



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

FACILITIES MASTER PLAN

Study Session & Workshop

Item 4A. Aquatics & Tennis Courts Facilities • California Environmental Quality Act (CEQA)

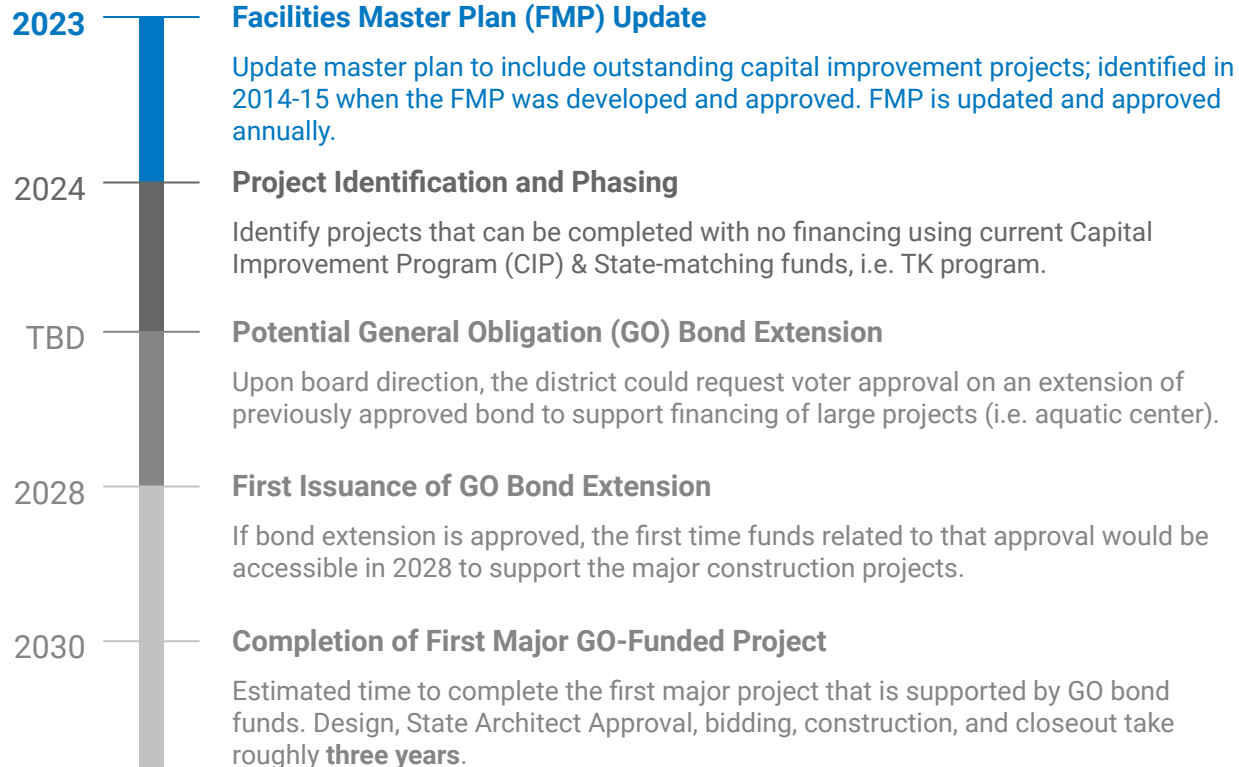
Item 4B. LBHS Admin & Counseling • District Office

June 27, 2023



TEN-YEAR FACILITIES MASTER PLAN

TIMELINE OVERVIEW



AQUATIC CENTER & TENNIS COURTS

Updated Options for Consideration

Existing Pool Location

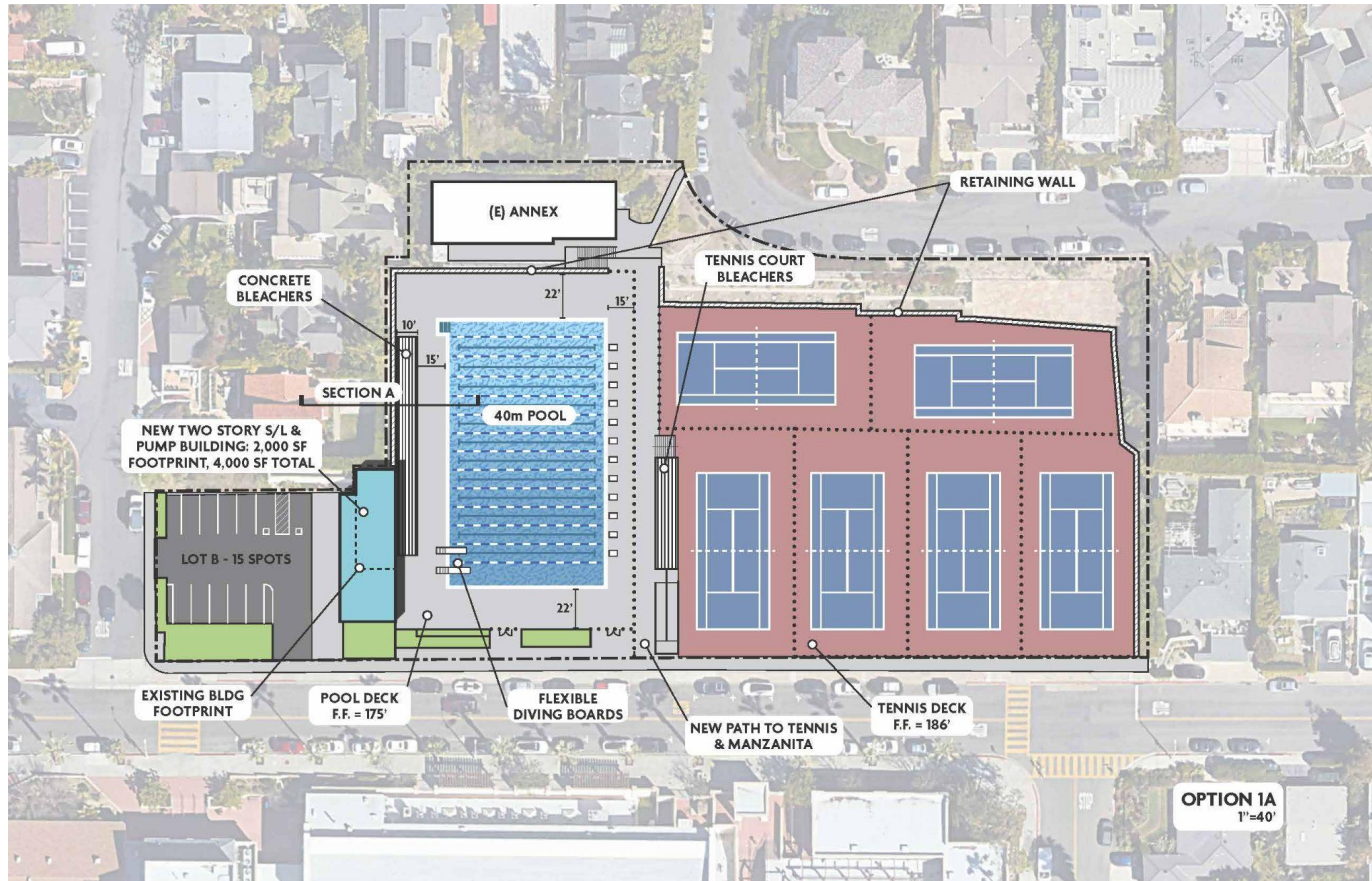
- Option 1A - 40 M
- Option 1B - 50M
- Option 1C - 50 M with Annex Building Removed

Pool Relocation to Tennis Court Location

- Option 2A - 40M
- Option 2B - 50M



OPTION 1A



Estimated
Construction Costs:
\$15,211,513

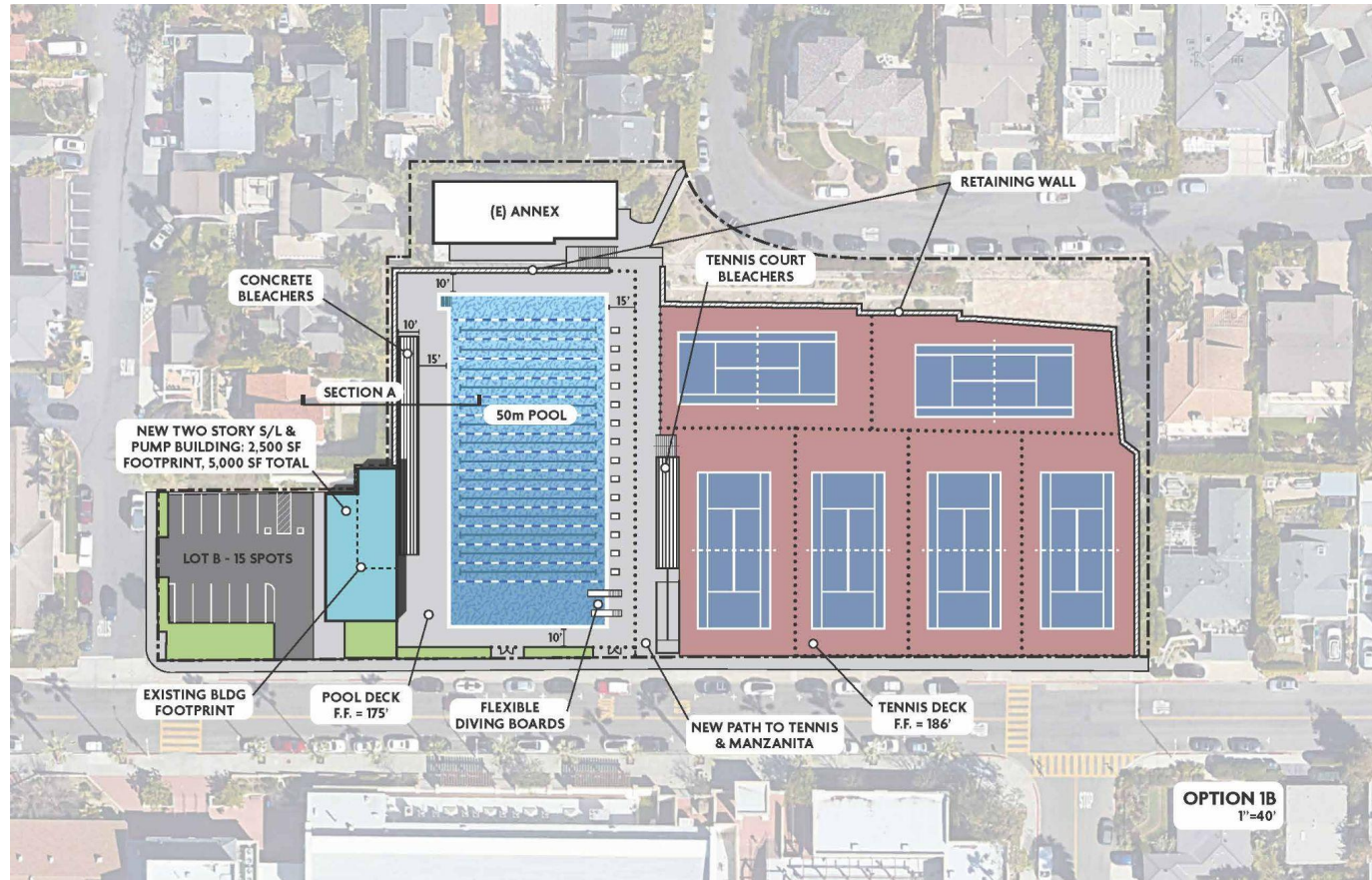
Schedule:
June - May (12
months)

Logistics:
Aquatic programs
displacement 12
months



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

OPTION 1B



Estimated
Construction Costs:
\$16,334,726

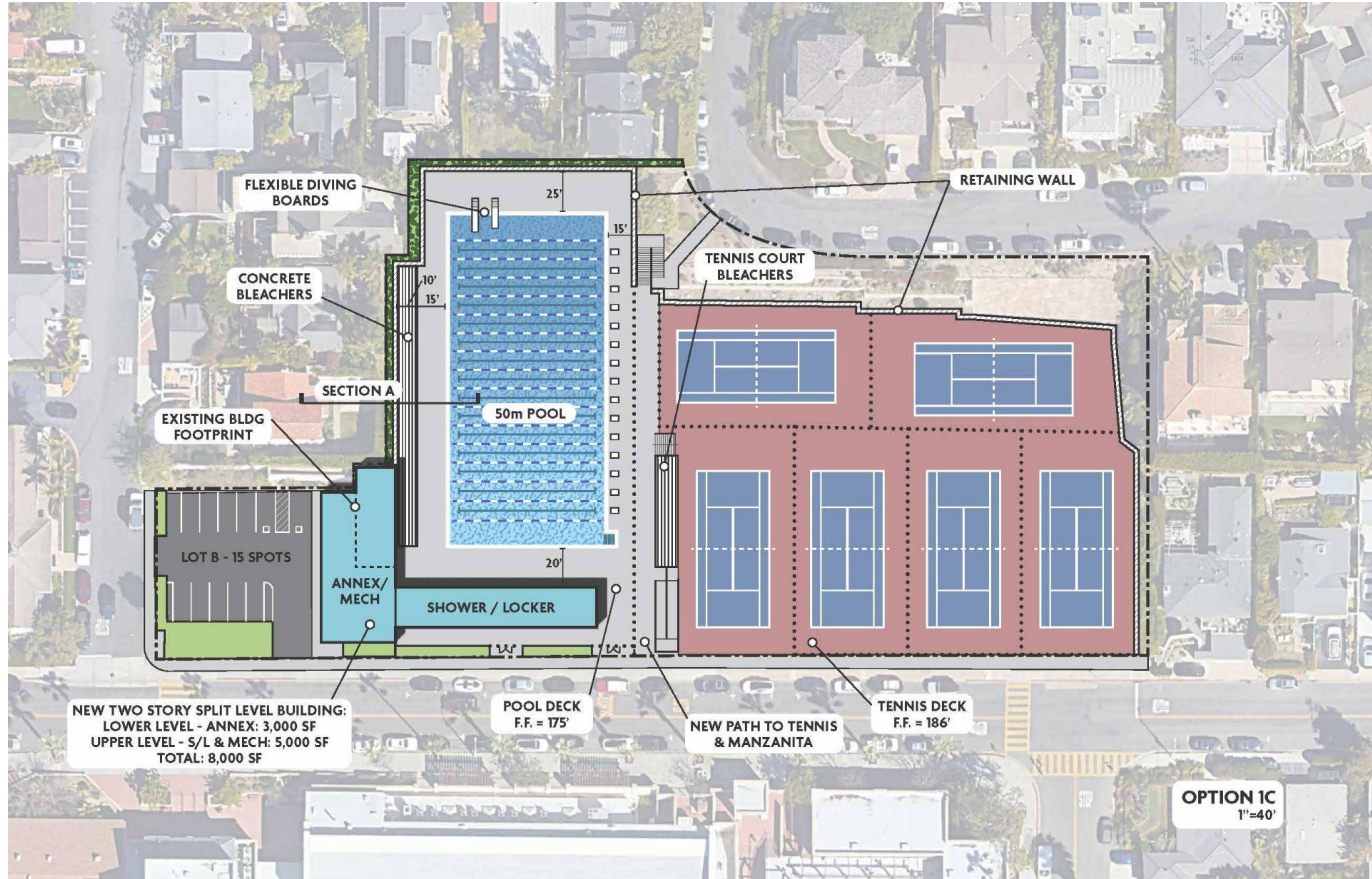
Schedule:
June - June (13
months)

Logistics:
Swimming program
displacement 13
months



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

OPTION 1C



Estimated
Construction Costs:
\$18,975,712

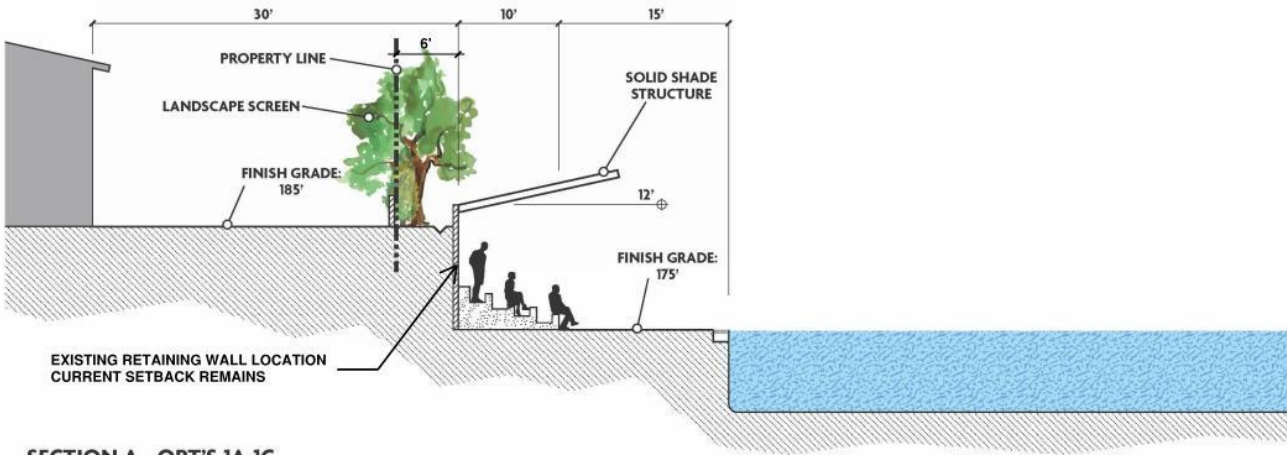
Schedule:
June - August (15
months)

Logistics:
Swimming program
displacement 15
months



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

SECTION A - CONCRETE SEATING

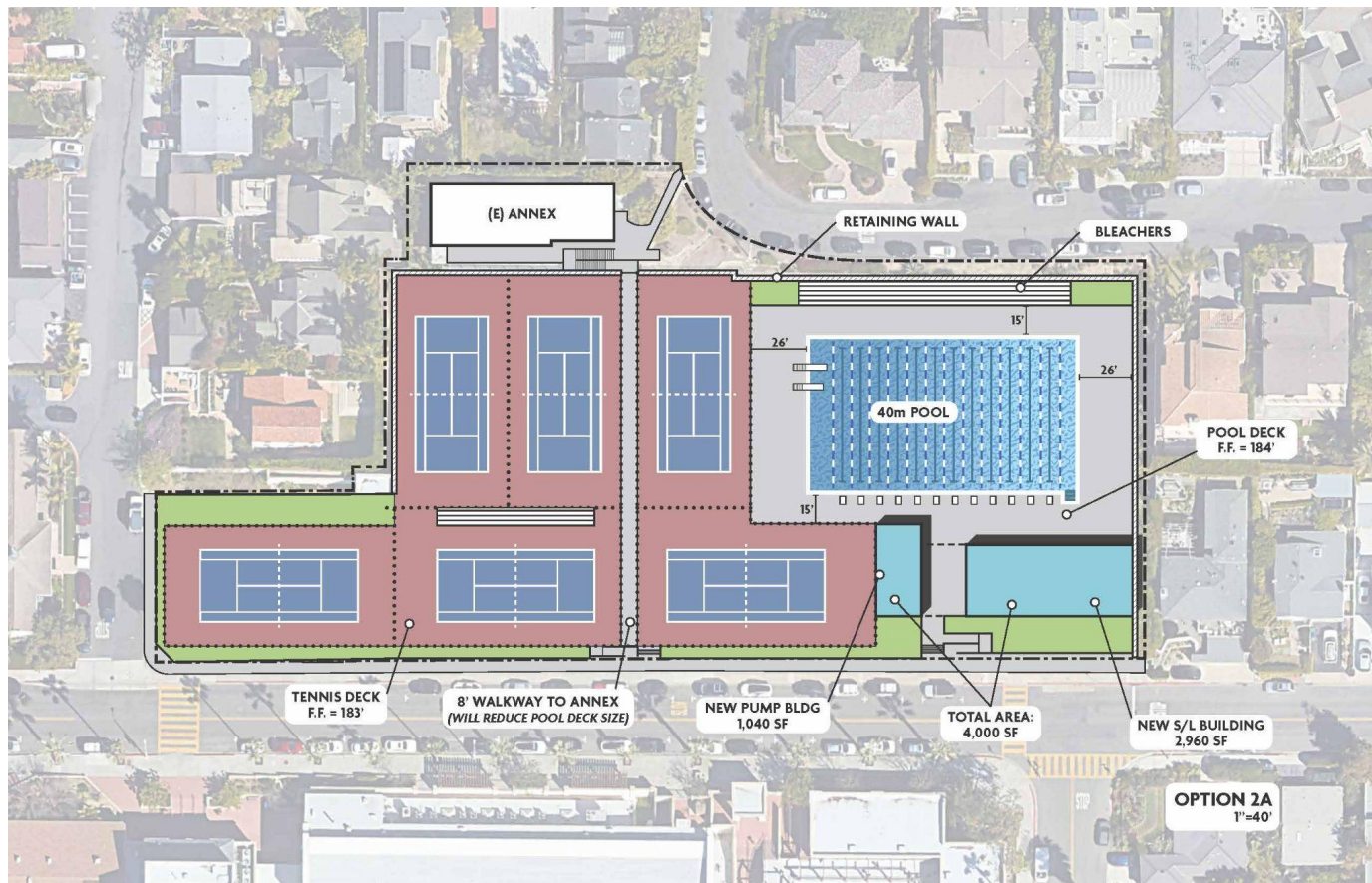


SECTION A - OPT'S 1A-1C

1/8"=1'-0"



OPTION 2A



Estimated
Construction Costs:
\$18,975,712

Schedule:
Phase 1- Pool June -
July (14 months)

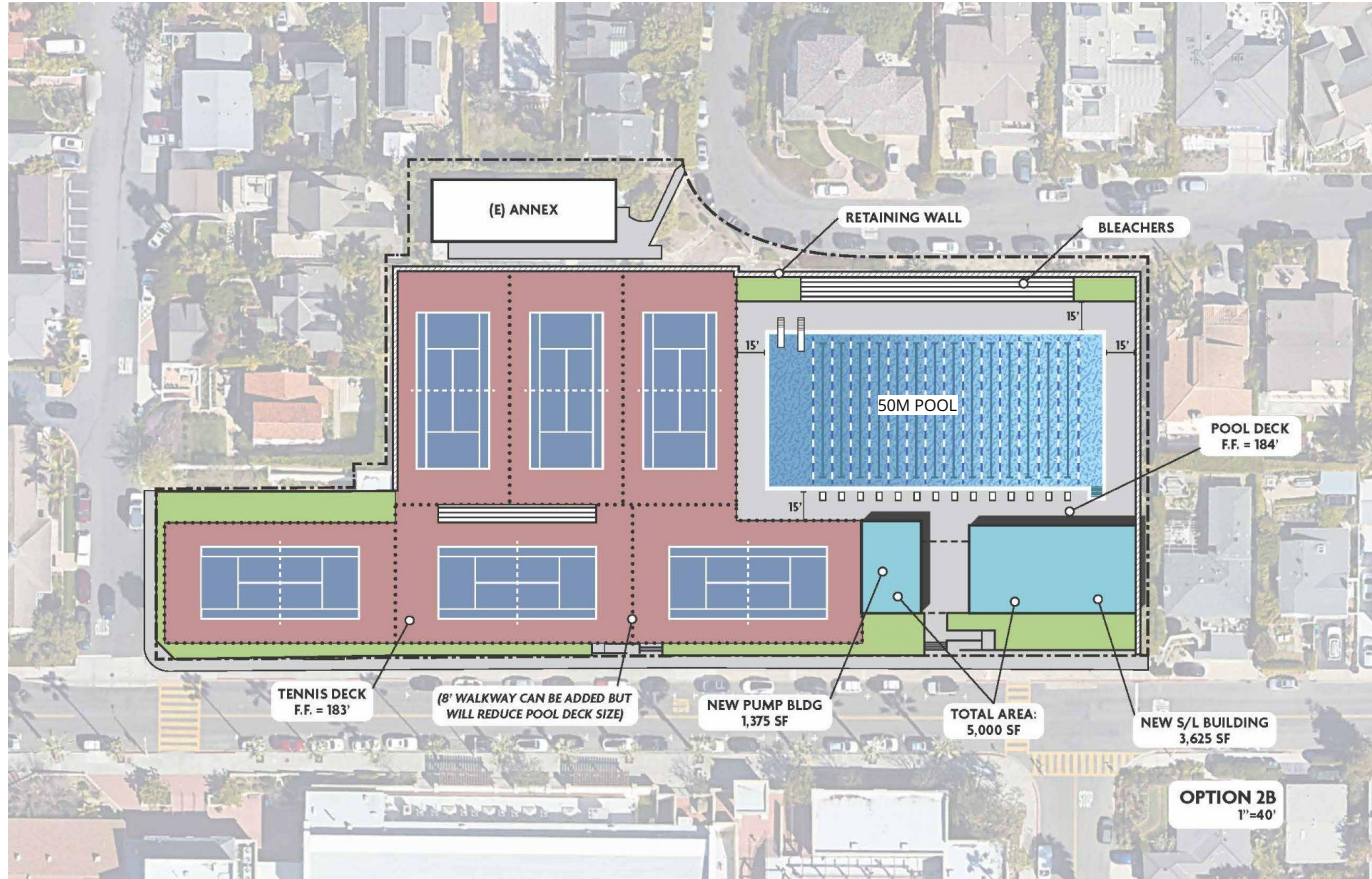
Phase 2- Tennis
Courts June - January
(7 months) *2 month
summer overlap

Logistics:
Tennis program
displacement June -
January (19 months)
& swim program
displacement for 2
months June - July



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

OPTION 2B



Estimated
Construction Costs:
\$19,071,903

Schedule:
Phase 1- Pool June -
August (15 months)

Phase 2- Tennis
Courts June - January
(7 months) *3 month
summer overlap

Logistics:
Tennis program
displacement June -
January (19 months)
& swim program
displacement for 3
months June - August



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

CEQA PROCESS

Presentation provided by Placeworks

- Process overview, roles and responsibilities
- Mitigation strategies
- Examples
 - Light/Glare
 - Visual
 - Operational Noise
 - Construction Noise
 - Transportation



PUBLIC COMMENT ON AGENDA ITEM 4A



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

BOARD DISCUSSION



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

LAGUNA BEACH HIGH SCHOOL

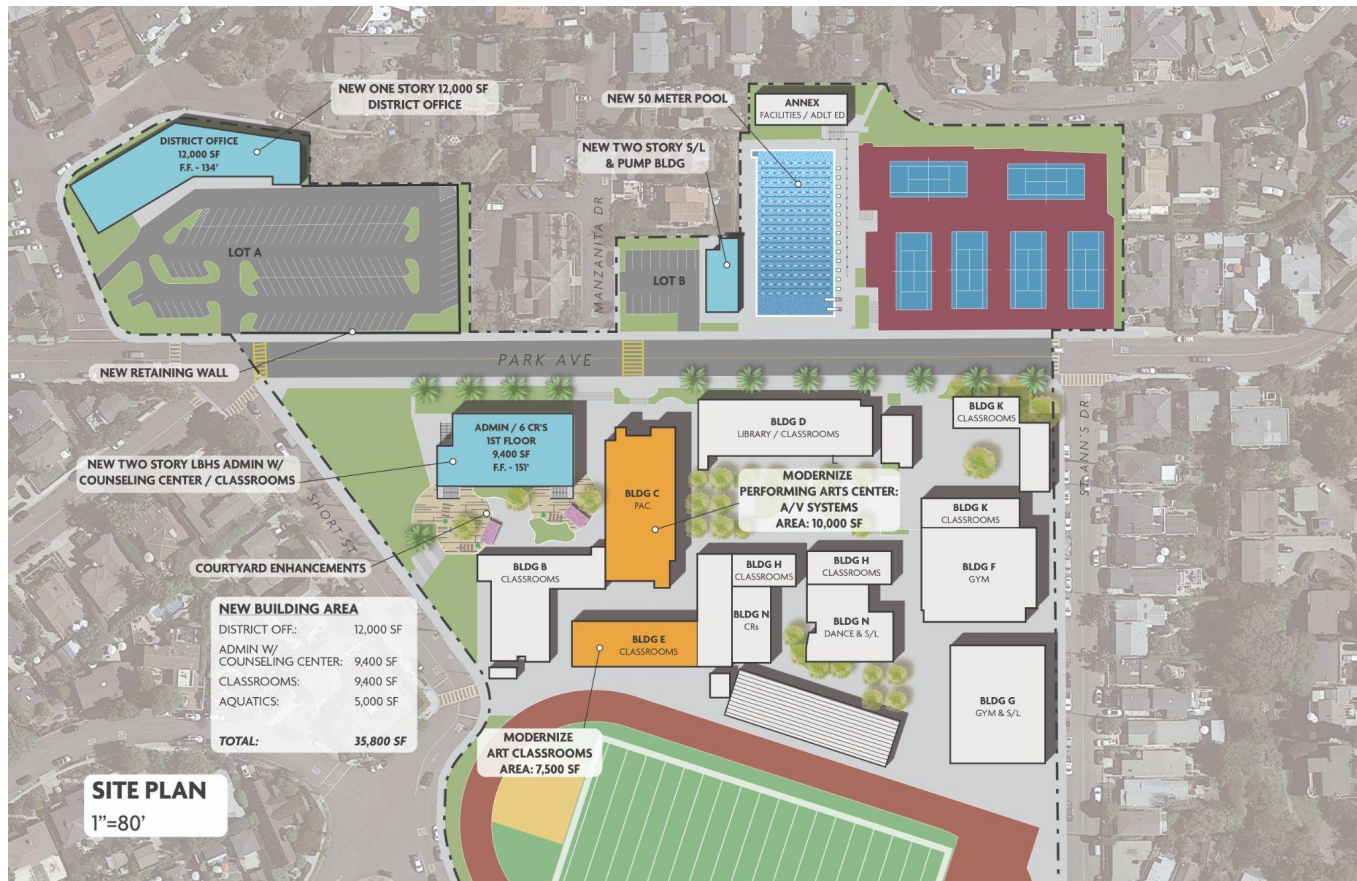
ADMIN & STUDENT COUNSELING

Updated Plans for Consideration

- Reduced project scope of Admin & Counseling facilities to be 9,400 SF of new building space that centralizes student support services to create a more welcoming environment for students, staff and families.
- Approximately 9,400 SF of existing classroom space is removed and replaced in like kind with new 21st century learning environments. The SF of the removed classroom space is approximately equal to the proposed spaces. This allows for the proposed Admin & Counseling facilities to be at the same location on the property and minimize building expansion into the existing landscaped slope.



LBHS ADMIN & STUDENT COUNSELING



Estimated
Construction Costs:
\$14,863,000

Schedule:
June - August (15
months)

Logistics:
Baseball field used
for temporary office
and classrooms.
Baseball program
displacement June -
August (15 months) &
El Morro used for
practice location



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

DISTRICT OFFICE

Updated Plans for Consideration

- Reduced size and scope of the project to be a new single-story 12,000 SF building at the current building location.
- Provide adequate office spaces to meet staff needs
- Meeting spaces conducive for public engagement, i.e., community advisories, task forces, Board of Education meetings
- Increase meeting spaces available for collaboration & training
- Flexible and functional shared work spaces

Estimated
Construction Costs:
\$13,000,000

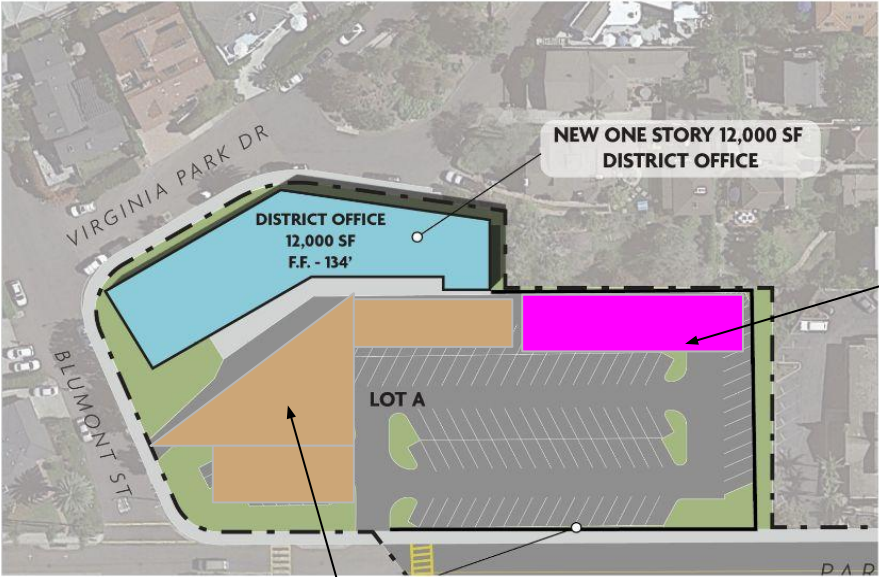
Schedule:
June - August (15
months)

Logistics:
Parking lot used for
temporary office and
construction staging.
Available parking
reduced by 45 spaces



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

DISTRICT OFFICE



Temp. District Office Location

EXISTING PARKING

Construction Laydown



FMP Cost Summary

Estimated Construction Costs by Site for Updated Options

- LBHS - \$23.2M
 - HS. Admin/Counseling & Classrooms - \$15M
 - Theater - \$4M
 - Bldg. E - \$2.5M
 - Baseball field - \$1.7M
- Thurston - \$4.8M
- Top of the World - \$7.3M
- El Morro - \$20M
- District Office - \$13M
- LBHS Aquatic Center - TBD

\$68.3M + Aquatics Center



PUBLIC COMMENT ON AGENDA ITEM 4B



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

BOARD DISCUSSION



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

THANK YOU



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

