

# Carmel Creek Modernization and Solana Pacific Kitchen Upgrade Scope, Timeline, and Budget - Update



Solana Beach School District

Board Meeting  
April 25, 2024



Solana Beach School District

John Leland  
Assistant Superintendent,  
Administrative Operations



# Purpose and Outcomes



## Purpose

- Provide the Board of Education with information regarding the revised scope, timeline, and budget for the Carmel Creek School Modernization and Solana Pacific School Kitchen Upgrade Projects

## Outcome

- Information Update



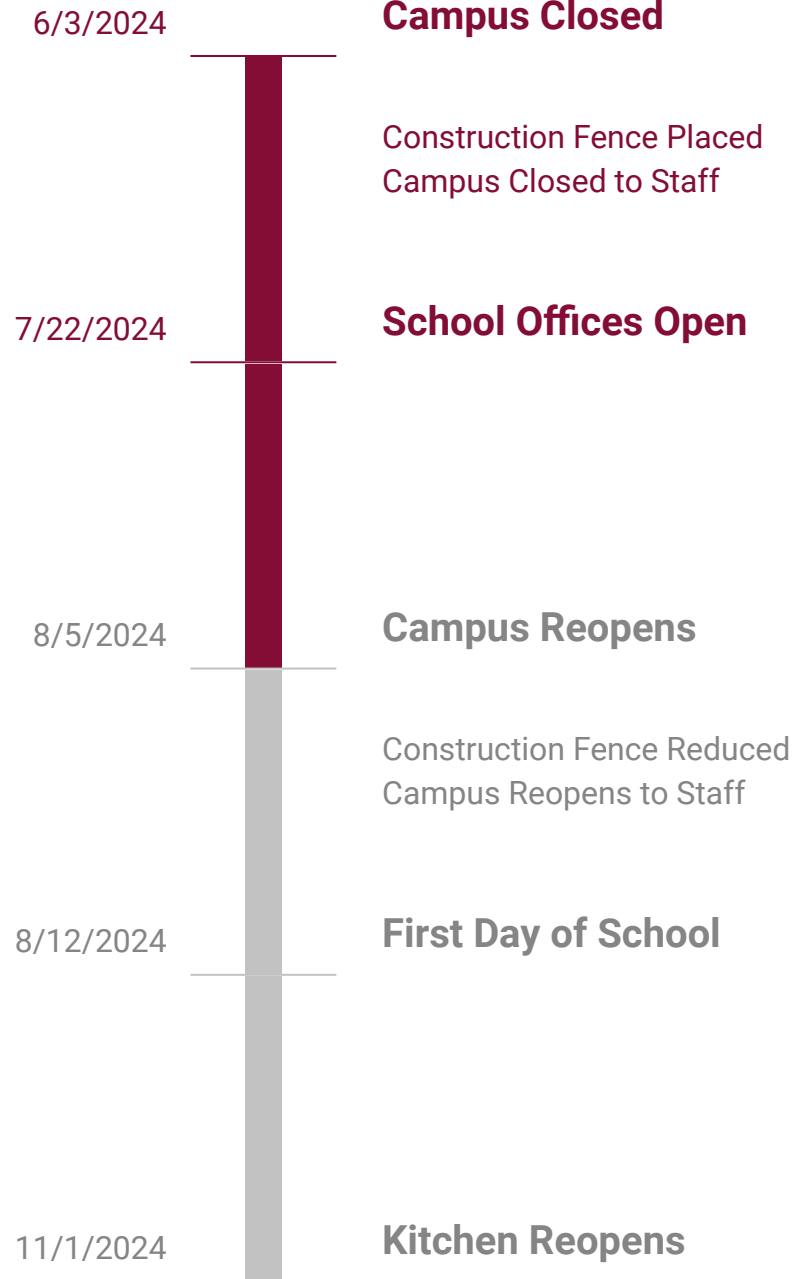
# Timeline - Project

## Carmel Creek and Solana Pacific

- March 2023 - December 2024
  - April 2023 - AlphaStudio Design Group onboard
  - December 2023 and January 2024 - Submit to DSA
  - February 2024 - RFP to identify contractor
  - April 2024 - Bid project
  - April 2024 - Right of Entry Permit City of San Diego
  - May 2024 - DSA approval
  - May 2024 - GMP to Board
  - May 2024 - Start primary construction
  - July 2024 - Substantial completion
  - November 2024 - Kitchen completion
  - December 2024 - Completion of project

# Timeline - Construction

- 4/1/2024 - Site Investigation
- 5/1/2024 - Construction Team Mobilizes to Room 22 at CC
- 6/2/2024 - Packing and Clearing
- 6/3/2024 - Construction Fences Placed
- 8/5/2024 - Construction Fences Shifted





# CC - 6/3/2024 - 8/5/2024





# CC - 8/5/2024 - November





# SP - 8/5/2024 - November



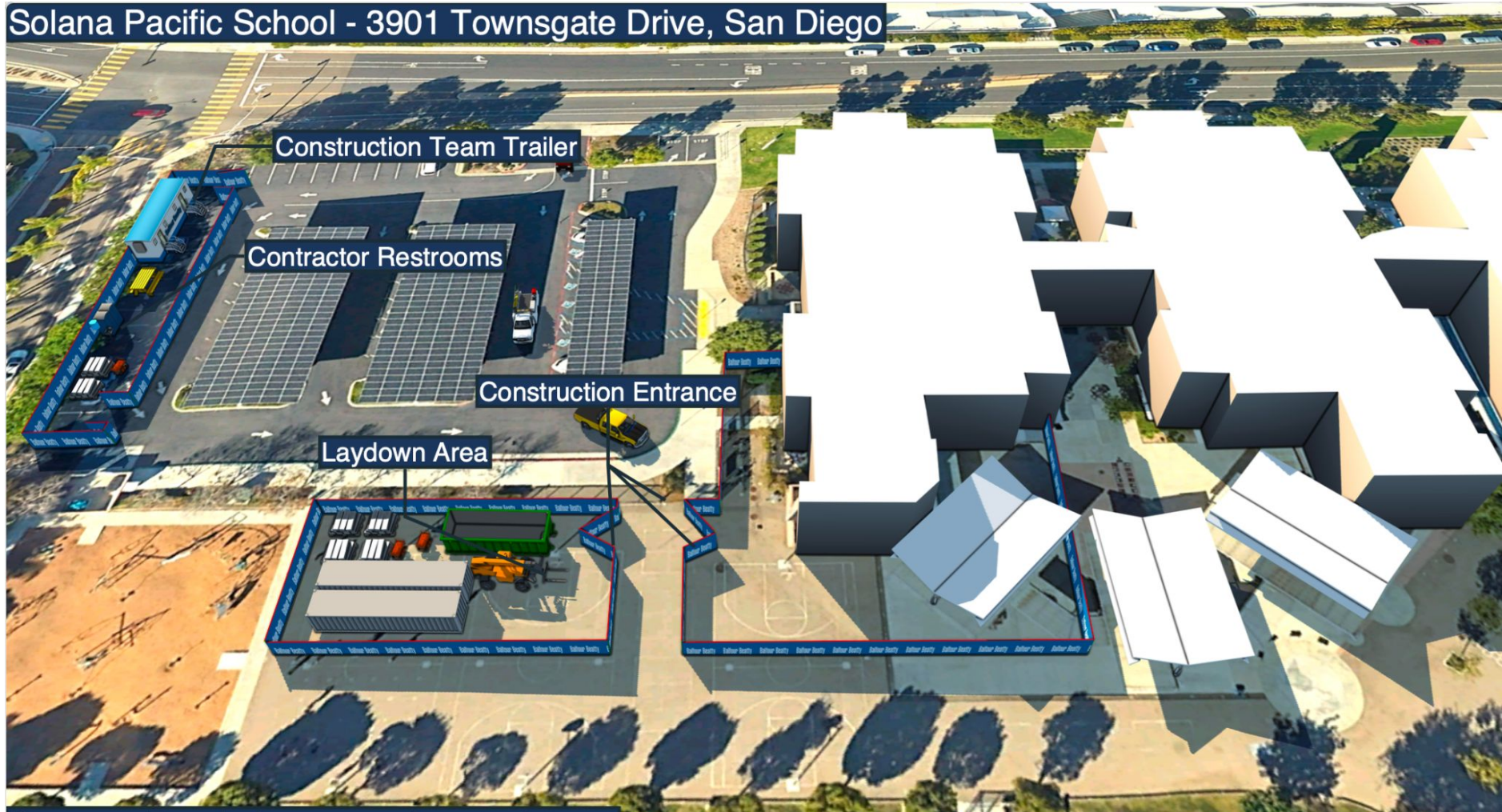
Solana Pacific School - 3901 Townsgate Drive, San Diego

Construction Team Trailer

Contractor Restrooms

Construction Entrance

Laydown Area

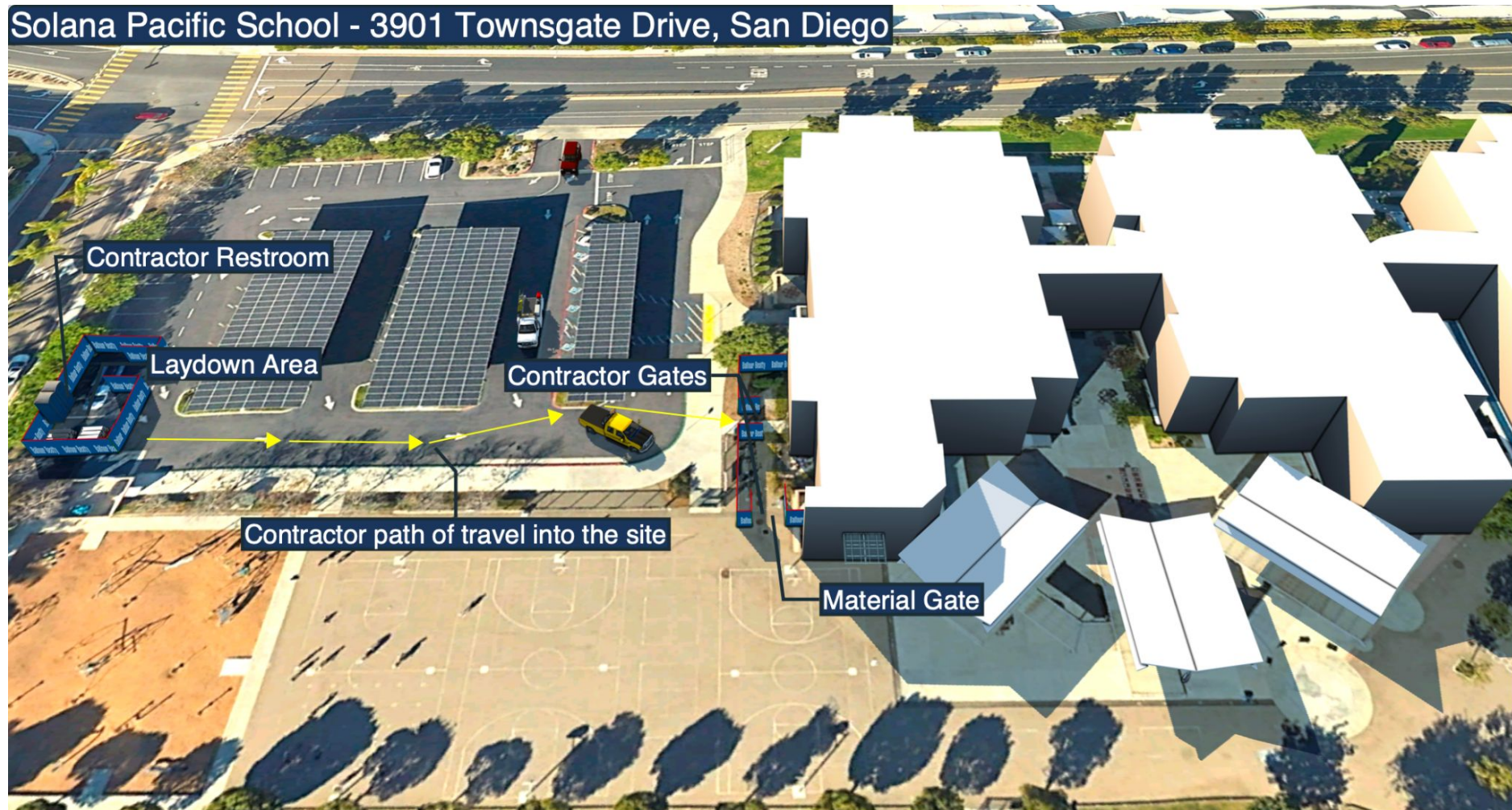




# SP - 8/5/2024 - November



Solana Pacific School - 3901 Townsgate Drive, San Diego

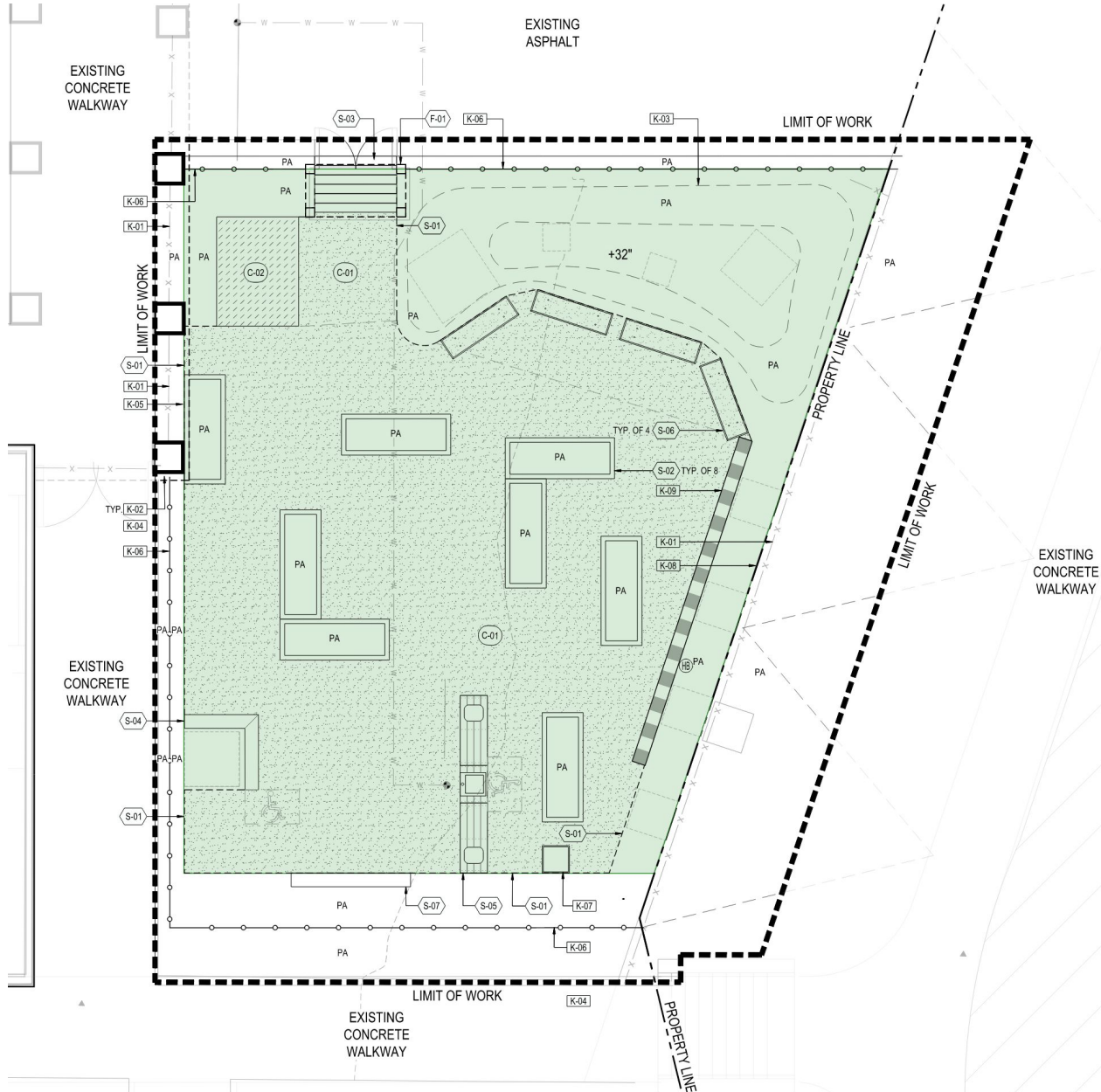




# Carmel Creek School - Scope

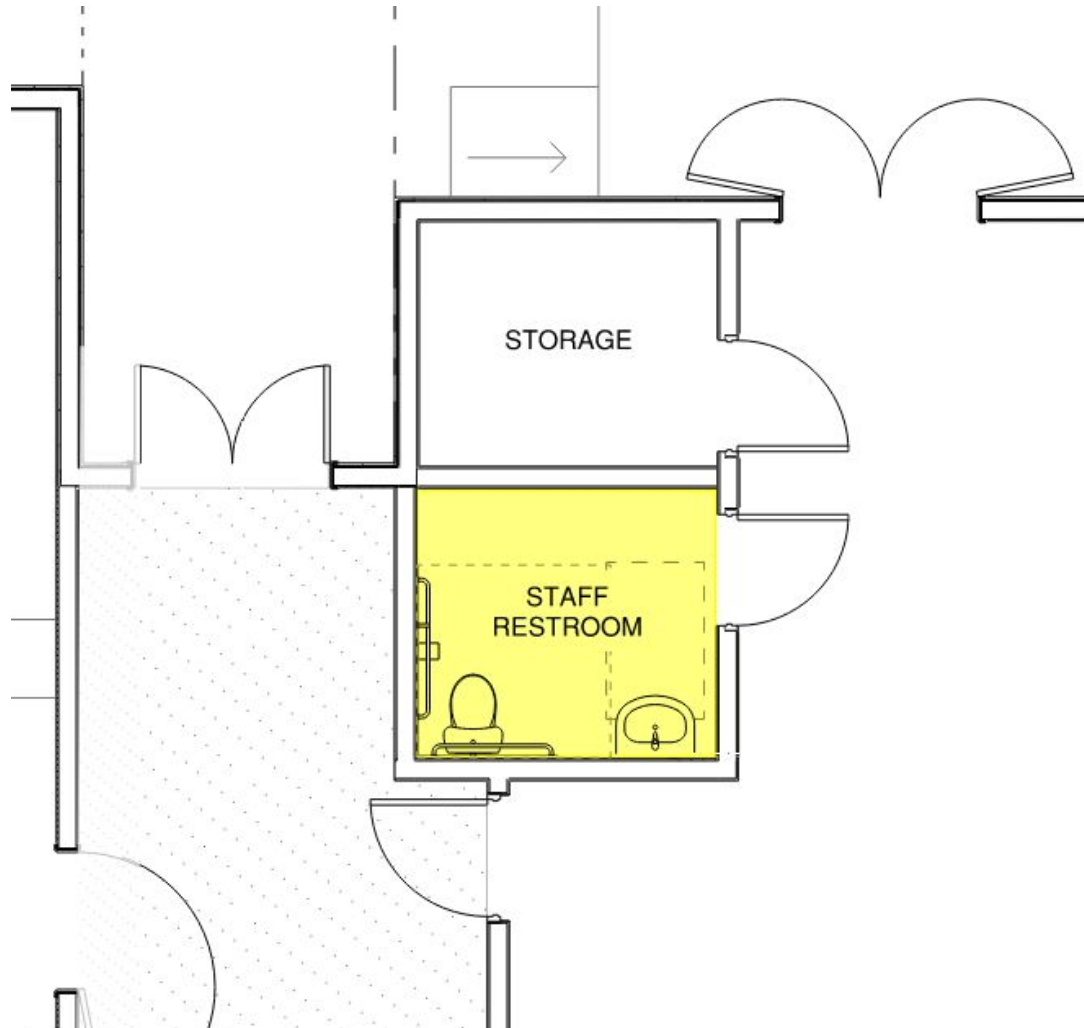
- Access control
- Exterior painting
- Fencing and gates alcoves\*
- Flooring
- Fire alarm system replacement
- Gates at the East and West of blacktop\*
- Kitchen remodel
- Interior ceiling repair and paint
- Kindergarten playground artificial turf\*
- Lunch structure\*
- Removal of portable building
- Replace roofing
- Replace skylights
- Student garden\*
- Staff lounge\*
- Principal Conference Room expansion
- Interior ceiling repair and paint
- Required updates to site access and parking at the school entrance
- Single-occupancy restroom
- Window to increase visibility added at Admin. Assistant desk

# Garden





# Restroom



# Solana Pacific School - Scope



## Scope

- Upgrade Kitchen and add a Satellite Kitchen
  - Current Kitchen will be joined with Room 115
    - Primary Kitchen for Solana Pacific School
  - Satellite Kitchen will be used to
    - Increase scratch cooking
    - Enhance efficiency
    - Improve control costs for suppliers and labor
  - Required updates to site access and parking in the south parking lot



# Funding and Budget

## Funding Sources

- Measure JJ
- Community Facilities Districts (CFD)
- Child Nutrition Services Grant ~\$600,000

## Carmel Creek School Budget - Total \$10,400,00

- Hard Costs \$8,000,000
- Soft Costs \$2,400,000

## Solana Pacific School Budget - Total \$4,400,000

- Hard Costs \$3,400,000
- Soft Costs \$1,000,000



# Board Discussion