

PROGRAM DESIGN PACKAGE

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



CULVER CITY
UNIFIED SCHOOL DISTRICT

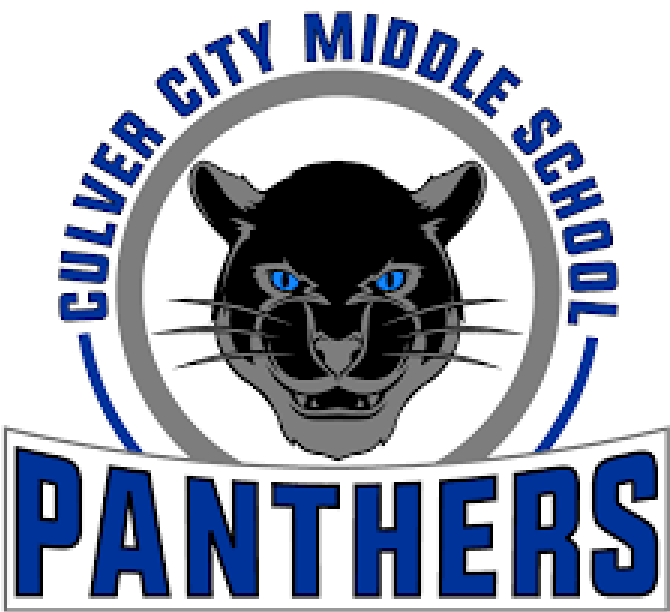


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01 - Project Team

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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 MIDDLE 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

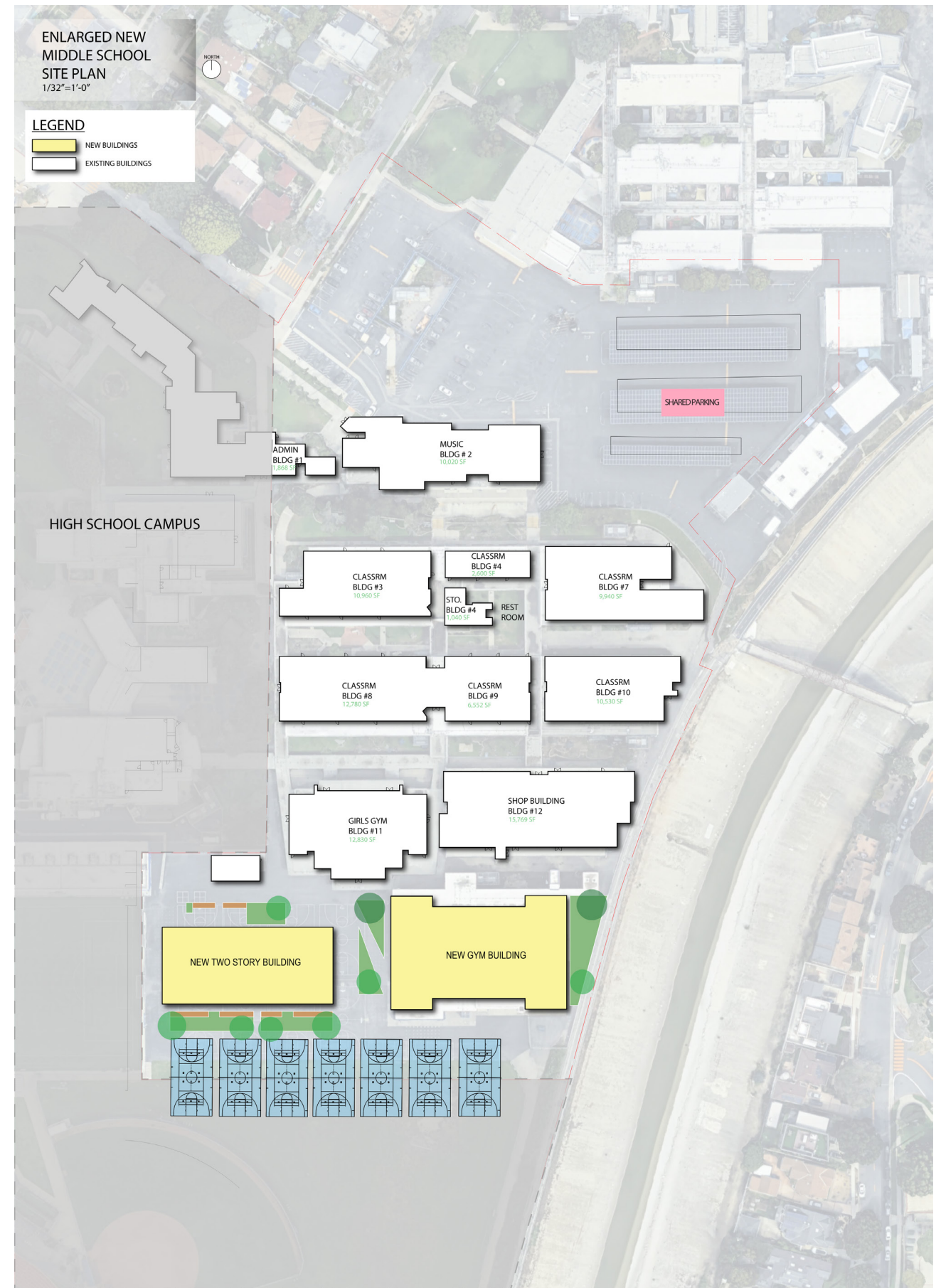
**Schedule subject to change based on construction sequencing; modernization of existing classrooms is anticipated to begin no earlier than Spring 2029.*

04 - Existing Campus Plan
N.T.S.



05 - New Campus Plan

N.T.S.



06 - Program Summary

Enrollment, Number of Classrooms, and Program Summary

CULVER CITY MIDDLE 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 6	497	495	1:30	17	16	1	0	17	Science 32 students, SAI 18 students, Band and PE are 50 students	510
Grade 7	521	497	1:30	17	16	1	0	17		510
Grade 8	526	521	1:30	18	17	1	0	18		540
Science				10	10	0	0	10		300
Band				1	1	0	0	1	50 students	
Theater/Choir				1	1	0	0	1		
Film				1	1	0	0	1		
Stem				1	1	0	0	1		
PE + PE Spclty Classrooms				6	6	0	0	6	50 students	
SPED				2	2	0	0	2	1-13	26
	1544	1,513		74	71	3	0	74		1,886

06 - Program Summary

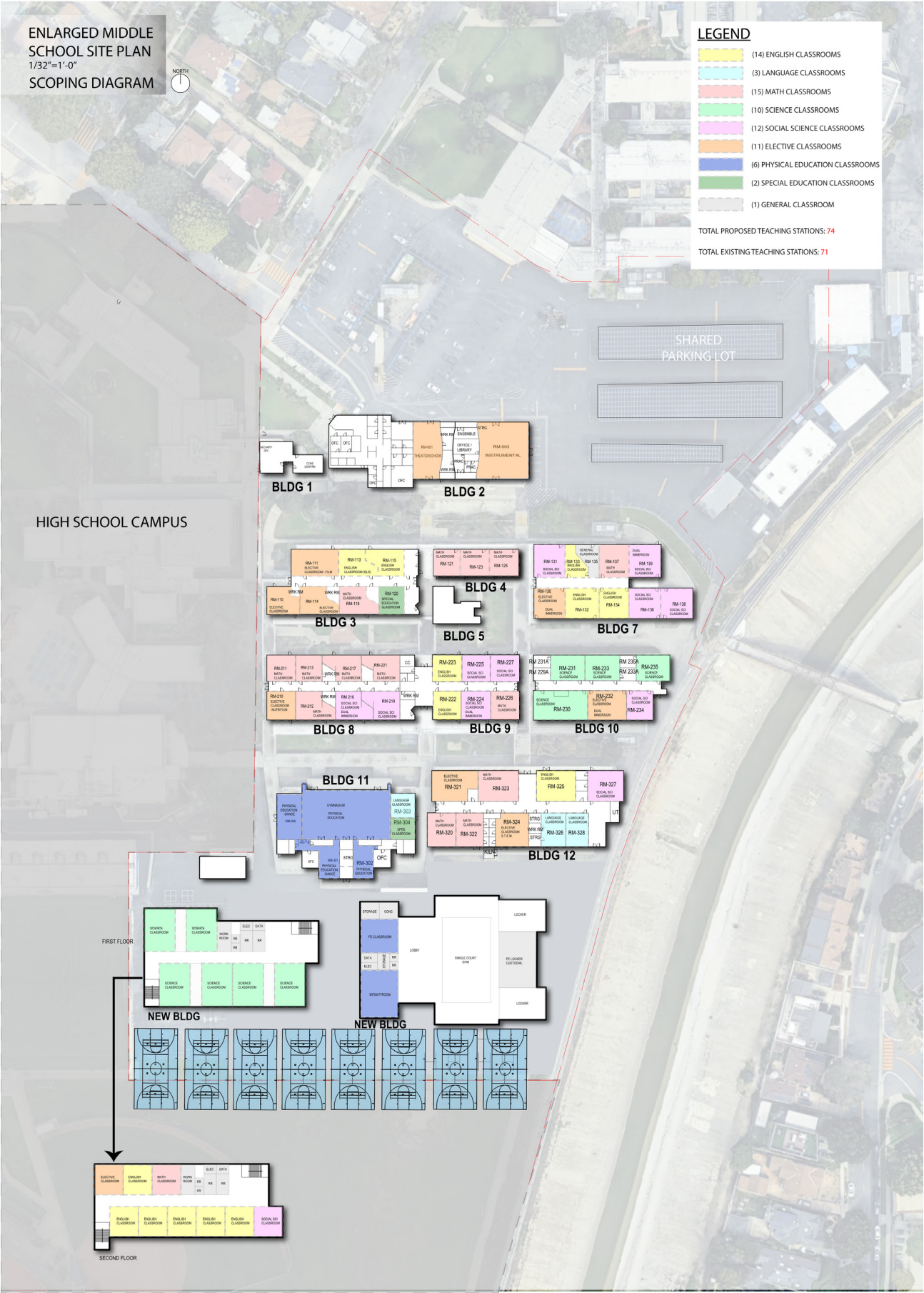
Building Programs

EXISTING TEACHING STATION COUNT

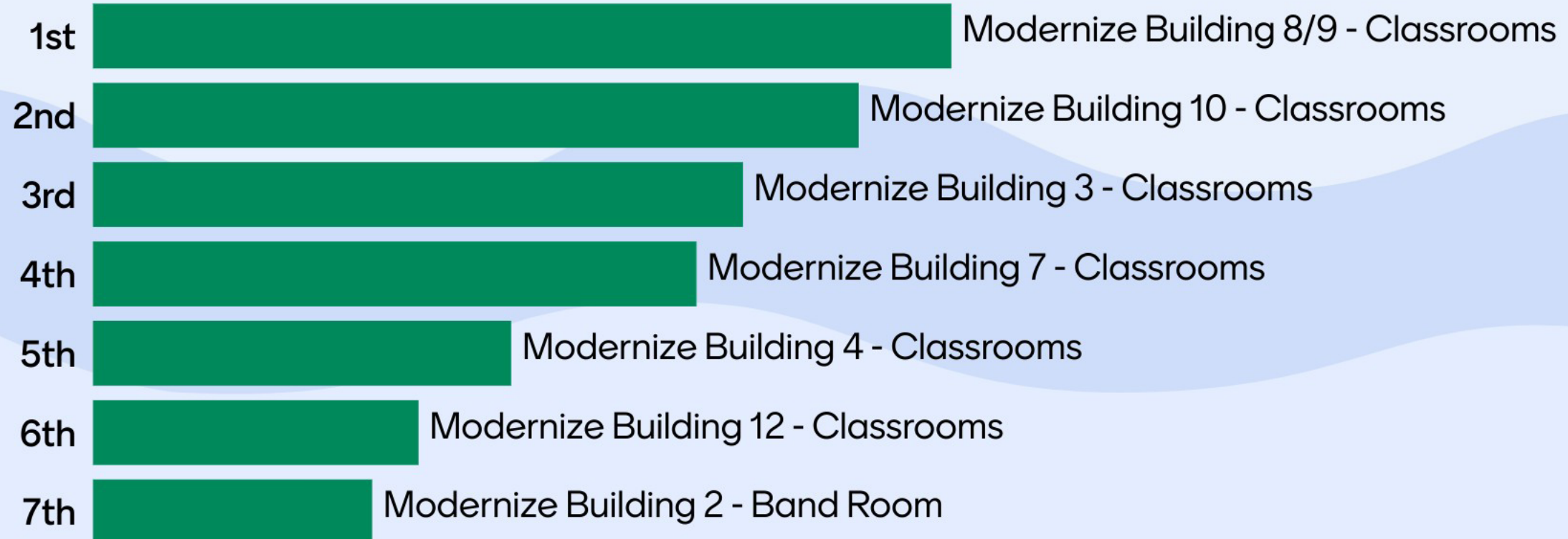
71 CLASSROOMS

PROPOSED TEACHING STATION COUNT

74 CLASSROOMS



CCMS - Rank your building priorities



07 - Area of Project Scope

LEGEND



NEW BUILDINGS



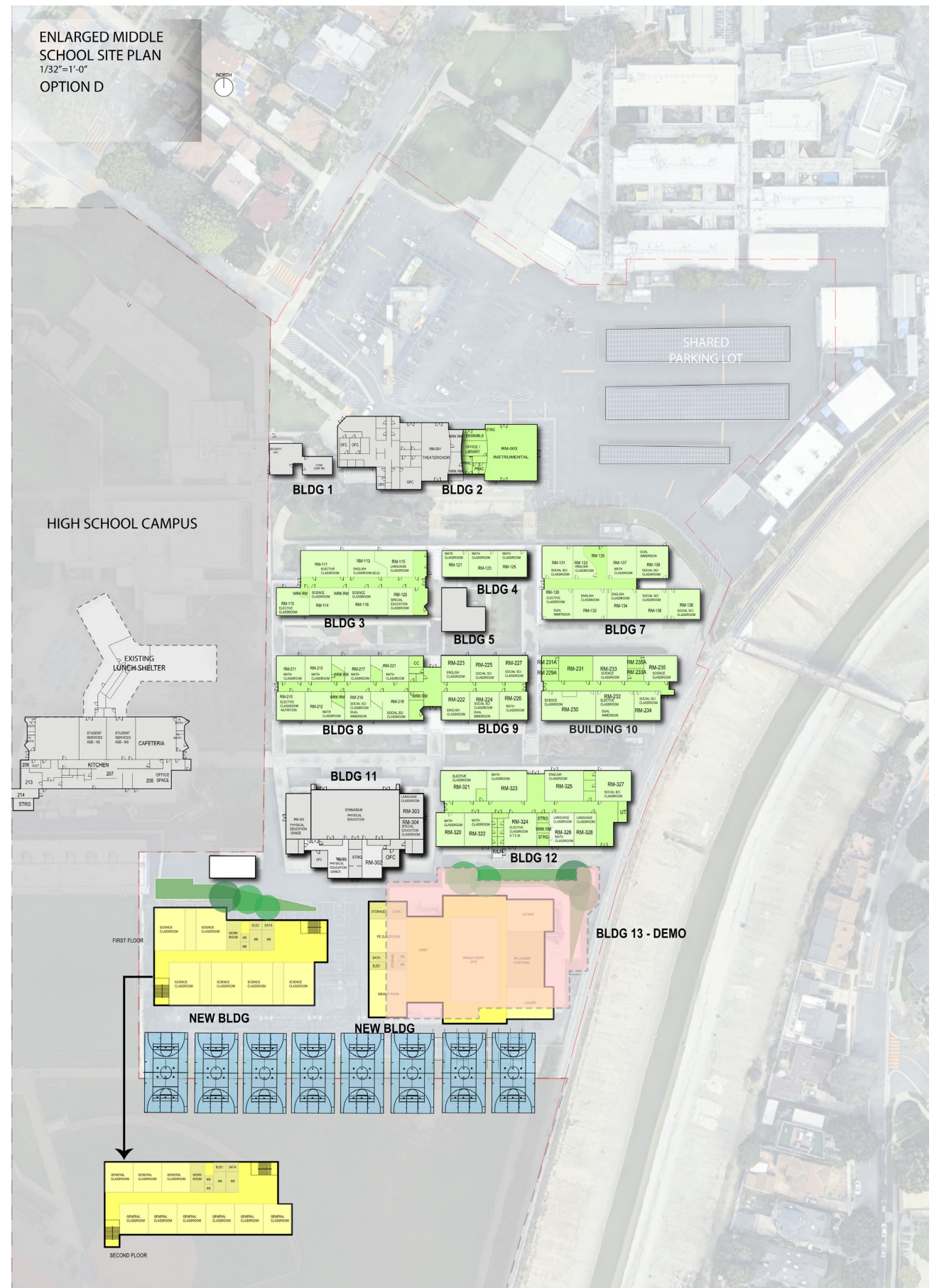
MODERNIZATION



EXISTING TO REMAIN

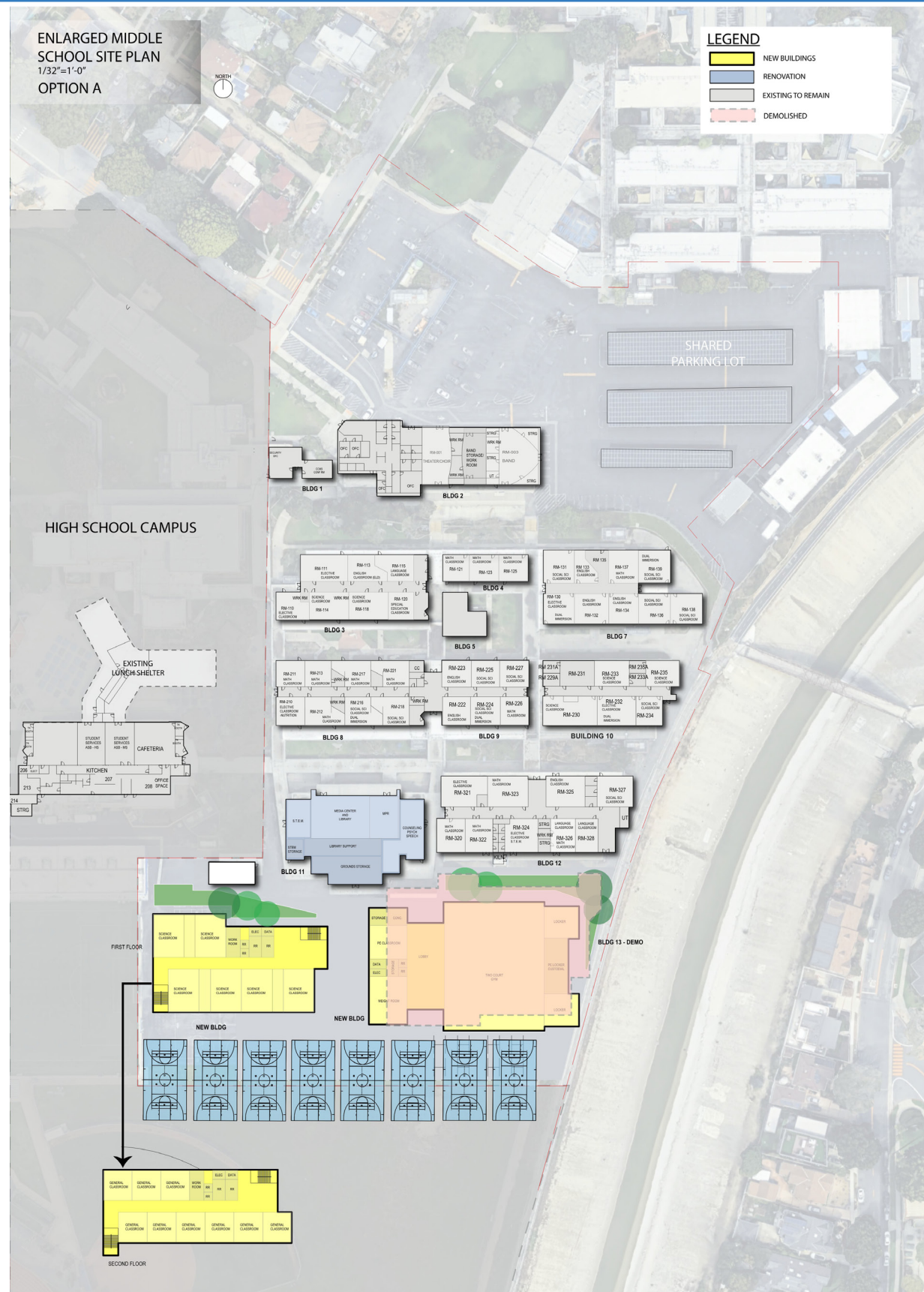


DEMOLISHED



08 - Process Scope Options

Option A



NEW BUILD

New Two-Story Science Lab & Classroom Building
New PE Building

RENOVATION

Building 11 – Auxiliary Gymnasium (convert to Library)

MODERNIZATION

NONE

LIGHT MODERNIZATION

NONE

EXISTING TO REMAIN (NO WORK)

Building 1 – Administration
Building 2 – Music
Building 3 – Classrooms
Building 4 – Classrooms
Building 5
Building 6 – Cafeteria
Building 7 – Classrooms
Building 8 – Classrooms
Building 9 – Classrooms
Building 10 – Classrooms
Building 12 - Shop

DEMO

Building 13 - GYM

08 - Process Scope Options

Option A - Pros and Cons

- Option A:
 - o Concentrating on the issue of replacing Fourth Hall due to the prohibitive cost associated that would be required to bring this building into current code compliance. The difficulty has to do with the two-story component and the mixed structural systems of the classrooms and the gymnasium. Both Fourth Hall and the Music/Admin building have been identified by the Division of the State Architect as potentially needed to be seismically improved due to their structural systems.

DESCRIPTION

Fourth Hall would be replaced with two new buildings.

- a new science and classroom building that would alleviate the current problematic situation of sharing the new science building with the high school. The four science classrooms would become part of the high school.
- A new PE building that would include a double court gymnasium able to be divided into two single court gymnasiums, locker rooms, PE room, and weight room.
- The current Auxiliary Gymnasium would be renovated into a new library (to separate the library function from being shared with the high school) as well as a new multi-purpose/meeting room.

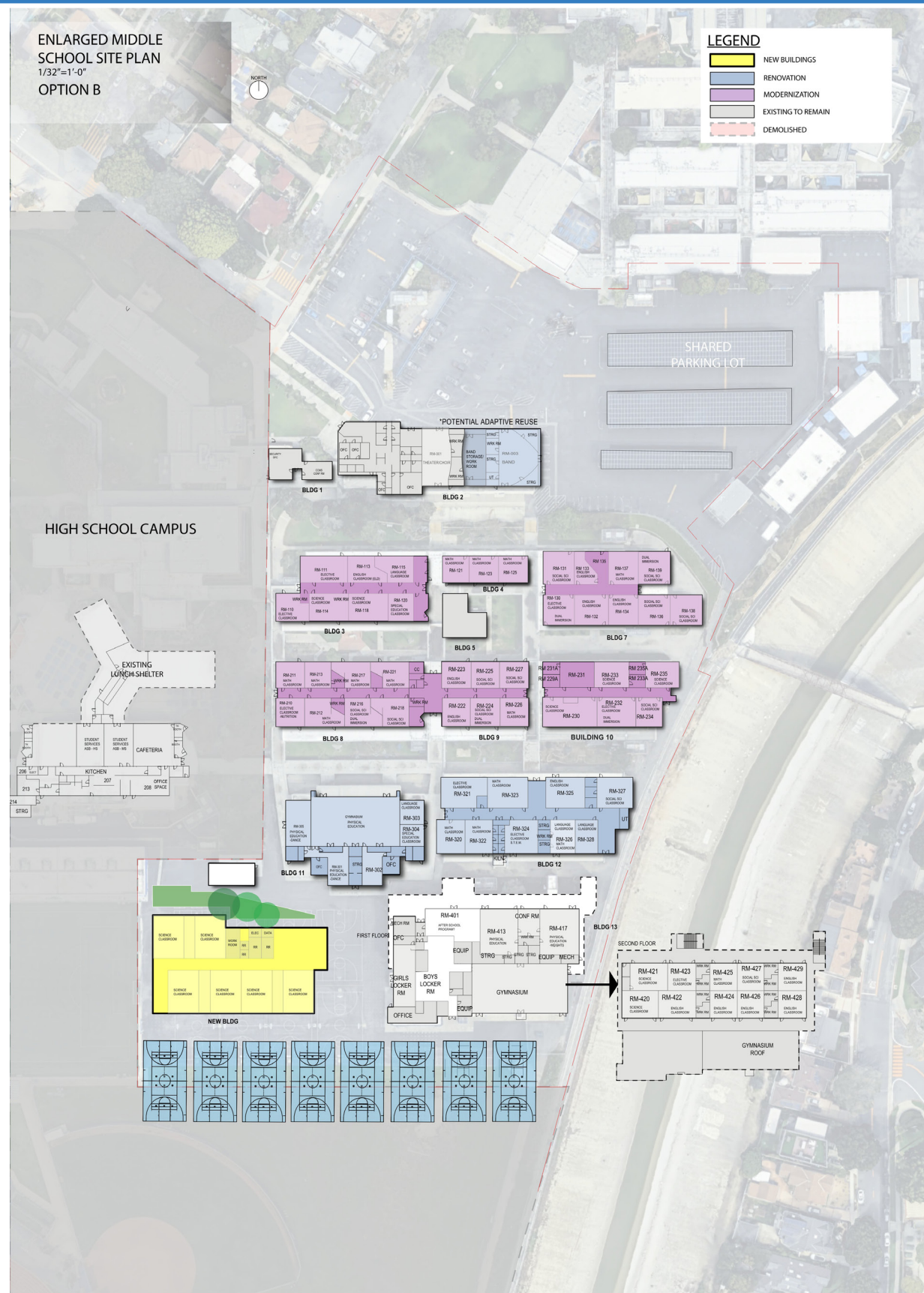
PRO'S

- Solves the issue of sharing the science building and library with the high school
- Resolves the issue of the need to bring Fourth Hall into compliance with current codes.
- Provides a larger interior gathering space (double gymnasium).

CON'S

- Cost would not allow any modernization of the existing classroom buildings.
- Does not address DSA's concerns with the Music/Admin building.

Option B



NEW BUILD

New Single Story Science Lab Building

RENOVATION

Building 2 – Band Room and Supporting Spaces

Building 11 – Auxiliary Gymnasium

Building 12 – Shop

MODERNIZATION

Building 3 – Classrooms

Building 4 – Classrooms

Building 7 – Classrooms

Building 8 – Classrooms

Building 9 – Classrooms

Building 10 – Classrooms

LIGHT MODERNIZATION

NONE

EXISTING TO REMAIN (NO WORK)

Building 1 – Administration

Building 2 – Administration + Theater, Choir and Supporting Spaces

Building 5

Building 6 - Cafeteria

Building 13 – Gym/Locker/Classrooms

DEMO

NONE

08 - Process Scope Options

Option B - Pros and Cons

- Option B:
 - o Providing the science labs on the middle school site to solve the issue of sharing the science building with the high school.

DESCRIPTION

- Building a new single story science lab building containing six labs.
- Renovation of the existing electives classrooms to better align the teaching spaces with the curriculum in Building 12.
- Renovation of the auxiliary gymnasium building 11 to accommodate additional music/drama functions.
- Renovation of the administration and music building to consolidate the counseling/student services functions, improve the entrance for visibility and safety, and improve the music component to address the need for a larger band/orchestra room.
- Modernization of all of the existing classroom buildings except Fourth Hall.

PRO'S

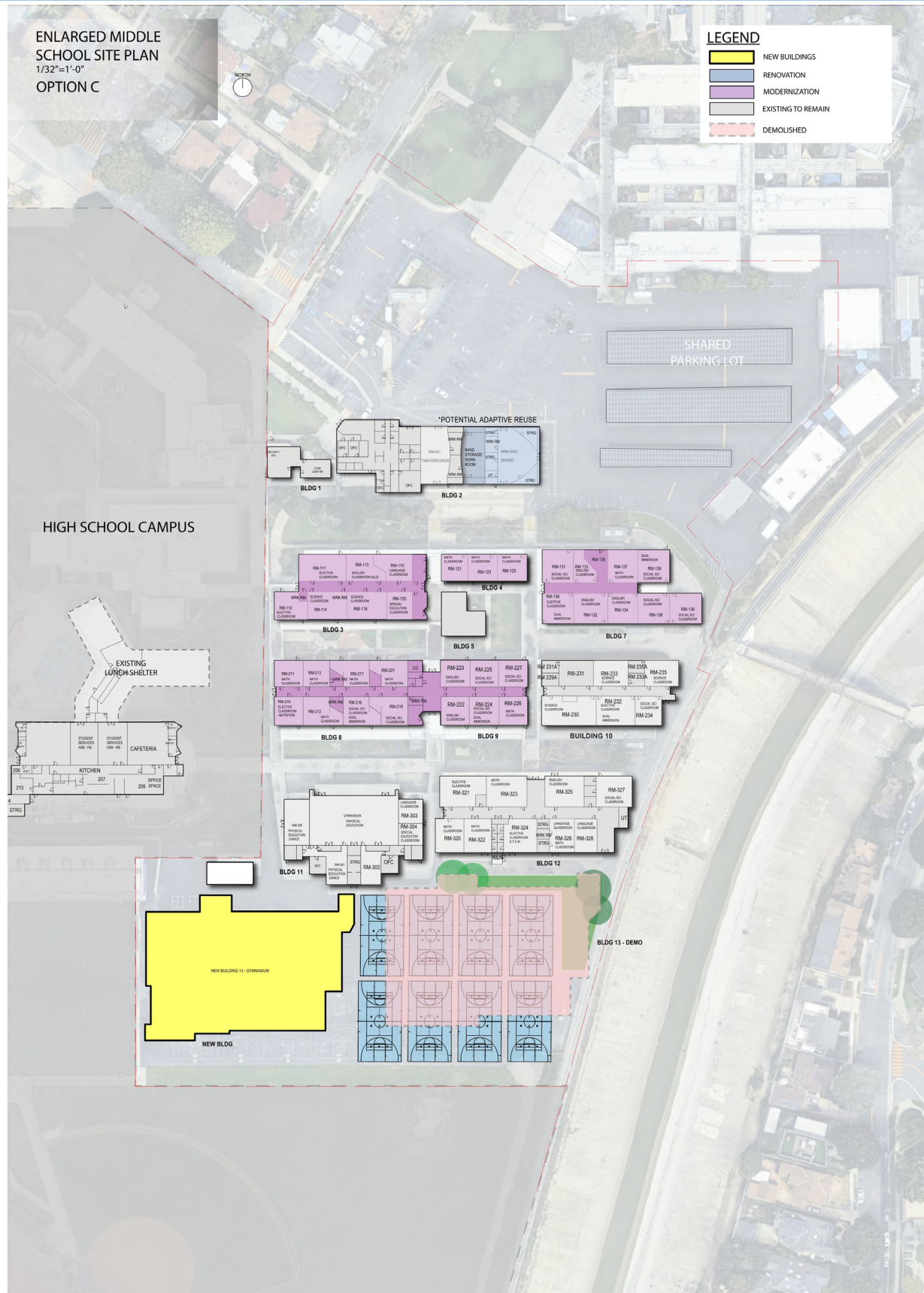
- Solves the issue of sharing the science building and library with the high school
- Addresses the DSA concerns with the Music/Admin building.
- Provides a relatively complete renovation of the existing campus

CON'S

- Does not address the DSA concerns with Fourth Hall.
- Would leave the campus with excess classroom spaces and reduce the amount of playfield

08 - Process Scope Options

Option C



NEW BUILD

New PE Building

RENOVATION

Building 2 – Band Room and Supporting Spaces

MODERNIZATION

Building 3 – Classrooms
Building 4 – Classrooms
Building 7 – Classrooms
Building 8 - Classrooms
Building 9 – Classrooms

LIGHT MODERNIZATION

NONE

EXISTING TO REMAIN (NO WORK)

Building 1 – Administration
Building 2 – Administration + Theater, Choir and Supporting Spaces
Building 5
Building 6 – Cafeteria
Building 10 - Classrooms
Building 11 – Gymnasium
Building 12 - Shop

DEMO

Building 13 - GYM

08 - Process Scope Options

Option C - Pros and Cons

- Option C:
 - o Replaces Fourth Hall with a new version of Fourth Hall consisting of the same spaces but in a different floor plan arrangement.

DESCRIPTION

- Build a new version of Fourth Hall and remove the existing Fourth Hall reversing the play ground and building.
- Renovation of the administration and music building to consolidate the counseling/student services functions, improve the entrance for visibility and safety, and improve the music component to address the need for a larger band/orchestra room.
- Modernization of all of the existing classroom buildings 3, 4, 7 8, and 9.

PRO'S

- Addresses the DSA issue with Fourth Hall
- Addresses the DSA issue with the Music/Admin building
- Substantially improves a large portion of the existing classrooms

CON'S

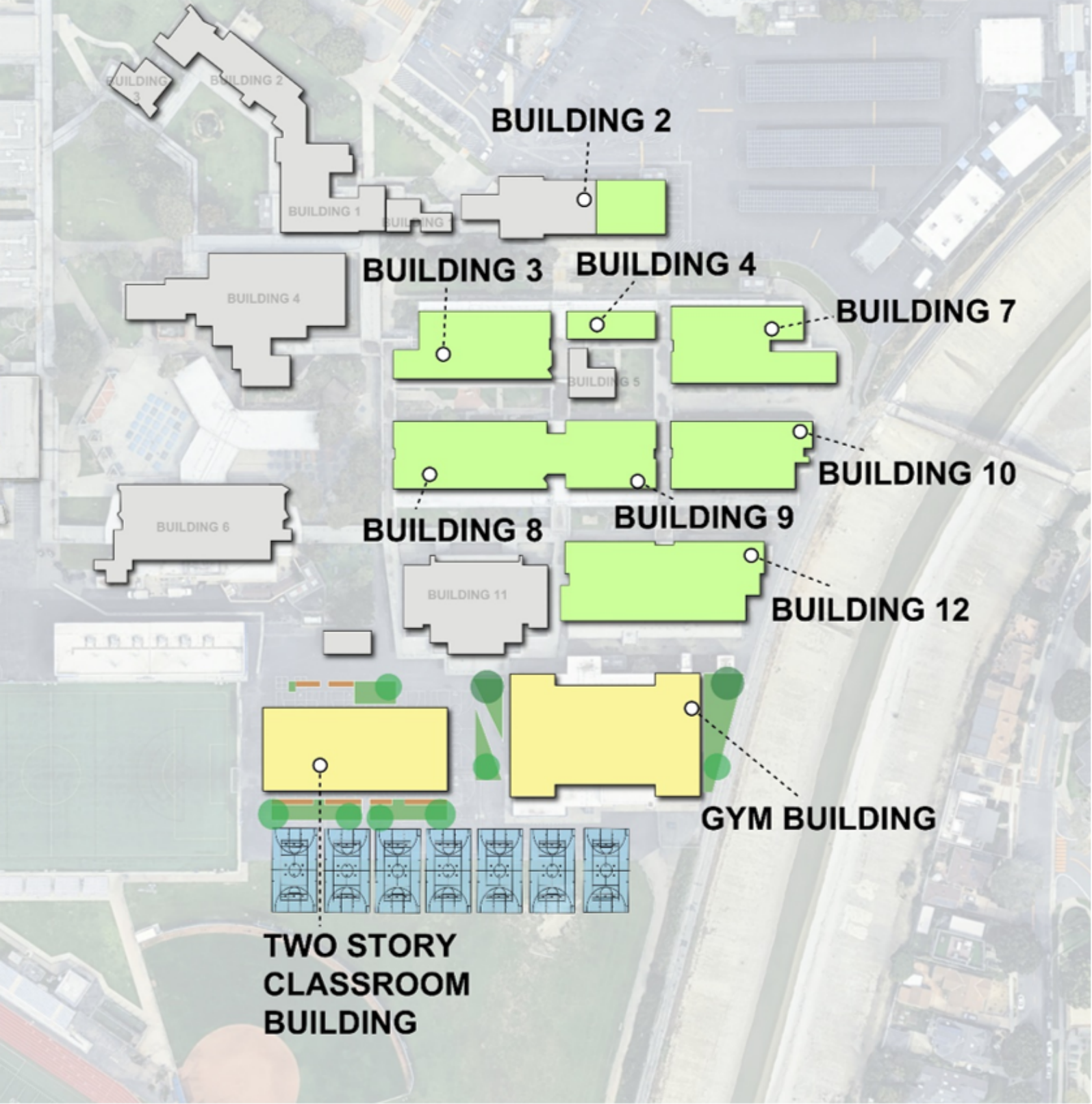
- Does not alleviate the issue with sharing the science building with the high school.
- Does not allow for any work to be done in the auxiliary gymnasium for building 12.

09 - Cost Estimate

Options Summary

ASSIGNED BUDGET
\$48,841,784

CURRENT SCOPE ESTIMATE FUTURE SCOPE ESTIMATE
\$54,191,454 \$40,224,064



CURRENT PHASE

- Priority 1 New Science & Classroom Building to Replace Science Classrooms Given to High School
- New Gymnasium Building to Replace PE Functions Being Removed with the Demolition of Building 13

FUTURE PHASE

- Priority 2 Modernize Building 8 & 9 – Classrooms
- Priority 3 Modernize Building 10 - Classrooms
- Priority 4 Modernize Building 3 - Classrooms
- Priority 5 Modernize Building 7 - Classrooms
- Priority 6 Modernize Building 4 – Classrooms
- Priority 7 Modernize Building 4 – Classrooms
- Priority 8 Modernize Building 12 – Classrooms
- Priority 9 Modernize Building 2 – Classrooms

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
REVISED BASE CONSTRUCTION	\$ 68,300,346	\$ 60,628,463	\$ 68,243,268	\$ 65,806,522
BASE BUDGET (INCLUDING MODERIZATION FUNDING)	\$ 48,841,784	\$ 48,841,784	\$ 48,841,784	\$ 48,841,784

09 - Cost Estimate

Budget Priorities-Option D-Reduced PE Building-Phase 1

CULVER CITY MIDDLE SCHOOL

CULVER CITY UNIFIED SCHOOL DISTRICT

	SQUARE FOOTAGE	COST PER SQUARE FOOT	TOTAL BUILDING COSTS	SITE COSTS (15%)	TOTAL CONSTRUCTION COST
NEW TWO STORY SCIENCE LAB & CLASSROOM	25,478	\$ 1,000.00	\$ 25,478,000	\$ 3,821,700.0	\$ 29,299,700
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	25,478	\$ 260			\$ (6,624,280)
MODERNIZATION (RELOCATABLES)	25,478	\$ 40			\$ (1,019,120)
75 YEAR OLD BUILING REPLACEMENT	25,478	\$ 260			\$ -
CAREER TECHNICAL EDUCATION					\$ -
TOTAL					\$ 21,656,300
NEW PE BUILDING (single court gym)	18,550	\$ 1,000.00	\$ 18,550,000	\$ 2,782,500.0	\$ 21,332,500
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	13,810	\$ 260			\$ (3,590,600)
MODERNIZATION (RELOCATABLES)	18,550	\$ 120			\$ (2,226,000)
75 YEAR OLD BUILING REPLACEMENT	18,550	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 3,000,000			\$ -
TOTAL					\$ 15,515,900
RENOVATE ADMINISTRATION BUILDING #1	2,424	\$ 485.00	\$ 1,175,640		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	2,424	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	2,424	\$ 60			\$ -
75 YEAR OLD BUILING REPLACEMENT	2,424	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
RENOVATE MUSIC & COUNSELING BUILDING #2	10,154	\$ 485.00	\$ 4,924,690		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,154	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	10,154	\$ 60			\$ -
75 YEAR OLD BUILING REPLACEMENT	10,154	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
MODERNIZE CLASSROOM BUILDING #3	11,121	\$ 200.00	\$ 2,224,200		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	11,121	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	11,121	\$ 85			\$ -
75 YEAR OLD BUILING REPLACEMENT	11,121	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
MODEERNIZE CLASSROOM BUILDING #4	2,766	\$ 200.00	\$ 553,200		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	2,766	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	2,766	\$ 85			\$ -
75 YEAR OLD BUILING REPLACEMENT	2,766	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
MODERNIZE CLASSROOM BUILDING #7	10,168	\$ 200.00	\$ 2,033,600		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,168	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	10,168	\$ 85			\$ -
75 YEAR OLD BUILING REPLACEMENT	10,168	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
MODERNIZE CLASSROOM BUILDING #8	13,117	\$ 400.00	\$ 5,246,800	\$ 787,020.0	\$ 6,033,820
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	13,117	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	13,117	\$ 100			\$ (1,670,422)
75 YEAR OLD BUILING REPLACEMENT	13,117	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 4,363,398

MODERNIZE CLASSROOM BUILDING #9	6,899	\$ 400.00	\$ 2,759,600	\$ 413,940.0	\$ 3,173,540
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	6,899	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	6,899	\$ 100			\$ (689,900)
75 YEAR OLD BUILING REPLACEMENT	6,899	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 2,483,640
MODERNIZE CLASSROOM BUILDING #10	10,833	\$ 400.00	\$ 4,333,200	\$ 649,980.0	\$ 4,983,180
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,833	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	10,833	\$ 100			\$ (1,083,300)
75 YEAR OLD BUILING REPLACEMENT	10,833	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 3,899,880
RENOVATION OF GYMNASIUM BUILDING #11	13,936	\$ 485.00	\$ 6,758,960		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	13,936	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	13,936	\$ 75			\$ -
75 YEAR OLD BUILING REPLACEMENT	13,936	\$ 60			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
MINIMUM ESSENTIAL FACILITIES	13,936	\$ 260			\$ -
TOTAL					\$ -
MODERNIZE SHOP BUILDING #12	16,210	\$ 225.00	\$ 3,647,250		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	16,210	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	16,210	\$ 60			\$ -
75 YEAR OLD BUILING REPLACEMENT	16,210	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
MINIMUM ESSENTIAL FACILITIES	16,210	\$ 260			\$ -
TOTAL					\$ -
MODERNIZE CAFETERIA BUILDING #6	14,687	\$ 325.00	\$ 4,773,275		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	14,687	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	14,687	\$ 60			\$ -
75 YEAR OLD BUILING REPLACEMENT	14,687	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
EXPAND PARKING LOT	8,000	\$ 48.00	\$ 384,000	\$ -	\$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	18,000	45			\$ -
TOTAL					\$ -
CENTRAL SPACE	30,000	\$ 55.00	\$ 1,650,000	\$ -	\$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	60,000	\$ 50			\$ -
TOTAL					\$ -
UNDERGROUND UTILITY REPLACEMENT	427,731	\$ 2.30	\$ 983,782	\$ -	\$ 983,782
ADDITIONAL FUNDING					
50 YEAR OLD UTILITY REPLACEMENT					\$ (491,891)
TOTAL					\$ 491,891
TOTAL CONSTRUCTION BASE COST			\$ 8,455,140.0		\$ 65,806,522
SMP (REPLACEMENT)					\$ (10,214,880)
MODERNIZATION FUNDING					\$ (6,688,742)
75 YEAR-OLD BUILDING REPLACEMENT					\$ -
50 YEAR OLD UTILITY REPLACEMENT					\$ (491,891)
CARER TECHNICAL EDUCATION					\$ -
MINIMAL ESSENTIAL FACILITIES					\$ -
TOTAL DISTRICT CONSTRUCTION COST					\$ 48,411,009
ORIGINAL CONSTRUCTION BUDGET					\$ 48,841,784
INITIAL CONTINGENCY (10%)					\$ 4,884,178
ANTICIPATED STATE FUNDING (ALREADY INCLUDED IN BUDGET)					\$ (6,688,742)
TOTAL BUDGET TARGET					\$ 47,037,220

09 - Cost Estimate


Budget Priorities-Option D-Reduced PE Building-Phase 2

CULVER CITY MIDDLE SCHOOL

CULVER CITY UNIFIED SCHOOL DISTRICT

	SQUARE FOOTAGE	COST PER SQUARE FOOT	TOTAL BUILDING COSTS	SITE COSTS (15%)	TOTAL CONSTRUCTION COST
NEW TWO STORY SCIENCE LAB & CLASSROOM	25,478	\$ 1,000.00	\$ 25,478,000		\$ -
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	25,478	\$ 260			\$ -
MODERNIZATION (RELOCATABLES)	25,478	\$ 40			\$ -
75 YEAR OLD BUILING REPLACEMENT	25,478	\$ 260			\$ -
CAREER TECHNICAL EDUCATION					\$ -
TOTAL					\$ -
NEW PE BUILDING (single court gym)	18,550	\$ 1,000.00	\$ 18,550,000		\$ -
LESS ADDITIONAL FUNDING					
SMP (REPLACEMENT)	13,810	\$ 260			\$ -
MODERNIZATION (RELOCATABLES)	18,550	\$ 120			\$ -
75 YEAR OLD BUILDING REPLACEMENT	18,550	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 3,000,000			\$ -
TOTAL					\$ -
RENOVATE ADMINISTRATION BUILDING #1	2,424	\$ 485.00	\$ 1,175,640		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	2,424	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	2,424	\$ 60			\$ -
75 YEAR OLD BUILDING REPLACEMENT	2,424	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
RENOVATE MUSIC & COUNSELING BUILDING #2	10,154	\$ 400.00	\$ 4,061,600	\$ 609,240.0	\$ 4,670,840
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,154	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	10,154	\$ 60			\$ -
75 YEAR OLD BUILDING REPLACEMENT	10,154	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 4,670,840
MODERNIZE CLASSROOM BUILDING #3	11,121	\$ 400.00	\$ 4,448,400	\$ 667,260.0	\$ 5,115,660
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	11,121	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	11,121	\$ 85			\$ -
75 YEAR OLD BUILDING REPLACEMENT	11,121	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 5,115,660
MODEERNIZE CLASSROOM BUILDING #4	2,766	\$ 400.00	\$ 1,106,400	\$ 165,960.0	\$ 1,272,360
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	2,766	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	2,766	\$ 85			\$ -
75 YEAR OLD BUILDING REPLACEMENT	2,766	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 1,272,360
MODERNIZE CLASSROOM BUILDING #7	10,168	\$ 400.00	\$ 4,067,200	\$ 610,080.0	\$ 4,677,280
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,168	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	10,168	\$ 85			\$ -
75 YEAR OLD BUILDING REPLACEMENT	10,168	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ 4,677,280
MODERNIZE CLASSROOM BUILDING #8	13,117	\$ 400.00	\$ 5,246,800		\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	13,117	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	13,117	\$ 100			\$ -
75 YEAR OLD BUILDING REPLACEMENT	13,117	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -

MODERNIZE CLASSROOM BUILDING #9	6,899	\$ 400.00	\$ 2,759,600	\$ -	\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	6,899	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	6,899	\$ 100			\$ -
75 YEAR OLD BUILING REPLACEMENT	6,899	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
MODERNIZE CLASSROOM BUILDING #10	10,833	\$ 400.00	\$ 4,333,200	\$ -	\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	10,833	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	10,833	\$ 100			\$ -
75 YEAR OLD BUILING REPLACEMENT	10,833	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
RENOVATION OF GYMNASIUM BUILDING #11	13,936	\$ 485.00	\$ 6,758,960	\$ 1,013,844.0	\$ 7,772,804
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	13,936	\$ 120			\$ -
MODERNIZATION (CLASSROOMS)	13,936	\$ 75			\$ -
75 YEAR OLD BUILDING REPLACEMENT	13,936	\$ 60			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
MINIMUM ESSENTIAL FACILITIES	13,936	\$ 260			\$ -
TOTAL					\$ 7,772,804
MODERNIZE SHOP BUILDING #12	16,210	\$ 400.00	\$ 6,484,000	\$ 972,600.0	\$ 7,456,600
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	16,210	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	16,210	\$ 60			\$ -
75 YEAR OLD BUILDING REPLACEMENT	16,210	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
MINIMUM ESSENTIAL FACILITIES	16,210	\$ 260			\$ -
TOTAL					\$ 7,456,600
MODERNIZE CAFETERIA BUILDING #6	14,687	\$ 325.00	\$ 4,773,275	\$ -	\$ -
ADDITIONAL FUNDING					
SMP (SEISMIC HARDSHIP)	14,687	\$ 260			\$ -
MODERNIZATION (CLASSROOMS)	14,687	\$ 60			\$ -
75 YEAR OLD BUILDING REPLACEMENT	14,687	\$ 260			\$ -
CAREER TECHNICAL EDUCATION	1	\$ 1,500,000			\$ -
TOTAL					\$ -
EXPAND PARKING LOT	8,000	\$ 48.00	\$ 384,000	\$ -	\$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	18,000	45			\$ -
TOTAL					\$ -
CENTRAL SPACE	30,000	\$ 55.00	\$ 1,650,000	\$ -	\$ -
ADDITIONAL FUNDING					
MODERNIZATION (CLASSROOMS)	60,000	\$ 50			\$ -
TOTAL					\$ -
UNDERGROUND UTILITY REPLACEMENT	427,731	\$ 2.30	\$ 983,782	\$ -	\$ -
ADDITIONAL FUNDING					
50 YEAR OLD UTILITY REPLACEMENT					\$ -
TOTAL					\$ -
TOTAL CONSTRUCTION BASE COST			\$ 4,038,984.0	\$ 30,965,544	
SMP (REPLACEMENT)				\$ -	
MODERNIZATION FUNDING				\$ -	
75 YEAR-OLD BUILDING REPLACEMENT				\$ -	
50 YEAR OLD UTILITY REPLACEMENT				\$ -	
CARER TECHNICAL EDUCATION				\$ -	
MINIMAL ESSENTIAL FACILITIES				\$ -	
TOTAL DISTRICT CONSTRUCTION COST				\$ 30,965,544	
ORIGINAL CONSTRUCTION BUDGET				\$ 48,841,784	
INITIAL CONTINGENCY (10%)				\$ 4,884,178	
ANTICIPATED STATE FUNDING (ALREADY INCLUDED IN BUDGET)				\$ (6,688,742)	
TOTAL BUDGET TARGET				\$ 47,037,220	

Agenda/Minutes		<div><div><div>DLR Group inc.</div><div>a California corporation</div><div>700 Flower St 22nd floor,</div><div>Los Angeles, CA 90017</div></div></div>
Date	11/06/2024 3:10 PM	
Project	Culver City Middle School Modernization	
Project No.	75-25130-00	
Subject	Culver City Middle School – Initial Programming Meeting	
Attendees	See Attached Attendee List	
Minutes	<div><div>Key Discussion Points:</div><div><div><div><div>Budget and Funding</div><div><ul style="list-style-type: none">AOR shared master plan from 2018 along with enrollment statistics indicating a slight decline.The current construction budget established for both campuses is around \$100M which includes the anticipated modernization match funding from the School Facility Program (SFP).With the passage of Proposition 2, there may be additional funding available to enhance the construction budget.AOR will continue to monitor the regulations being drafted from Proposition 2 to ensure we capture all potential funding from the state.Discussion about the usage of bond funds to improve existing core facilities due to declining enrollment.</div></div><div><div>Shared Spaces and Campus Layout</div><div><ul style="list-style-type: none">CCMS and CCHS agree that they do not want shared spaces, citing safety concerns due to the age gap and logistical challenges with scheduling.City Ordinance requires the use of reusable utensils in the cafeteria, adding complexity to shared use. The committee expressed strong opposition to sharing the cafeteria space.AOR will investigate options to address these shared space and cafeteria concerns.</div></div><div><div>Classroom and Specialized Space Needs</div><div><ul style="list-style-type: none">Science Department: 10 classrooms designated for science, with a need for additional STEM space and more specialized science labs. Concerns have been raised about the lack of sinks in some science classrooms.CTE Programs: The committee discussed space requirements for Career and Technical Education (CTE) programs, particularly science, cooking, and performance arts. Storage needs for these programs were emphasized.Interest in centralizing specialized classrooms (e.g., Art, Band, STEM areas) into designated spaces for better resource use and accessibility.</div></div><div><div>Meeting and Large Group Spaces</div><div><ul style="list-style-type: none">Principal emphasized the need for a large meeting space that could be subdivided into smaller spaces for meetings and events.Current library setup is insufficient, with shared spaces causing scheduling conflicts. AOR will explore the idea of creating separate libraries for CCMS and CCHS to reduce scheduling challenges.</div></div><div><div>Gym and Athletic Spaces</div><div><ul style="list-style-type: none">Gym Space: The committee expressed concerns about the lack of space in the Big and Small Gyms, with little room for movement when bleachers are in use. The committee is open to proposals for a new gym, potentially with a library integrated into the same building, pending design approval.Storage for Athletes: There are concerns about the lack of storage for student-athlete equipment.Bike Racks: A need for 50+ bike racks was identified, with concerns about student safety when riding bikes to school. AOR will propose a dedicated space for bike racks near the Creek or adjacent parking area.</div></div><div><div>Campus Safety and Accessibility</div></div></div></div></div>	Adjournment

- Water Use: Water conservation strategies will be based on State Laws for energy efficiency and water requirements.
- School Entry: Current entry points, especially from the bike path, are not welcoming. The team recommended redesigning the entry for better aesthetics and safety.
- 6th Grade Separation: 6th graders are generally separated from 7th and 8th graders, though some overlap occurs in certain buildings.
- AOR will explore potential design options to improve campus entrances and student safety.
- Entrance to Middle School is hard for visitors to find.
- Facility and Classroom Design Considerations**
 - Concerns about the storage/lockers available for athletes.
 - Large Windows and Shades: Concerns were raised about large windows and automatic shades in classrooms. AOR acknowledged these issues and stated that these could be addressed in the development phase of the project.
 - Transferrable Classes: Discussion about which middle school classes can transfer to high school as AP or upper-level courses. The committee requested further information, particularly on dual immersion and performing arts programs.
- Demolition and Repurposing Buildings**
 - AOR confirmed that existing buildings could potentially be repurposed or demolished, depending on needs and budget.
 - Dorien inquired if buildings could be replaced with entirely new departments or uses. AOR stated that it's likely new buildings would be constructed at different locations, with some existing buildings repurposed as necessary.

Action Items

- AOR:** Create models for the committee to review, explore construction options, and address facility improvements.
- TCM:** Send Google Doc for committee input, along with meeting minutes and a copy of slides.
- CCHS Committee:** Provide details about the classes that can transfer into High School as AP, etc., and Career and Technical Education (CTE) programs for planning.


Adjournment & Next Meeting


- Time of Adjournment:** 4:35 PM (November 6, 2024 meeting)
- The next meeting will be held on **December 4, 2024, at 1:45 PM**. AOR will present models for the committee's review.

Attachments

- Attendee List
- Culver City Middle School Site Plan, as marked up by attendees
- Culver City High School/Middle School Google Site Plan, as marked up by attendees
- Culver City Middle School – Initial Programming Meeting Presentation

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

Agenda/Minutes		 DLR Group inc. a California corporation 700 Flower St 22nd floor, Los Angeles, CA 90017
Date	11/06/2024 3:10 PM	
Project	Culver City Middle School Modernization	
Project No.	75-25130-00	
Subject	Culver City Middle School – Initial Programming Meeting	
Attendees	See Attached Attendee List	
Minutes	<p>Key Discussion Points:</p> <ul style="list-style-type: none">• Budget and Funding<ul style="list-style-type: none">• AOR shared master plan from 2018 along with enrollment statistics indicating a slight decline.• The current construction budget established for both campuses is around \$100M which includes the anticipated modernization match funding from the School Facility Program (SFP).• With the passage of Proposition 2, there may be additional funding available to enhance the construction budget.• AOR will continue to monitor the regulations being drafted from Proposition 2 to ensure we capture all potential funding from the state.• Discussion about the usage of bond funds to improve existing core facilities due to declining enrollment.• Shared Spaces and Campus Layout<ul style="list-style-type: none">• CCMS and CCHS agree that they do not want shared spaces, citing safety concerns due to the age gap and logistical challenges with scheduling.• City Ordinance requires the use of reusable utensils in the cafeteria, adding complexity to shared use. The committee expressed strong opposition to sharing the cafeteria space.• AOR will investigate options to address these shared space and cafeteria concerns.• Classroom and Specialized Space Needs<ul style="list-style-type: none">• Science Department: 10 classrooms designated for science, with a need for additional STEM space and more specialized science labs. Concerns have been raised about the lack of sinks in some science classrooms.• CTE Programs: The committee discussed space requirements for Career and Technical Education (CTE) programs, particularly science, cooking, and performance arts. Storage needs for these programs were emphasized.• Interest in centralizing specialized classrooms (e.g., Art, Band, STEM areas) into designated spaces for better resource use and accessibility.• Meeting and Large Group Spaces<ul style="list-style-type: none">• Principal emphasized the need for a large meeting space that could be subdivided into smaller spaces for meetings and events.• Current library setup is insufficient, with shared spaces causing scheduling conflicts. AOR will explore the idea of creating separate libraries for CCMS and CCHS to reduce scheduling challenges.• Gym and Athletic Spaces<ul style="list-style-type: none">• Gym Space: The committee expressed concerns about the lack of space in the Big and Small Gyms, with little room for movement when bleachers are in use. The committee is open to proposals for a new gym, potentially with a library integrated into the same building, pending design approval.• Storage for Athletes: There are concerns about the lack of storage for student-athlete equipment.• Bike Racks: A need for 50+ bike racks was identified, with concerns about student safety when riding bikes to school. AOR will propose a dedicated space for bike racks near the Creek or adjacent parking area.• Campus Safety and Accessibility	

Agenda/Minutes		
Date	12/18/2024 1:45 PM	
Project	Culver City Middle School Modernization	
Project No.	75-25130-00	
Subject	Culver City Middle School – Programming Meeting	
Attendees	See Attached Attendee List	
Minutes	<p>Funding-Aligned Design Options:</p> <p>Objective:</p> <ul style="list-style-type: none">Present design options that align with available funding to achieve group consensus and establish a clear direction for the project. <p>Concept Development:</p> <ul style="list-style-type: none">The concepts presented are preliminary, providing a sense of the building scale and potential appearance.These are not final designs and will be refined during the design phase based on the chosen option. <p>Definitions:</p> <p>Renovation: Involves removing interior finishes, replace/repair building systems (plumbing, electrical, low voltage, reconfigure mechanical distribution). Often it involves reconfiguration of the existing floor plan and required structural upgrades to comply with current code requirements. The installation of all new finishes (ceilings, wall materials, casework, flooring) and window and door replacement if necessary.</p> <p>Modernization: Similar to a Renovation without any major interior floor plan changes and a more targeted approach to the replacement or repair of building systems. Same new finishes and window and door replacement.</p> <p>Light Modernization: Limited improvements to building systems primarily concentrating on repairing or replacing damaged components and ensuring compliance with current code. No significant interior floor plan modification that would require structural upgrades. New finishes only, no window or door replacement.</p> <p>Design Options</p> <ul style="list-style-type: none">Option A:<ul style="list-style-type: none">Concentrating on the issue of replacing Fourth Hall due to the prohibitive cost associated that would be required to bring this building into current code compliance. The difficulty has to do with the two-story component and the mixed structural systems of the classrooms and the gymnasium. Both Fourth Hall and the Music/Admin building have been identified by the Division of the State Architect as potentially needed to be seismically improved due to their structural systems.	

DESCRIPTION

- Fourth Hall would be replaced with two new buildings.
- a new science and classroom building that would alleviate the current problematic situation of sharing the new science building with the high school. The four science classrooms would become part of the high school.
 - A new PE building that would include a double court gymnasium able to be divided into two single court gymnasiums, locker rooms, PE room, and weight room.
 - The current Auxiliary Gymnasium would be renovated into a new library (to separate the library function from being shared with the high school) as well as a new multi-purpose/meeting room.

PRO'S

- Solves the issue of sharing the science building and library with the high school
- Resolves the issue of the need to bring Fourth Hall into compliance with current codes.
- Provides a larger interior gathering space (double gymnasium).

CON'S

- Cost would not allow any modernization of the existing classroom buildings.
- Does not address DSA's concerns with the Music/Admin building.

- Option B:**
 - Providing the science labs on the middle school site to solve the issue of sharing the science building with the high school.

DESCRIPTION

- Building a new single story science lab building containing six labs.
- Renovation of the existing electives classrooms to better align the teaching spaces with the curriculum in Building 12.
- Renovation of the auxiliary gymnasium building 11 to accommodate additional music/drama functions.
- Renovation of the administration and music building to consolidate the counseling/student services functions, improve the entrance for visibility and safety, and improve the music component to address the need for a larger band/orchestra room.
- Modernization of all of the existing classroom buildings except Fourth Hall.

PRO'S

- Solves the issue of sharing the science building and library with the high school
- Addresses the DSA concerns with the Music/Admin building.
- Provides a relatively complete renovation of the existing campus

CON'S

- Does not address the DSA concerns with Fourth Hall.

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o: 213-373-6896

- Would leave the campus with excess classroom spaces and reduce the amount of playfield
- **Option C:**
 - Replaces Fourth Hall with a new version of Fourth Hall consisting of the same spaces but in a different floor plan arrangement.

DESCRIPTION

- Build a new version of Fourth Hall and remove the existing Fourth Hall reversing the play ground and building.
- Renovation of the administration and music building to consolidate the counseling/student services functions, improve the entrance for visibility and safety, and improve the music component to address the need for a larger band/orchestra room.
- Modernization of all of the existing classroom buildings 3, 4, 7 8, and 9.

PRO'S

- Addresses the DSA issue with Fourth Hall
- Addresses the DSA issue with the Music/Admin building
- Substantially improves a large portion of the existing classrooms

CON'S

- Does not alleviate the issue with sharing the science building with the high school.
- Does not allow for any work to be done in the auxiliary gymnasium for building 12.

- **Option D:**
 - Replaces Fourth Hall with two separate buildings

DESCRIPTION

- Fourth Hall would be replaced with two new buildings.
- a new science and classroom building that would alleviate the current problematic situation of sharing the new science building with the high school. The four science classrooms would become part of the high school.
 - A new PE building that would include a single court gymnasium similar to the one existing in Fourth Hall.
 - Renovation of the administration and music building to consolidate the counseling/student services functions, improve the entrance for visibility and safety, and improve the music component to address the need for a larger band/orchestra room.
 - Light Modernizations of all of the existing classroom buildings except for the auxiliary gymnasium building 11.

PRO'S

- Addresses the DSA issue with Fourth Hall
- Addresses the DSA issue with the Music/Admin building

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- Addresses the issue of sharing the science building with the high school.
- Provides improvements to all teaching spaces

CON'S

- Does not provide complete modernization improvements in the existing classroom buildings
- Does not allow for any work to be done in the auxiliary gymnasium for building 12

Discussion Consensus

A consensus was reached on a hybrid of Option D with elements of Option C. This plan includes replacing the large double gym with a smaller, single-court gym while retaining the auxiliary gym, keeping the library unchanged, and assessing buildings for renovation, modernization, or light modernization based on suitability.

Action Items

- **AOR:** Create program and schematic design options for the committee to review, explore construction options, and address facility improvements.
- **TCM:** None
- **CCHS Committee:** None


Adjournment & Next Meeting

- **Time of Adjournment:** 3:05 PM (**December 18, 2024**, meeting)
- The next meeting will be held on January **22, 2025, at 1:45 PM**. AOR will present program and schematic design options for the committee's review.

Attachments

- *Attendee List*
- *Culver City Middle School Funding-Aligned Design Option Presentation:*

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

Agenda/Minutes		
Date	01/22/2025 1:45 PM	
Project	Culver City Middle School Modernization	
Project No.	75-25130-00	
Subject	Culver City Middle School – Programming Meeting	
Attendees	See Attached Attendee List	
Minutes	<p>Programming and Design Progress:</p> <p>Objective:</p> <ul style="list-style-type: none">Share further refined scope site plan diagrams, programming diagrams, and further refined exterior and interior design direction for confirmation and feedback. <p>Brief Review of Scope Direction from Previous Meeting:</p> <ul style="list-style-type: none">DLRG shared an updated site scope diagram based on Option D + C.DLRG shared the existing and future program summary of classroom locations. <p>Design Feedback and Discussion:</p> <ul style="list-style-type: none">Arts program requires all 3 classrooms for choir, theater, and band. Appears that the revised program removes 2 classrooms from Building 2. DLRG indicated that these won't be removed, they may be relocated to another building. They may not all be in the same building but can be across the plaza from each other for collaboration.The band room will have storage.The District Standards Committee did not want to prioritize admin spaces; Classrooms space should be the priority. Building 2 work may be omitted or relegated to a later phase.DLRG will meet with the Standards Committee to coordinate their feedback with the scope of work. <p>Brief Review of Design Direction from Previous Meeting:</p> <ul style="list-style-type: none">DLRG shared Visioning Board & Dot Exercise results.DLRG shared proposed Science/Classroom Building and PE Buildings Floor Plans.DLRG reviewed refined exterior renderings of the buildings, reviewing scale, transparency and openness of entry, and materiality.The materials discussed were metal panel, wood look panels, CMU and stucco.Gyms are typically CMU as it can function as both structural system and finish material.DLRG reviewed the idea of pockets of landscaping and outdoor learning at every ground floor classroom.DLRG reviewed interior renderings and provision of sustainable and acoustic materials. <p>Design Feedback and Discussion:</p> <ul style="list-style-type: none">Concern about visibility through glass, is it frosted? Have heard from teachers a desire for limited visibility at windows.The group liked the materials, especially the wood look material at the exterior.Request to provide locker rooms for students that don't align with a specific gender. Previous projects have provided privacy through contained toilets and showers.The locker room is similar in size to current locker rooms, but with increased	

- storage and a more efficient layout.
- Request to provide opportunity for branding through murals/graphics.
- Band space is proposed to be enlarged through demolishing of existing storage and practice rooms, interior wall to increase floor area by approximately 1/3. There will still be storage but along the walls and more efficiently laid out. The existing tiered platforms would be removed to accommodate current accessibility/code requirements.
- The proposed plan creates a new entrance and lobby to create visibility to the exterior. A concern regarding this visibility was voiced. DLRG indicated that the more visibility and eyes on exterior activity creates a safer environment.
- There will be a control point/door from the lobby into the interior of campus.
- Suggestion to replace the mural wall with windows into the interior of campus.
- Discussion of providing a restroom in the lobby area.
- Discussed providing glass that people can see out, but not in.
- Wall finishes should be cleanable.
- Dimmable lighting in classrooms will be provided (code required).
- Request to get feedback from Theater, PE teachers, etc. DLRG will hold focus group meetings with the future occupants of each building.
- There are currently (8) special ed teachers and (6) special ed classrooms. The school would prefer (8) special ed classrooms.
- DLRG will maintain the current classroom count, if not increase amount of classrooms.

Action Items

- AOR:
 - Further refinement of program spaces and building layout and design direction.
 - Meet with User Groups for feedback.
 - DSA Pre App Meetings to discuss Seismic Mitigation Program
 - Campus Accessibility Review
- TCM: None
- CCHS Committee: None

Adjournment & Next Meeting

- Time of Adjournment: 3:15 PM (January 22, 2025, meeting)
- The next meeting will be held on March 05, 2025, at 1:45 PM. AOR will present updates on Action Items.

Attachments

- Attendee List
- Culver City Middle School Programming & Design Meeting Presentation:

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

PROGRAM DESIGN PACKAGE

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



CULVER CITY
UNIFIED SCHOOL DISTRICT

