

Solana Beach School District

Solana Santa Fe School Modernization Project

September 12, 2019



Agenda

- Purpose and Outcome
- Provide:
 - Update on the Solana Santa Fe Modernization Project
 - Site Plan Layouts for Consideration
 - Project Areas Under Development
 - Project Budget, Sources, and Timeline
- Next Steps

Purpose and Outcome

- Provide an update to the Board of Education regarding Solana Santa Fe Modernization Project
- Receive any additional parameters from the Board of Education regarding the proposed project

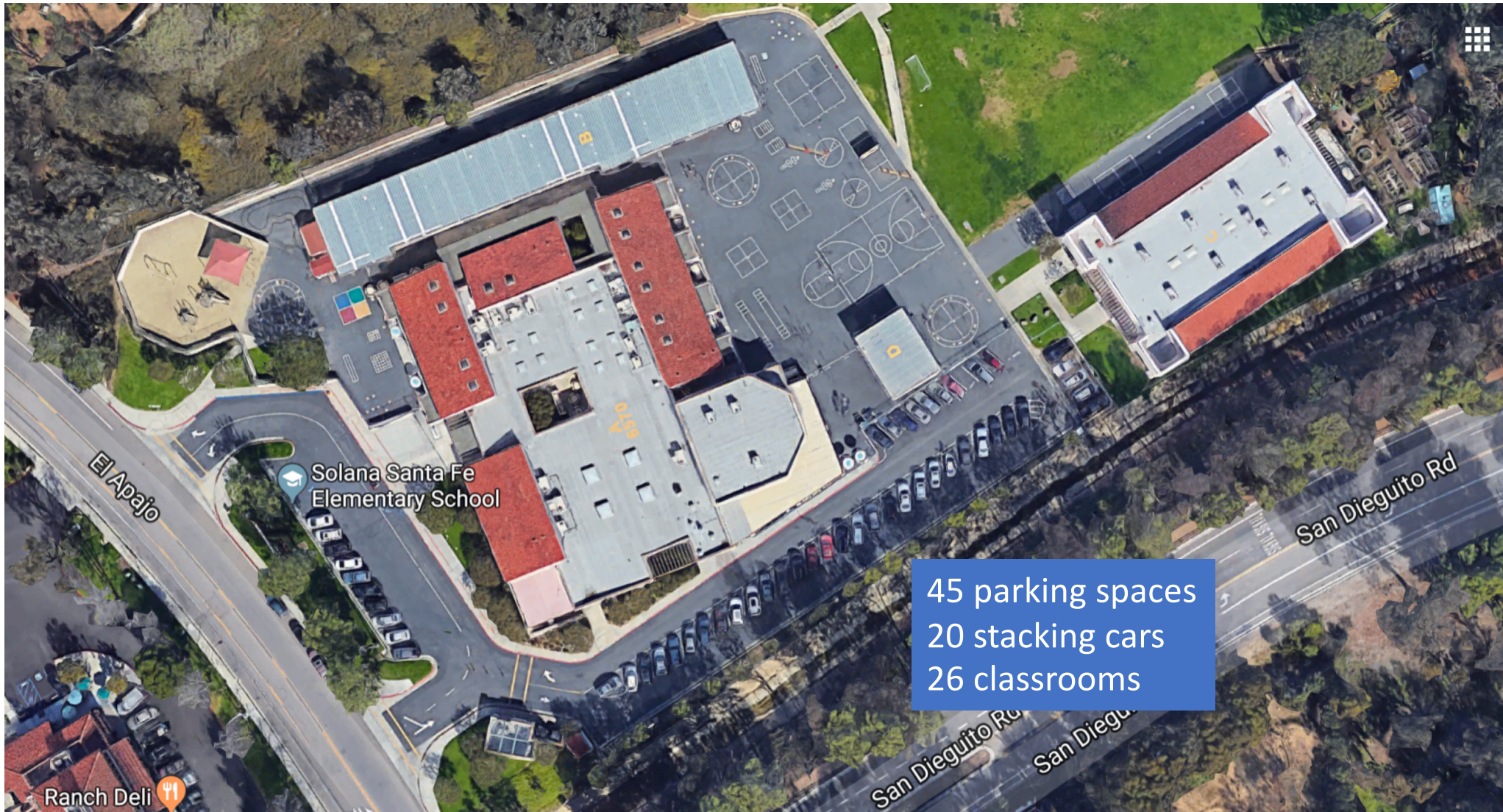
All Options Include...

- Classroom Count (Net [26] + 2) = 28
- Expansion of Student Service Kitchen in current location
- Relocation of North Driveway
- Kindergarten remains in current facility wing
- Modification of the four Kindergarten classrooms:
 - Convert two Kindergarten classrooms to Preschool and modify current restroom configuration
 - Convert a Small Group Instruction space to a restroom facility to service two current Kindergarten classrooms (R03 and R04)

Fingertip Facts

Site Area	Current	Proposed
Single Story, Two Story	Single	Single and Two Story
Placement of Services	Service Kitchen (undersized)	Service Kitchen (expand in current location)
Parking – Number of Spaces	45 spaces	Additional 18-21 spaces
Culvert area	Unavailable	Cover to expand parking
Driveway – Number of Stacked Cars	20 Stacking Ability	28-38 Stacking Ability
Gross Acres/Buildable	10.31/7.7 Acres	Cover Culvert: increase by .33-.7 Acres

Solana Santa Fe (Single Story)







Site Layout Option A (Single Story)

8 NEW CLASSROOMS - SINGLE STORY
+ 20 PARKING SPACES
38 VEHICLE PICKUP QUEUE
NEW HARDCOURT > EXISTING
NEW FIELD < EXISTING
200' OF COVERED CULVERT



LEGEND

	EXISTING BUILDINGS		FOOD SERVICE EXPANSION
	NEW CLASSROOM BUILDING		LUNCH SHELTER
	SERVICE & CIRCULATION		KINDERGARTEN PLAY AREA
			ADMIN EXPANSION

Site Layout Option A (Single Story)








Site Layout Option B (2-Story)

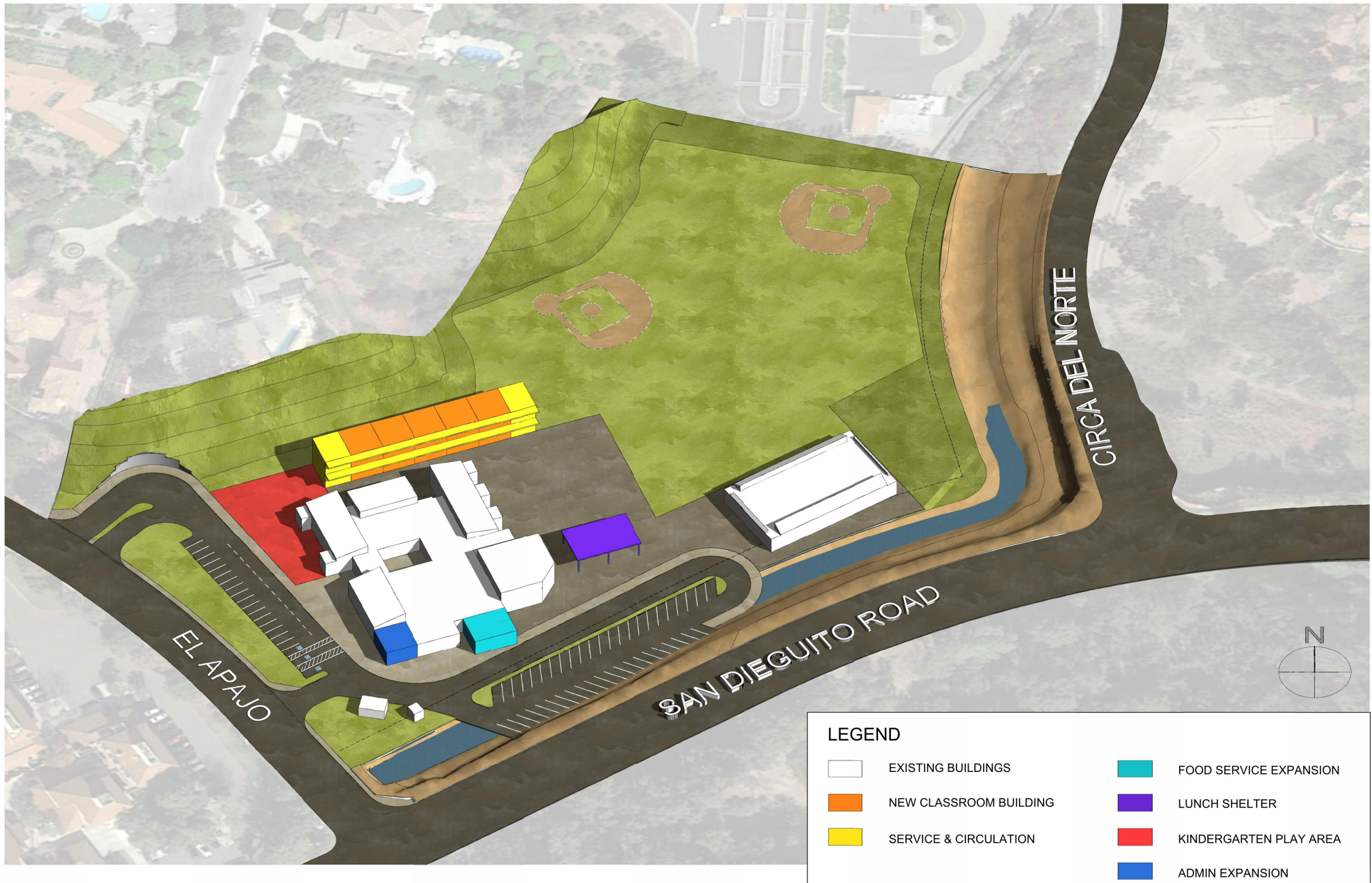
10 NEW CLASSROOMS - 2 STORY
+ 21 PARKING SPACES
31 VEHICLE PICKUP QUEUE
NEW HARDCOURT = EXISTING
NEW FIELD = EXISTING
330' OF COVERED CULVERT






LEGEND

	EXISTING BUILDINGS		FOOD SERVICE EXPANSION
	NEW CLASSROOM BUILDING		LUNCH SHELTER
	SERVICE & CIRCULATION		KINDERGARTEN PLAY AREA
			ADMIN EXPANSION

Site Layout Option B (2-Story)



LEGEND

	EXISTING BUILDINGS		FOOD SERVICE EXPANSION
	NEW CLASSROOM BUILDING		LUNCH SHELTER
	SERVICE & CIRCULATION		KINDERGARTEN PLAY AREA
			ADMIN EXPANSION

Next Options Eliminate Building C

Site Layout Option C (Single Story)

- 18 NEW CLASSROOMS - SINGLE STORY
(REMOVE BLDG C)
- + 18 PARKING SPACES
- 33 VEHICLE PICKUP QUEUE
- NEW HARDCOURT > EXISTING
- NEW FIELD < EXISTING
- 370' OF COVERED CULVERT



LEGEND

- | | | | |
|---|------------------------|---|------------------------|
|  | EXISTING BUILDINGS |  | FOOD SERVICE EXPANSION |
|  | NEW CLASSROOM BUILDING |  | LUNCH SHELTER |
|  | SERVICE & CIRCULATION |  | KINDERGARTEN PLAY AREA |
| | |  | ADMIN EXPANSION |

Site Layout Option C (Single Story)



Site Layout Option D (2-Story)

18 NEW CLASSROOMS - 2 STORY
(REMOVE BLDG C)
+ 18 PARKING SPACES
28 VEHICLE PICKUP QUEUE
NEW HARDCOURT > EXISTING
NEW FIELD > EXISTING
300' OF COVERED CULVERT



LEGEND

	EXISTING BUILDINGS		FOOD SERVICE EXPANSION
	NEW CLASSROOM BUILDING		LUNCH SHELTER
	SERVICE & CIRCULATION		KINDERGARTEN PLAY AREA
			ADMIN EXPANSION

Site Layout Option D (2-Story)



Site Layout Option E (2-Story)

18 NEW CLASSROOMS - 2 STORY
(REMOVE BLDG C)

+ 18 PARKING SPACES

28 VEHICLE PICKUP QUEUE



NEW HARDCOURT > EXISTING

NEW FIELD < EXISTING

300' OF COVERED CULVERT



LEGEND

	EXISTING BUILDINGS		FOOD SERVICE EXPANSION
	NEW CLASSROOM BUILDING		LUNCH SHELTER
	SERVICE & CIRCULATION		KINDERGARTEN PLAY AREA
			ADMIN EXPANSION

Site Layout Option E (2-Story)



Parking and Stacking

Plan Identifier	Parking Spaces	Car Stacking Ability
Current SSF	45	20
A	+ 20 / 65	38
B	+ 21 / 66	31
C	+ 18 / 63	33
D	+ 18 / 63	28
E	+ 18 / 63	28

Areas Under Further Development

- Modification of current school entrance
 - Parking, Culvert, Ingress/Egress
- Configuration of administration and front of school
- Developing the scope of interior elements
- Elimination of Building C

Discussion and Staff Direction

- Further Development:
 - Modification of current school entrance
 - Parking, Culvert, Ingress/Egress
 - Configuration of administration and front of school
 - Developing the scope of interior elements
 - Elimination of Building C

- Staff Direction

Next Steps

- Community Engagement
 - September 24, 2019 at 6:00 pm
- Design Team - Continuing
 - Fall 2019
- Development of Working Drawings: 6 months
- DSA review/approval: 6 months
- Contractor selection/bid/construction: 16 to 24 Months