PROGRAM DESIGN PACKAGE

CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY HIGH SCHOOL
April 11, 2025 | DLR GROUP

CULVER CITY
UNIFIED SCHOOL DISTRICT

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DLRGROUP

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Joshua Ocana - Teacher
Tony Spano - Teacher
Carlos Valverde - Teacher
Anna Daurio - Parent
Marc Naylor - Parent
Dorothy Crutcher - Parent

02 - Project Narrative

Culver City High School & Middle School Campus Renewal: A Vision for the Future

Culver City High School and Middle School have long stood as pillars of academic excellence and community pride. As we move into the next chapter of this campus's legacy, we envision a transformation that honors its rich history while creating a vibrant, sustainable, and dynamic environment that inspires curiosity, fosters learning, and prepares the leaders of tomorrow.

The introduction of three new buildings will serve as catalysts for this evolution—thoughtfully designed spaces that blur the boundaries between past and future, structure and imagination, tradition and innovation.

This architectural renewal is more than a series of new structures; it is a redefinition of the educational experience. It is about crafting spaces that shape how students engage with learning, each other, and the world around them. Through sustainable design strategies, intentional spatial planning, and a deep understanding of the student experience, this project will ensure that the campus becomes a model for educational environments in the 21st century.

Sustainability as a Foundation

Sustainability is not merely an added feature of this project; it is fundamental to its identity. The new buildings incorporate a range of passive and active design strategies to reduce the campus's carbon footprint and create a healthier environment for students and staff.

· Passive Design: Orientation and massing strategies maximize natural daylighting while minimizing heat gain. Operable windows and a cross-ventilation system ensure that classrooms remain comfortable without relying heavily on mechanical systems.

· Renewable Energy: Photovoltaic panels on rooftops will generate a significant portion of the campus's energy needs, while battery storage systems provide resilience during peak demand.

· Water Conservation: Rainwater harvesting systems and bioswales manage stormwater on-site through the use of new raised planter beds, supporting irrigation and reducing the burden on municipal systems.

· Material Selection: The use of low-embodied carbon materials, such as recycled content finishes, underscores the district's commitment to environmental responsibility.

These strategies not only reduce operational costs but also serve as educational tools—visible reminders of the school's sustainability mission and opportunities for hands-on learning about environmental stewardship.

Spaces for Learning, Spaces for Growth

The three new buildings are each uniquely designed to enhance the educational experience while maintaining a cohesive architectural language:

Culver City High School Additions:

The Three Story High School Building: The New Beacon of Learning

In the heart of Culver City, where tradition meets innovation, a new three-story building is poised to redefine the educational landscape of an existing, predominantly one-story campus. This addition is more than an architectural intervention; it is a statement of growth, sustainability, and vision for the future. Rising thoughtfully above its surroundings, the new structure will introduce dynamic classroom spaces bathed in natural daylight, offer panoramic views that connect students to their broader community, and set a new standard for environmentally responsible design.

Culver City Middle School Additions:

The Two Story Middle School Building: The New Learning Hub

In a campus characterized by its familiar, single-story landscape, a new two-story building emerges as a beacon of growth, curiosity, and sustainability. This thoughtfully designed addition redefines the educational environment, introducing a vertical element that not only maximizes available space but also enriches the student experience with new perspectives—both within the classroom and beyond. With an emphasis on natural daylight, environmental responsibility, and meaningful connections to the surrounding campus, the new structure is poised to become a dynamic centerpiece for learning and discovery.

The Middle School Gym: The New Backdrop for the Campus

The new middle school gymnasium is designed as a dynamic, light-filled hub for athletics, wellness, and community engagement. Positioned along the campus's edge, the gym overlooks the adjacent sports fields and the nearby river walk, creating a striking backdrop that connects indoor activity with the natural landscape beyond. The building's design maximizes natural daylight through clerestory windows and translucent panels, which bathe the courts in diffused sunlight while reducing the need for artificial lighting. Expansive glass along the south façade frames views of the sports fields, allowing athletes and spectators to feel connected to the greater campus energy. A sustainable ventilation system harnesses breezes for natural cooling, promoting comfort and energy efficiency. With its modern form and contextual materials, the gym stands as both a performance space for athletic excellence and a community anchor that celebrates movement, resilience, and the vibrant connection between campus life and the natural environment.

02 - Project Narrative

A Vertical Perspective: Connecting Students to Context

The decision to build vertically was driven by more than the need for space; it was inspired by a desire to give students a new perspective on their environment. From the upper floors, students will look beyond the campus grounds to the urban fabric of Culver City, with views stretching toward the Baldwin Hills, the bustling Culver City Arts District, and—on a clear day—the distant Pacific Ocean. This elevated vantage point serves as a metaphor for the school's mission: to elevate learning, broaden horizons, and encourage students to see themselves as part of a greater whole.

The architecture itself reflects this goal. Large, strategically placed windows frame these views while fostering a sense of connection between indoor learning environments and the surrounding city. The façade balances solid mass and transparency, ensuring optimal daylight penetration while minimizing glare and heat gain. On the ground level, the building's orientation and massing create shaded outdoor spaces for informal learning and social interaction.

Light as a Learning Tool

Natural daylight is more than a design feature here; it is an active participant in the educational experience. Each classroom is designed with large, high-performance windows and clerestories that invite abundant daylight while maintaining thermal comfort. Light shelves and automated shading systems diffuse direct sunlight, creating soft, even illumination that supports focus and reduces the need for artificial lighting during school hours.

Studies have shown that daylight enhances cognitive function, mood, and overall student performance. In this building, daylight is harnessed not just for energy efficiency but to support the well-being and curiosity of every student.

Sustainability as a Guiding Principle

As Culver City embraces a future of environmental responsibility, the new building stands as a testament to the school's commitment to sustainable design. The building envelope is optimized for energy efficiency, with insulated materials and high-performance glazing that reduce heat gain while maximizing natural light. A rooftop photovoltaic array provides renewable energy, offsetting a significant portion of the building's electricity consumption.

The structure also integrates passive ventilation strategies, utilizing operable windows and stack-effect ventilation shafts to circulate fresh air naturally. Rainwater is captured and redirected to irrigate the native, drought-tolerant landscaping surrounding the building. Inside, materials with low embodied carbon, recycled content, and non-toxic finishes ensure a healthy indoor environment.

A Legacy of Growth and Vision

The new three-story building respects the scale and character of the existing campus while boldly signaling its future. Its design honors the legacy of Culver City's educational institutions while creating spaces that inspire innovation, collaboration, and environmental stewardship.

As students ascend to new heights—both physically and intellectually—they will find themselves in an environment that not only supports their growth but challenges them to shape the future with curiosity, care, and vision. This building, standing tall in a landscape of tradition, will be a beacon of what education can become when architecture, sustainability, and imagination converge.

A Learning Environment that Inspires

Ultimately, the new buildings are not just structures; they are an active participant in the learning process. Their daylight-filled classrooms, sustainable features, and carefully crafted connections to the greater campus environment create a space where curiosity thrives. It is a place where students can not only learn about the world but also experience, firsthand, the principles of sustainability, design, and community.

As each rises gently above the familiar, these buildings invite students to see their campus—and their potential—from a new perspective. They each stand as a testament to the school's commitment to innovation, stewardship, and the enduring power of thoughtful design.

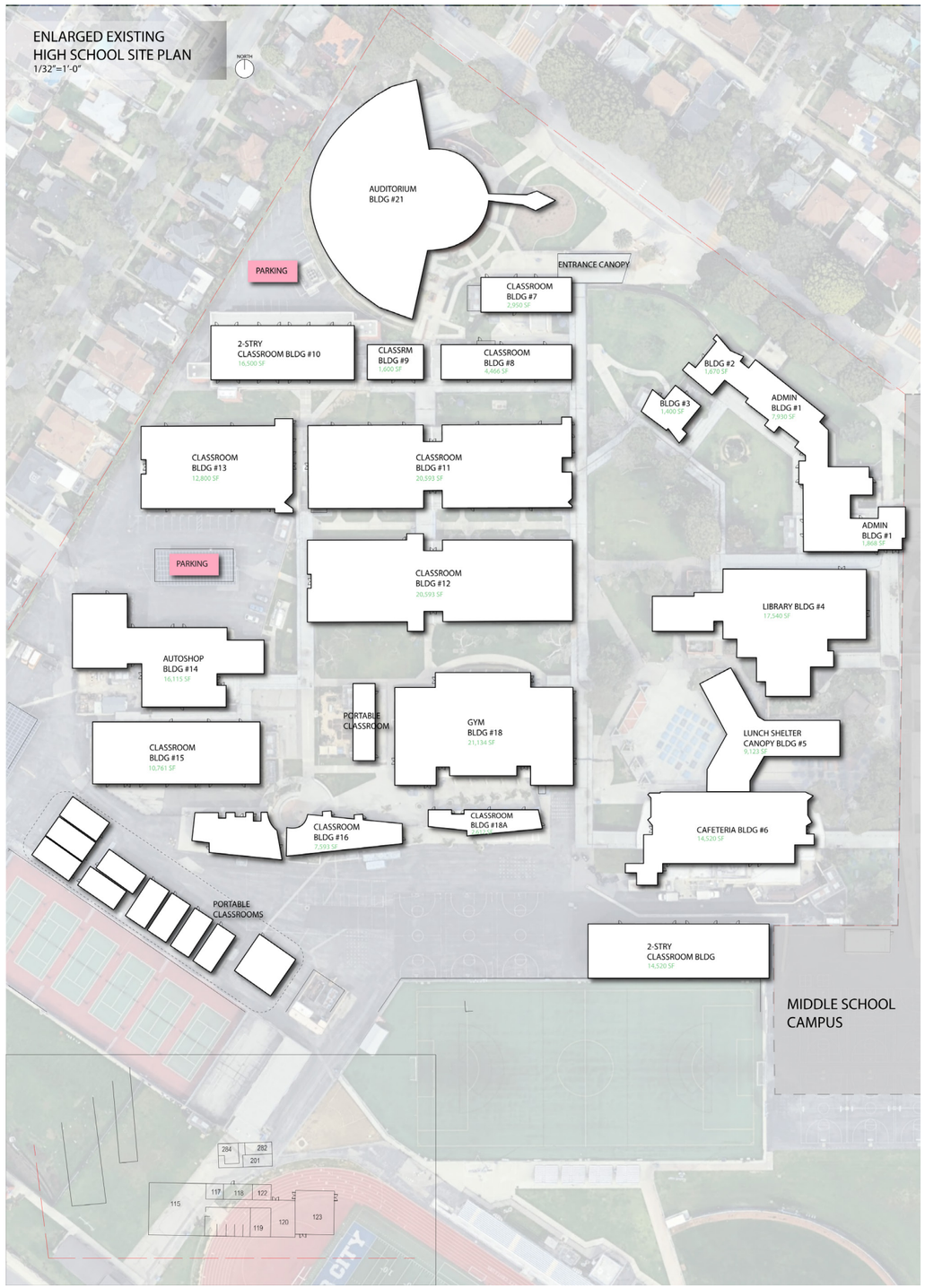
CULVER CITY HIGH SCHOOL

PHASE	START	END
SCHEMATIC DESIGN	JAN 2025	MARCH 2025
DESIGN DEVELOPMENT	APRIL 2025	JULY 2025
CONSTRUCTION DOCUMENTS	JULY 2025	FEB 2026
DSA	FEB 2026	SEPT 2026
BID NEGOTIATIONS	SEPT 2026	NOV 2026
CONSTRUCTION SERVICES	NOV 2026	SEPT 2028
POST CONSTRUCTION	SEPT 2028	MARCH 2029
TOTAL TIME	JAN 2025	MARCH 2029 — 1572 DAYS

**Schedule subject to change based on construction sequencing; modernization of existing classrooms is anticipated to begin no earlier than Spring 2029.*

04 - Existing Campus Plan

N.T.S.



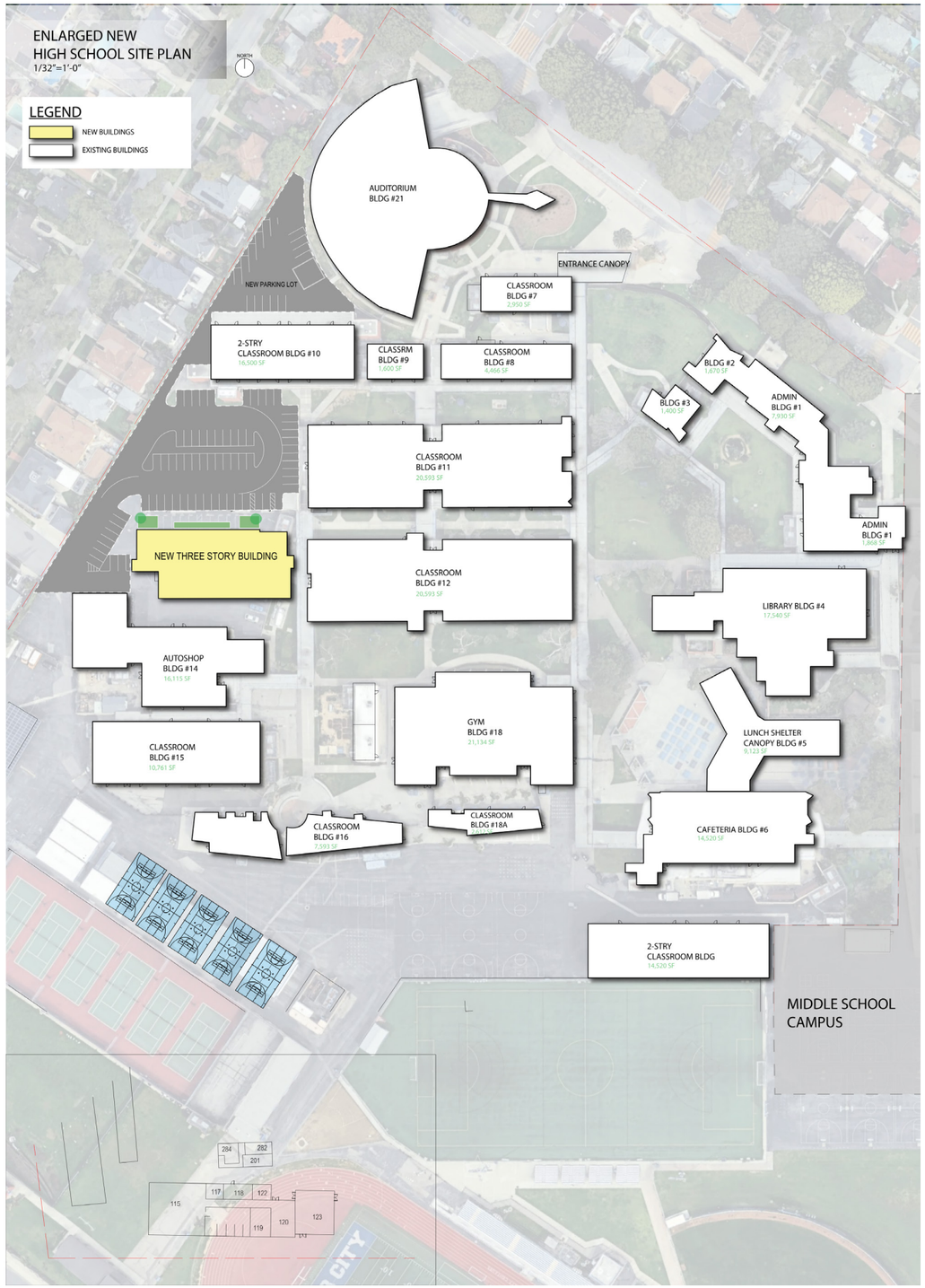
CULVER CITY
UNIFIED SCHOOL DISTRICT

PROGRAMMATIC DESIGN PRESENTATION
CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY HIGH SCHOOL

DLRGROUP
APRIL 11, 2025

05 - New Campus Plan

N.T.S.



CULVER CITY
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PROGRAMMATIC DESIGN PRESENTATION
CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY HIGH SCHOOL

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APRIL 11, 2025

06 - Program Summary

Enrollment, Number of Classrooms, and Program Summary

CULVER CITY HIGH SCHOOL

Grade	2023-24 Enrollment	2024-25 Enrollment	Number of students per Classroom	Number of Classrooms required per Enrollment	Number of Existing Classrooms	Number of additional Classrooms needed based on Enrollment	Number of additional Classrooms requested by the school	Total Number of Classrooms for the future	Notes	Total student capacity in classrooms
Grade 9		**491**	1:35	15	15	0	**0**	**15**		**525**
Grade 10		**512**	1:35	15	15	0	0	**15**		**525**
Grade 11		**496**	1:35	15	15	0	0	**15**		**525**
Grade 12		**499**	1:35	15	15	0	0	**15**		**525**
Science				15	15			**15**		**525**
Band/Music				2	2			**2**		
Gaming				1	1			**1**		
Ceramics				1	1			**1**		
Robotics				1	1			**1**		
Film				1	1			**1**		
PE				1	1			**1**		
SPED				9	9			**10**	1-13 students	**130**
Gen. Elective				3	3			**3**		
Gen. Classroom								**3**		
		1,998		94	94	0	**0**	98		**2,755**

06 - Program Summary

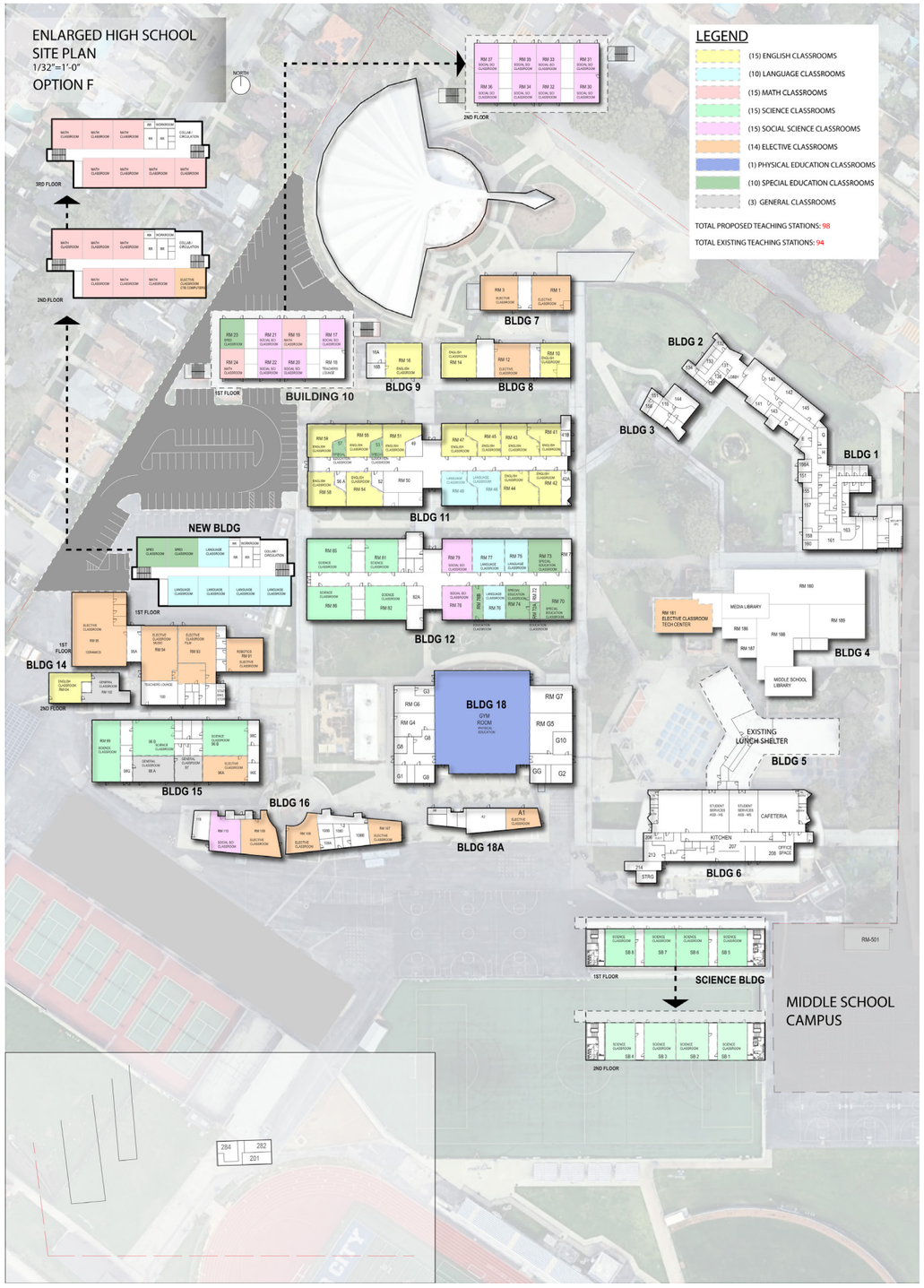
Building Programs

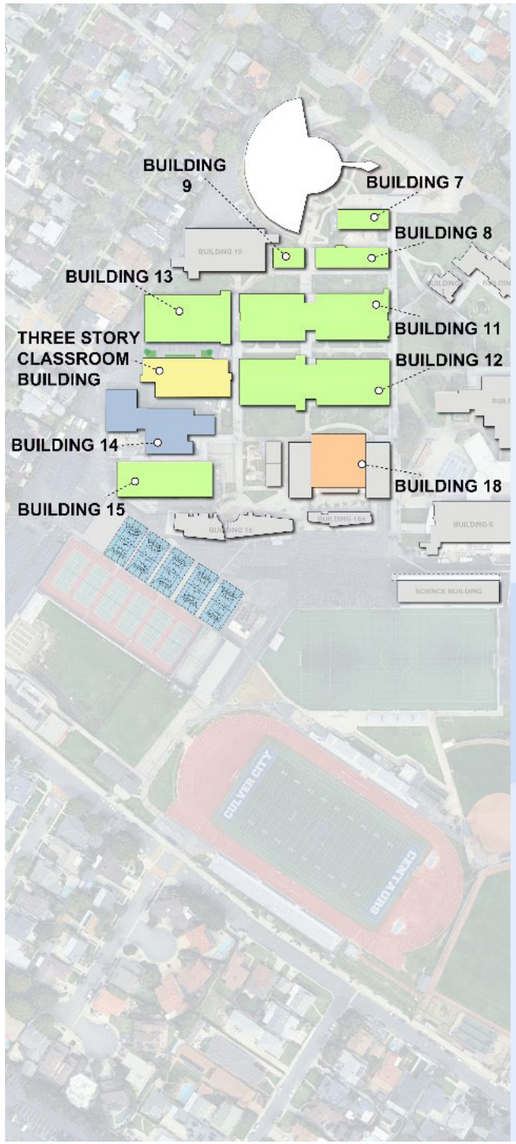
EXISTING TEACHING STATION COUNT

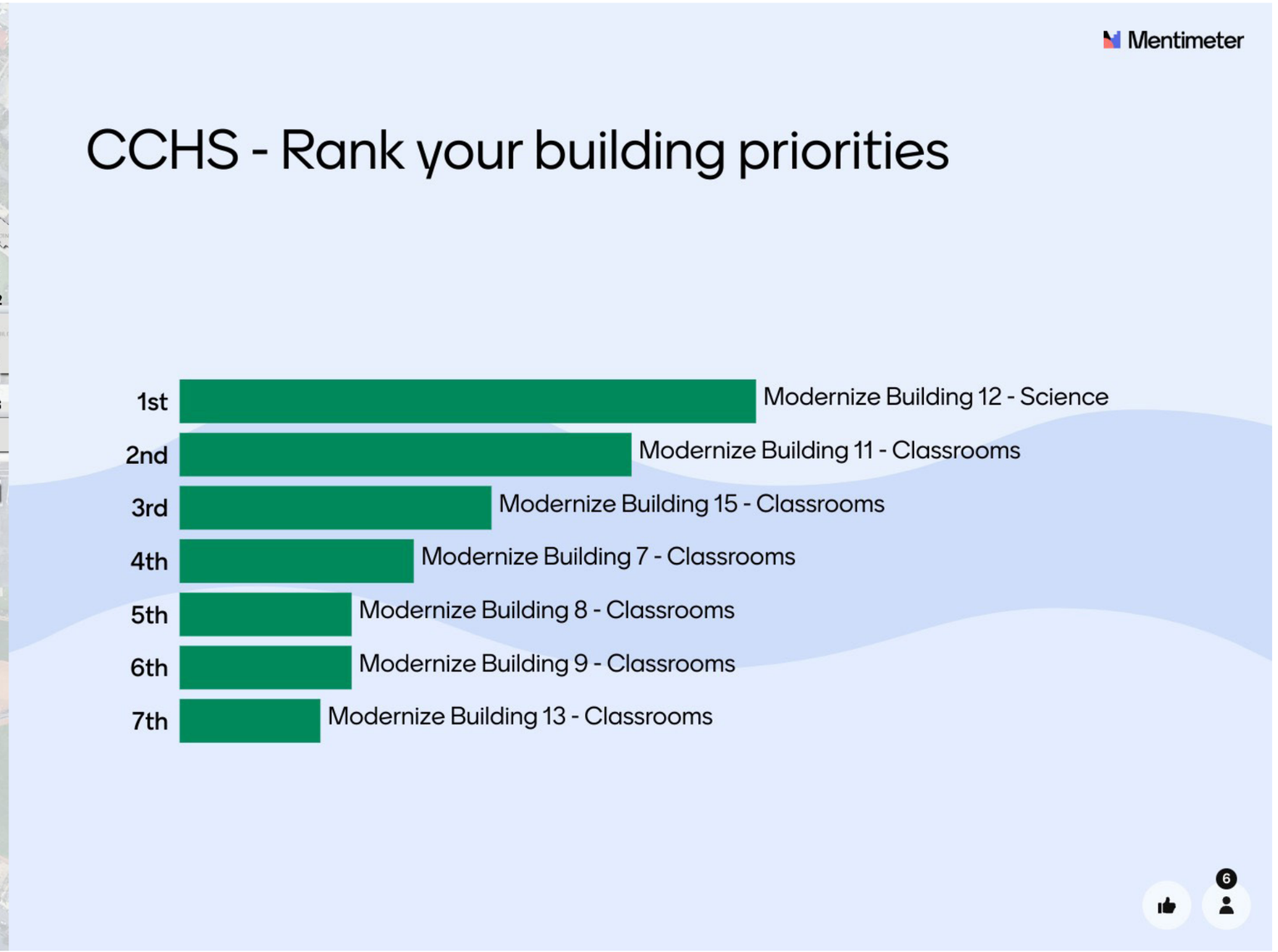
94 CLASSROOMS

PROPOSED TEACHING STATION COUNT

98 CLASSROOMS



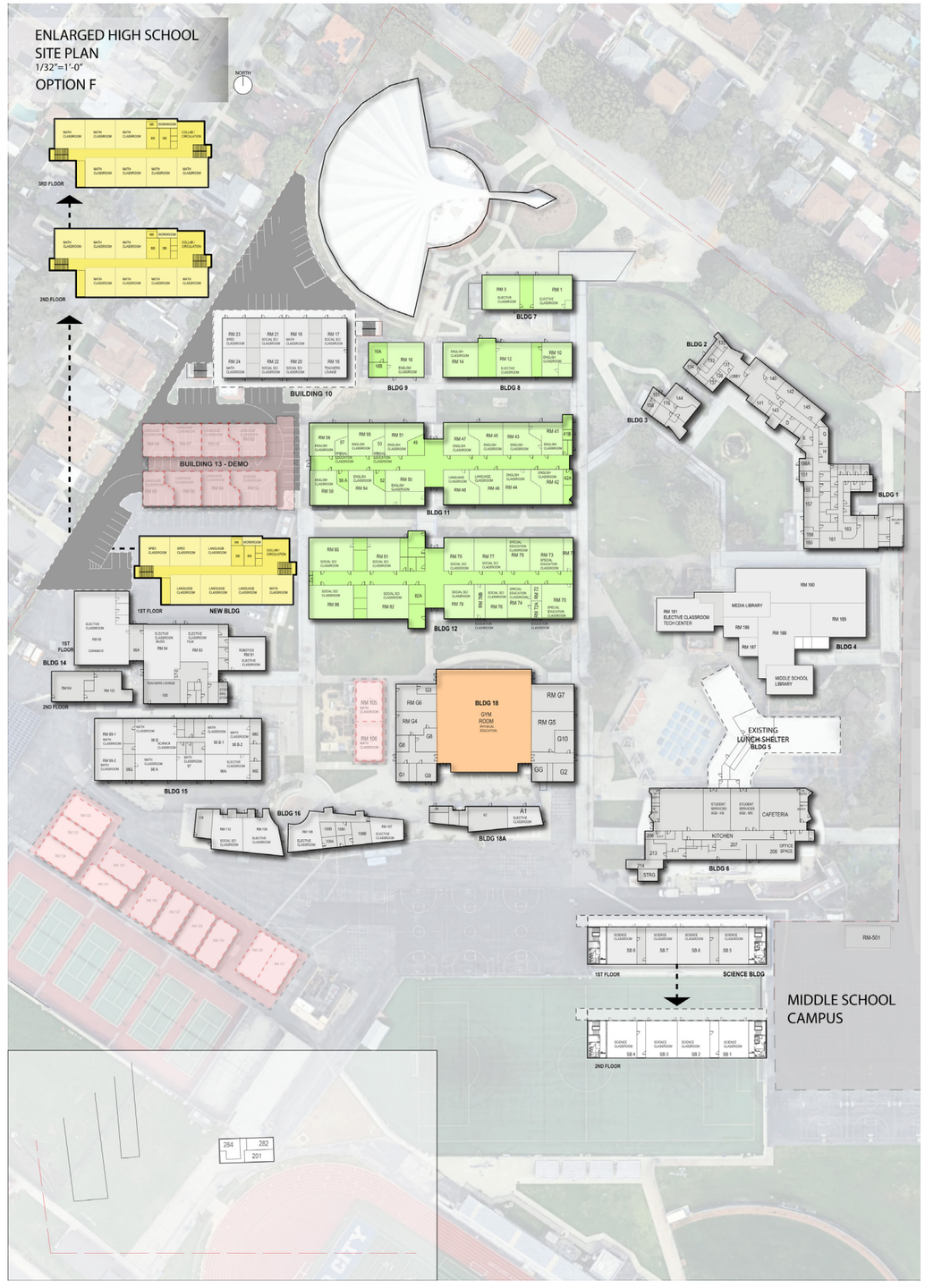

BUILDING 9
BUILDING 7
BUILDING 8
BUILDING 13
BUILDING 11
THREE STORY CLASSROOM BUILDING
BUILDING 12
BUILDING 14
BUILDING 18
BUILDING 15


Mentimeter
CCHS - Rank your building priorities
1st
Modernize Building 12 - Science
2nd
Modernize Building 11 - Classrooms
3rd
Modernize Building 15 - Classrooms
4th
Modernize Building 7 - Classrooms
5th
Modernize Building 8 - Classrooms
6th
Modernize Building 9 - Classrooms
7th
Modernize Building 13 - Classrooms
6

07 - Area of Project Scope

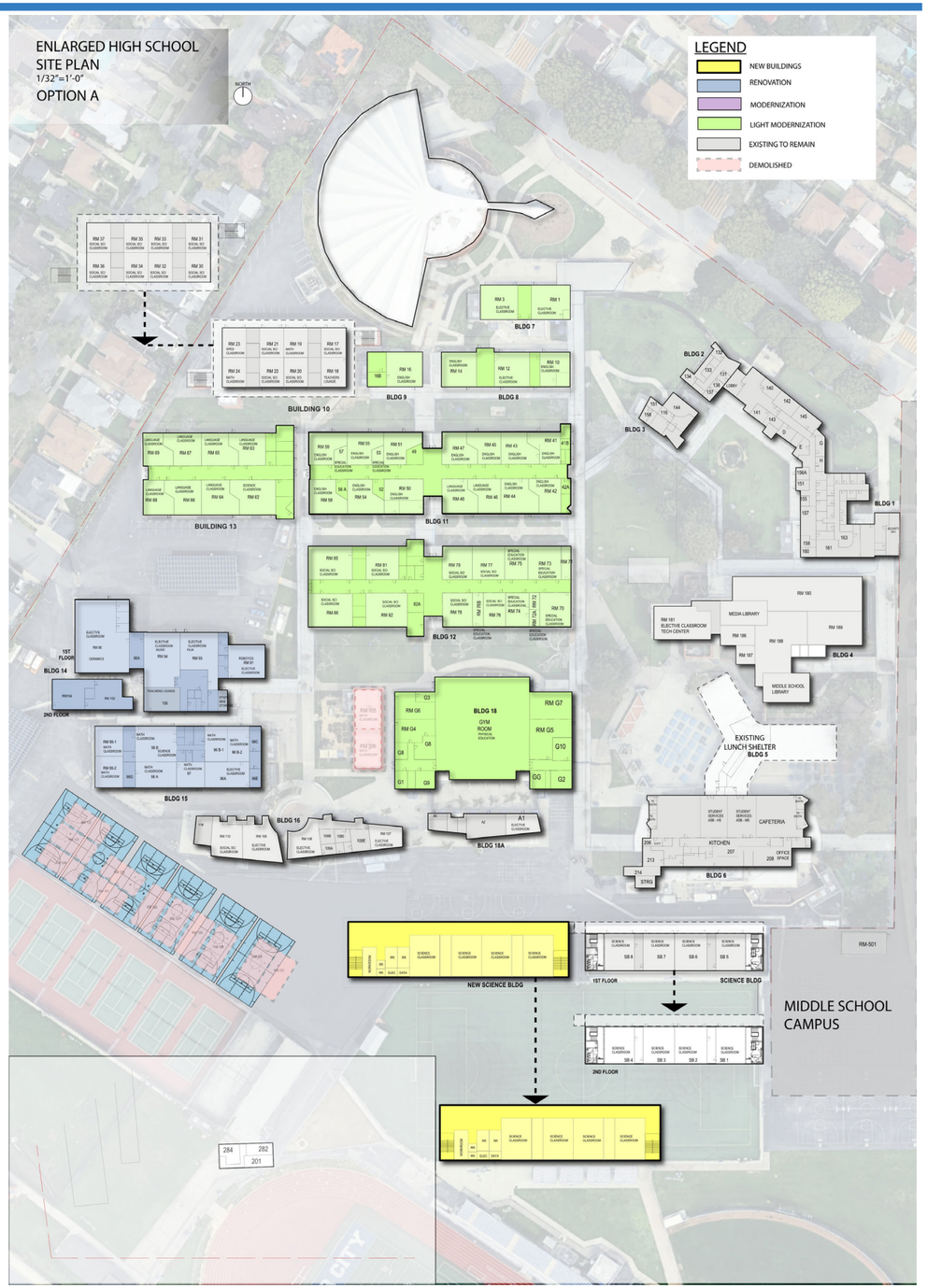
LEGEND

- NEW BUILDINGS
- MODERNIZATION
- HVAC WORK
- EXISTING TO REMAIN
- DEMOLISHED



08 - Process Scope Options

Option A



NEW BUILD

NEW SCIENCE ADDITION

RENOVATION

Building 14 – Shops (Career Technical Education Program)
Building 15 – Specialty Classrooms

MODERNIZATION

NONE

LIGHT MODERNIZATION

Building 7 – Classrooms
Building 8 – Classrooms
Building 9 – Classrooms
Building 11 – Classrooms
Building 12 – Science
Building 13 – Classrooms
Building 18 - Gymnasium

EXISTING TO REMAIN (NO WORK)

Building 1/2/3 – Administration
Building 4 -Library
Building 6 – Cafeteria
Building 10 – Classrooms
Building 16 – Classrooms
Building 18A – Classrooms
Science Building

DEMO

RELOCATABLES

- Option A:

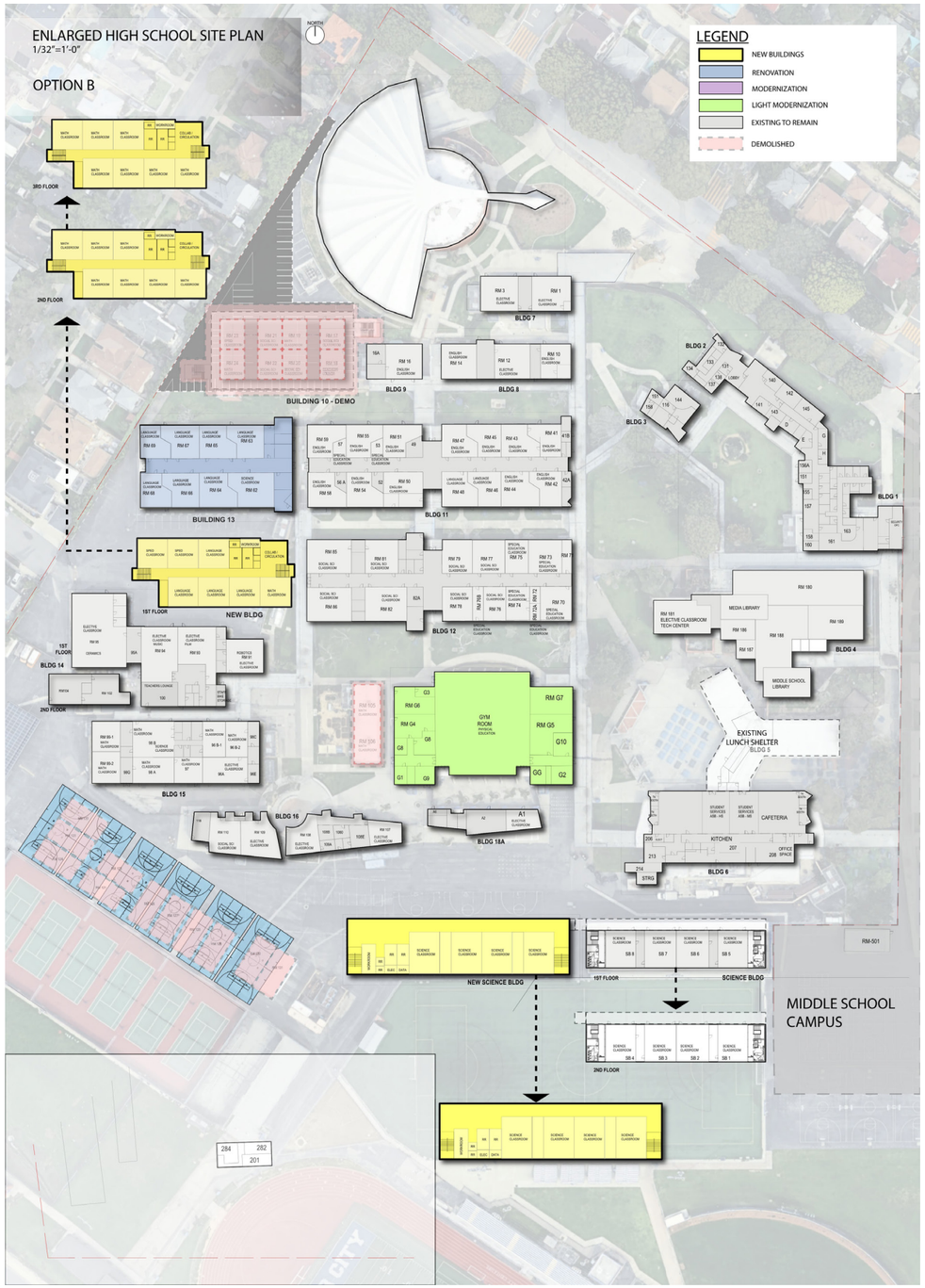
DESCRIPTION
- Construct a new science building addition consisting of 8 new science lab.
- Occupy the four existing science labs that would be vacated by the middle school.
- Renovation of the Buildings 14, and 15, to improve the career technical education programs and solve the code issues with Building 15.
- Provides improvements to all existing classrooms building except the two story classroom building 10 which has been identified by the Division of the State Architect as potentially needing to be seismically improved due to their structural systems.
- Light modernization of the gymnasium to improve ventilation.

PRO'S
- Removes the existing relocatables on the site and consolidates the science department in one location.
- Addresses the code issues with Building 14 regarding accessibility.
- Refreshes and repairs all of the existing classroom buildings on campus

CON'S
- Does not address DSA's concerns with the Classroom Building 10.
- Concerns raised that the last improvement made at the high school benefited the science department most.
- Does not provide complete modernization improvements in the existing classroom buildings

08 - Process Scope Options

Option B



NEW BUILD

NEW SCIENCE ADDITION
New Three-Story Classroom Building

RENOVATION

Building 13 – Classrooms

MODERNIZATION

NONE

LIGHT MODERNIZATION

Building 18 - Gymnasium

EXISTING TO REMAIN (NO WORK)

Building 1/2/3 – Administration
Building 4 -Library
Building 6 – Cafeteria
Building 7 – Classrooms
Building 8 – Classrooms
Building 9 – Classrooms
Building 11 – Classrooms
Building 12 – Science
Building 14 – Shops (Career Technical Education Program)
Building 15 – Specialty Classrooms
Building 16 – Classrooms
Building 18A – Classrooms
Science Building

DEMO

RELOCATABLES
Building 10 – Classrooms (two story building)

- Option B:

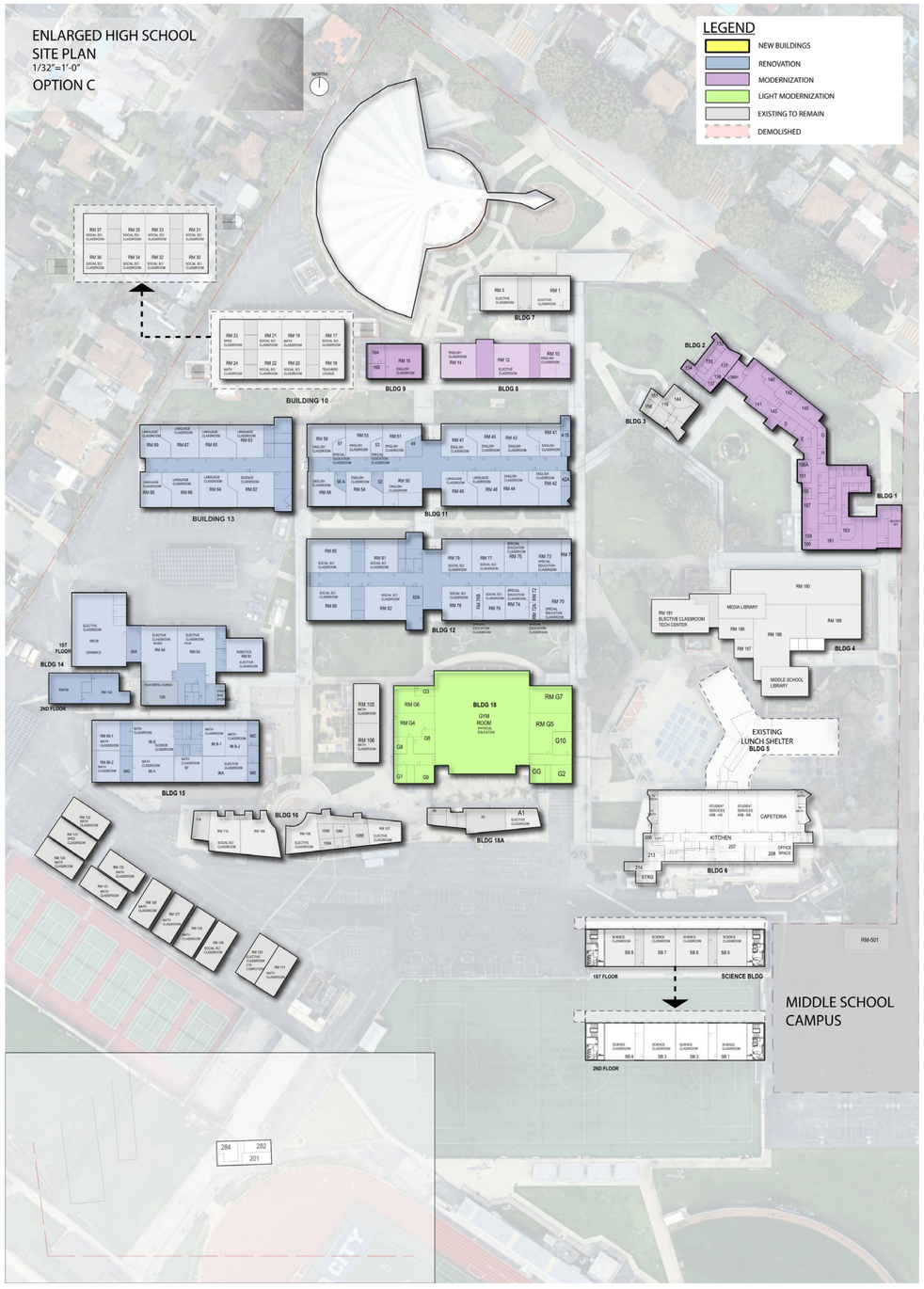
DESCRIPTION
- Construct a new three-story classroom building to replace existing two-story classroom building 10.
- Construct a new science building addition consisting of 8 new science lab.
- Occupy the four existing science labs that would be vacated by the middle school.
- Renovation of classroom building13 by removing a portion of the building to accommodate vehicular access to the new parking lot being built in the space vacated by the removal of building 10.
- Light modernization of the gymnasium to improve ventilation.

PRO'S
- Removes the existing relocatables on the site and consolidates the science department in one location.
- Address the DSA concerns with classroom building 10.
- Consolidates the science department in one location
- Addresses the safety concern with the staff parking on campus

CON'S
- Does not provide any improvements to the existing classroom buildings .
- Concerns raised that the last improvement made at the high school benefited the science department most.

08 - Process Scope Options

Option C



NEW BUILD

NONE

RENOVATION

Building 11 – Classrooms
Building 12 – Science
Building 13 – Classrooms
Building 14 – Shops (Career Technical Education Program)
Building 15 – Specialty Classrooms

MODERNIZATION

Building 1 – Administration
Building 2 – Administration
Building 8 – Classrooms
Building 9 – Classrooms

LIGHT MODERNIZATION

Building 18 - Gymnasium

EXISTING TO REMAIN (NO WORK)

Building 3 – Administration
Building 4 -Library
Building 6 – Cafeteria
Building 7 – Classrooms
Building 10 – Classrooms (two story building)
Building 16 – Classrooms
Building 18A – Classrooms
Science Building
RELOCATABLES

DEMO

NONE

- Option C:

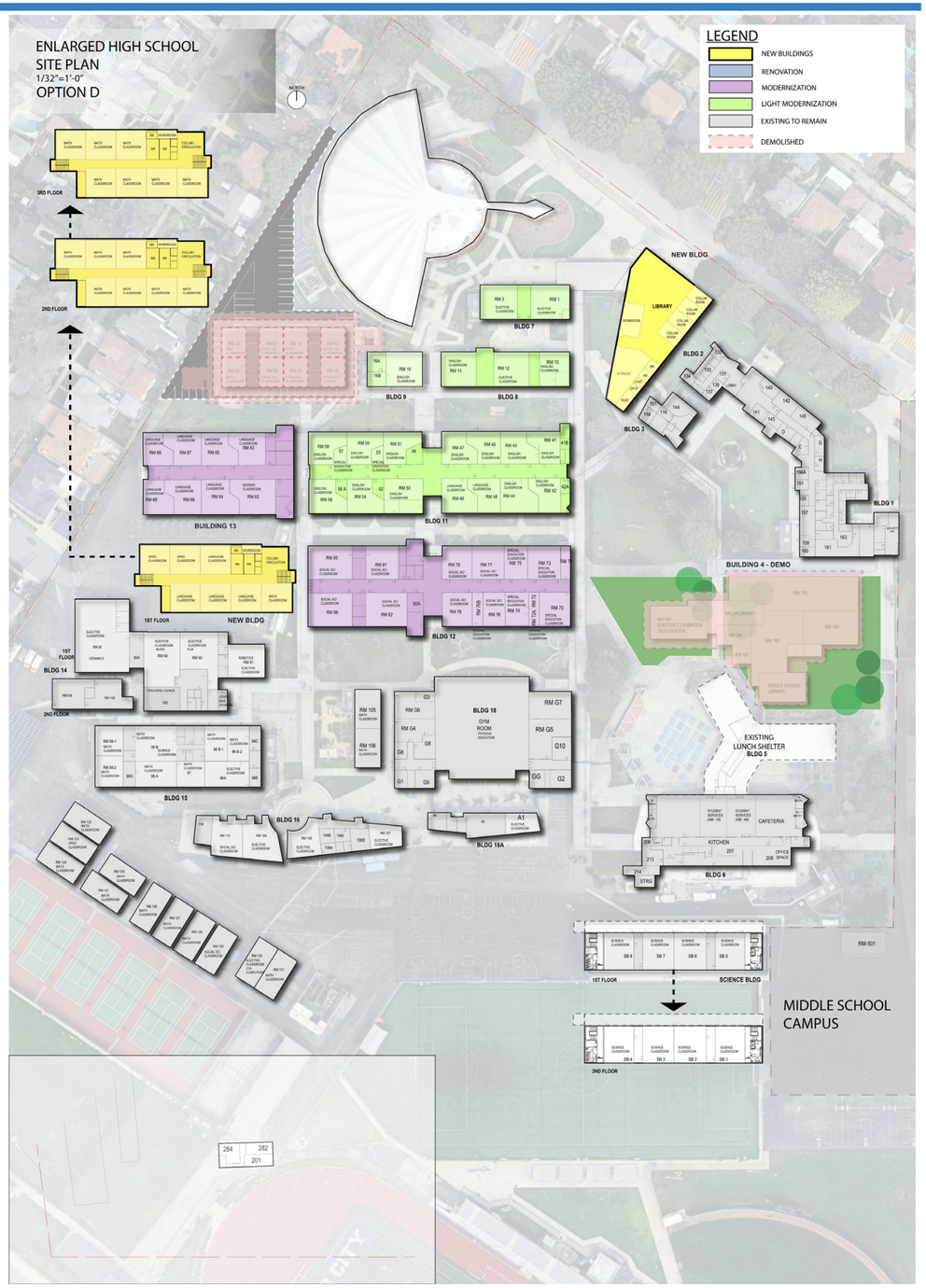
DESCRIPTION
- Renovation of existing double loaded corridor classroom building, along with career technical education building 14, and 15.
- Modernization of the smaller classroom building and the administration wing.
- Light modernization of the gymnasium to improve ventilation.

PRO'S
- Substantially improves all of the existing classroom buildings.
- Addresses the code issues with Building 14 regarding accessibility.

CON'S
- Does not address DSA's concerns with the Classroom Building 10.
- Does not remove the relocatable classrooms from the campus.

08 - Process Scope Options

Option D



NEW BUILD

New Three-Story Building
New Library

RENOVATION

NONE

MODERNIZATION

Building 12 – Science
Building 13 - Classrooms

LIGHT MODERNIZATION

Building 7 – Classrooms
Building 8 – Classrooms
Building 9 – Classrooms
Building 11 – Classrooms

EXISTING TO REMAIN (NO WORK)

Building 1/2/3 – Administration
Building 6 – Cafeteria
Building 14 – Shops (Career Technical Education Program)
Building 15 – Specialty Classrooms
Building 16 – Classrooms
Building 18 - Gymnasium
Building 18A – Classrooms
Locker & Weight Rooms
Science Building
RELOCATABLES

DEMO

Building 10 - Classrooms
Building 4 -Library

- Option D:

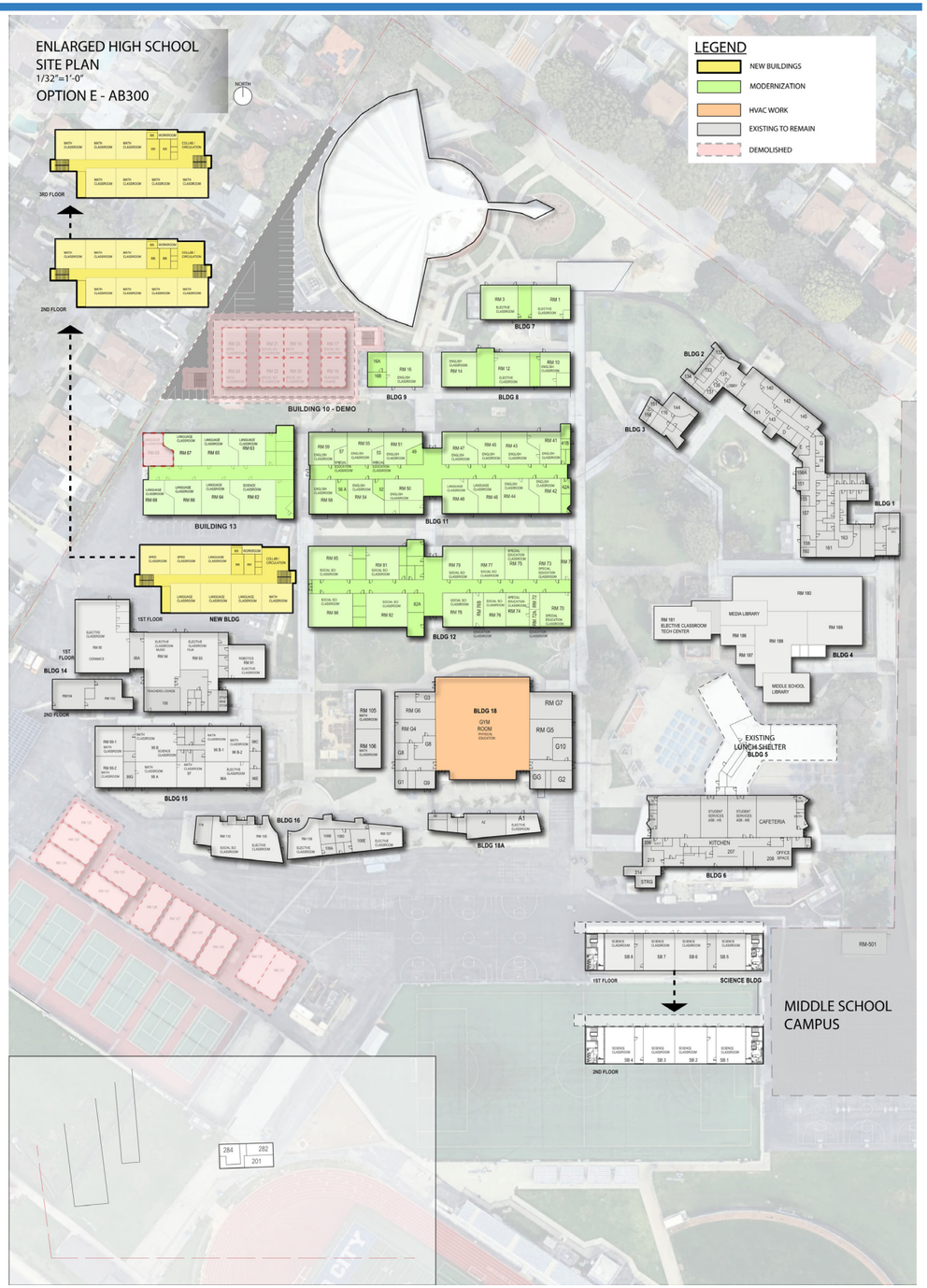
DESCRIPTION
- Construct new Library Building to separate remove the shared library concept (Middle School would need to address their library as indicated in the Middle School Option A).
- Construct a new three-story classroom building to replace existing two-story classroom building 10.
- Renovation of classroom building13 by removing a portion of the building to accommodate vehicular access to the new parking lot being built in the space vacated by the removal of building 10.

PRO'S
- Address the DSA concerns with classroom building 10.
- Provides improvements to most existing classroom buildings.
- Addresses the safety concern with the staff parking on campus

CON'S
- Does not address codes issues in building 14 regarding accessibility.
- Does not remove the existing relocatables from campus

08 - Process Scope Options

Option E



NEW BUILD

New Three-Story Building

RENOVATION

NONE

HVAC WORK

Building 18 - Gymnasium

MODERNIZATION

Building 7 – Classrooms
Building 8 – Classrooms
Building 9 – Classrooms
Building 11 – Classrooms
Building 12 – Classrooms
Building 13 – Classrooms

EXISTING TO REMAIN (NO WORK)

Building 1/2/3 – Administration
Building 4 – Library
Building 6 – Cafeteria
Building 14 – Shops (Career Technical Education Program)
Building 15 – Specialty Classrooms
Building 16 – Classrooms
Building 18A – Classrooms
Locker & Weight Rooms
Science Building
Room 105 and Room 106 - Relocatables

DEMO

Building 10 - Classrooms
Building 13 - Corner Classroom
RELOCATABLES

- Option E:

DESCRIPTION
- Construct a new three-story classroom building to replace existing two-story classroom building 10.
- Renovation of classroom building13 by removing a portion of the building to accommodate vehicular access to the new parking lot being built in the space vacated by the removal of building 10.
- Renovation of building 14.
- Refreshes and repairs all of the existing classroom buildings on campus except for building 15 (budget currently doesn't cover building 15).

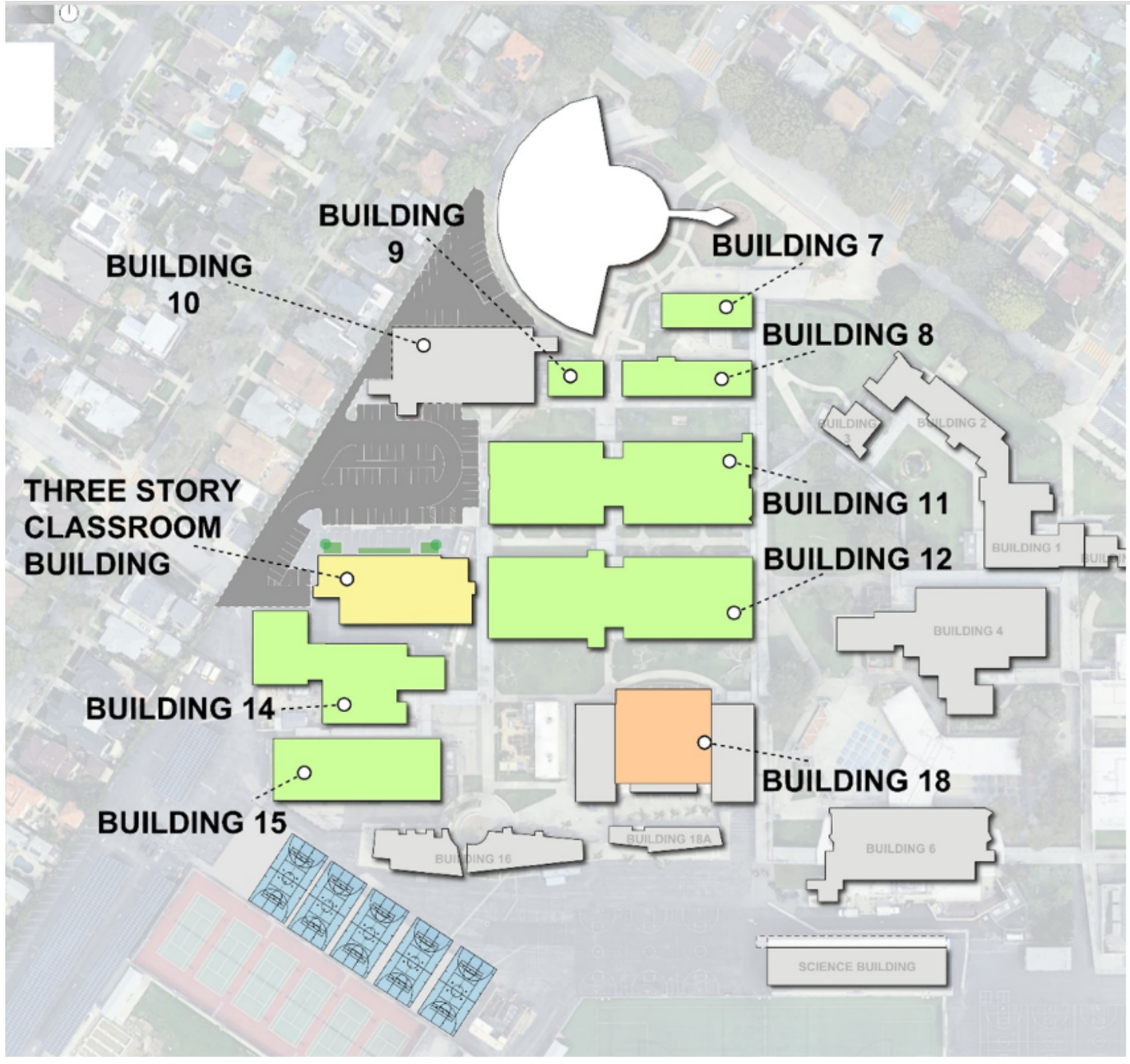
PRO'S
- Removes the existing relocatables on the site and consolidates the science department in one location.
- Address the DSA concerns with classroom building 10.
- Addresses the code issues with building 14 regarding accessibility.
- Addresses the safety concern with the staff parking on campus

CON'S
- Does not provide complete modernization improvements in the existing classroom buildings
- Potentially does not remove all of the existing relocatable classroom.

09 - Cost Estimate

Options Summary

ASSIGNED BUDGET	CURRENT SCOPE ESTIMATE	FUTURE SCOPE ESTIMATE
$43,243,586	$44,320,596	$45,560,683



CURRENT PHASE

PRIORITY 1 New Classroom Building to Replace Relocatables

PRIORITY 2 Remove Building 13 to Improve Vehicular Safety, Create Secure Staff Parking, and Improve Fire Access to Campus

Priority 3 Building 18 – Add HVAC to Gymnasium

FUTURE PHASE

PRIORITY 4 Modernize Building 12 - Science
PRIORITY 5 Modernize Building 11 - Classrooms
PRIORITY 6 Modernize Building 15 – Classrooms
PRIORITY 7 Modernize Building 7 – Classrooms
PRIORITY 8 Modernize Building 8 – Classrooms
PRIORITY 9 Modernize Building 9 – Classrooms
PRIORITY 10 Modernize Building 14 - Shops

NOTE: Replacement of Campus Utilities and Restroom Improvements will be included in addition to the above priorities.

09 - Cost Estimate

Options Summary

	OPTION A	OPTION B	OPTION C	OPTION D	OPTION E	OPTION F
REVISED BASE CONSTRUCTION	**$ 52,844,201**	**$ 55,245,711**	**$ 59,983,490**	**$ 60,422,999**	**$ 52,403,888**	**$ 52,673,345**
BASE BUDGET (INCLUDING MODERIZATION FUNDING)	$ 43,242,586	$ 43,243,586	$ 43,243,586	$ 43,243,586	$ 43,243,586	$ 43,243,586

09 - Cost Estimate

Budget Priorities-Option F-Building 13-Phase 1

CULVER CITY HIGH SCHOOL

CULVER CITY UNIFIED SCHOOL DISTRICT

	SQUARE FOOTAGE	COST PER SQUARE FOOT	TOTAL BUILDING COSTS	SITE COSTS (15%)	TOTAL CONSTRUCTION COST
NEW SCIENCE BUILDING	19,750	$ 950.00	$ 18,762,500		$ -
ADDITIONAL FUNDING					
TOTAL					**$ -**
NEW THREE STORY CLASSROOM BUILDING	33,050	$ 1,000.00	$ 33,050,000	$ 4,957,500.0	$ 38,007,500
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	21,434	$ 260			$ -
MODERNIZATION (RELOCATABLES)	21,434	$ 298			$ (6,390,373)
75 YEAR OLD BUILING REPLACEMENT	216	$ 25,592			$ (5,527,872)
CAREER TECHNICAL EDUCATION					$ -
TOTAL					**$ 26,089,255**
NEW LIBRARY BUILDING	9,200	$ 900.00	$ 8,280,000		$ -
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	12,000	$ 260			$ -
MODERNIZATION (CLASSROOMS)	9,200	$ 75			$ -
75 YEAR OLD BUILING REPLACEMENT	9,200	$ 120			$ -
CAREER TECHNICAL EDUCATION	1	$ 3,000,000			$ -
MINIMUM ESSENTIAL FACILITIES	9,200	$ 260			$ -
TOTAL					**$ -**
MODERNIZE ADMINISTRATION BUILDING #1	9,508	$ 425.00	$ 4,040,900		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	9,508	$ 120			$ -
MODERNIZATION (CLASSROOMS)	9,508	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	9,508	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
RENOVATION OF SCIENCE BUILDING #12	21,000	$ 450.00	$ 9,450,000	$ 1,417,500.0	$ 10,867,500
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	21,000	$ 120			$ -
MODERNIZATION (CLASSROOMS)	21,000	$ 120			$ (4,490,221)
75 YEAR OLD BUILING REPLACEMENT	21,000	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 6,377,279**
RENOVATION OF SHOPS BUILDING #14	15,083	$ 485.00	$ 7,315,255		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	15,083	$ 120			$ -
MODERNIZATION (CLASSROOMS)	15,083	$ 150			$ -
75 YEAR OLD BUILING REPLACEMENT	15,083	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
RENOVATION OF CLASSROOM BUILDING #15	10,761	$ 400.00	$ 4,304,400		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,761	$ 120			$ -
MODERNIZATION (CLASSROOMS)	10,761	$ 150			$ -
75 YEAR OLD BUILING REPLACEMENT	10,761	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**

MODERNIZE CLASSROOM BUILDING #11	21,042	$ 400.00	$ 8,416,800		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	21,042	$ 120			$ -
MODERNIZATION (CLASSROOMS)	21,042	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	21,042	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE CLASSROOM BUILDING #13	12,310	$ 400.00	$ 4,924,000		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	12,310	$ 120			$ -
MODERNIZATION (CLASSROOMS)	12,310	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	12,310	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE CLASSROOM BUILDING #8	4,721	$ 400.00	$ 1,888,400		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	4,721	$ 120			$ -
MODERNIZATION (CLASSROOMS)	4,721	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	4,721	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE CLASSROOM BUILDING #9	1,610	$ 400.00	$ 644,000		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	1,610	$ 120			$ -
MODERNIZATION (CLASSROOMS)	1,610	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	1,610	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE CAFETERIA BUILDING #6	14,687	$ 425.00	$ 6,241,975		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	14,687	$ 120			$ -
MODERNIZATION (CLASSROOMS)	14,687	$ 110			$ -
75 YEAR OLD BUILING REPLACEMENT	14,687	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE GYMNASIUM BUILDING #18	19,514	$ 65.00	$ 1,268,410	$ 190,261.5	$ 1,458,672
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	19,514	$ 260			$ -
MODERNIZATION (CLASSROOMS)	19,514	$ 50			$ -
75 YEAR OLD BUILING REPLACEMENT	19,514	$ 75			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 1,458,672**
EXPAND PARKING LOT	18,000	$ 48.00	$ 864,000	$ -	$ 864,000
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	18,000	45			$ -
TOTAL					**$ 864,000**
CENTRAL SPACE	60,000	$ 55.00	$ 3,300,000	$ -	$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	60,000	$ 50			$ -
TOTAL					**$ -**

09 - Cost Estimate

Budget Priorities-Option F-Building 13-Phase 1

UNDERGROUND UTILITY REPLACEMENT	641,597	$ 2.30	$ 1,475,673	$ -	$ 1,475,673
ADDITIONAL FUNDING					
50 YEAR OLD UTILITY REPLACEMENT					$ (737,837)
TOTAL					**$ 737,837**

TOTAL CONSTRUCTION BASE COST	$ 6,565,261.5	**$ 52,673,345**
SMP (REPLACEMENT)		$ -
MODERNIZATION FUNDING		$ (10,880,594)
75 YEAR-OLD BUILDING REPLACEMENT		$ (5,527,872)
50 YEAR OLD UTILITY REPLACEMENT		$ (737,837)
CARER TECHNICHAL EDUCATION		$ -
MINIMAL ESSENTIAL FACILITIES		$ -
TOTAL DISTRICT CONSTRUCTION COST		**$ 35,527,042**
ORIGINAL CONSTRUCTION BUDGET		$ 43,243,586
INITIAL CONTINCENCY (10%)		$ 4,324,359
ANTICPATED STATE FUNDING (ALREADY INCLUDED IN BUDGET)		$ (12,195,133)
TOTAL BUDGET TARGET		**$ 35,372,812**

09 - Cost Estimate

Budget Priorities-Option F-Building 13-Phase 2

CULVER CITY HIGH SCHOOL

CULVER CITY UNIFIED SCHOOL DISTRICT

	SQUARE FOOTAGE	COST PER SQUARE FOOT	TOTAL BUILDING COSTS	SITE COSTS (15%)	TOTAL CONSTRUCTION COST
NEW SCIENCE BUILDING	19,750	$ 950.00	$ 18,762,500		$ -
ADDITIONAL FUNDING					
TOTAL					**$ -**
NEW THREE STORY CLASSROOM BUILDING	33,050	$ 1,000.00	$ 33,050,000		$ -
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	21,434	$ 260			$ -
MODERNIZATION (RELOCATABLES)	21,434	$ 298			$ -
75 YEAR OLD BUILING REPLACEMENT	216	$ 25,592			$ -
CAREER TECHNICAL EDUCATION					$ -
TOTAL					**$ -**
NEW LIBRARY BUILDING	9,200	$ 900.00	$ 8,280,000		$ -
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	12,000	$ 260			$ -
MODERNIZATION (CLASSROOMS)	9,200	$ 75			$ -
75 YEAR OLD BUILING REPLACEMENT	9,200	$ 120			$ -
CAREER TECHNICAL EDUCATION	1	$ 3,000,000			$ -
MINIMUM ESSENTIAL FACILITIES	9,200	$ 260			$ -
TOTAL					**$ -**
MODERNIZE ADMINISTRATION BUILDING #1	9,508	$ 425.00	$ 4,040,900		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	9,508	$ 120			$ -
MODERNIZATION (CLASSROOMS)	9,508	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	9,508	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
RENOVATION OF SCIENCE BUILDING #12	21,000	$ 450.00	$ 9,450,000		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	21,000	$ 120			$ -
MODERNIZATION (CLASSROOMS)	21,000	$ 120			
75 YEAR OLD BUILING REPLACEMENT	21,000	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
RENOVATION OF SHOPS BUILDING #14	15,083	$ 485.00	$ 7,315,255	$ 1,097,288.3	$ 8,412,543
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	15,083	$ 120			$ -
MODERNIZATION (CLASSROOMS)	15,083	$ 150			$ -
75 YEAR OLD BUILING REPLACEMENT	15,083	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 8,412,543**
RENOVATION OF CLASSROOM BUILDING #15	10,761	$ 400.00	$ 4,304,400	$ 645,660.0	$ 4,950,060
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,761	$ 120			$ -
MODERNIZATION (CLASSROOMS)	10,761	$ 150			$ -
75 YEAR OLD BUILING REPLACEMENT	10,761	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 4,950,060**

MODERNIZE CLASSROOM BUILDING #11	21,042	$ 400.00	$ 8,416,800	$ 1,262,520.0	$ 9,679,320
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	21,042	$ 120			$ -
MODERNIZATION (CLASSROOMS)	21,042	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	21,042	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 9,679,320**
MODERNIZE CLASSROOM BUILDING #13	12,310	$ 400.00	$ 4,924,000	$ 738,600.0	$ 5,662,600
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	12,310	$ 120			$ -
MODERNIZATION (CLASSROOMS)	12,310	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	12,310	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 5,662,600**
MODERNIZE CLASSROOM BUILDING #8	4,721	$ 400.00	$ 1,888,400	$ 283,260.0	$ 2,171,660
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	4,721	$ 120			$ -
MODERNIZATION (CLASSROOMS)	4,721	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	4,721	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 2,171,660**
MODERNIZE CLASSROOM BUILDING #9	1,610	$ 400.00	$ 644,000	$ 96,600.0	$ 740,600
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	1,610	$ 120			$ -
MODERNIZATION (CLASSROOMS)	1,610	$ 120			$ -
75 YEAR OLD BUILING REPLACEMENT	1,610	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ 740,600**
MODERNIZE CAFETERIA BUILDING #6	14,687	$ 425.00	$ 6,241,975		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	14,687	$ 120			$ -
MODERNIZATION (CLASSROOMS)	14,687	$ 110			$ -
75 YEAR OLD BUILING REPLACEMENT	14,687	$ 260			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
MODERNIZE GYMNASIUM BUILDING #18	19,514	$ 65.00	$ 1,268,410		$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	19,514	$ 260			$ -
MODERNIZATION (CLASSROOMS)	19,514	$ 50			$ -
75 YEAR OLD BUILING REPLACEMENT	19,514	$ 75			$ -
CAREER TECHNICAL EDUCATION	1	$ 1,500,000			$ -
TOTAL					**$ -**
EXPAND PARKING LOT	18,000	$ 48.00	$ 864,000	$ -	$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	18,000	45			$ -
TOTAL					**$ -**
CENTRAL SPACE	60,000	$ 55.00	$ 3,300,000	$ -	$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	60,000	$ 50			$ -
TOTAL					**$ -**

09 - Cost Estimate

Budget Priorities-Option F-Building 13-Phase 2

UNDERGROUND UTILITY REPLACEMENT	641,597	$ 2.30	$ 1,475,673	$ -	$	-
ADDITIONAL FUNDING						
50 YEAR OLD UTILITY REPLACEMENT					$	-
TOTAL					**$**	**-**

TOTAL CONSTRUCTION BASE COST	$ 4,123,928.3	**$ 31,616,783**
SMP (REPLACEMENT)		$ -
MODERNIZATION FUNDING		$ -
75 YEAR-OLD BUILDING REPLACEMENT		$ -
50 YEAR OLD UTILITY REPLACEMENT		$ -
CARER TECHNICHAL EDUCATION		$ -
MINIMAL ESSENTIAL FACILITIES		$ -
TOTAL DISTRICT CONSTRUCTION COST		**$ 31,616,783**
ORIGINAL CONSTRUCTION BUDGET		
INITIAL CONTINCENCY (10%)		
ANTICPATED STATE FUNDING (ALREADY INCLUDED IN BUDGET)		
TOTAL BUDGET TARGET		**$ -**

Agenda/Minutes

DLRGROUP

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a California corporation
700 Flower St 22nd floor, Los Angeles, CA 90017

Date	12/04/2024 3:05 PM
Project	Culver City High School Modernization
Project No.	75-25129-00
Subject	Culver City High School – Design Programming Meeting
Attendees	See Attached Attendee List

Minutes

Current Use and Proposed Changes

Shared Facilities Issues
- Shared facilities between high school and middle school not working as intended
- Proposal to separate facilities for better functionality

Science Building Expansion
- Plan to move middle school out of the science building
- Proposed addition/extension to science building
  - **Aim: accommodate 15-16 high school science classrooms in one location**
- Potential for minor modifications to suit high school needs

New Muti-Story Building
- Proposed 2-3 story building to replace:
  - Existing portables
  - Two-story building (potentially)
- Location: Area of parking lot for old auto shop building
  - **Note: Need to address solar panel relocation**
- Proposed features:
  - Ground floor: New library location
    - **Rationale: Places library at heart of campus**
  - Upper floors: Classroom spaces

Library Relocation
- Preference for an outward-facing library near the fence line to improve accessibility for after-school use.
  - **Option: move high school library to first floor of new multi-story building**
- Middle school library to be relocated to their gymnasium
  - Plan includes converting gym to media center and STEM labs

Gym and Athletic Facilities
- Existing classrooms in the gym are not functional; additional classroom spaces are required.
- The athletic complex will be considered in future phases. Ventilation issues in the gym will be addressed in the first phase.

Food Service Area Redesign and Deliveries
- Concept to reinvigorate food service area
- Proposal to divide space between high school and middle school
- Build new service areas in the middle
- Tear down existing canopies, build larger covered areas
  - **Benefit: Better for large gatherings, graduations, etc.**
  - Proposal for additional lunch areas to reduce cafeteria crowding and food waste at the gym
- Current delivery routes through basketball courts pose safety concerns. An alternative access point from the middle school site is under review.
- Deliveries should occur before school hours, and personnel should not park by student areas.

Concerns and Discussions

Shared Outdoor Spaces
- Questions raised about practicality of shared outdoor spaces
- Suggestion for scheduled use or design allowing separate occupation
- Security concerns regarding mixing middle and high school students
- Vision for green space to support children's practice and outdoor activities with amphitheater-style seating and grassy areas.

Funding and Project Scope
- Skepticism expressed about promising more than can be delivered
- Concern about potential tax increases if additional funding needed
- Request for transparency in project costs and funding sources

Next Steps in Planning Process

1. Develop detailed plans with legitimate cost estimates
2. Conduct prioritization discussion for proposed changes
3. Assign price tags to each element of the plan
4. Evaluate priorities based on available funding

Current Issues and Concerns

Library and Book Storage
- Library currently serves as district warehouse for books
- Concern about new library becoming just a book warehouse.
- Need to reevaluate book storage and distribution system
- Possibility of moving book storage off-campus

Parking and Traffic Flow
- Three existing parking lots, one will be removed for new construction
- Pinch point in parking lot access causing safety concerns
  - Limited space for both vehicles and students
- Need to separate student walkways from vehicle areas

Space Utilization
- Question about library location and accessibility for students
- Concern about classroom space vs. specialized areas (e.g., gym)
- Need to prioritize space allocation based on usage and needs

Health and Safety Concerns
- Mental health spaces not soundproof (HIPPA compliance issue)
- Intervention specialist offices lack privacy

Proposed Changes and Considerations

Specific Area Changes

- Potential relocation of library to front of campus
  - Pros: Improved access, potential for revenue generation
  - Cons: Distance from some classrooms

Construction Strategy
- Proposal to build new areas first

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- Allows for wing-by-wing modernization without temporary housing
- Could save millions of dollars on portable classrooms

Design Priorities and Challenges

Balancing Needs
- Need to determine priorities between different school levels (middle vs. high school)
- Importance of flexible spaces for various activities (e.g. flag practice, concerts)

Funding Considerations
- Only one “essential service facility” allowed per campus for funding purposes
  - Choice between library and cafeteria for additional funding

Safety and Access
- Goal to separate vehicle and pedestrian traffic for safety
- Need to improve (or add) access points and traffic flow, especially in tight areas

CTE Program Alignment and Facilities Planning
- Three pathways identified for alignment (including video)
- Goal: Create a funnel from 6th-8th grade into high school programs
- The middle school is seeking to align its CTE programs with those of the high school.

Program Evaluation
- Need to assess which programs are:
  - Thriving and have a future
  - Missing and should be added
  - Declining or have low completion rates
- Importance of prioritizing based on program success and student engagement

Facility Constraints
- Some successful programs may be “shoehorned” into inappropriate spaces
- Example: Robotics program needs proper facilities

Potential Improvements and Considerations

Industry Partnerships
- Opportunity to leverage local professional organizations for support
- Potential partners mentioned:
  - Sony
  - Apple
  - HBO
- Current partnerships provide only “tiny amounts” of support
- Culver City’s rich environment offers access to resources “people would dream of”
- Challenges for CTE include teacher retention and the need for proper structure, space, and financial support. Further discussions with the district are necessary. The design team will ensure program spaces are flexible and available for CTE use.

Space Allocation and Program Priorities
- Need to balance space allocation with program success sand future potential
- Consider:
  - Which programs deserve expanded or specialized spaces
  - How to accommodate new programs
  - Repurposing spaces from declining programs

Middle School Integration
- Plan to use STEM lab for robotics program through Project Lead the Way
- This could help bridge the gap between middle and high school programs

Long-term Planning and Community Engagement

Bond Measures and Funding
- Possibility of future bond measures for specific improvements
- Strategy: Leverage increasing property values to fund improvements without raising taxes
- Caution: Building facilities is an ongoing process, not a one-time solution

Community Support
- Importance of building community excitement around stable leadership and good facilities management
- Potential for strong support if the community sees a well-run program and clear vision

Balancing Priorities
- Tension between prioritizing athletics facilities and classroom improvements
- Need to address both, but in a strategic manner that garners community support

Modernization and Expansion of CTE Programs

Current Facilities and Partnerships
- Sony partnership provides funding and equipment
  - Example: $50,000 cash donation
  - Pre-internship opportunities for students under 18
- Existing facilities repurposed for CTE programs
  - Studio space available but more would be beneficial
  - Game design program located in library building
  - E-sports gaming program also in library
- Space constraints impact some programs
  - Robotics program particularly affected by limited space

Challenges and Proposed Solutions

CTE Teacher Retention and Scheduling
- Need to offer competitive salaries to CTE teachers
  - Current part-time status leads to high turnover
  - Full-time positions would allow for more robust course offerings
- Exploring alternative scheduling options
  - Possible block scheduling or rotating periods
  - Goal: Integrate CTE courses more effectively into master schedule

Facility Redesign Opportunities
- Potential to repurpose existing science classrooms for CTE use
  - Vacated labs could be converted to flexible CTE spaces
- Consider student interest when designing new facilities
  - Example: Child development, photography, and graphics programs mentioned in student surveys

Program Evaluation and Resource Allocation

- Need to assess effectiveness of current programs
  - Consider student enrollment numbers vs. resource allocation
  - Balance between specialized programs and those serving larger student populations

Funding Sources and Considerations

- Various funding streams available for different programs
  - Prop 28 for arts education
  - CTE-specific funding to attract students and promote programs
- Grant writing opportunity for facility improvements
  - Need to create a compelling narrative for CTE space enhancements

Action Items

- **AOR:** Further refinement of program spaces and space planning based on feedback from the meeting.
- **TCM:** none
- **CCHS Committee:** none

Adjournment & Next Meeting

- **Time of Adjournment:** 5:00 PM (December 6, 2024, meeting)
- The next meeting will be held on **December 18, 2024, at 3:35 PM**. AOR will present models for the committee's review.

Attachments

- *Attendee List*
- *Culver City High School Site Plan*, as marked up by attendees
- *Culver City High School/Middle School Google Site Plan*, as marked up by attendees
- *Culver City High School – Visioning boards*
- *Culver City High School – Priorities List*

DLR Group
Los Angeles, California
o: 213-373-6896

PROGRAM DESIGN PACKAGE

CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER CITY HIGH SCHOOL
April 11, 2025 | DLR GROUP

CULVER CITY
UNIFIED SCHOOL DISTRICT

TELACU

CULVER CITY HIGH SCHOOL

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