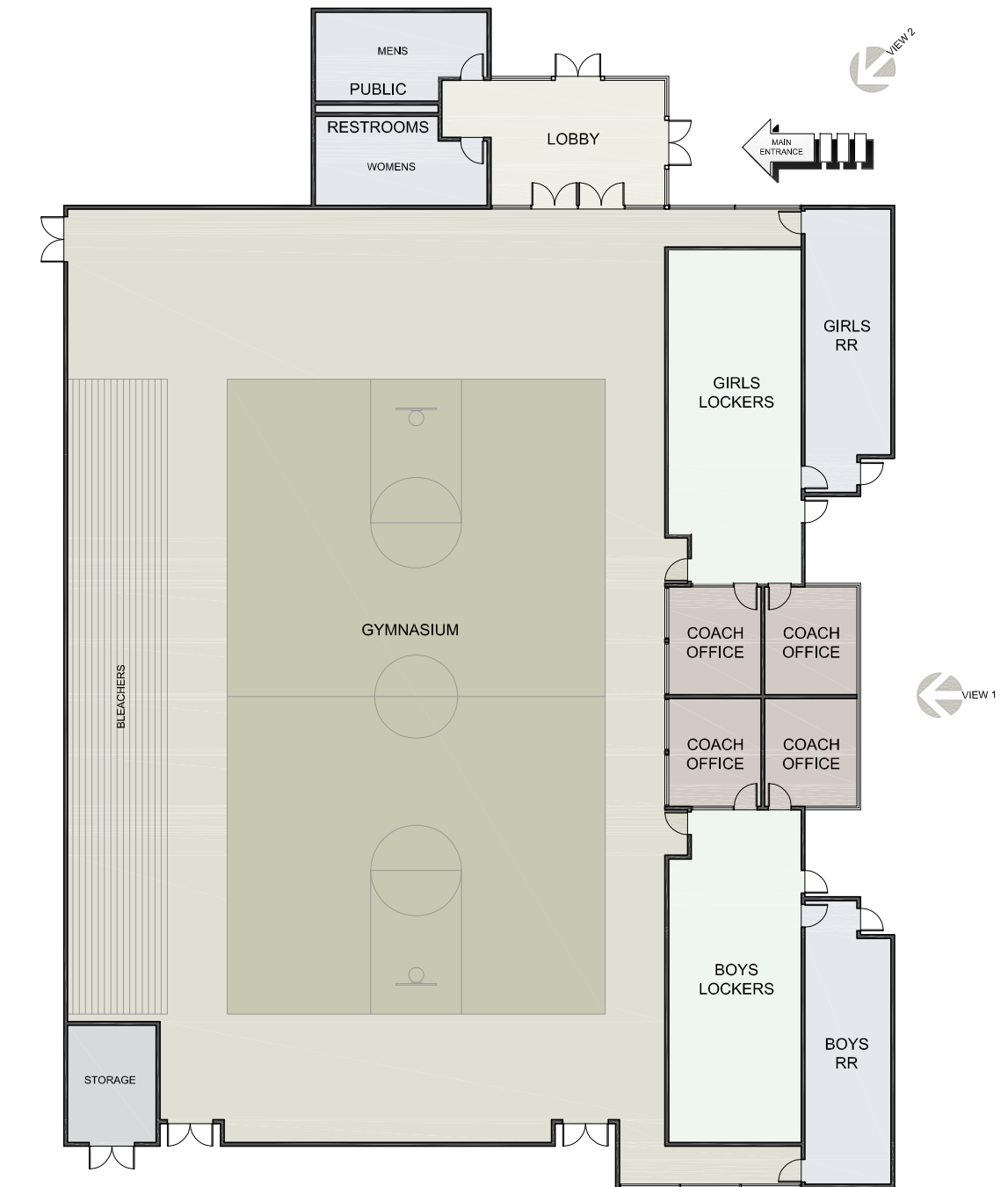
<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Athletic Building</b>	<p>This new Athletic Building will be the westerly anchor of the southern student quad. This new building will replace the aging restroom / locker facilities with a new multi-court use gymnasium and new restrooms / lockers.</p> <p>A concept floor plan and concept elevation of the building's exterior is illustrated.</p>



Concept - view 1

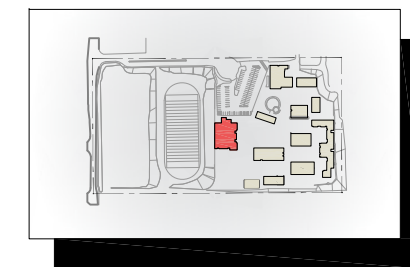


Concept - view 2



Concept - Floor Plan

SCALE: 1" = 10'-0"



SCALE: 1/8" = 1'-0"  
Nov-20-2011

# Athletic Building

Westberg + White, Inc.  
Architects-Planners



**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Classroom Illustration</b>	A concept of Oak Crest's 21 <sup>st</sup> Century Classroom is illustrated. The use of handheld portable devices such as ipad and phones and multiple interactive boards will allow for more small group learning, researching and working areas.

# 21st Century Classroom



1

Technology  
 Engineering  
 Science  
 Tools  
 Knowledge  
 Power  
 Wheel  
 Humans  
 Definition  
 Discovery  
 Machines  
 Power  
 Wheel  
 Humans  
 Society  
 History  
 Engineering  
 Power  
 Science  
 Think  
 wheel  
 Development  
 Modern  
 knowledge  
 Tools



2

Think  
 Humans  
 Tools  
 Modern  
 Science  
 Tools  
 Society  
 Power  
 Definition  
 Discovery  
 Machines  
 Power  
 Wheel  
 Humans  
 Society  
 History  
 Engineering  
 Power  
 Science  
 Think  
 wheel  
 Development  
 Modern  
 knowledge  
 Tools

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**SUMMARY OF MASTER PLAN CONCEPTS**

<b>Drawing Title</b>	<b>Description of Design Concepts</b>
<b>Science Classroom Illustration</b>	<p>A concept of Oak Crest 21<sup>st</sup> Century Science Classroom is illustrated. The use of handheld portable devices such as ipads and phones and multiple interactive boards on overhead tracks will allow for individualized group learning, researching and working areas simultaneously.</p> <p>The walls can be entirely writable allowing the students to be free to write equations and solve problems anywhere.</p>



Science Classroom

