



2018 Facilities Master Plan Update

Laguna Beach USD • 03.27.2018



Recommendation

Approve update to 10-year Facilities Master Plan as presented.

Project Information

- LBHS Restroom-Storage Bldg. Material Finishes and Colors
- LBHS Admin Office Renovation Conceptual Plan
- TMS Field/Classroom Modernization Project
- 2018 Roofing Replacement Projects

Funding

- Plan Update of Fiscal Impacts to Capital Investment Program (CIP) and Facilities Repair & Replacement Program (FRRP)
- Routine Restricted Maintenance Account (RRMA) Funding

Other Considerations

- Plan Update Discussion/Questions

Overview

LBHS Restroom-Storage Bldg. Material Finishes and Color Selection Review

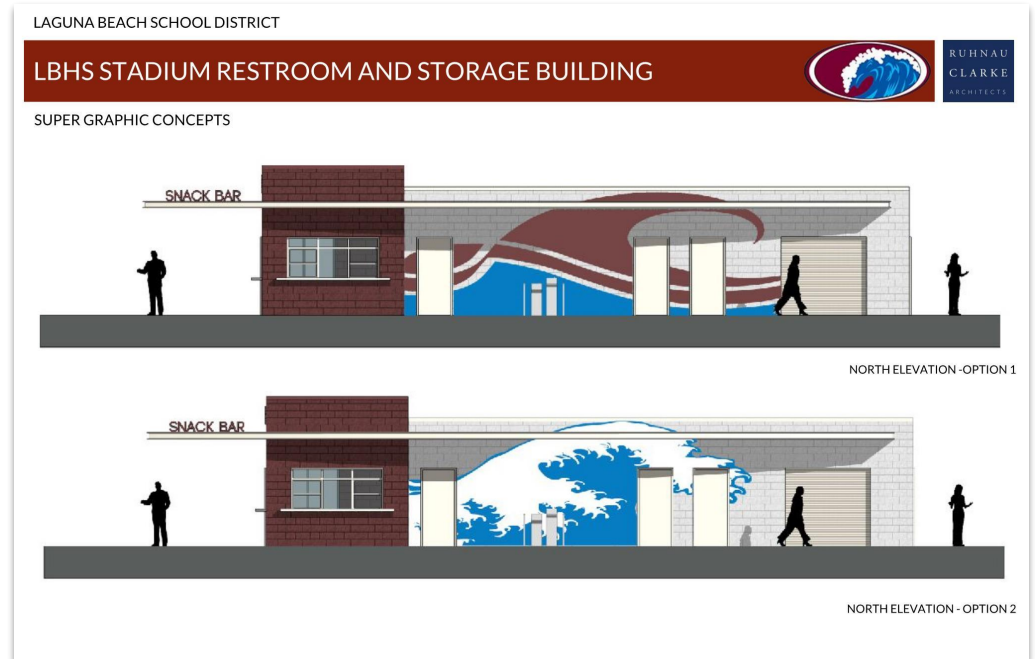
Material Color Board



Building Materials and Colors

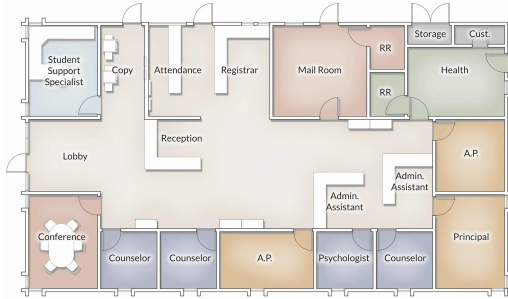
- Building to be an Extension of the Existing Facility Architecture
- Options for Exterior Graphics, Paint Color Selection, Restroom Tile, Sealed Concrete Floor Tint, and Signage

Exterior Building Graphic Concept Options

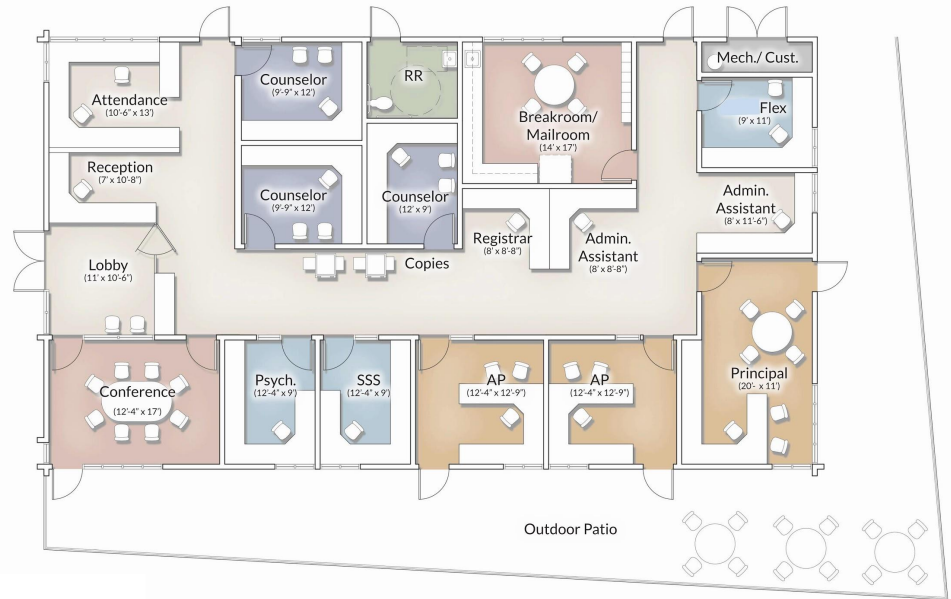


LBHS Admin Office Conceptual Plan Review

Existing Floor Plan



Conceptual Planning Master Plan



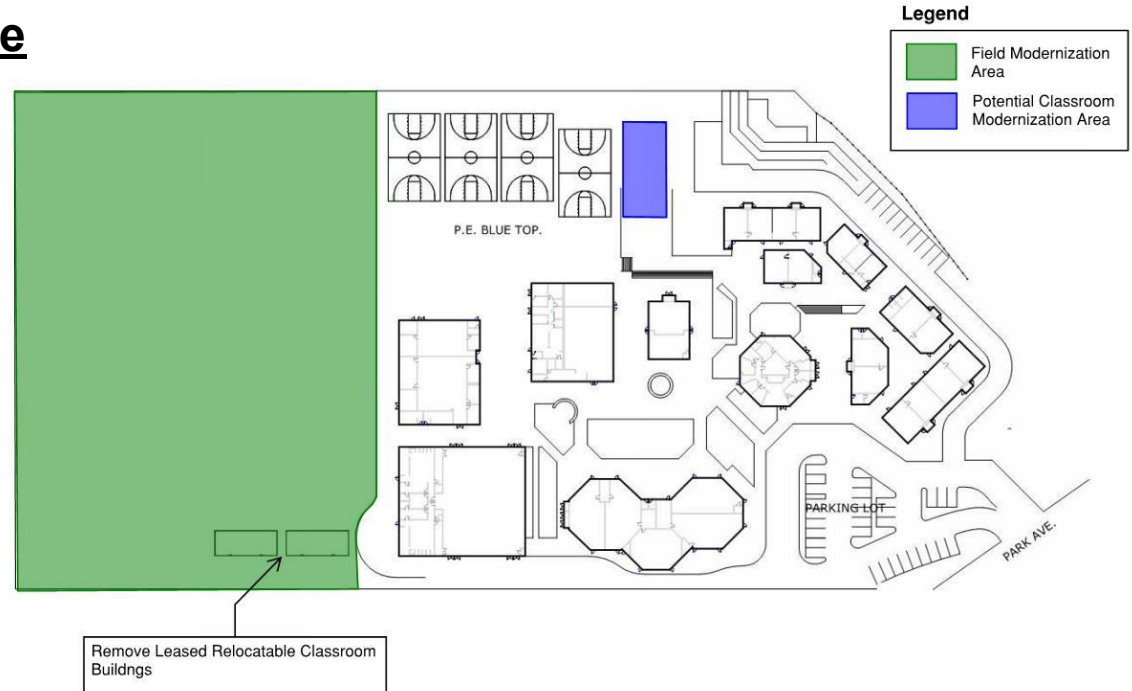
Planning Criteria

- Promotes Functional Areas with Circulation Control
 - Student/School Services
 - Entry Lobby w/ Direct Conference Room Access
 - Administrative Offices
- Relocate Nurse Office to Room 20
- Utilize Existing Building Exterior Walls and Roof

Thurston Middle School Field/Classroom Modernization Project

Facilities Planning Schedule

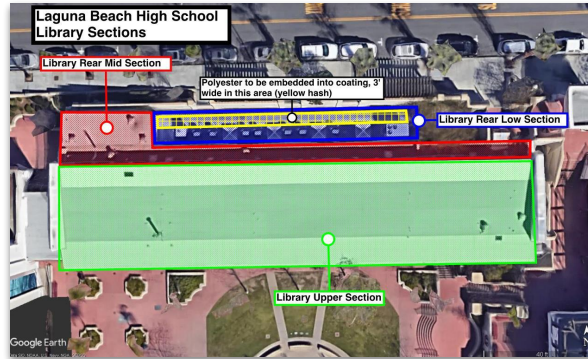
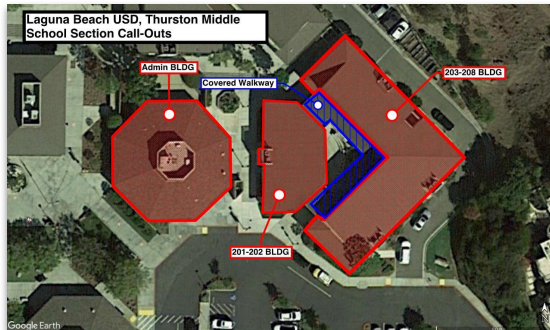
- Planning and Design: Fall 2018 - Spring 2019
- Construction Bid and Award: Spring 2019
- Construction (12 Months)
 - Classroom Modernization: Summer 2019 - Summer 2020
 - Field Modernization: Summer 2020



2018 Roofing Replacement Projects

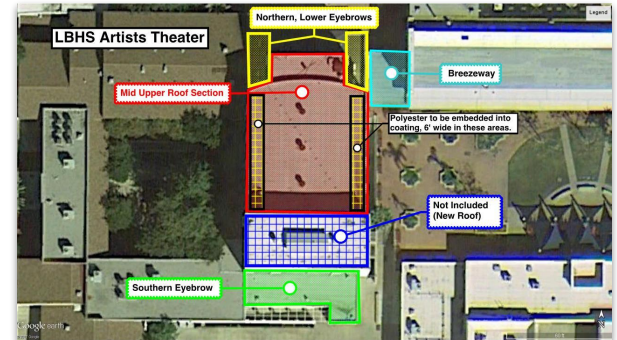
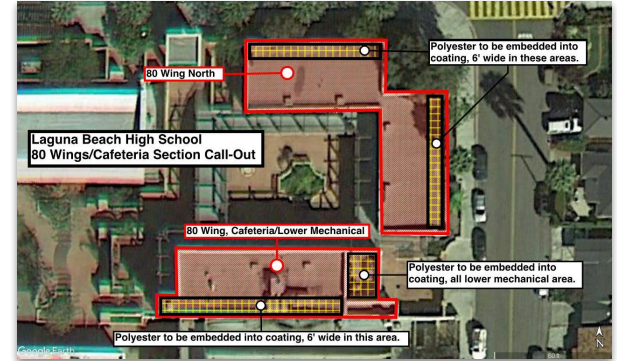
Thurston Middle School

- Admin Bldg.
- Classrooms 201-202
- Covered Walkway Between Classrooms 201-202/203-208
- Classrooms 203-208



Laguna Beach High School

- Artists Theater
 - Library
 - 80's Classrooms and Cafeteria
- Bid Alternates (Keep Contract within Budget)
- Library Upper Section
 - Maintenance Coating
 - Artists Theater Southern Eyebrow



Fiscal Impact to CIP & FRRP

CIP & FRRP Funding Information

- Identifies Project Budget Revisions Per the FMP Update

| | Activity | 2018-19 | | 2019-20 | | 2020-21 | | 2021-22 | |
|-------------|-----------------------------------|-----------|-------------|-------------|-------------|-----------|-------------|-----------|-------------|
| | | FRRP | CIP | FRRP | CIP | FRRP | CIP | FRRP | CIP |
| EM | Roof system replacement | | | \$368,000 | | \$365,700 | | \$412,700 | |
| TMS | Roof system replacement | \$280,710 | | \$401,700 | | \$196,500 | | | |
| | Classroom / Field Modernization | | | | \$1,500,000 | | \$2,000,000 | | |
| LBHS | Roof system replacement | \$408,730 | | \$303,110 | | \$322,250 | | | |
| | Restroom/Storage Building project | | \$1,200,000 | | | | | | |
| | Main Quad modernization | | \$200,000 | | | | | | |
| | Main Office renovation | | | | | | | | \$1,200,000 |
| | Theater ADA Upgrades | | \$750,000 | | | | | | |
| DO | Roof system replacement | | | | | | | \$80,000 | |
| | STARTING FUND BALANCE | \$399,025 | \$2,801,389 | \$609,585 | \$1,851,389 | \$436,775 | \$1,551,389 | \$452,325 | \$751,389 |
| | FISCAL YEAR FUNDING | \$900,000 | \$1,200,000 | \$900,000 | \$1,200,000 | \$900,000 | \$1,200,000 | \$900,000 | \$1,200,000 |
| | FISCAL YEAR TOTAL PROJECTED COSTS | \$689,440 | \$2,150,000 | \$1,072,810 | \$1,500,000 | \$884,450 | \$2,000,000 | \$492,700 | \$1,200,000 |
| | YEAR END FUND BALANCE | \$609,585 | \$1,851,389 | \$436,775 | \$1,551,389 | \$452,325 | \$751,389 | \$859,625 | \$751,389 |

RRMA Funding Overview

Routine Restricted Maintenance Account Funding Information

- RRMA Fiscal Funding Allocation of 4% of the General Fund Budget
 - Fund 7408 Provides for Maintenance Type Expenses, Including Ongoing Facility Maintenance by Internal and External Forces
 - Fund 7409 Provides for Operational Type Expenses, Including Custodial and Recurring Facility Operation Services

| OBJECT | 2017-18 | | 2018-19 | | 2019-20 | | 2020-21 | | 2021-22 | |
|--------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|
| | 7408 | 7409 | 7408 | 7409 | 7408 | 7409 | 7408 | 7409 | 7408 | 7409 |
| 2000 | \$612,859.00 | \$884,115.00 | \$625,116.18 | \$901,797.30 | \$637,618.50 | \$910,815.27 | \$650,370.87 | \$919,923.43 | \$663,378.29 | \$929,122.66 |
| 3000 | \$271,983.00 | \$377,159.00 | \$292,676.46 | \$419,404.23 | \$313,195.22 | \$446,340.03 | \$337,019.14 | \$477,470.23 | \$350,393.30 | \$493,401.61 |
| 4000 | \$140,145.00 | \$83,014.00 | \$91,000.00 | \$84,674.28 | \$92,820.00 | \$86,367.77 | \$94,676.40 | \$88,095.12 | \$96,569.93 | \$89,857.02 |
| 5000 | \$1,483,584.00 | \$1,045,089.00 | \$972,050.00 | \$1,166,573.58 | \$1,010,960.00 | \$1,189,905.05 | \$1,030,153.20 | \$1,213,703.15 | \$1,014,380.26 | \$1,237,977.22 |
| 6000 | \$38,918.00 | | \$490,000.00 | | \$445,000.00 | | \$370,000.00 | | \$370,000.00 | |
| Subtotal | \$2,547,489.00 | \$2,389,377.00 | \$2,470,842.64 | \$2,572,449.39 | \$2,499,593.72 | \$2,633,428.12 | \$2,482,219.61 | \$2,699,191.93 | \$2,494,721.78 | \$2,750,358.50 |
| TOTAL | \$4,936,866.00 | | \$5,043,292.03 | | \$5,133,021.84 | | \$5,181,411.54 | | \$5,245,080.29 | |



Other Considerations

Questions?

