

SAFETY/SECURITY
COLLABORATION/
FLEXIBILITY
* TECHNOLOGY
COMMUNITY
AESTHETICS
OUTDOOR LEARN.
SUSTAINABILITY
ACCOUNTABILITY

FACILITIES MASTER PLAN

Board Workshop

June 4, 2018

Agenda

- 5 min** **Introduction**
- 5 min** **District Wide Activities**
- 10 min** **Site Specific Activities**
Exercise: Refining Shared Priorities
- 55 min** **Draft Master Plans, Faculty Housing and District Office**
Exercise: Share Site-Specific and District-Wide Feedback
- 10 min** **Rough Order of Magnitude Costs**
- 5 min** **Next Steps**

Purpose of the Master Plan

Master Plan Process

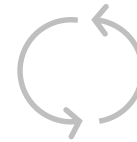
1

Coordinate
Information



2

Illustrate
Campus Visions



3

Evaluate
ROM Costs

Current Status

Facilities Assessments
Code Requirements
Community Priorities

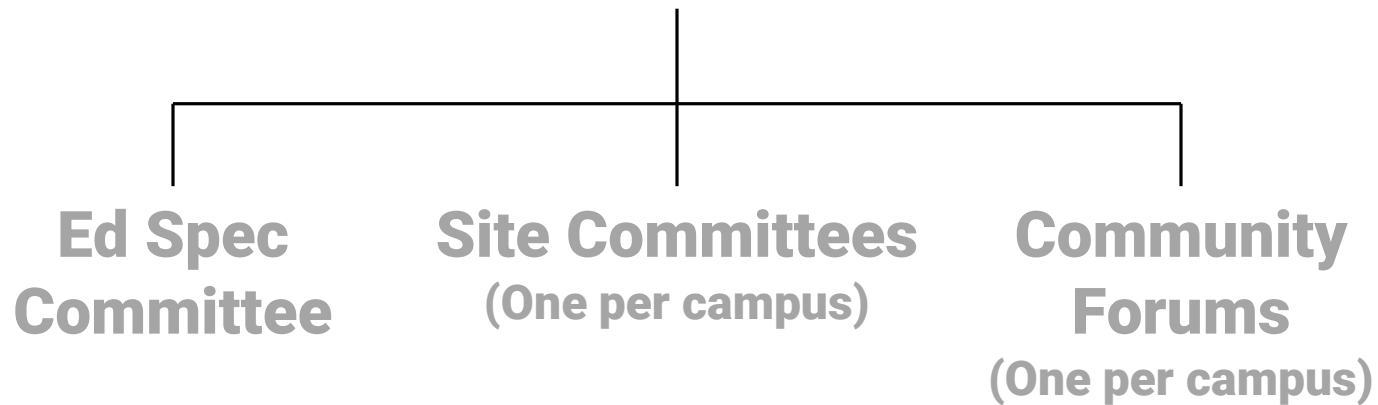
Future Use

Educational Specifications



District Wide Activities

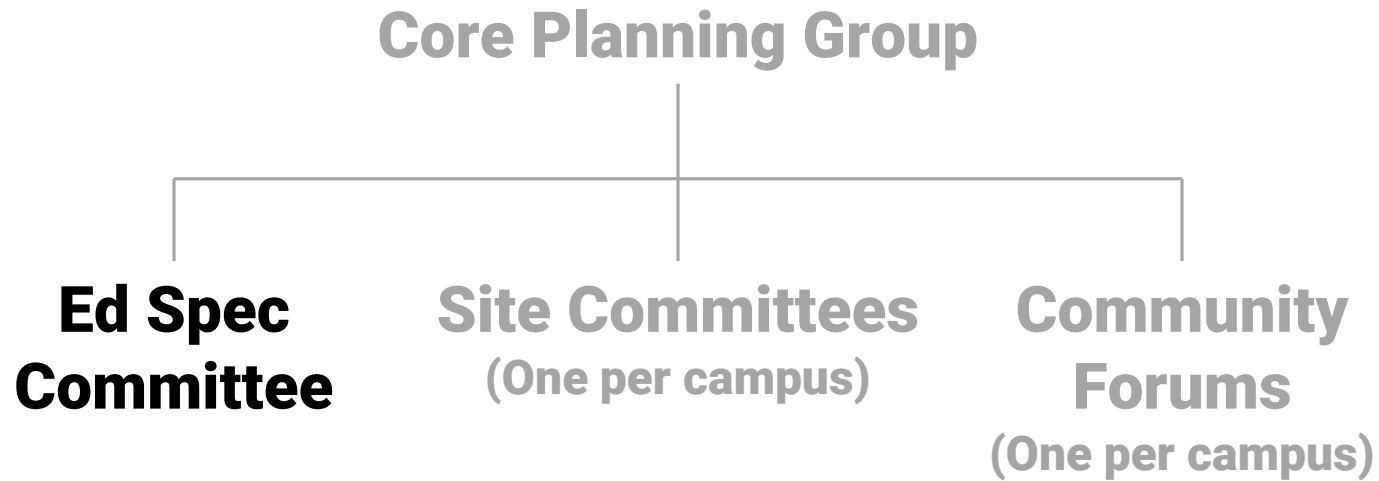
Core Planning Group



Core Planning Group

Master Plan Guiding Principles

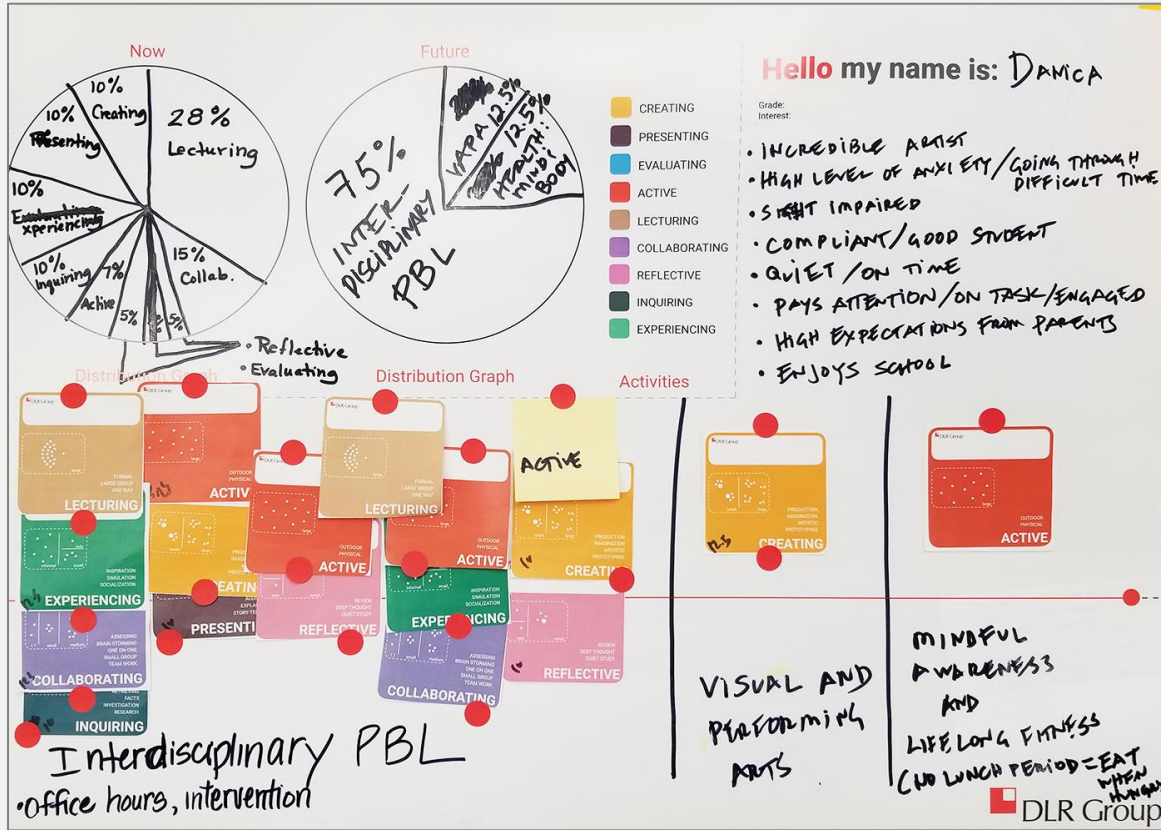
1. Inclusivity
2. Equity
3. Student Centered Accountability
4. Partnerships
5. Innovation





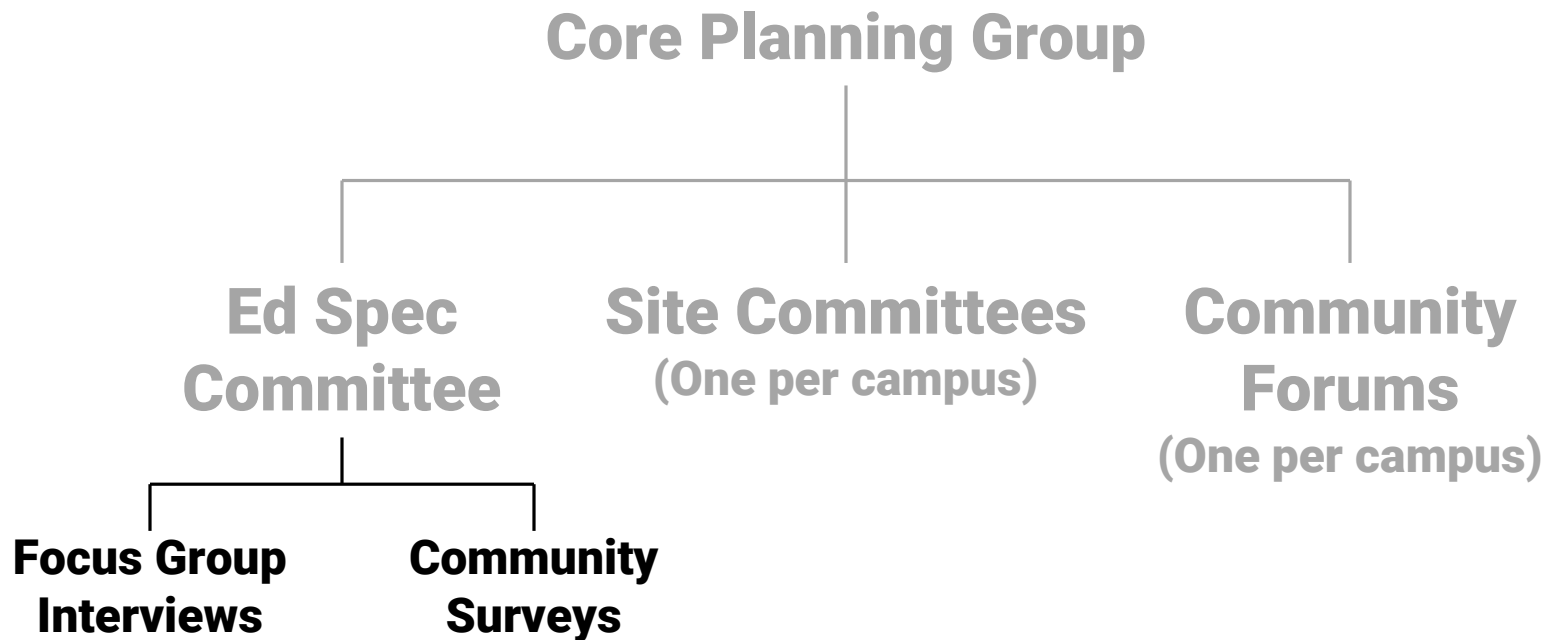
JANUARY 5

Ed Specs Workshop



JANUARY 5

Ed Specs Workshop





Qualitative Interviews

Vanessa San-Martin
Kathryn O'Brien
Tom Salter
Steve Siegal
Angela Gray
Lisa Michel
Kim Indelicato
David Stout
Asuncion Romo

Culver City USD Community Forum Survey

English https://dlrgroup.co1.qualtrics.com/jfe/form/SV_cGB2sw5wv1uVP5b

Spanish https://dlrgroup.co1.qualtrics.com/jfe/form/SV_5urJC3CE26zDxDn



Community Input

It was vital to reach out to the community and hear directly from parents about their vision for the schools.

Online Survey Question #1

1. The following list of items were developed by the site committee appointed for Cornerstone at Pedregal Elementary School. These are items that will be addressed in the master plan for this campus. Please select the **five** that you would consider most important. The purpose of this exercise is to assist us with identifying the priorities for this campus.

Select exactly 5 items. Selecting more than 5 (or less than 5) will result in an error.

- Modernize or repair existing campus buildings
- Provide additional meeting spaces on campus
- Improve parking and drop-off
- Remove portable classrooms and replace with permanent construction
- Provide indoor/outdoor learning spaces directly connected to classrooms and around the tree grove
- Provide larger administration building
- Construct new multi-purpose building large enough to include Physical Education activities



Culver City USD Community Forum Survey

Understanding the Numbers

A clear majority (70%+) of participants believe...

- the **school facilities should be a role model for environmental stewardship** for the community
- the **school facilities should be a teaching tool for students** (monitoring building energy usage with access to monitoring software)
- the **facilities need updating and modernization** to support future ready learning.
- the facilities need repair and maintenance

Culver City USD Community Forum Survey

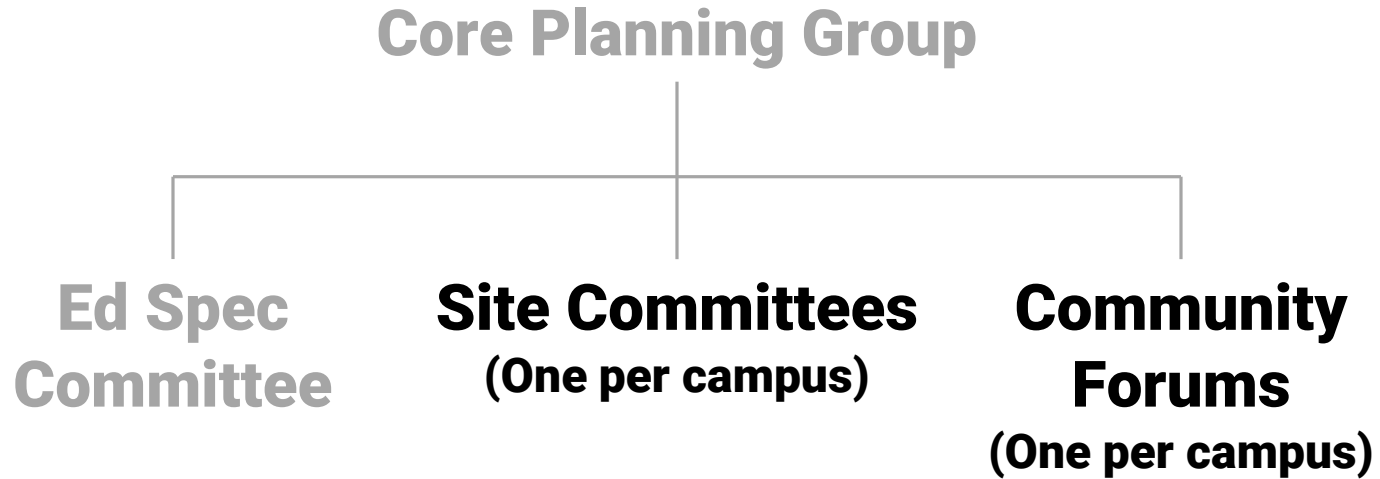
Understanding the Numbers

Around 66% of participants believe...

- on some level, the **facility supports school safety**
- with respect to the most important **CCUSD programs in the future, college prep classes are the most important.** Classes focused on Fine Arts, Personalized/flexible learning, and Courses for Career Pathways, were thought to be 2nd important for future programs.

Around 50% of participants believe...

- beyond core academics, **Fine Arts** (Music, Drama, Art) are the **most valued programs.** STEAM related programs (coding, Robotics, Construction) were valued 2nd most, followed closely by programs focused on foreign languages.
- the facilities are in “good shape”.
- the **traffic patterns** for pickup and drop off are **unsafe and do not work well.**
- the **most important elements in the future** for CCUSD schools will be **Educational Programming,** with a close 40% of participants also agreeing available technology will be important in the future.



Site Specific Activities

Example

El Marino Elementary School

Facility Condition Assessment

In Partnership with M&O Staff

Facilities Conditions

- Site Improvements
- Architecture and Structure
- Building Systems
- Interior Spaces
- Furniture, Fixtures & Equipment
- Other Structures and Improvements

Energy/Sustainability Assessment

- New code requirements

Educational Adequacy

- Parity and Equity
- California Department of Education



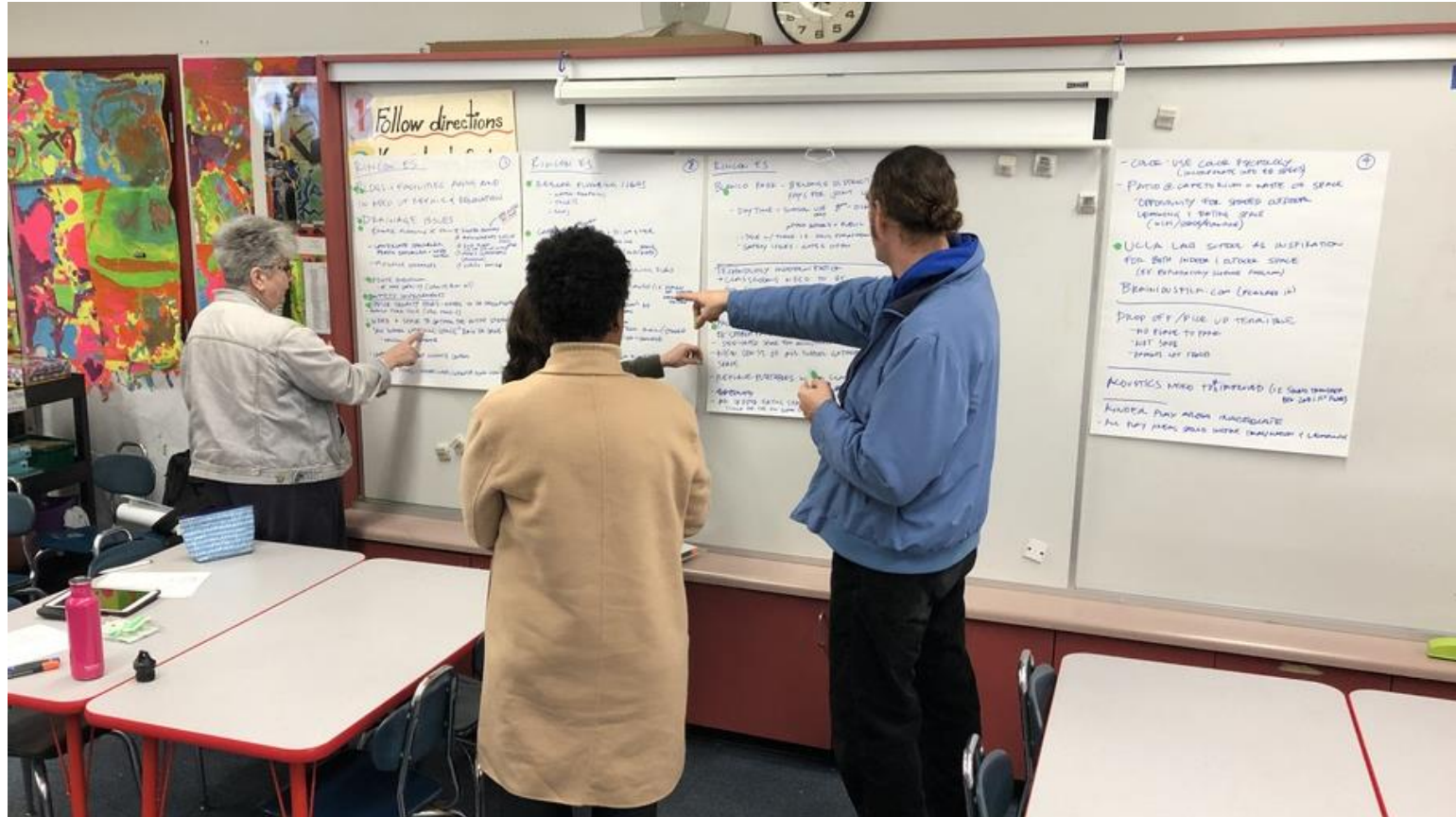
Facility Condition Assessment

Primary Components	District	El Rincon Elementary School
Site Utilities Includes underground utilities, such as domestic water, sanitary waste, storm water, natural gas and electrical service.	C	C Near the median of its life cycle. Requires corrective actions with some urgency.
Site Improvements Includes paving, grading, parking, fields, bleachers, swimming pools, landscaping and irrigation.	C	C Near the median of its life cycle. Requires corrective actions with some urgency.
Architecture Includes exterior walls and finishes, roofs and drainage, and doors and windows.	C	C Near the median of its life cycle. Requires corrective actions with some urgency.
Building Systems Includes HVAC equipment, plumbing systems and fixtures, electrical, fire alarm, and lighting fixtures.	C	C+ Near the median of its life cycle. Requires corrective actions with some urgency.
Interior Finishes Includes interior wall, floor and ceiling finishes, as well as interior doors and windows.	C-	D+ Near the end of its life cycle. Requires immediate attention.
Furnishings, Fixtures & Equipment Includes casework, marker boards, screens, projectors, theater accessories, shelving, bleachers, and kitchen equipment.	C	C Near the median of its life cycle. Requires corrective actions with some urgency.
Other Structures & Improvements Includes site fencing, signage, accessibility/code compliance, life-safety components and portables.	C+	B Within the first third of its life cycle. Requires corrective actions but not urgent.
Security Assessment Includes perimeter fencing, camera coverage, office security, gates, access control, locks and intrusion alarms.	D+	D+ Near the end of its life cycle. Requires immediate attention.
Weighted Average	C	C

Example
El Rincon ES

Site Committee Meeting

Example
El Rincon ES



Site Committee Meeting

Example
El Rincon ES

RINCON ES ①

• BLDGS + FACILITIES AGING AND IN NEED OF REPAIR = RENOVATION

• DRAINAGE ISSUES

EXAMPLE: FLOODING AT HALL

- KINDER HALLWAY
- MAIN WALKWAY OUTSIDE MAIN
- 2ND FLOOR (CITE THE ONLY ONE ON CAMPUS OFFICE)
- VARIOUS CLASSROOMS (FLOODING)
- NURSES OFFICE

SEE NOTE ON MAP

- LANDSCAPE SPRINKLER HEADS DAMAGED = WASTE WATER
- MAINLINE STOPPAGES

• UPDATE ELECTRICAL - AT MAX CAPACITY (CIRCUITS BLOW OUT)

• SAFETY IMPROVEMENTS

- OFFICE SECURITY ISSUES - NEEDS TO BE RECONFIGURED
- BLANCO PARK ISSUE (SEE PAGE 2)
- NEED A SPACE TO GATHER THE ENTIRE STUDENT BODY
- "ALL SCHOOL GATHERING SPACE" RAIN DR SHINE
 - STAGGERED PERFORMANCE
- CAFETERIA DM - NEEDS CLIMATE CONTROL
- INSECT ISSUES - ROACHES, WASPS, SILVERFISH, BLACK WIDOW SPIDERS

RINCON ES ②

- REGULAR PLUMBING ISSUES
 - WATER FOUNTAINS
 - TOILETS
 - SINKS
- CAFETERIA / KITCHEN AREA = DISASTER
 - CEILING TILES FALLING
 - FLOOR TILES MISSING (OLD/DIRTY) STAINS
- CLASSROOMS MISSING CEILING TILES
- CABINETS NEED HARDWARE REPLACED (I.F. DILAPIDATED NOT WORKING DAMAGED FINISHED)
- BLINDS IN CLASSROOMS THAT CAN BE REPAIRED (OR UPGRADED)
- MORE STORAGE NEEDED
 - CLASSROOMS
 - ADMIN
 - CUSTODIAL
- BACKPACKS NOT PROTECTED FROM RAIN (STORED OUTSIDE THEN NEED TO BRING INSIDE = CRAMPED)
- CARPET - OLD/DAMAGED FROM FLOODING STAINED
- TRASH BLOWS IN FROM BLANCO PARK INTO CAMPUS

RINCON ES ③

• BLANCO PARK - BELONGS DISTRICT, CITY PAYS FOR JOINT USE.

- DAY TIME = SCHOOL USE 8⁰⁰ - DISMISSAL ONLY
- AFTER SCHOOLS = PUBLIC
- ISSUE W/ TRASH I.E. DRUG PARAPHERNELIA
- SAFETY ISSUES - GATES OPEN

TECHNOLOGY MODERNIZATION

- CLASSROOMS NEED TO BE WIRED FOR SOUND
 - SPEAKERS (DO A LOT OF INTERACTIVE WORK)
- WIRELESS

SPACE IS AN ISSUE (CAMPUS HAS OUTGROWN ITS ORIGINAL CAPACITY)

- EX: SPEECH PATHOLOGIST + O.T. SHARE A CLOSET @ 540 STUDENT (UNAPPORTIONED)
- DEDICATED SPACE FOR MUSIC/PERFORMANCE (NOT CAFETERIA)
- NEW CONST. OF ALL SCHOOL GATHERING INDOOR SPACE
- REPLACE PORTABLES W/ NEW CLASSROOMS
- ~~REPAIR~~ STAGGERED LUNCHES 11⁴⁰ - 1³⁰
 - 5-6
 - 3 PERIODS WOULD BE IDEAL
- AN INDOOR EATING SPACE (COULD BE THE ALL SCHOOL GATHERING SPACE)

Example El Rincon ES

Outside-In

1. Drop-off / Pick-up

- Loading distance is too short. Bi-directional traffic flow chaotic. Lack of valets / parent volunteers.
- Drop off loop length is too short given the population and no valets
- Parents double park in drop off loop blocking the flow.
- Parents drop off at front side, instead of loading and block the street.

2. Perimeter Security and Access

- Current hardware is problematic. Keypads/cards are strongly desired.
- In case of emergency, gates are not wide enough for school population to exit safely

3. Staff Parking

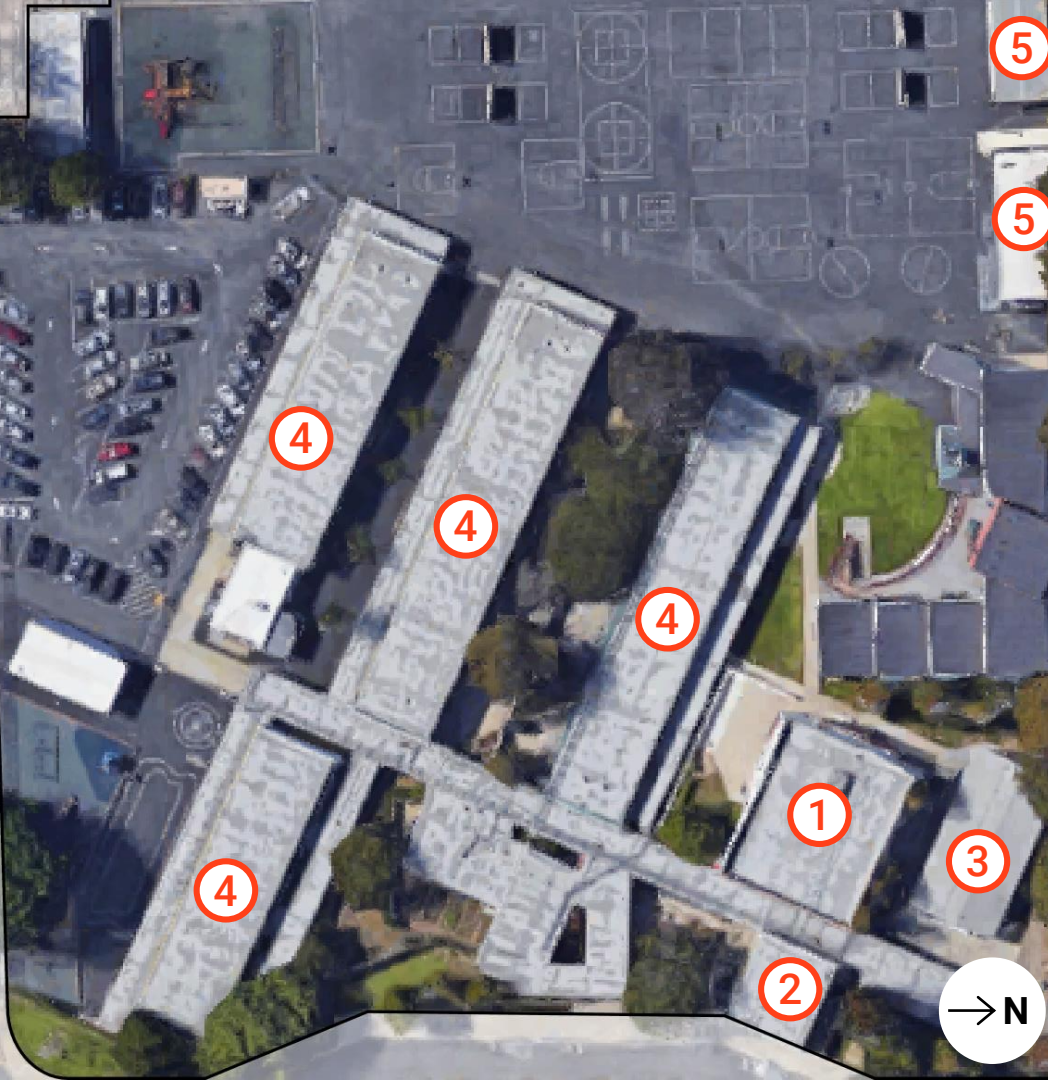
- Inadequate. As aides increase (inclusionary practices), situation will only worsen. Need 70-75 parking spaces for school staff



Example El Rincon ES

Inside-Out

1. Cafeteria
 - Poor condition. Lacks HVAC, cannot be repaired.
 - There is no space to store custodial equipment
2. Kitchen
 - Poor condition, needs modernization.
3. Library
 - Poor condition. Lacks sink.
4. Classroom Buildings
 - Poor condition.
 - Most overhangs do not function to protect from the elements, and all blinds need to be replaced
 - Classrooms need renovations to make them future ready.
5. Portable Classrooms
 - Replace portables with permanent construction.
6. OT And Speech Pathologist
 - Need an office in Admin. They currently work out of a stage storage closet in MPR



Summary

All Schools

Site Committees and Community Forums identified priorities that are shared across multiple or all campuses:

Outside-In

- Improve Drop-off / Pick-up
- Improve Pedestrian and Bike Approach
- Expand Staff Parking
- Improve Perimeter Security and Access
- Improve Safety and Supervision
- Improve Outdoor Play and Fields
- Expand Outdoor Dining
- Expand Outdoor Gathering
- Expand Outdoor Learning

Inside-Out

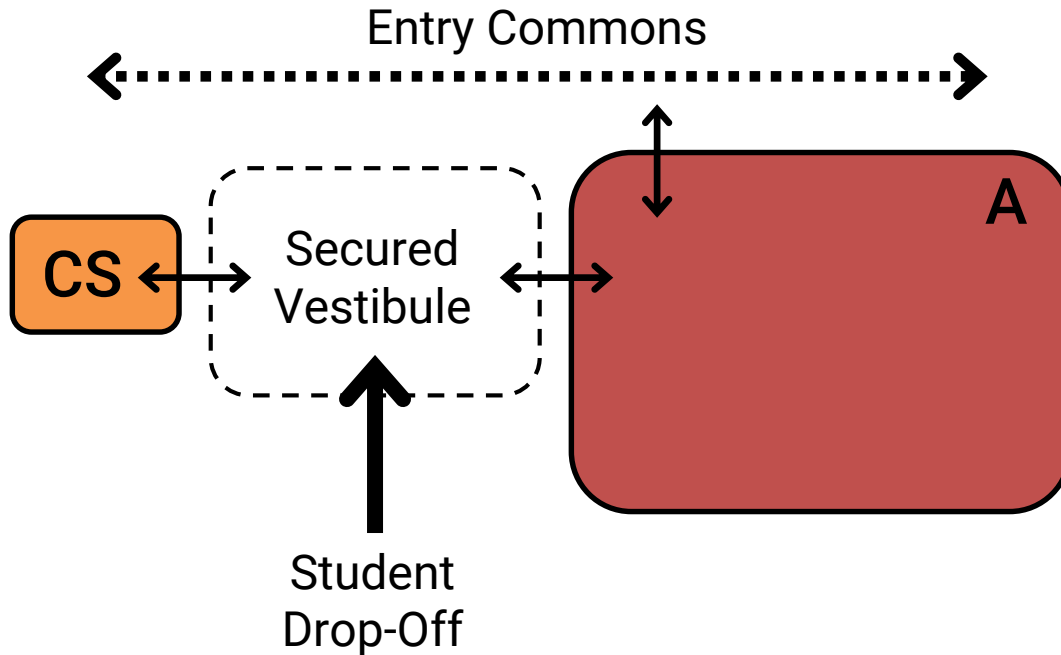
- Improve Reception and Admin
- Expand Cafeteria and Kitchen
- Add All School Assembly
- Improve Indoor Gym
- Replace Portables
- Improve Classroom Buildings
- Improve Preschool Program
- Improve Morning and After Care
- Expand Student Support Services
- Expand Family Support Services
- Expand Teacher and Staff Support

Two examples

**Improve Reception and Admin
Improve Classroom Buildings**

Example

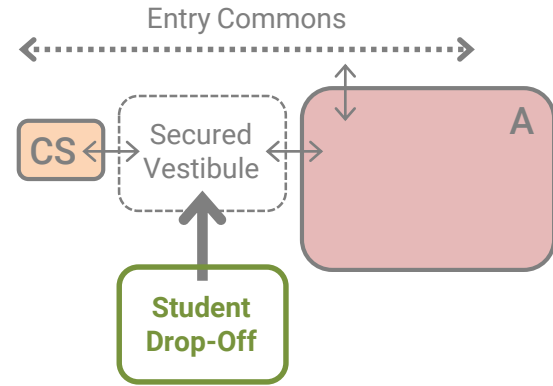
Improve Reception and Admin



**Community
Welcome
Center**



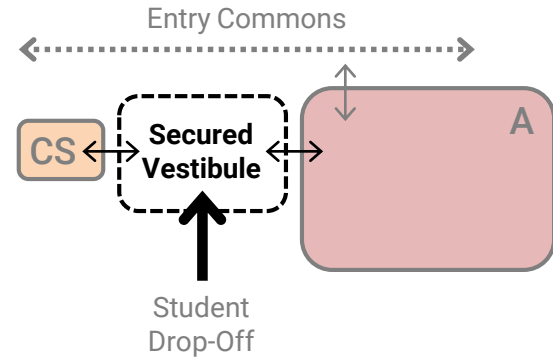
Community Welcome Center



Outdoor Gathering



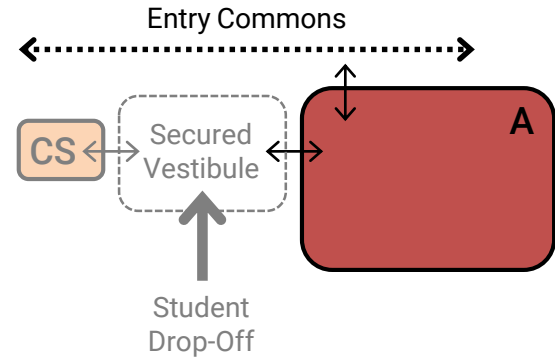
Community Welcome Center



Secured Vestibule



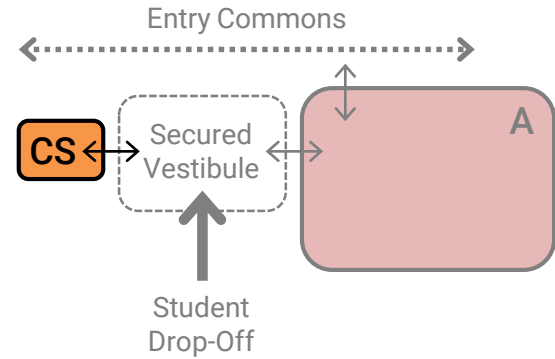
Community Welcome Center



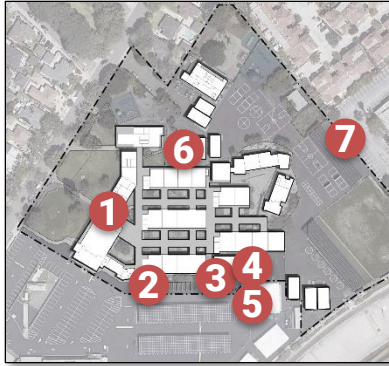
Welcome Area



Community Welcome Center



Community Space



Current Design

Campus is open to the public before and after school. There are too many access points.

Safety and Security

Supervision is difficult, parents and public are able to access campus during school hours.

Teacher Wellbeing

Morning interruptions, limited prep time.



Proposed Design

Campus access is limited to a series of control points before, during and after school.

Safety and Security

Challenging with number of access points.

Teacher Wellbeing

More prep time.

Student Wellbeing

Morning greeting starts the day, staff check in with students' social emotional wellbeing.

Example

Improve Classroom Buildings

Teaching an old building new tricks

1

Refresh

Carpet, paint, ceilings.
Air, light and temperature.
Safety and security.

2

Expand

Direct connection.
Easy supervision.
Power, water and WIFI.

3

Support

Flexible furniture.
Tools and technology.
Shade.

4

Connect

Team teaching.
Interdisciplinary and extended projects.

EXERCISE

Refining Shared Priorities

5 Minutes

SHARED PRIORITIES

What items are mission critical?

5 Minutes

SHARED PRIORITIES

What did we miss, if anything?

5 Minutes

SHARED PRIORITIES

Outside-In

- Improve Drop-off / Pick-up
- Improve Pedestrian and Bike Approach
- Expand Staff Parking
- Improve Perimeter Security and Access
- Improve Safety and Supervision
- Improve Outdoor Play and Fields
- Expand Outdoor Dining
- Expand Outdoor Gathering
- Expand Outdoor Learning

Inside-Out

- Improve Reception and Admin
- Expand Cafeteria and Kitchen
- Add All School Assembly
- Improve Indoor Gym
- Replace Portables
- Improve Classroom Buildings
- Improve Preschool Program
- Improve Morning and After Care
- Expand Student Support Services
- Expand Family Support Services
- Expand Teacher and Staff Support

Draft Master Plans

Order of presentation

El Marino Elementary School

El Rincon Elementary School

Farragut Elementary School

Office of Child Development Campus

La Ballona Elementary School

Linwood E. Howe Elementary School

Culver City Middle School

Culver City High School

Culver City Park School

Emphasis on draft

These are works in progress

- The designs are not final
- Your feedback is critical

Please save questions and feedback for the end.

Part 1

After each campus master plan, write down your feedback.

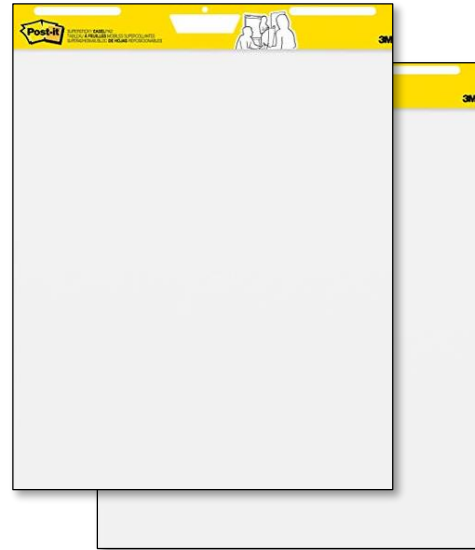
2 min per campus



Part 2

After sharing all of the campuses, we will discuss both campus-specific and district-wide feedback.

20 min



El Marino Elementary School

DRAFT MASTER PLAN

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/
LANDSCAPE

Access to Nature

New 1-Story Admin Building

New 2-Story Classroom Building

New Cafeteria and Kitchen

Pre-K
K

Outdoor Dining

Modernized Play Area

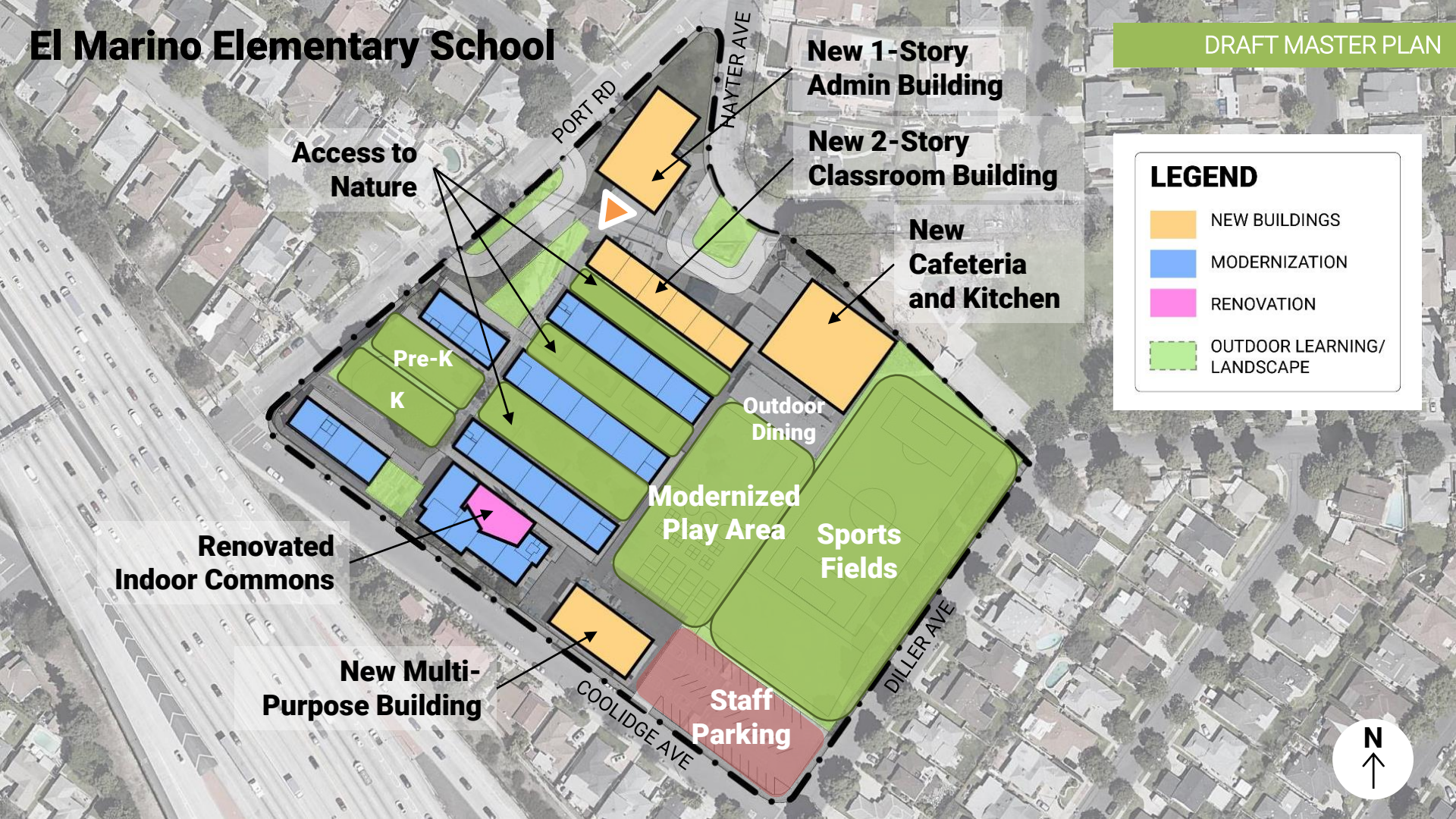
Sports Fields

Renovated Indoor Commons

New Multi-Purpose Building

Staff Parking

N
↑



2 min

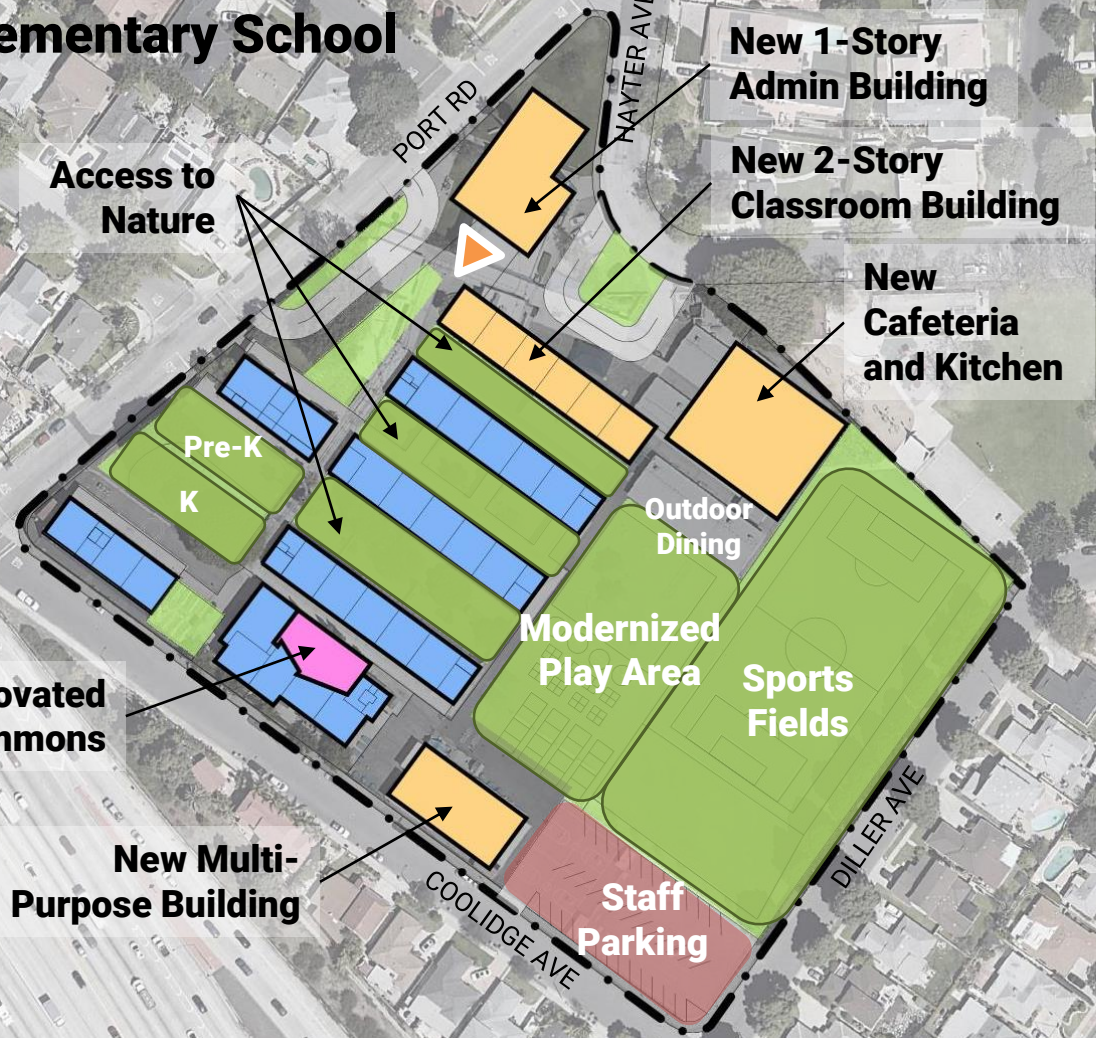
Write-down your feedback

El Marino Elementary School

DRAFT MASTER PLAN

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE



El Rincon Elementary School

DRAFT MASTER PLAN

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE



New 2-Story Classroom Building

New Multi-Purpose Building

New Play Area

Outdoor Learning

Cafe

Outdoor Dining

Pre-K

Staff and Visitor Parking

K

OVERLAND AVE

New 2-Story Building

New 1-Story Admin Building

SAWTELLE BLVD



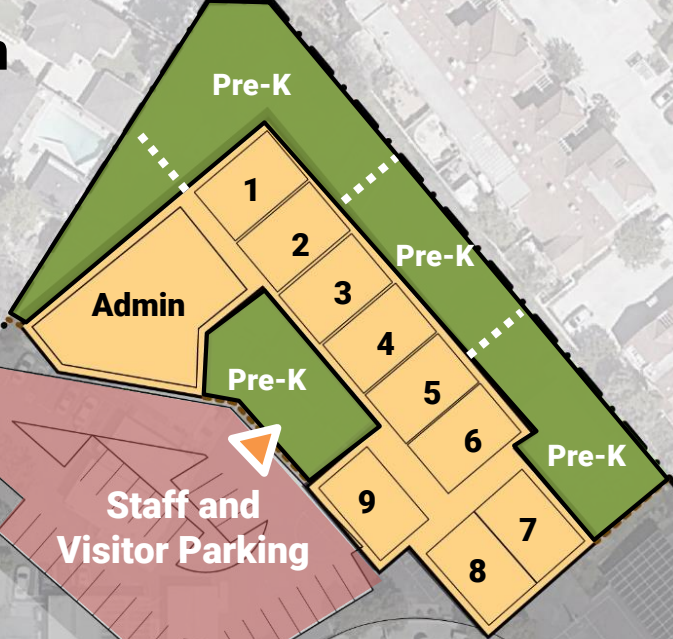
Center For Early Education

DRAFT MASTER PLAN

FARRAGUT DR

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE

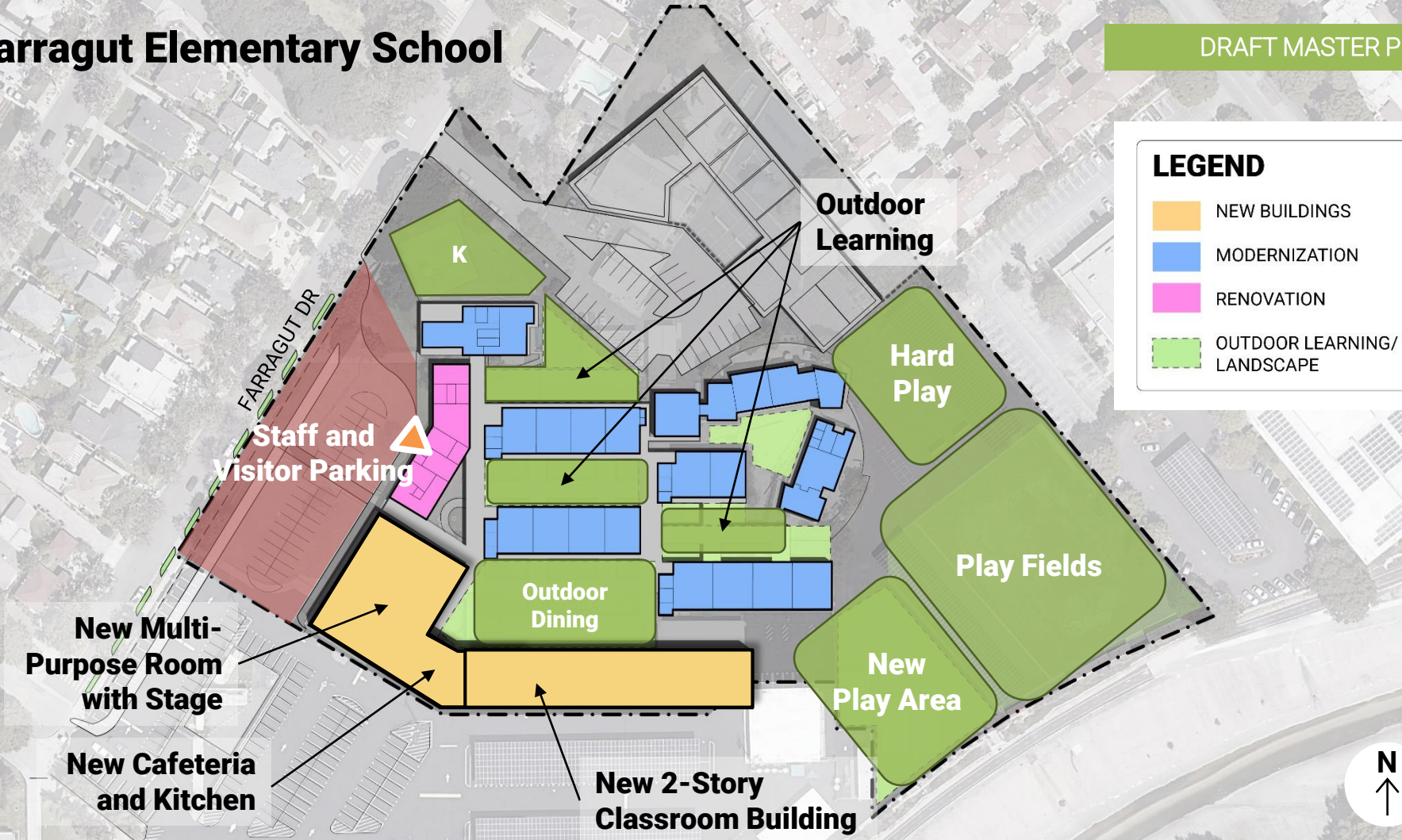


Farragut Elementary School

DRAFT MASTER PLAN

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE



FARRAGUT DR

K

Outdoor Learning

Staff and Visitor Parking

Hard Play

Play Fields

New Multi-Purpose Room with Stage

Outdoor Dining

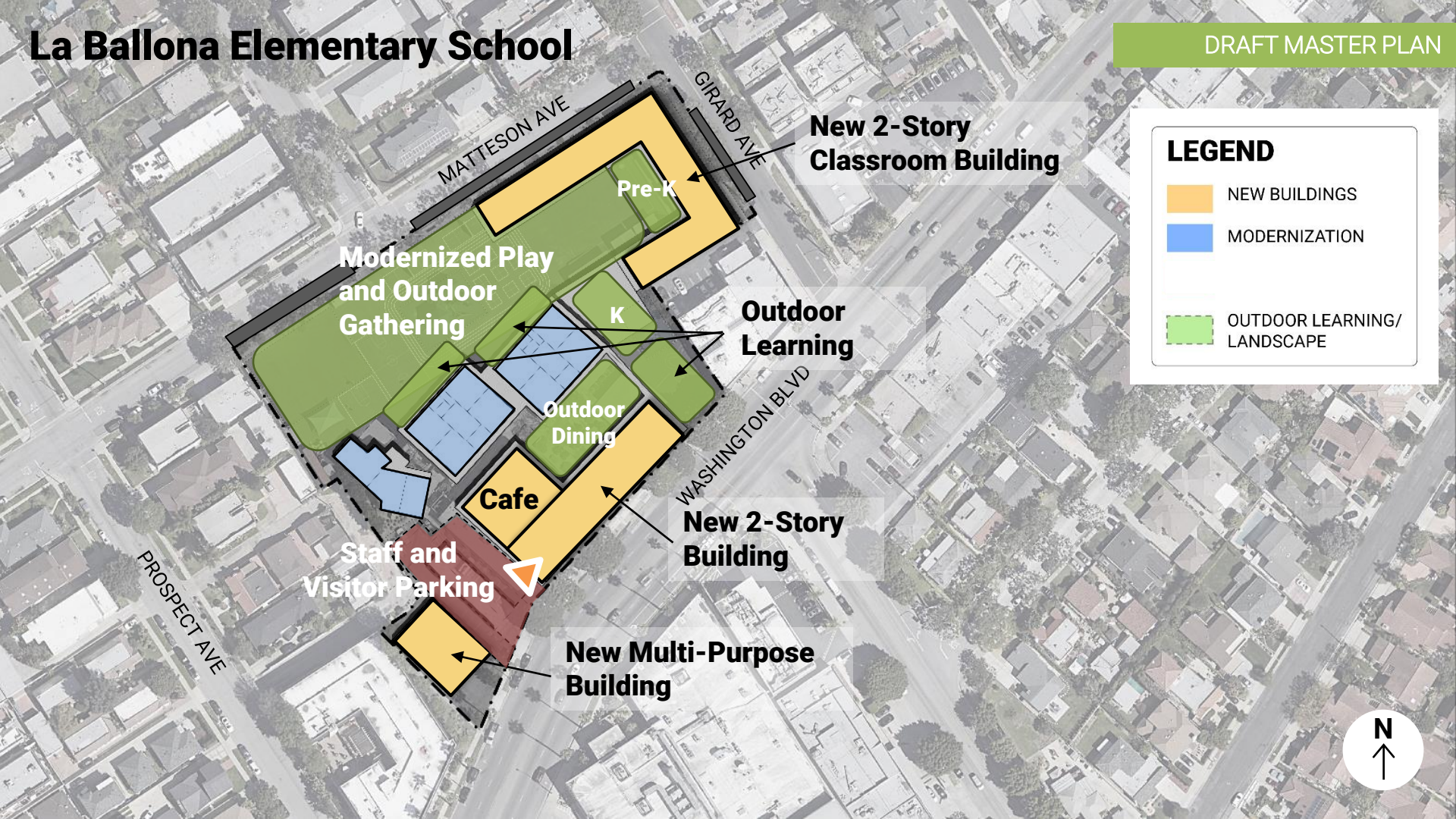
New Play Area

New Cafeteria and Kitchen

New 2-Story Classroom Building



La Ballona Elementary School



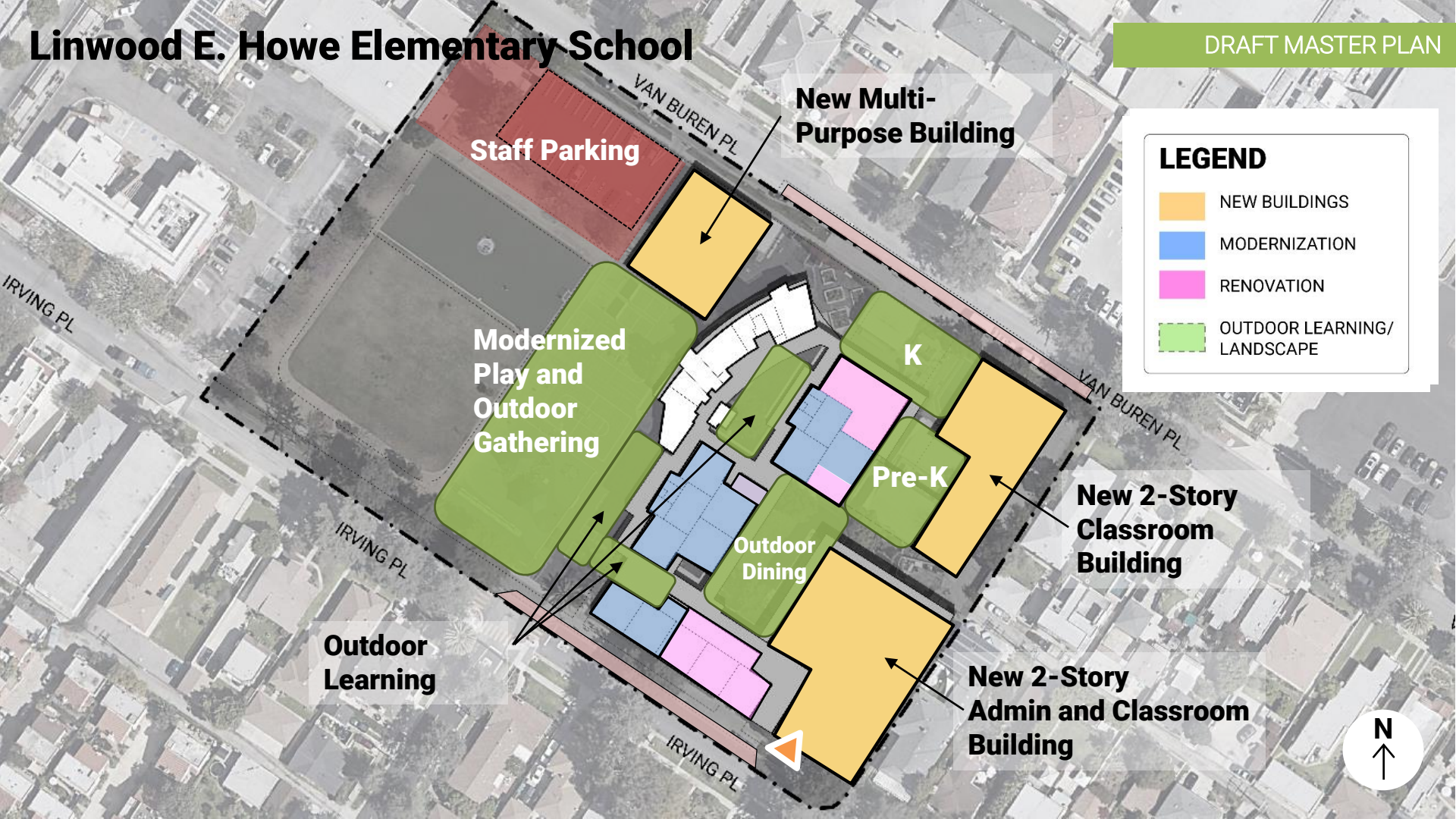
LEGEND

-  NEW BUILDINGS
-  MODERNIZATION
-  OUTDOOR LEARNING/ LANDSCAPE



Linwood E. Howe Elementary School

DRAFT MASTER PLAN



LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE

Staff Parking

New Multi-Purpose Building

Modernized Play and Outdoor Gathering

K

Pre-K

New 2-Story Classroom Building

Outdoor Dining

Outdoor Learning

New 2-Story Admin and Classroom Building



Culver City Middle School

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE

New 2-Story Classroom Building

New Indoor Athletic Center

Admin + Robotics Classroom

Staff and Visitor Parking

Parent Welcome Center

Play Fields

Outdoor Learning

Outdoor Play

Outdoor Learning

Outdoor Learning

Cafe

Student Hub

Outdoor Learning

Outdoor Learning



Culver Park High School

DRAFT MASTER PLAN

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/
LANDSCAPE

Outdoor Learning

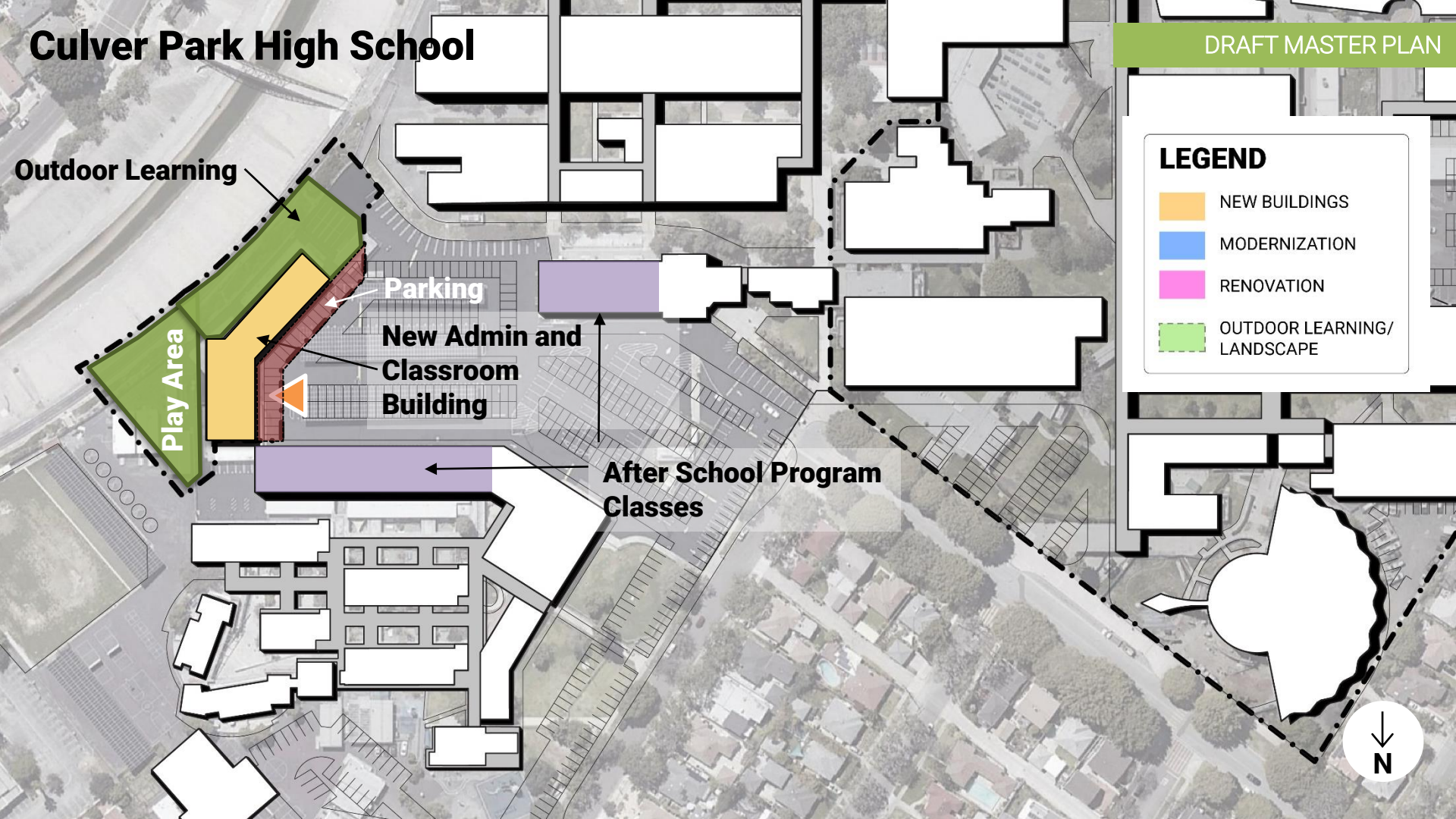
Play Area

Parking

New Admin and
Classroom
Building

After School Program
Classes

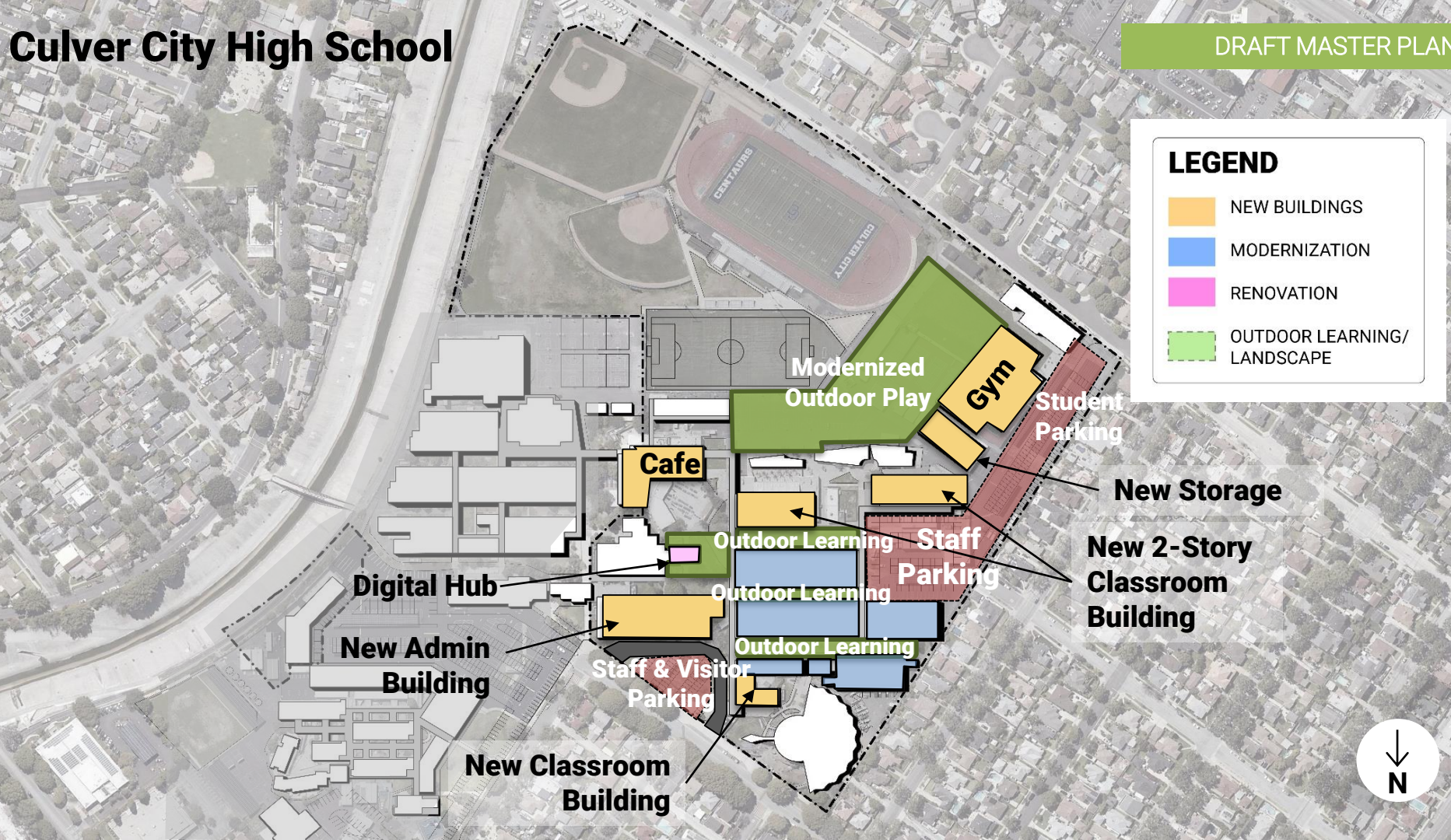
N



Culver City High School

LEGEND

- NEW BUILDINGS
- MODERNIZATION
- RENOVATION
- OUTDOOR LEARNING/ LANDSCAPE



Non-Academic Facilities

- Faculty Housing
(On Site of Existing District Offices)
- New District Offices
(On Site of Former Natatorium)

Faculty Housing Test Fit

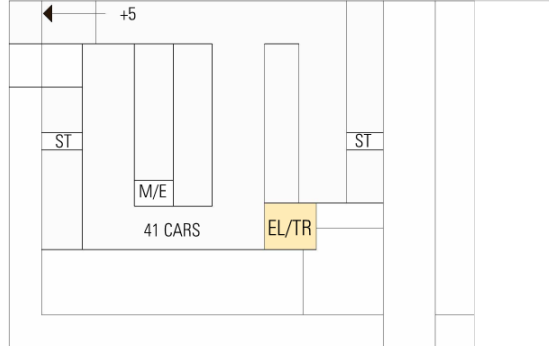
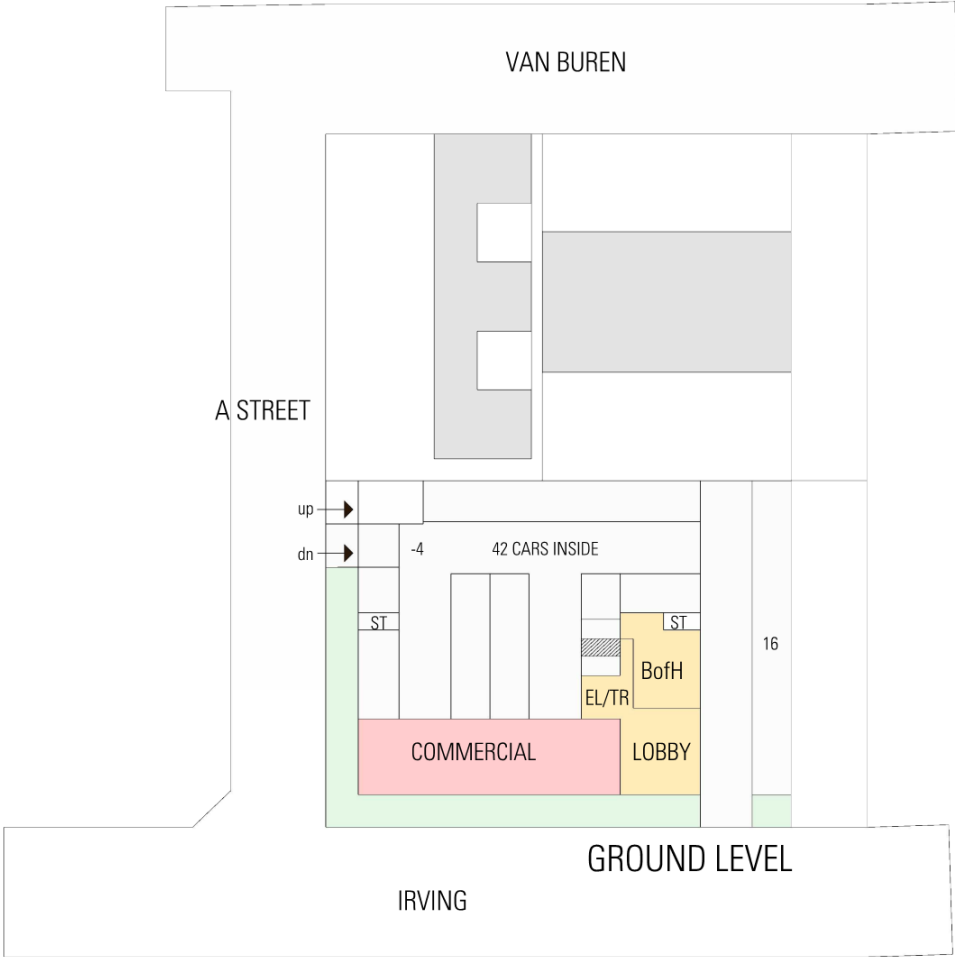
Site Information

Zoning: CD - Commercial Downtown
 General Plan: Medium Density MultiFamily
 Density: 29 du/ac*
 Height Limit: 56'
 Setbacks:
 Front: 15'
 Rear: 0' when adjacent to non-residential

Minimum residential areas:
 Studio: 500 gsf
 1 Br. 700 gsf
 2 br. 900 gsf

Parking:
 Studio & 1 br: 1 space per unit
 2 br: 2 spaces per unit

* The parcel is 3.4408 ac. - $3.44/29 = 99.76$ units



MEZZANINE

Design Principles

Existing District Office - 22,500 S.F.
Replace all District Office S.F.
Add an Additional 7,000 S.F. Community Room
Existing Electrical Yard must remain in place

Garage remains on grade
Parking Spot - 200 S.F. (20' x 10')
74 Spots in garage
28 Spots remain in front
2 less for improved circulation
102 Total Parking Spots

District Office is on Second Level
Community Room is on Second Level
Second Level is 29,000 S.F.
Main Entry space on first floor is 1,350 S.F.



EXERCISE

Share Site-Specific and District-Wide Feedback

25 Minutes

Rough Order of Magnitude Costs

Academic Facilities

	Center for Early Education	El Marino Elementary School	El Rincon Elementary School	Farragut Elementary School	La Ballona Elementary School	Linwood E. Howe Elementary School	Culver City Middle School	Culver City High School	Culver City Park School
Hard Costs	\$8,765,539	\$30,579,336	\$22,598,860	\$27,510,603	\$23,223,267	\$27,704,912	\$45,415,025	\$91,359,952	\$5,732,816
Soft Costs	\$1,599,520	\$4,315,314	\$3,327,852	\$3,956,378	\$3,239,025	\$3,791,639	\$6,093,953	\$12,066,794	\$1,175,266
Escalation	\$1,945,380	\$6,549,248	\$4,866,089	\$5,905,921	\$4,966,610	\$5,911,471	\$9,667,530	\$19,411,784	\$1,296,552
Immediate	\$84,165	\$399,595	\$210,444	\$1,074,919	\$423,255	\$16,097	\$495,482	\$5,508,688	\$830,232
Contingency	\$1,377,178	\$4,649,277	\$3,444,805	\$4,271,980	\$3,539,129	\$4,158,235	\$6,852,443	\$14,260,802	\$1,003,874
Total	\$13,771,781	\$46,492,770	\$34,448,050	\$42,719,802	\$35,391,285	\$41,582,354	\$68,524,433	\$142,608,019	\$10,038,741

Non-Academic Facilities

	New Faculty Housing	New District Offices and Parking
Hard Costs	\$32,802,000	\$22,210,000
Soft Costs	\$3,280,200	\$2,221,000
Escalation	\$7,468,662	\$5,044,269
Contingency	\$3,608,220	\$2,443,100
Total	\$47,159,082	\$31,918,369

Total

	Rough Order of Magnitude Costs
Academic Facilities	\$435,577,235
Non-Academic Facilities	\$79,077,451
Total	\$514,654,686

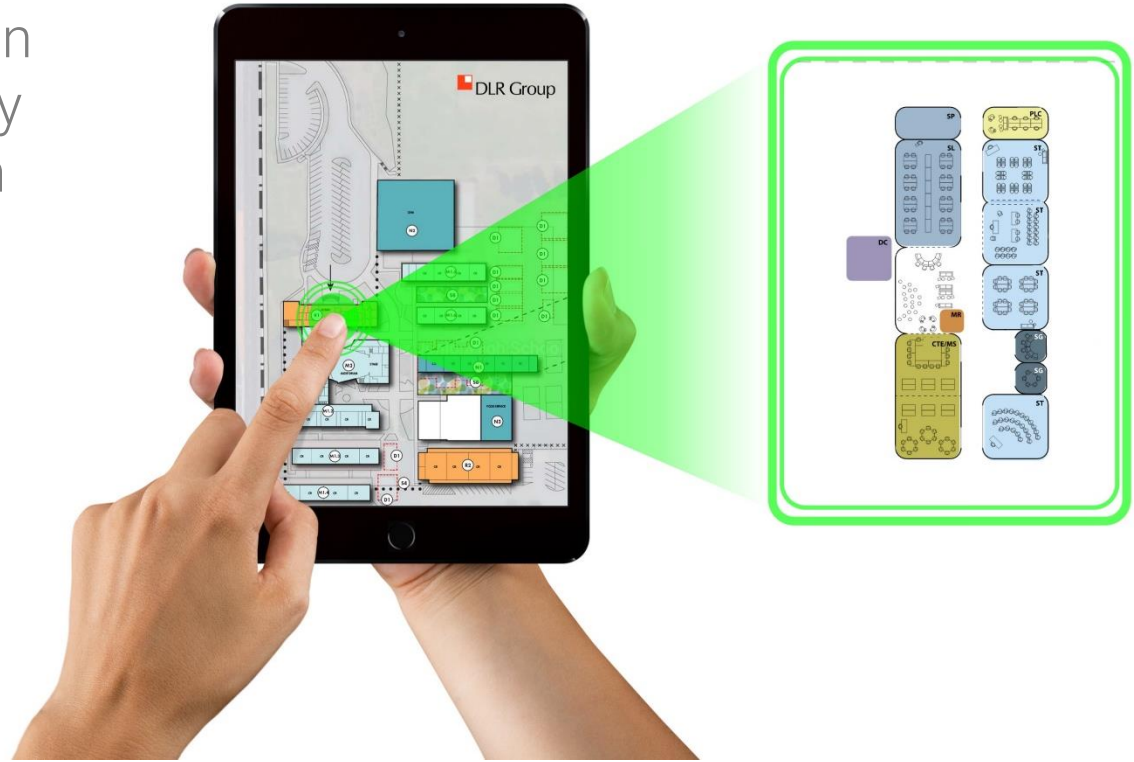
Next Steps

1. Board Workshop / Feedback
2. Site Committee Meetings (after Community Input)
3. Remaining Focus Group Interviews
4. Finalize Master Plan Website
5. Integrated Energy Master Plan
6. Board Acceptance of Master Plan

www.ccusdfutureready.org

Ed Specs Update

Each master plan connects directly with concepts in the Educational Specifications



Ed Specs Update

Concepts are expressed in visual diagrams and descriptive copy



Learning Neighborhood Component Maker Space

1,200 / 1,300 / 1,600 NSF

Maker Spaces provide a flexible space for messy project creation, low-intensity science labs, experiential learning and/or curricula needing specific equipment or access to water and tools.

Considerations

- Provide additional mechanical and electrical services, more durable finishes and acoustical separation from other learning environments.
- Maker program requires a flexible location for a “teaching wall” to serve multiple furniture arrangements necessary for both whole group and small group work.
- Tables should be highly durable for project creation.

Q and A