Estancia High School Theater Project

Facilities Development, Planning and Design

July 12, 2022
Agenda

• Assessment Process of All Potential Sites
• Comparison of Site Benefits and Challenges
• Estimated Schedules, Cost
Assessment Process - Feedback

**Estancia Theater Committee**

**Board Meeting Public Comments & Emails to Board**

**Community Input Meeting**

**Staff and community members**
8 employees, 2 community members/parents and 3 project architects

**348 comments* considered by the Board**
In attendance a total of 51 students, 18 employees, 21 community members, 6 parents, and 1 news reporter

*Comments will be available by request of the public information office at feedback@nmusd.us
Assessment Process - CEQA
**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. Fees for delayed construction start would be incurred.
- Construction would not be able to start until Q2 2023.
- Loss of about 25 parking spaces.
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-as
- Far from nearby residents
- Minimal loss of existing green space or large trees

Challenges

- Somewhat disconnected from main campus
- Requires relocation of about 136 parking spaces. Relocation of parking can be accommodated under existing solar panels. This area can accommodate over 150 additional parking spaces.
- Building placement may cater to vehicular traffic and ignore pedestrians approaching from the South

Building redesign required.

Redesign required. Project would not be able to start until Q2 2023.

Would require relocation of about 136 parking spaces to solar lot.

*Projected Estimates, subject to change
**Estimate for project redesign
Assessment Process - Comparisons

- Traffic flow
- Safety
- Facility/program disruption-enhancement
- Aesthetics
- Neighborhood impact
- Cost
- Time/delay impact
- Community feedback
Construction Cost Summary

Site 2
Site 3
+ Assuming a $30 million dollar theater project.

Revised Project Budget: Includes redesign, escalation and estimated additional soft costs

ADD
$2,550,000
$3,056,250

Base Hard Costs $30,000,000
Soft Costs $5,750,000
one Contingency $3,102,000
Additional Design and Soft Costs $550,000
Interest Earned ($1,779,571)
Expenditures ($1,730,318)
Escalation @ 12 Months $2,475,000

Total Project Cost $38,367,111
# Potential Schedules/Costs

**Site 2**  Schedule is based upon no work can proceed until 2023 Quarter 2

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**Site 3**  Schedule is based upon 8 months for redesign and DSA Approval

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Summary

• Staff followed an assessment process
• Site 3 is the most viable of the remaining potential sites
• Staff is prepared to move forward on the Board’s direction