

# Facilities

## Yesterday, Today and Tomorrow

### Operations Steering Committee

#### February 1, 2017

Presented by  
Patricia Meyer  
Deputy Superintendent



# YESTERDAY

## Los Alamitos High School

### *Original Modernization Program*

- Plans began in 2003; Work included New HVAC & ductwork, lights, interior paint, ceilings, marker boards, tack board, ADA restrooms and in select areas: New carpet and data cabling.
- Construction Schedule: May 2004 to October 2005
- Final Construction Cost: \$18.5 million

# Los Alamitos High School *Modernization Program*

## Los Alamitos High School Modernization

Modernization: Typical new Restroom; Ceramic Floor and Wall Tile, Plumbing Fixtures and Partitions.



# Los Alamitos High School *Modernization Program*

## Los Alamitos High School Modernization

Science Lecture Hall,  
Assembly / Testing Room:  
New Carpet, Ceiling, Lighting  
and Air Conditioning.



# Los Alamitos High School *Modernization Program*

## Los Alamitos High School Modernization

Science Lab: New  
Workstations, Flooring,  
Ceiling, Lighting and Air  
Conditioning.



# Los Alamitos High School *Modernization Program*

## Los Alamitos High School Modernization

Industrial Arts Classroom:  
New Classroom Space,  
Flooring, Ceiling, Casework,  
Lighting and Air Conditioning.



# Los Alamitos High School *Modernization Program*

## Los Alamitos High School Modernization

Meeting Rooms/Dining Area:  
New Entry, Flooring, Ceiling,  
Lighting and Air Conditioning.



# Los Alamitos High School *New Construction Program*

- Plans began in 2003; Work was to include Two New Two-Story Classroom Buildings includes 26 new classrooms and 2 new computer labs.
- Construction Schedule: June 2004 to October 2005
- Final Construction Cost: \$13.4 million



# Los Alamitos High School *New Construction Program*

Los Alamitos High School  
New Construction

East Elevation – Window  
Wall at Office Spaces.



# Los Alamitos High School *New Construction Program*

Los Alamitos High School  
New Construction

East Elevation – Bridge Entry  
Structure



# Los Alamitos High School *New Construction Program*

## Los Alamitos High School New Construction

New Apple Computer Lab;  
Flexible Classroom /  
Assembly Space with Folding  
Partitions.



# Los Alamitos High School *New Construction Program*

## Los Alamitos High School New Construction

Two New Flexible Classroom /  
Computer Lab. Data  
Infrastructure for Computer  
Access at each Workstation.



# Los Alamitos High School *New Construction and Modernization Programs*

- \* 2003-2005 \$32 million spent at LAHS on two major projects
- Much was accomplished, however, there was much left to do: **Utilities Infrastructure, All-Portables, Kitchen, PAC, Buildings 100 and 800.**

# RFP FOR NEW ARCHITECT/ NEEDS ASSESSMENT

- \* District through an Operations Steering Sub-committee interviewed and chose new District Architects – **Rachlin Partners**
- \* Rachlin Partners immediately were contracted with to do a District Wide Needs Assessment

# 2006 Needs Assessment

- \* Performed a Needs Assessment on All of the Districts sites in 2005/2006.
- \* Included written and photographic documentation of every square-in of the District, with the exception of the “recently” Modernized High School buildings.



# McGaugh Elementary

- \* Began work on Construction Documents in June 2006 and submitted to DSA in 2007.
- \* Began Construction in June of 2008. The Auditorium and K-wing was excluded from the project due to lack of available funding.
- \* When Measure K was passed by the voters in 2008, the Auditorium and K-wing was added into the project.



# McGaugh Elementary Modernization



# 2008 GO Bond Election

- \* Measure K passed in Nov 2008 for \$126 million in General Obligation bonds which also allowed the District to apply for and receive \$24 million in State Matching Funds

# Project List of Measure K

- ❖ McGaugh Elementary Modernization -- \$3 million added from GO Bond to do Auditorium/K-Wing (7 classrooms & 4 restrooms)
- ❖ Los Alamitos Elementary Modernization
- ❖ McAuliffe Middle School Modernization
- ❖ Hopkinson Elementary Modernization
- ❖ Rossmoor Elementary Modernization
- ❖ Athletic Matching Projects (7 projects)
- ❖ LAHS Gymnasium Modernization along with new Team Rooms, Tennis Courts, Field Irrigation, and Choir Room) **Added Project**

# Project List of Measure K (continued)

- ❖ Lee Elementary School Modernization
- ❖ LAHS All Weather Track and Field Complex **Added**
- ❖ Oak Middle School Modernization
- ❖ Weaver Elementary School Modernization
- ❖ The District Office Modernization

**ON TIME AND ON BUDGET**

# Projects Completed Outside Measure K

- \* LAHS East Student/Staff Parking Lot /Driveway Redone.
- \* Security Film at all sites
- \* Phase II Modernization for Air Conditioning at McGaugh Elementary and LAHS Building 100
- \* Replacement of 50 year old chiller plant serving the PAC to include lighting upgrades at the LAHS high school under Prop 39-energy management, as well as refurbishment of the PAC seats, lighting, wall covering, carpet and paint
- \* \$4 million in additional Technology Infrastructure Districtwide
- \* LAHS Completely Repainted (2015-16)
- \* Added Classrooms at Hopkinson, Lee and Oak

# Projects Completed Outside Measure K (Con't)

- \* DHH Soil Remediation Project
- \* Landscape/Mural projects across the District
- \* Playgrounds at McGaugh, Hopkinson and Rossmoor
- \* Lock Blocks, Benches, and site furniture added Districtwide
- \* Fencing at McGaugh and Los Alamitos Elementary
- \* LAHS Fire Alarm Replacement
- \* LAHS West Parking Lot expansion

# Today

- \* There is so much more to do, so the Board has commissioned a New Facilities Master Plan be developed.
- \* Richard Ingrassia, Rachlin Partners, here to go over the New Facilities Master Plan process