



westbergwhite  
architecture

# BELLFLOWER UNIFIED SCHOOL DISTRICT

Report to the Board for January 9, 2025

Presented By:

**WESTBERGWHITE ARCHITECTURE**

# Mayfair High School – Athletic Fields Renovation Features

## **STADIUM:**

- Lighting
- 1,500-seat home bleachers with an integrated press box
- 500-seat visitor bleachers
- Synthetic turf for both Football and Soccer fields
- Synthetic running track surrounding the track and field areas, enclosed within secure perimeter fencing.

## **ENCLOSURE:**

- A Concessions / Restroom Building
- Two Ticket Booths
- 1,900 square foot Field Storage Building.

## **FIELD:**

- A fenced Baseball and Softball Field with:
  - Backstop
  - Home Dugout and Visitor Dugout with storage space
  - Two sets of bleachers
  - Scorers platform with shade structure
  - Two fenced bullpens and batting cages

## **OTHER:**

- A new 300-car parking lot
- Two P. E. / Practice Fields - one of natural grass and the other of synthetic turf
- A portion of the practice field includes a storm water detention basin facility - State required.



**MAYFAIR HIGH & MIDDLE SCHOOL**  
**SPORTS FIELD**  
**BELFLOWER UNIFIED SCHOOL DISTRICT**



# Mayfair High School – Athletic Fields Renovation Timeline Highlights

- **December of 2014:** Submitted proposal was approved.
- **December 5, 2015:** Authorization to proceed by the District.
- Requirements of the project at the time included processing the necessary documents through the City, County, and State authorities having jurisdiction for approval.
- The Los Angeles County Flood Control District would be involved for the approval of improvements in the Flood Control Channel of the parking lot for the Stadium.
- This project was originally to be Phase One of a Two-Phase project including the STEAM Center Building on the Mayfair High School Campus.
  - As a result of LA County Flood Control District delays, the STEAM Center Project was developed first.
- **March 4, 2021:** State approval (DSA & CGS) received. Being that the STEAM Project was still in progress, all other projects within the District were placed on hold.

# Mayfair High School – Athletic Fields Renovation Timeline (Continued)

- **October 2023**: The School Board approved the direction to move forward with the project as originally conceived, designed and approved.
- **November 1, 2023**: A preliminary meeting with Stakeholders was convened to review any additional program or revised scope requirements and possible design reconsiderations.
- **December 6, 2023**: A meeting was held with Stakeholders to confirm the status of scope changes to the project as requested by Staff and District.
- **March 8, 2024**: Direction to proceed with the additional scope requirements was authorized by the District.
- **April 15, 2024**: The March 13, 2024 Registration for a new project with added scope was revised with DSA.
- **May 28, 2024**: Acceptance of the Application and Submittal for the new project was completed with DSA.
- **June 13, 2024**: Conceptual plan approval from LA County Flood Control for Channel Improvements was received.

# Mayfair High School – Athletic Fields Renovation Timeline (Continued)

- **August 14, 2024:** Initial DSA review was completed.
- **November 13, 2024:** Resubmittal with response to comments was uploaded.
- **December 4, 2024:** Second review by DSA was completed
- **January 16, 2025:** Appointment for in person back check is scheduled
- Anticipating DSA approval following the January 16 2025 meeting
- Bidding of the project should commence in late January with a March construction start date.
- According to a LA County Flood Control District moratorium, the window for construction in the Flood Control channel is between April and October, making this work the first priority for a construction milestone.

# Mayfair High School – Athletic Fields Renovation Costs

- The initial budget for the construction hard cost indicated in the December 15, 2014 proposal was established at **\$6,045,960.00**.
- In the project update to the District on April 17, 2019, the Estimated Construction Cost was increased to **\$9,250,000.00** and was provided to DSA in the initial application.
- A Rough Order of Magnitude cost of **\$15,000,000.00** was reported to the Board in April 2023.
- The construction cost estimate prepared per the DSA submittal, dated August 28, 2024, was for an amount of **\$17,829,000.00**. The total project costs in accordance with this estimate would put the project costs over **\$20,000,000.00**.
- The additional scope of work for the Deep Soils Mixing required by CGS for the current project may increase the construction costs to over **\$22,000,000.00**.
  - We are anticipating a rough cost estimate for this work by the end of the week.



westbergwhite  
architecture

# QUESTIONS ?

WestbergWhite Architecture appreciates the opportunity to be of service to the Staff and Board of Bellflower Unified School District, and would welcome the consideration to be involved in any and all future projects for the District.