



CUS  
CABRILLO UNIFIED SCHOOL DISTRICT

*Every Student. Every Day!*

# El Granada Modernization Project: Community Forum

January 25, 2024: 6:00 PM

Multi-Purpose Room

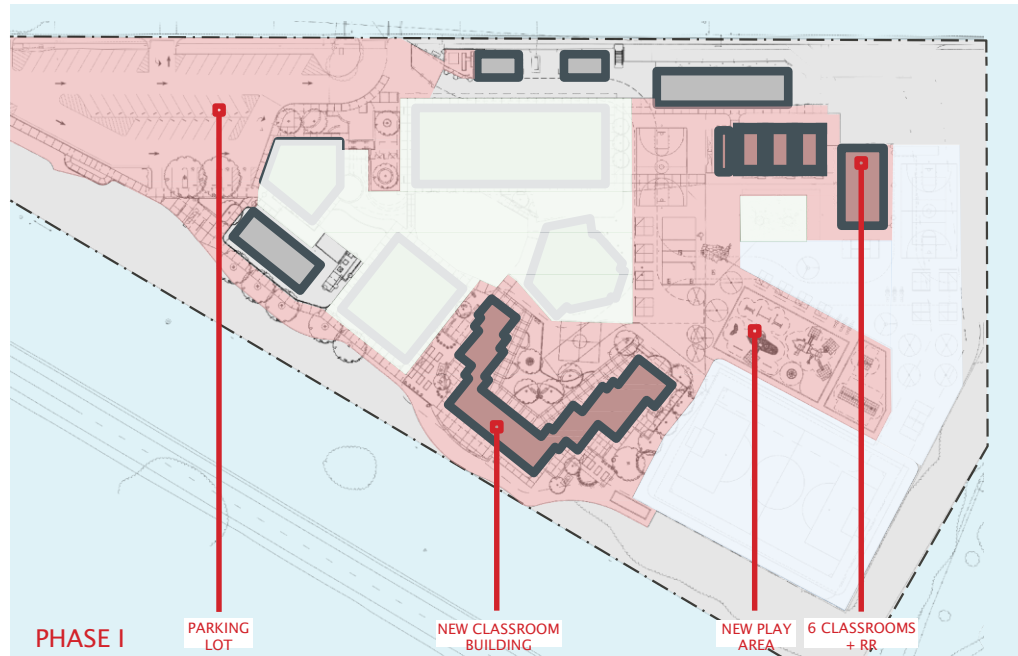
# Purpose and Context

- Purpose: Inform the El Granada Community and invite feedback on the School Modernization Process
- Phase 1: New classroom building and procurement of swing space (.5 Complex)
- Phase 2 : Modernization of Building A, D, K and M
- Potential Future Projects (Fields)



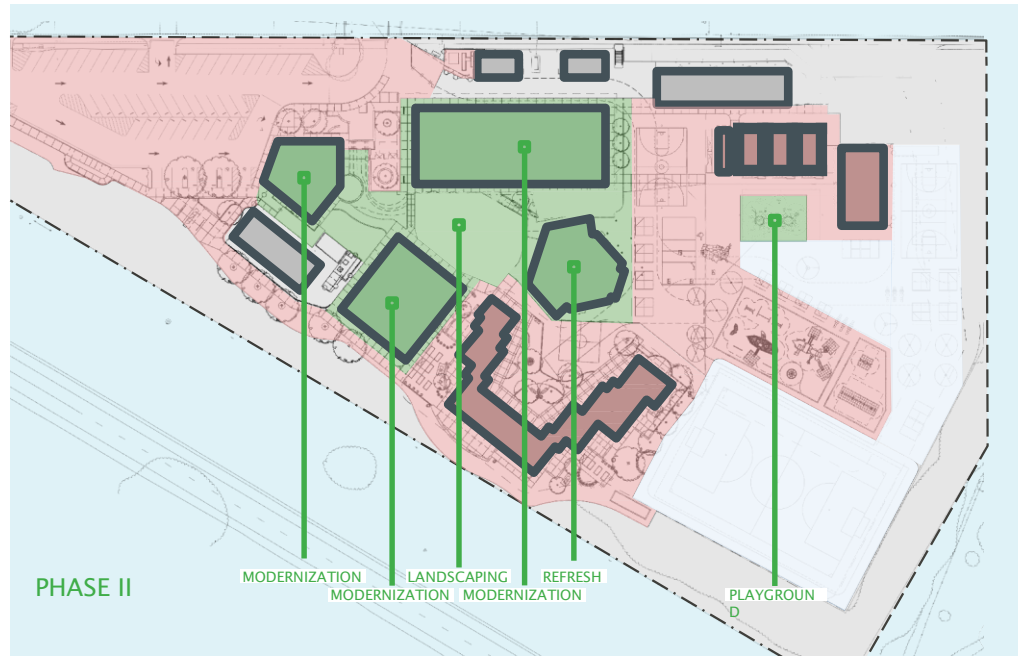
## CAMPUS SITE PLAN - PHASE I

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II &  
FUTURE



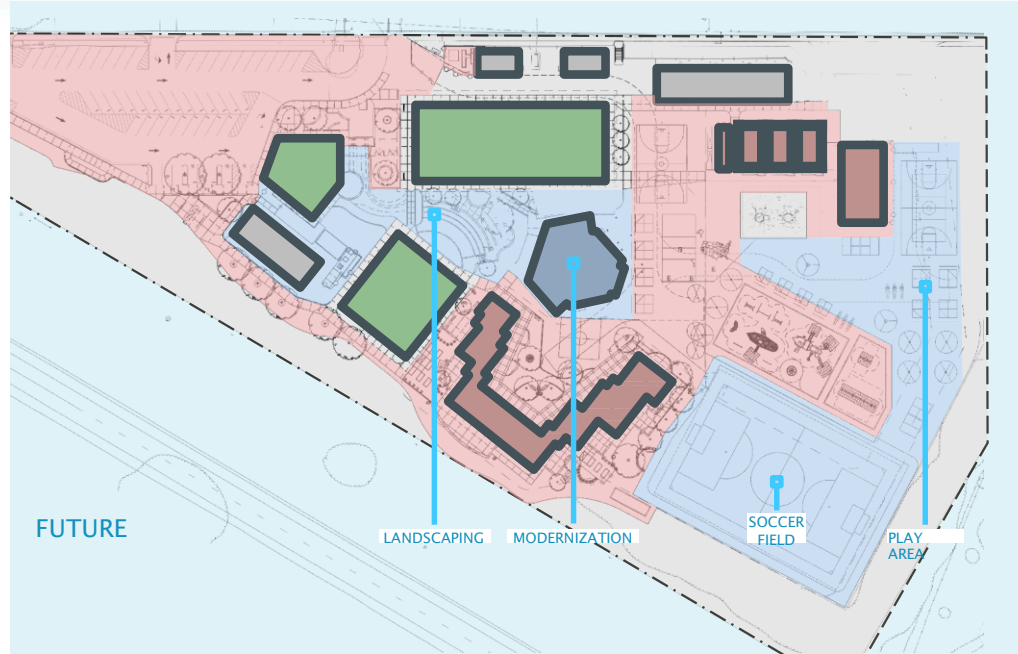
## CAMPUS SITE PLAN - PHASE II

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II &  
FUTURE



## CAMPUS SITE PLAN - FUTURE

EL GRANADA ELEMENTARY SCHOOL | PHASES I, II & FUTURE



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# Posting of Documents

- DSA approved project drawings posted at:

[https://www.cabrillo.k12.ca.us/our\\_departments/facilities/construction](https://www.cabrillo.k12.ca.us/our_departments/facilities/construction)

- DSA approved project specifications posted at:

[https://www.cabrillo.k12.ca.us/our\\_departments/facilities/construction](https://www.cabrillo.k12.ca.us/our_departments/facilities/construction)

# EGE Project Authorizations

- DSA Approval in October of 2023
- County Guidance and Consultation – December 28, 2023
- Quatrocchi Kwok Architects (QKA) is modifying design in response to County feedback.
- Coastal Development Permit (CDP) – **In Process**
  - County has routed CUSD project for review and approval to all other pertinent agencies: Coastal Commission, MidCoast Commission, Geotech, Drainage, Dept of Public Works, Sewer, Water, and Fire.



# Important Benchmarks

- Contractor interviews and selection May 2023.
- DSA Approval 10/12/2023
- Contractor guaranteed maximum price (GMP) 12/23 Board approval.
- CDP consultations and discussions began in April 2023.
- CDP full process guidance achieved in November 2023.
- Agencies comments for CDP are in process. Responses to be completed in January of 2024.
- CDP public hearing expected in early April 2024
- CDP process approval anticipated in May of 2024.







# EL GRANADA

## Elementary School

# Trash Enclosure Modifications



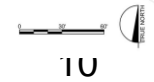
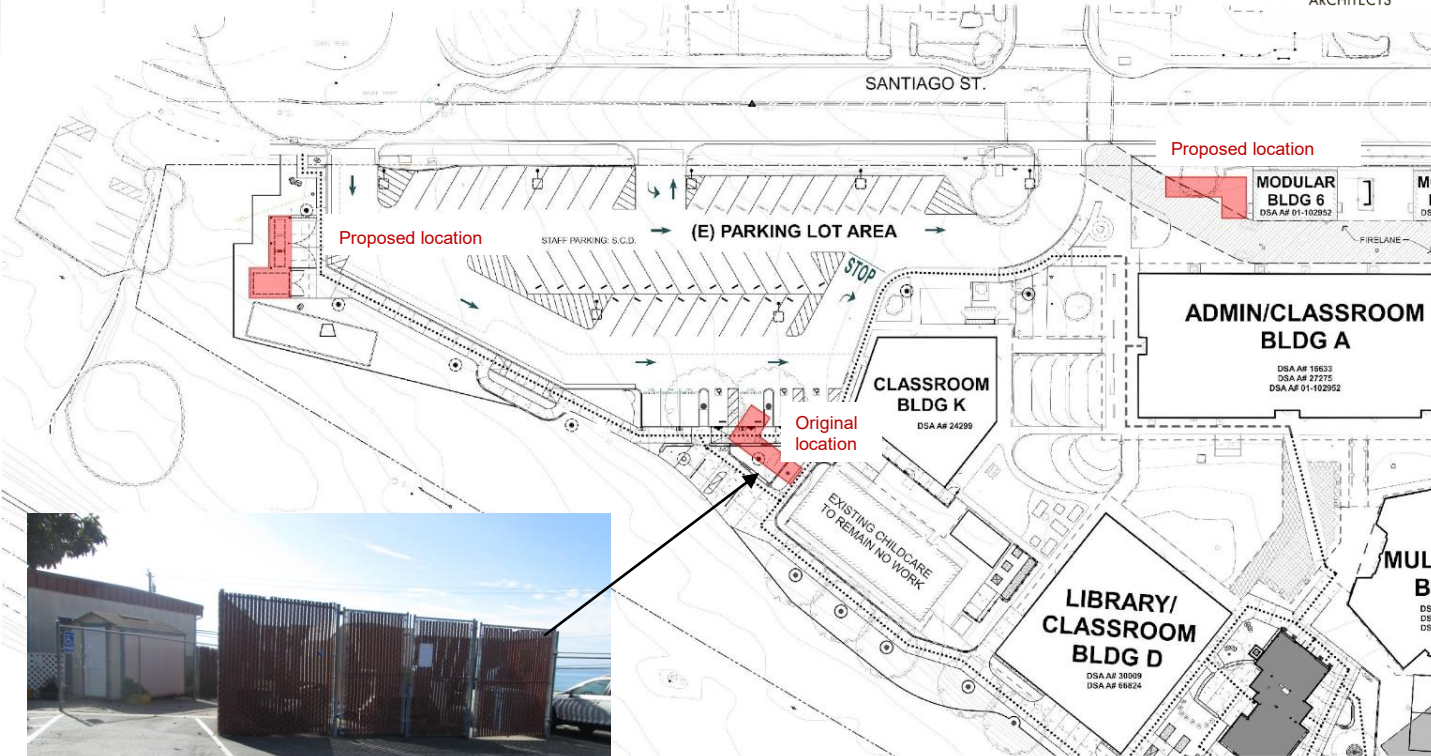
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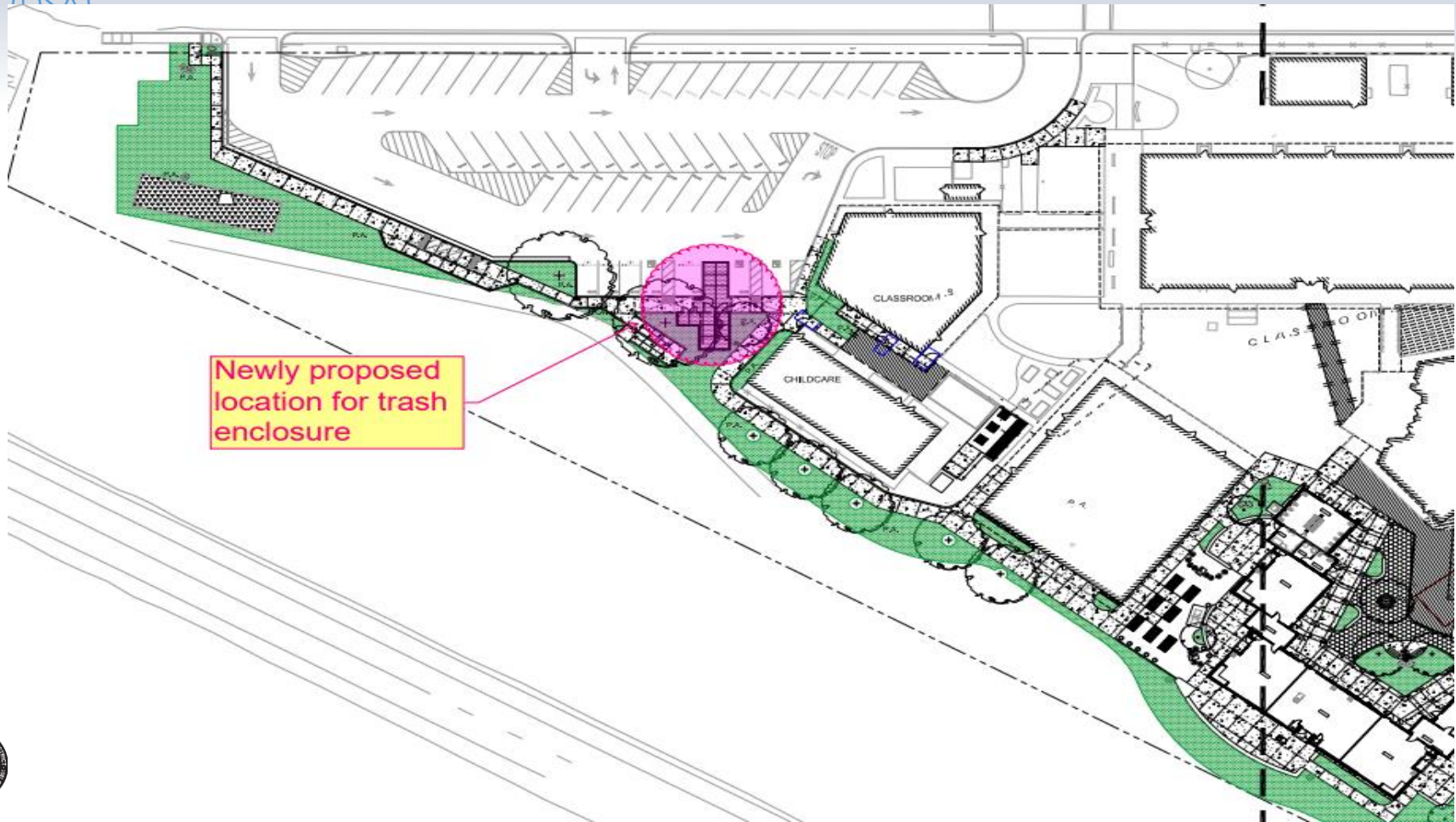
- 1) Proposed location next to Modular Bldg 6 is not recommended
- 2) Original location of trash enclosure is not recommended due to parking accessibility requirements and losing additional spaces.



QUATTROCCHI KWOK  
ARCHITECTS



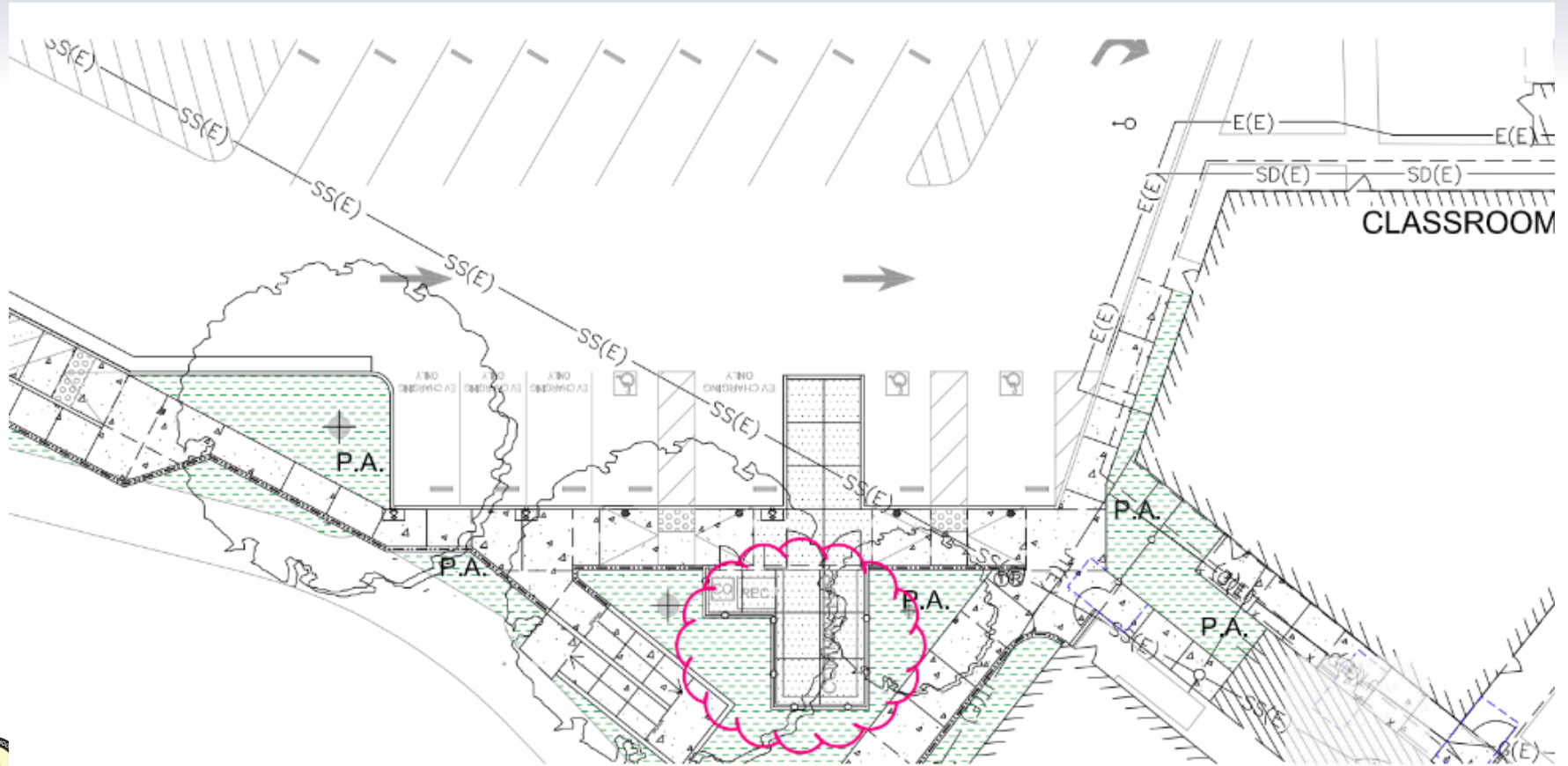
Newly Proposed Location Under Study for Submission to the Division of the State Architect (DSA)



Newly proposed location for trash enclosure



# Detail of Newly Proposed Location Under Study





# EL GRANADA

## Elementary School

# Parking and Egress Lighting



# E-Gress & Parking Lot Lighting

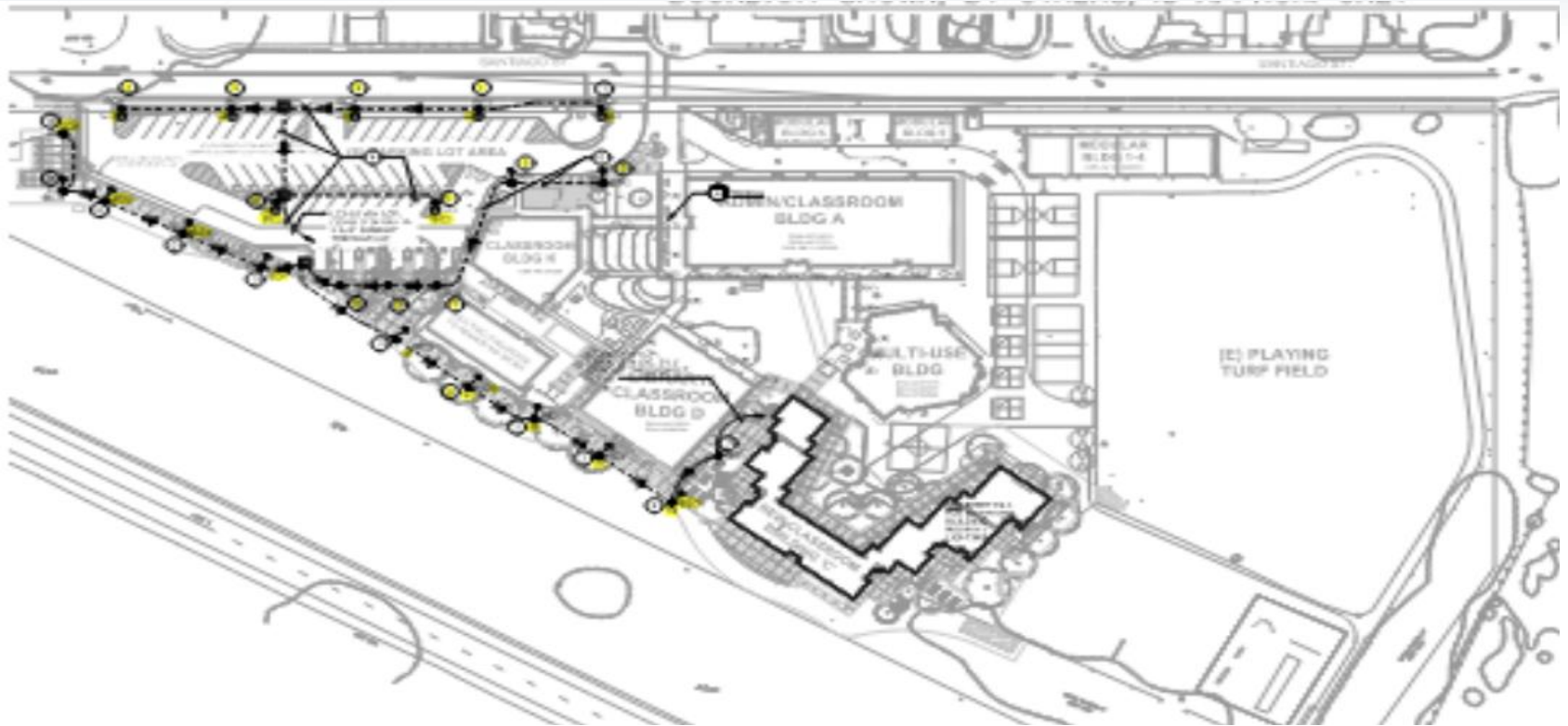
Options include:

- 1. Parking Lot Lighting & Egress Lighting on time clock  
Egress 10'ft lights (Current Design)**
- 2. No parking Lot Lighting & Install Low Light Bollard  
At Egress Lighting**





# Current Design



# Egress Path of Travel Bollard Lighting Only

**810**

**ADSA**  
FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Decision of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of State Architect's (DSA) fire and life safety plan review of project site conditions, ADSA requires the design professional to provide the following information on their design submittal for the preliminary review of a new campus, construction of new buildings, addition to existing buildings, and/or for non-alternative design requests for the Department emergency services facilities, and that equipment-related facility information associated with compliance items 1 through 3 below to be provided for all project types outlined above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the submittal and signature from the Local Fire Authority (LFA), is only required when an alternate design request is being requested.

The Project Information and Fire & Life Safety information sections are to be completed for all projects and stamped with the fire access site plan. When an alternate design request is prepared, all submittal pages 1 and 2 are to be completed and stamped on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy #5, 09-01, Fire Flow for Buildings.

**PROJECT INFORMATION**

Project Name: **810**

Project Address: **1601 Santiago Ave - Half Moon Bay, CA 94040**

**FIRE & LIFE SAFETY INFORMATION**

**CONSTRUCTION METHOD AND ALTERNATE MEANS REVIEW**

	ALTERNATE MEANS	YES	NO	EXC	NOT	APPLICABLE
1. Emergency vehicle access routes do not meet LFA requirements.						
2. Accessible Alternative: Thoroughness of site and personnel access is provided to the project and is acceptable for providing fire equipment and personnel to the site.						
3. Fire Hydrants: Number and spacing does not meet LFA requirements.						
4. Accessible Alternative: Number of fire hydrants and spacing is provided for the project and is acceptable for the equipment and personnel of the fire company.						
5. Fire Hydrants: Water flow and pressure are less than LFA minimum.						
6. Accessible Alternative: The available flow and pressure is acceptable for providing the equipment and personnel of the fire company.						



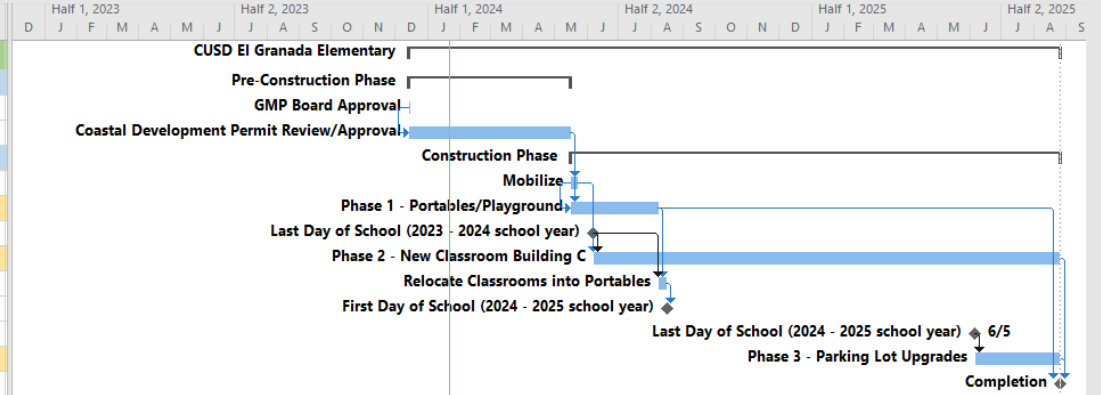


# CONSTRUCTION TIMELINE

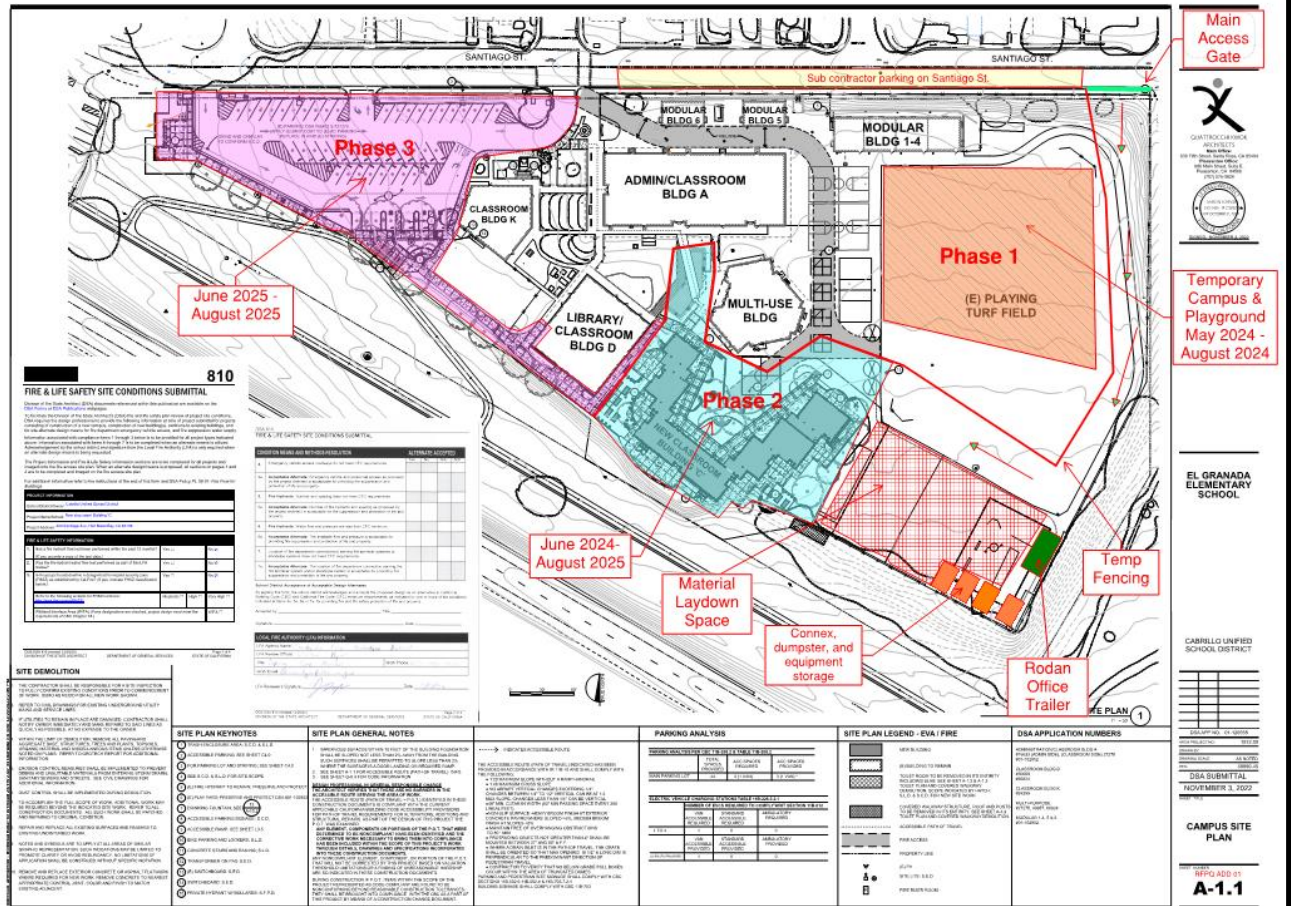
<b>Task</b>	<b>Duration</b>	<b>Timeline</b>
Phase 1 – Portables/Playground	2.5 Months	May 2024 – August 2024
Phase 2 – New Classroom Building C	14 Months	June 2024 – August 2025
Phase 3 – Parking Lot Upgrades	2 Months	June 2025 – August 2025
Completion	-----	August 2025

# CONSTRUCTION SEQUENCE

Task Name	Duration	Start	Finish
<b>CUUSD El Granada Elementary</b>	<b>443 days</b>	<b>Thu 12/14/23</b>	<b>Mon 8/25/25</b>
<b>Pre-Construction Phase</b>	<b>110 days</b>	<b>Thu 12/14/23</b>	<b>Wed 5/15/24</b>
GMP Board Approval	1 day	Thu 12/14/23	Thu 12/14/23
Coastal Development Permit Review/Approval	110 days	Thu 12/14/23	Wed 5/15/24
<b>Construction Phase</b>	<b>333 days</b>	<b>Thu 5/16/24</b>	<b>Mon 8/25/25</b>
Mobilize	5 days	Thu 5/16/24	Wed 5/22/24
<b>Phase 1 - Portables/Playground</b>	<b>60 days</b>	<b>Thu 5/16/24</b>	<b>Wed 8/7/24</b>
Last Day of School (2023 - 2024 school year)	1 day	Thu 6/6/24	Thu 6/6/24
<b>Phase 2 - New Classroom Building C</b>	<b>317 days</b>	<b>Fri 6/7/24</b>	<b>Mon 8/25/25</b>
Relocate Classrooms into Portables	5 days	Thu 8/8/24	Wed 8/14/24
First Day of School (2024 - 2025 school year)	1 day	Thu 8/15/24	Thu 8/15/24
Last Day of School (2024 - 2025 school year)	1 day	Thu 6/5/25	Thu 6/5/25
<b>Phase 3 - Parking Lot Upgrades</b>	<b>57 days</b>	<b>Fri 6/6/25</b>	<b>Mon 8/25/25</b>
Completion	0 days	Mon 8/25/25	Mon 8/25/25



# PHASING PLAN



Main Access Gate



Temporary Campus & Playground  
May 2024 - August 2024

EL GRANADA ELEMENTARY SCHOOL

CABRILLO UNIFIED SCHOOL DISTRICT

NO.	REVISION	DATE	BY
1	ISSUE FOR PERMIT	11/03/2022	[Signature]
2	ISSUE FOR PERMIT	11/03/2022	[Signature]
3	ISSUE FOR PERMIT	11/03/2022	[Signature]

CAMPUS SITE PLAN

NO. RFG-ADD-01  
**A-1.1**

**810**

**FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL**

1. Project Name: El Granada Elementary School

2. Project Location: 4500 Santiago St, San Diego, CA 92116

3. Project Type: New Construction

Item No.	Description	Compliance
1	Fire Safety Plan	Compliant
2	Life Safety Plan	Compliant
3	Fire Department Access	Compliant
4	Fire Alarm System	Compliant
5	Fire Extinguishers	Compliant

4. Fire Department Access: Fire Department access is provided via Santiago St.

5. Fire Alarm System: A fire alarm system is installed throughout the building.

6. Fire Extinguishers: Fire extinguishers are provided for all areas of the building.

**CONSTRUCTION SCHEDULE**

Activity	Start Date	End Date
Phase 1 Construction	May 2024	August 2024
Phase 2 Construction	June 2024	August 2025
Phase 3 Construction	June 2025	August 2025

**SITE DEMOLITION**

The contractor shall be responsible for the removal of all existing structures and site conditions that are not to be retained. The contractor shall submit a site demolition plan to the City of San Diego for review and approval. The plan shall include details of the demolition process, including the location of the structures to be demolished, the method of demolition, and the disposal of the debris. The contractor shall also be responsible for the removal of all existing site conditions, including trees, shrubs, and other vegetation. The contractor shall submit a site demolition plan to the City of San Diego for review and approval. The plan shall include details of the demolition process, including the location of the structures to be demolished, the method of demolition, and the disposal of the debris.

**SITE PLAN KEYNOTES**

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN DIEGO ORDINANCES AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN DIEGO.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS TO REMAIN.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING TREES AND SHRUBS TO BE DEMOLISHED.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE CONDITIONS TO REMAIN.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING SITE CONDITIONS TO BE DEMOLISHED.

**SITE PLAN GENERAL NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING UTILITIES AND STRUCTURES TO BE DEMOLISHED.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS TO REMAIN.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING TREES AND SHRUBS TO BE DEMOLISHED.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SITE CONDITIONS TO REMAIN.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING SITE CONDITIONS TO BE DEMOLISHED.

**CONNECTIONS**

Connection	Material	Size	Depth
Water	Cast Iron	12"	18"
Sewer	PVC	12"	18"
Electric	Steel	4"	18"
Gas	Steel	6"	18"

**PARKING ANALYSIS**

Activity	Hours	Spaces
Phase 1 Construction	8 AM - 5 PM	10
Phase 2 Construction	8 AM - 5 PM	20
Phase 3 Construction	8 AM - 5 PM	10
Subcontractor Parking	8 AM - 5 PM	50

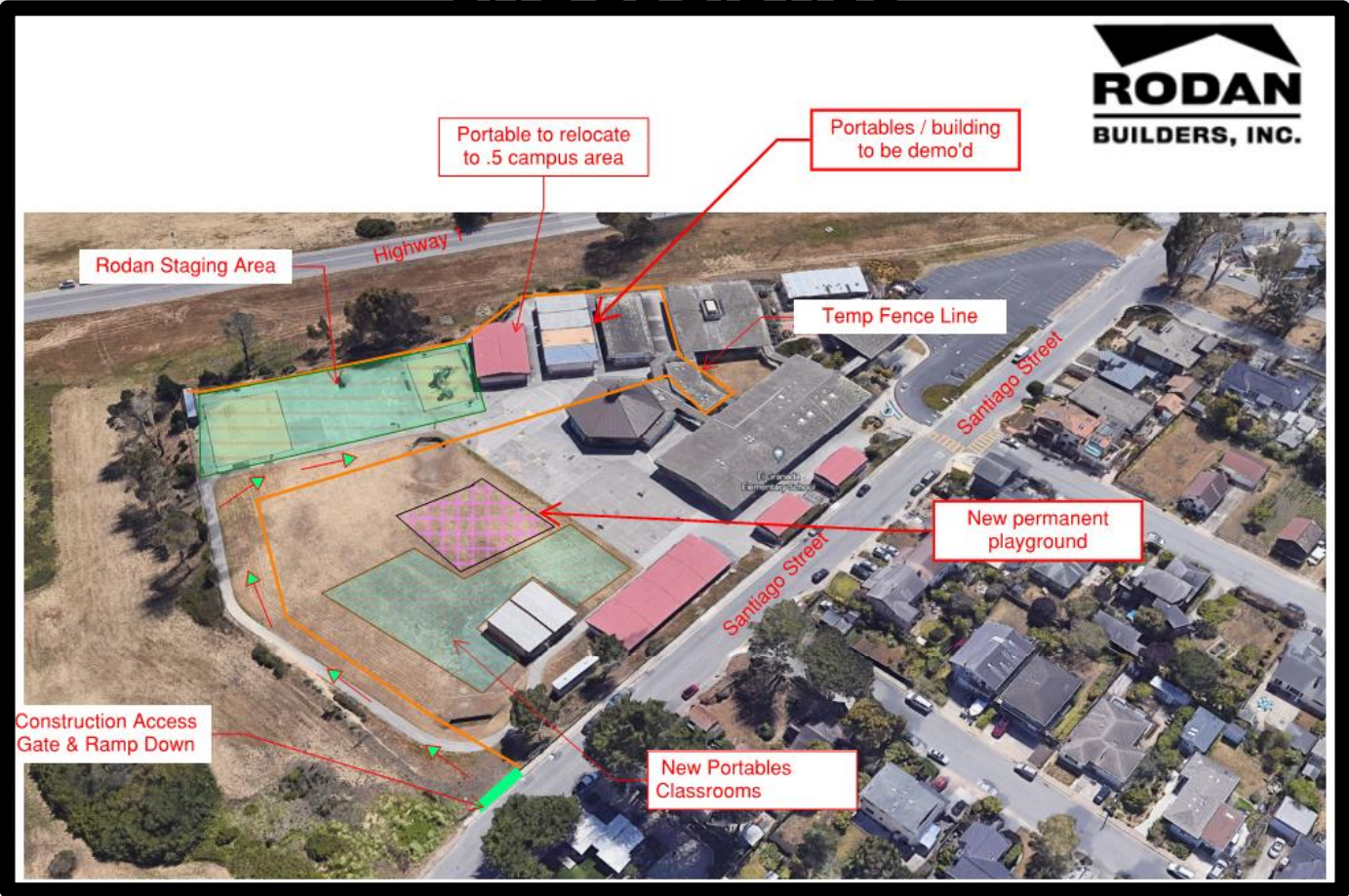
**SITE PLAN LEGEND - EVA / FIRE**

Symbol	Description
--- (Dashed)	Utility Lines (Water, Sewer, Gas, Electric)
--- (Solid)	Structural Foundation
--- (Dotted)	Gravel Surface
--- (Cross-hatch)	Asphalt Surface
--- (Diagonal)	Concrete Slab
--- (Stippled)	Soil
--- (Hatched)	Fire Hazard Area
--- (Solid Gray)	Proposed Building Footprint
--- (Solid Black)	Proposed Building Footprint (Foundation)

**DSA APPLICATION NUMBERS**

Activity	Application Number
Phase 1 Construction	2023-0118
Phase 2 Construction	2023-0119
Phase 3 Construction	2023-0120

# SITE LOGISTICS



Rodan Staging Area

Highway 1

Portable to relocate to .5 campus area

Portables / building to be demo'd

Temp Fence Line

Santiago Street

New permanent playground

Santiago Street

Construction Access Gate & Ramp Down

New Portables Classrooms

# CUSD Bond Program Legal Authority

- Governing Board: Approves Project Designs and Cost
- Superintendent: Ensures/Facilitates that CUSD Staff Executes Projects
- Citizens Oversight Committee: Ensures that Bond Proceeds are spent only on projects listed in the *Bond Project List*
- Independent Annual Financial Audit: Ensures that Bond Proceeds are spent on authorized projects





# Questions?

*Thank you!*



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