



Newport-Mesa

Unified School District

Estancia High School Theater Project

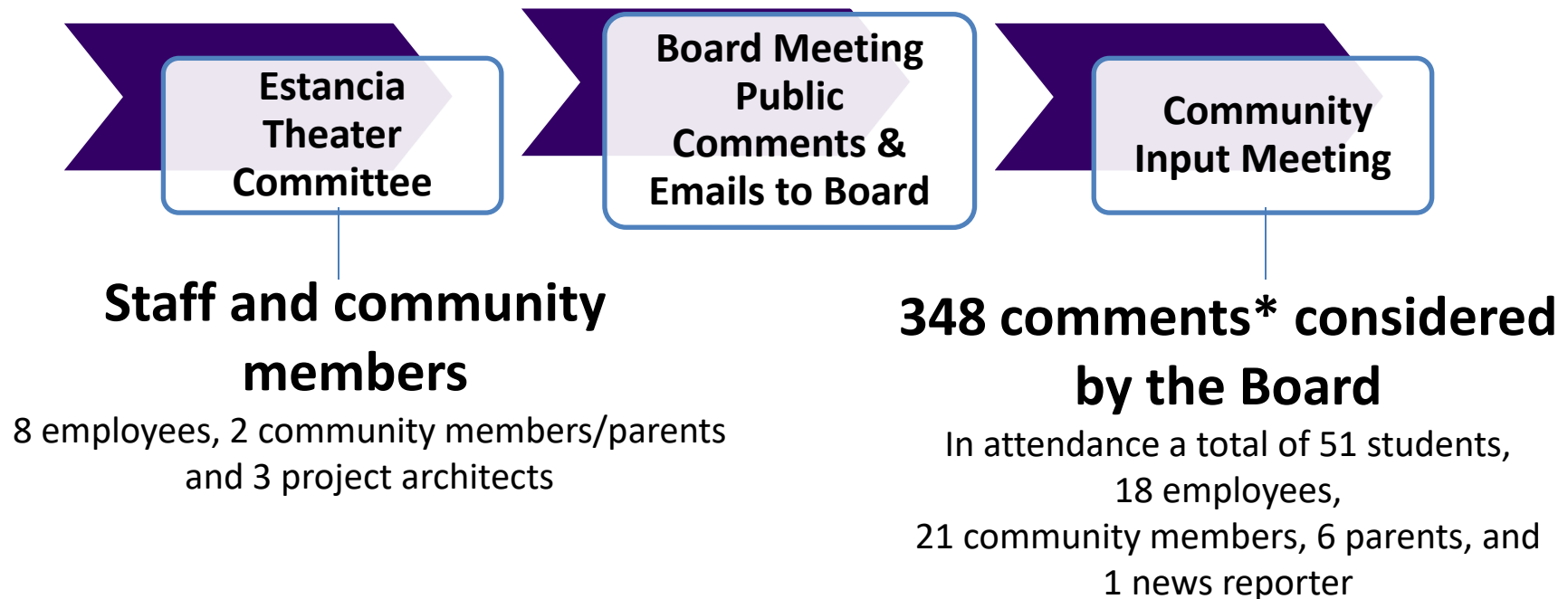
Facilities Development, Planning
and Design
July 12, 2022

Agenda

- Assessment Process of All Potential Sites
- Comparison of Site Benefits and Challenges
- Estimated Schedules, Cost



Assessment Process - Feedback



*Comments will be available by request of the public information office at feedback@nmusd.us

Assessment Process - CEQA







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
- Minimal loss of existing green space or large trees

Challenges

- Somewhat disconnected from main campus
- Requires relocation of about 136 parking spaces. Relocation of parking can be accommodated under existing solar panels. This area can accommodate over 150 additional parking spaces.
- Building placement may cater to vehicular traffic and ignore pedestrians approaching from the South

3

Building redesign required.

+\$550K for Redesign

Redesign required. Project would not be able to start until Q2 2023.

Would require relocation of about 136 parking spaces to solar lot.

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



Assessment Process - Comparisons

- Traffic flow
- Safety
- Facility/program disruption/enhancement
- Aesthetics
- Neighborhood impact
- Cost
- Time/delay impact
- Community feedback



Construction Cost Summary

Site 2

Site 3

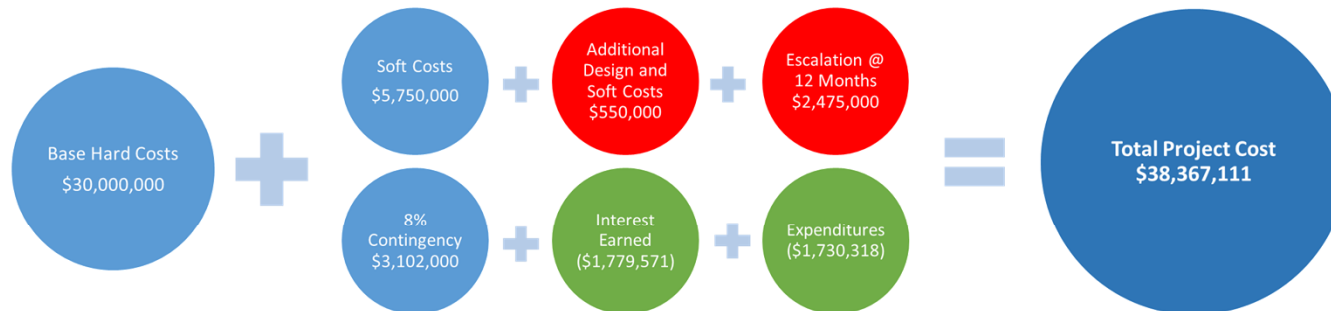
+Assuming a \$30 million dollar theater project.

ADD

\$2,550,000

\$3,056,250

Revised Project Budget: Includes redesign, escalation and estimated additional soft costs



Potential Schedules/Costs

Site 2 Schedule is based upon no work can proceed until 2023 Quarter 2

| Delivery Method | Construction Start | Project Completion | Estimated Cost | Approx. Months |
|--------------------|--------------------|--------------------|----------------|----------------|
| Lease – Lease Back | 2023 Quarter 2 | 2025 Quarter 1 | \$40.9M | 20 |
| Standard | 2023 Quarter 2 | 2025 Quarter 2 | | 22 |

Site 3 Schedule is based upon 8 months for redesign and DSA Approval

| Delivery Method | Construction Start | Project Completion | Estimated Cost | Approx. Months |
|--------------------|--------------------|--------------------|----------------|----------------|
| Lease - Lease Back | 2023 Quarter 2 | 2024 Quarter 4 | \$41.4M | 20 |
| Standard | 2023 Quarter 4 | 2025 Quarter 3 | | 22 |

Summary

- Staff followed an assessment process
- Site 3 is the most viable of the remaining potential sites
- Staff is prepared to move forward on the Board's direction

