



# Facilities and Future Projects Update Workshop

August 17, 2021

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

# Summer 2021 Deferred Maintenance Projects

- ▶ Restored Portable Classroom at LAHS to accommodate classroom and staff relocations
- ▶ Renovations to outdoor learning area and media center at Weaver Elementary
- ▶ Rehabilitated athletic fields at Hopkinson, Oak, and LAHS
- ▶ Replaced asphalt sections and repaired cracking at Weaver, Oak, and the Auxiliary Yard
- ▶ Installed new HVAC Controls at McGaugh and Oak with capabilities to remotely adjust airflow
- ▶ Replaced flooring sections in weathered areas Districtwide
- ▶ Energy saving battery systems have been started and we are beginning to receive rebates from Southern California Edison
- ▶ Coordinated and walked with Architects to begin design of the Wellness Center at LAHS
- ▶ New teaching wall for AP Jazz classroom

# McGaugh Elementary School Gutter Replacement and Storm Drainage

- ▶ Kynar gutter systems and roof patching repairs are complete
  - ▶ Minor punchlist items and downspouts are currently being completed
- ▶ Concrete swales and gutter system is complete
  - ▶ Grass has been hydro-seeded and will be fully grown within 3-4 weeks





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## Districtwide Playground Replacements

- ▶ Due to a fire at the Playworld factory, the playground equipment is scheduled to arrive late August and will be installed in September through October.
- ▶ Contractors have proactively been scheduled to install the equipment upon delivery.



# Districtwide Solar Projects

- ▶ The Facilities Department has held bi-weekly meetings with the solar design team and we currently have 90% drawings for all school sites.
- ▶ We anticipate to submit to DSA (Division of the State Architect) next week.
- ▶ Once we have DSA approval we will begin coordinating construction schedules with each of the school sites.
- ▶ Construction is anticipated to begin as early as Spring of 2022.



# 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:
  - ▶ Roofing – Nearing Completion
  - ▶ Interior Wall Framing – 1<sup>st</sup> and 2<sup>nd</sup> floors complete
  - ▶ Mechanical, Electrical, and Plumbing Rough-In
  - ▶ Exterior Drywall and Insulation





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# Future Projects Update



# Future Projects

\$111,149,808 Budgeted on Current Projects

\$30,695,691 Remaining for Future Projects

\$30,643,883 Allowable Cashflow Borrowing

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

# 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 Costs Feasible Options

- ▶ Replace and upgrade aging audio visual equipment
  - ▶ \$50-\$200K
- ▶ Expand the outdoor stage area located on the backside of the Arts Center
  - ▶ \$1.5-3M
- ▶ Replace weathered finish materials (i.e. carpet, seating, 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.
- ▶ 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.



# Second Gymnasium

Pacifica High School Gymnasium Westgroup Designs Estimate  
\$435/SQ.FT.

Sonora High School Gymnasium  
\$495/SQ.FT.

Erickson-Hall Estimate  
\$533/SQ.FT.

*\*\*Due to escalation and comparative means data, we believe this to be the most accurate estimate to be used for cost analysis*





Gym Type	Unit Cost	Sq. Ft.	Construction Cost	Soft Costs	Escalation Contingency	Total Cost
Practice 2-Court	\$ 533.00	17,000	\$ 9,061,000.00	\$ 2,265,250.00	\$ 906,100.00	\$ 12,232,350.00
Practice 3-Court	\$ 533.00	26,000	\$ 13,858,000.00	\$ 3,464,500.00	\$ 1,385,800.00	\$ 18,708,300.00
Competition 2-Court	\$ 533.00	22,000	\$ 11,726,000.00	\$ 2,931,500.00	\$ 1,172,600.00	\$ 15,830,100.00
Competition 3-Court	\$ 533.00	30,000	\$ 15,990,000.00	\$ 3,997,500.00	\$ 1,599,000.00	\$ 21,586,500.00

# Second Gymnasium



= COMPETITION GYM ONLY

- ▶ Due to escalating construction costs our recommendation is to proceed with the design for the 3-Court New Gymnasium required to meet the identified needs for the High School.
  - ▶ 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





Questions?



Comments?



Direction?

*Thank you!*