



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: December 11, 2012

Board Agenda Item/Topic: 13.2 Capital Projects Update

Background Information:

- At the September 26 Board Meeting, CCUSD Provided an update regarding Capital Projects, including a summary of earlier decisions regarding project priorities and proposed budgets. The summary highlighted funding sources, projected allocations by project, and a highlight of action taken by September 26, 2012.
- Staff Report and Power Point Presentation have been posted on our Web site

Action Taken Since the September 26 Board Meeting

- Solar Project:
 - Ongoing work with Sun Power relative to the scope of project
 - Site Walk Through with Sun Power and Edison
 - Meetings with Sun Power Project Manager, CCUSD Staff and Balfour Beatty, Construction Manager
 - Ongoing Discussions regarding project coordination with Athletic Field projects
 - **Project Details:**
 - Cost Projection: 3.8 Million Dollars
 - Status: Bid Awarded to Sun Power
 - Work to date:
 - District has addressed tree removal requirements
 - District and Sun Power team met in August
 - Sun Power has conducted soil samples
 - Sun Power has conducted site surveys
 - Sun Power has initiated work on topical designs
 - Sun Power has an in-house liaison to aide in our work our California Solar Initiative incentives, timelines, required “milestones”
 - Timeline/Next Steps:
 - Expected start date: Spring Break 2013
- 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
 - Once DSA approved specs are in hand and our construction manager is in place, we will go out to bid for the project
 - Cost Projections: 1 Million
 - Timeline: Work to be done Summer 2013

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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- **Athletic Fields:**
 - Interview for Construction Manager Completed
 - Balfour Beatty retained as Construction Management Firm
 - Project Scope, Budget Capacity and Projected Cost Analysis Ongoing
 - Multiple Meetings with Balfour Beatty Project Team
 - CCHS Site Administration, Athletic Department Leadership (past and present) and CCUSD Team
 - Focus on clarifying project priorities
 - Site Walk Through with Team
 - Project Priorities and Phase Approach Under Consideration
 - “Bridge Funding” Options being identified to maximize scope of work
 - **Project Details:**
 - Initial Cost Projection: 7.5 – 8.5 Million
 - Specs have been DSA approved
 - Timeline/Projected:
 - Work to begin after evaluation of bids and assessment of fiscal capacity
 - Goal: Project Completed by Opening of School/Athletic Season Fall 2013
 - Implications:
 - Budget and Project Scope: Overlap of projects (solar and athletics) as well as overlap of project goals within the athletic project itself: move of stadium and parking lot drives the need to address multiple projects beyond the football stadium (move and adjustments to other athletic fields)
 - Project Scope, Timing, Disruption to Facility Use and Costs: How to developing a strategic plan and funding mechanisms to complete majority of goals in a timely, efficient, cost effective manner
 - Bridge Funding to finance full scope prior to receiving Modernization Grant Funding
 - Athletic teams during construction have identified alternative practice and game sites
 - Coordination with Solar Project
 - Community Impact
 - Funding, Timeline and Project Scope
- **Robert Frost Auditorium:**
 - Feasibility Firm Interviews Completed
 - 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
 - Site Visits and Walk Through
 - Scheduling Goals and Timelines Drafted
 - Stakeholder Groups Identified and Focus Group Meetings Developing
 - 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

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- 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
- Budget Projections (based on full-scope of projects):
 - Solar Project
 - 3.8 – 4.0 Million (includes performance guarantee of approx. 800,000)
 - Athletic Field Renovations
 - 7.5-8.5 Million
 - Robert Frost Auditorium
 - 2 Million
 - Elevators:
 - 1 Million
 - **Total:** Exceeds full CCUSD Capacity as Full Scope of Approved projects has included estimated funding from State Modernization Grants; Bridge Funding Options being identified

Next Steps:

- Prioritization and Scope of Athletic Project
- Bidding Process for Athletic Project
- Coordination of Multiple Projects
- Timeline and Targets
- Interface and Engagement
 - Set Construction Management Support Group Meeting for January (Community Oversight)
 - Set Community Forums for Additional Updates Prior to and After Construction

Implications:

- Budget Capacity and Project Goals: From Wish Lists to Essential, Immediate Needs
- Limited Scope and Phases vs. Bridge Funding
- State Match: We do qualify for State Match Funding. However, specific amount, timeline of decision and timeline of awarded funding is unknown.