

Laguna Beach District Office Feasibility Study

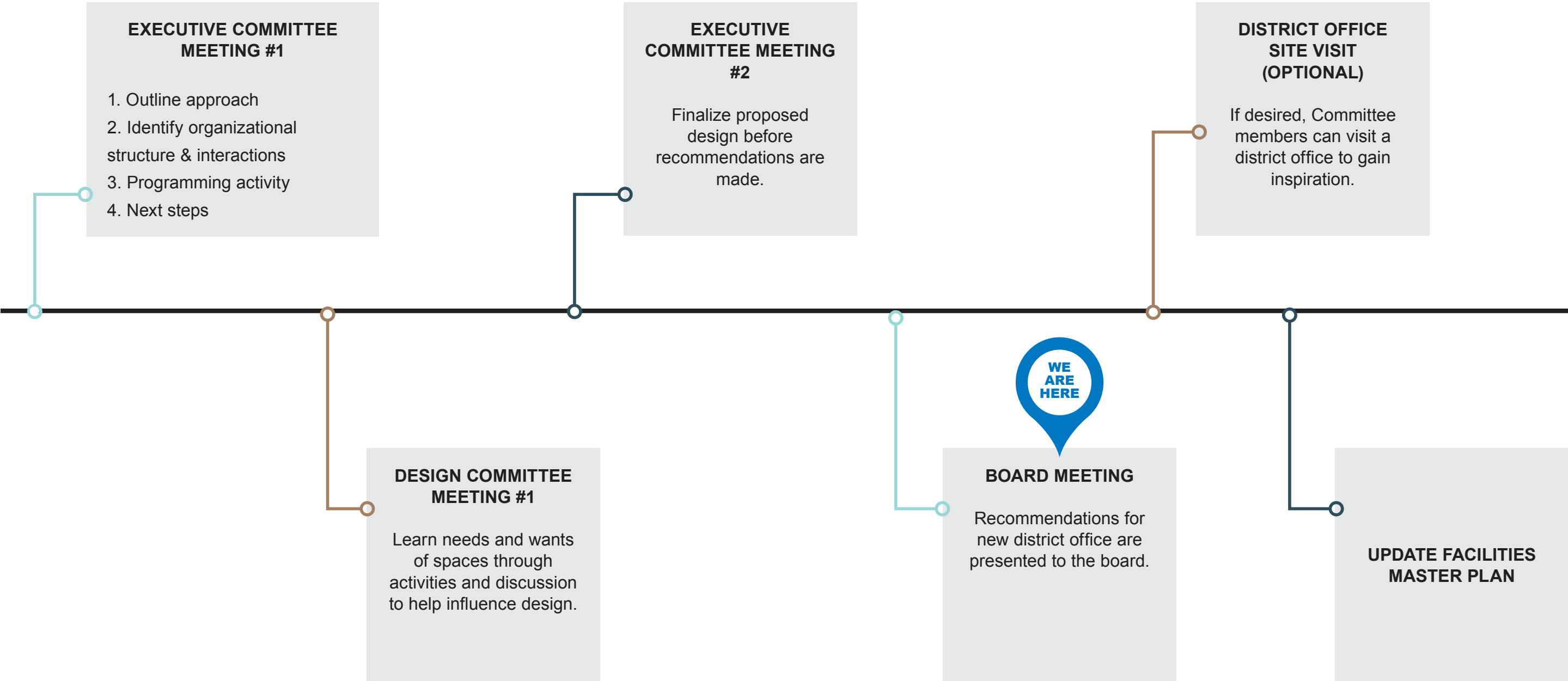
Board Presentation | September 23, 2021

Agenda

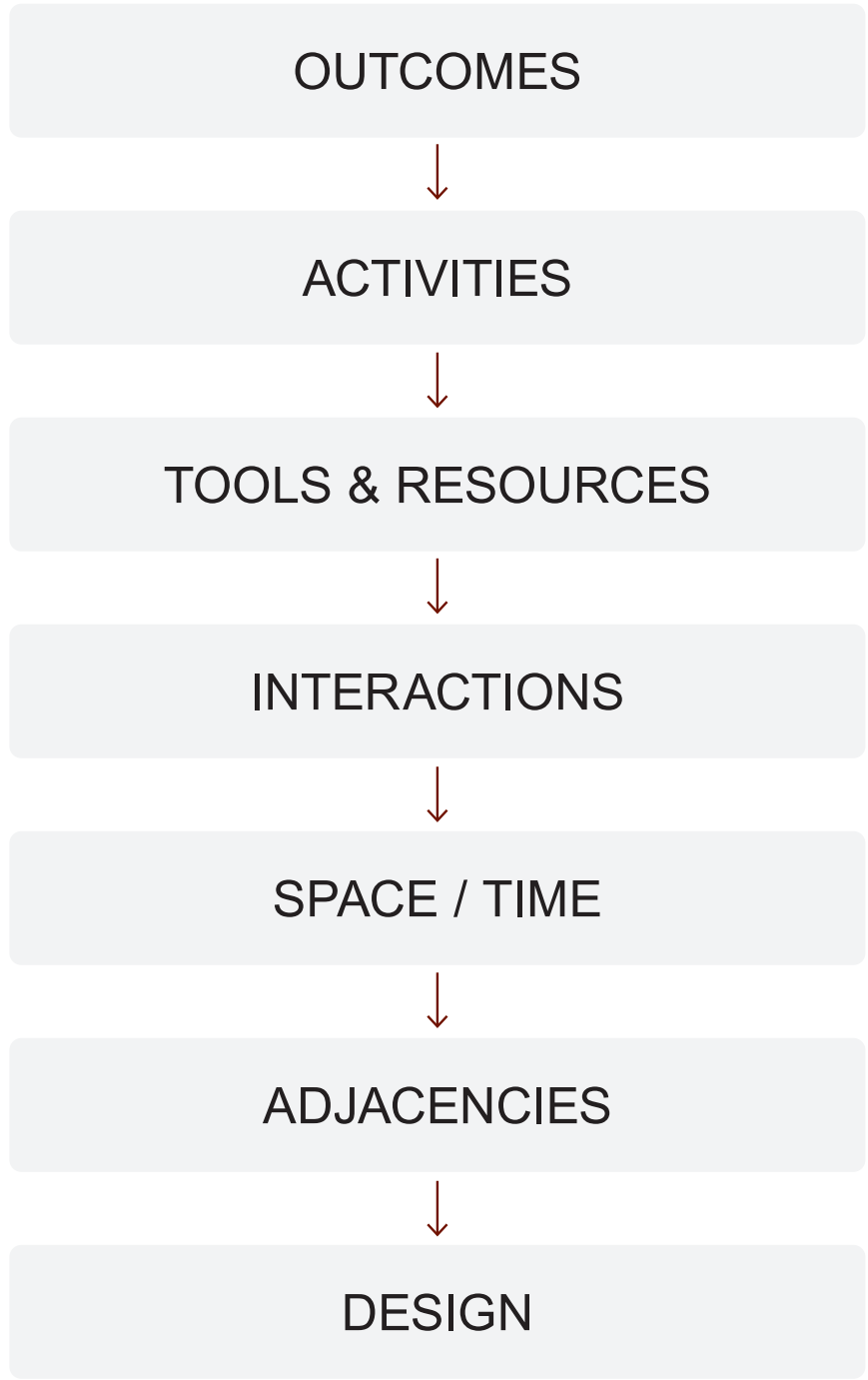
1. The Process
2. Visioning Workshop
3. Common Themes
4. Feasibility Study
5. Process



Process & Approach



Goals

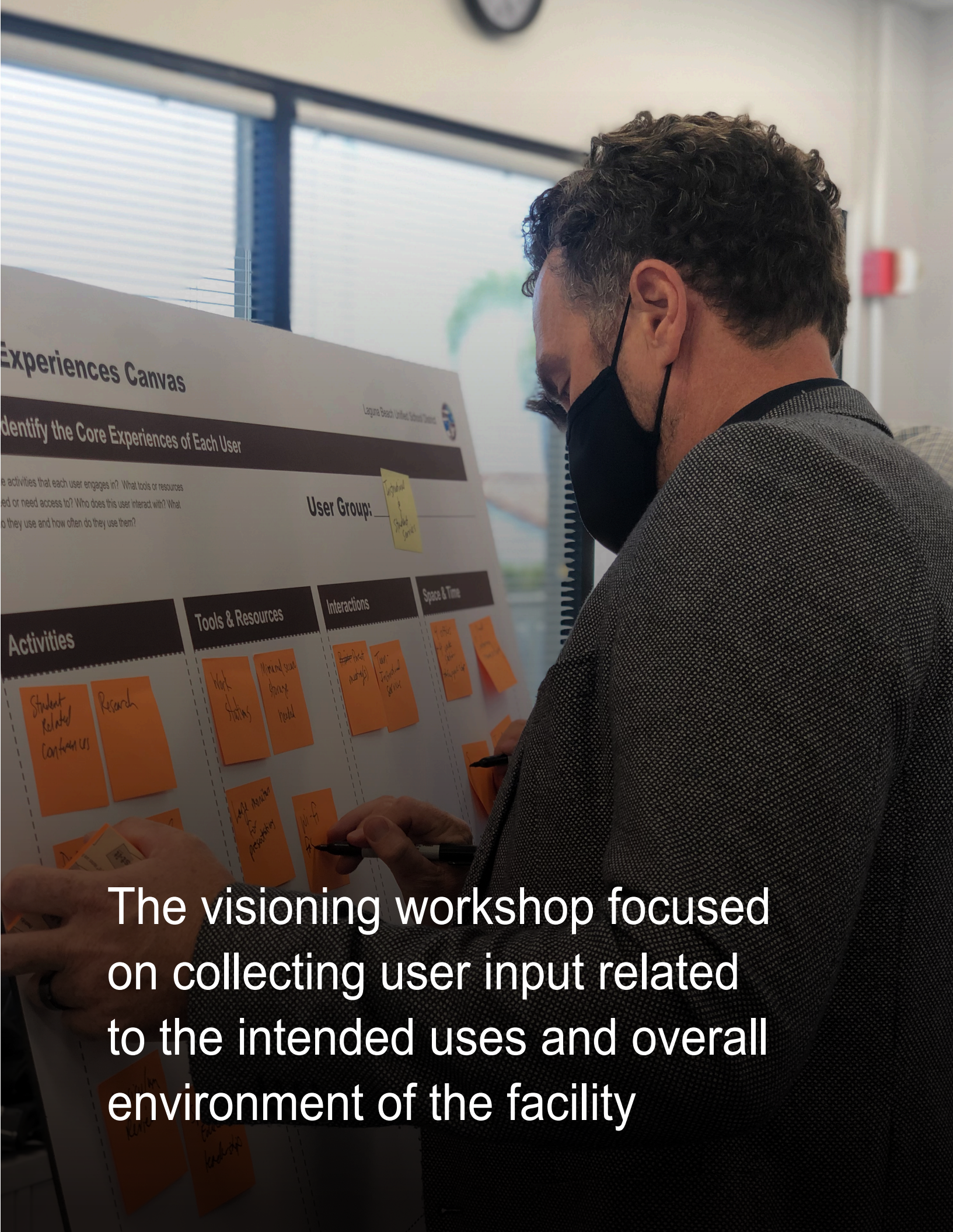
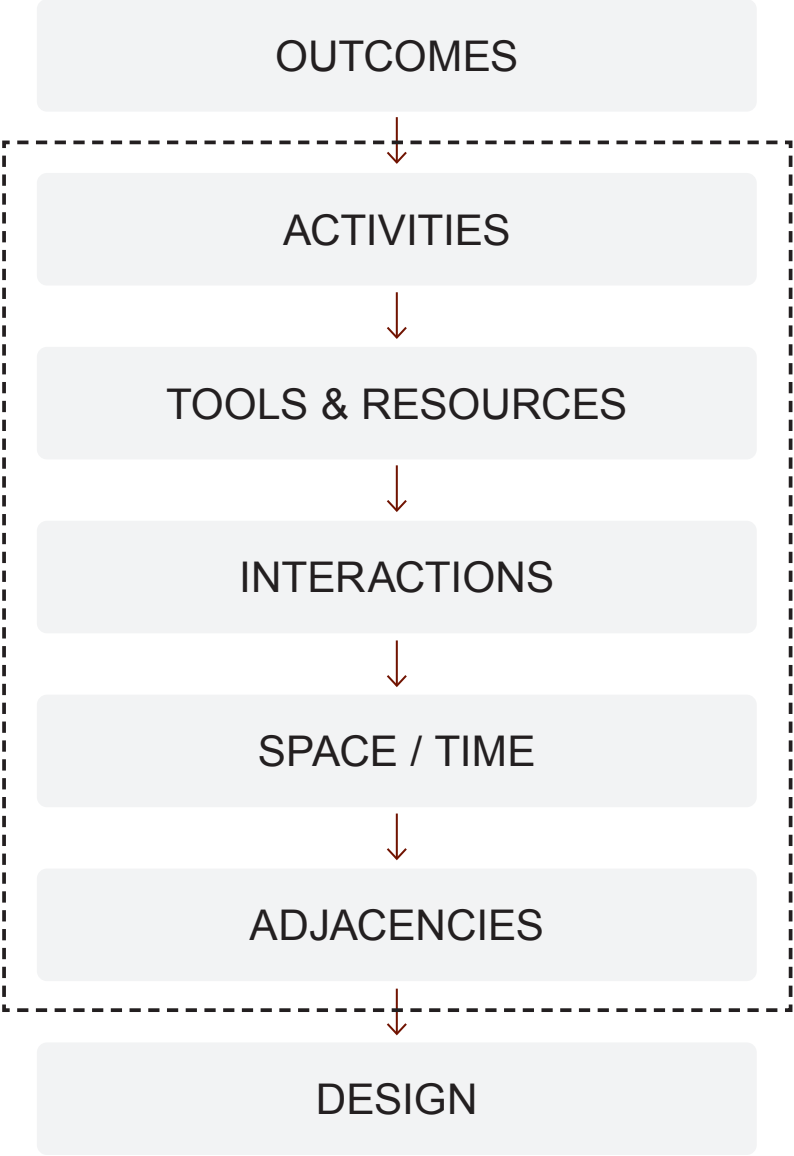


Desired Outcomes

WHAT WE HEARD

- » A comfortable and convenient space for community engagement
- » Areas for focused work
- » Uniting all departments
- » Spaces for collaboration
- » Clearly defined areas that support efficient workflow
- » A design that goes beyond what's standard. The way things work is shifting.

Visioning Workshop



The visioning workshop focused on collecting user input related to the intended uses and overall environment of the facility

Design Committee Members

- » Jason Vilorio, Superintendent
- » Jeff Dixon, Assistant Superintendent, Business Services
- » Ryan Zajda, Director, Facilities
- » Chad Mabery, Assistant Superintendent, Instruction
- » Michael Morrison, Chief Technology Officer
- » Michael Keller, Director of Social and Emotional Support
- » Kelly Osborne, Board Clerk
- » Victoria Webber, Executive Assistant to the Superintendent
- » Sarah Durand, SchoolPower Executive Director

Reframing Activity

HOW MIGHT WE...

Reframe challenges as opportunity questions: **How might we....**



Reframing Activity (example)

Challenge & issue
identification

Opportunity
question creation

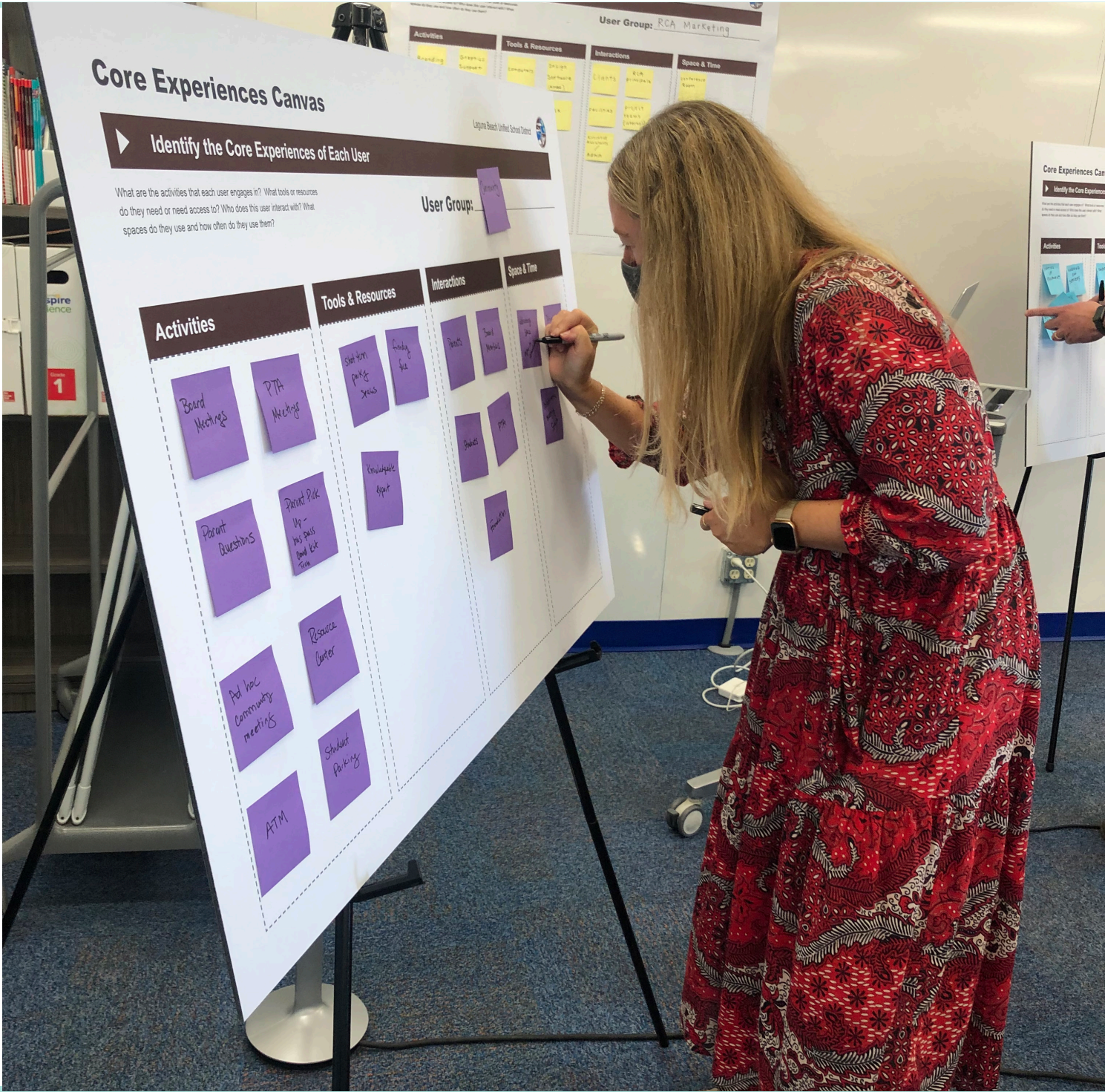
Solution generation



Core Experiences Activity

CORE EXPERIENCES

Identify the core experiences of each user group, considering activities, tools & resources, interactions, spaces & time.



Core Experiences Activity (example)

Activities

Business Services

Public & Private Meetings

Large & Small

Community

Resource Center

Instruction

Professional development

small/large groups

Superintendent

Phone calls

Technology

Working on servers

Tools & Resources

Community

Short term parking spaces

Superintendent

Storage

Instruction

Wifi- fast and reliable

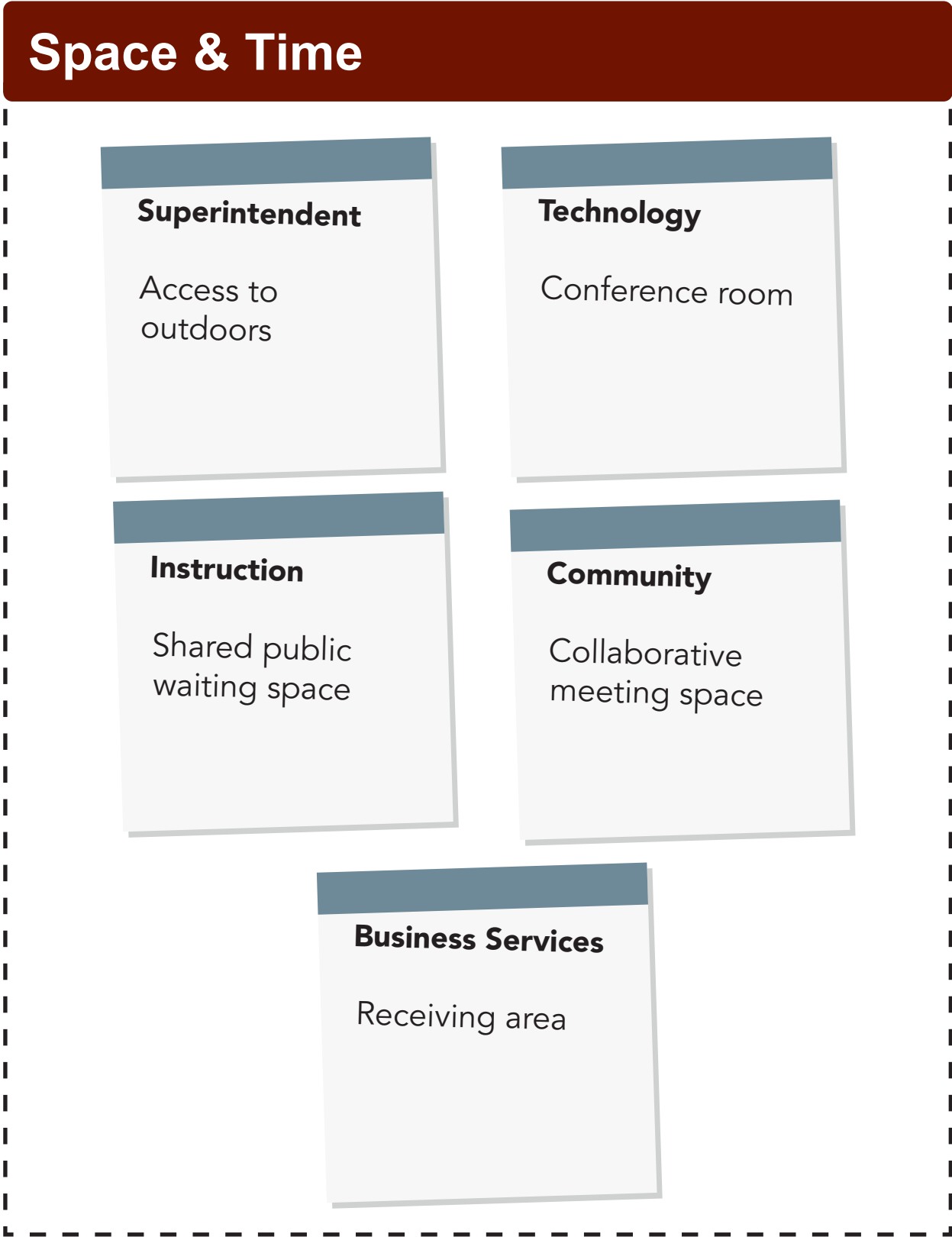
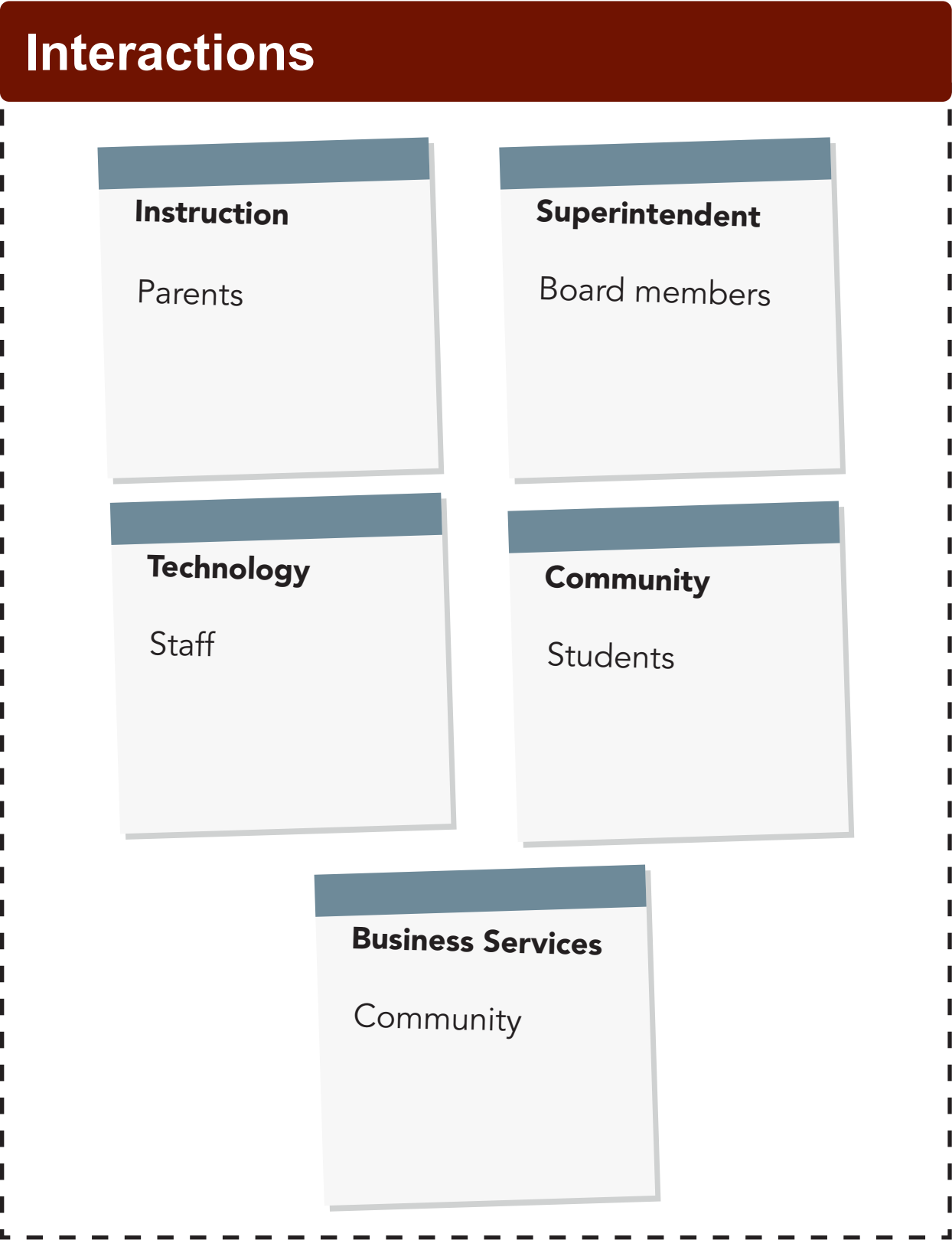
Technology

Computers

Business Services

Phones

Core Experiences Activity (example)



Programming Activity

EXAMPLE RELATIONSHIP DIAGRAM

Identify the relationships between the various spaces



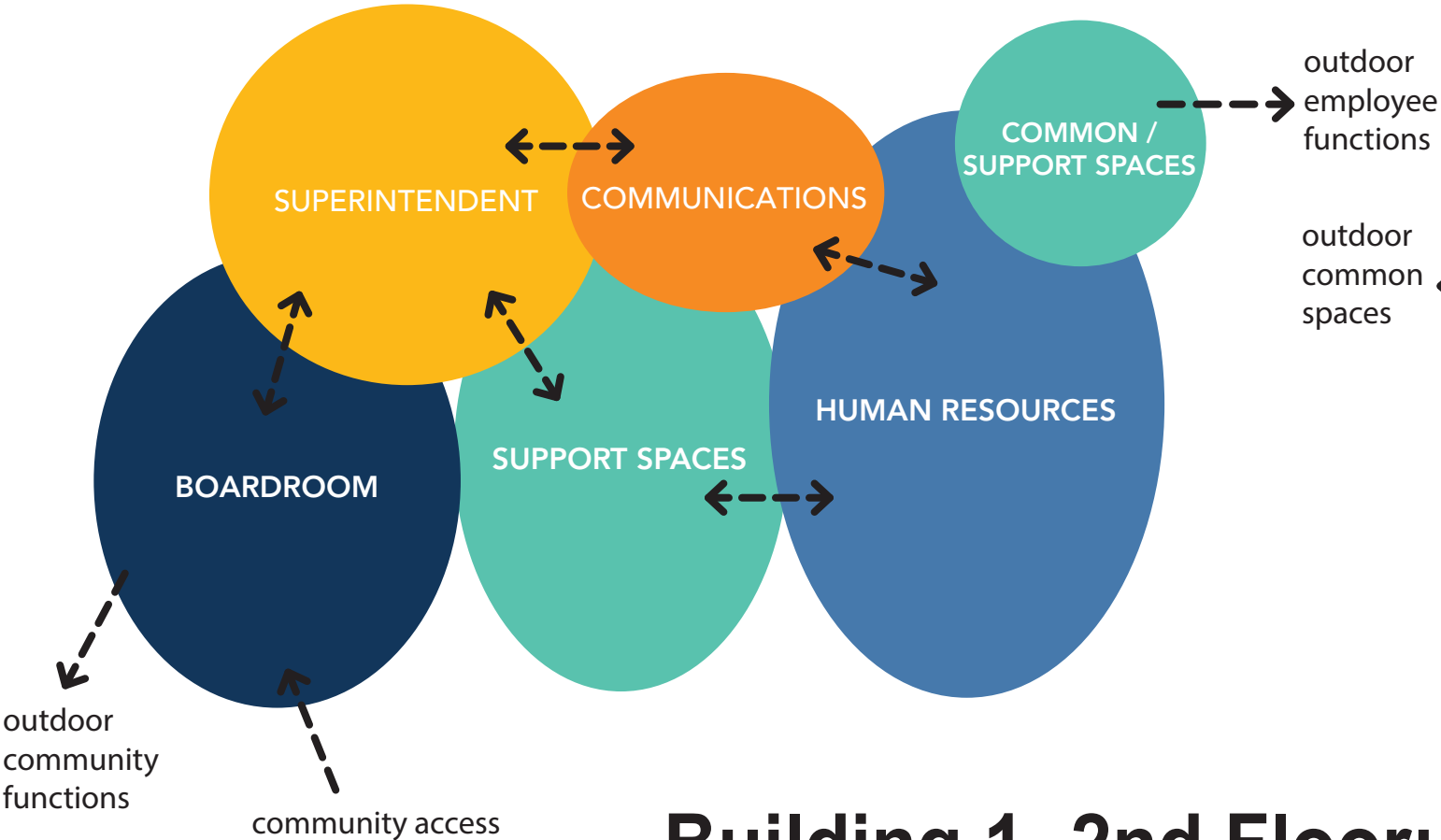
Visioning Workshop

COMMON THEMES

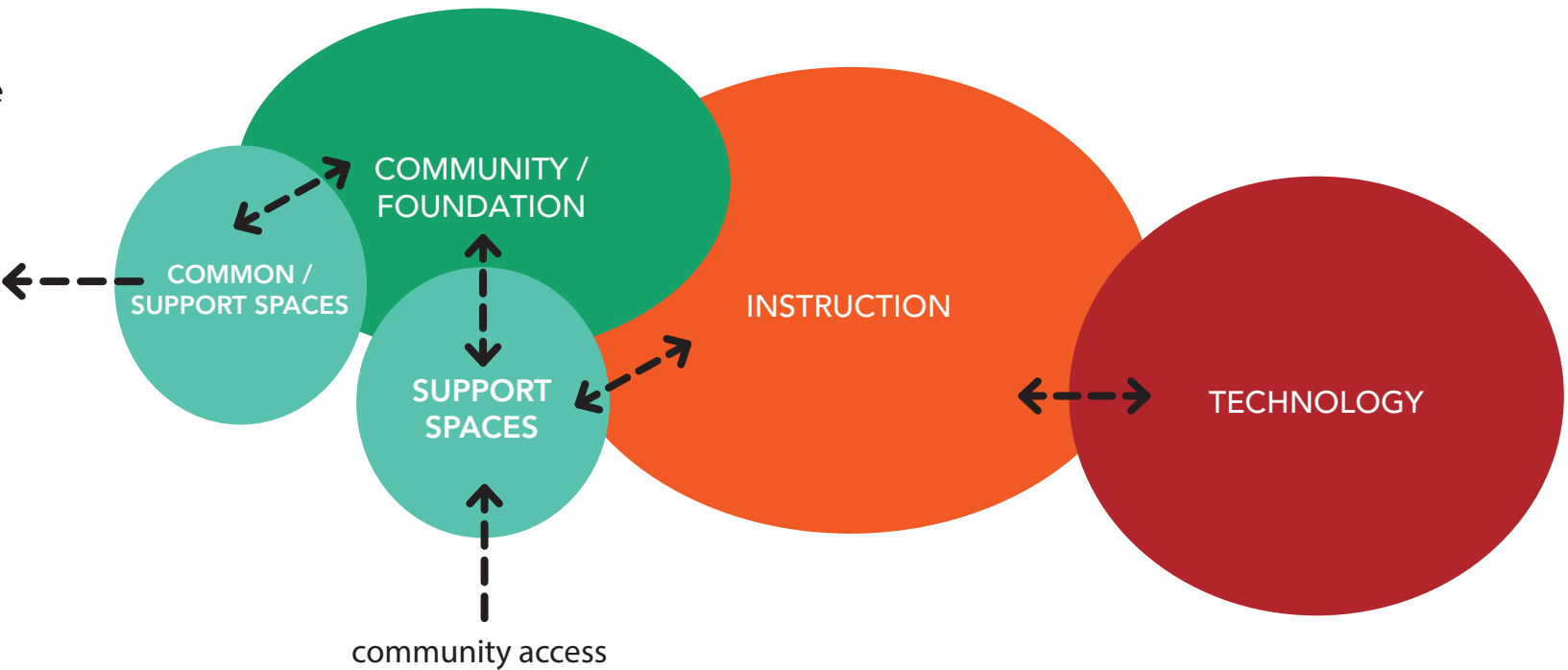
1. Welcoming and clearly defined space for community interaction and engagement
2. Use space to encourage collaboration, both formal and informal
3. Designate areas for focused work
4. Create indoor-outdoor connections to extend space and create connection to nature
5. Incorporate sustainability and reduce energy consumption with increased daylighting
6. Create visual transparency while still providing needed privacy
7. Provide adequate space for board interactions

New District Office Bubble Diagram

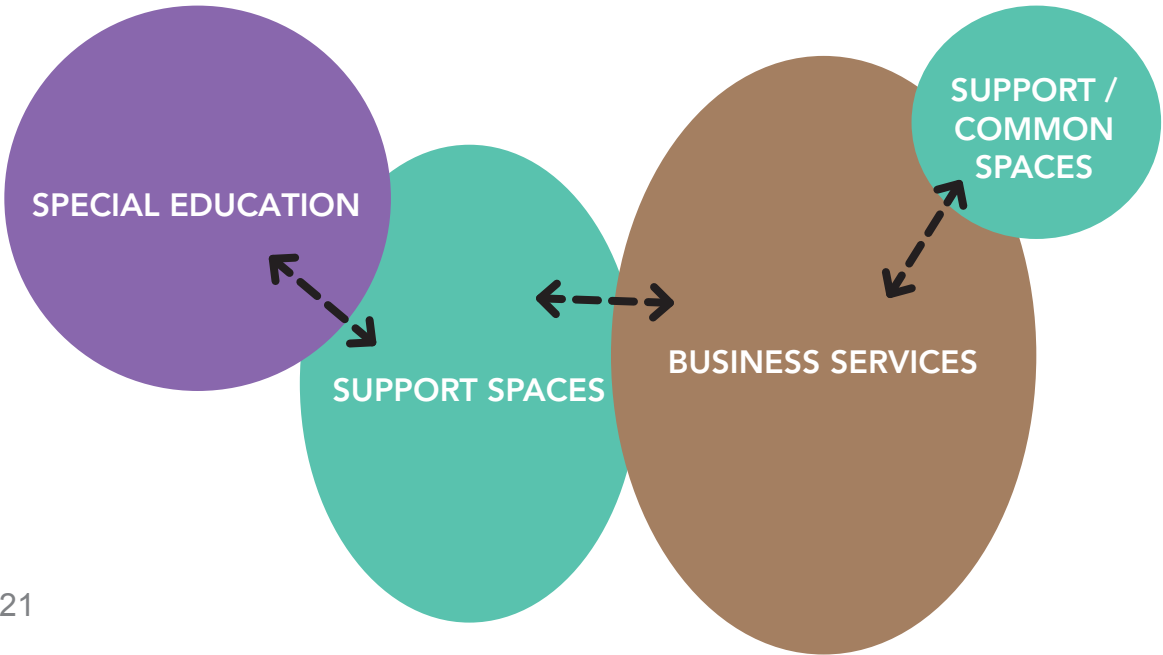
Building 1- 1st Floor:



Building 2:

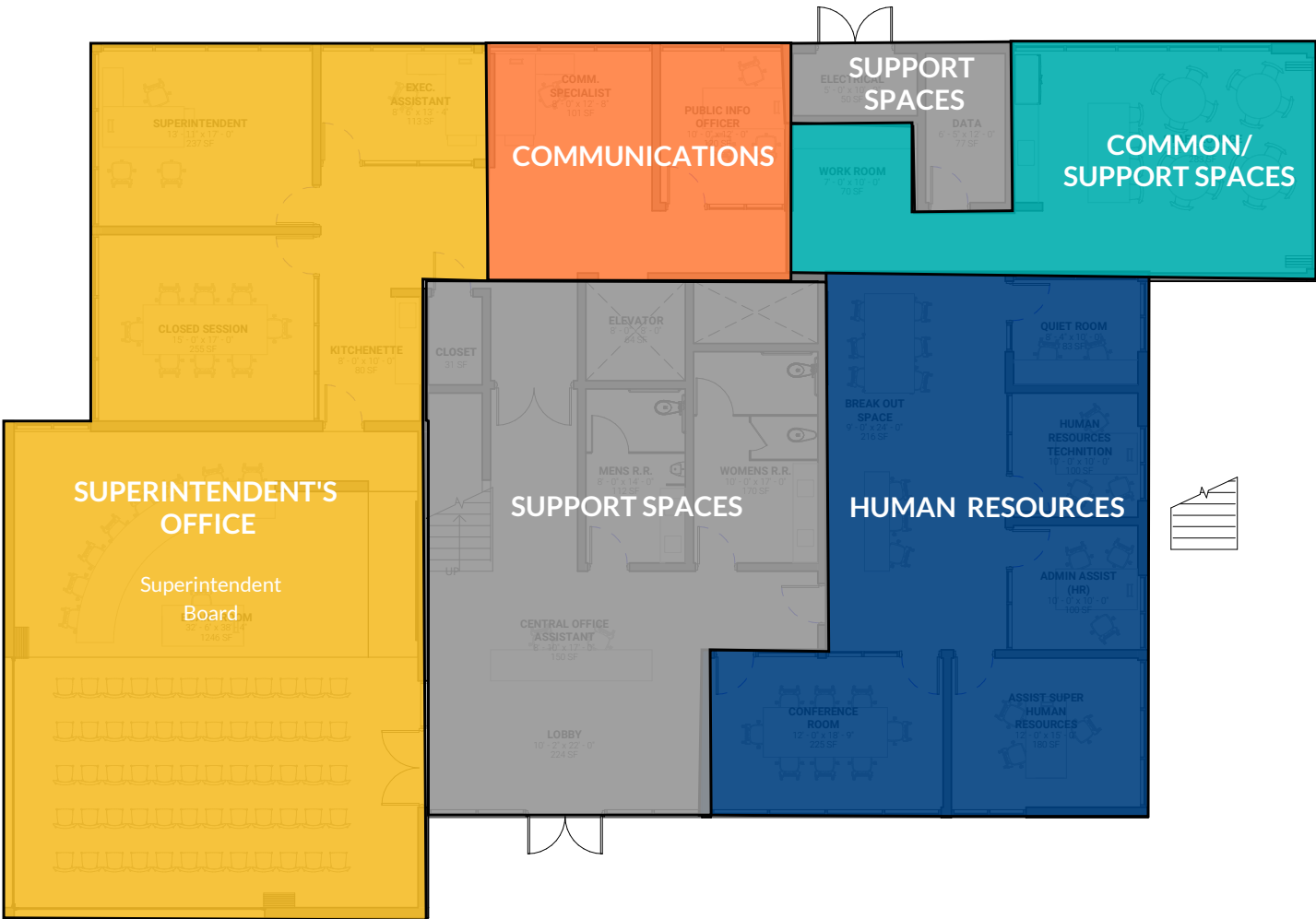


Building 1- 2nd Floor:

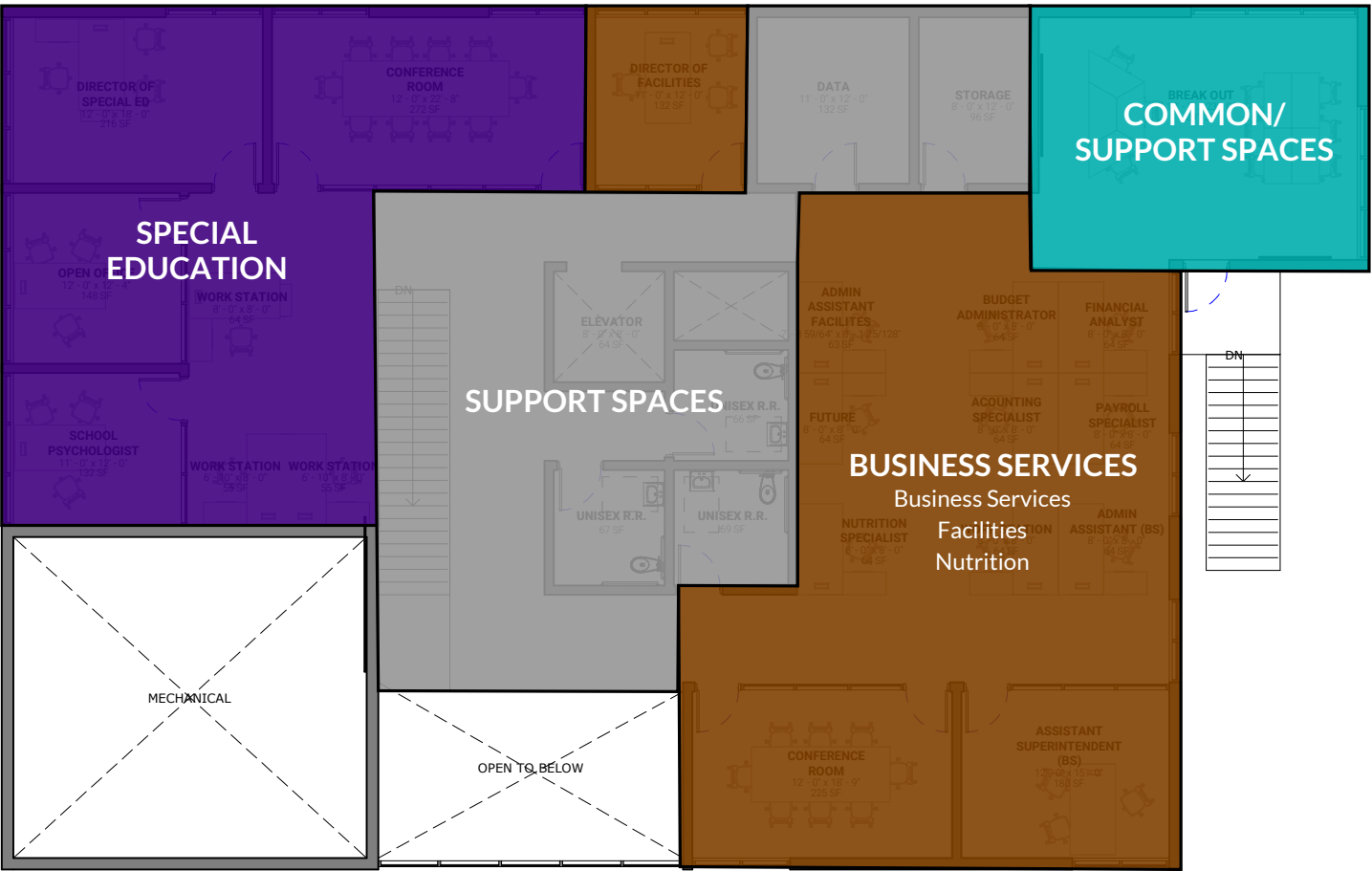


New District Office Department Adjacencies

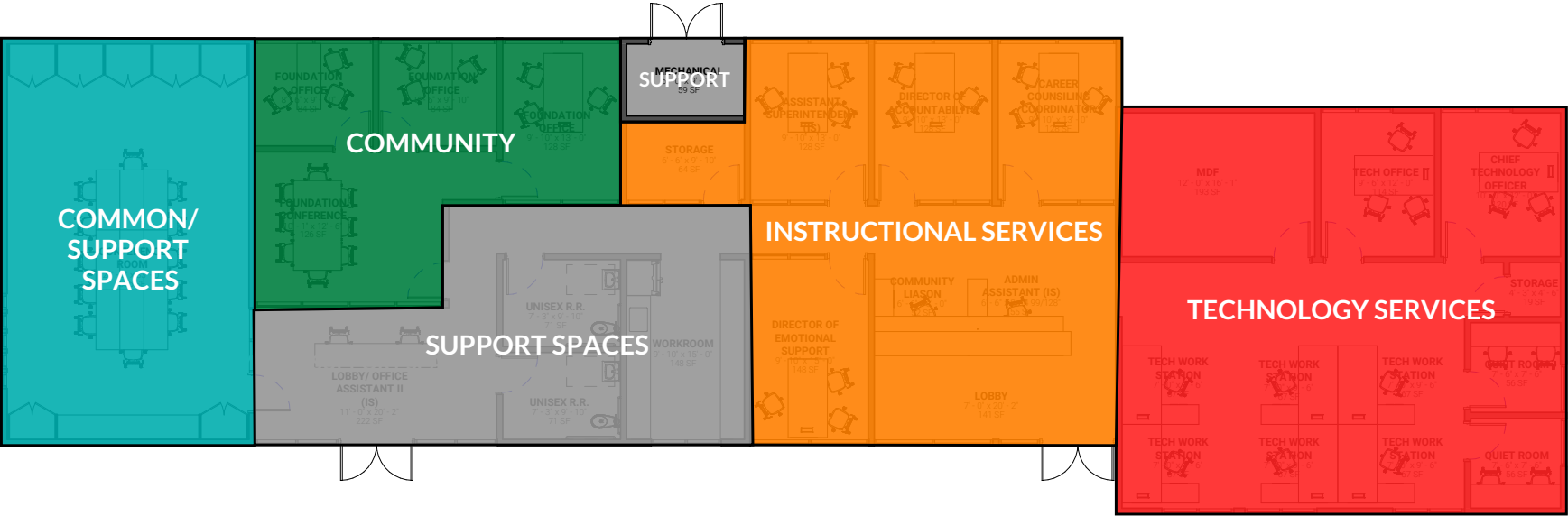
Building 1- 1st Floor



Building 1- 2nd Floor

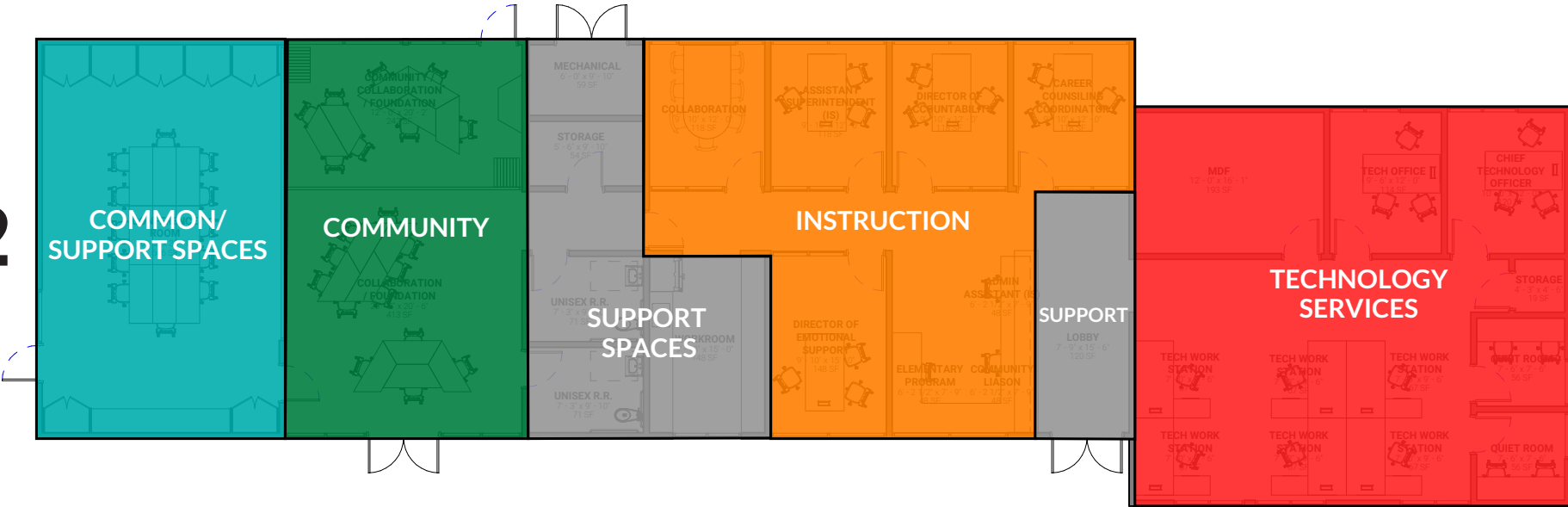


New District Office Department Adjacencies

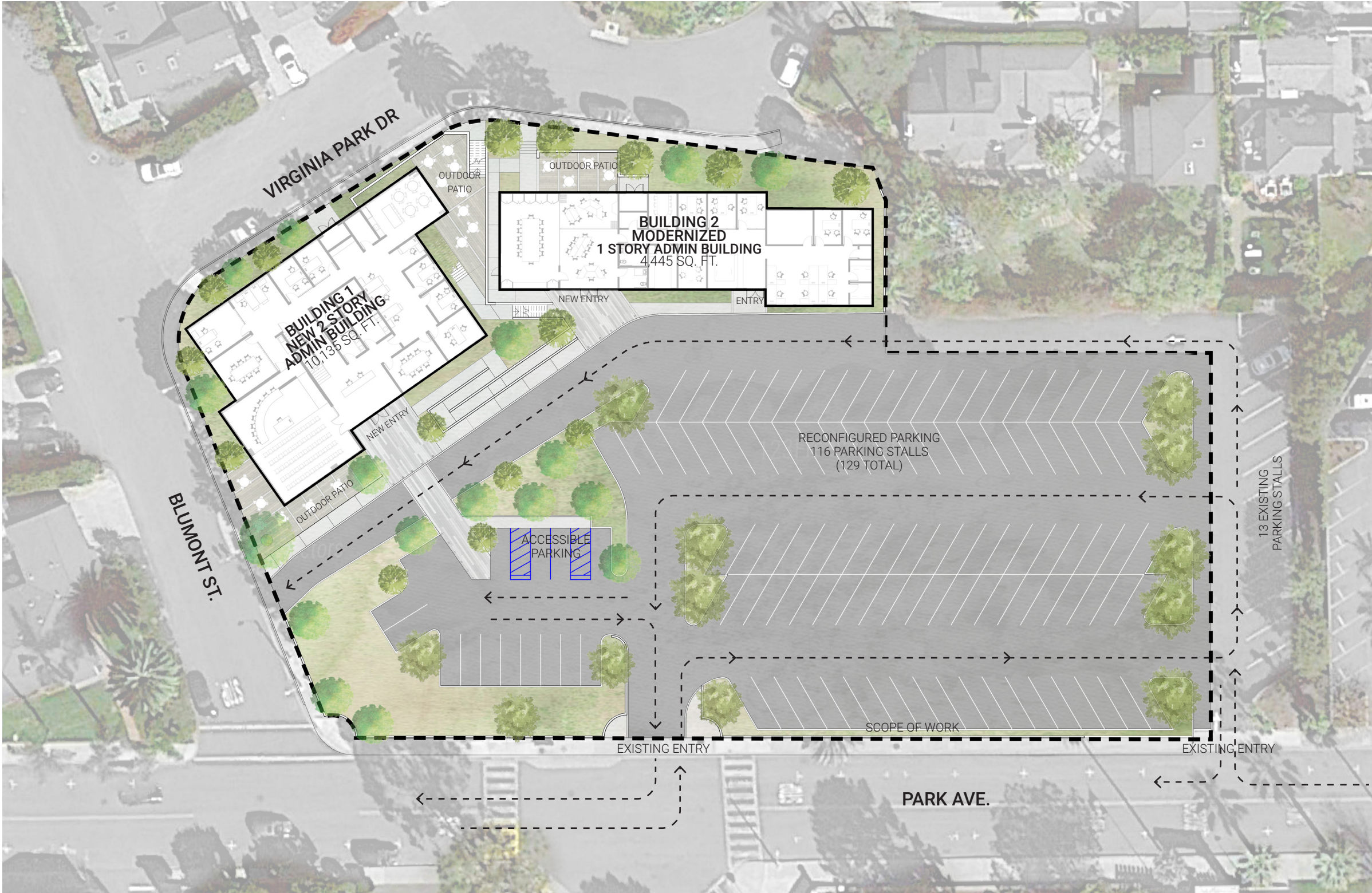


Building 2- Option 1

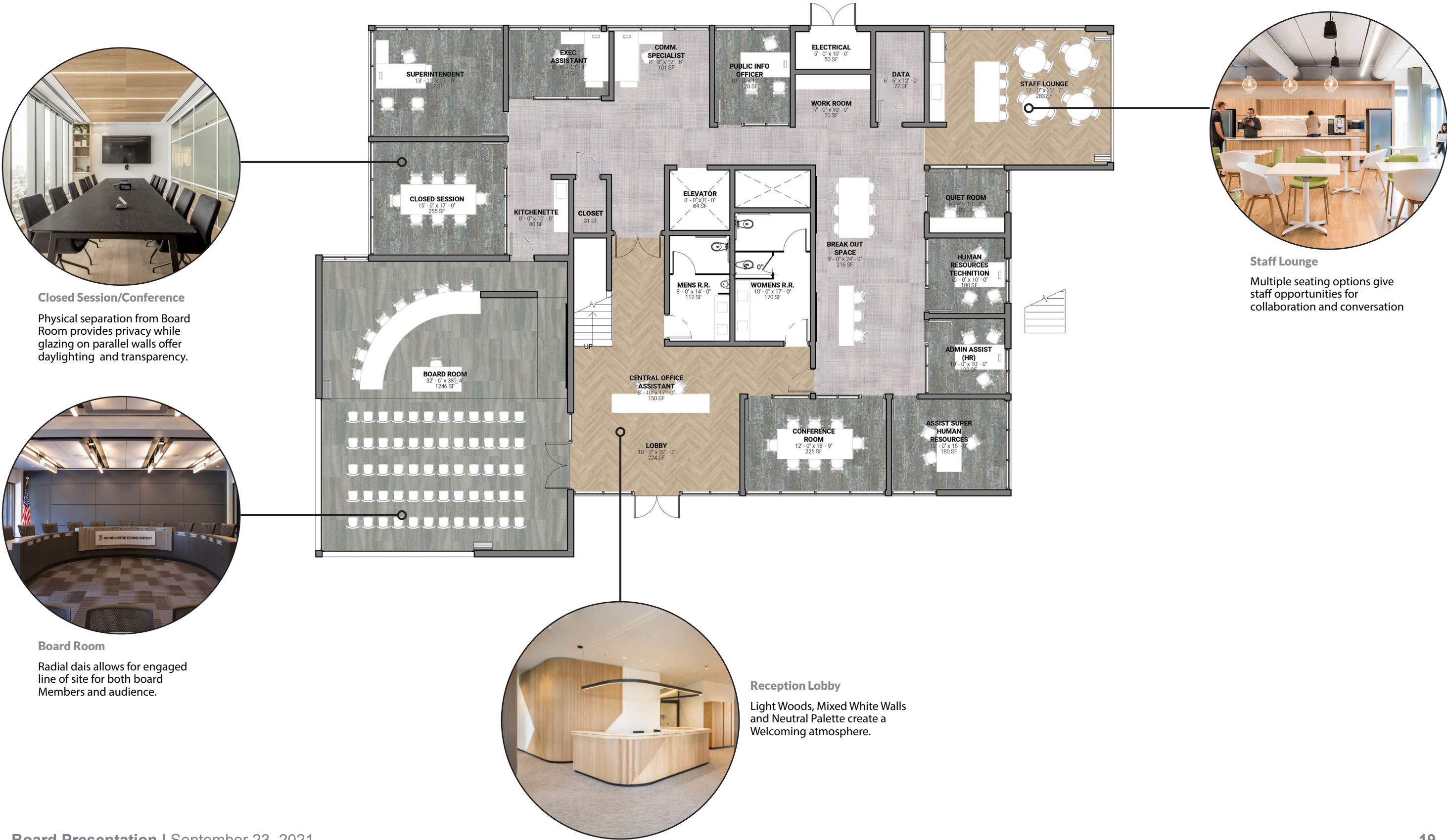
Building 2- Option 2



New District Office Site Plan



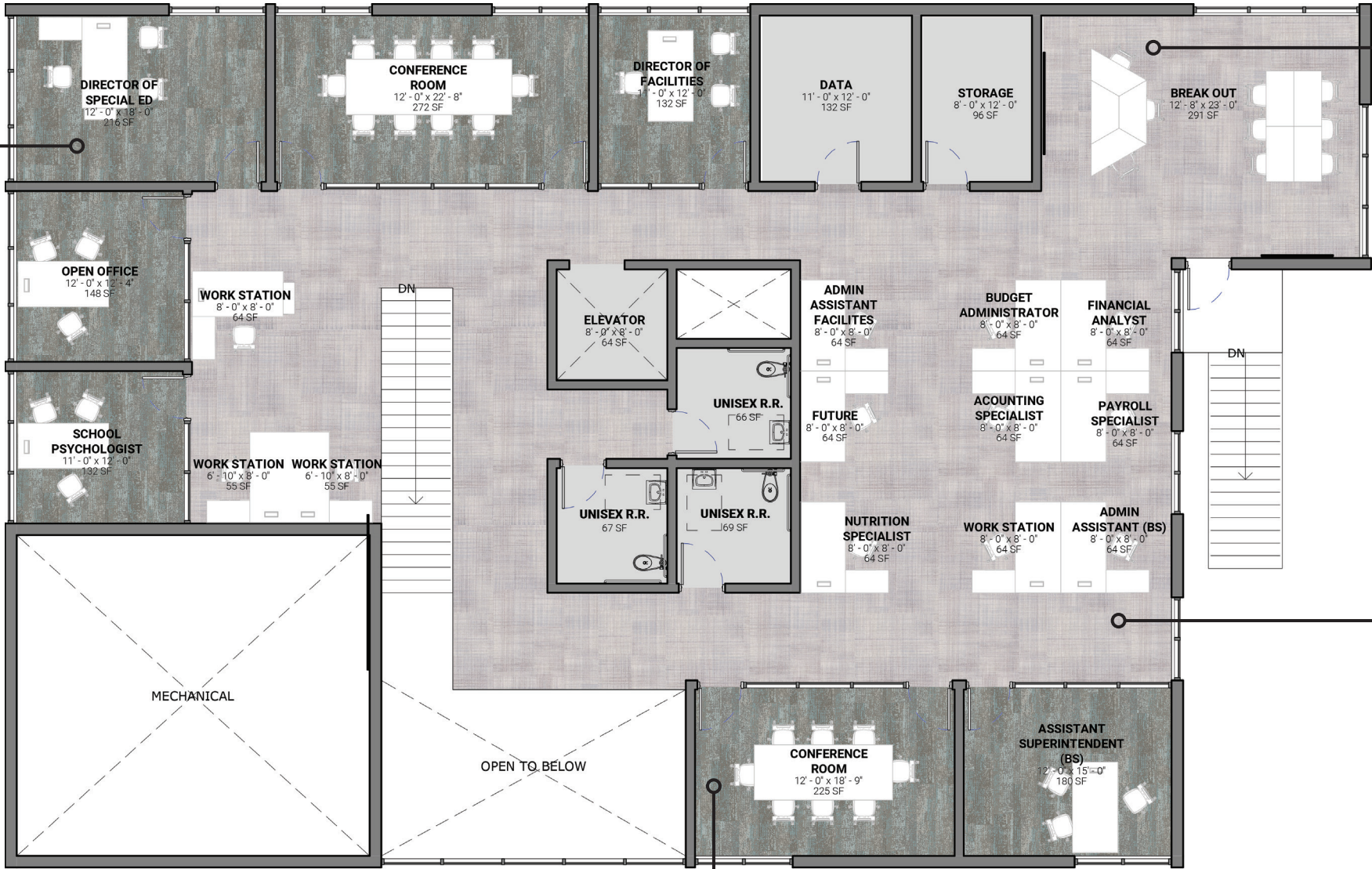
Building 1- 1st Floor



Building 1- 2nd Floor



Private Office
Delivers Acoustical Privacy while directly adjacent to open offices for accessibility.



Breakout
Dedicated Employee Retreats emphasis work life balance and wellness.

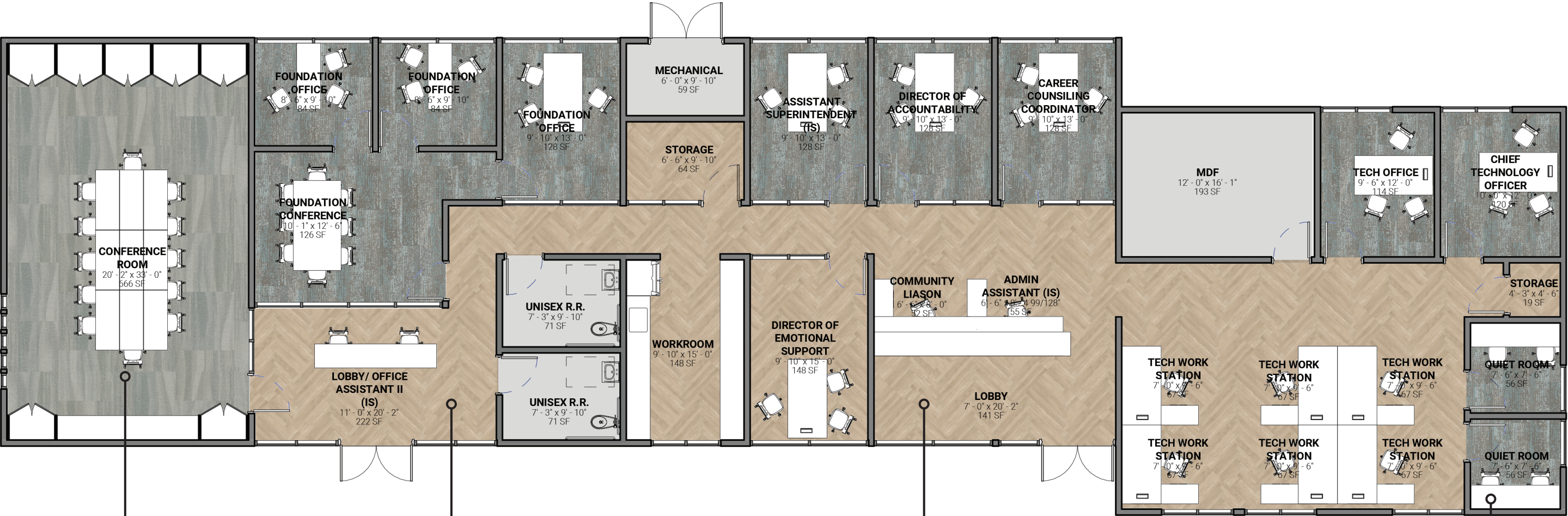


Open Office
Open plans foster transparency, increase communication and engagement between departments.

Palette
Naturalistic color palette reminiscent of local beaches and rocky bluffs



Building 2- Option 1



Conference Room
Mobile Tables with Casters can be pushed together for Large Group Collaboration or pulled apart for individualized tasks.



Lobby
Welcomes visitors, controls access while connecting aesthetically to the overall design of both buildings.



Open Office
Direct daylighting adjacent to open office minimizes need for excessive lighting and is proven to increase productivity



Quiet Rooms
Enclosed area provides acoustical privacy for team members when needed.

Building 2- Option 2



Conference Room
Mobile Tables with Casters can be pushed together for Large Group Collaboration or pulled apart for individualized tasks.



Collaboration
Collaboration Spaces encourage new ideas, increase communication and enhance relationships.



Open Office
Direct daylighting adjacent to open office minimizes need for excessive lighting and is proven to increase productivity



Quiet Rooms
Enclosed area provides acoustical privacy for team members when needed.

PROJECTED COSTS

Breakdown	Cost
Building 1- 10,200 sq. ft.	\$6,200,000
Building 2- Remodel	\$990,000
Site Work	\$565,000
12 Month Interim Housing	\$500,000
Total Hard Costs	\$8,255,000
Soft Costs	\$2,695,000
Total Project Costs	\$10,950,000

Process

NEXT STEPS

- » Presentation recap
- » Direction for inclusion into Capital Improvement Program (CIP)
- » Facilities Master Plan Update - Information January 2022
- » Facilities Master Plan Update - Action February 2022
- » Hire an architect to develop construction documents - March 2022
- » Design and required agency approvals - 2 years

THANK YOU.

