



LAGUNA BEACH  
UNIFIED SCHOOL DISTRICT

# Pool Options Comparison

Laguna Beach Unified School District

December 16, 2024

# Status Overview

## Needs & Feedback Identified

- Enough deep water to allow for concurrent uses to support multiple team practices and flexibility to share space for multiple programs
- Improved sound and light mitigation to reduce impact on surrounding community
- Distinct/separate facilities dedicated for student use and community use
- Indoor & outdoor showers with community changing room
- Sufficient indoor and outdoor space for efficient storage
- Sustainably built to reduce operational costs



# Scope Overview Comparison

## APPROVED CONCEPT

### 45 Meter Pool Option

- New locker room/restroom building
  - Indoor & outdoor showers
  - Teamroom
  - Coaching offices
- Indoor & outdoor storage
- New mechanical room building
- Community restroom building

## MAINTAIN EXISTING BUILDINGS

### 35-38 Meter Pool Option

- Modernize existing locker/restroom building
  - Equip necessary fixtures
  - Outdoor showers
  - Reconstruct boys & girls locker rooms
- Outdoor storage
- Modernize existing coaching offices
- Addition to existing mechanical building

# Project Benefits Comparison

## APPROVED CONCEPT

### 45 Meter Pool Option

- Expanded deep water to allow for multiple practices/uses for district and City programs
- 25 meter floating course for water polo
- Increased number of lanes for swimming
- Indoor and outdoor showers
- Team room
- Improved views for neighbors along Manzanita
- Enhanced sound mitigation
  - I.e. concrete bleachers & coverings

## MAINTAIN EXISTING BUILDINGS

### 35-38 Meter Pool Option

- Expanded deep water to allow for 25 meter floating course for water polo
- Increased number of lanes for swimming
- Estimated lower cost of construction
- Enhanced sound mitigation
  - I.e. concrete bleachers & coverings

# Cost Estimates

## APPROVED CONCEPT

### 45 Meter Pool Option

- Initial estimate in the facilities master plan for construction was \$15,856,403.
- Cost escalations from the initial time of the estimate with more detailed scope identified via the conceptual design would make \$19,000,000 a more realistic cost estimate.
- Soft costs estimated at \$4,607,340
  - Design, testing, inspection, and construction management
- **Total - \$23,607,340**

## MAINTAIN EXISTING BUILDINGS

### 35-38 Meter Pool Option

- Construction costs estimated to be \$15,357,800.
- Soft costs estimated \$4,607,340
- Redesign additional costs \$300,000
- Delay in construction likely to result in annual cost escalation - TBD
- Pool maintenance costs required by health department inspection estimate - \$1,500,000
- **Total - \$21,765,140**

# Scope Overview

| Areas of Scope   | 45 Meter Pool Design | 35-38 Meter Pool Design |
|--|----------------------|-------------------------|
| Modernized Boys & Girls locker rooms                       | Yes                  | Yes                     |
| New Team Room  | Yes                  | No                      |
| Indoor showers   | Yes                  | No                      |
| Outdoor showers  | Yes                  | Yes                     |
| Community restroom and changing rooms                      | Yes                  | No                      |
| Ability to run practices/programs concurrently             | Yes                  | No                      |
| Expanded indoor & outdoor storage                          | Yes                  | No                      |
| Improved lighting and sound mitigation                     | Yes                  | Yes                     |
| Enhanced views for surrounding neighbors (less obstructed) | Yes                  | No                      |
| <b>Estimated Project Cost:</b>                             | <b>\$23,607,340</b>  | <b>\$21,765,140</b>     |