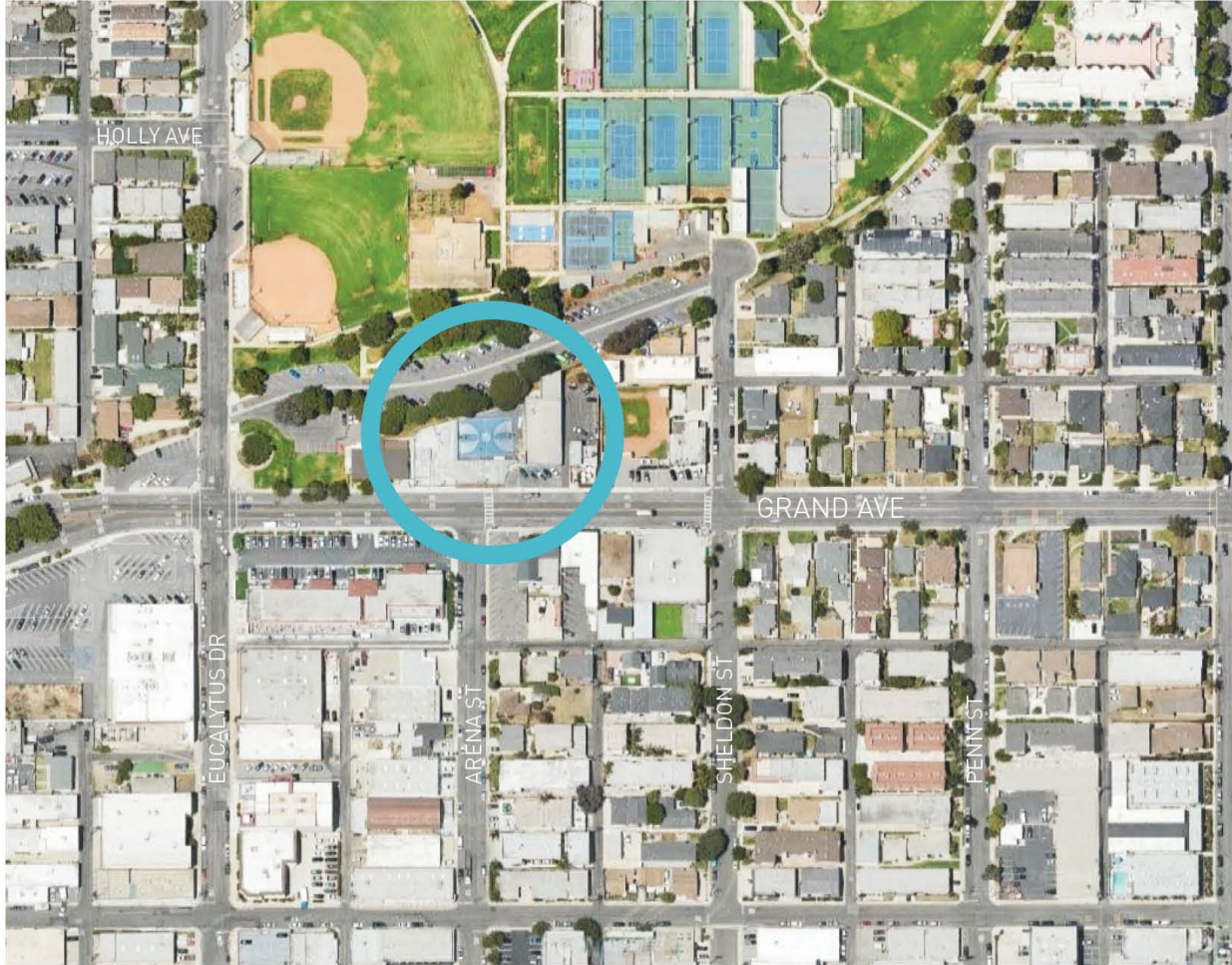




El Segundo Teen Center

405 E Grand Ave
El Segundo, CA



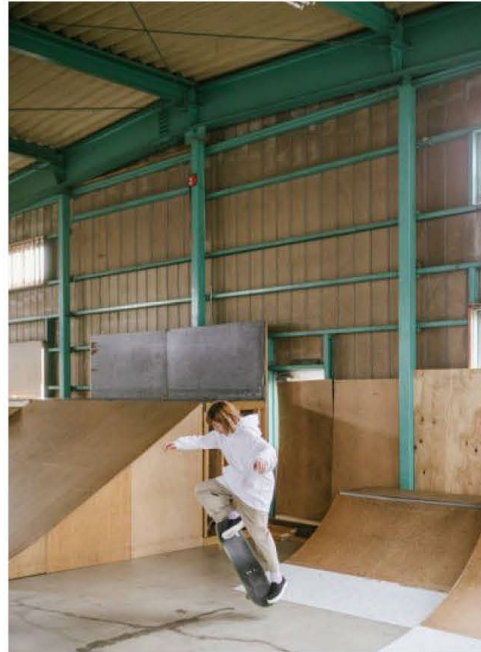
El Segundo Teen Center

405 E Grand Ave
El Segundo, CA

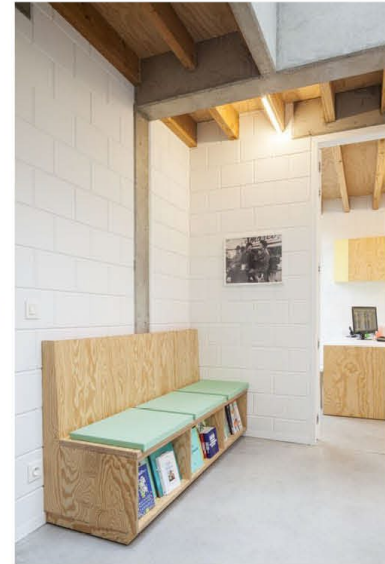
Existing



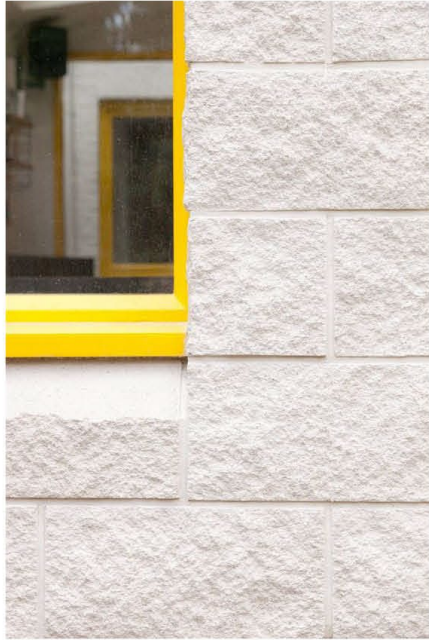
Inspiration

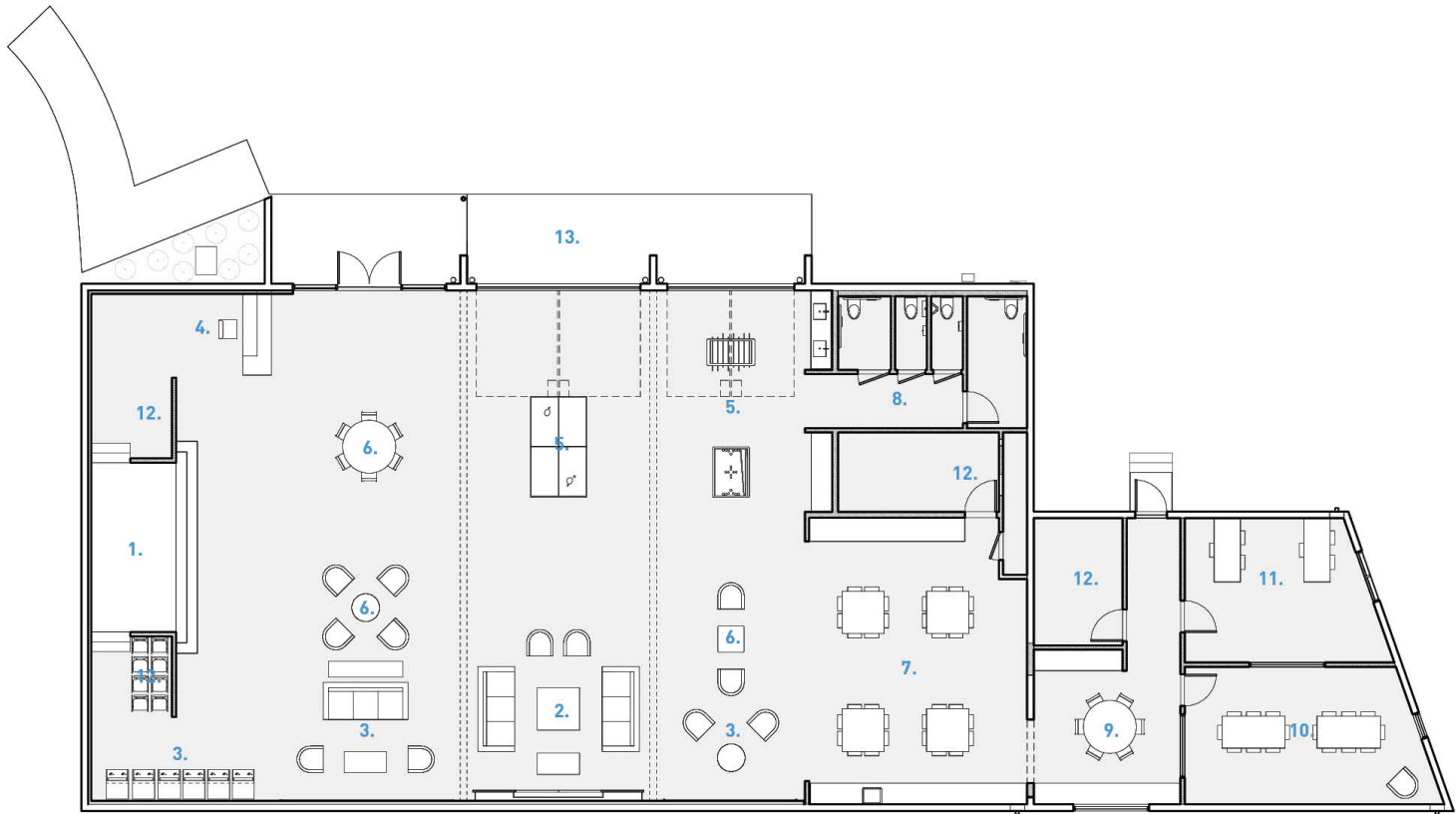


Arrangements

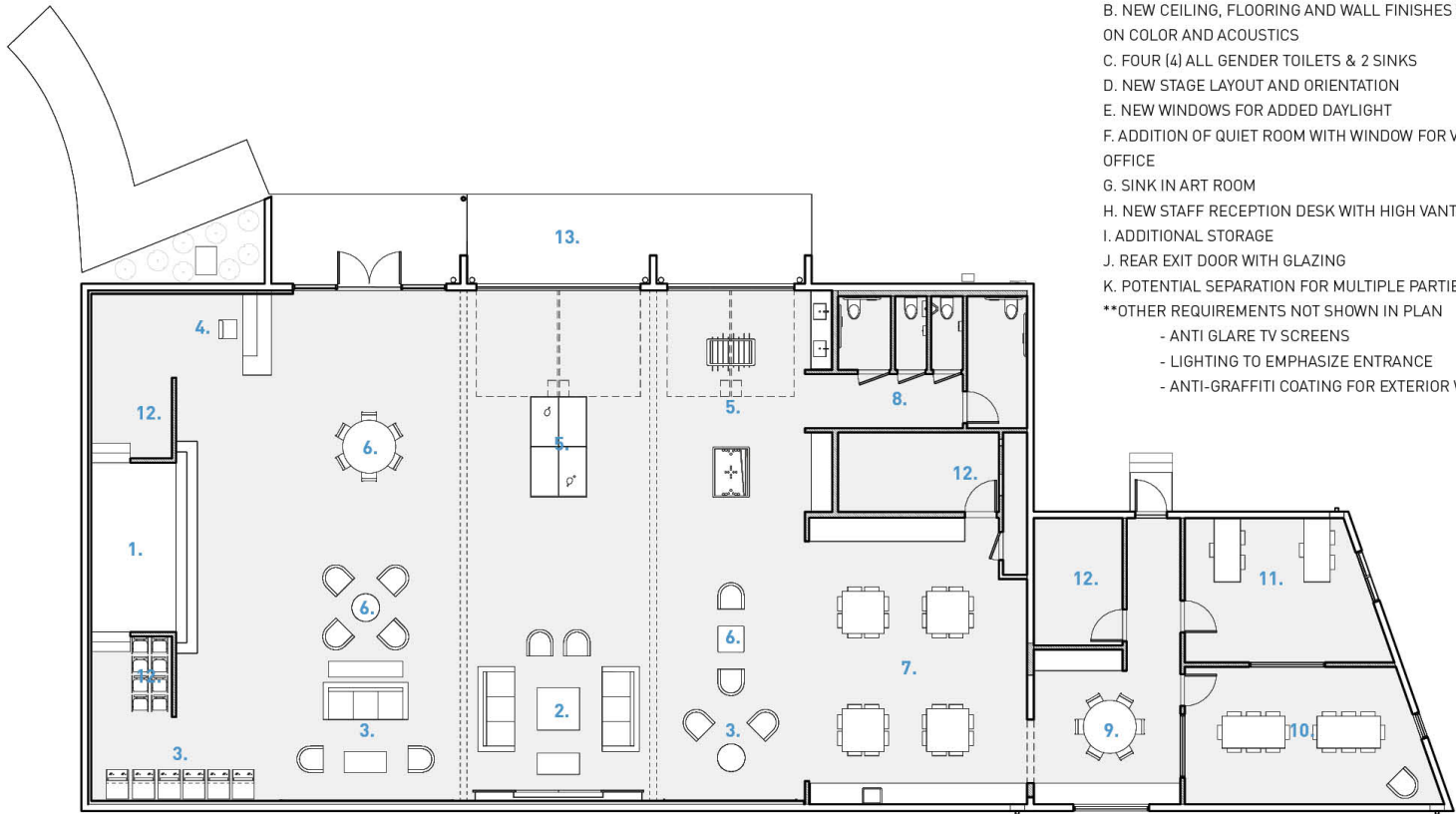


Materiality





1. STAGE 2. ENTERTAINMENT 3. VIDEO GAMING 4. RECEPTION 5. GAMES 6. SEATING AREA
 7. ART ROOM 8. BATHROOMS 9. GAME ROOM 10. QUIET ROOM 11. OFFICE 12. STORAGE 13. OUTDOOR AREA

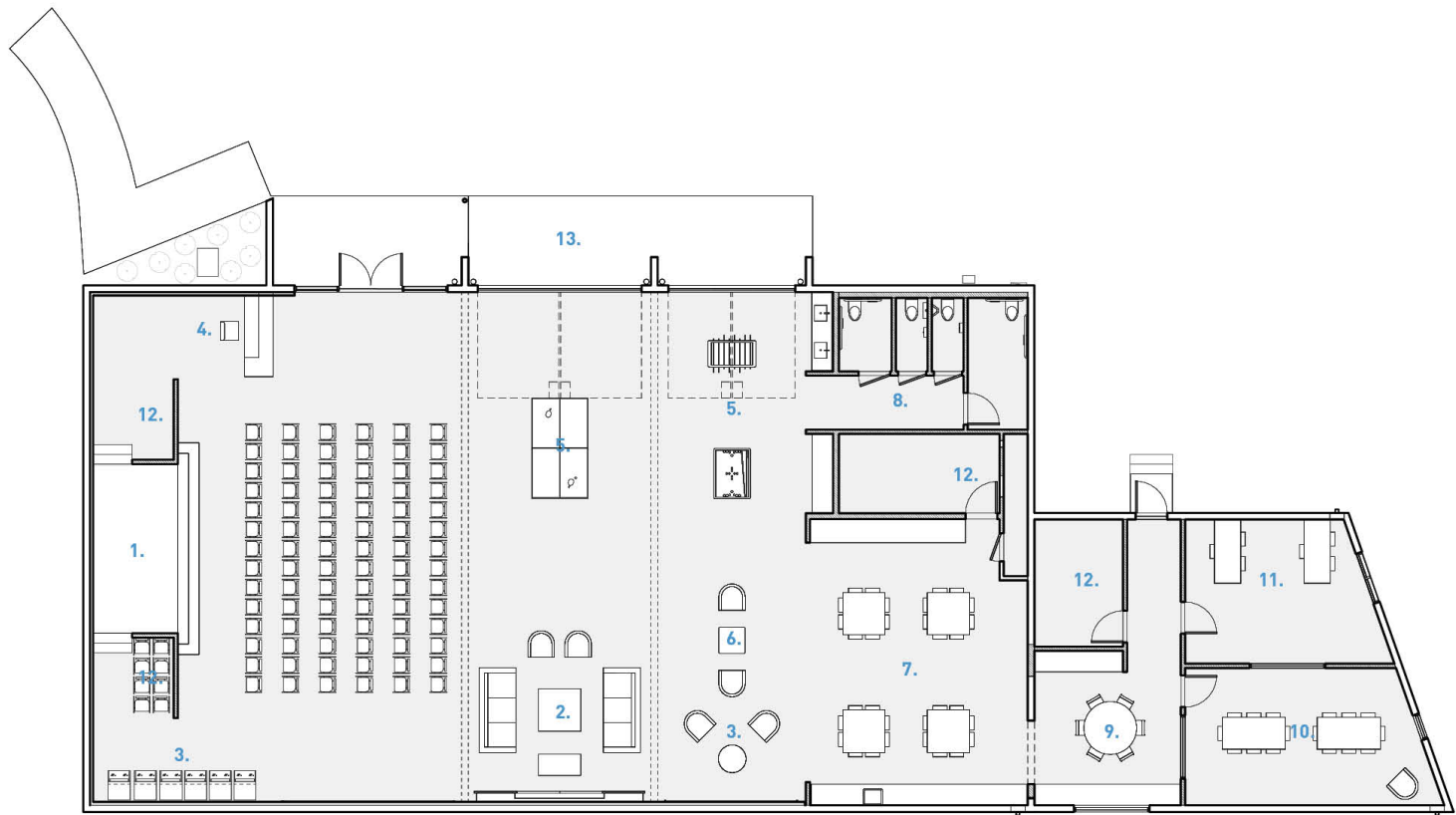


NEW PLAN ADJUSTMENTS

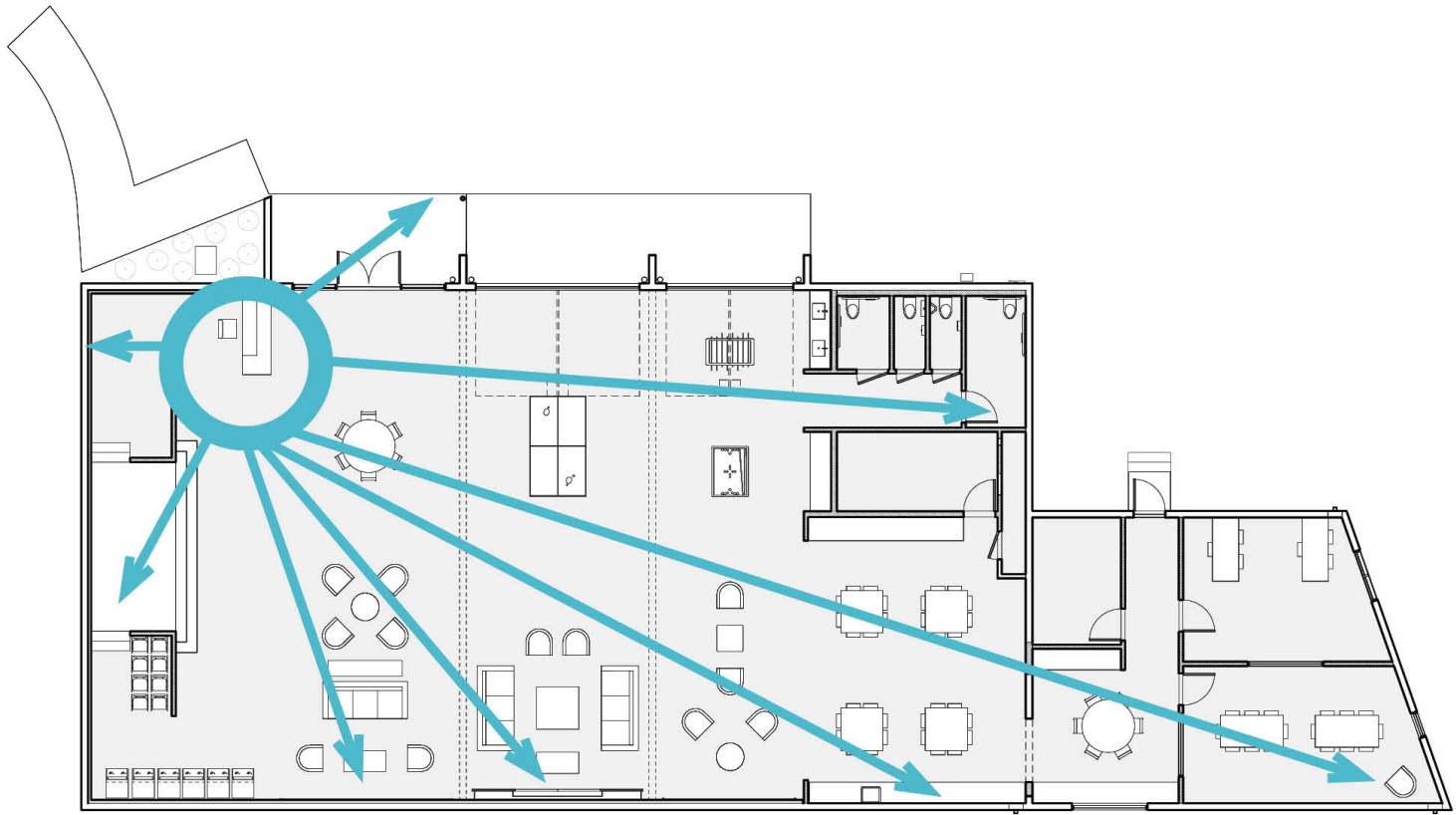
- A. ENHANCED CONNECTION BETWEEN INT / EXT BY ADDITION OF ROLL UP DOORS
- B. NEW CEILING, FLOORING AND WALL FINISHES WITH AN EMPHASIS ON COLOR AND ACOUSTICS
- C. FOUR (4) ALL GENDER TOILETS & 2 SINKS
- D. NEW STAGE LAYOUT AND ORIENTATION
- E. NEW WINDOWS FOR ADDED DAYLIGHT
- F. ADDITION OF QUIET ROOM WITH WINDOW FOR VISIBILITY TO STAFF OFFICE
- G. SINK IN ART ROOM
- H. NEW STAFF RECEPTION DESK WITH HIGH VANTAGE TO ALL SPACES
- I. ADDITIONAL STORAGE
- J. REAR EXIT DOOR WITH GLAZING
- K. POTENTIAL SEPARATION FOR MULTIPLE PARTIES
- **OTHER REQUIREMENTS NOT SHOWN IN PLAN

 - ANTI GLARE TV SCREENS
 - LIGHTING TO EMPHASIZE ENTRANCE
 - ANTI-GRAFFITI COATING FOR EXTERIOR WALLS

1. STAGE 2. ENTERTAINMENT 3. VIDEO GAMING 4. RECEPTION 5. GAMES 6. SEATING AREA
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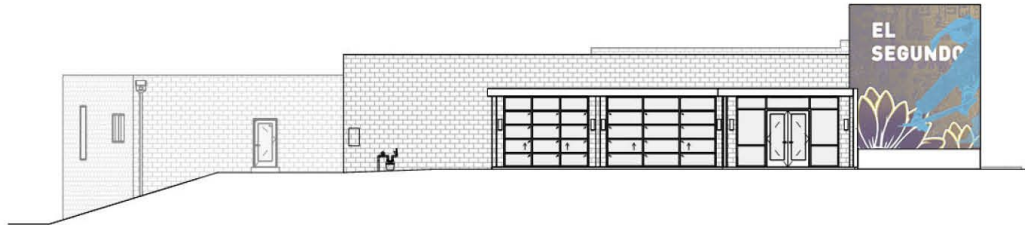


1. STAGE 2. ENTERTAINMENT 3. VIDEO GAMING 4. RECEPTION 5. GAMES 6. SEATING AREA
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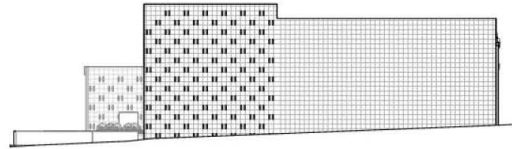




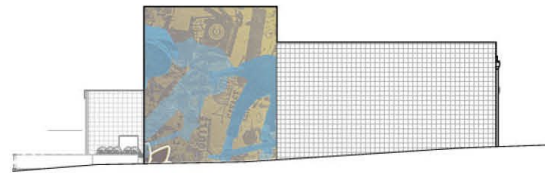
EXISTING WEST ELEVATION



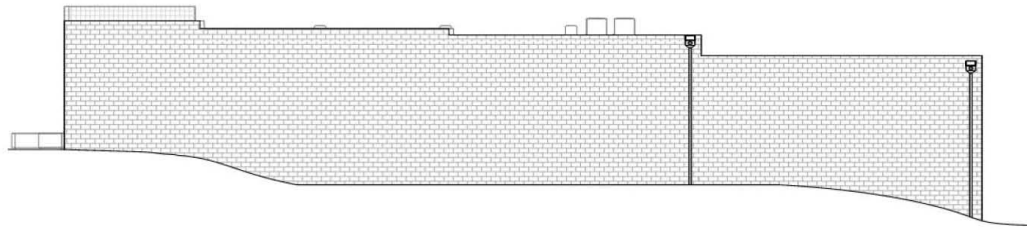
PROPOSED WEST ELEVATION



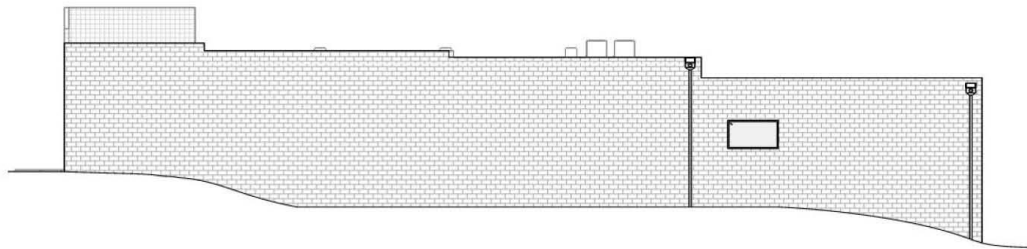
EXISTING SOUTH ELEVATION



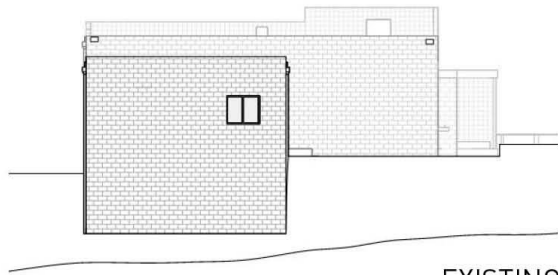
PROPOSED SOUTH ELEVATION



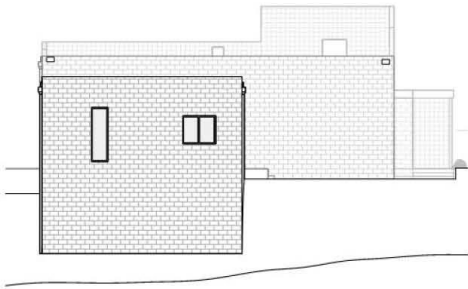
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION







Mural Studies













Option 1: Basketball Court As-Is



Skate area design not complete, for spatial study only



Advantages

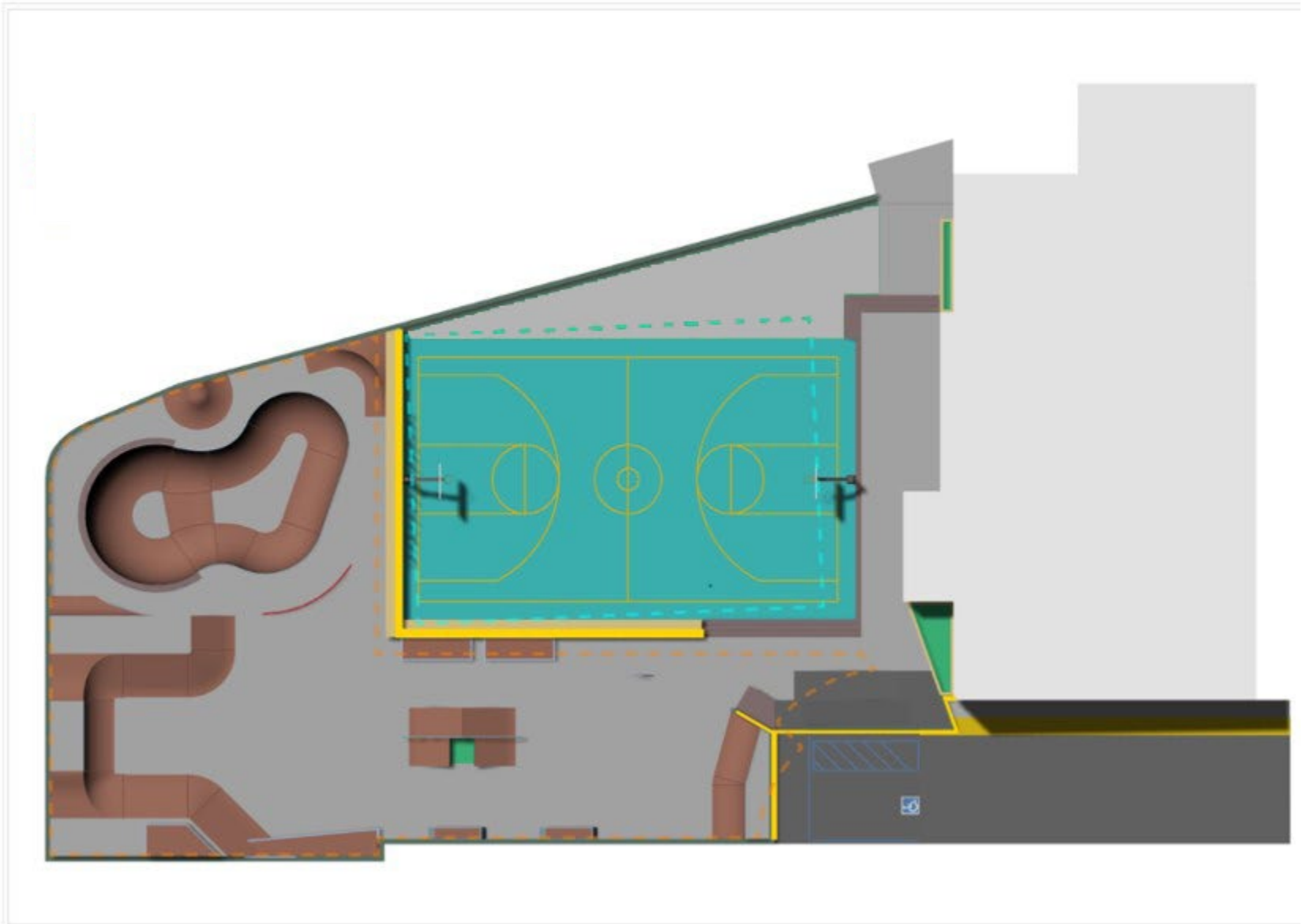
- Cost savings
- Reuse of existing facilities

Disadvantages

- Prohibits open building connections to Teen Plaza
- Poor orientation of basketball court to building
- Limits skate park area and flow
- Constrains entry plaza to street connection



Option 2 – New Basketball Court



Skate area design not complete, for spatial study only

Advantages

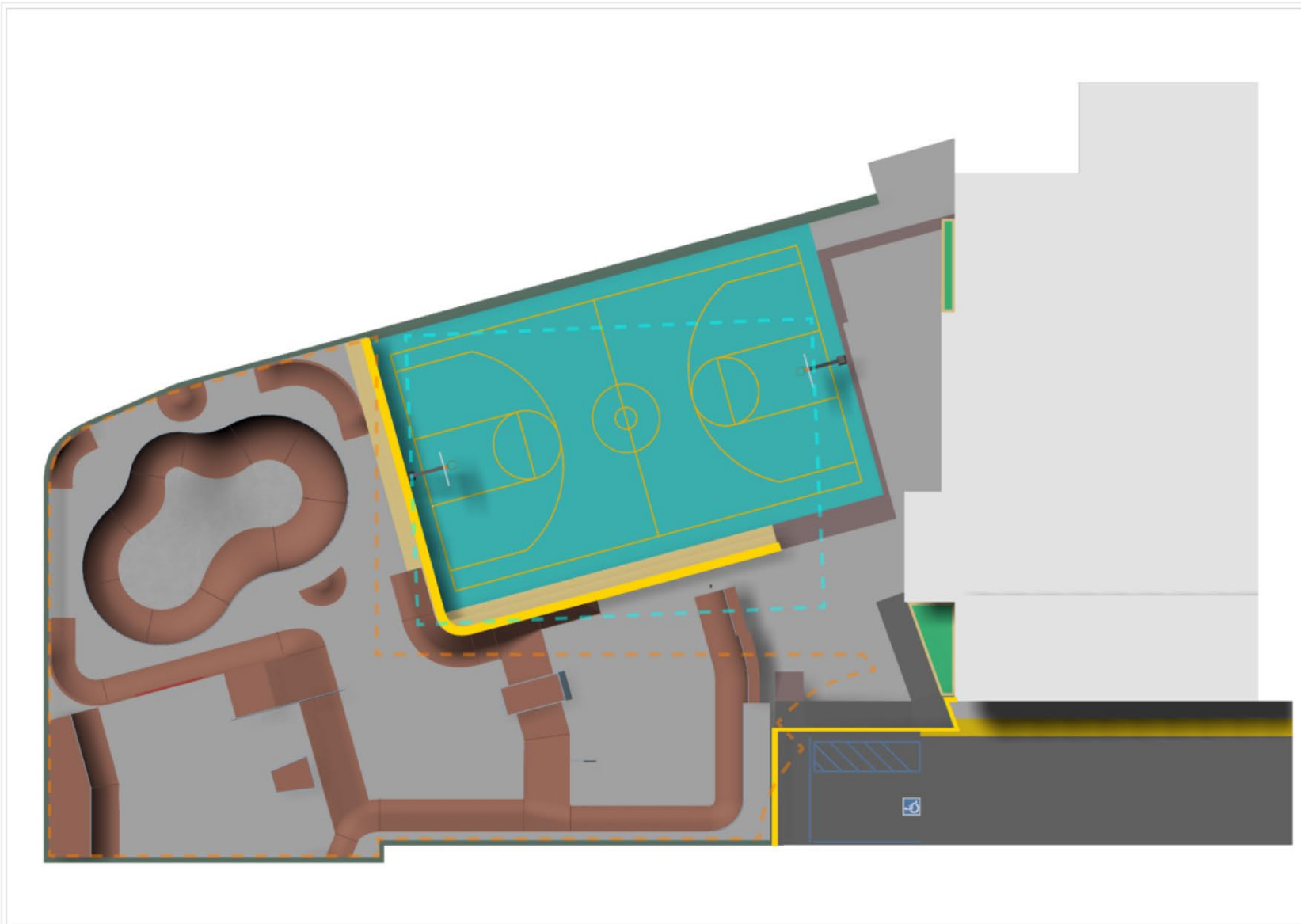
- Allows open building connections to Teen Plaza
- Improves entry plaza to street connection

Disadvantages

- Cost increase
- Limited skate park area and flow
- Poor orientation of basketball court to building



Option 3 – New Basketball Court Rotated



Skate area design not complete, for spatial study only

Advantages

- Maximizes open building connections to Teen Plaza
- Maximizes entry plaza to street connection
- Maximizes skate park area and flow
- Improves orientation of basketball court to building

Disadvantage

- Cost increase

Items	Quantity	Unit	Unit Cost	Total
Option 1 - Basketball Court "As-Is"				
Demolition	1	Lump Sum	\$ 110,000.00	\$ 110,000.00
Skatepark	1	Lump Sum	\$ 615,000.00	\$ 615,000.00
Basketball Court	1	Lump Sum	\$ 20,000.00	\$ 20,000.00
Site Development	1	Lump Sum	\$ 97,000.00	\$ 97,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 957,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 143,550.00
Contingency	0.2	Percent		\$ 191,400.00
Total				\$ 1,291,950.00
Option 2 - New Basketball Court				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 625,000.00	\$ 625,000.00
Basketball Court	1	Lump Sum	\$ 65,000.00	\$ 65,000.00
Site Development	1	Lump Sum	\$ 242,000.00	\$ 242,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 1,187,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 178,050.00
Contingency	0.2	Percent		\$ 237,400.00
Total				\$ 1,602,450.00
Option 3 - New Basketball Court and New Orientation				
Demolition	1	Lump Sum	\$ 140,000.00	\$ 140,000.00
Skatepark	1	Lump Sum	\$ 700,000.00	\$ 700,000.00
Basketball Court	1	Lump Sum	\$ 65,000.00	\$ 65,000.00
Site Development	1	Lump Sum	\$ 220,000.00	\$ 220,000.00
Stormwater Treatment (Measure W)	1	Lump Sum	\$ 55,000.00	\$ 55,000.00
ADA Ramp and Parking	1	Lump Sum	\$ 60,000.00	\$ 60,000.00
Sub-Total				\$ 1,240,000.00
General Conditions, Bonds & Insurance, Overhead & Profit	0.15	Percent		\$ 186,000.00
Contingency	0.2	Percent		\$ 248,000.00
Total				\$ 1,674,000.00

Teen Center Renovation				
Building Interior and Exterior	5233	SF	\$ 400.00	\$ 2,093,200.00
Total - Low Range				\$ 2,093,200.00
Building Interior and Exterior	5233	SF	\$ 450.00	\$ 2,354,850.00
Total - High Range				\$ 2,354,850.00

