

Solana Santa Fe School Modernization Scope, Timeline, and Budget

Solana Beach School District
Board Meeting
November 14, 2019



Purpose

To provide the Board with information regarding the scope, timeline, and budget for the modernization of Solana Santa Fe School.

Outcomes

To receive Board direction on scope, timeline, and budget regarding the Solana Santa Fe School Modernization Project.

History

- | | |
|--------------|--|
| 2012-13 | Development of the Long-Range Facilities Master Plan guided by HMC Architects
Modernization of Solana Santa Fe identified at 25-year mark |
| 2015 | Review and validate the priority projects outlined in the Long-Range Facilities Master Plan |
| 2016 | Established projects list and proposed budget costs
Voters approved the District's GO Bond Measure JJ
Solana Santa Fe School Project budget proposed at \$8.9m for construction in 2018-19 |
| 2018-present | Projects experiencing 8-12% escalation over time |

Scope of the Project

Solana Santa Fe School

Site Plan



CONCEPTUAL SITE PLAN

SOLANA SANTA FE 11/14/2019

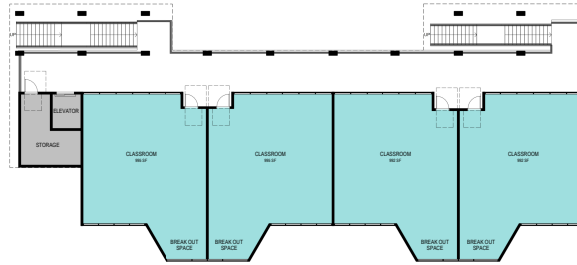
Site Plan



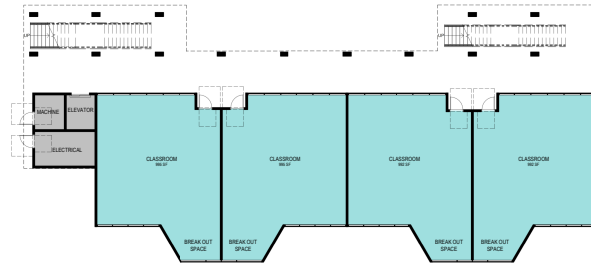
CONCEPTUAL SITE PLAN - CAR QUEUE

SOLANA SANTA FE 11/14/2019

New Building Plan



SECOND FLOOR



FIRST FLOOR

CLASSROOM BUILDING LEGEND

- CLASSROOM
- SERVICE

CLASSROOM BUILDING - CONCEPTUAL PLANS

SOLANA SANTA FE 11/13/2019



LIONAKIS

Building Plan Elevation



NORTH



SOUTH

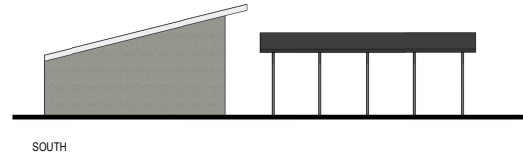
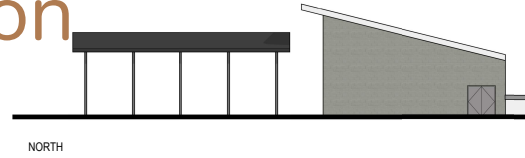
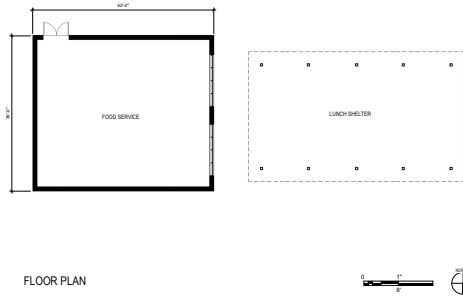


WEST

CLASSROOM BUILDING - 3D VIEWS

SOLANA SANTA FE 11/07/2019

Student Kitchen Elevation



Project Timeline

Timeline

November 2019	Scope, Timeline, and Budget Update at a Regular Board Meeting
January 2020	Schematic Design Expected Completion
February 2020	Scope, Timeline, and Budget Update at a Regular Board Meeting
March 2020	Design Development Expected Completion
April/May 2020	Scope, Timeline, and Budget Approval at a Regular Board Meeting
June 2020	Construction Documents Completed and Submitted to DSA
June 2020	San Diego County Flood Control Approval Expected
March 2020	CEQA Exemption Approval Expected
November 2020	DSA Approval Expected
December 2020- October 2022	Commence Construction (Phased)

Total Project Budget

Year	Proposed Budget*	Past and Projected Construction Escalation	Total Project Costs
2018	\$10,000,000	2%**	\$10,200,000
2019	\$10,200,000	6%	\$10,812,000
2020	\$10,812,000	7.5%	\$11,622,900
2021	\$11,622,900		

*Does not include CFD 2000-1 contribution.

**2% is in addition to the 5% that was already calculated in the project budget

\$16.2m = Estimated Project Budget*

*Measure JJ - \$11,662,900
Crosby CFD 2000-01 - \$4,500,000

Today - Challenges

Increase in Escalation

Size and Expense of a full-service Food Service Kitchen

Staff Recommendation

Scope

Timeline

Budget

Board Discussion