



Estancia High School Theater

Community Meeting - April 21, 2022



Agenda



Newport-Mesa
Unified School District

- Project Overview
- Project History
- Current Status of the Project
- Site Study and Reevaluation of Sites
 - Review of site options
- Closing Remarks, Q&A



Project Overview & Scope



Newport-Mesa
Unified School District

- 350 Seat Theater
- Black Box
- Lobby, Box Office, Front of House Support Spaces
- Support Spaces
 - Dressing Rooms
 - Scene Shop
 - Costume & Prop Storage



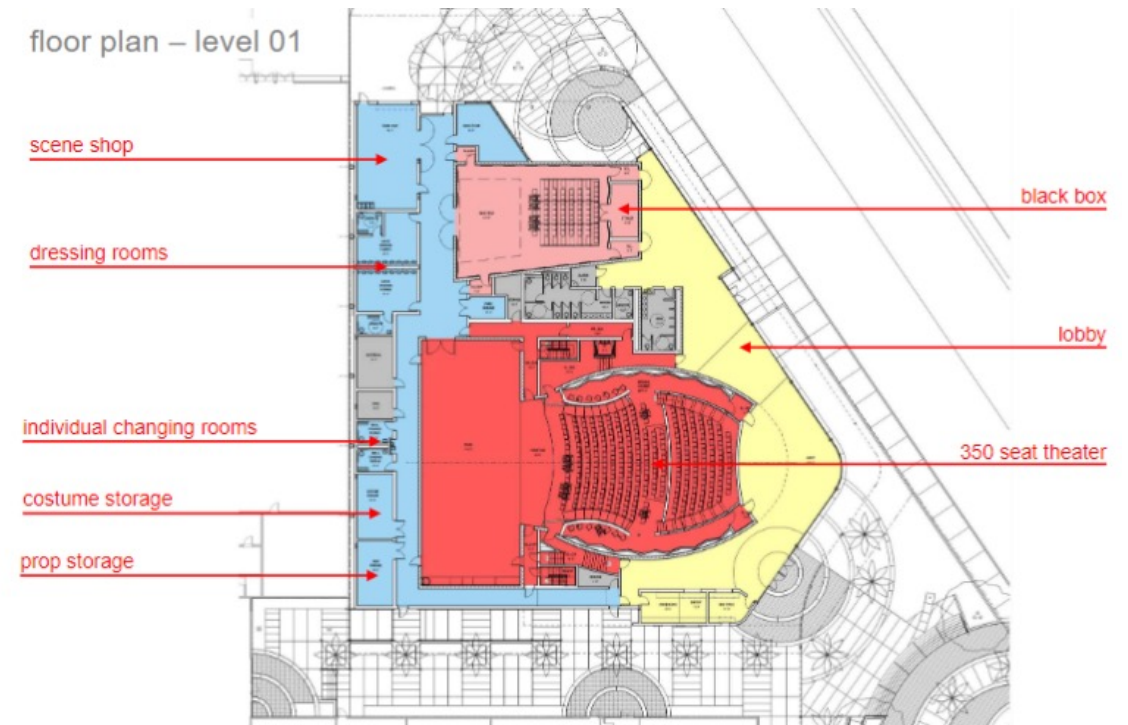
Project History



Newport-Mesa
Unified School District

Project Conception

- This project (among many others across NMUSD) promised as part of Measure F bond in 2005
- Measure F GO Bonds issued in 2017
- Theater and education program facilities developed by district and outside consultants. These programmatic standards have been implemented at:
 - Newport Harbor HS Robins-Loats Theater (2009)
 - Costa Mesa HS Performing Arts Center (2015)
 - Corona Del Mar Performing Arts Center (2015)
- In 2018 the board authorized the district to proceed with an RFP for design of a new 350 seat theater, and an architect was selected in 2019
- Estancia HS is the only remaining high school without a new theater facility

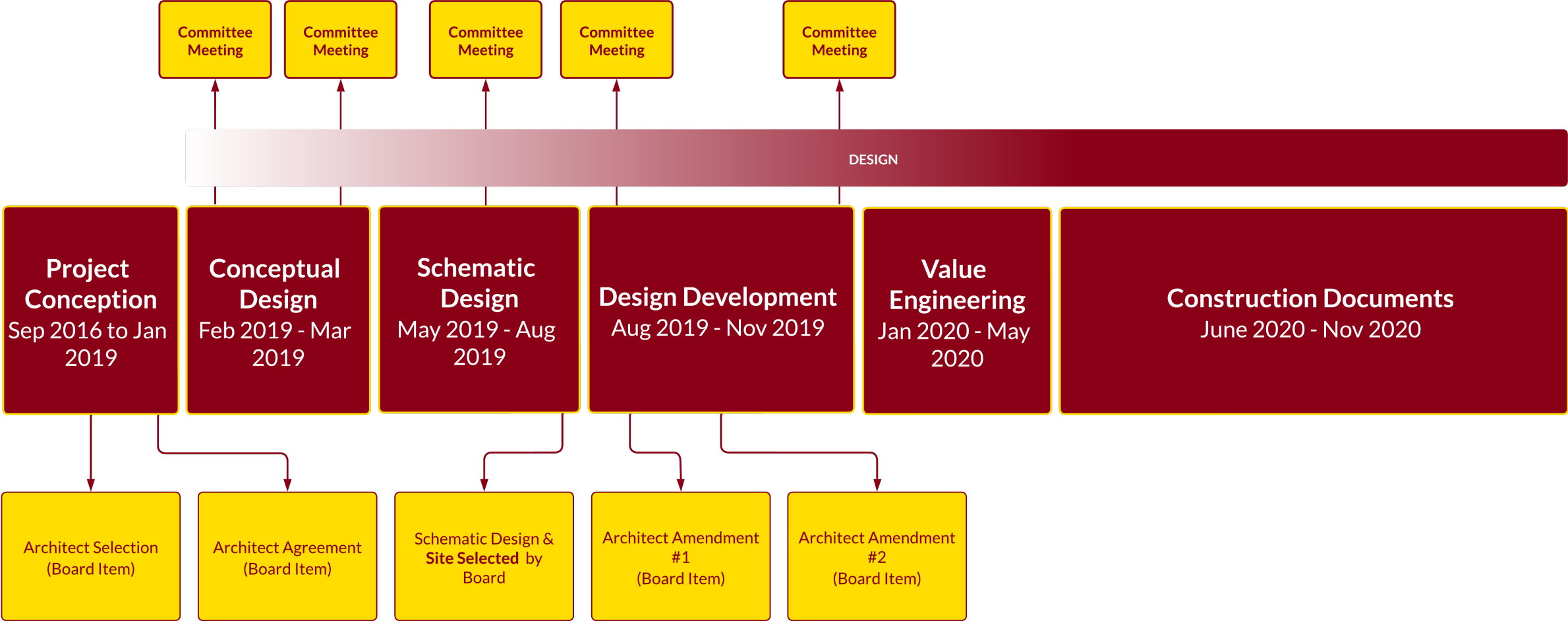




Project History



Newport-Mesa
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Project History



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Initial Site Selection

- Site evaluation was a critical portion of the design, as the theater is a large building to add to a developed campus.
- Multiple potential sites on campus were identified to be utilized for the new theater.
- These sites were exhaustively evaluated for constructability, cost implications, and overall campus impacts.
- Additional site studies were commissioned by the board and directed staff to further evaluate site 2 and site 5.
- Upon review with the site committee, site staff, and design team, a site was selected and recommended to the board.
- Site 2 was selected by the board in Late 2019.





Project History



Newport-Mesa
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Rendering of Theater at Site 2





Current Project Status



Newport-Mesa
Unified School District

Project on Hold

- Construction documents received Division of the State Architect (DSA) approval in August 2021.
- Project was put out for public bid in December 2021.
- Contractor bids were received in January 2022.
- Multiple discrepancies were encountered with bids, board decided to reject all bids for theater project.
- Given the need to rebid, the board instructed staff to reevaluate the potential relocation of the theater



Site Location Studies

- District conducted extensive reviews for future placement of the theater project
- Studies were conducted to review the benefits, impacts, and considerations the new theater placement at 5 locations across the Estancia HS campus
- District took into account site, interior and qualitative considerations when choosing the location of the theater as well as student and financial impacts to the project





Benefits

- New front door and new identity for campus along Placentia Avenue
- Lobby of new theater is activated by serving as new main entry to the school
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-is

Challenges

- Significant cost impact to remove and replace existing sewage pump
- Close adjacency to fire station could have acoustical impacts
- Loss of ~40 parking spaces and requires reconfigurations of existing drop-off
- Creates a large mass adjacent to existing building and residences along Joann Street
- Proximity to neighbors in the south



Building redesign required, sewer lift removal and replacement required

+\$1-2M Design*
+\$2-4M Sewer lift relocation*



Location adds time to schedule for potential environment review, sewer lift work and redesign

+ 4-16 months to project schedule**



Loss of ~40 parking spaces

*Projected Estimates, subject to change

**Environmental review could add over a year to project schedule

1

PLACENTIA AVE



Benefits

- New administration front door and new identity facing Placentia Avenue
- Enhanced entry to the commons and gymnasium
- Project design complete and DSA approved. "Shovel Ready"
- Mass of theater is minimized next to large gymnasium
- Adjacency to interior circulation from music rooms

Challenges

- Relocation of bus drop off
- Loss of existing green space
- Loss of ≈25 parking spaces

2



No building redesign required



Loss of about 25 parking spaces



Site option offers least impact to project schedule



Benefits

- New identity for North East campus and Placentia Avenue
- Least impact to existing buildings
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-is
- Far from nearby residents

Challenges

- Somewhat disconnected from main campus
- Requires greatest removal of parking spaces, ~125 parking spaces may be displaced
- Building placement may cater to vehicular traffic and ignore pedestrians approaching from the South
- May require expanding scope for theater to support music and arts classrooms

3



Building redesign required

+\$1-2M for Redesign



Location adds time to schedule for potential environment review and redesign

+4-6 Months to project schedule



Most impact to parking with a loss of over 125 parking spaces

*Projected Estimates, subject to change
**Estimate for project redesign



Benefits

- Creates new campus edge
- Creates space for extensive forecourt to Placentia Avenue north of the new building
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-is
- Far from nearby residents

Challenges

- Requires relocation of all (8) tennis courts
- Would impact the tennis programs for about two years
- Most remote option from existing campus
- May require expanding scope for theater to support distant music and arts classrooms

4



Building redesign required. Rebuilding of existing tennis courts

+\$1-2M for Redesign
+\$1-2M for new Tennis Courts



Location adds time to schedule for potential environment review, redesign and rebuilding of tennis courts

+4-8 Months to project schedule



Minimal to no impact to existing parking spaces

*Projected Estimates, subject to change

**Estimate for project redesign, rebuilding of new tennis courts



Benefits

- Close adjacency to existing theater and music spaces
- Direct connection to campus along the East/West axis

Challenges

- “Back Door” building would create no new identity for the campus
- Requires relocation of solar arrays
- Affects and displaces numerous spaces in existing campus
- Difficult access and loading
- Requires reworking of new fire lane around building
- Proximity to neighbors in the south



Most extensive building redesign required and solar array relocation

+\$2-2.5M for complete redesign
+\$1-1.5M for relocated solar arrays



Location adds time to schedule for potential environment review, solar array work and redesign

+6-18 months to project schedule**



Loss of about 96 parking spaces

5

*Projected Estimates, subject to change
**This site would require full redesign and potential environmental review could add over a year to project schedule

An aerial satellite view of a school campus. In the upper left, there is a large red running track with a green field in the center, labeled 'Jim Scott Stadium'. To its right is a building with a red roof and green-tinted windows. Below the stadium are several baseball fields with brown dirt and green grass. In the center, a large white building with a grey roof is labeled 'Estancia High School'. To the right of the school is a parking lot and a road. The background is mostly green grass and trees.

Thank You!
Questions?