

# FACILITY MASTER PLAN

## SCOPE OF WORK



**LAGUNA BEACH UNIFIED SCHOOL DISTRICT**

550 BLUMONT ST., LAGUNA BEACH, CA 92651

**RUHNAU CLARKE ARCHITECTS**

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## TIMELINE

### OVERVIEW

The development of the facilities master plan encompasses feasibility studies for the Laguna Beach Unified School District offices and Universal, Transitional Kindergarten programs.

### PROJECT TIMELINE



## TOP PRIORITIES

### SCOPES OF WORK

Play-field improvements

District Administrative space

Aquatics center, pool, and parking

Universal Transitional Kindergarten

Indoor - outdoor learning connections

More efficient administrative spaces

## LAGUNA BEACH HIGH SCHOOL

625 PARK AVE., LAGUNA BEACH, CA 92651

### LAGUNA BEACH HIGH SCHOOL, DISTRICT OFFICE, AQUATICS FACILITY, AND TENNIS COURTS



#### SCOPES OF WORK:

- LBHS ADMINISTRATION W/ COUNSELING CENTER
- DISTRICT OFFICE REPLACEMENT
- AQUATICS CENTER
- TENNIS COURTS
- PARKING
- THEATRE ENHANCEMENTS
- BUILDING E MODERNIZATION
- BASEBALL FIELD TURF

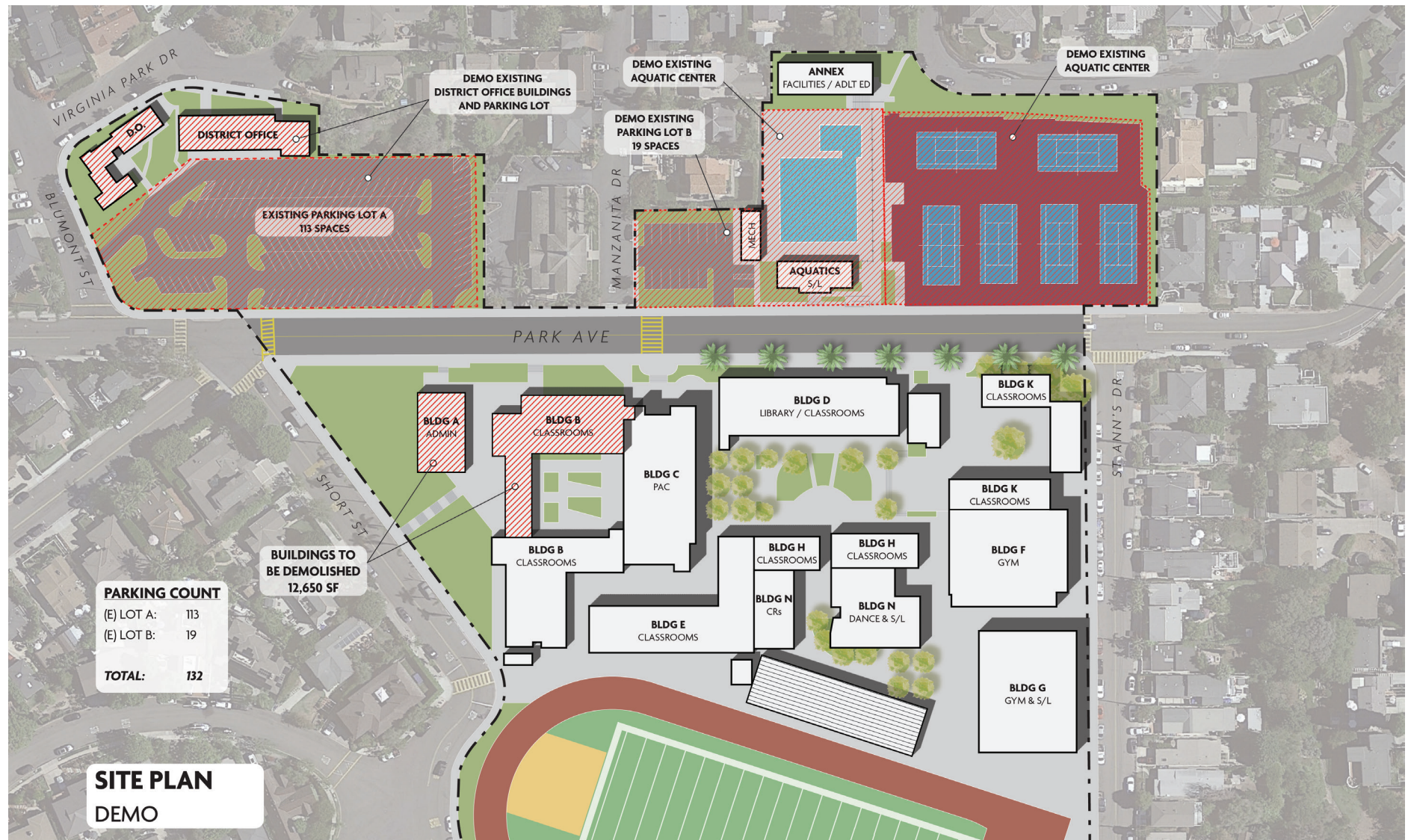


## LAGUNA BEACH HIGH SCHOOL, DISTRICT OFFICE, AQUATICS FACILITY, AND TENNIS COURTS



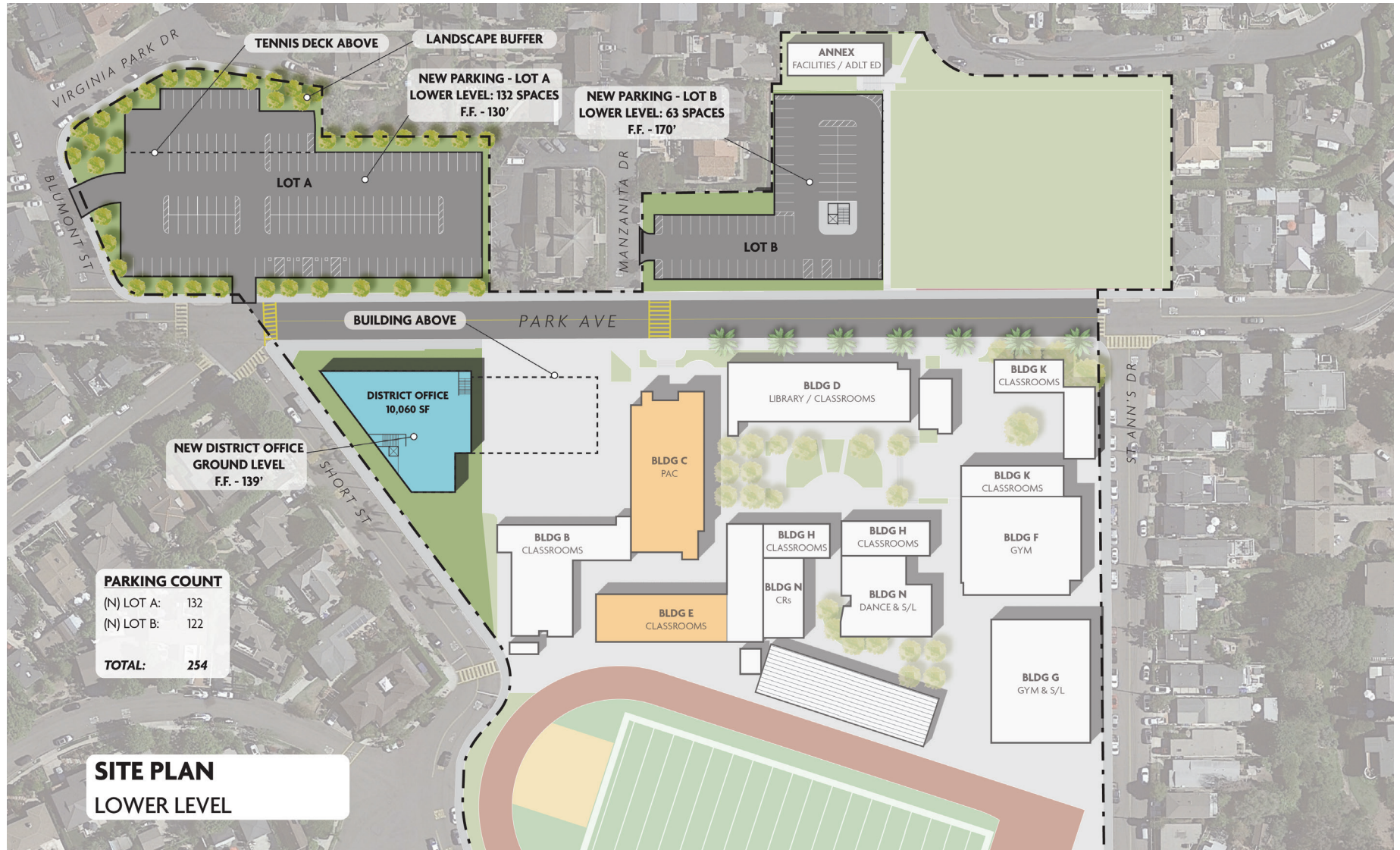


## LAGUNA BEACH HIGH SCHOOL, DISTRICT OFFICE, AQUATICS FACILITY, AND TENNIS COURTS





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## LAGUNA BEACH HIGH SCHOOL, DISTRICT OFFICE, AQUATICS FACILITY, AND TENNIS COURTS

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
LBHS ADMINISTRATION W/ COUNSELING CENTER	\$14,863,000	19,000 SQFT
DISTRICT OFFICE	\$20,397,000	20,160 SQFT
AQUATICS CENTER	\$20,767,000	6,000 SQFT
THEATRE ENHANCEMENTS	\$4,000,000	10,000 SQFT
BUILDING E MODERNIZATION	\$2,500,000	7,500 SQFT
BASEBALL FIELD TURF UPGRADE	\$1,700,000	83,750 SQFT
PARKING A & TENNIS COURTS	\$14,865,000	132 SPACES
PARKING B AT AQUATICS CENTER	\$9,207,000	122 SPACES
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$88,299,000</b>	

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)



## THURSTON MIDDLE SCHOOL

2100 PARK AVE, LAGUNA BEACH, CA 92651

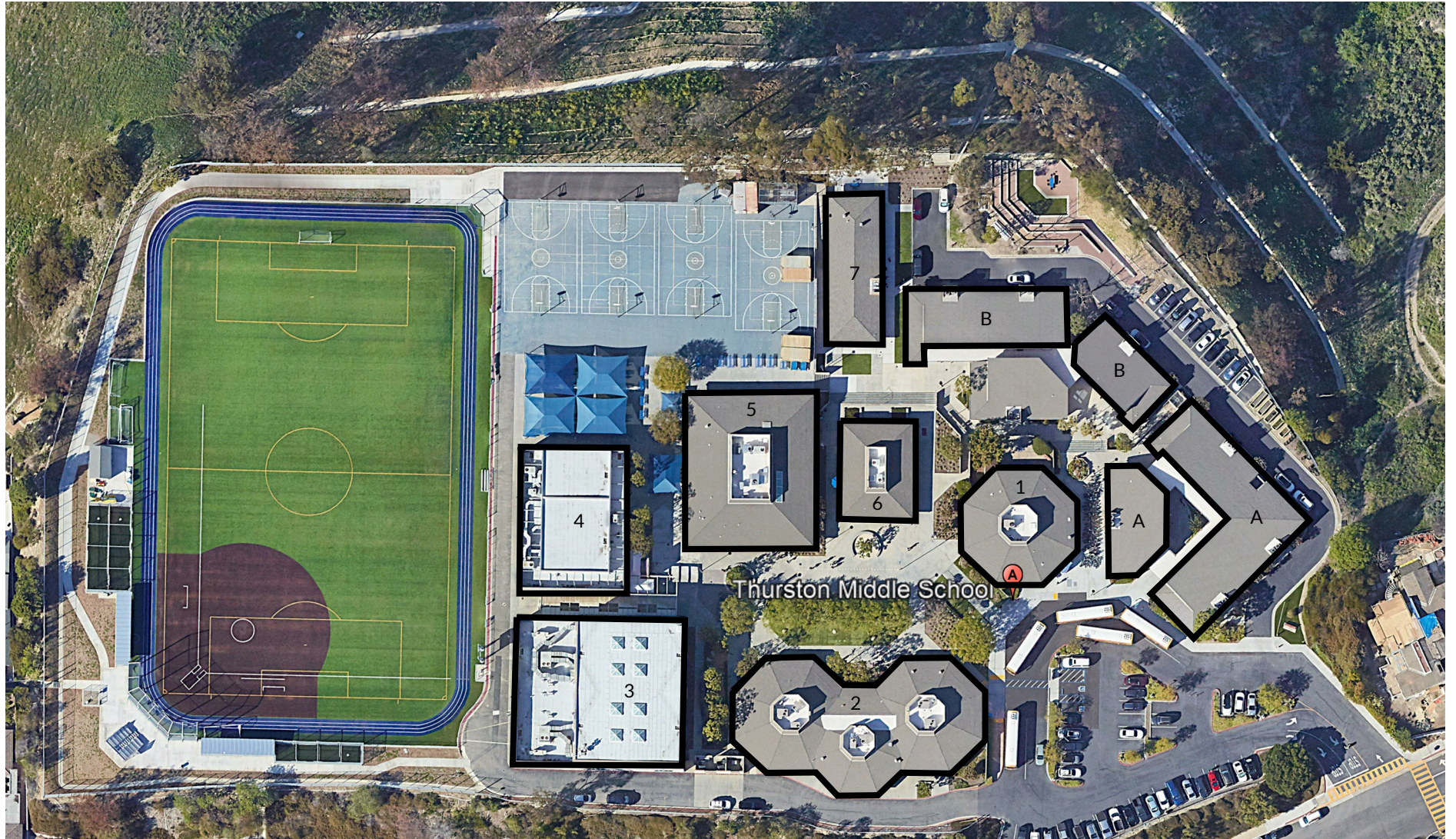


### SCOPES OF WORK:

- CREATE OUTDOOR LEARNING AREAS IN MULTIPLE LOCATIONS
- MAIN COURTYARD ENHANCEMENTS
- GYM EXPANSION AND SEISMIC UPGRADE
- MAKER SPACE RE-DESIGN
- THEATER UPGRADES
- NEW SECURITY FENCING

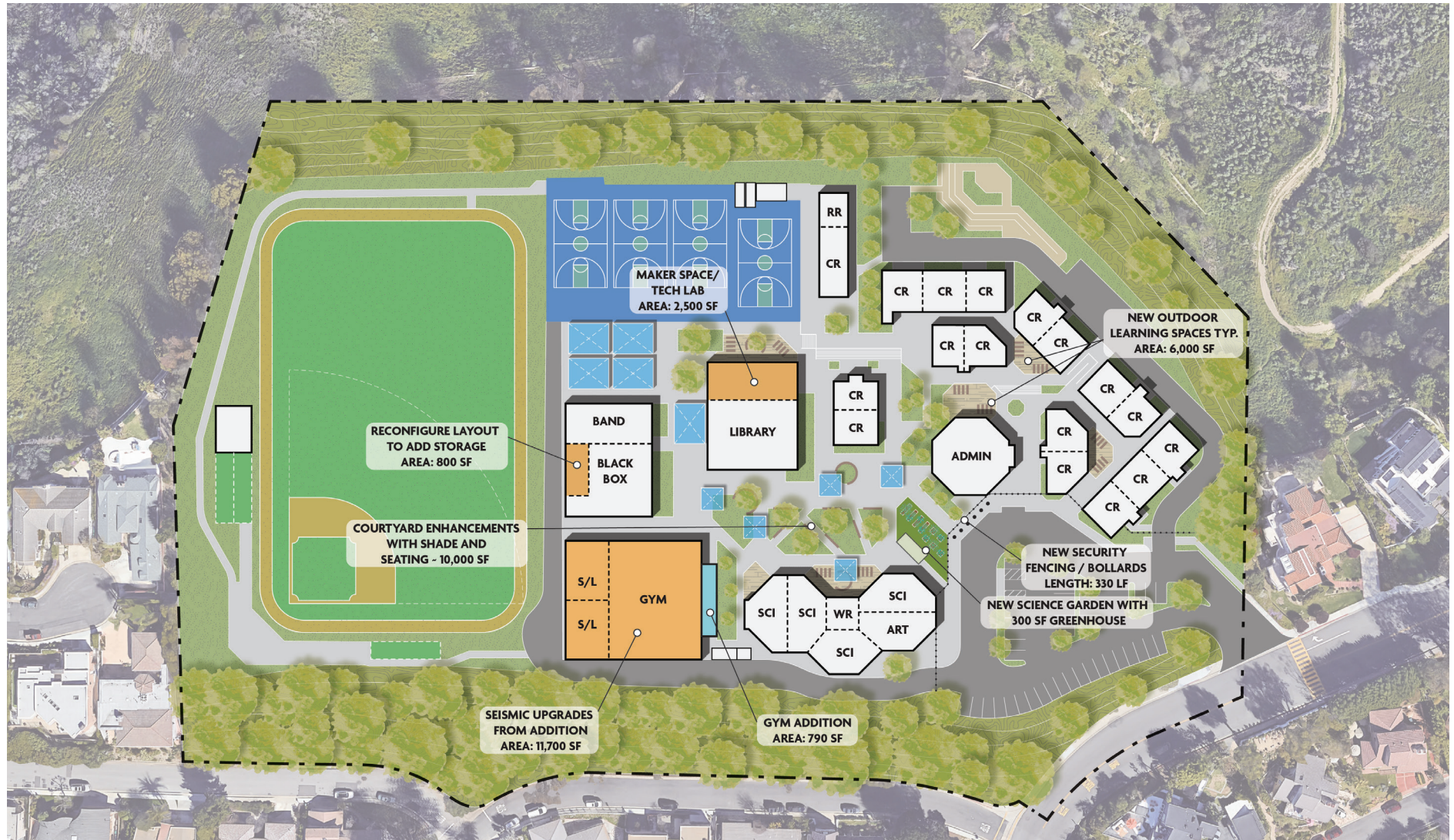


# THURSTON MIDDLE SCHOOL





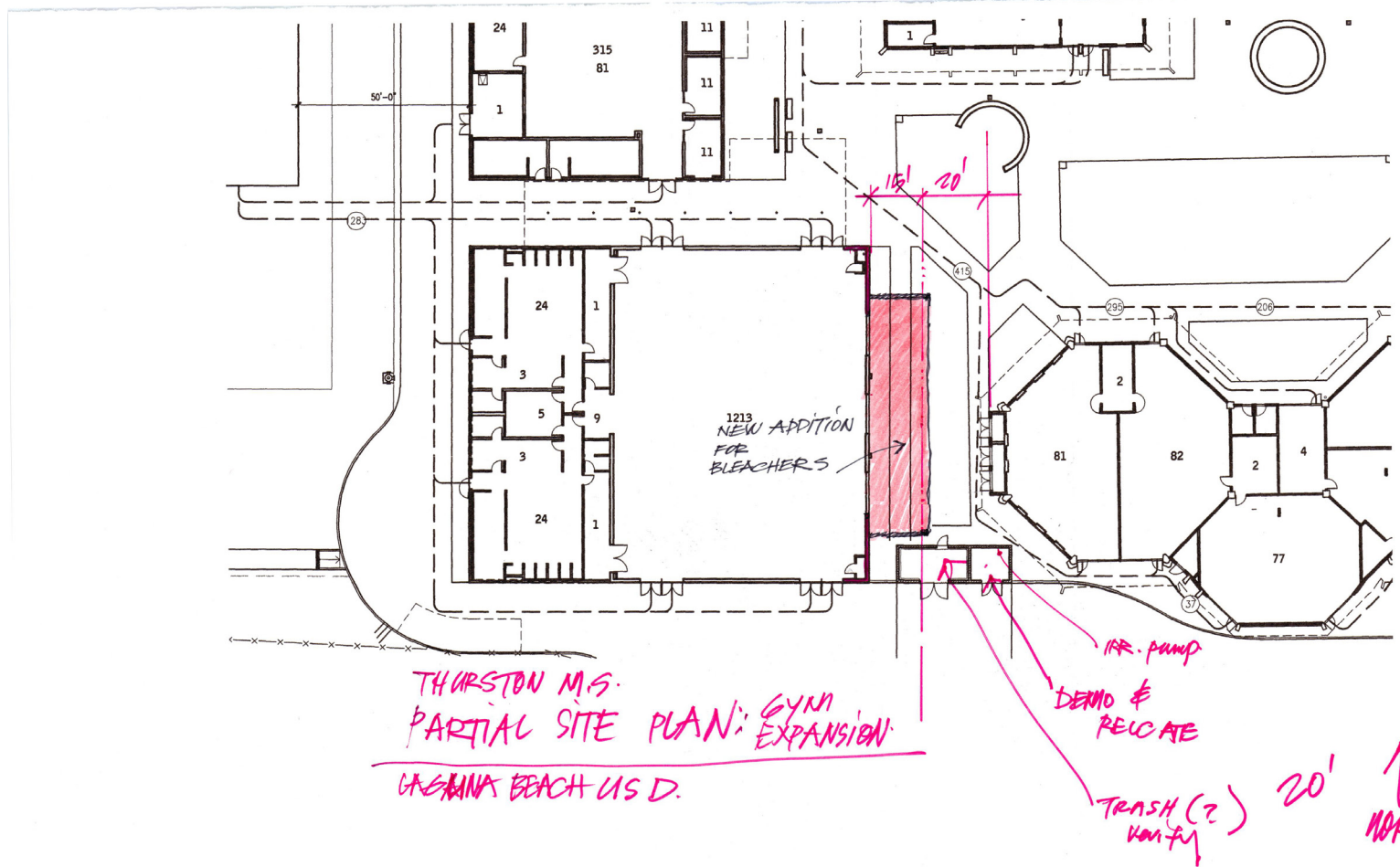
## THURSTON MIDDLE SCHOOL





# THURSTON MIDDLE SCHOOL

## GYMNASIUM EXPANSION - PLAN VIEW



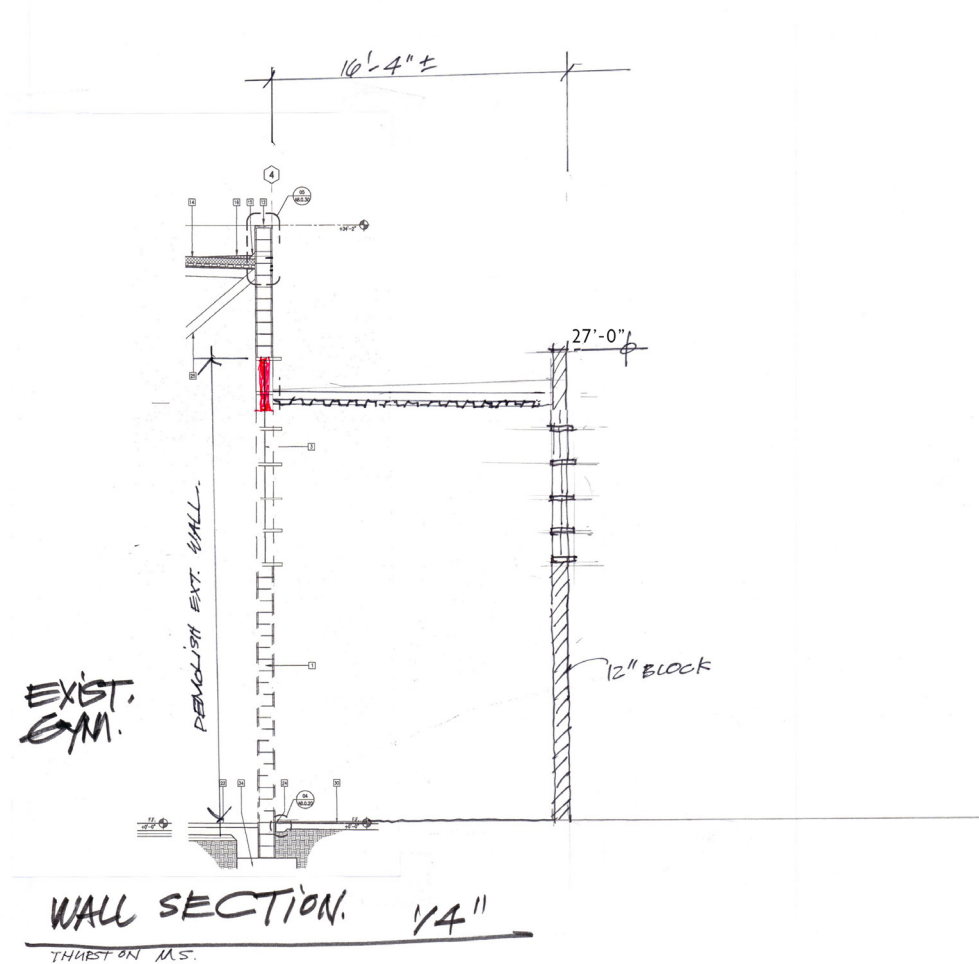






# THURSTON MIDDLE SCHOOL

## GYMNASIUM EXPANSION - WALL SECTION





## THURSTON MIDDLE SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
GYM EXPANSION AND SEISMIC UPGRADE	\$1,800,000	790 SQFT
TECH LAB / MAKER SPACE	\$800,000	2,500 SQFT
COURTYARD SEATING / SHADE	\$350,000	10,000 SQFT
GREENHOUSE	\$250,000	300 SQFT
LITTLE THEATER SEATING AND DRESSING ROOMS	\$1,100,000	800 SQFT
NEW SECURITY FENCING	\$86,000	330 LF
OUTDOOR LEARNING	\$400,000	
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$4,786,000</b>	

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)



## TOP OF THE WORLD ELEMENTARY SCHOOL

21601 TREETOP LN., LAGUNA BEACH, CA 92651



### SCOPES OF WORK:

- NEW RESTROOM
- NEW LUNCH SHELTER
- OUTDOOR LEARNING AREAS
- MAKER SPACE
- UTK WITH PLAYGROUND
- PLAYFIELD UPGRADES

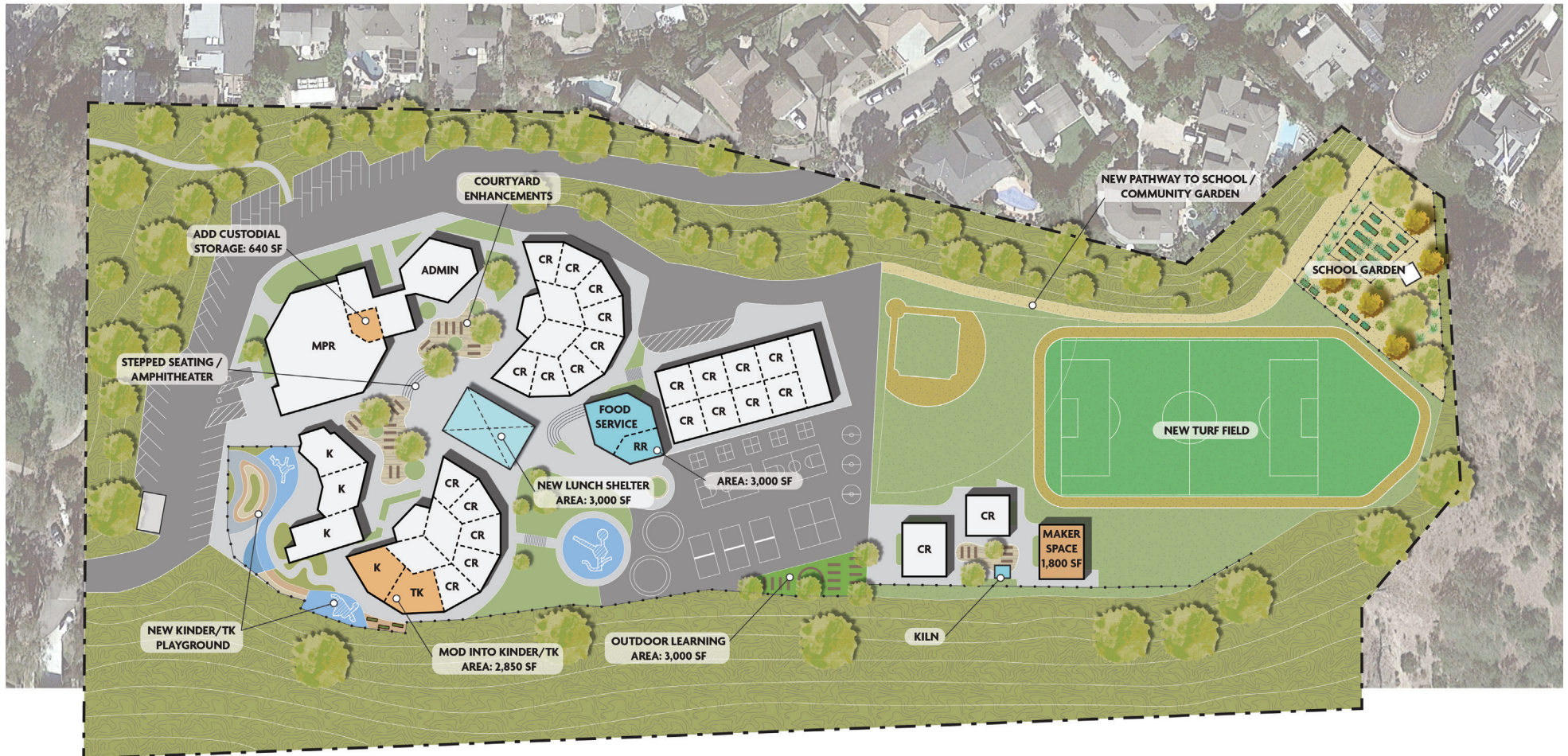


## TOP OF THE WORLD ELEMENTARY SCHOOL





# TOP OF THE WORLD ELEMENTARY SCHOOL





## TOP OF THE WORLD ELEMENTARY SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST
NEW RESTROOM AND FOOD SERVICE	\$2,550,000 3,000 SQFT
NEW LUNCH SHELTER	\$540,000 3,000 SQFT
MAKER SPACE REMODEL	\$480,000 1,800 SQFT
MPR CUSTODIAL STORAGE MOD	\$110,000 640 SQFT
UTK AND PLAYGROUND	\$1,300,000 2,850 SQFT
OUTDOOR LEARNING AREAS	\$800,000
PLAYFIELD UPGRADES	\$1,500,000
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$7,280,000</b>

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)



## EL MORRO ELEMENTARY SCHOOL

8681 NORTH COAST HWY., LAGUNA BEACH, CA 92651



### SCOPES OF WORK:

- NEW 2-STORY CLASSROOM BUILDING
- PLAYFIELD UPGRADES
- OUTDOOR LEARNING AREAS
- ADMINISTRATION EXPANSION
- MPR MODERNIZATION
- UTK AND KINDERGARTEN
- SITE IMPROVEMENTS



## EL MORRO ELEMENTARY SCHOOL





# EL MORRO ELEMENTARY SCHOOL





## EL MORRO ELEMENTARY SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
NEW 2-STORY CLASSROOM BUILDING	\$10,050,000	13,400 SQFT
MPR MODERNIZATION	\$490,000	1,400 SQFT
UTK AND KINDERGARTEN AND PLAYGROUND	\$2,800,000	7,750 SQFT
ADMINISTRATION EXPANSION	\$500,000	440 SQFT
PLAYFIELD UPGRADES	\$3,500,000	
OUTDOOR LEARNING AREAS	\$1,300,000	
SITE IMPROVEMENTS	\$1,200,000	
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$19,840,000</b>	

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)

## NEXT STEPS

### COMPLETION OF THE MASTER PLAN

- CONDUCT SITE BASED COMMUNITY ENGAGEMENT INFORMATION MEETINGS
- FINALIZE GENERAL SCOPES OF WORK
- DETERMINE CITY JOINT USE INTEREST
- FINALIZE PROJECT BUDGETS
- REVIEW FINANCING OPTIONS
- DEVELOP PROJECT TIMELINES