



Laguna Beach Unified School District **Feasibility Study**

Prepared by
Ruhnau Clarke Architects
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RUHNAU
CLARKE
ARCHITECTS

Where We Are Today!

Current LBUSD 10 Year Facility Master Plan

- LBHS Administration Office Project planned for 2023/24: The project is budgeted at approximately 1.8M dollars and includes a modernization to the existing Administration Building and site improvements within the Main Quad area. The scope of the modernization updates the existing office spaces but does not expand the existing building to meet the High School's administrative and student support needs. There is a need to expand the budget and enlarge the project scope.
- District Office Project planned for 2025/26. The project is budgeted at 1.5M dollars and focuses on improvements to the Public Entrance and Boardroom areas. The project falls short of meeting the current and long-term needs as identified in the September 2021 feasibility study. A new District Office facility at the current location is recommended and is estimated to cost approximately 10M.

Transitional Kindergarten Program Implementation 2022-2025

- 2022/23 school year expanded the current TK program to one class at El Morro and Top of the World Elementary Schools. In May 2022 a Universal Transitional Kindergarten Feasibility Study was completed that identified a need for a total of 4 TK classrooms to support projected enrollment. Additionally, the study looked at other early childhood learning programs within LBUSD and identified a need to develop facility spaces to meet longterm needs.

Saint Catherine of Siena Facility Use Opportunity 2021-2022

- Opportunity to partner with the City of Laguna Beach to obtain facility space at the Saint Catherine of Siena property. The LBUSD space allocation and utilization terms are developing. The focus of this Study Session is to receive direction from the Board Members about moving forward with discussions with the city about our intent to use several classrooms at Saint Catherine and to work on an agreement (pending completion of the sale).

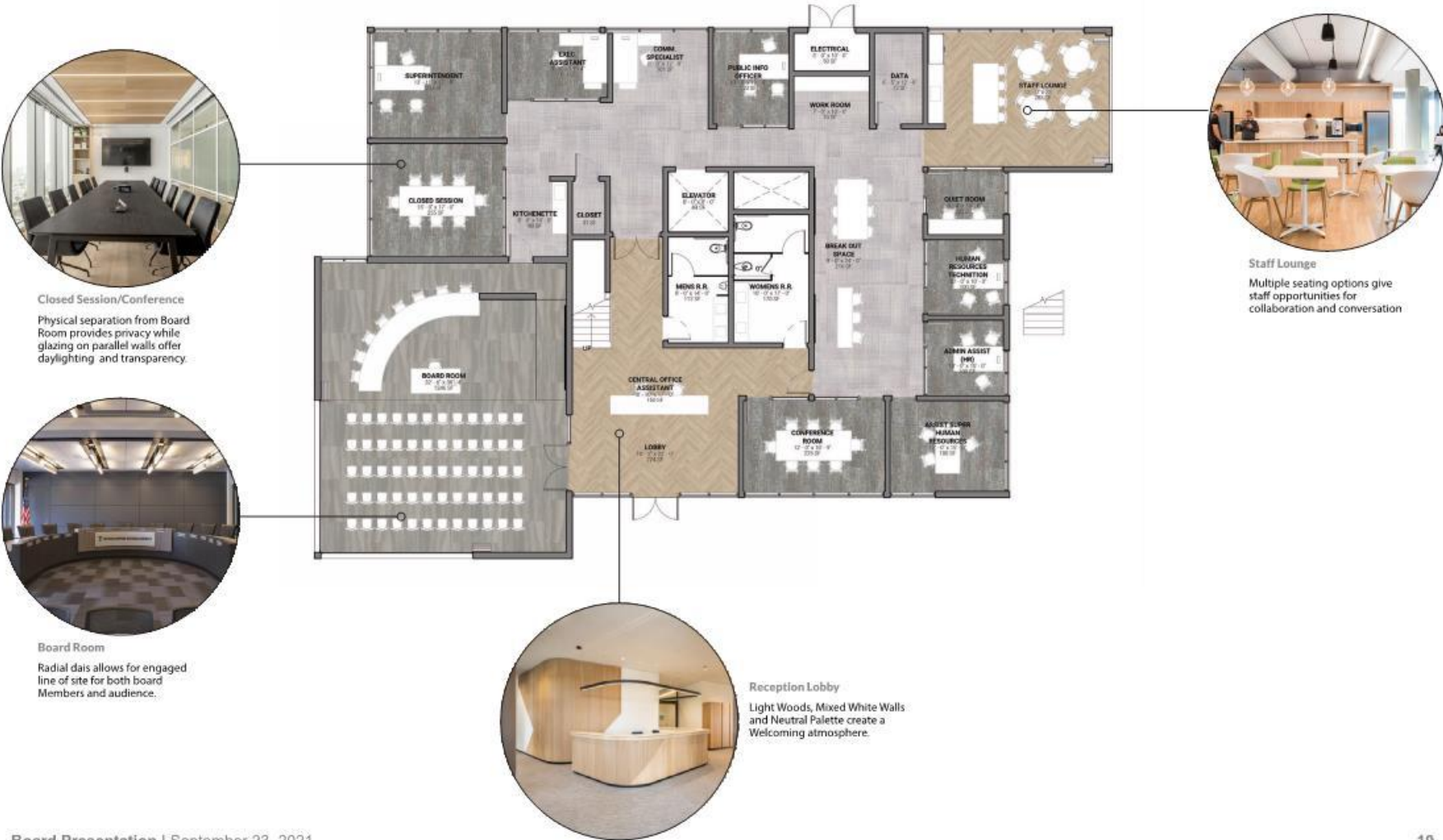
Laguna Beach Unified School District | District Office Feasibility Study

New District Office Site Plan



Laguna Beach Unified School District | District Office Feasibility Study

Building 1- 1st Floor



Laguna Beach Unified School District | District Office Feasibility Study

Building 1- 2nd Floor



Private Office
Delivers Acoustical Privacy while directly adjacent to open offices for accessibility.

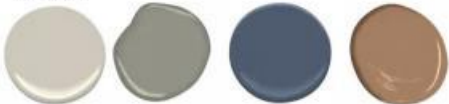


Breakout
Dedicated Employee Retreats emphasis work life balance and wellness.



Open Office
Open plans foster transparency, increase communication and engagement between departments.

Palette
Naturalistic color palette reminiscent of local beaches and rocky bluffs



Laguna Beach Unified School District | District Office Feasibility Study

Building 2- Option 1



Conference Room
Mobile Tables with Casters can be pushed together for Large Group Collaboration or pulled apart for individualized tasks.



Lobby
Welcomes visitors, controls access while connecting aesthetically to the overall design of both buildings.



Open Office
Direct daylighting adjacent to open office minimizes need for excessive lighting and is proven to increase productivity



Quiet Rooms
Enclosed area provides acoustical privacy for team members when needed.

Laguna Beach Unified School District | District Office Feasibility Study

Building 2- Option 2



Conference Room
Mobile Tables with Casters can be pushed together for Large Group Collaboration or pulled apart for individualized tasks.



Collaboration
Collaboration Spaces encourage new ideas, increase communication and enhance relationships.



Open Office
Direct daylighting adjacent to open office minimizes need for excessive lighting and is proven to increase productivity



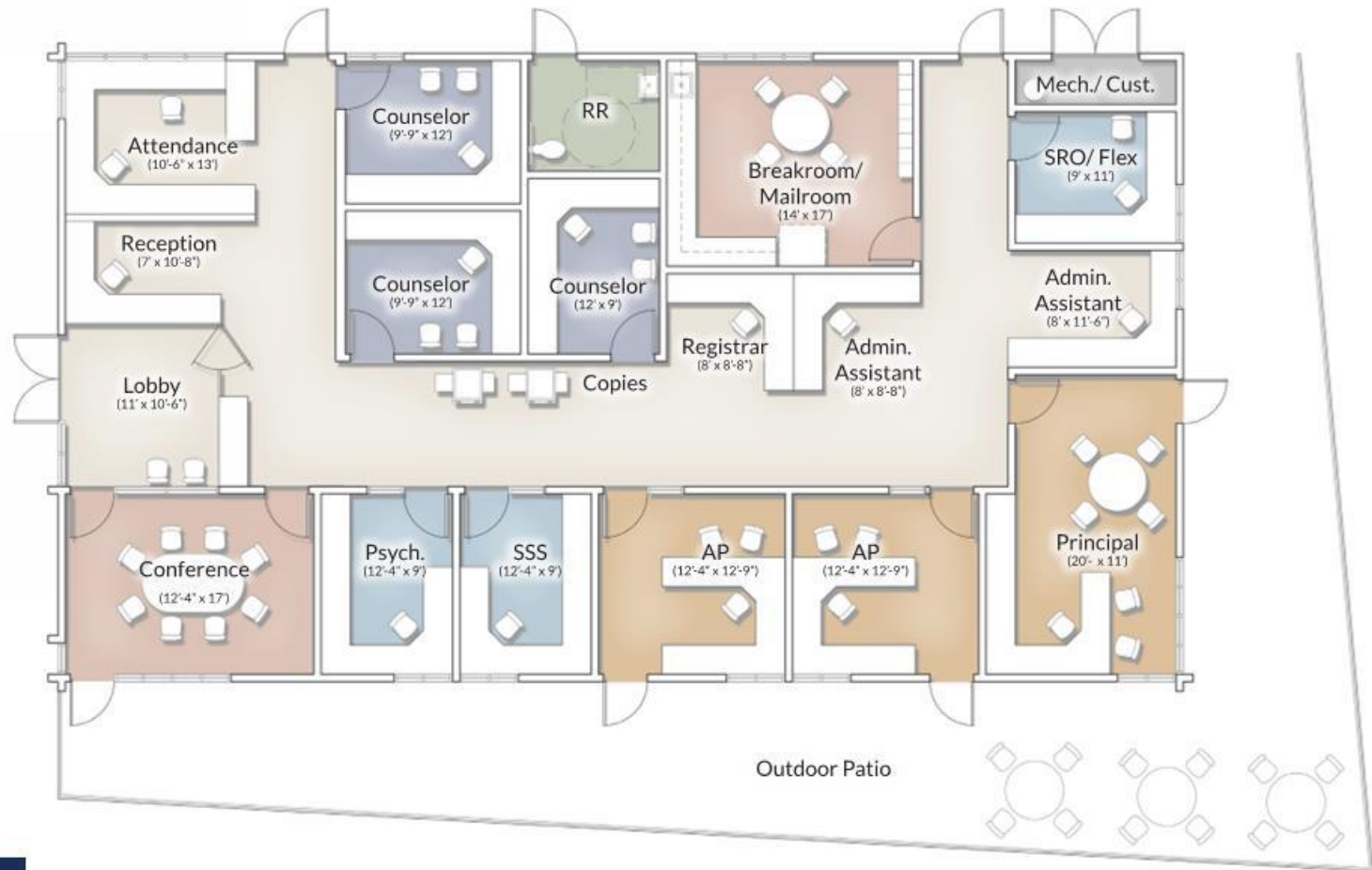
Quiet Rooms
Enclosed area provides acoustical privacy for team members when needed.

PROJECTED COSTS

Breakdown	Cost
Building 1- 10,200 sq. ft.	\$6,200,000
Building 2- Remodel	\$990,000
Site Work	\$565,000
12 Month Interim Housing	\$500,000
Total Hard Costs	\$8,255,000
Soft Costs	\$2,695,000
Total Project Costs	\$10,950,000

LAGUNA BEACH UNIFIED SCHOOL DISTRICT
Feasibility Study

Laguna Beach High School - Administration
Laguna Beach Unified School District



March 2018



Laguna Beach Unified School District
Universal Transitional Kindergarten
Feasibility Study

Prepared By
Ruhnau Clarke Architects



CONTACT
Roger Clarke, NCARB
President, Principal
3775 Tenth Street Riverside, CA 92501
T. 951.684.4664
E. rclarke@ruhnaucclarke.com
ruhnaucclarke.com
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E PROPOSED LAYOUT | TOP OF THE WORLD ELEMENTARY

The proposed layout for Top of The World Elementary School's TK/kindergarten program keeps the existing layout of the kindergarten building. The general education classroom building directly behind the kindergarten building is converted so that six general education classrooms are reconfigured into four TK/kindergarten classrooms. The 3 TK/kindergarten classrooms would open up to an expanded kindergarten playground that serves as a point of connection for the two separate buildings. The 4th Classroom can be used as office space if enrollment allows.



PLAY APPARATUSES

MANUFACTURER: ID SCULPTURE



DIAGRAM LEGEND

- MOUND
- COLORED CONCRETE
- GREENSCAPE
- DECOMPOSED GRANITE
- RUBBER SURFACE



PROPOSED LAYOUT | EL MORRO ELEMENTARY | OPTION 1

OPTION 1 of the proposed layout for El Morro Elementary School's TK/kindergarten program converts the two undersized classrooms on the east side of the kindergarten building into one kindergarten classroom, student restrooms, storage, and a workroom. In the adjacent classroom building, Building C, three general education classrooms are converted into two TK classrooms with restrooms. The kindergarten playground is expanded to provide direct access to the TK classrooms.



PLAY APPARATUSES



DIAGRAM LEGEND

- MOUND
- COLORED CONCRETE
- GREENSCAPE
- DECOMPOSED GRANITE
- RUBBER SURFACE

KEY PLAN



G. PROPOSED LAYOUT | EL MORRO | OPTION 2A & 2B

El Morro Elementary School's OPTION 2 converts the two undersized classrooms in the kindergarten building in the same manner as Option 1. Option 2 differs from Option 1 with its placement of the TK classrooms. Rather than converting part of Building C into the TK classroom wing, Option 2 converts the general education classrooms in Building E into TK classrooms. Option 2A allows for three TK classrooms, while Option 2B shows 2 TK classrooms and a third area for offices. Both versions of Option 2 include the creation of a TK playground separate from the kindergarten building.



PLAY APPARATUSES



DIAGRAM LEGEND

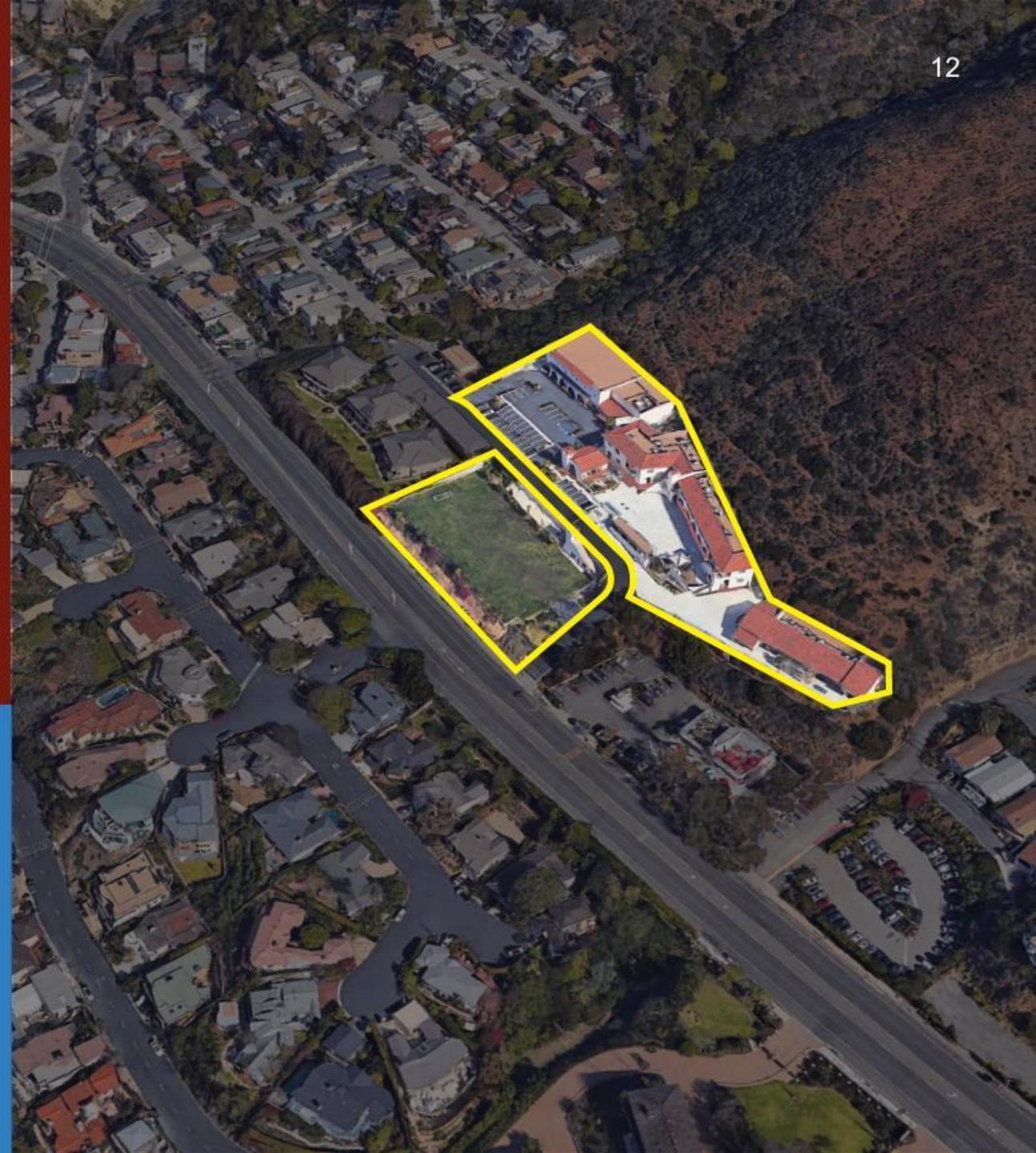
- COLORED CONCRETE
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KEY PLAN



Site Context

6.5 Acre	Site
40,534 SF	Existing Buildings
47	Parking Spaces
14	Classrooms
11,341 SF	Gymnasium
280 SF	Kitchen



Existing Site Plan

13





District Office Relocation

Two-story Building Both Floors Plus the One-story Building

Relocation of the District Office to be fully functional would require the use of both the two-story and the single-story building located in the rear of the property. The one-story building would provide the necessary meeting and flexible office space required to meet operational needs.

Estimated Costs

\$1.5M for boardroom and minimal modernization.
\$2M for parking lot/outdoor collab/site relate work and up to \$8M for full modernization.

Additional \$1M for middle school building modernization.

Program

1	Boardroom
1	Breakout room
1	Superintendent Dept.
1	Communication Dept.
1	Instruction Dept.
1	Human Resources Dept.
1	Business Services Dept.
1	Technology Dept.
1	Special Ed. Dept.
3	Professional Development
1	Breakroom
6	Collaboration Spaces
1	Breakroom
156	Parking Stalls

Universal TK with Early Childhood Learning Program One-story Building

Building provides for up to two classrooms and auxiliary room space to meet the portion of the district's facility needs for TK and early childhood learning programs.

This option would require TK and early childhood learning programs to also be constructed and operated at the elementary school sites to meet long-term needs.

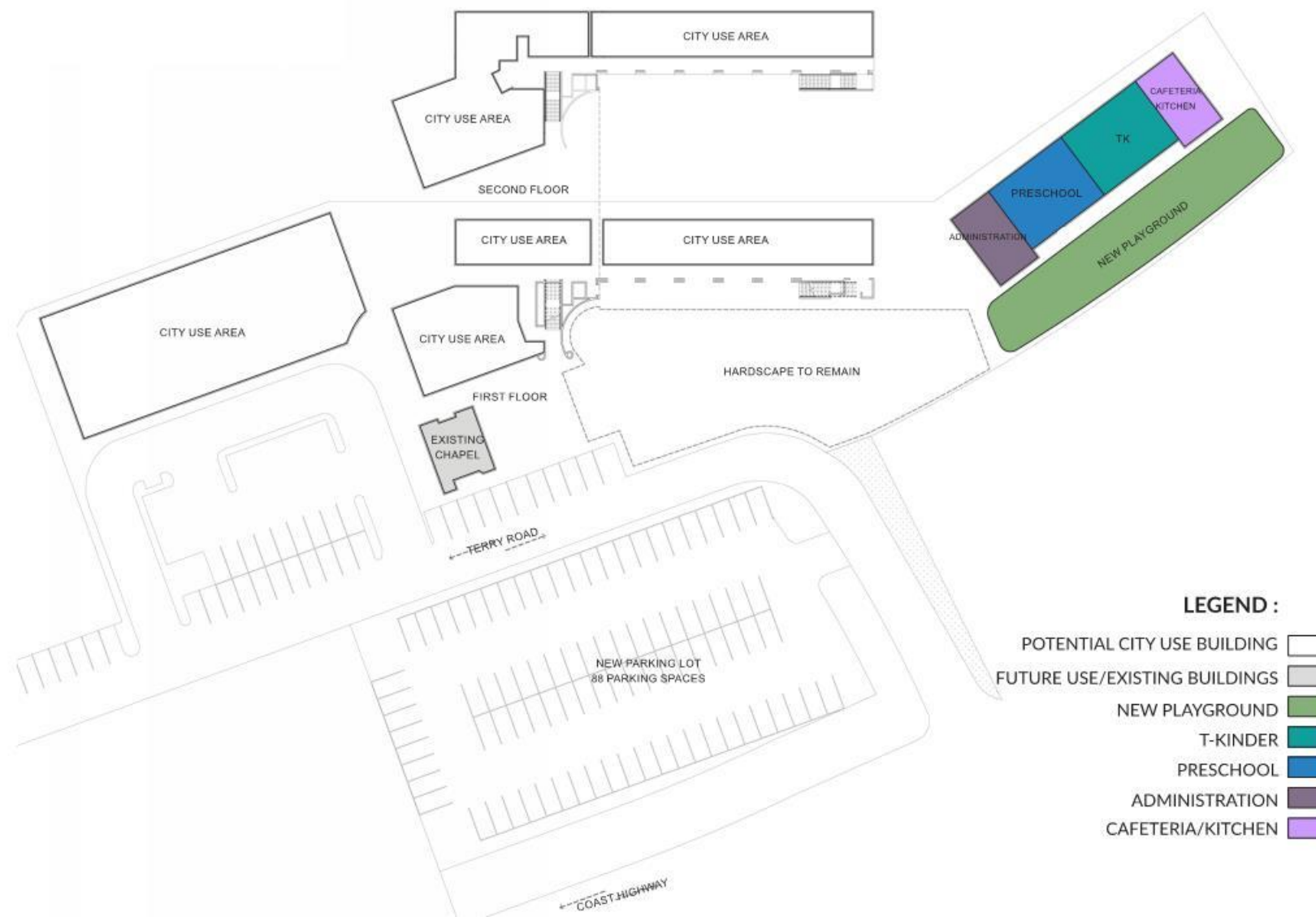
This option would require significant reconstruction.

Estimated Costs

\$2M-\$4M depending on parking and certification costs with DSA to bring the facility up to current building code.

Program

1	TK Classroom
1	Preschool Classroom
1	Administration
1	Cafeteria / Kitchen
1	New Playground
135	Parking Stalls



Universal TK with Early Childhood Learning Program

Two-story Building First Floor Only Scenario 1

The space could be used to house two TK classrooms and all other early childhood learning programs to provide a comprehensive campus to deliver services.

Logistically it utilizes prime first floor space that is desirable to the city.

District will likely not need or have access to administration building.

Estimated Costs

\$4M-\$7M depending on parking and certification costs with DSA to bring the facility up to current building code.

Program

1	TK Classroom
1	Preschool Classroom
1	Staff Breakroom
1	Administration
1	Cafeteria / Kitchen
1	New Playground
135	Parking Stalls



Universal TK with Early Childhood Learning Program

Two-story Building First Floor Only Scenario 2

The space could be used to house two TK classrooms and all other early childhood learning programs to provide a comprehensive campus to deliver services.

Logistically it utilizes prime first floor space that is desirable to the city.

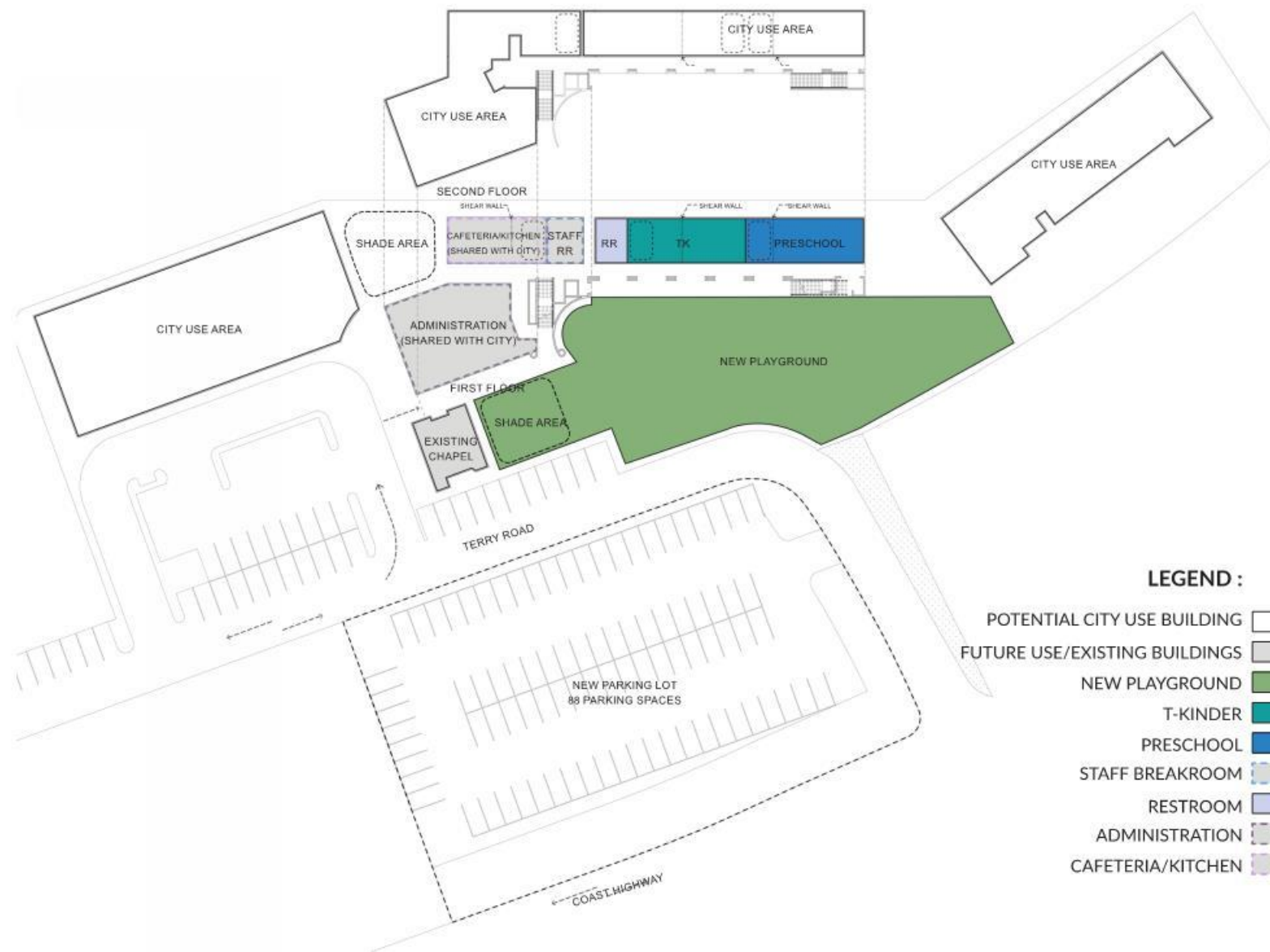
Administration and kitchen spaces would be shared with city.

Estimated Costs

\$4M-\$7M depending on parking and certification costs with DSA to bring the facility up to current building code.

Program

1	TK Classroom
1	Preschool Classroom
1	Staff Breakroom (shared with city)
1	Administration (shared with city)
1	Cafeteria / Kitchen (shared with city)
1	New Playground
135	Parking Stalls



Universal TK with Early Childhood Learning Program

Two-story Building First Floor Only Scenario 3

The space could be used to house two TK classrooms to provide a comprehensive campus to deliver services.

Logistically it utilizes prime first floor space that is desirable to the city.

Estimated Costs

\$2M-\$4M depending on parking and certification costs with DSA to bring the facility up to current building code.

Program

1	TK Classroom
1	Preschool Classroom
1	New Playground
135	Parking Stalls



Key Concepts



In Summary

- The use of Saint Catherine would be limited as it would be through a partnership with the City and the spaces must be shared.
- Limitations in available space provide that any options being considered at this point should not assume more than partial use of the site, likely 2-3 classrooms worth.
- Based on the outcome for the District use of Saint Catherine, a follow up study session is needed to discuss facility projects to identify, prioritize, and budget the long-term facility project plan. Future projects to consider may include, but not limited to, updating sports fields at El Morro, Top of the World, and Laguna Beach High School, Laguna Beach High School Administration Office Remodel, and the District Office Project to receive consensus on next steps.
- Determine next steps for updating the Facility Master Plan, including possible timetable for discussions, establishing a small ad hoc working committee to bring back options for board consideration for future discussions.