



Culver City Unified School District

Administration Building 4034 Irving Place Culver City, CA 90232-2810
(310) 842-4220

CCUSD School Board Meeting Staff Report

Board Meeting Date: January 28, 2013

Board Agenda Item/Topic: Capital Projects Update

Updated Information Regarding Solar, Auditorium and Athletic Complex Projects:

- **Solar Project: Sun Power**
 - Meetings with Sun Power Project Manager, CCUSD Staff and Balfour Beatty, Construction Management Firm, have been ongoing.
 - A challenge with the original project plans arose due to regulations from Southern California Edison
 - The challenges would have called for more extensive trenching and a potential change order cost in excess of \$100,000.
 - CCUSD worked with Sun Power and our Construction Management Team to seek alternatives that would maintain the scope of the project while eliminating the cost of the potential change order
 - Sun Power proposed an alternative plan that would fully mitigate the costs:
 - Relocated solar arrays from “prospective” football stadium parking lot to Farragut play field
 - Slight adjustment in timeline anticipated
 - Coordination and alignment with incentive requirements has been sustained
- **New schedule targets commissioning in September, 2013**
 - All underground work, concrete work, steel installation and PV module installation will be completed in Summer 2013.
 - Once school is in session, construction work will be limited to the areas directly beneath the arrays and at the point of interconnection
 - May require a CSI rebate extension
 - Ongoing Discussions regarding project coordination with Athletic Field projects
- **Elevators:**
 - Balfour Beatty has been selected as Construction Manager for Elevator and Athletic Projects
 - Construction Manager has begun work on project scope and estimates
 - **Project Details**
 - Specs have been DSA approved
 - Cost Projections: 1 Million
 - Our Construction Manager, in coordination with our Architect is evaluating various options that will meet ADA/DSA specification while considering cost saving alternatives
 - Timeline: Work to be done Summer 2013
- **Athletic Complex:**

BOARD OF EDUCATION

Ms. Laura Chardiet Ms. Nancy Goldberg Ms. Katherine Paspalis Ms. Patricia Siever Mr. Karlo Silbiger Mr. Dave LaRose, Superintendent



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- Balfour-Beatty, Construction Manager, completed a project scope cost analysis
 - Discovered that the full scope of the project (based on architectural drawings) exceeded our combined budget of 8.5 million (District funding and projected State Match Funds)
 - “Gap” in scope and budget was a result of added projects and “wish list” items that were not a part of the original budget estimate
- Multiple meetings with Balfour-Beatty team, CCUSD team and CCHS team (admin and athletics) to review scope of project, investigate the “gap” in funding and identify project priorities
- CCUSD explored various “bridge funding” options for the possible full 8.5 million dollar scope at once, rather than in two phases
- CCUSD has continued to monitor the likelihood, the timing and recent legislative proposal impacts on State Match Funding
 - Indications have been that we would qualify for funding
 - Timing indicates 2015 at the earliest
 - Some conversations about no longer funding the State Match Program
- CCUSD does not recommend bridge funding due to uncertainty of future funding
- With CCHS team, CCUSD has met to focus on a Phase I for the Athletic Complex with the board approved budget of 4.5- 4.85 million
- Extensive cost analysis of project goals and priorities
- Proposed Priorities for Phase I:
 - Site Admin and Athletic Priorities:
 - Restrooms/Home Building
 - Maximize/Maintain total “play” space
 - Football Stadium as Core, Phase I project
 - Maintain current “footprint” of stadium: reduced costs to maximize scope of Phase I
 - Projects:
 - Synthetic Turf
 - Bleacher System Options
 - Home Building(s) – Ticket/Concessions/Restroom
 - Site Utility infrastructure/Lighting Upgrades
- Phase II:
 - Address Full Scope Goals for Tennis, Softball, Baseball, Practice/Community Space
 - Balfour- Beatty has initiated analysis of CCUSD District Wide Capital Needs
- **Project Details:**
 - Initial Cost Projection: 7.5 – 8.5 Million (including State Match)
 - Proposed Phase I: 4.85 Million
 - Specs have been DSA approved
 - Timeline/Projected:
 - Construction to begin on or before March 2013
 - Goal: Project Completed by Opening of School/Athletic Season Fall 2013
- **Robert Frost Auditorium:**
 - Hodgetts and Fung Architects retained as Feasibility Firm
 - Multiple Meetings with Hodgetts and Fung, Bob Scales (project consultant), CCHS Administration, AVPA Leadership, and District Leadership Team

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- Site Visits and Walk Through
- Stakeholder Groups Identified and Focus Group Meetings have begun
- Immediate Needs Addressed:
 - Seating in Frost has been repaired
 - Plans to repair lighting and sound in development
- **Project Details:**
 - Cost Projection: TBA based on Scope of Project
 - 2 Million: Earlier Board Discussion/Decision to Reserve
 - Current Scope: Feasibility Study will drive project priorities
 - Budget for Feasibility Study: \$100,000 - \$120,000
 - Consultant: Bob Scales
- **Capital Projects Budget Projections (based on scope of current projects):**
 - Solar Project
 - 3.8
 - Athletic Field Renovations
 - 4.85
 - Robert Frost Auditorium
 - 2 Million
 - Elevators:
 - 1 Million
 - **Total:** Within CCUSD Capacity/Capital Budget
- **Next Steps:**
 - Coordination of Multiple Projects
 - Timeline and Targets
 - Interface and Engagement
 - Set Construction Management Support Group Meeting Schedule
 - Set Community Forums for Additional Updates Prior to and After Construction
- **Implications:**
 - Timelines and Limiting Impact on School Experience
 - State Match: We do qualify for State Match Funding. However, extent, timeline and impact of Phased approach to be determined
 - Thoughtful and Intentional Consideration of District-Wide Needs: Phase II beyond Athletic Complex
 - Assessment/Facility Audit work provided by Balfour- Beatty at no additional cost to CCUSD



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