



CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER PARK HIGH SCHOOL

April 22, 2025

PROGRAMMATIC DESIGN PRESENTATION



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CULVER CITY UNIFIED SCHOOL DISTRICT
CULVER PARK HIGH SCHOOL

SUPERINTENDENT

DR. BRIAN LUCAS

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BOARD PRESIDENT

STEPHANIE LOREDO
VICE PRESIDENT

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PARLIAMENTARIAN

LINDSAY CARLSON
BOARD MEMBER

CULVER PARK HIGH SCHOOL
ADMINISTRATION

ALLISON CURRY
PRINCIPAL

PROJECT DESIGN TEAM

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PRINCIPAL, HUCKABEE

PAUL DRAGESCU, AIA
PROJECT ARCHITECT, HUCKABEE

JULIE WILLIAMS
PLANNER, HUCKABEE



CULVER CITY UNIFIED SCHOOL DISTRICT

CULVER PARK HIGH SCHOOL

CULVER PARK HIGH SCHOOL

This document reflects the vision and strategic direction inspired by the leadership of the Culver Park High School Principal and constituents, in collaboration with Culver City Unified School District, the Huckabee Design and Planning team, and TELACU Program Management. The purpose of this work is to identify and define the educational spaces and supports needed to transform Culver Park High School into a campus that is responsive to the diverse needs and challenges of its students, while also embracing the future of 21st-century learning.

Culver Park High School serves a student population with unique life experiences, learning styles, and academic pathways. This initiative is grounded in a deep understanding of those realities and aims to create an environment that supports individualized learning, emotional well-being, and alternative approaches to academic success. The Principal's engagement has been central in shaping a vision that prioritizes equity, flexibility, and student-centered design.

Through focused collaboration with district leadership and design professionals, this project seeks to optimize campus spaces to better engage, support, and empower students. The reimagined Culver Park High School will be a safe, inclusive, and adaptable learning environment—one that reflects the school's mission, honors student voice, and prepares all learners for meaningful futures.



Culver Park HS Admin/Classroom Building Program of Spaces

Space/Function	Qty	Existing Net Area	Qty	Proposed Area	Net Area	Remarks
Administrative Spaces		1,200 SF			- SF	Existing Admin Bungalow to be Modernized
Principal's Office	1		0	200 SF	- SF	
Assistant/Reception	1		0	150 SF	- SF	Include area for cabinets and copier
TV Zone	1		0	200 SF	- SF	
Student Lounge	1		0	200 SF	- SF	
Kitchenette			0	350 SF	- SF	Table and seating for student dining, refrigerator
Admin Storage			0	100 SF	- SF	
Instructional Spaces	5	4,994 SF	5		3,600 SF	
Independent Study (iAcademy)	1	860 SF	1	700 SF	700 SF	Includes (3) teacher offices @ 120 SF EA
Learning Lab 1 (Math/Science CR)	1	644 SF	1	400 SF	400 SF	
Learning Lab 2 (CTE/Electives CR)	1	819 SF	1	400 SF	400 SF	
Learning Lab 3 (English/Social Science CR)	1	644 SF	1	400 SF	400 SF	
Teacher Collaboration			1	150 SF	150 SF	
Wellness Center/Library	1	1,086 SF	1	1,000 SF	1,000 SF	Large MP space, reading area with book cases, includes small group room.
Psychologist	1	183 SF	1	150 SF	150 SF	Adjacent to/enter from Wellness Center
Teacher Lounge	1	569 SF	1	300 SF	300 SF	Separate from Admin, cabinets, refrigerator, MW
Instructional Storage	1	189 SF	1	100 SF	100 SF	Due to less students, instructional storage can be smaller
Support Spaces					1,285 SF	
Mechanical/Electrical			1	385 SF	385 SF	
Girls RR			1	300 SF	300 SF	
Boys RR			1	300 SF	300 SF	
Staff Unisex RR			2	100 SF	200 SF	
Visitor Unisex RR			1	100 SF	100 SF	
Net Building SF					4,885 SF	
Walls, Circulation Factor					0%	
Total Gross Building SF					4,885 SF	
Outdoor Spaces					2,600 SF	
Outdoor Learning Space (Future)			1	500 SF	500 SF	Small group space, include power, data, wi-fi
Outdoor Athletic Area (Future)			1	2,100 SF	2,100 SF	Striped for shared Basketball and Soccer

Space/Function	Qty	Existing Net Area	Qty	Area	Net Area	Remarks
Non CPHS Program Spaces to be relocated		1,705 SF				
Culver Closet	1	700 SF				Approx. SF based on field measurements (1/28/25)
Pre-K Psychologist/Speech	1	445 SF				Approx. SF based on field measurements (1/28/25)
Adult Day Program (Life Skills)	1	560 SF				Approx. SF based on field measurements (1/28/25)

24-25 enrollment

Academic Year:	2024-2025
View:	SNAPSHOT
Revision ID:	6528140

School Code	School Name	Total Enrollment
1932201	Culver City High	2010
6057608	Culver City Middle	1524
0128322	Culver City Unified School District iAcademy	0
1932656	Culver Park High	40
6012678	El Marino Elementary	704
6012686	El Rincon Elementary	561
6012694	Farragut Elementary	548
6012702	La Ballona Elementary	529
6012660	Linwood E. Howe Elementary	568
0000001	NPS School Group for Culver City Unified	7
TOTAL - Selected Schools		6581

Enrollment Multi-Year Summary by Grade

Culver Park High Report (19-64444-1932656)

+ Report Description

+ Report Options and Filters

Academic Year	Total	Grade TK	Grade K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6	Grade 7	Grade 8	Ungr Elem	Grade 9	Grade 10	Grade 11	Grade 12	Ungr Sec
2023-24	27	0	0	0	0	0	0	0	0	0	0	0	0	0	7	20	0
2019-20	15	0	0	0	0	0	0	0	0	0	0	0	0	0	2	13	0
2018-19	38	0	0	0	0	0	0	0	0	0	0	0	0	0	12	26	0
2017-18	41	0	0	0	0	0	0	0	0	0	0	0	0	1	15	25	0
2016-17	38	0	0	0	0	0	0	0	0	0	0	0	0	0	16	22	0
2015-16	34	0	0	0	0	0	0	0	0	0	0	0	0	1	19	14	0
2014-15	33	0	0	0	0	0	0	0	0	0	0	0	0	0	7	26	0



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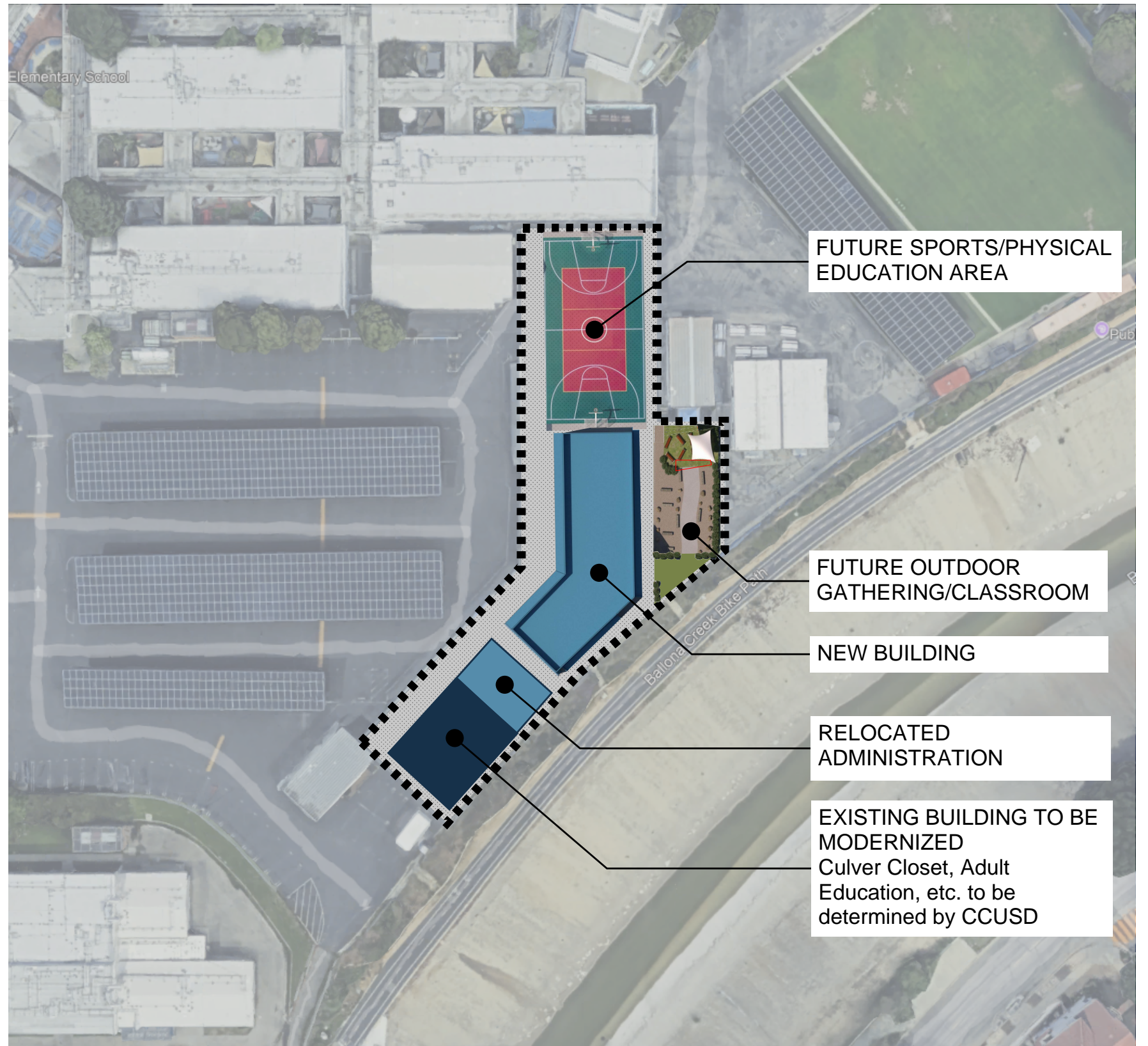
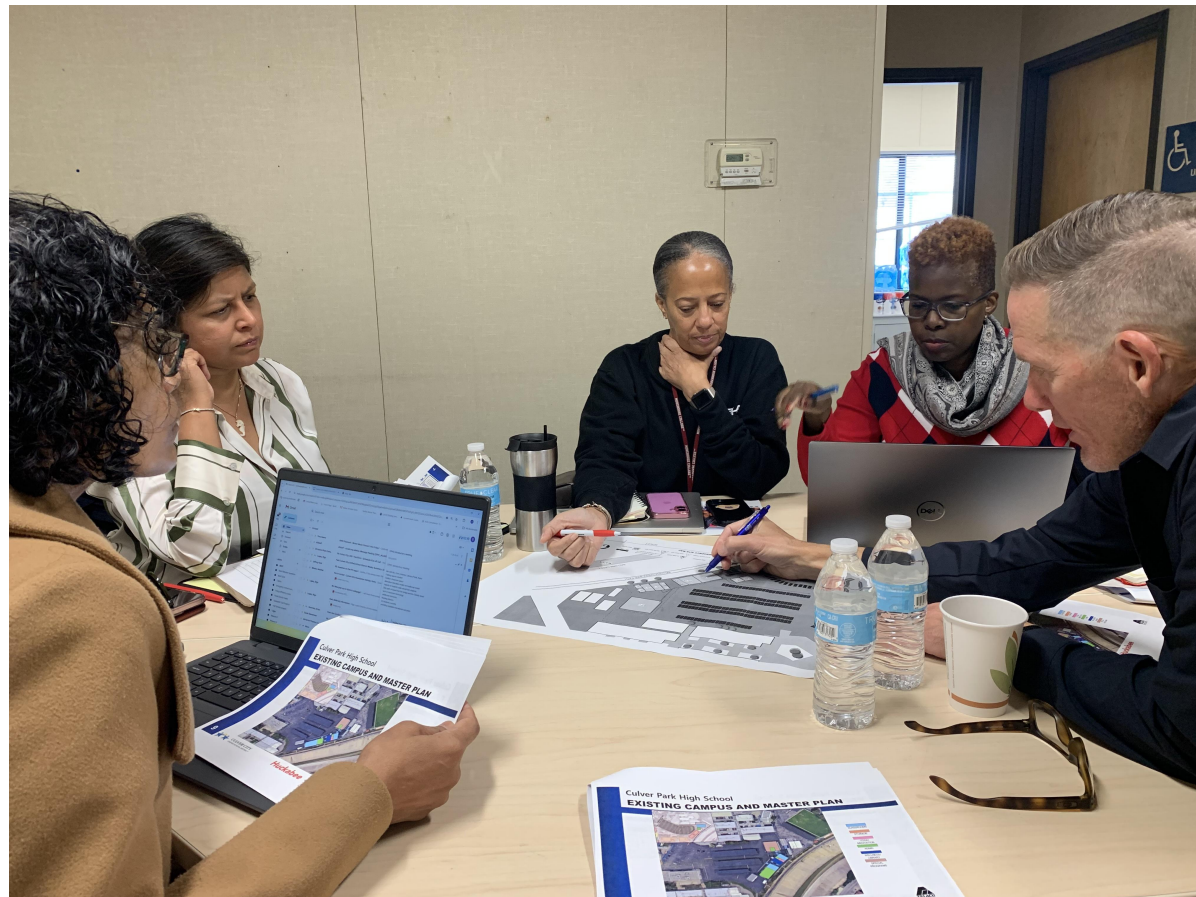
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EXISTING CAMPUS PLAN



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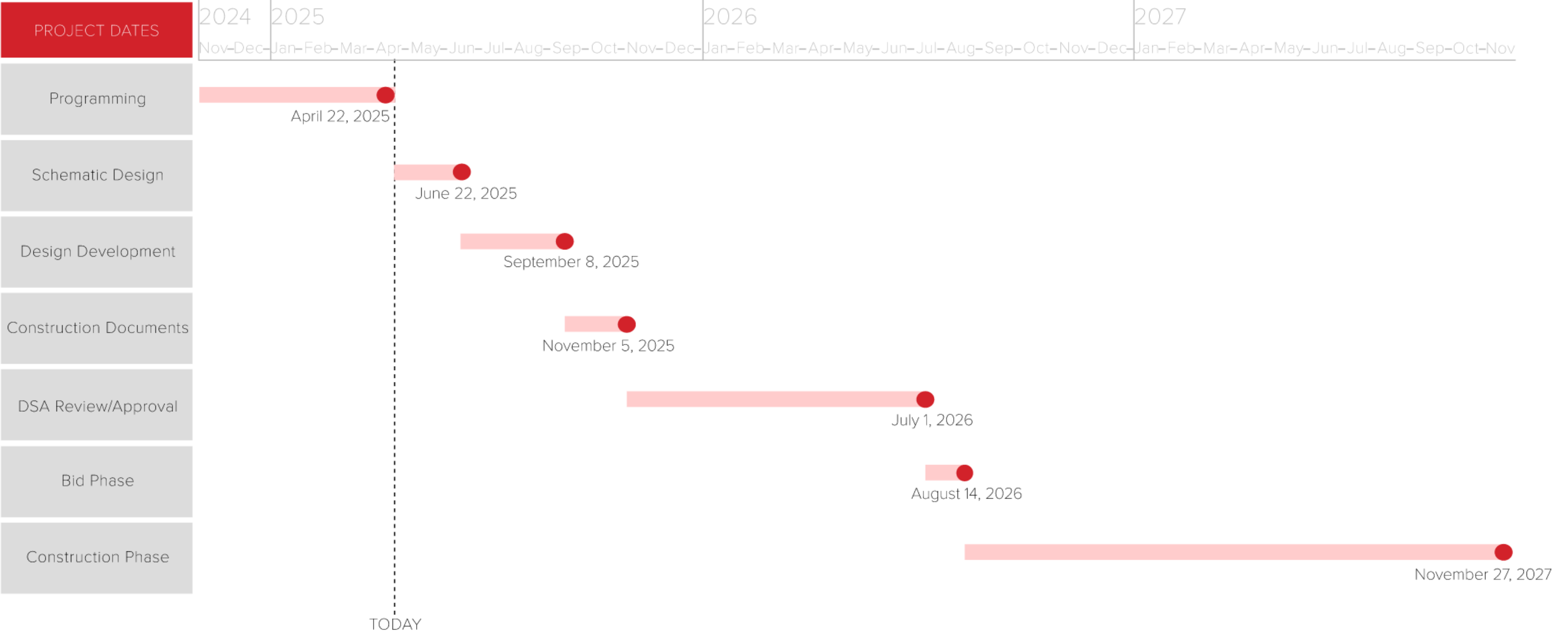
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NEW CAMPUS PLAN

CCUSD
CULVER PARK HIGH SCHOOL
NEW CONSTRUCTION PROJET

SUMMARY		
1.0	New Classroom Building	\$4,885,000
2.0	Modernization (Existing Admin Portable)	\$264,000
3.0	Renovation	\$0
4.0	Site Utilities	\$491,582
5.0	Demo	\$135,000
6.0	Site Work - Final Scope TBD	\$200,000
7.0	Interim Housing - Swing Space TBD	\$0
8.0	Outdoor Spaces (Future Play Court and Outdoor CR)	\$0
Total		\$5,975,582
Over/Under Budget		\$24,418
		Revised Budget
		\$6,000,000

Spec Section	Description	Qty.	Unit	Unit Cost	Total
1.0 New Classroom Building					
1.10	Administrative Spaces	-	sf	\$1,000	\$0
1.20	Instructional Spaces	3,600	sf	\$1,000	\$3,600,000
1.30	Support Spaces	1,285	sf	\$1,000	\$1,285,000
Total		4,885			\$4,885,000
2.0 Modernization (Existing Admin Portable)					
2.10	Modernization	1200	sf	\$220	\$264,000
2.20	TBD	-	sf	\$0	\$0
2.30	TBD	-	sf	\$0	\$0
					\$264,000
3.0 Renovation					
3.10	Renovation	-	sf	\$475	\$0
3.20	TBD	-	sf	\$0	\$0
3.30	TBD	-	sf	\$0	\$0
					\$0
4.0 Site Utilities					
4.10	Site Utilities (TBD)	35,113	sf	\$14.00	\$491,582
4.20	TBD	-	sf	\$0	\$0
4.30	TBD	-	sf	\$0	\$0
					\$491,582
5.0 Demo					
5.10	Demo (TBD)	1	lump	\$135,000	\$135,000
5.20	TBD	-	sf	\$0	\$0
5.30	TBD	-	sf	\$0	\$0
					\$135,000
6.0 Site Work - Final Scope TBD					
6.10	Site Work (TBD)	1	lump	\$200,000	\$200,000
6.20	Outdoor Classroom (Future)	-	sf	\$100	\$0
6.30	Outdoor Athletic Area (Future)	-	sf	\$125	\$0
					\$200,000
7.0 Interim Housing - Swing Space TBD					
7.10	Interim Housing Units (Swing space TBD)	-	each	\$150,000	\$0
7.20	Infrastructure - IH Specific	-	sf	\$0	\$0
7.30	TBD	-	sf	\$0	\$0
7.40	TBD	-	sf	\$0	\$0
					\$0
8.0 TBD					
8.10	TBD	-	sf	\$0	\$0
8.20	TBD	-	sf	\$0	\$0
					\$0



CULVER PARK



HIGH SCHOOL



MEETING MINUTES

Project Name: Culver Park High School

Project Number: 02003-04-01

Owner: CCUSD

Meeting Description: Programming Meeting #1

Present at Meeting:

- Andrew Ulman – Co-Director – andrew.ulmen@huckabee-inc.com
- LaTonya Whitfield-Horhn – Principal – latonya.horhn@huckabee-inc.com

Meeting Date and Time: 1.7.2025 – 9:00 am

Meeting Location: Telacu Construction Office

Owner’s Designated Representative: Preeti D’Souza (Telacu)

Report Date and Author: 1.8.2025 – LaTonya Whitfield-Horhn

See attached sign in sheet for additional attendees

By emailing these minutes to the Owner’s Designated Representative (ODR), we are requesting approval. On 1.8.25 the ODR indicated that, **unless Huckabee receives correction within 5 business days after issuing Meeting Minutes, Huckabee shall proceed with the understanding that the ODR:**

- represents he/she is authorized to render decisions for the Owner and the Owner will accept any increases in costs or schedules if decisions change;
- approves all decisions noted (e.g. action to be taken or what is to be specified, added, deleted, changed, etc.) whether the ODR was present or not;
- understands the advantages/disadvantages associated with each decision (e.g. performance, appearance, costs, schedule, risks, maintenance);
- agrees he or she does not need any further technical assistance from Huckabee in understanding or weighing the advantages/disadvantages; and,
- acknowledges all recommendations are based on each professional’s understanding of goals, schedule, budget and information available at the time.

Description

Meeting with the Principal to review the proposed program of spaces and options for building floor plan configurations.

ITEM	DISCUSSION ITEMS	ACTION	STATUS
ADMIN			
1.1	Admin to be visible and easily accessible. All Students go through Admin to access and exit the site.	Huckabee	Info
1.2	Principal Curry emailed a previously developed design concept for the Administration area for the existing space (portable). Huckabee referenced this document for SF, program function, and space planning. <ul style="list-style-type: none">Include space for a copier and cabinets in the Assistant/Reception Area.The Kitchenette is for Student Dining and does not replace the Teacher’s Lounge.	Huckabee	Info
1.3	There are (12) full time faculty/staff at the campus.	CPHS	Info
1.4	The Teacher’s Lounge should be separate from the Administration suite. Separate student restrooms from staff restrooms.	CPHS	Info
CLASSROOMS			
2.1	A total of seven (7) instructional spaces have been identified based on the existing campus. <ul style="list-style-type: none">Math/Science	Huckabee/ CPHS	Info

Huckabee

Huckabee

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- CTE/Electives
 - English/Social Science
 - Independent Studies (includes three (3) teacher offices), 85 students
 - Library
 - Wellness Center (the Psychologist Office is accessed through the Wellness Center). There is also a smaller (quiet) room accessed from the Wellness Center.
 - Adult Day Program (part of Special Education – Life Skills reporting to Ashley Augusteen not managed by Culver Park High School). The Special Education department is to be consulted on needs for this space.
- 2.2

Student enrollment fluctuates throughout the school year. The current enrollment is 52 students. Core capacity of the existing campus is 60 students with 20 students/ classroom.

CPHS

Info
- 2.3

iAcademy is a separate program. There are currently 100 students in the program, with no more than 6 students from iAcademy on site at one time.

CPHS

Info

SITE

- 3.1

Farragut Elementary School Site Boundary is needed to determine where the Site Boundary for Culver Park High School will be located adjacent to the Farragut Campus. Telacu to provide info.

Telacu/
CCUSD

Open
- 3.2

Two students drive, most walk to school from home. A designated parking and drop-off is not required.

CPHS

Info
- 3.3

An outdoor classroom space is desirable. To be equipped with power/data/Wi-Fi.

CPHS

Info
- 3.4

Include outdoor athletic area striped for Basketball (1/2 court or full court if budget allows) and Soccer.

CPHS

Info

ADDITIONAL ITEMS

- 4.1

Huckabee presented two options for a conceptual building footprint based on the existing spaces. Principal Curry expressed preference for Option 1 with the following comments:
 - Include windows in the classrooms for natural light and for visibility (passive supervision) of the outdoor play area and outdoor classroom space.
 - Adult Day Program to have separate entrance.
 - Delete the Library and make the Wellness Center larger. In lieu of a library, provide a reading area with bookcases within (or adjacent to) the Wellness Center. Principal Curry to send an example from Inglewood for reference.
 - Move Psychologist out of the Administration Suite to be adjacent to the Wellness Center.
 - Consider swapping the location of the Wellness Center and the Library. Huckabee to show plans of both options at the next meeting.
 - The Teacher’s Lounge should be separate from the Administration suite.

Huckabee/
CPHS

Open
- 4.2

If interim housing is needed for Culver Park High School, a smaller, separate environment is better for the students.

CPHS

Info
- 4.3

The next meeting to be held on 1/29/25 at 10:00 am and to include students per Principal request. Huckabee to send the agenda and associated materials two days in advance for the principal’s review.

CPHS

Info

END OF MINUTES







SIGN IN SHEET

Project Name:	CPHS Admin and Classroom Building	Date of Meeting:	January 7, 2025
Client:	Culver City USD/Telacu	Time of Meeting:	9:00 am
Location:	Culver City, CA	Place of Meeting:	Telacu Construction Office
Project No:	02003-04-01		
Meeting Subject:	Programming Meeting		

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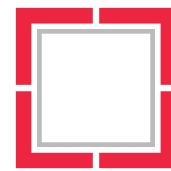
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08



MORE THAN ARCHITECTS