



LAGUNA BEACH  
UNIFIED SCHOOL DISTRICT

# FACILITIES MASTER PLAN

## Study Session & Workshop

Scope of Work Refinement by Site

October 12, 2023



## I. FACILITIES MASTER PLANNING CONTINUED

- Presentation of updated project proposals based on all feedback received through the process to date for TOW, EM, TMS, LBHS and the District Office.
- Pause for Board questions/clarifications after each site section.

## II. BOARD DISCUSSION

- Board of Education to discuss the scopes of work included within the plan and provide feedback for incorporation into the plan update. The updated plan will be brought back at a later date for approval.



# EL MORRO ELEMENTARY SCHOOL

## Program Needs and Existing Conditions

- Conforming TK and kindergarten classrooms
- New student cafeteria building with restrooms
- Site upgrades
- Preschool program location

## Feedback

- Remove and replace existing single-story classroom building with a new single-story classroom building
- Provide 3 kindergarten and 2 TK classrooms within the existing building facilities
- Maximize opportunities for site improvements



**EL MORRO ELEMENTARY SCHOOL**



REMOVE AND REPLACE EXISTING  
BUILDING WITH NEW  
SINGLE-STORY BUILDING  
AREA: 8,970 SF

OFFICE EXPANSIONS  
AREA: 440 SF

NEW KINDER PLAY AREA

MODERNIZE KINDER CR'S  
AREA: 7,750 SF

OUTDOOR LEARNING

RELOCATED  
LUNCH SHELTER

SCIENCE GARDEN  
AREA: 10,000 SF

FIELD IMPROVEMENTS



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**EL MORRO ELEMENTARY SCHOOL**

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
NEW 1-STORY CLASSROOM BUILDING	\$6,727,500	8,970 SQFT
UTK AND KINDERGARTEN AND PLAYGROUND	\$3,162,000	8,750 SQFT
PLAYFIELD UPGRADES	\$3,500,000	
OUTDOOR LEARNING AREAS	\$1,300,000	
SITE IMPROVEMENTS	\$1,200,000	
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$15,889,500</b>	

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/E FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)



# TOP OF THE WORLD ELEMENTARY SCHOOL

## Program Needs and Existing Conditions

- Conforming TK and kindergarten classrooms
- New student cafeteria building with restrooms
- Site upgrades

## Feedback

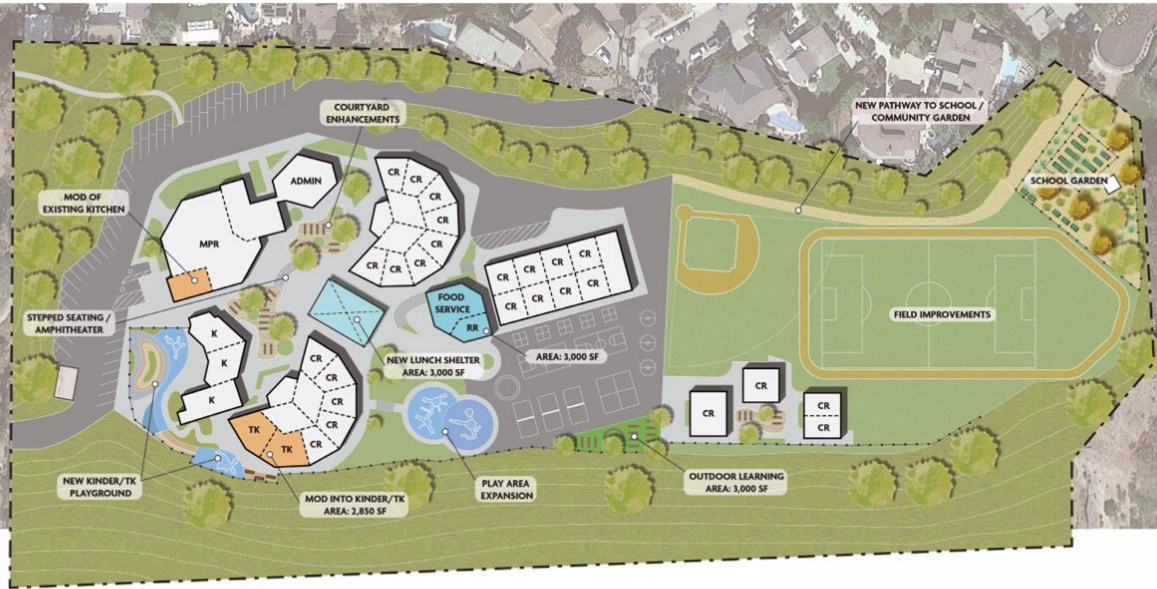
- Provide 2 TK/K classrooms within the existing building facilities
- New kitchen and lunch area that is adjacent to the play area
- Maximize opportunities for site improvements



## TOP OF THE WORLD ELEMENTARY SCHOOL

Facility Master Plan / Preliminary Scope of Work

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Laguna Beach Unified School District



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## TOP OF THE WORLD ELEMENTARY SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
NEW RESTROOM AND FOOD SERVICE	\$2,550,000	3,000 SQFT
NEW LUNCH SHELTER	\$540,000	3,000 SQFT
MPR KITCHEN MOD	\$223,400	1,300 SQFT
UTK AND PLAYGROUND	\$1,300,000	2,850 SQFT
OUTDOOR LEARNING AREAS	\$800,000	
PLAYFIELD UPGRADES	\$1,500,000	
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$6,913,400</b>	

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/E FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)



# THURSTON MIDDLE SCHOOL

## Program Needs and Existing Conditions

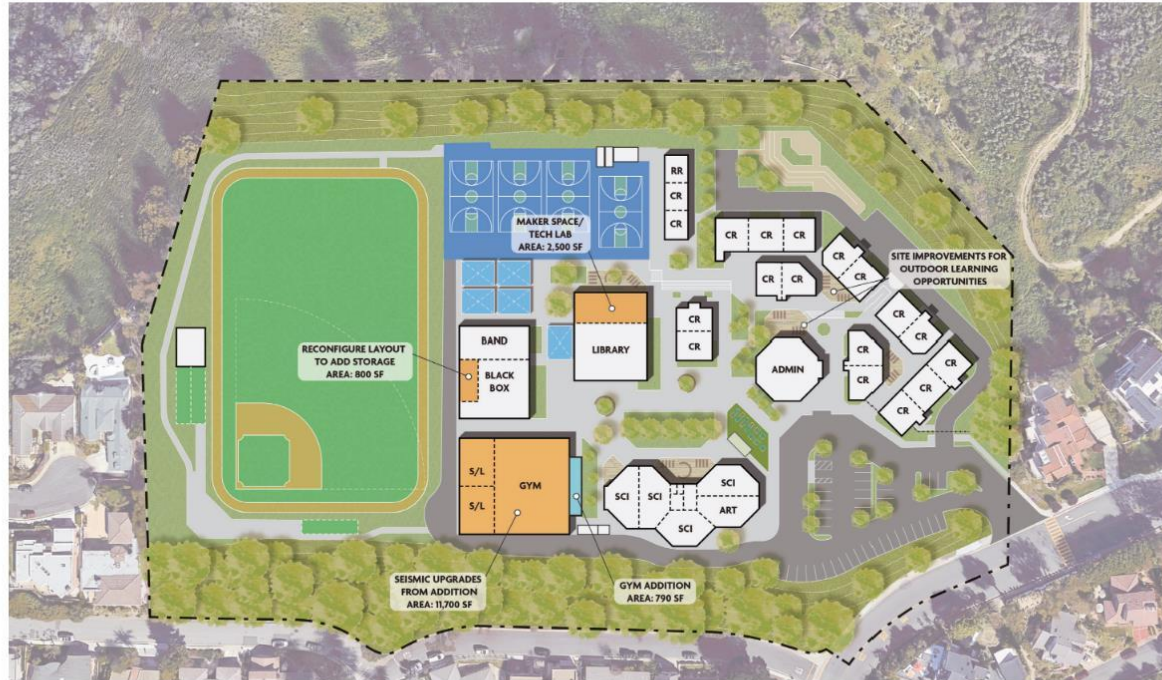
- Outdoor learning opportunities
- Renovated multi-media space
- Black Box enhancements
- Provide space for seating in gym

## Feedback

- Modernize tech lab to expand learning opportunities
- Renovate the Black Box theatre space
- Enlarge the gym to provide a space for the bleacher seating
- Construct site improvements adjacent to classrooms that increase outdoor learning opportunities



## THURSTON MIDDLE SCHOOL





## THURSTON MIDDLE SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
GYM EXPANSION AND SEISMIC UPGRADE	\$1,800,000	790 SQFT
TECH LAB / MAKER SPACE	\$800,000	2,500 SQFT
LITTLE THEATER SEATING AND DRESSING ROOMS	\$1,100,000	800 SQFT
OUTDOOR LEARNING	\$400,000	
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$4,100,000</b>	

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# LAGUNA BEACH HIGH SCHOOL

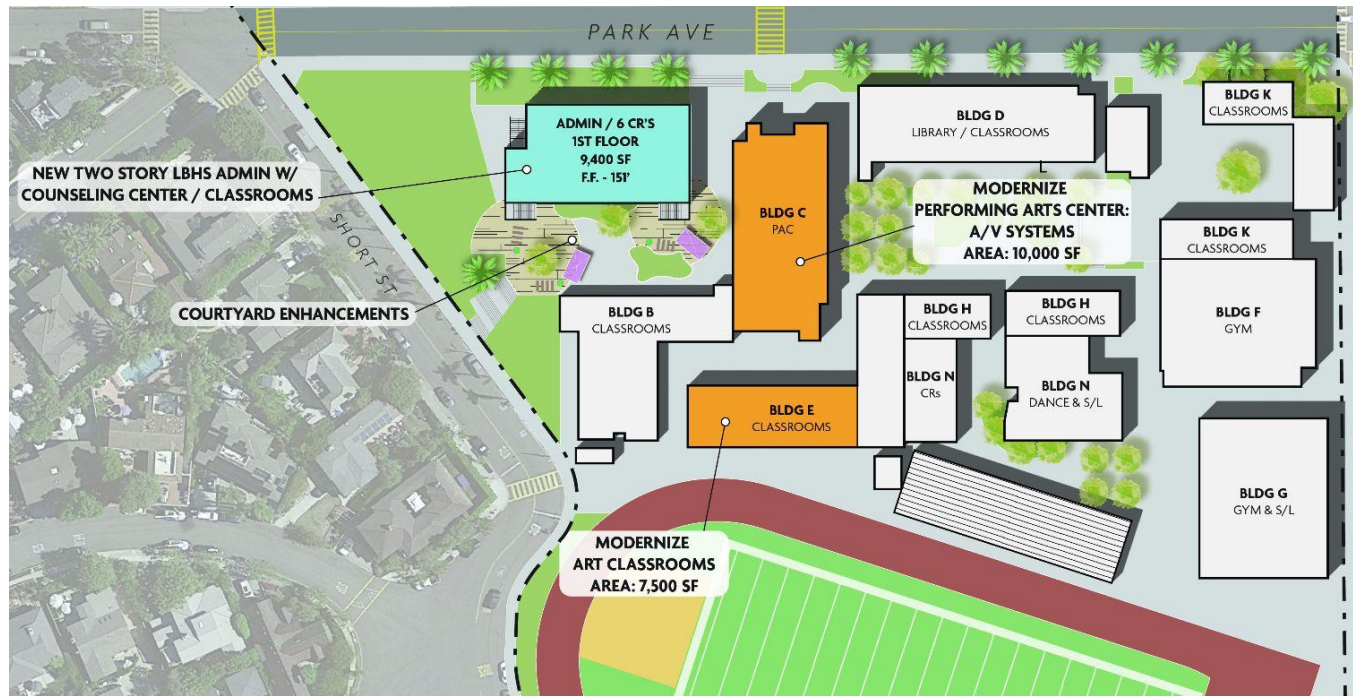
## Program Needs and Existing Conditions

- Centralize student support services and create more welcoming environments for students, staff and families
- Upgrade to current building codes and environmental standards
- Modernize CTE/Art Classrooms
- Theatre Audio/Visual and Lighting Upgrades

## Feedback

- New two-story building with Administration, Counseling, and Classrooms at location of the existing buildings
- Reduce proposed building SF and maintain current building setbacks and site lines.
- Modernize CTE/Art Classrooms to enhance indoor and outdoor learning environments
- Repace Theatre A/V, lighting and sound systems with modern technology
- Maximize opportunities for site improvements





# View from Park Ave. w/ LBHS Admin/Classroom Building on the Right



## LAGUNA BEACH HIGH SCHOOL

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
LBHS ADMINISTRATION W/ COUNSELING & CLASSROOMS	\$14,863,000	19,000 SQFT
THEATRE ENHANCEMENTS	\$4,000,000	10,000 SQFT
CTE / ART CLASSROOMS MODERNIZATION	\$2,500,000	7,500 SQFT
SITE IMPROVEMENTS	\$1,700,000	83,750 SQFT
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$23,063,000</b>	



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# DISTRICT OFFICE

## Program Needs and Existing Conditions

- ADA updates and repairs
- 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

## Community Feedback

- Reduce size and scope of proposed projects
  - 12,000 SF of new building that fits within the existing building locations
- Do not increase available parking
- Considerations for traffic, light and noise
- Maintain existing rooflines





**DISTRICT OFFICE**

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST	
DISTRICT OFFICE	\$8,160,000	12,000 SQFT
SITE IMPROVEMENTS - NEW BUILDING	\$522,000	
SITE IMPROVEMENTS - PARKING	\$1,728,000	
** TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)		
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$10,410,000</b>	



# FMP Cost Summary

SCOPE OF WORK	**TOTAL COST DOES NOT INCLUDE SOFT COST
EL MORRO ELEMENTARY SCHOOL	\$15,889,500
TOP OF THE WORLD ELEMENTARY SCHOOL	\$6,913,400
THURSTON MIDDLE SCHOOL	\$4,100,000
LAGUNA BEACH HIGH SCHOOL	\$23,063,000
DISTRICT OFFICE	\$10,410,000
<b>**TOTAL CONSTRUCTION COSTS</b>	<b>**\$60,375,900</b>

\*\* TOTAL COST IS CONSTRUCTION ONLY AND DOES NOT INCLUDE SOFT COSTS (A/R FEES, TESTING, INSPECTION, DSA, LEGAL, ETC.)

Estimated costs are estimated construction costs in today's dollars, they do not include soft costs or financing costs. State funding may be available for a portion of the work. The City of Laguna Beach may contribute a portion of the funds needed for the aquatics center although for planning purposes these potential funds are not factored in.



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# THANK YOU



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