



CULVER CITY
UNIFIED SCHOOL DISTRICT

DRAFT

CULVER CITY UNIFIED SCHOOL DISTRICT
DISTRICT WIDE NEEDS ASSESSMENT MAY 2013

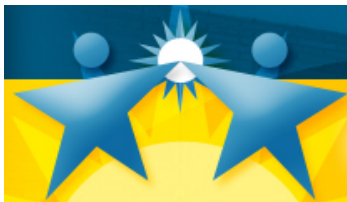
Balfour Beatty
Construction



CULVER CITY UNIFIED SCHOOL DISTRICT

AGENDA

- **Needs Assessment Process**
- **Site Criteria**
- **CSI Division samples of needs**
- **Specific School Site needs**
- **Field Evaluations**
- **Independent consultant verification & documentation (Encorp & Garland)**
- **Natatorium**
- **Robert Frost**
- **Balance of Athletic Fields**
- **Scope of Needs Assessment**
- **Planning for long term needs (Lessons Learned)**



Needs Assessment Process

- Historical Documents and plan research
- Field Walks / Notes & images
- Coordination with maintenance and operations
- Visual Inspections
- Trade Contractor input
- BBC Historical data base
- Site mapping & take-offs
- Third party experts for specific scopes of work.
- Timeline



Site Criteria

Permanent Facilities

- Exterior/Base Building
 - ADA/Code Issues
 - Deferred Scope
 - Paint/Plaster
 - Roofing
 - Gutters/Fascias/Eaves
 - Doors/Windows
- Interiors
 - Finishes/Flooring
 - Ceiling/Lighting
 - Casework
- Building Systems
 - Mech/Plumb/Electrical
- Restrooms
 - ADA/Code Issues
 - Fixtures/Finishes

Relocatables

- Exterior/Base Building
 - ADA/Code Issues
 - Deferred Scope
 - Paint/Plaster
 - Roofing
 - Gutters/Fascias/Eaves
 - Doors/Windows
- Interiors
 - Finishes/Flooring
 - Ceiling/Lighting
 - Casework
- Building Systems
 - Mech/Plumb/Electrical
- Leased Status

Site Conditions

- Project Site
 - ADA/Code Issues
 - Paving
 - Drainage
 - Parking
 - Fencing
 - Lighting
 - Arcades



CSI Sample of needs



CSI Division 22 – Plumbing



CSI Division 32 - Landscaping



CSI Division 32 – Asphalt



CSI Division 9 - Flooring



Specific School Site Needs



Classroom at Continuation School



High School Brick at Stairs



Field Evaluations

- On-site visual inspections and quantity take-offs as needed
- Records of conditions for estimators

FARRAGUT ES (SAMPLE)

Kindergarten play area remove and replace approximately 100 square feet of asphalt paving, reseal and restripe entire play area.

Kindergarten remove and replace all exterior casework, countertop and sink.

Classrooms # 3 - # 20 provide each room with the following casework: 25 lineal feet of casework + countertop + sink, 25 lineal feet of full height bookcase, 10 lineal feet of locked full height storage cabinets.

Classrooms # 3 - # 18 remove existing asphalt patio and replace with concrete patio. Each new patio will be approximately 30' x 15'.

Library: provide new cabinets, bookshelves, bookcases, librarian station, 8' sink cabinet, technology station, seating and tables for 60 students, an elevated story-telling area, new carpeting, tectum wall panels.

Cafeteria: refinish the stage, provide new tectum panels on walls and ceiling. Convert room adjacent to kitchen into kitchen space- epoxy floors, scrub able wall and ceilings, stainless steels shelving units. (See plan for required area).

SDC provide new paint, T-Bar and windows.

Walkways north and east of the library provide covers.

Existing portables provide new T-Bar ceilings, new windows, new blinds, 2 new window a/c units per unit and paint inside and out.



Independent consultant verification

Encorp – Hazardous survey consultant, provide asbestos, lead, etc. reports for each site.

Garland – Roofing product representative assessed and reported roofing conditions at each site.



Natatorium

Renovate and convert existing swimming pool complex into a multi-use facility



Robert Frost

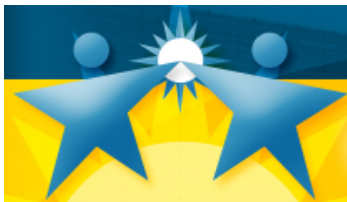
We included a standard modernization for Robert Frost as part of this assessment.



Balance of Fields

Increment 2 balance of fields in assessment

- New Synthetic Soccer Field
- New Practice Field
- Tennis Court
- Storm Drain
- New Bleachers
- New Maintenance/Equipment Storage Building
- Softball Field
- Shot Put & Discuss
- Baseball Field



Example of work included in needs assessment

- FINISHES
- ROOFING
- LIGHTING
- ADA UPGRADES
- DRINKING FOUNTAINS
- TECHNOLOGY UPGRADES
- WINDOWS
- LANDSCAPING
- PLAYGROUND AREAS
- CONCRETE/ASPHALT REPLACEMENT AND REPAIRS
- SITE DRAINAGE IMPROVEMENTS
- HAZARDOUS MATERIALS REMOVAL



Lessons Learned & future planning

Planning costs for A/E's

Geotech

DSA

Escalation

Insurance

Contingency for unforeseen items

