



# 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:** September 26, 2012

**Board Agenda Item/Topic:** 12.1 Capital Projects Update

### Background Information:

- At the November 22, 2011 Board meeting, the board discussed and unanimously approved the following capital projects:
  - Solar Project
  - Athletic Field Renovations
  - Elevators for Middle School and High School
  - Robert Frost Auditorium
- At the November 22, 2011 Board meeting, the board discussed and shared concerns about the proposed budget, dependency on modernization grants, timelines, etc. After discussion and an amendment to increase the allocation for solar funding in the event that outside funding sources were not available, the board unanimously approved the proposed budget.
- The funding sources for the identified projects included CCUSD Funds and estimated funds from State Modernization Grants:
  - CCUSD Funds:
    - Building Fund
    - Capital Facilities Fund
    - Special Reserve Fund
    - Bonds Refunding Authority
      - Total CCUSD Funding: Approximately 12.1 Million Dollars
  - State Modernization Grant (Estimated Award):
    - 4.25 Million Dollars
  - Estimated Total of project costs: 16,100,000
- At the November 22<sup>nd</sup> Board meeting, the following budget and funding sources, were proposed and approved:
  - Solar Project
    - CCUSD: 2.3 Million
    - AQDM 2.3 Million (Note: This did not materialize)
  - Athletic Field Renovations
    - CCUSD: 4.85 Million
    - State Grant 3.65 Million
  - Robert Frost Auditorium
    - CCUSD 2 Million
  - Elevators:
    - CCUSD 400,000
    - State Grant 600,000
- Budget Clarification and Updates:
  - AQDM for the Solar Project did not materialize

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



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- Current CCUSD commitment to the solar project is 3.8 Million Dollars
  - We have qualified for a California Solar Initiative grant estimated at approximate 800,000 over the course of 4 years
- State Modernization Grants:
  - Optimistic projections include the following:
    - Approval of our project in Oct of 2012
    - Submission of funding application end of October 2012
    - Actual awarding of funding in 2014
  - Responsible projections:
    - It is possible that we will not receive funding
    - Blended projects that included CCUSD funding and Modernization Grant creates a timeline and funding challenge to be considered
- Action Taken Post-Board Approval:
  - Sun Power has been awarded the Solar Project
  - RFP's out and responses received:
    - Construction Management Services (July 2012)
    - Robert Frost Auditorium: Architectural and Engineering Feasibility Study (August 2012)
  - Project Specs have been DSA Approved for:
    - Athletic Field Renovations
    - Elevators at Middle School and High School

## Current Status:

- Solar Project:
  - Cost Projection: 3.8 Million Dollars
  - Status: Bid has been 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:
    - Sun Power and CCUSD are coordinating a work schedule with major construction work to be started during non-student time
    - Expected start date: Spring Break 2013
- Elevators:
  - 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
- Athletic Fields:
  - Cost Projection: 7.5 – 8.5 Million
  - Specs have been DSA approved

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- Once DSA approved specs are in hand and our construction manager is in place, we will go out to bid for the project
- Timeline/Projected:
  - Work to begin after evaluation of bids and assessment of fiscal capacity
  - End of Fall 2012 Football Season earliest timeline to begin
- Implications:
  - 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:
  - 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 Selected: Bob Scales
  - RFP's for Study have been received
  - Timeline and Process:
    - Interviews for firm to conduct feasibility study in October
    - State Match
    - Immediate Priorities: safety, maintenance, acceptable use standards
- 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

## Next Steps:

- Construction Manager Interviews Scheduled for September 27, 2012
- Feasibility Study RFP Interviews in October
- DSA Project Specs to Bid: TBD

## Implications:

- The status and timing of the State Modernization grants will impact decisions associated with commencing construction and clarifying the scope of projects
- Feasibility study for Robert Frost will provide clarity for Auditorium needs and goals
- State Match: Our application is in and indications are strong that we will qualify. However, specific amount, timeline of decision and timeline of awarded funding is unknown.

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- Construction Manager and project bids could provide critical information and greater accuracy relative to project costs.

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