



## NEEDS ASSESSMENT SUMMARY

### I. CCUSD OVERVIEW

The majority of Culver City schools are over a half century old. After decades of use by hundreds of thousands of Culver City school children, the District's school facilities are overdue and in dire need of repair and modernization. Many of the schools pose safety concerns, such as large cracks in the asphalt and concrete surfaces of playgrounds and walkways, toilets that often malfunction because of old plumbing, nonexistent outdoor lighting in school hallways and common walkways, potholes in playfields, and aged athletic facilities and balance of fields. Along with these safety concerns, there is a large need to upgrade HVAC systems, bring school site facilities up to current technology needs, eliminate ADA code compliance issues, complete the balance of the Culver City High's aged athletic facilities, and many more that will be discussed throughout this analysis.

After several site walks and discussions, some common themes have surfaced throughout Culver City Unified School District:

- Remove and replace exterior window systems. New window systems to include drips, sills, cladding of structural members and tinted glass. Need to provide a separate value for window coverings
- Remove and replace all glue up 1' x 1' acoustical tiles with drywall ceilings, T-Bar ceilings, or tectum panels as the function of the room dictates.
- Remove and replace lighting, mechanical registers, fire alarm devices, speaker / PA systems, projectors, projector screens as required.
- Improve technology infrastructure & equipment.
- Prepare and paint all interior and exterior surfaces
- Seal and repair exposed brick surfaces
- Provide crack repair and epoxy injection as necessary
- Strip all exterior louvers back to base materials

- At all restrooms provide new epoxy flooring or ceramic tile, new partitions and accessories, and new plumbing fixtures.
- Remove playground equipment and replace with new.
- Remove playground surfacing and surrounding curbs and replace with new to make all play areas ADA / Handicap accessible
- Replace / rework all portable classrooms / modular classrooms handrails to make code compliant
- Install new LED technology lighting at all building exteriors
- Remove and replace all dry-rotted or termite damaged wood
- Survey and remove abandoned low voltage lines
- Refurbish or remove and replace casework throughout
- Provide additional staff parking
- Provide new HVAC systems at all schools
- Provide HVAC-Based High Performance Air Filtering Capabilities (MERV 16) at one or more schools
- Further improve the athletic fields at Culver City High School
- Further improve the Robert Frost Auditorium at Culver City High School
- State-of-the-art school-site emergency lockdown systems and classroom notification systems
- Refurbishment and conversion of the Natatorium
- Facilities for Culver Park High School

## II. NEEDS ASSESSMENT PROCESS

Through a four month collaborative process, Culver City Unified School District, with the assistance of various consultants evaluated the needs of all school sites district wide. This process was inclusive of field site evaluations at all sites and discussions with each school site principal and facilities staff, researching existing “as-built” blueprints and district specification standards, district wide roof assessments, which included core sampling of roof for composition and wear, assessment of any remaining concealed and potentially hazardous materials known to be encapsulated, documentation of conditions, visual inspections, trade contractor input and mapping of potential costs through consultant historical cost index data bases, site mapping and quantity take-offs (estimates), and third party experts for review of specific scope of work.

## III. EVALUATION CRITERIA

To ensure all areas were reviewed during the needs assessment the evaluation criterion below was established and then further broken down into ‘CSI’ (Construction Specifications Institute) format, which provides a master list of divisions and section numbers and titles within each division to follow in organizing information about a facilities construction requirements and associated activities.

Permanent Facilities	Relocatables	Site Conditions
<ul style="list-style-type: none"> <li>• Exterior/Base Building <ul style="list-style-type: none"> <li>• ADA/Code Issues</li> <li>• Deferred Scope</li> <li>• Paint/Plaster</li> <li>• Roofing</li> <li>• Gutters/Fascias/Eaves</li> <li>• Doors/Windows</li> </ul> </li> <li>• Interiors <ul style="list-style-type: none"> <li>• Finishes/Flooring</li> <li>• Ceiling/Lighting</li> <li>• Casework</li> </ul> </li> <li>• Building Systems <ul style="list-style-type: none"> <li>• Mech/Plumb/Electrical</li> </ul> </li> <li>• Restrooms <ul style="list-style-type: none"> <li>• ADA/Code Issues</li> <li>• Fixtures/Finishes</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Exterior/Base Building <ul style="list-style-type: none"> <li>• ADA/Code Issues</li> <li>• Deferred Scope</li> <li>• Paint/Plaster</li> <li>• Roofing</li> <li>• Gutters/Fascias/Eaves</li> <li>• Doors/Windows</li> </ul> </li> <li>• Interiors <ul style="list-style-type: none"> <li>• Finishes/Flooring</li> <li>• Ceiling/Lighting</li> <li>• Casework</li> </ul> </li> <li>• Building Systems <ul style="list-style-type: none"> <li>• Mech/Plumb/Electrical</li> </ul> </li> <li>• Leased Status</li> </ul>	<ul style="list-style-type: none"> <li>• Project Site <ul style="list-style-type: none"> <li>• ADA/Code Issues</li> <li>• Paving</li> <li>• Drainage</li> <li>• Parking</li> <li>• Fencing</li> <li>• Lighting</li> <li>• Arcades</li> </ul> </li> </ul>

#### Sample of CSI Needs



CSI Division 22 – Plumbing



CSI Division 32 – Asphalt

#### IV. Conclusion

As mentioned the majority of the Culver City schools are over a half century old and after decades of use by hundreds of thousands of Culver City school children, the district school facilities are overdue and in dire need of repair, modernization, and also brought up to modern

standards. Below is a copy of the former aquatics facility known as the Natatorium, which has shut down and has been closed for over two decades, which is a clear representation of Culver City's need to modernize its facilities.

