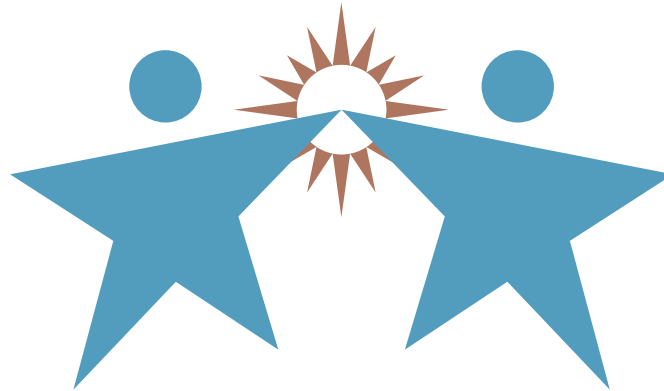




CULVER CITY UNIFIED SCHOOL DISTRICT



FACILITIES MASTER PLAN

*Success for All Takes US All ...
Every School, Every Child, Every Day*





Facilities Planning and Management

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Revised 01.10.14





Master Facility Planning, Process and Purpose

As a result of years of reduced resources – both financial and staffing – our facility needs have become more significant and more impactful on our working/learning environment.

This 2013-14 CCUSD Master Facility Plan is designed to inform, engage and guide us in developing an action plan that addresses our district-wide capital needs.

This document has been created through the collaborative efforts of our Board, staff, facilities experts, and community. Beginning in the fall of 2012, our Board and leadership team made a clear commitment to assessing and addressing our capital needs.

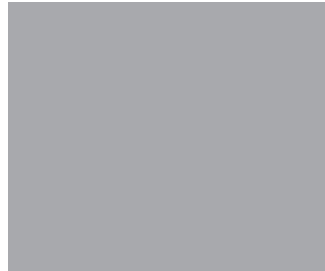
Our key partner, Balfour – Beatty, facilitated a comprehensive needs assessment of all district facilities. This process included site walk-throughs with industry experts, district leadership and site administration.

The initial product offered a detailed list of both needs and estimated costs of the projects identified. While this original resource proved valuable, additional work was needed in order to present the findings in a “user friendly” manner. This document led to the development of a more informative draft that focused sample projects by sites as well as categorization of projects around common themes.

Through a collaborative and inclusive process led by Superintendent Dave LaRose and Mike Reynolds, Assistant Superintendent for Business Services, CCUSD’s School Board engaged community members, financial consultants, election consultants and polling experts to begin developing a plan to address our well documented needs.

This work included work study sessions and board meetings, as well as community based sub-group sessions focused on 3 primary themes: Facts and Finances; Education and Engagement and Master Facility Planning. These meetings and the outcomes/insights from a diverse group of stakeholders drove the work you will find in this document.

This current document is designed to align our resources with our organizational purpose – ensuring high levels of learning for all students. In addition to communicating “what” needs to be done – our immediate capital needs, projected costs, and anticipated maintenance implications of work being considered – our Master Facility plan is also designed to represent the “why” this work is so critical. The “why” of this work is reflected in the three essential themes that our needs are presented – as each has a profound impact on teaching and learning.



Historic photos courtesy of Culver City Historical Society

CCUSD History: A Timeline

- 1865 – La Ballona School opened, serving the area which became Culver City
- 1913 – Harry Culver announced his plans for Culver City at LA's California Club
- 1914 – Palms voted to join Los Angeles and La Ballona School was in the Palms School District (there was no school in Culver City)
- 1916 – Culver Grammar School was built at the site of the existing Linwood E. Howe Elementary School
- 1917 – Culver City residents voted to become an incorporated city
- 1920 – the Palms School District was changed to Culver School District
- 1925 – Washington School was built (currently leased to Echo Horizon School)
- 1933 – Earthquake caused rebuilding of Washington School
- 1947 – Culver City voted to become a Charter City, which put three elementary schools in Culver City – Betsy Ross, Farragut, La Ballona
- 1949 – Culver City became a unified school district (K-12) ... At that time, Sepulveda Boulevard divided the residents into area that fed either Venice or Hamilton High School
- 1950 – Culver Junior and Senior High Schools and Farragut Elementary School opened their doors.
- 1950 – An assessment district paid for the first footbridge across Ballona Creek – to protect children
- 1952 – El Rincon was built on land donated by developer R. J. Blanco, after the Culver Crest annexation
- 1952 – El Marino opened its doors on land from developer Blanco
- 1953 – Culver City High School's first graduation class
- 1959 – Linda Vista Elementary opened on land donated by developers Stone & Stone (this site has since been sold)
- 1964 – Fox Hills annexed to Culver City ... It wasn't until the mid-1990s that the area became a part of CCUSD and children in that area could attend Culver City schools
- 1964 – Robert Frost Auditorium opened
- 1979 – Sunrise High School (now Culver Park) opened at the El Marino site
- 1996 – Culver City voters overwhelmingly approve Measure T, a \$40 million bond to improve CCUSD schools
- 2009 – Culver City voters approved the Measure EE parcel tax
- 2012 – Culver Park High School moved to the secondary school site campus on Elenda Street

Ideally, the city and school district should have co-terminous boundaries, but throughout Culver City's history, that not always the case. It took three tries to annex Fox Hills.

Many who supported the charter election in 1947 did so to recapture taxes from large companies like MGM Studios that were filtered off to support high schools in Los Angeles.

CCUSD has had up to eight operating elementary schools. The District closed four because of declining enrollment, but re-opened El Marino as a language magnet in 1994. The District's Betsy Ross and Washington school campuses remain on long term leases.

~ courtesy City Historian Julie Lugo Cerra

CCUSD: Who We Are

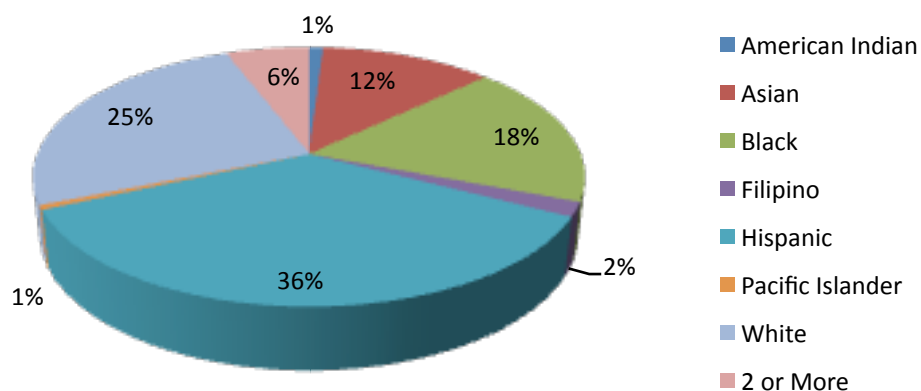
CCUSD STAFFING

739



361 CERTIFICATED STAFF
43 CERTIFICATED MANAGEMENT
325 CLASSIFIED
10 CLASSIFIED MANAGEMENT

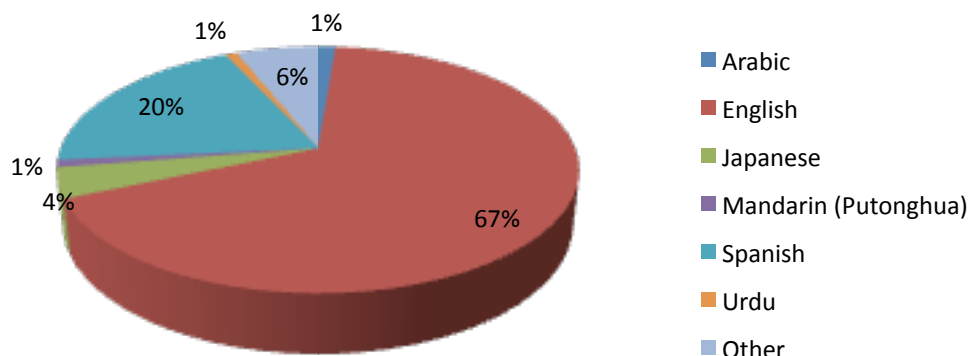
CCUSD DEMOGRAPHICS



ASSET INVENTORY

| | BUILDINGS | CLASSROOMS | MODULARS | LABS | WATER FOUNTAINS | SQUARE FOOTAGE | ACREAGE |
|-----------------------------------|-----------|------------|----------|------|-----------------|----------------|---------|
| Culver City High School | 19 | 58 | 10 | 13 | 18 | 226,262 | 23.50 |
| El Rincon Elementary School | 9 | 31 | 2 | 1 | 4 | 47,825 | 6.28 |
| Farragut Elementary School | 12 | 27 | 0 | 2 | 3 | 41,452 | 3.32 |
| Linwood E. Howe Elementary School | 6 | 30 | 0 | 1 | 7 | 45,077 | 2.20 |
| El Marino Language School | 8 | 23 | 3 | 2 | 4 | 47,491 | 6.98 |
| La Ballona Elementary School | 5 | 25 | 5 | 2 | 4 | 46,045 | 3.43 |
| Culver City Middle School | 11 | 54 | 2 | 8 | 16 | 145,635 | 7.80 |
| Natatorium | 1 | 0 | 0 | 0 | Unk | 28,864 | N/A |

CCUSD LANGUAGE DATA





Standardization and Maintenance



STANDARDIZATION

Another key to CCUSD's district's long term vision and one of our current challenges is that there is a wide range of different products (for the same service) that are installed district wide. As a result, serving such a diverse inventory places more pressure on our staff and our district budget. Standardization around a given set of products and equipment can help eliminate this costly issue. Standardization will accelerate our response time for work orders and reduce costs through the benefits of purchasing a common product, while empowering us to have a stronger service relationship with our vendors/suppliers. Some of the items that the district can standardize include HVAC equipment, energy-management controls, fire alarm systems & devices, restroom equipment, doors and door hardware, lighting, and many other products.

THOUGHTFUL CONSIDERATION OF CAPITAL PROJECTS AND ONGOING MAINTENANCE NEEDS

While budget challenges resulted in deferred maintenance and some reductions in custodial staffing, the long term implications for our facilities/budget cannot be understated. Simply put, when a strategic cycle of maintenance is disrupted or delayed, higher costs for repair or replacement can be expected in the future. In addition, all modernization projects will require us to plan and prepare for the costs associated with ongoing use, care and upkeep of these investments. Consequently, this Master Facility Planning process has and will continue to analyze the long-term implications of our various projects. CCUSD will conduct a life-cycle analysis in the near future with its design team for every major system (ie. Mechanical, plumbing, electrical, etc.) and will project the cost of ongoing maintenance for the next 5 – 10 years. The analysis will consider:

- 1) How long components are expected to last?
- 2) What ongoing/additional costs can be expect due as a result of the capital project(s) – i.e. electrical costs for HVAC?

Capital Needs: Essential Themes

Safety, Security, Health and Wellness

Student and Staff safety is our top priority. Safe and healthy campuses provide the teaching and learning environment our students/staff require in order to perform at the best of their ability.

Examples of Potential Projects:

- Ceiling Repairs
- Security System Upgrades
- Plumbing and Fixture Upgrades
- Shade Structures
- Paving Improvements and Associated Grading and Drainage Improvements
- Seismic Retrofitting for Existing Structures

Technological Infrastructure to Standardize Learning Spaces for 21st Century Skills

All of our buildings are in need of enhanced infrastructure to support state-of-the art technology in the classroom. We have immediate needs associated with the technological requirements with Common Core assessments and must increase our school/classroom capacity for accessing technology in teaching and learning.

Examples of Potential Projects:

- Technology Systems
- Telecom Systems
- Classroom Audio/Visual Equipment and Accessories
- Electrical (Power and Equipment)

Highly Effective, High Performing Learning Environments

High performing classrooms are healthy, efficient, comfortable, stimulating, safe and easy to maintain. An effectively designed classroom enhances student engagement and instructional best practices – and this should be standardized across the district.

Examples of Potential Projects:

- HVAC, including Energy Efficiency Improvements, Filtering and Ventilation
- Roofing Systems
- Doors
- Signage
- Windows
- Lighting
- Carpentry and Framing
- Concrete
- Casework
- Plaster, Drywall and Tile
- Carpeting/Flooring
- Paneling
- Wall Repairs
- Landscaping and Irrigation
- Fire Stopping Improvements
- Parking Improvements



District Wide Needs Assessment Summary

OVERALL SUMMARY OF PROJECT CATEGORIES FOR BOND PROGRAM

Health & Safety

| | |
|--------------------------------------|-----------|
| asbestos/haz mat removals | 3,688,595 |
| exterior/site illumination | 474,400 |
| fire alarm upgrades | 2,576,621 |
| PA system upgrades | 1,050,000 |
| security systems | 1,339,544 |
| ceilings repairs | 4,496,132 |
| (site) paving improvements | 2,449,930 |
| grading for paving changes | 1,118,863 |
| drainage for paving changes | 636,297 |
| (site) equipment | 1,762,388 |
| plumbing/fixtures upgrades | 8,620,353 |
| toilet accessories | 1,739,590 |
| railings | 660,630 |
| shade structures/covering walkways | 2,059,754 |
| seismic retrofit existing structures | 981,393 |
| food service equipment | 317,410 |
| site concrete/rebar | 651,170 |

Tecnology for 21st Century Learning

| | |
|--|------------------|
| technology/telecom systems | 5,057,411 |
| classroom AV equipment and accessories | 2,843,675 |
| electrical (power, equipment) | 1,031,730 |
| Subtotal | 8,932,816 |

Modernize Teaching/Learning Environments

| | |
|--|-----------|
| signage | 304,283 |
| doors | 2,058,785 |
| new roofing systems | 2,994,431 |
| windows | 6,186,507 |
| traffic coatings at exterior decks | 172,260 |
| sealants | 326,986 |
| fire stopping | 385,122 |
| lighting | 1,775,771 |
| HVAC - energy efficiency improvements, filtering , ventilation | 7,057,889 |
| concrete | 1,110,275 |
| rough carpentry/framing | 1,259,183 |
| framing improvements to Lab building 15 (HS) | 310,273 |
| remove pool at Natatorium | 395,551 |
| casework | 7,232,456 |
| painting/coatings | 1,889,955 |
| plaster | 425,127 |
| drywall (partitions) | 2,177,836 |
| carpet/flooring | 3,286,534 |
| ceramic tile | 1,817,327 |
| epoxy flooring | 1,748,015 |
| wood flooring repairs | 261,598 |
| building accessories | 110,878 |
| theater equipment upgrades | 17,500 |
| window covering | 139,563 |
| paneling | 639,381 |
| HS sport field improvements | 4,548,589 |
| building B (storage Building) | 567,899 |
| Building C (Visitors) | 501,802 |
| visitor parking improvements | 442,881 |
| masonry ball wall replacements | 226,877 |
| brick wall repairs | 485,760 |
| landscaping & irrigation | 1,529,024 |

| | | | |
|-----------------|--|-----------|--|
| Subtotal | | \$678,000 | |
|-----------------|--|-----------|--|

52,386,318

Summary per School Site:

| School Sites | Health & Safety | Technology for 21st Century Learning | Modernize Teaching / Learning Environments | Subtotals |
|-----------------------|-----------------|--------------------------------------|--|------------|
| Farragut | 2,112,962 | 712,784 | 2,926,455 | 5,752,201 |
| El Rincon ES | 2,476,952 | 808,879 | 3,164,582 | 6,450,413 |
| La Ballona ES | 2,860,677 | 758,585 | 2,982,448 | 6,601,710 |
| Linwood ES | 2,532,022 | 631,994 | 2,923,783 | 6,087,799 |
| El Marino ES | 3,179,546 | 776,434 | 3,349,371 | 7,305,351 |
| Culver City MS | 5,455,713 | 1,731,176 | 9,640,527 | 16,827,416 |
| Natatorium | 2,326,501 | 251,555 | 3,662,555 | 6,240,611 |
| Culver City HS | 11,847,092 | 2,715,608 | 21,531,090 | 36,093,790 |
| Culver Park HS | 705,764 | 398,635 | 1,030,390 | 2,134,789 |
| Children's Devel. Ctr | 552,058 | 72,357 | 436,520 | 1,060,935 |
| Adult School | 573,783 | 74,809 | 738,597 | 1,387,189 |

| | |
|-----------------|----------------------|
| Subtotal | \$ 95,942,204 |
|-----------------|----------------------|

\$ 95,942,204

| | |
|---|------------|
| General Conditions | 7,401,400 |
| Contruction Contingency (10%) | 10,334,361 |
| Cost Escalation (12%) | 12,401,231 |
| General Liability/WC (1.04%) | 1,074,774 |
| Design / Professional (Soft Costs at 30%) | 38,146,191 |

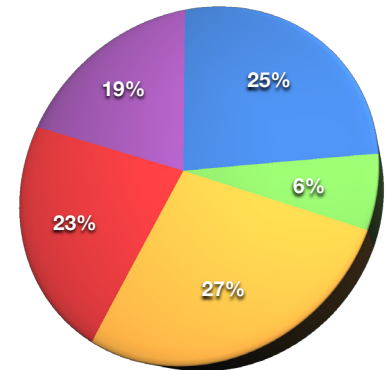
Total all School Sites **165,300,161**



El Marino Language School



Interior classrooms at El Marino Language School require removal/replacement of casework and need analysis of air purification, ventilation and air conditioning.



| | |
|---------------------|--------------|
| Buildings & Grounds | 164,594 s.f. |
| Play Area | 93,949 s.f. |
| Parking Area | 10,583 s.f. |

Total 269,196 s.f.
(6.2 acres)

| | |
|-----------------------------|-------------|
| Existing Buildings: | 8 |
| Existing Modular Buildings: | 2 |
| Total Building s.f.: | 47,491 s.f. |
| Classrooms: | 35 |
| Labs: | 2 |
| Drinking Fountains: | 4 |

Preschool/ CDC Building : 2

scale: 0 25 50 ft.

- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, air filtration, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$3,179,546

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$3,349,371

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment..

School Site Subtotal: \$776,434

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,895,876

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$ 921,816

El Rincon Elementary School



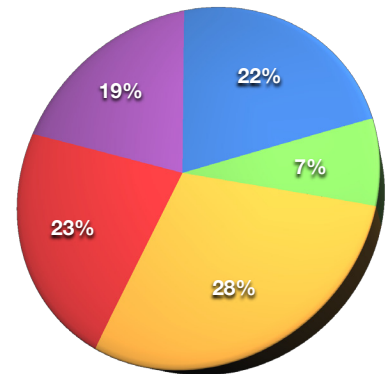
| | |
|---------------------|---------------------|
| Buildings & Grounds | 140,315 s.f. |
| Play Area | 182,264 s.f. |
| Parking Area | 25,182 s.f. |
| Total | 347,761 s.f. |

| | |
|-----------------------------|--------------------|
| Existing Buildings: | 9 |
| Existing Modular Buildings: | 2 |
| Total Building s.f.: | 47,825 s.f. |
| Classrooms: | 31 |
| Labs: | 1 |

Preschool/ CDC Building



Missing or broken louvers at El Rincon Elementary School provide no weather protection for backpacks and additional lighting is required.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$2,476,952

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$3,164,582

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$808,879

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,580,301

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$2,150,591

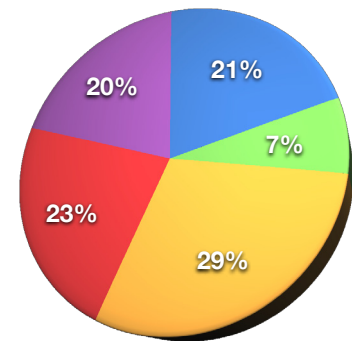
Farragut Elementary School



| | | | | |
|---------------------|-----------------------------|-----------------------------|-------------|-------------------------|
| Buildings & Grounds | 142,944 s.f. | Existing Buildings: | 11 | Preschool/ CDC Building |
| Play Area | 117,563 s.f. | Existing Modular Buildings: | 6 | |
| Parking Area | 27,842 s.f. | Total Building s.f.: | 49,225 s.f. | |
| | | Classrooms: | 24 | |
| | | Labs: | 2 | |
| | | Drinking Fountains: | 3 | |
| Total | 288,349 s.f. (6.6 acres) | | | |



Drinking fountain at Farragut Elementary School, which requires upgrading.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$2,112,962

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,322,577

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$2,926,455

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$1,989,723

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$712,784

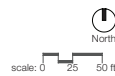
La Ballona Elementary School



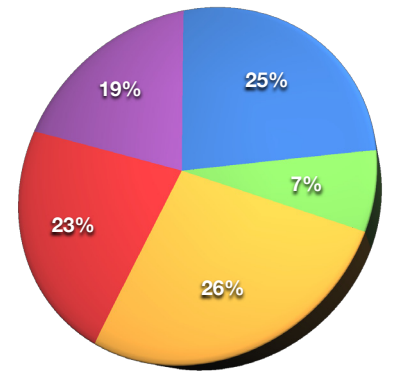
| | |
|---------------------|---------------------------------|
| Buildings & Grounds | 67,632 s.f. |
| Play Area | 68,924 s.f. |
| Parking Area | 20,293 s.f. |
| Total | 156,849 s.f. (3.6 acres) |

| | |
|-----------------------------|--------------------|
| Existing Buildings: | 5 |
| Existing Modular Buildings: | 5 |
| Total Building s.f.: | 46,045 s.f. |
| Classrooms: | 25 |
| Labs: | 2 |
| Drinking Fountains: | 4 |

| | |
|-------------------------|--|
| Preschool/ CDC Building | |
|-------------------------|--|



La Ballona Elementary School field needs repairs to make it a safe place for students to play.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$2,860,677

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,636,148

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, title, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$2,982,448

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$2,185,450

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$758,585

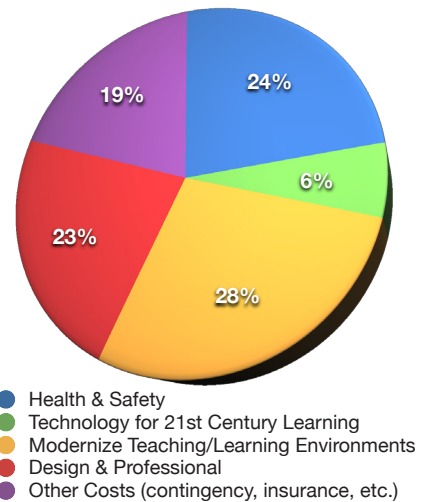
Linwood E. Howe Elementary School



| | | | | | |
|---------------------|--------------|----------------------|-------------|----------------|-----------------------|
| Buildings & Grounds | 78,072 s.f. | Existing Buildings: | 6 | Preschool/ CDC | Building: 4 modulares |
| Play Area | 71,728 s.f. | Total Building s.f.: | 45,077 s.f. | | |
| Parking Area | 10,210 s.f. | Classrooms: | 30 | | |
| | | Labs: | 1 | | |
| Total | 160,010 s.f. | Drinking Fountains: | 7 | | |
| | (3.67 acres) | | | | |



Multi-purpose room at Linwood E. Howe Elementary School need to have casework redesigned and storage added to accomodate needs of school staff to eliminate clutter, safety hazards and to enable handicap access.



Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$2,532,022

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,446,453

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, title, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$2,923,783

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$2,067,044

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

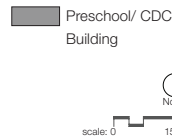
School Site Subtotal: \$631,994

Culver City Middle School



| | | | |
|---------------------|------------------------------|-----------------------------|--------------|
| Buildings & Grounds | 334,777 s.f. | Existing Buildings: | 12 |
| Play Area | 944,666 s.f.* | Existing Modular Buildings: | 2 |
| Parking Area | 70,572 s.f. | Total Building s.f.: | 174,499 s.f. |
| | | Classrooms: | 54 |
| | | Labs: | 8 |
| | | Drinking Fountains: | 16 |
| Total | 1,350,015 s.f. (31 acres) | | |

* includes shared play area



Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$5,455,713

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, title, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$9,640,527

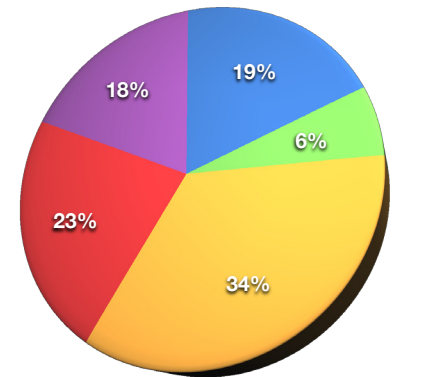
Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$1,731,176



Culver City Middle school gym ceiling needs ceiling tiles repaired and replaced to address safety concerns.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$6,576,765

Other Costs

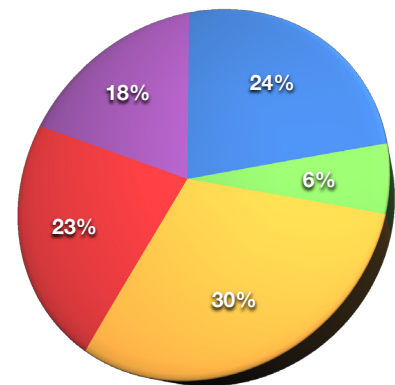
Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$5,095,132

Culver City High School



Door hardware is non-ADA compliant and window systems need replacement at Culver City High School cafeteria building.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$10,598,709

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$13,100,200

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$1,731,176

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$10,242,200

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

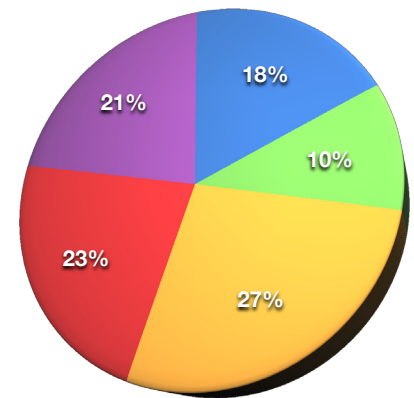
School Site Subtotal: \$7,953,051

Culver Park High School



| | | | |
|---------------------|------------------------------------|-----------------------------|-------------|
| Buildings & Grounds | 23,999 s.f. | Existing Buildings: | 0 |
| Play Area | 0 s.f. | Existing Modular Buildings: | 4 |
| Parking Area | 21,243 s.f. | Total Building s.f.: | 11,338 s.f. |
| | | Classrooms: | 6 |
| | | Labs: | 0 |
| | | Drinking Fountains: | 1 |
| Total | 45,242 s.f. (1.04 acres) | | |

Recently relocated from their facility on the El Marino Elementary School campus, CPHS is temporarily housed in a number of "portable" buildings on the Farragut/CCMS site. Extensive investments and renovations have been made to these facilities and accessible teaching/learning space has been expanded. However, the Board has been clear that the move during the summer of 2012 to this location is a temporary solution and a permanent location to support the students and staff of Culver Park High School remains a priority.



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$705,764

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$887,656

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$1,030,390

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

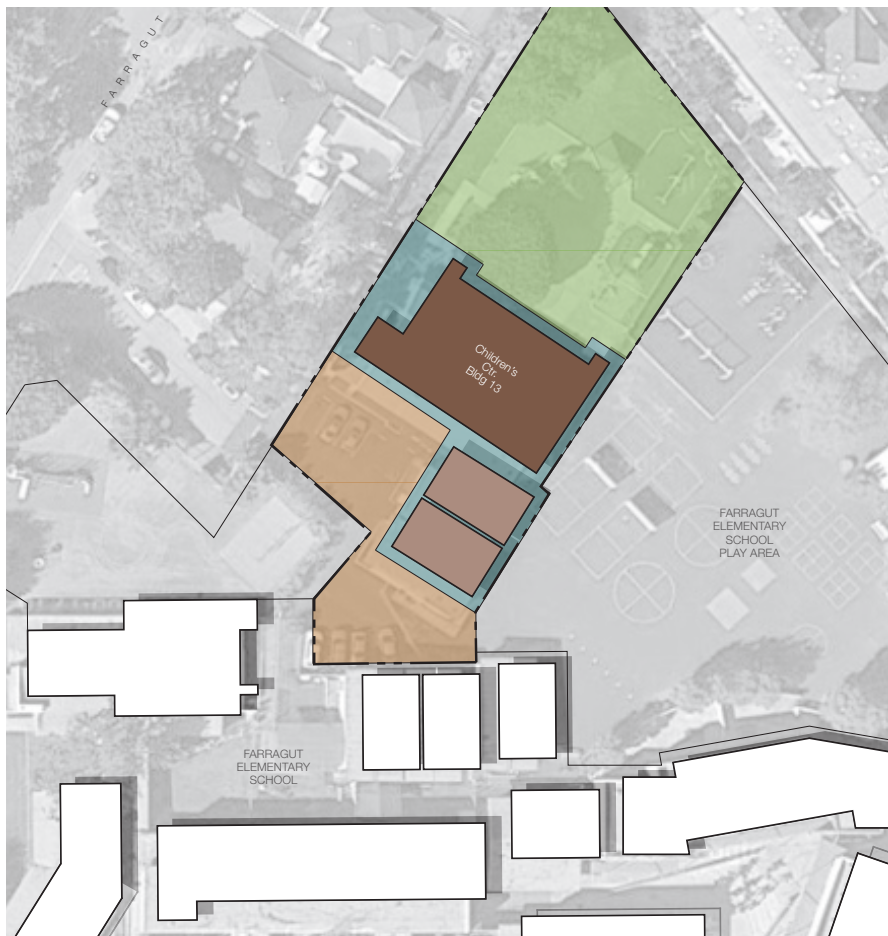
School Site Subtotal: \$824,063

Technology for 21st Century Learning

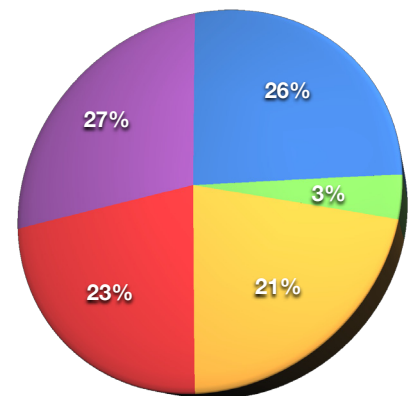
Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$398,635

Office of Child Development



| | | | |
|---------------------|-------------|-----------------------------|------------|
| Buildings & Grounds | 9,636 s.f. | Existing Buildings: | 1 |
| Play Area | 11,942 s.f. | Existing Modular Buildings: | 2 |
| Parking Area | 5,645 s.f. | Total Building s.f.: | 6,226 s.f. |
| | | Classrooms: | 3 |
| | | Classrooms: | 0 |
| Total | 27,223 s.f. | | |



- Health & Safety
- Technology for 21st Century Learning
- Modernize Teaching/Learning Environments
- Design & Professional
- Other Costs (contingency, insurance, etc.)

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$552,058

Design and Professional Costs

Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$491,275

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$436,520

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$846,647

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$72,357

Other CCUSD Assets

Natatorium

This facility previously housed CCUSD aquatics program; however, the space has not been used since July, 1991. This is the only district facility that is not currently serving students. Due to years of non-use, the space is in need of extensive cleaning, and we are in the process of identifying a professional agency to provide this service. As we assess student needs district-wide, this facility will be a considered a valuable resource to address yet-to-be-determined priorities. While the example below reflects a renovation concept of an instructional, multi-purpose learning space, no decisions have been made about the future use of this facility. The first step will include an assessment to determine if the current condition of the facility would meet the necessary safety standards/regulations for a major renovation project.

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$2,326,501

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, title, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$3,662,555

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment..

School Site Subtotal: \$251,555

Design and Professional Costs

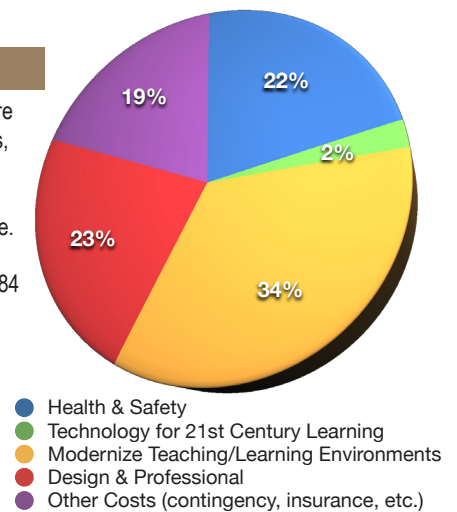
Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$2,046,884

School Site Subtotal: \$2,486,248



Culver City High School Athletic Complex

The newly renovated and named Jerry Chabola Stadium is an excellent example of the impact that investments in facilities can have on a district and a community. This beautiful facility serves CCUSD athletic teams, community youth organizations and our track is used daily by members of our community. The work completed during the spring and fall of 2013 represents "phase I" of a more comprehensive vision that was developed in 2011-12. Future phases would address our softball, baseball, lacrosse and practice field needs, as well as expand our investments in our safety and current ADA standards.

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, title, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$6,061,171

Design and Professional Costs

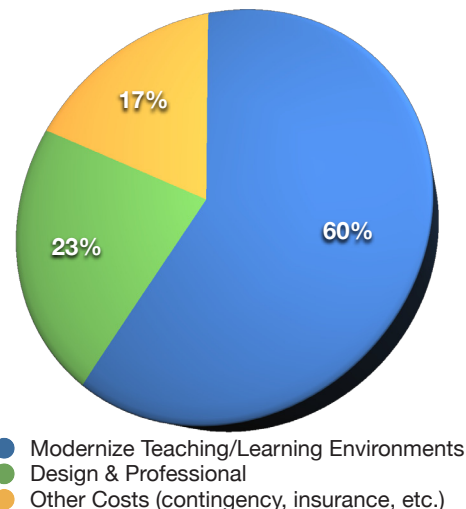
Identified projects in this area include, but are not limited to, design, permitting, inspection and other "soft" costs.

School Site Subtotal: \$2,333,789

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$1,718,124



Other CCUSD Assets

Robert Frost Auditorium

During the 2012-13 school year, CCUSD partnered with Hodgetts + Fung Design and Architecture to conduct a comprehensive feasibility study on this iconic facility. This assessment was a by-product of our recent Board directed capital projects that included our phase I of our athletic complex, solar, and elevators for our middle school and high school. Currently, we are in the process of determining the specific costs/scope of various strategies that have been proposed to address 3 priorities – air quality, front and back of house. The current budget for next steps is approximately 2 million dollars and the ongoing “value engineering” assessment will assist in identifying those options that are within our funding capacity.

Health and Safety

Identified projects in this area include, but are not limited to, fire alarms and security system upgrades, asbestos and hazardous materials removal, ceiling and paving improvements, plumbing repairs, railings and shade structures.

School Site Subtotal: \$1,248,383

Modernize Teaching/Learning Environments

Identified projects in this area include, but are not limited to, signage, window and roofing systems, lighting, HVAC, casework, carpentry, plaster, drywall, flooring, tile, paneling, masonry ball walls, landscaping and irrigation.

School Site Subtotal: \$2,369,719

Technology for 21st Century Learning

Identified projects in this area include, but are not limited to, technology and telecom systems, classroom audio/visual equipment and accessories, electrical power and equipment.

School Site Subtotal: \$226,901

Design and Professional Costs

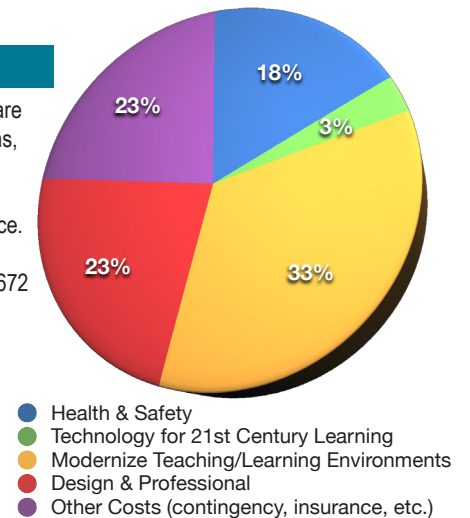
Identified projects in this area include, but are not limited to, design, permitting, inspection and other “soft” costs.

Other Costs

Costs in this area include, but are not limited to, general conditions, construction contingency, cost escalation, general liability/workers compensation insurance.

School Site Subtotal: \$1,605,672

School Site Subtotal: \$1,635,203





Addressing Immediate Capital Needs

During the creation of the CCUSD needs assessment, we identified numerous deferred maintenance items required immediate attention. Below are a few of the immediate/short term needs that have already been addressed.

- Installation of New Marquee at CCHS
- Extensive Repairs for Seating at Robert Frost
- Refurbish 2 Modular Buildings (I-Academy & Culver Park HS):
- Carpet Installation in Various Locations District Wide
- Handrails Installations
- Landscape Boxes
- Hydration Station in CCHS Cafeteria (More soon at other schools)
- Newly installed water main to athletic fields
- Epoxy Flooring installed in CCHS Locker Room
- HVAC Repair at La Ballona ES
- Sinks installed in several El Marino ES Classrooms



- Food Services Office Roof Repaired
- Classroom Ramp Repairs
- Extensive Asphalt Paving at Several Schools
- Baseball Field Extensive Remediation including a new Outfield Fence
- High Capacity Underground Data Cables at Lin Howe & Farragut
- New Rain Gutters and Downspouts at La Ballona
- Tree Trimming and Removal at El Marino
- Bulletin Board Replacement at El Rincon (Pending Selection)
- Tree Removal & Major Asphalt Repair at CCHS

Our Master Facility Planning efforts have aided us in identifying and responding to immediate needs to ensure that our students and staff are safe and that our teaching/learning environment is enhanced by the investments we make.



Made Possible by Measure T

\$40 Million Bond Passed in 1996

In 1996, a coalition of school supporters and senior citizens orchestrated passage of Measure T – a \$40-million bond measure designed to repair leaky roofs, decaying plumbing and peeling paint at all 10 of the District's school sites. Each school received major upgrades, though many of the improvements were to plumbing, electrical and other systems that are not visible.

Measure T, which passed with more than 80 percent of the vote, included creation of a citizens oversight committee that met regularly to oversee the expenditure of the bond revenues and help prioritize the District's facilities needs.

In 2005, declining interest rates helped reduce the debt service on the \$40 million Measure T bonds. Refinancing of the bonds saved Culver City taxpayers approximately \$1 million.

As part of the refinancing effort, the Board of Education created the Culver City Schools Financing Authority to whom the reissued bonds were sold. The Financing Authority, in turn, sold revenue bonds to institutional and individual investors at a premium, capturing as much as \$3 million in additional funds that were used to improve District facilities and make necessary capital improvements between 2005 and 2008.

Measure T Construction Summary

1998

- Six-room classroom building and amphitheater built at El Marino Language School
- Two-story, 12-classroom building with restrooms and elevator built at El Rincon Elementary School
- Two-story, nine-classroom building with restrooms and elevator built at Linwood E. Howe Elementary School
- Two-story, nine-classroom building with restrooms and elevator built at La Ballona Elementary School
- Modernization of El Marino, El Rincon, La Ballona, Farragut, Culver City High School and Culver City Middle School, including the following at each site: structural upgrades; site utility upgrades, including water, sewer, storm and electrical; ADA upgrades, including doors, frames and hardware; drinking fountains, roofing, handicap ramps, remodel of exterior restrooms, wheelchair lifts and exterior lighting
- HVAC added at Linwood Howe and La Ballona as well as new painting, fences, gates and parking lot asphalt
- Monument signage and new electrical service added at Culver City High School and Culver City Middle School

1999

- Gymnasium addition and new athletic building built at Culver City High School
- Addition to Culver City Youth Health Center built

2000

- Phase II of modernization efforts at Culver City High School and Culver City Middle School completed

2013

- Partial funding for portions of the Culver City High School Athletic Complex/Field project and the CCUSD Solar Panel Project provided by Measure T revenues





CCUSD Facility Needs: Three Critical Themes

Throughout our comprehensive and collaborative process in assessing our facility district needs, we have sought to categorize needs within three critical themes:

1. Safety, Security, Health and Wellness
2. Technological Infrastructure to Standardize Learning Spaces for 21st Century Skills
3. Highly Effective, High Performing Learning Environments

The goal of this Master Facility Plan is to summarize district, school and site facility needs into these generalized themes prior to determining our most immediate priorities. This document and these themes will serve to provide the information and background for targeted, collaborative discussions and, ultimately, board and community decision making.

CCUSD: Clarity of Purpose, Practice and People

Our fundamental purpose, shared goal and collective responsibility is to ensure high levels of learning for all students. With this clear sense of purpose at the forefront of all decisions we make, our 3 primary areas of focus are:

1. Student Success
2. Resourceful and Responsible
3. Family Engagement and Community Partnerships

These areas of focus serve our collective purpose – ensuring that our resources of time, money, staff and programs are dedicated to and driven by student need. We visually represent these goals with two “Tracks” – one that focuses on targeted action areas and one with equal emphasis on our culture, values and beliefs. This representation of intentional work both “above and below the green line” demonstrates our commitment to learning and investing in all the factors that impact learning – including “whole child” variables, organizational culture and beliefs and meaningful partnerships with staff and community that provide for all student needs.

For additional details and a visual representation of each of these three goals, please see page 24.



District Focus: Compelling and Compliant

STUDENT SUCCESS

Compliant/Action Track: Evidence-Based, Systemic Support for ALL Staff and Students

- Targeted, Data-Driven Intervention for Students Who Struggle
- Focused Professional Development for Successful Systems: Highly Effective Teams, Systemic Response to Students With Barriers to Learning
- Systemic and Collaborative Focus on “The Four Questions”
- “ Collaborative Education, Engagement and Implementation of Common Core



Compelling Track: Clarity of Purpose and Practice: *The Education of All Students Must Be Our Primary Focus*

- Success for All Takes US ALL!
- Ensuring High Levels of Learning for ALL Students: NO Exceptions
- Multiple Pathways to Success for ALL Students
- A Successful Child is Whole: Safe, Challenged, Connected, Cared For, Healthy and Hopeful
- Whole Child, Whole Adult: Investing in Individual and Organizational Health and Wellness



RESOURCEFUL AND RESPONSIBLE

Compliant/Action Track: Targeted, Transparent, Values-Based Investments, Strategic Plans for Facility Needs

- Collaborative and Timely Process for Budget Planning
- Education and Implementation of Local Control Funding Formula
- Partner With Stakeholders for Enhanced Resourcefulness
- Successful Completion of Current Capital Projects
- Development and Implementation of a Master Facility Plan



Compelling Track: Shared and Aligned Investments of Our Values, Purpose and Resources

- Success for All Takes US ALL!
- All Investments Align With Our Fundamental Process to Ensure High Levels of Learning for ALL Students
- Build on Our Culture of Needs-Based, Transparent Investment of Resources
- Partners in Advocacy for CCUSD Children, Staff and Community
- Purpose Driven Priorities, Investments and Efficiencies



FAMILY ENGAGEMENT AND COMMUNITY PARTNERSHIPS

Compliant/Action Track: Partnerships for ALL CCUSD Students and Staff

- Deepening Whole Community-Whole Child Focus
- Ongoing Recruitment and Enlistment of Community Partners
- Seek Additional Partnerships to Enhance Student Pathways
- Active Engagement of Community in Master Facility Planning



Compelling Track:

- Success for All Takes US ALL!
- Whole Child, Whole Community
- Trusting Relationships Within Schools and Community
- CCUSD: A Family of Schools! The Power of US!





Purpose-Driven Facility Planning

The fundamental purpose of CCUSD is both significant and simple – to ensure high levels of learning for all students. This is the reason we exist. This purpose must be at the core of every decision and all district resources must serve this purpose.

The purpose of our Master Facility Plan is no different. We have undergone a comprehensive and collaborative process to identify, quantify and categorize our district-wide needs with the understanding that our facilities directly impact student learning. As is reflected by our three themes - Safety, Security, Health and Wellness; Technological Infrastructure to Standardize Learning Spaces for 21st Century Skills; and Highly Effective, High Performing Learning Environments – the primary purpose of this work is to enhance student learning in CCUSD.

This is a factual document that not only reflects our needs, but also a demonstration of our commitment to a thoughtful, collaborative and transparent process. We are confident that this document will serve to educate and engage all CCUSD stakeholders in meaningful discussions and healthy debates about our options, our priorities and our plan of action.

We appreciate the contributions of our Board of Education, district staff, our professional partners, and our deeply invested families/community members. We believe that “Success for All Takes US All” and the creation of the document, as well as the work that will follow, is a testament to this belief.

A decorative border composed of a grid of colored squares surrounds the central text. The top row features four squares in dark blue, teal, light orange, and orange. The second row has a light gray square on the left and a dark purple square on the right. The third row contains a teal square on the left and another teal square on the right. The fourth row shows a dark gray square on the left and a light gray square on the right. The bottom row consists of a dark purple square, a light gray square, a dark blue square, and a light orange square.

More Info ...

For additional information regarding additional references, reports, agendas, minutes, and needs assessments, please see the Bond Discussion and Capital Needs links on our website at ccusd.org.

