



Citizens Bond Oversight Committee Update

October 6, 2021

Presented by: CJ Knowland, Director, Facilities, Maintenance, Operations, and Transportation

Districtwide Playground Replacements

- ▶ Due to a fire at the Playworld factory, the playground equipment is scheduled to arrive in October.
- ▶ Contractors have proactively been scheduled to install the equipment upon delivery.



PLAYWORLD PROJECT: Los Alamitos Elementary Secondary LOS ALAMITOS, CA
LAYWORLD PROJECT: LEE ELEMENTARY LOS ALAMITOS, CA - OPTION 4



PLAYWORLD PROJECT: Los Alamitos Elementary Large Kinder LOS ALAMITOS, CA - OPTION 1
RD PROJECT: WEAVER ELEMENTARY LOS ALAMITOS, CA - OPTION 1
PROJECT: MARC GUTFIELD FEBRUARY 12, 2021 06:00PM # 021012PM

LAHS Aquatic Center

- ▶ Project is completed and facilities are in use by students and athletics teams
- ▶ There is currently a claim on the project related to the disposal of potentially hazardous soil.
 - ▶ The claim is for approximately \$400K
 - ▶ The District's construction team and legal counsel are attending mediation to resolve the matter. However, it is the District's position that the claim is not merited and intends to defend its position in the event the claim is not resolved through mediation.
- ▶ The project will remain within the budgeted amount regardless of the outcome of the claim given the current amount that is disputed.

LAHS Multistory STEM Building

- ▶ The project is currently on schedule!
 - ▶ COVID related material delays have been navigated and construction activities have been re-sequenced to maintain the project completion date.
- ▶ Ongoing construction activities include:
 - ▶ Exterior Brick Veneer
 - ▶ Interior Wall Framing – 1st and 2nd floors complete
 - ▶ Mechanical, Electrical, and Plumbing Rough-In
 - ▶ Exterior Drywall and Insulation



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Future Projects

Second Gymnasium
\$12.2M - \$21.5M

Classroom Modernization
\$13M - \$20.3M

Performing Arts Center
Modernization TBD

(4) options of the Gymnasium:
3-court vs. 2-court
Competition vs. Practice

Cashflow

Cost itemized menu of classroom modernization options.
- Includes option to modernize the Performing Arts Center

Second Gymnasium



= COMPETITION GYM ONLY

- ▶ The design for the 3-Court New Gymnasium has begun!
 - ▶ Initial project budget is \$20M
 - ▶ The design for the project will require approximately **9 months** with a **3–6 month** review period by DSA (Division of the State Architect).
 - ▶ We will **NOT** be able to lock in our construction costs until we receive DSA approval.
 - ▶ Project construction is estimated to require **18 months** with additional time required for contract procurement.
 - ▶ Total timeline **3–3.5 years**

1. (1) Full Regulation Size CIF Court divided amongst (3) Practice Courts
2. HVAC System
3. Restrooms with Exterior Access
-  4. Retractable Bleachers for Approximately 1800
-  5. (2) Team Rooms
6. Sports Medicine Classrooms
7. Track and Field Scoreboard
8. Operable Curtain Wall
-  9. Snack Bar
-  10. Ticket Booth
11. Storage

Performing Arts Center Cost Analysis

- ▶ Project Needs Identified by working with High School Staff:
 - ▶ Storage space
 - ▶ Updated restrooms
 - ▶ Additional Seating
 - ▶ Audio/Visual Equipment – Sound and Lighting
- ▶ The Facilities Department has met with several architecture firms to assess the feasibility of expanding the Performing Arts Center.
 - ▶ All firms unanimously agreed that any expansion of the Performing Arts Center will require significant seismic upgrades by DSA (Division of the State Architect). This is due to the concrete building material used throughout the structure of the building. This includes the removal or modification of any existing walls in the structure.
 - ▶ The Seismic Mitigation Program assessment will provide additional information if there is a possibility of additional funding.
- ▶ It is estimated to be upwards of \$20M to perform a complete modernization to meet the identified needs.
- ▶ A new Performing Arts Center was also estimated to be approximately \$55M
- ▶ Per our design consultants the costs for additional seating average around \$22K per seat

Performing Arts Center Cost Analysis – Feasible Options

- ▶ Replace and upgrade aging audio visual equipment
 - ▶ \$50-\$280K
- ▶ Expand the outdoor stage area located on the backside of the Performing Arts Center
 - ▶ \$1.5-3M
- ▶ Replace weathered finish materials (i.e. carpet, seating, curtains, etc.)
 - ▶ \$100K-1M
- ▶ Additional meetings have also been conducted with staff to coordinate the equipment needs for the performance area located on the grand stair of the Multistory Building.
 - ▶ Complete A/V controls for performances
 - ▶ Locations for power and microphone inputs embedded into the concrete stairs



LAHS Modernization

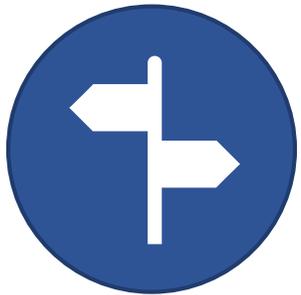
- ▶ The LAHS modernization will require phasing across the campus and can be performed incrementally as the remaining budget allows while being supplemented through deferred maintenance, state funding, and other available grants.
- ▶ Pilot Classrooms to be constructed at the High School.
- ▶ Project Estimated Cost \$13M – \$20.3M
- ▶ Does not include the reconfiguration or alteration of walls
- ▶ Carpet is currently being quoted and buildings are being prioritized for replacement through deferred maintenance.



Questions?



Comments?



Direction?

Thank you!