

2023
Facilities
Master
Plan Update

Laguna Beach High School

Pool

September 28, 2023



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

A grayscale photograph of a sports team huddle. Several players wearing helmets with numbers (10, 16, 8, 3, 14, 9) are visible. In the foreground, the back of a person wearing a dark hoodie with 'LAGUNA' printed on it is visible. The word 'Background' is overlaid in large black text with a yellow circle to its left.

Background

Ten year rolling plan that supports LBUSD vision, mission and strategic goals

The district's Ten Year Facilities Master Plan, established in 2015, is updated annually and assists in establishing long term plans for the maintenance and improvement of school and district facilities. It is a long-range planning document that supports the continuous need to repair, replace and renew existing facilities, including capital improvements to address aging infrastructure.

The proposed plan update identifies major repairs at all district-owned properties, including the **Laguna Beach High School** pool.



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UNIFIED SCHOOL DISTRICT



Annual Update

Presented proposed updates to the plan, which included projects districtwide.



Community Feedback

New options are presented with reduced scope and size of projects at district office and high school.



Study Session & Workshop

Staff share project updates that eliminate displacement of facilities in proposed projects.



Joint Meeting with City

Joint use agreement for LBHS pool renewed for two years.



Study Session

Five options presented for LBHS pool. Board requests additional programming information for the 40m and 50m options.



Session Overview

01

25 m | Current district use, programming, and joint use

02

40 m | Design and use

03

50 m | Design and use

04

Recommended action



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT



District Programming

September

October

November

December

January

February

March

April

May

June

July

August

Fall

Winter

Spring

Summer

Boys Water Polo
Varsity
Junior Varsity
Frosh/Soph

Girls Water Polo
Varsity
Junior Varsity
Frosh/Soph

**Boys &
Girls Swimming**

Club / Summer Camp

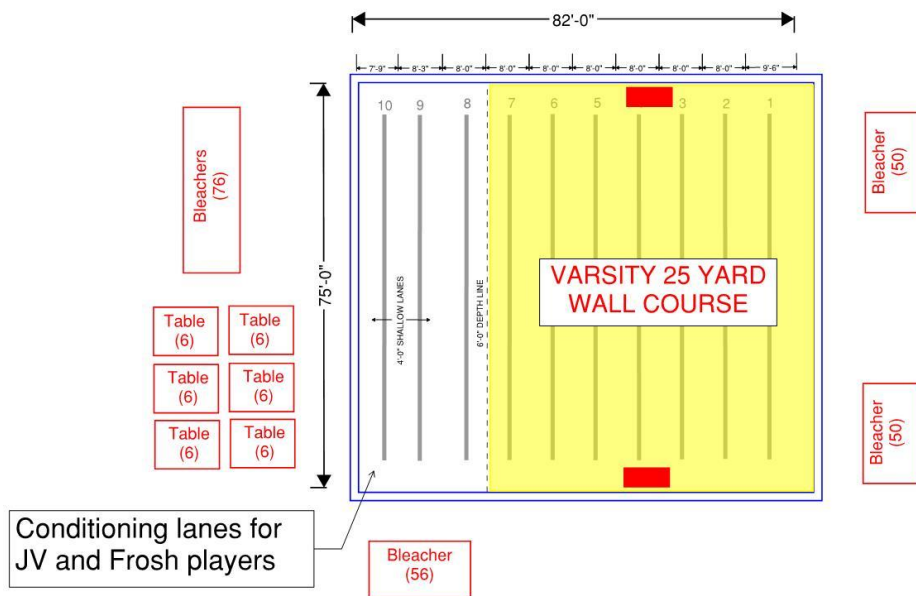
- Maximized use of the pool during each season; when teams are eligible for playoffs the season is extended resulting in overlapping seasons with other aquatic programs
 - Potential 3 week delay to start winter season for fall CIF play
- Current capacity is 268 spectator seats with some deck space available for standing room.



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Current District Use

25 meters

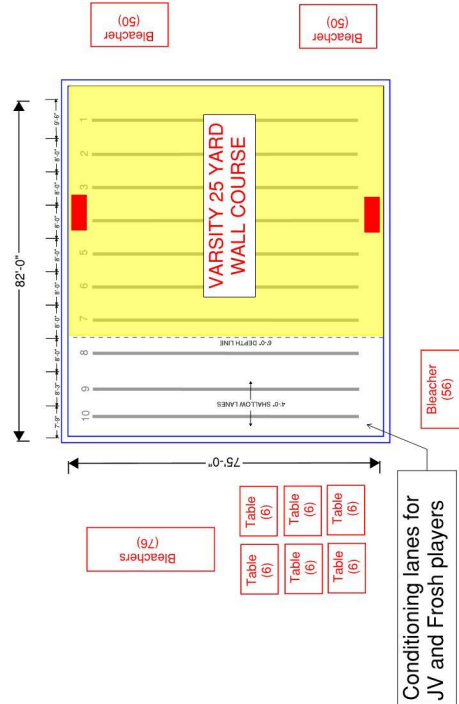


- 25 yard wall course configuration is shorter than the 25 meter floating course Varsity plays
- Over the last 3 years 20% of scheduled games were home and 80% were away. This year, Boys have 13 scheduled games, 6 are league games and are all away, 4 of the games will be at home
- Shallow end does not provide depth needed for goal practice for JV and Frosh, teams are limited to conditioning
- No space for other athletic team use
- Swim practice has an average of six (6) athletes per lane which limits the quality of training



25 Yard Wall Course Image

25 meters



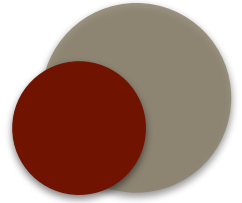
What does a
25 meter
floating
course look
like?



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Joint Use Agreement

School Year: September 4 - June 15



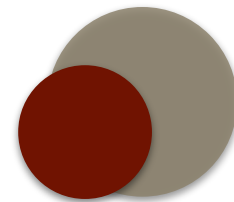
TIME	MON	TUE	WED	THUR	FRI	SAT	SUN
6 a.m.	District		District		District		
7 a.m.	City (7 a.m. - 2 p.m.)	City (6 a.m. - 2 p.m.)	City (7 a.m. - 2 p.m.)	City (6 a.m. - 2 p.m.)	City (7 a.m. - 2 p.m.)	District	City (beg. Oct. 1)
8 a.m.							
9 a.m.							
10 a.m.						City (10 a.m. - 3 p.m.)	City (10 a.m. - 3 p.m.)
11 a.m.							
12 p.m.							
1 p.m.	District (2 - 5:30 p.m.)	District (2 - 5:30 p.m.)	District (2 - 5:30 p.m.)	District (2 - 5:30 p.m.)	District (2 - 5:30 p.m.)	City (10 a.m. - 3 p.m.)	City (10 a.m. - 3 p.m.)
2 p.m.							
3 p.m.							
4 p.m.	City (5:30 - 9:30 p.m.)	City (5:30 - 9:30 p.m.)	City (5:30 - 9:30 p.m.)	City (5:30 - 9:30 p.m.)	City (5:30 - 9:30 p.m.)	City (10 a.m. - 3 p.m.)	City (10 a.m. - 3 p.m.)
5 p.m.							
6 p.m.							
7 p.m.							
8 p.m.							
9 p.m.							

Programming

- Minor adjustments are made to the time of use to meet specific LBHS and Community needs.
- LBHS Water Polo currently uses the pool for 3 hours on Saturday during the fall and winter seasons
- The LBHS current afternoon use is between 1:30 to 6 p.m. resulting in youth recreation time being moved to later in the evening that is not ideal for younger children
- Water aerobics

Joint Use Agreement

Summer: June 16 - September 3



TIME	MON	TUE	WED	THUR	FRI	SAT	SUN
6 a.m.	District (6-9:30 a.m.)		District (6-9:30 a.m.)		District (6-9:30 a.m.)		
7 a.m.							
8 a.m.							
9 a.m.							
10 a.m.						City (7 a.m. - 4 p.m.)	
11 a.m.							
12 p.m.							
1 p.m.							
2 p.m.	City (9:30 a.m. - 9:30 p.m.)	City (6 a.m. - 9:30 p.m.)		City (6 a.m. - 9:30 p.m.)			City (10 a.m. - 4 p.m.)
3 p.m.							
4 p.m.							
5 p.m.							
6 p.m.							
7 p.m.							
8 p.m.							
9 p.m.							

Programming

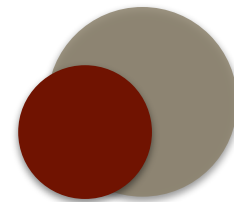
- Children swim lessons
- Lap and recreational swim hours are extended during this session
- During city use, lifeguards are required
- District use begins in early August for CIF sports
- Budgeted expenses for 2023-24 fiscal year are \$616,900 (salaries, wages, maintenance, operation)



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

Weekday Programs

District and Community Use



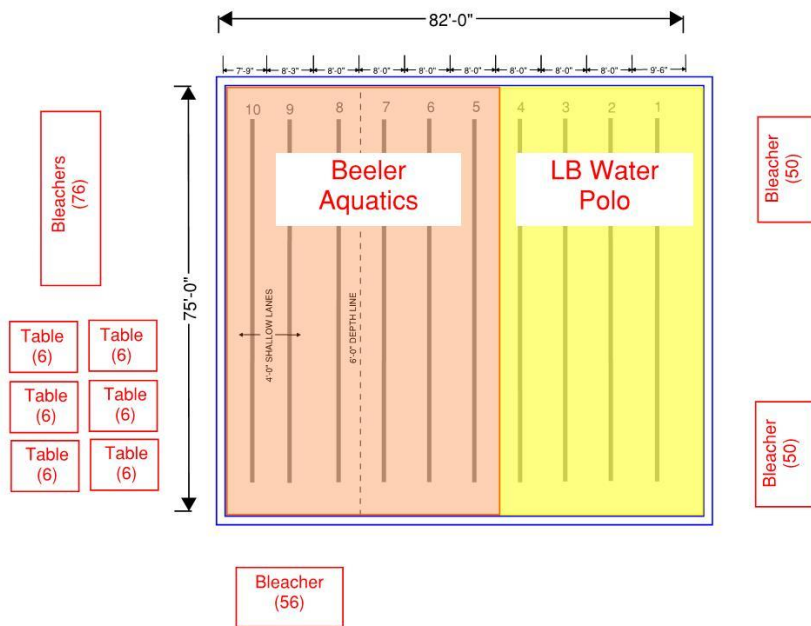
	1	2	3	4	5	6	7	8	9	10	Kids' Pool
6:00 a.m.	LBHS										
6:30 a.m.											
7:00 a.m.											
7:30 a.m.											
8:00 a.m.											
8:30 a.m.											
9:00 a.m.											
9:30 a.m.											
10:00 a.m.											
10:30 a.m.											
11:00 a.m.											
11:30 a.m.											
Noon											
12:30 p.m.											
1:00 p.m.											
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8:00 p.m.											
8:30 p.m.											

- LB Water Polo
 - 4 lanes
- Beeler Aquatics
 - 5 lanes
- Swim Team Prep
 - 5-10 yrs; 6 to 6:30 p.m.
- Swim Team
 - 7-15 yrs; 6:30 to 7:15 p.m.
- Advanced Swim Team
 - 7-15 yrs; 7:15 to 8 p.m.



Current Community Use

6 to 8 p.m.



Water Polo

- No space for goals
- No space for 14U Girls team

Swim Team

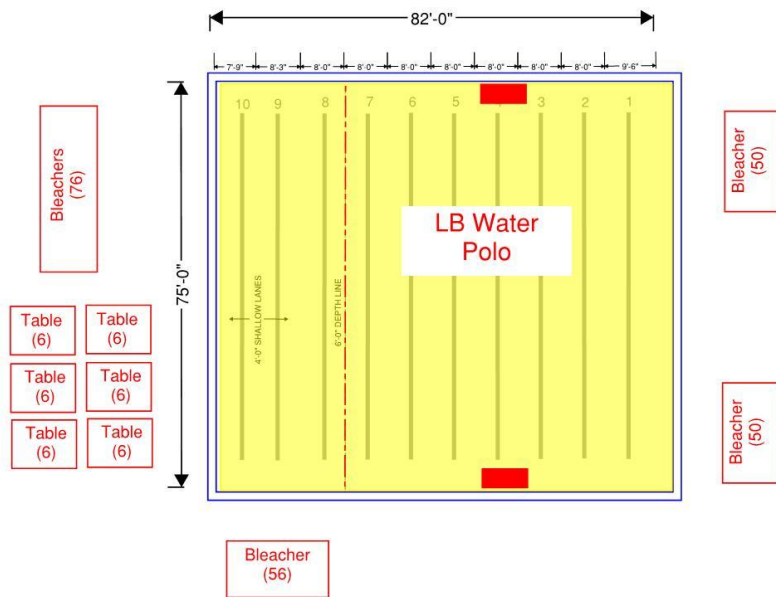
- No separation between users, polo balls impact swimmers
- Up to 6 swimmers per lane, not optimal separation for new swimmers limits and not enough wall space to rest between exercises
- Pool space is not available for older children, adult lap swim, masters swim
- Pool space is not available for year-round swim lessons that are currently offered only in the summer session



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Current Community Use

8 to 9 p.m.



Use by L.B. Water Polo

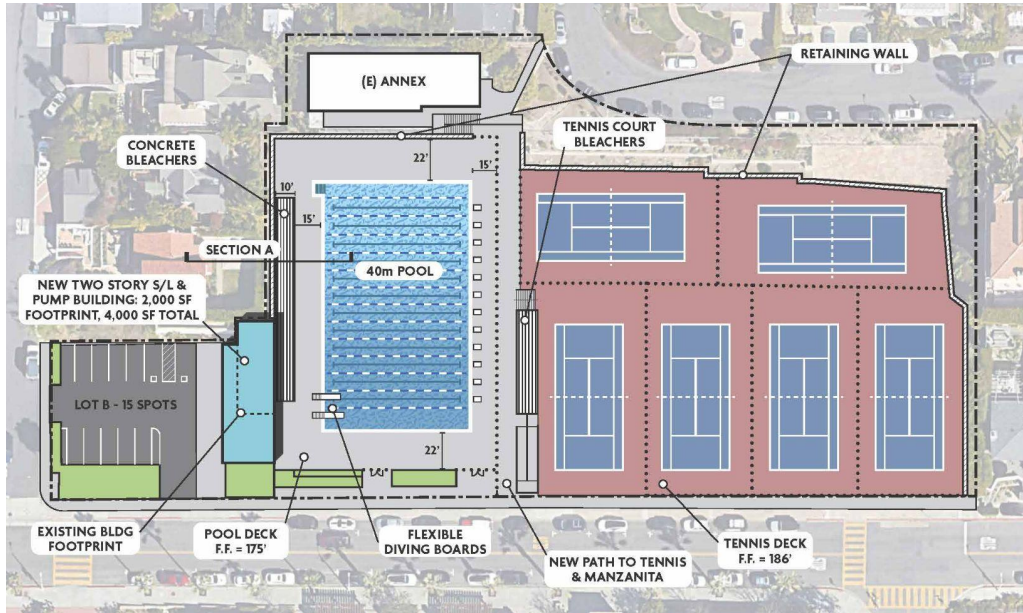
- L.B. Water Polo has 4 teams
 - 10U Coed
 - 12U Boys
 - 12U Girls
 - 14U Boys
- Water polo spends first 30 minutes (7:30 to 8 p.m.) swimming laps for conditioning and at 8 p.m. moves lane lines to have 7 lanes for practice and 2 lanes for skills work
- Practice schedule rotates with 10U team practicing 3 days/week and 12U/14U teams practicing 4 days/week



LAGUNA BEACH
UNIFIED SCHOOL DISTRICT

40 meter pool

Design & Use

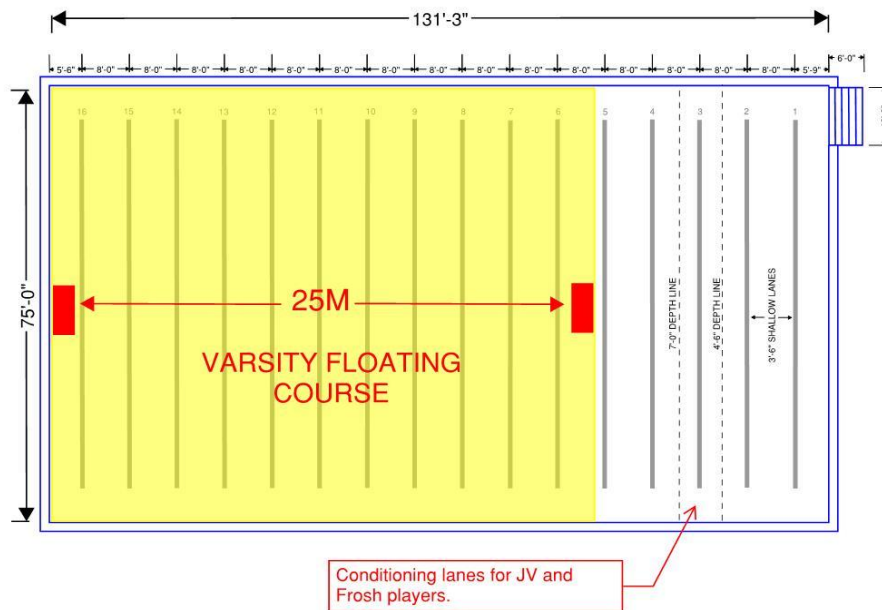


- Keep pool, office annex, and tennis courts in their current location
- Construct a new 4,000 SF pool building with code compliant restrooms, locker rooms, showers, team rooms, offices, and pool equipment infrastructure
- Seating capacity of approximately 270 spectator viewing seats along the west side of the pool
- Maintain the walkway from Manzanita to Park Avenue on the east side of the pool deck



Fall/Winter Athletic Use Polo

40 meters

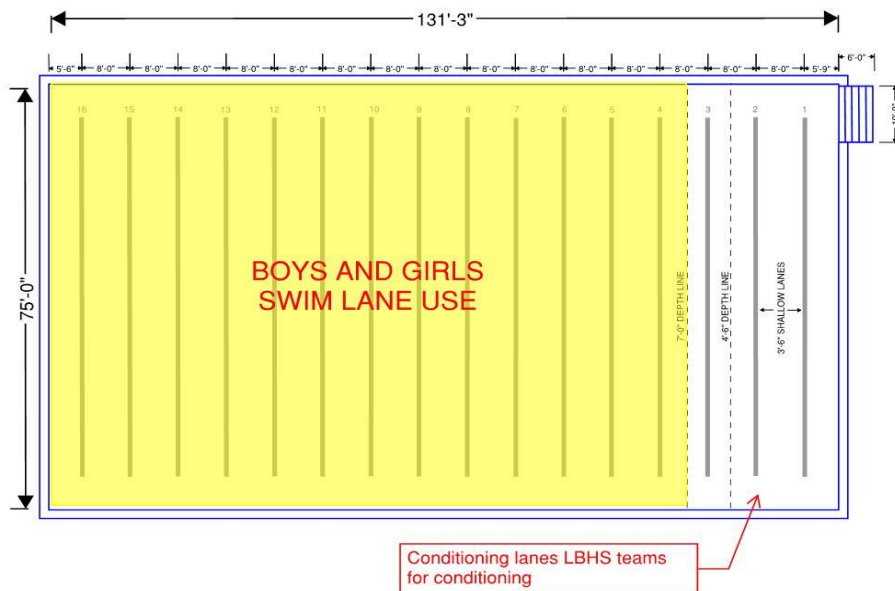


- Boys & Girls Water Polo use for fall and winter seasons
- Shallow end available for JV and Frosh conditioning, no space for other athletic team use
- Current schedule mornings and afternoons to stay in place
- Does not allow all 3 levels of competition to practice at same time, shallow end does not provide depth needed for goal practice for JV and Frosh
- Winter delayed 3 weeks due to fall Boys CIF practice



Spring Athletic Use Swim

40 meters

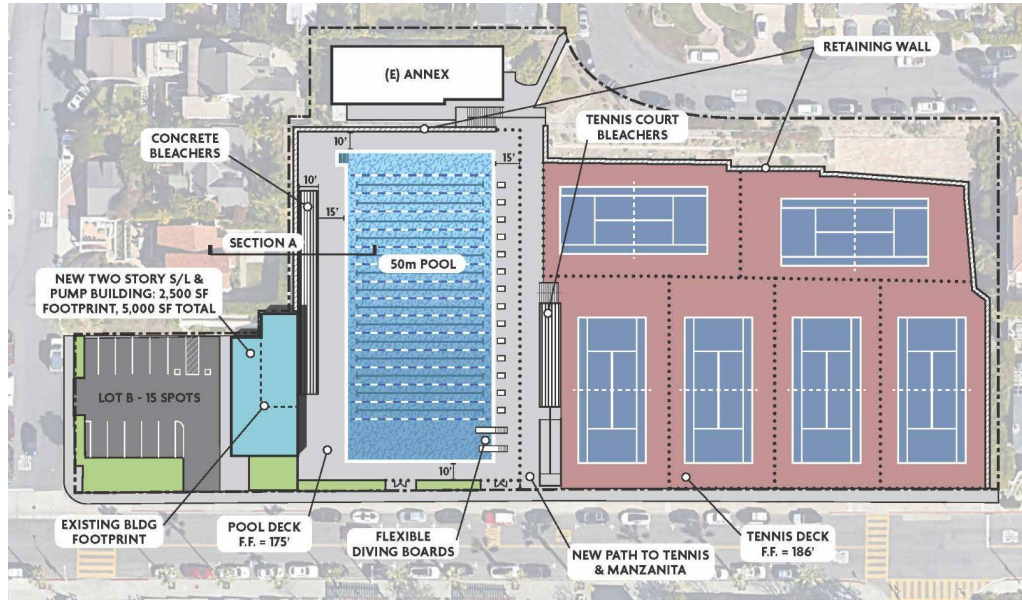


- Winter/Spring does not allow overlap for CIF 3 weeks, delay swim start for Varsity Girls Polo floating course use
- 40m pool provides approximately 14 lanes compared with 17 lanes for the 50m for swim use
- 40m increases swimmers per lane which decreases quality of training opportunity for athletes
- Swim to use all lanes except shallow lanes during season for training



50 meter pool

Design & Use

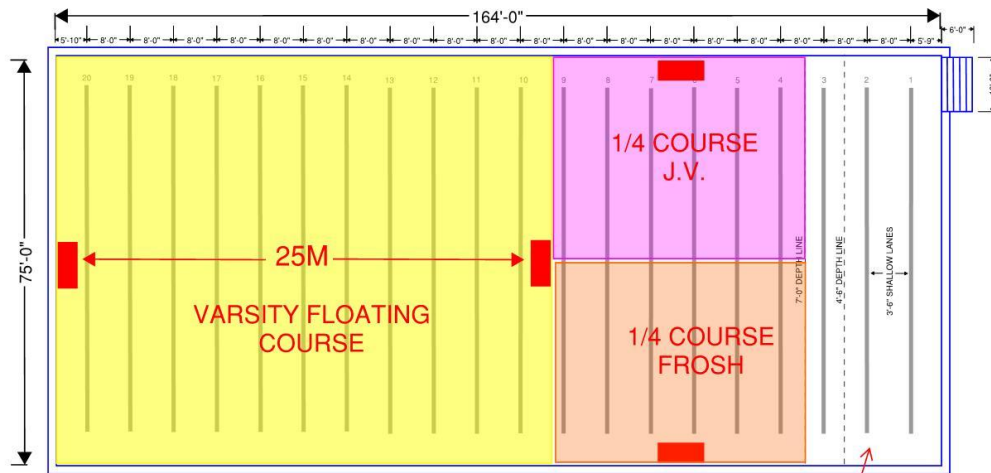


- Keep pool, office annex, and tennis courts in their current location
- Construct a new 5,000 SF pool building with code compliant restrooms, locker rooms, showers, team rooms, offices, and pool equipment infrastructure
- Seating capacity of approximately 270 spectator viewing seats along the west side of the pool
- Maintain the walkway from Manzanita to Park Avenue on the east side of the pool deck



Fall/Winter Athletic Use Polo

50 meters



Shallow swim lanes less than 7' depth to be available to polo athletes and other LBHS athletic teams for conditioning.

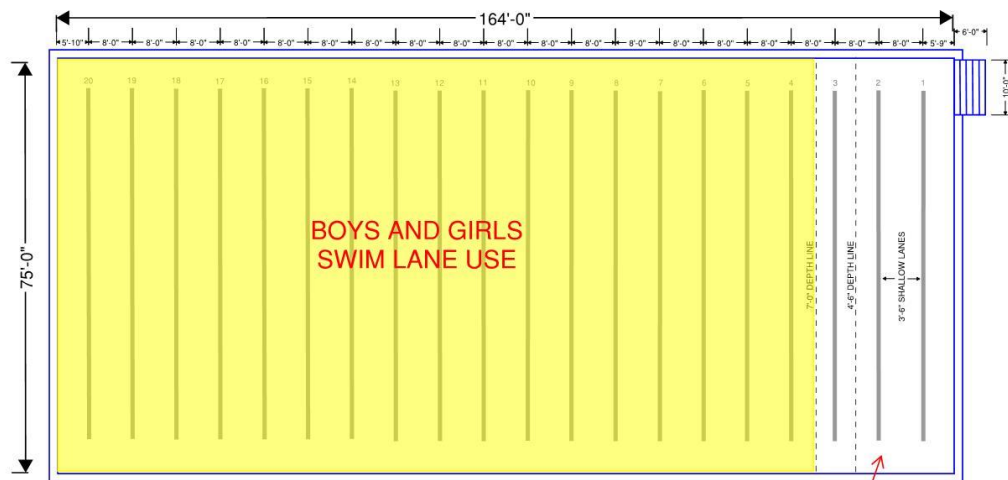
- Boys & Girls Polo use for fall and winter seasons
- Allows for all 3 levels of competition to be in the water at the same time
 - May allow for morning practices to begin later
- Allows for three week fall/winter overlap of Varsity Boys Water Polo with Girls Water Polo
 - Currently Girls Water Polo cannot begin practices/conditioning until after CIF
- Shallow end available for other athletic team use



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Spring Athletic Use Swim

50 meters



Shallow swim lanes to be available to other LBHS athletic teams for conditioning.

- Winter/spring overlap allows Varsity Girls Water Polo to practice with 25m floating course and provide lanes outside of course to Swim to start training during 3 week overlap
- Swim to use all lanes except shallow lanes during season for training
- Shallow lanes are available to other LBHS athletic teams for use



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Construction

Pool Size	Construction Cost*
40-Meter	\$13,184,819
50-Meter	\$15,856,403

**Assumes 5,000 SF of support buildings for 50m pool and 4,000 SF of support buildings for a 40m pool at \$700/SF. Excludes path of travel ADA upgrades, egress, egress lighting, etc.*

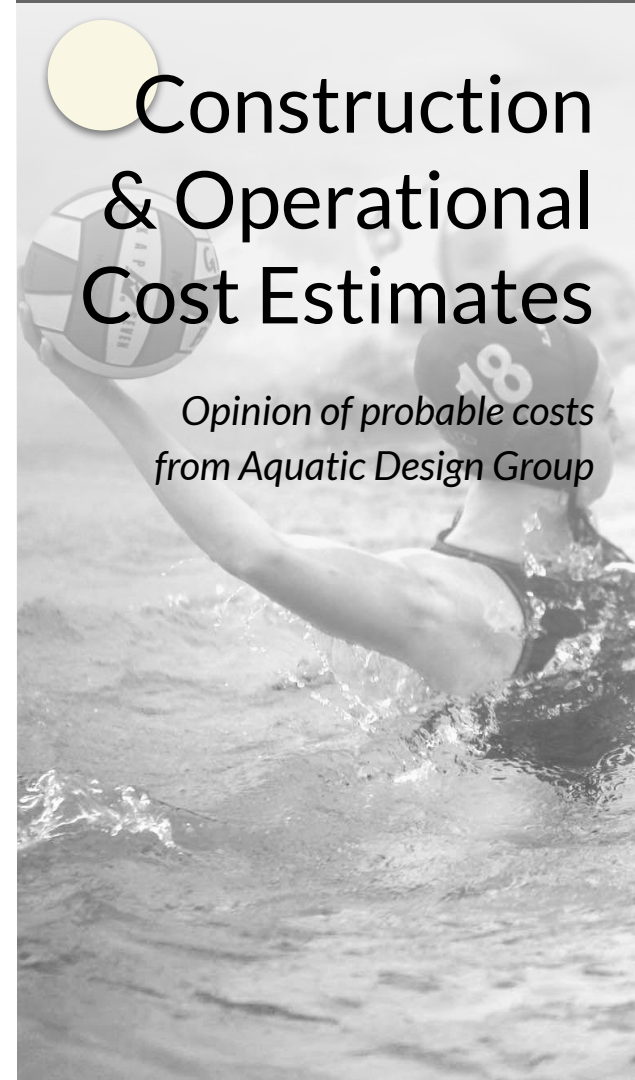
Operational | Utilities & Chemicals

Pool Size	Annual Operational Cost*
25-Meter	\$120,558.19
35-Meter	\$168,766.51
40-Meter	\$192,581.96
50-Meter	\$240,513.39

**Excludes staffing, maintenance, repair and replacement costs of equipment and systems. Includes estimated costs for water, sewer, electricity, natural gas, and pool chemicals ONLY.*

Construction & Operational Cost Estimates

*Opinion of probable costs
from Aquatic Design Group*





Key Points & Clarifications

SEATING CAPACITY

- Property size is fixed, an increase in pool size allows for better in-water programming but does not increase the overall facility occupancy for use and events
- Current 25m pool has 268 bleacher seats and standing room to observe pool activities. The proposed 40m/50m pool options are estimated to provide approximately 270 seats and decrease the deck space available for standing and staging activities.
- Limited seating and parking does not support the use of the pool facility for large-scale events.
- Policy could require any invitational events to be approved by a supermajority of the Board of Education, similar to what is done for reserves in Board Policy 3100.

FUTURE CONSIDERATIONS

- Staff would work with local school districts and schools to locate temporary facilities for student use during any construction and have already preliminarily reached out to neighboring schools
- A 50 meter pool would provide for additional athletic program use to enhance training opportunities (i.e. X-country, surfing, Thurston sports)

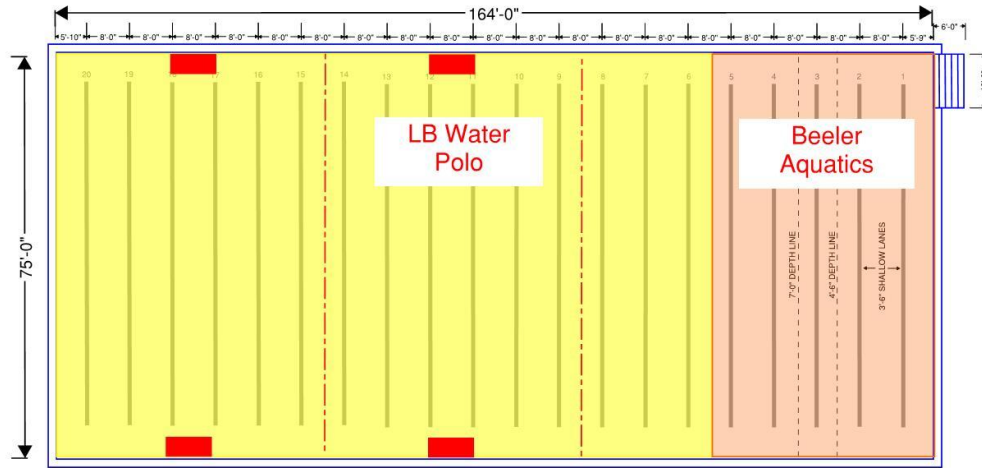


- The 70/30 joint use agreement provides a pool with shallow end to support community programs
- Pool is district owned and joint use agreement is a partnership that provides the Laguna Beach community with a shared pool to support citywide community programs
 - Mutually beneficial agreement that increases recreational offerings and minimizes costs (maintenance, staff, operating)
- 50m pool potentially increases the ability to offer a larger variety of community and a second pool may not be needed.
- Reduces costs for the construction and operation of a second pool and frees up the property for other use.
- 50m pool could potentially allow for expansion of community use; current community programs such as children swim lessons and lap swim to expand, while allowing for other programs to be brought back to Laguna Beach like U14G/U16/U18 water polo, diving, and artistic swimming



Community Use Interests

50 meters, 6 to 8 p.m.

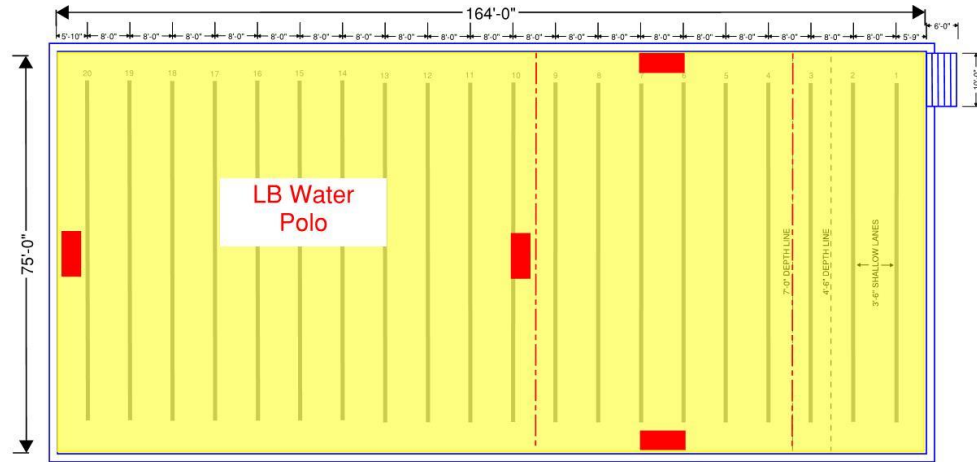


- Provides the ability to use goal cages. Current use does not provide for space to use cages until 8pm
- Ability to run an area for simultaneous scrimmage & cage shooting drills, plus mixed skills in extra lanes
- Pool has the ability to increase swim team allocation or open up a lane(s) for community lap swimmers



Community Use Interests

50 meters, 8 to 9 p.m.



- Ability to practice in proper depth and regulation size court
- Space ability to host girls 14U team
- Ability to explore adjusting hours slightly and potentially add 16U and 18U teams to increase competitiveness of LBHS teams
- Ability to offer lap swim for adults





Recommended Action

- Board identify which size pool staff should include in the FMP to be brought back for approval at a future meeting
 - As a reminder, the FMP is updated on an annual basis and brought to the board for review and approval
- Provide direction to staff to establish joint-committee with city to discuss pool/joint use interests
 - Joint committee to include two board members, two city council members, and staff from both city and district



2023
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Thank you.

Questions?



Current 25m Pool Overview

LAGUNA BEACH HIGH SCHOOL (30%)

- Current schedule
 - Mornings: Fridays 6:00am-8:00am
 - M/W/F 6:00am-7:00am
 - Afternoons: 1:30pm-6:00pm
 - Saturday: 3-hours Fall/Winter
 - Sunday: None
- Annual Operating and Maintenance Costs \$60,000 (excludes staffing)
- Programs (# of athletes)
 - Boys Water Polo: fall and winter (29)
 - Girls Water Polo: fall and winter (37)
 - Swim: spring (56)

CITY OF LAGUNA BEACH (70%)

- Current schedule
 - Mornings: M/W/F 7am-1:30pm
 - T/Th 6:00am-1:30pm
 - Evenings: 6:00pm-9:00pm
 - Saturday & Sunday: 10:00am-3:00pm
- Annual Operating and Maintenance Costs \$140,000 (excludes staffing)
- Programs (# of youth recreation participants)
 - LB Water Polo: Year-round 5:30pm-9:00pm (85)
 - Beeler Aquatics: Year-round 6:00pm-8:00pm (60)
 - Lap & Rec Swim: Year-round 6/7:00am-1:30pm (70)
 - Water Aerobics: 9:30am (25)
 - Learn to Swim: Summer (550)
 - Splashball + Beginning Water Polo: Summer (90)