Estancia High School Theater
Community Meeting - April 21, 2022
Agenda

• Project Overview
• Project History
• Current Status of the Project
• Site Study and Reevaluation of Sites
  • Review of site options
• Closing Remarks, Q&A
Project Overview & Scope

• 350 Seat Theater
• Black Box
• Lobby, Box Office, Front of House Support Spaces
• Support Spaces
  • Dressing Rooms
  • Scene Shop
  • Costume & Prop Storage
Project History

Project Conception

• This project (among many others across NMUSD) promised as part of Measure F bond in 2005
• Measure F GO Bonds issued in 2017
• Theater and education program facilities developed by district and outside consultants. These programmatic standards have been implemented at:
  • Newport Harbor HS Robins-Loats Theater (2009)
  • Costa Mesa HS Performing Arts Center (2015)
  • Corona Del Mar Performing Arts Center (2015)
• In 2018 the board authorized the district to proceed with an RFP for design of a new 350 seat theater, and an architect was selected in 2019
• Estancia HS is the only remaining high school without a new theater facility
Project History

- **Project Conception**: Sep 2016 to Jan 2019
  - Architect Selection (Board Item)

- **Conceptual Design**: Feb 2019 - Mar 2019
  - Architect Agreement (Board Item)

- **Schematic Design**: May 2019 - Aug 2019
  - Schematic Design & Site Selected by Board

- **Design Development**: Aug 2019 - Nov 2019
  - Architect Amendment #1 (Board Item)

- **Value Engineering**: Jan 2020 - May 2020
  - Architect Amendment #2 (Board Item)

- **Construction Documents**: June 2020 - Nov 2020
Initial Site Selection

- Site evaluation was a critical portion of the design, as the theater is a large building to add to a developed campus.
- Multiple potential sites on campus were identified to be utilized for the new theater.
- These sites were exhaustively evaluated for constructability, cost implications, and overall campus impacts.
- Additional site studies were commissioned by the board and directed staff to further evaluate site 2 and site 5.
- Upon review with the site committee, site staff, and design team, a site was selected and recommended to the board.
- Site 2 was selected by the board in Late 2019.
Project History

Rendering of Theater at Site 2
Current Project Status

Project on Hold

- Construction documents received Division of the State Architect (DSA) approval in August 2021.
- Project was put out for public bid in December 2021.
- Contractor bids were received in January 2022.
- Multiple discrepancies were encountered with bids, board decided to reject all bids for theater project.
- Given the need to rebid, the board instructed staff to reevaluate the potential relocation of the theater
Site Location Studies

- District conducted extensive reviews for future placement of the theater project
- Studies were conducted to review the benefits, impacts, and considerations the new theater placement at 5 locations across the Estancia HS campus
- District took into account site, interior and qualitative considerations when choosing the location of the theater as well as student and financial impacts to the project
Benefits
- New front door and new identity for campus along Placentia Avenue
- Lobby of new theater is activated by serving as new main entry to the school
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-is

Challenges
- Significant cost impact to remove and replace existing sewage pump
- Close adjacency to fire station could have acoustical impacts
- Loss of ≈40 parking spaces and requires reconfigurations of existing drop-off
- Creates a large mass adjacent to existing building and residences along Joann Street
- Proximity to neighbors in the south

- Building redesign required, sewer lift removal and replacement required
  - +$1-2M Design*
  - +$2-4M Sewer lift relocation*

- Location adds time to schedule for potential environment review, sewer lift work and redesign
  - + 4-16 months to project schedule**

- Loss of ≈40 parking spaces

*Projected Estimates, subject to change
**Environmental review could add over a year to project schedule
Benefits

- New administration front door and new identity facing Placentia Avenue
- Enhanced entry to the commons and gymnasium
- Project design complete and DSA approved. “Shovel Ready”
- Mass of theater is minimized next to large gymnasium
- Adjacency to interior circulation from music rooms

Challenges

- Relocation of bus drop off
- Loss of existing green space
- Loss of ≈25 parking spaces

No building redesign required
Loss of about 25 parking spaces
Site option offers least impact to project schedule
**Benefits**
- New identity for North East campus and Placentia Avenue
- Least impact to existing buildings
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-is
- Far from nearby residents

**Challenges**
- Somewhat disconnected from main campus
- Requires greatest removal of parking spaces, ≈125 parking spaces may be displaced
- Building placement may cater to vehicular traffic and ignore pedestrians approaching from the South
- May require expanding scope for theater to support music and arts classrooms

Building redesign required
- Most impact to parking with a loss of over 125 parking spaces
- Location adds time to schedule for potential environment review and redesign
- +4-6 Months to project schedule
- +$1-2M for Redesign

*Projected Estimates, subject to change
**Estimate for project redesign
**Benefits**

- Creates new campus edge
- Creates space for extensive forecourt to Placentia Avenue north of the new building
- Maintains curb cuts as-is
- Maintains both drop-offs locations as-as
- Far from nearby residents

**Challenges**

- Requires relocation of all (8) tennis courts
- Would impact the tennis programs for about two years
- Most remote option from existing campus
- May require expanding scope for theater to support distant music and arts classrooms

Building redesign required. Rebuilding of existing tennis courts

- +$1-2M for Redesign
- +$1-2M for new Tennis Courts

Location adds time to schedule for potential environment review, redesign and rebuilding of tennis courts

- +4-8 Months to project schedule

Minimal to no impact to existing parking spaces.

*Projected Estimates, subject to change
**Estimate for project redesign, rebuilding of new tennis courts*
**Benefits**
- Close adjacency to existing theater and music spaces
- Direct connection to campus along the East/West axis

**Challenges**
- "Back Door" building would create no new identity for the campus
- Requires relocation of solar arrays
- Affects and displaces numerous spaces in existing campus
- Difficult access and loading
- Requires reworking of new fire lane around building
- Proximity to neighbors in the south

- Most extensive building redesign required and solar array relocation
  - +$2-2.5M for complete redesign
  - +$1-1.5M for relocated solar arrays

- Location adds time to schedule for potential environment review, solar array work and redesign
  - +6-18 months to project schedule**

- Loss of about 96 parking spaces

*Projected Estimates, subject to change

**This site would require full redesign and potential environmental review could add over a year to project schedule**
Thank You!
Questions?