



Culver City Unified School District

La Ballona Elementary School

Program Design Package

SVA ARCHITECTS, INC.
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1. | PROJECT TEAM

SUPERINTENDANT

- DR. BRIAN LUCAS

DISTRICT BOARD MEMBERS

- TRISTON EZIDORE
BOARD PRESIDENT
- STEPHANIE LOREDO
VICE PRESIDENT
- BRIAN GUERRERO
CLERK
- ANDREW LACHMAN
PARLIAMENTARIAN
- LINDSAY CARLSON
BOARD MEMBER

DISTRICT ADMINISTRATION

- SANTHASUNDARI RAJIV
ASSISTANT SUPERINTENDENT
BUSINESS SERVICES

PROGRAM MANAGER

- PREETI D’SOUZA
DIRECTOR, TELACU CONSTRUCTION
MANAGEMENT

**LA BALLONA ELEMENTARY SCHOOL
SITE FACILITY COMMITTEE**

- REBECCA GODBEY
PRINCIPAL
- BRENDA SELVA
ASSISTANT PRINCIPAL
- TONY SEVOIAN
CUSTODIAN
- MARK MENDOZA
PHYSICAL EDUCATION INSTRUCTOR
- THOMAS KALINOWSKI
TECHNOLOGY TECHNICIAN
- NONA SOLIMAN
OCD/LA BALLONA TEACHER

- ILONA GERGI
OCD DIRECTOR
- DAVID COLES
GREEN COMMITTEE
- ROCIO ALVAREZ
PARENT
- ALISON FURUTO
PARENT

PROJECT DESIGN TEAM

- ROBERT M. SIMONS
- MEL TAN
- JUDY CHENG
- LAWRENCE HA
- MANUEL MORA

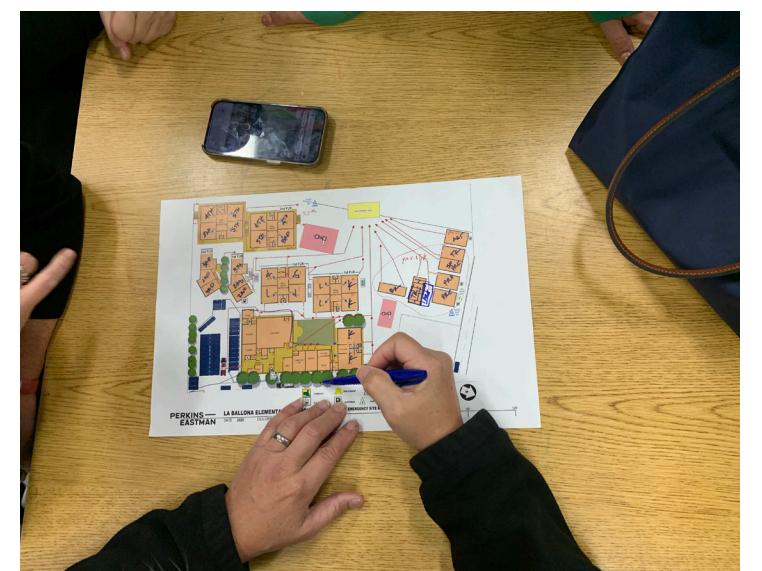
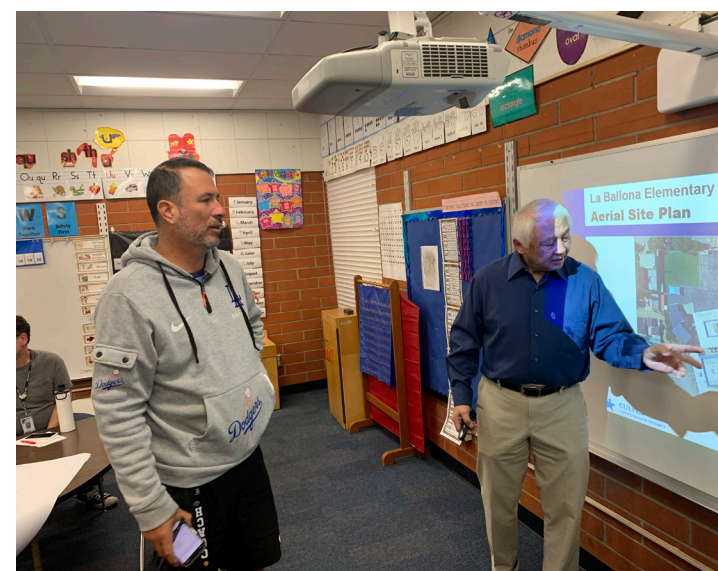
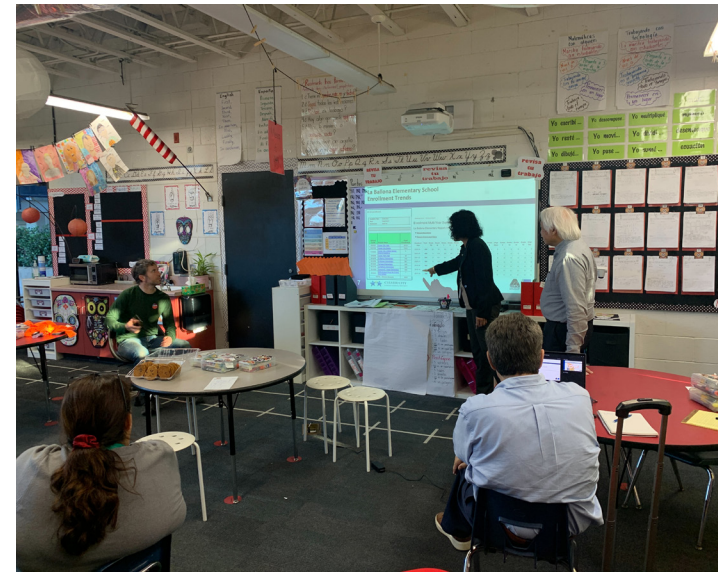
2. | EXECUTIVE SUMMARY

To help students be successful lifelong learners and good citizens of their academic community the ultimate vision of the Culver City USD is to create and craft new and reimagined spaces on their existing campuses. Thoughtful dialog with the parents, staff, community members and district leadership have provided the vision that will inform the future of La Ballona Elementary School.

Through a series of in-person meetings that involved teachers, parents, campus staff and District leadership the campus priorities and safety concerns were identified to create the vision for transforming the campus into a cohesive academic community. Site tours with the committee and design team of existing classrooms and play areas provided context to the challenges of introducing new permanent facilities to a small campus. By replacing the existing portable buildings with new construction, the placement of the new facilities considers preserving playground space, improving supervision, and integration with the existing campus.

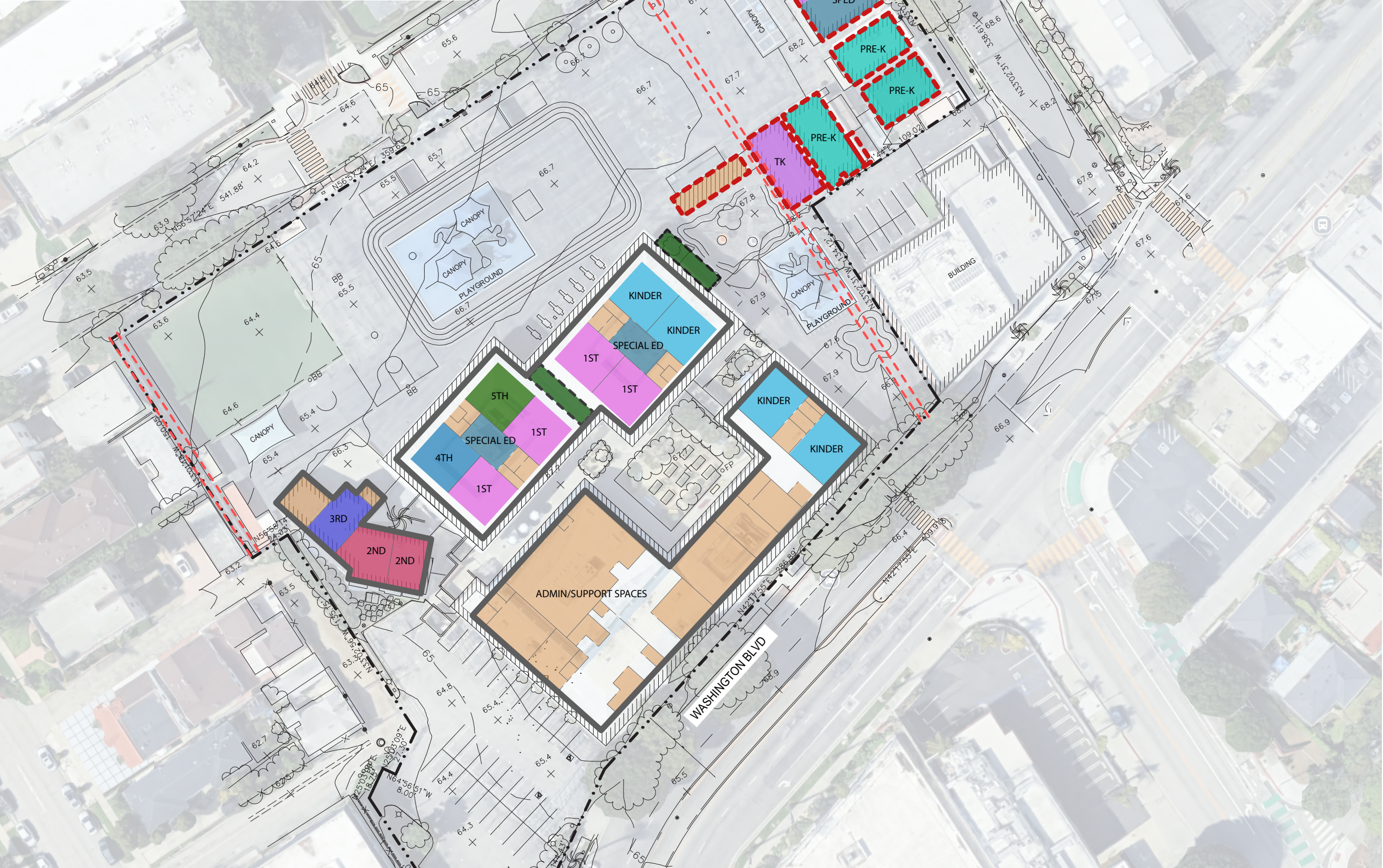
In the process that followed several options were shared and discussed with the committee and district leadership to ensure immediate and future needs would be accommodated in the proposed solutions presented by the design team. To preserve playground area a two story building was proposed adjacent to an existing 2-story classroom building where access to stairs and a future elevator would be shared.

Additionally, a full modernization of all classrooms and restrooms will re-imagine teaching environments to support and enhance the district's educational goals with the latest technologies and flexible spaces while providing healthy and comfortable classrooms reflecting the qualities of a 21st century learning environment.



3. | DESIGN EXHIBITS

EXISTING CAMPUS PLAN



CLASSROOM LAYOUT LEGEND

- ADMINISTRATION/SUPPORT
- PRE-SCHOOL
- TK CLASSROOMS
- KINDER CLASSROOMS
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- SPECIAL EDUCATION
- EXISTING BLDGS
- PROPERTY LINE
- EASEMENT
- EXISTING STAIRS
- DEMO

EXISTING SITE PLAN - LEVEL 1

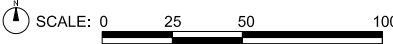
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CLASSROOM LAYOUT LEGEND

- ADMINISTRATION/SUPPORT
- PRE-SCHOOL
- TK CLASSROOMS
- KINDER CLASSROOMS
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- SPECIAL EDUCATION
- EXISTING BLDGS
- PROPERTY LINE
- EASEMENT
- EXISTING STAIRS
- DEMO

EXISTING SITE PLAN - LEVEL 2

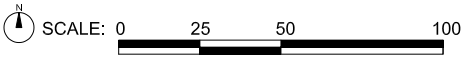


3. | DESIGN EXHIBITS

KEY DESIGN OPTIONS



OPTION 1 - LEVEL 1





OPTION 1 - LEVEL 2

SCALE: 0 25 50 100



OPTION 2 - LEVEL 1



OPTION 3 - LEVEL 1



OPTION 5 - LEVEL 1

SCALE: 0 25 50 100



OPTION 6 - LEVEL 1

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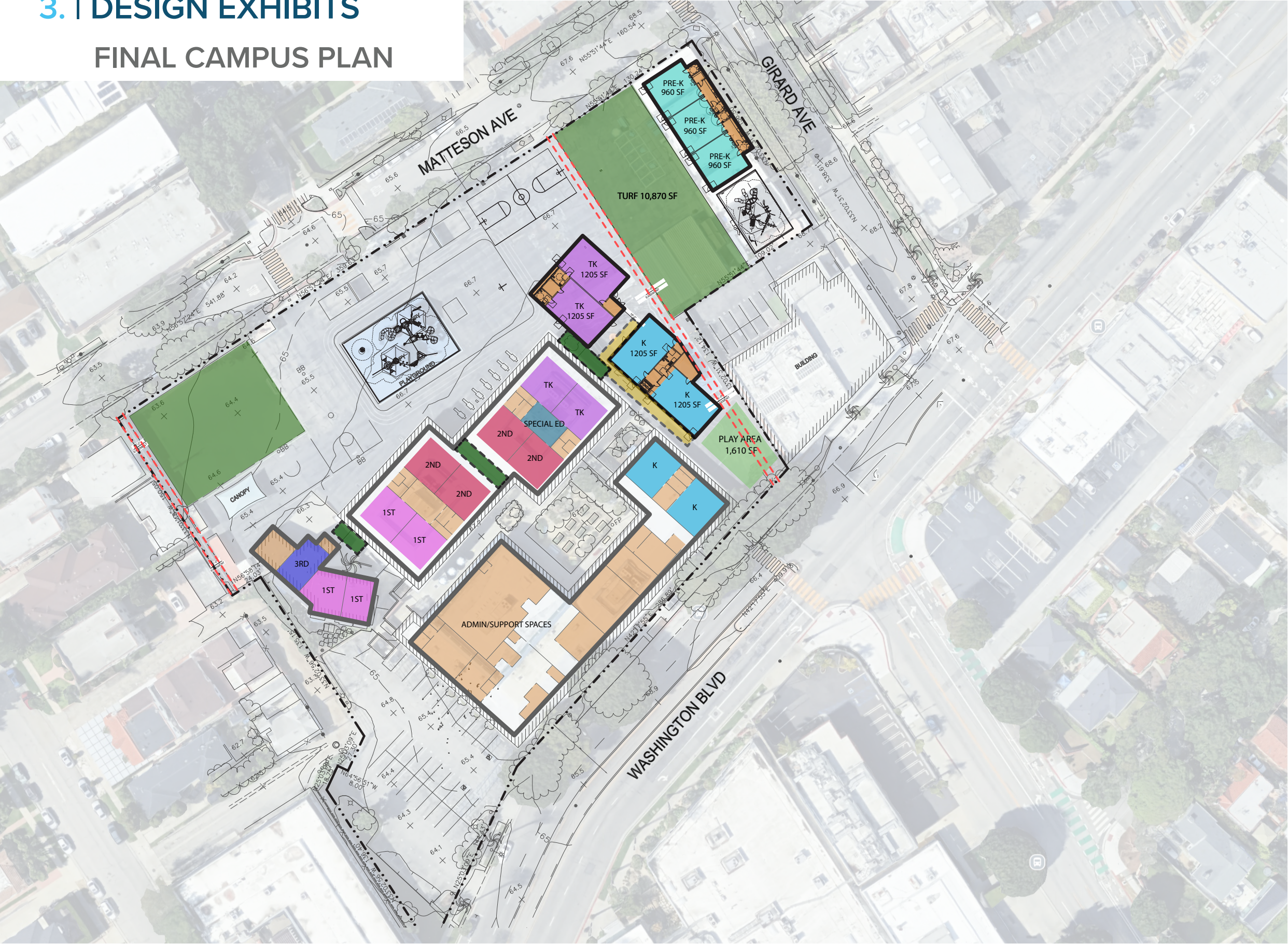


OPTION 7 - LEVEL 1

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3. | DESIGN EXHIBITS

FINAL CAMPUS PLAN

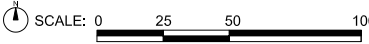


CLASSROOM LAYOUT LEGEND

- ADMINISTRATION/SUPPORT
- PRE-SCHOOL
- TK CLASSROOMS
- KINDER CLASSROOMS
- 1ST GRADE
- 2ND GRADE
- 3RD GRADE
- 4TH GRADE
- 5TH GRADE
- SPECIAL EDUCATION

EXISTING BLDGS
PROP. LINE
EASEMENT
EXISTING STAIRS
OVERHEAD
MODERNIZATION
NEW CONSTRUCTION

FINAL CAMPUS PLAN - LEVEL 1





- ### CLASSROOM LAYOUT LEGEND
- ADMINISTRATION/SUPPORT
 - PRE-SCHOOL
 - TK CLASSROOMS
 - KINDER CLASSROOMS
 - 1ST GRADE
 - 2ND GRADE
 - 3RD GRADE
 - 4TH GRADE
 - 5TH GRADE
 - SPECIAL EDUCATION
 - ARTS/FLEX SPACE
 - EXISTING BLDGS
 - PROP. LINE
 - EASEMENT
 - EXISTING STAIRS
 - OVERHEAD
 - MODERNIZATION
 - NEW CONSTRUCTION

FINAL CAMPUS PLAN - LEVEL 2

SCALE: 0 25 50 100

4. | PROGRAM SUMMARY

ENROLLMENT & CLASSROOMS

LA BALLONA Elementary 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
Preschool (Year-Round) (Daycare)	40	16	1:24	1	2	0	0	2	2 Currently located in a portable, demo and replace	48
Preschool (Incl. SPED)	35	48	1:24	2	2	0	0	1	2 Currently located in a portable, 1 preschool SPED classroom going to Farragut ES, demo and replace remaining 1	24
TK	20	39	1:10	2	2	2	2	4	2 Currently located in a portable, demo and replace. Add 2 new classrms	40
Arts	0		1:24	0	1	0	0	1	Currently located in a portable, demo and replace.	24
Kindergarten	81	51	1:19.8	3	3	0		4	reassign 2 extg kinder classrooms, building 2 new kinder classrooms	51
Grade 1	80	79	1:19.8	4	4	0		4		79
Grade 2	92	79	1:19.8	4	4	0		4		79
Grade 3	85	96	1:24	4	4	0		4		96
Grade 4	94	87	1:21.8	4	4	0		4		87
Grade 5	104	103	1:25.8	4	4	0		4		103
Flex Space	0	0	1:24	0	0	0	1	1	building new flex space classroom	24
	631	598		28	30	2	3	33		656

556*

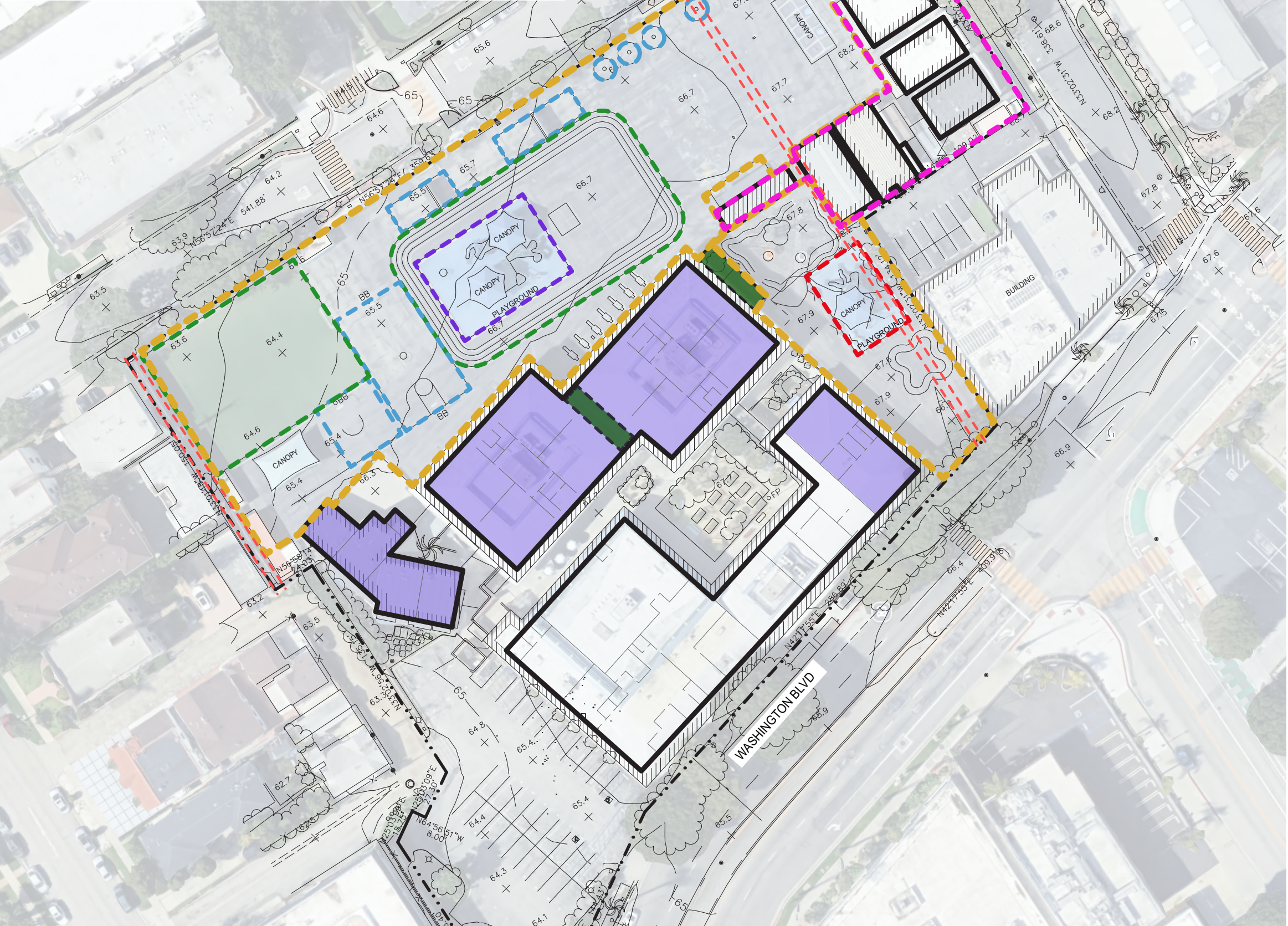
*556 official student enrollment minus preschool student count
 **For state matching funds, all classroom spaces must meet the minimum CDE requirements for square footage

4. | PROGRAM SUMMARY

PROGRAM SUMMARY & BUILDING PROGRAM

Count	Current Function	Building Number	Room Number		New Bldg. #	New Room #	Note
	LA BALLONA ES						
1	Administration	1	NA	to	No Change		
2	MPR / Cafeteria / Kitchen	3	NA	to	No Change		
	BUILDING 2						
3	1st grade (1)	2	11	to	No Change	3	
4	1st grade (2)	2	12	to	No Change	25	
5	4th grade (3)	2	14	to	Up to second level	6	
6	5th grade (4)	2	13	to	3	15	
7	2nd grade (5)	2	15	to	Down to first level	9	
8	4th grade (6)	2	18	to	No Change	6	
9	5th grade (7)	2	16	to	3	10	
10	5th grade (8)	2	17	to	3	14	
	BUILDING 3						
11	Kinder (1)	3	4	to	New Bldg. #TBD		LEVEL 1
12	Kinder (2)	3	5	to	New Bldg. #TBD		LEVEL 1
13	1st Grade (3)	3	3	to	6	22	
14	1st Grade (4)	3	6	to	6	23	
15	3rd grade (5)	3	8	to	6	16	
16	4th grade (6)	3	9	to	2	17	
17	4th grade (7)	3	10	to	2	13	
18	5th grade (8)	3	7	to	No Change	7	
	BUILDING 4 (KINDERGARTEN)						
19	KINDER	4	1	to	No Change	1	
20	KINDER	4	2	to	No Change	2	
	BUILDING 5 (LIBRARY)						
	BUILDING 6						
21	2nd grade (1)	6	22	to	3	11	
22	2nd grade (2)	6	23	to	3	12	
23	3rd grade (3)	6	21	to	No change	21	
24	2nd grade (4)	6	25	to	2	26	
25	3rd grade (5)	6	24	to	Up to second level	24	
26	3rd grade (6)	6	26	to	Up to second level	8	
	RELOCATABLE						
27	TK (1)	A# 03-115753	19	to	New Bldg. #TBD	4	LEVEL 1
	RELOCATABLE						
28	PRE-K (1)	A# 03-100537	PK3	to	New Bldg. #TBD	TBD	LEVEL 1 OF NEW PREK CLASSROOMS
	RELOCATABLE						
29	PRE-K (1)	A# 63793	SPS1	to	New Bldg. #TBD	TBD	LEVEL 1 OF NEW PREK CLASSROOMS
	RELOCATABLE						
30	PRE-K (1)	A# 63793	SPS2	to	New Bldg. #TBD	TBD	LEVEL 1 OF NEW PREK CLASSROOMS
	RELOCATABLE						
31	SPED (1)	A# 64773	SPS	to	Farragut	TBD	NEW FLEX SPACE REPLACES PORTABLE ON LEVEL 2 OF NEW TWO STORY
32	TK (2)	A# 64774	20		New Bldg. #TBD	5	LEVEL 1
	RELOCATABLE						
33	ARTS (1)	A# 51492	NA	to	New Bldg. #TBD	TBD	LEVEL 2 OF NEW TWO STORY
	NEW TK CLASSROOM						
34	TK	UNASSIGNED	NA	to	3	TBD	NEW TK CLASSROOM PER STUDENT ENROLLMENT NEEDS
35	TK	UNASSIGNED	NA	to	3	TBD	NEW TK CLASSROOM PER STUDENT ENROLLMENT NEEDS
	Site Wish List						
	1. NEW KINDERGARTEN & TK CLASSROOMS 2. NEW PLAYGROUND AREA & PREK CLASSROOMS 3. NEW ARTS CLASSROOM & FLEX SPACE						
	9 TOTAL NEW CLASSROOMS						

5. | AREA OF PROGRAM SCOPE



EXISTING OVERALL BUILDABLE AREA
= +/-79,960 SF

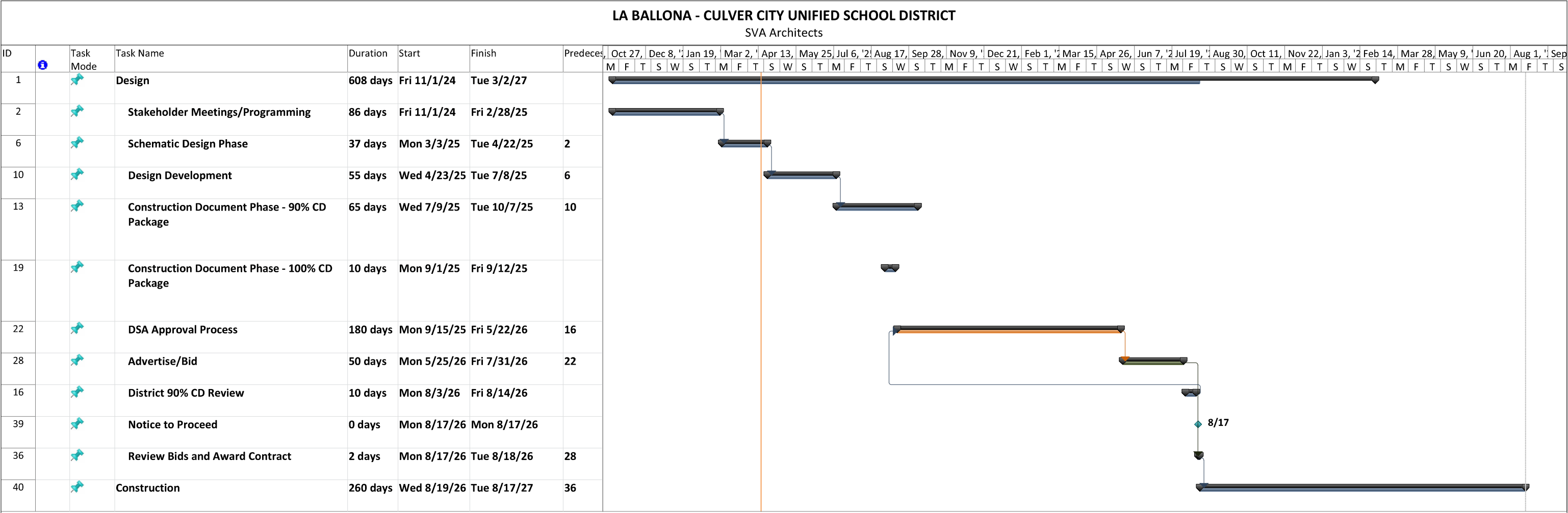
- TURF = 8,080 SF
- SMALL APPARTUS = 1,870 SF
- LARGE APPARATUS = 3,750 SF
- TRACK = 9,470 SF
- HARDCOURTS = 6,700 SF
- EXISTING PLAY AREA = 66,300 SF
- EXISTING BUNGALOWS = 13,660 SF

- EXISTING BLDGS
- PROP. LINE
- EASEMENT
- EXISTING STAIRS
- OVERHEAD
- DEMO
- MODERNIZATION
- MODULAR CONSTRUCTION
- NEW CONSTRUCTION

AREA OF PROGRAM SCOPE



6. | PROJECT SCHEDULE



7. | COST ESTIMATES

CULVER CITY UNIFIED SCHOOL DISTRICT
LA BALLONA ELEMENTARY SCHOOL
NEW CONSTRUCTION AND MODERNIZATION PROJECT
OPTION 6F: 2-STORY KINDER / TK / FLEX BUILDING + PRE-K
CLASSROOMS + \$375 FULL MODERNIZATION BUILDINGS 2, 3,
4, AND 6

SUMMARY		
1.0	New Construction	\$10,930,000
2.0	Full Modernization	\$7,875,375
3.0	Renovation	\$0
4.0	Site Utilities	\$4,094,200
5.0	Demo	\$49,000
6.0	Site Work	\$0
7.0	Interim Housing	\$40,000
8.0	TBD	\$0
Sub Total		\$22,988,575

Spec Section	Description	Qty.	Unit	Unit Cost	Total
1.0 New Construction					
1.10	Two Kindergarten Classrooms	2,700	sf	\$1,000	\$2,700,000
1.20	Two TK Classrooms	2,700	sf	\$1,000	\$2,700,000
1.30	Three Pre-K Classrooms	2,880	sf	\$1,000	\$2,880,000
1.40	Flex Lab Classroom	2,400	sf	\$1,000	\$2,400,000
1.50	Elevator	1	lump	\$250,000	\$250,000
					\$10,930,000
2.0 Full Modernization					
2.10	Classrooms only - excl. HVAC & BMS	19,919	sf	\$375	\$7,469,625
2.20	Restrooms	1082	sf	\$375	\$405,750
2.30	TBD	0	sf	\$0	\$0
					\$7,875,375
3.0 Renovation					
3.10	Renovation	0	sf	\$0	\$0
3.20	TBD	0	sf	\$0	\$0
3.30	TBD	0	sf	\$0	\$0
					\$0

4.0 Site Utilities					
4.10	New wet and dry utilities	81,884	s.f.	\$50	\$4,094,200
4.20	TBD	0	lump	\$50,000	\$0
4.30	TBD	0	sf	\$0	\$0
					\$4,094,200

5.0 Demo				
5.10	TBD	7 each	\$7,000	\$49,000
5.20	TBD	0 sf	\$100	\$0
5.30	TBD	0 sf	\$100	\$0
				\$49,000

6.0 Site Work					
6.10	TBD	-	lump	\$291,900	\$0
6.20	TBD	0	lump	\$50,000	\$0
6.30	TBD	0	sf	\$0	\$0
					\$0

7.0 Interim Housing				
7.10	Relocate Existing Portables Interim	2 each	\$15,000	\$30,000
7.20	Infrastructure - IH Specific	1 lump	\$10,000	\$10,000
7.30	TBD	0 sf	\$0	\$0
7.40	TBD	0 sf	\$0	\$0
				\$40,000

8.0 TBD				
8.10	TBD	0 sf	\$0	\$0
8.20	TBD	0 sf	\$0	\$0
				\$0

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8. | APPENDIX

MEETING MINUTES



Santa Ana + Pleasanton + San Diego + Davis + Honolulu

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info@sva-architects.com
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La Ballona Elementary School
Meeting Notes #1

Date: November 12, 2024	SVA Job No.: 2024-40164
Meeting Date: November 4, 2024	Attendance: Culver City USD Santa Rajiv (SR)
Meeting time: 3:30pm to 4:30pm	
Project: La Ballona Elementary School (LBES)	Project Site Committee Becky Godbey (Principal) Brenda Selva (Assistant Principal)
Client: Culver City Unified School District 4034 Irving Place Culver City, CA 90232	Alison Furuto (Parent) Ilona Gergi (CCUSD OCD) Mark Mendoza (Teacher) Thomas Kalinowski (CCUSD IT) Nona Soliman (Teacher) Rocio Alvarez (Parent) *See Attached Sign-in-Sheet
Architect: SVA Architects, Inc. (SVA) 6 Hutton Centre Drive, Suite 1150 Santa Ana, CA 92707	Telacu Construction Management (TCM) Karin Lopez (KL) SVA Architects Robert Simons (RS) Mel Tan (MT)

GENERAL:

- 1.1

This is the official kick-off meeting to provide introductions, discuss project communication protocol, and overview of project scope and timeline.
- 1.2

A similar meeting was conducted on September 30 but that was before an architect was assigned to each campus.
- 1.3

A PowerPoint presentation was prepared which included a recap of the feedback collected from September’s meetings, enrollment information for reference, construction budget, etc.

ITEMS DISCUSSED:

- 1.4

District explained the Master Plan is from 2018. Currently, statistics show a declining enrollment, as of 2024. It is recommended the use of Bond Funds go towards the care of our core capacity now.
- 1.5

Below are some of the design-related comments brought up by individuals of the LBES committee:

a.

Soccer Field: Mark Mendoza expressed concerns of new soccer field location. It is preferred to be located in the northeast corner of the site. There was preference by the teachers to keep the existing play structure in the middle of the playground.

b.

L-Shape setup for TK Classrooms: Nona shared concern about losing classrooms with proposed design. She shared an idea of doing an L-Shape around the green area by Matteson.

c.

Apparatus Parking: Nona also stated they had an idea for parking with the apparatus parking via Girard.

d.

Current Parking Needs: Discussion regarding parking and soccer field location were on-going. SVA asked about the number of employees at campus that were onsite daily. A consensus was reached at 90 parking spaces, which SVA believes is feasible but needs to be verified.

-

Some teachers expressed the proposed parking lot location would result in cars getting hit with balls.

-

In addition to teacher/staff parking, visitor parking is also needed.

-

Alley access from Girard Avenue should be explored.

e.

Pick-up/Drop off zone on Matteson Ave: Rocio stated that it would be much safer to pick-up/drop-off TK students via Matteson rather than Washington.

-

Teachers prefer buses to have a designated zone on the western portion of Matteson Avenue.

-

Drop off on Washington is too dangerous for both buses and parents where they are now.

f.

Pre-K restrooms: Nona shared that the Pre-K restrooms are too far from classroom, and this hinders their work. Due to the distance from classroom they need to step out with the child every time a child needs to use the restroom.

g.

Solar Projects: Brandon recommended doing solar project, like car shading with Solar Panels and District responded they are already looking into this.

h.

Landscape Design: Brandon asked if SVA can provide landscape plans, SVA can do it in-house, but we also have the option to solicit outside consultants.

i.

Two Story Option: Nona asked if 2-Story building was still possible, SVA replied it is possible.

j.

Parking Safety Concerns: Nona shared safety concerns with the proposed parking location. SVA will provide design options.

k.

Parking in Nearby Businesses: Rocio shared that the Parent Teachers Association had reached out to local business asking if parents could park in their locations. She mentioned a few businesses had agreed. District stated that they could consider a new Bond just for parking.



- l. **Lighting:** Rocio mentioned that the north side of the campus is pitch dark at night and recommended adding lights. The committee brought about various options such as solar, light posts, etc.
 - m. **Classroom Needs:** The campus current needs are eight (8) classrooms instead of six (6) classrooms.
 - Pre-K, TK and Kindergarten and full-time year-round preschool.
 - A two-story classroom should be considered (Preschool, Pre-K, TK or Kindergarten students cannot be on the second floor).
 - Prefer the Pre-K, TK and Kindergarten students occupy northwest corner of site where the artificial turf is located.
 - Parents and their students can access from the street to the northwest corner of site.
 - Classroom building can be oriented to define the younger student play area.
 - Building can be located between artificial turn area and main playground to minimize noise.
- 1.6 As Built Documents
- a. Alison inquired about using as-builts to avoid unforeseen and reduce costs.
 - b. SVA stated they had used as-builts for preliminary analysis, however, they may not always be accurate and reliable. A proper field analysis or survey will be required.
 - c. Alison also asked about access to as-builts. District stated that is what SVA is compiling.
- 1.7 Project Schedule
- a. Alison inquired if there is a schedule already in place and a slide was displayed indicating a typical schedule. They asked if changes can be made when they reach Schematic Phase. District replied yes, however, changing the design at that phase would delay DSA approvals. Alison asked if they would be able to make changes during DSA backcheck; this will also impact the schedule significantly if changes are made at that time.
- 1.8 New Spaces vs. Renovated Spaces
- a. Rocio asked if there was a hard number of new spaces created with bond funds and also a hard number on renovated spaces. SVA responded that we would provide the appropriate information for them to make the best decisions, however, the net numbers would be determined by the scope and costs associated with chosen projects they move forward with.
- 1.9 Green Committee
- a. Brandon shared that the Green Committee encourages parents to bring their kids on their bicycles to school. He shared that it would be nice if the District could create a similar program for school staff.
 - b. Alison responded that even though it is a great idea, individual circumstances would limit or exclude school staff.



- c. District added that it is a great idea and stated that it would become circumstantial based on individual staff needs and their homes proximity to the school.
- 1.10 Next steps:
- a. District stated that the goal of the next meeting would be to get the buildings in place, and then review budget for Quick Start projects. She also mentioned that this lighting discussion may be taken offline. SVA will provide design options.

These minutes are my recollection of the issues and items discussed and will be considered true unless the author is notified, in writing, within seven days.

Enclosed:
Copy of Sign-in Sheet

Prepared by:
Mel Tan, SVA Architects
Karin Lopez, TCM

Distribution:
Attendees from SVA Architects
Blaine Yoder and Preeti D’Souza, Telacu CM (TCM to distribute)



Sign-In Sheet

Santa Ana + Pleasanton + San Diego + Davis + Honolulu

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November 4, 2024

Culver City Unified School District
La Ballona Elementary School Programming Meeting

Name	Title/Role	Email
Alison Furuto	Parent	ajfuruto@gmail.com
Ilona Gergi	OCD	Ilonagergi@ccusd.org
Mark Mendoza	Teacher - PE	markmendoza@ccusd.org
KARLU LOPEZ	Telco	KALOPEZ@TELCO-CON
Thomas Kalinowski	School Tech -IT	thomaskalinowski@gmail.com
Nona Soliman	OCD- Teacher	nonasoliman@ccusd.org
Brenda Selva	Assistant Principal	brendaselva@ccusd.org
Santha Rajiv	CBO	
Becky Godbey	Principal	rebeccagobey@ccusd.org
Rocio Alvarez	Parent	rocio.alvarez@gmail.com

La Ballona Elementary
School Meeting Notes #2

Date: December 13, 2024	SVA Job No.: 2024-40164
Meeting Date: December 5, 2024	Attendance:
Meeting time: 3:30pm to 4:30pm	Project Site Committee
Project:	Becky Godbey (Principal)
La Ballona Elementary School (LBES)	Brenda Selva (Assistant Principal)
Client:	Alison Furuto (Parent)
Culver City Unified School District	Nona Soliman (Teacher)
4034 Irving Place	Rocio Alvarez (Parent)
Culver City, CA 90232	Thomas Kalinowski (School Tech)
Architect:	David Coles (Green Committee, Parent)
SVA Architects, Inc. (SVA)	Mark Mendoza (Teacher)
6 Hutton Centre Drive, Suite 1150	Ilona Gergi (OCD)
Santa Ana, CA 92707	Tony Sevoian (Custodian)
	Alison Furuto (Parent)
	Telacu Construction Management (TCM)
	Karin Lopez
	Preeti Dsouza
	SVA Architects
	Robert Simons
	Mel Tan
	Judy Cheng
	Manny Mora

GENERAL:

- 3.1
- This is the first official programming meeting and presentation for La Ballona Elementary School and Culver City USD to provide feedback for wants and needs of project scope.



3.2 ITEMS DISCUSSED:

SVA ARCHITECTS –

1. Presented 5 New Options of classroom layouts.
2. Expressed concern for parking, staffing alternatives, etc.
3. Site improvements, site utilities, and modernization are all aspects of projects that will be subject to change based on regulations and school needs.
4. SVA requested information regarding pre-school support spaces/sf that are needed.
5. SVA requested information regarding total enrollment count for 2024.
6. SVA requested information regarding which play areas are licensed for certain grade levels.
7. SVA advised the school that reaching 80-90 stalls for staffing needs may be challenging.
8. SVA advised the school that there will likely be sacrifices regarding play area square footage if buildings and parking/access are prioritized
9. SVA is aware that the two play structures ‘can’ be together with fencing on the perimeters to separate grade levels.
10. SVA presented conceptual renderings of interior classrooms to give the school/parents an idea of modernization within the rooms
11. SVA to produce 2-3 new options based on 12/5/24 meeting for school/parents
12. SVA advised school that site utilities, easements, and covenants may be an issue regarding use of alley off Girard Ave

3.3 LA BALLONA ELEMENTARY SCHOOL ATTENDEES -

1. There is concern that 9 classrooms in total are needed.
2. School advised that the pre-school is a full-time program.
3. Enrollment is currently sitting at 534 students, which excludes the pre-school count and special education student amount
4. Special education student count ranges from 12-16 students, which includes roughly 8 adults to accommodate student to adult ratio (75 SF per student for play area?)
5. School advised that the playground areas are not utilized between 3-3:30 pm and 8:30 pm to 9pm, and is used consistently throughout the day
6. School advised SVA that children can’t co-mingle in play areas, there are roughly 100 students out on the playground at a time, but the grade levels are not mixed
7. School advised SVA that the north play areas, turf area, ball courts, etc., are all utilized by grade levels 1st through 5th grade.
8. School advised they would “ideally” need to fit roughly all 540 students on the play area for fire drills or outdoor events
9. Parents addressed concerns about picking up and drop off areas at busier times of the school days.



10. School/parents addressed concerns about alley drive aisles and if we can impede the drive aisle into the proposed turf area rather than use the existing alley
11. School/parents requested information regarding finishes, flooring, materials, etc.
12. School/parents asked SVA if placement of buildings along Matteson would be sufficient to keep students enclosed from the street
13. Parents proposed an option for school to have a carpooling system that would decrease the parking needs of 80 cars and for off site parking to be considered
14. School/parents agreed that the classroom support spaces need to have plumbing/running water
15. School requested SVA keep location of existing trailers/storage in mind for new construction
16. School/parents have agreed to disregard Option 2 and move forward with revising other options
17. School/parents agree that Options 1, 3, and 4 are feasible with some adjustments

3.3 TELACU CONSTRUCTION MANAGEMENT

1. Preeti advised school that the district is implementing new classroom standards for finishes, materials, layout requests, etc.
2. Preeti requested from the school that they narrow down their needs/requests for SVA to produce new options based on provided feedback for new meeting
3. Telacu to confirm next meeting date

Prepared by:

Mel Tan, SVA Architects
Karin Lopez, TCM

Distribution:

Attendees from SVA Architects
Blaine Yoder and Preeti D’Souza, Telacu CM (TCM to distribute)

La Ballona Elementary
School Meeting Notes #3

Date: December 17, 2024	SVA Job No.: 2024-40164
Meeting Date: December 16, 2024	Attendance:
Meeting Time: 1:30 pm to 3:00 pm	<u>Project Site Committee</u> Becky Godbey (BG), Principal Brenda Selva (BS), Assistant Principal Alison Furuto (AF), Parent Nona Soliman (NS), Teacher Rocio Alvarez (RA), Parent Thomas Kalinowski (TK), Campus I.T. Mark Mendoza (MM), Teacher Ilona Gergi (IG), OCD Tony Sevoian (TS), (Custodian)
Project: La Ballona Elementary School (LBES)	
Client: Culver City Unified School District 4034 Irving Place Culver City, CA 90232	
Architect: SVA Architects, Inc. (SVA) 6 Hutton Centre Drive, Suite 1150 Santa Ana, CA 92707	<u>Culver City Unified School District</u> Santha Rajiv (SR) <u>Telacu Construction Management (TCM)</u> Preeti D'souza (PD) Karin Lopez (KL) <u>SVA Architects</u> Mel Tan (MT) Judy Cheng (JC) Manny Mora (MMo) Lawrence Ha (LH)

4.1 GENERAL:

1. Meeting pertained to the second programming presentation via SVA and test fitting of La Ballona Elementary School needs/requests, etc.

La Ballona Elementary Site Facility Committee Sign in Sheet Thursday December 5, 2024			
#	Name	Company/ Entity	Information
1	Alison Furuto	PARENT	Phone: 310-623-2949 Email: afuruto@gmail.com
2	Tony Sevoian	Custodian	Phone: 562-206-9199 Email: Tony Sevoian@gmail.com
3	Ilona Gergi	OCD	Phone: 310-895-0512 Email: ilonagergi@ccusd.org
4	Nona Soliman	OCD / LBPS#3	Phone: 310-895-0512 Email: nonasoliman@att.net
5	Becky Godbey	Principal	Phone: 949-809-3350 Email: bgodbey@sva-architects.com
6	Judy Cheng	SVA	Phone: 310-699-6767 Email: yocio.alvarez@gmail.com
7	Rocio Alvarez	parent	Phone: 414-248-9327 Email: thomas.kalinowski@ccusd.org
8	Thomas Kalinowski	School Tech	Phone: 414-248-9327 Email: markmendoza@gmail.com
9	Mark Mendoza	Teacher	Phone: 414-248-9327 Email: davidcoles@gmail.com
10	David Coles	Green Committee (Parent)	Phone: 414-248-9327 Email: avidcoles@gmail.com
11	Brenda Selva	Assistant Principal	Phone: 414-248-9327 Email: brendaselva@ccusd.org
12	PREETI DSOUZA	TELACU	Phone: 414-248-9327 Email: pdsouza@telacu.com
13	KARIN LOPEZ	TELACU	Phone: 414-248-9327 Email: karinlopez@telacu.com
14	MANNY MORA	SVA	Phone: 414-248-9327 Email: mmora@sva-architects.com
15	Bob Simons	SVA	Phone: 414-248-9327 Email: bsimons@sva-architects.com
16			Phone: 414-248-9327 Email: 414-248-9327
17			Phone: 414-248-9327 Email: 414-248-9327
18			Phone: 414-248-9327 Email: 414-248-9327
19			Phone: 414-248-9327 Email: 414-248-9327
20			Phone: 414-248-9327 Email: 414-248-9327

Sign-In Sheet



ITEMS DISCUSSED:

4.2 SVA ARCHITECTS

1. Presented four (4) options of classroom layouts per previous program meeting’s feedback.
2. SVA requested that the school clarify classroom designation and needs.
3. SVA to produce two to three (2-3) more options showcasing feedback received for meeting on 1/17/25.

4.3 LA BALLONA ELEMENTARY SCHOOL SITE COMMITTEE

1. IG mentioned there was discussion as of 12/16/24 Monday morning (prior to this programming meeting) that per Special Ed director all special ed classrooms are potentially moving to Farragut campus. Since decisions are TBD, SR suggested to disregard until it is official; school will have a surplus classroom if that occurs.
2. Committee advised SVA that there are 3 pre-school classrooms and that the student count is 30+30 for all day and 16 students for half day.
3. TK Classroom will be increased to four (4) from two (2); Preschool classroom is three (3).
4. Committee questioned use of existing ground level classrooms but most of the classrooms do not have restrooms or the required support spaces.
5. Parents/teachers questioned how we can better utilize the proposed east parking lot which is located at the existing younger students play apparatus.
6. Committee mentioned they were advised previously that replacing the new classrooms at current location would not be feasible. Including interim classrooms to be project will be costly.
7. Parents/teachers requested SVA to provide an option placing classrooms in the current east play apparatus area.
8. Committee reminded that play apparatus area cannot be along streets. Typically there is no less than 100 at play area and in the afternoon, there could be 200 students outside.
9. BG mentioned the three vital points of this project are: 1. Lack of parking, 2. Lack of flexible spaces, 3. Need to maximize play area (do not reduce, increase if possible.)
10. Committee agrees they would like to maximize the play area. SR emphasized design should not take play area for parking.
11. BG mentioned that any unassigned/surplus rooms will be easily occupied with program such as Art and they also lack meeting spaces.

4.4 TELACU CONSTRUCTION MANAGEMENT

1. PD requested SVA include enrollment numbers, existing classroom counts, as well as projected classroom needs on one slide.



2. PD requested that SVA and primarily the school attendees confirm how many classrooms they want to build as new construction.
3. PD requests that on SVA’s next plans they include the delineation of what is being demolished and what is new construction. (Dashed linework for existing vs proposed). An Area-to-Area comparison.
4. PD and SR questioned the school what classroom total number they want/need, and what is the most vital aspect of the project that La Ballona does not want to lose in the process.
5. PD confirmed that Jan 17th will be next meeting date for SVA to present new options by incorporating 12/16 meeting feedback.

Prepared by:
Manny Mora, SVA Architects

Distribution:
Attendees from SVA Architects
Preeti D’Souza, Telacu CM (TCM to distribute)



La Ballona Elementary School
Program Meeting Notes #4

Date: January 21, 2025	SVA Job No.: 2024-40164
Meeting Date: January 17, 2025	Attendance:
Meeting time: 3:30pm to 5:00pm	<u>Project Site Committee</u> Becky Godbey (BG), Principal Brenda Selva (BS), Assistant Principal Alison Furuto (AF), Parent Nona Soliman (NS), Teacher
Project: La Ballona Elementary School (LBES)	Rocio Alvarez (RA), Parent Thomas Kalinowski (TK), School Tech Mark Mendoza (MMD), Teacher Ilona Gergi (IG), OCD
Client: Culver City Unified School District 4034 Irving Place Culver City, CA 90232	
Architect: SVA Architects, Inc. (SVA) 6 Hutton Centre Drive, Suite 1150 Santa Ana, CA 92707	<u>Telacu Construction Management (TCM)</u> Preeti Dsouza (PD) Santha Rajiv (SR) <u>SVA Architects</u> Mel Tan (MT) Bob Simons (BS) Manny Mora (MM) Lawrence Ha (LH)

ITEMS DISCUSSED:

3.2 SVA ARCHITECTS –

- Presented 2 New Options of classroom layouts per second program meeting’s feedback.
- SVA requested that the school clarify classroom designation and needs.
- Options that were presented in this meeting pertained to:
 - Option 6:** *Single story with east placement and early childhood enclave, double-loaded parking field with access from Matteson Ave, total of 7 classrooms. This option maintains current access to Girard for preschool and TK programs.*
 - Option 6A:** *Single story with east placement and early childhood enclave, double-loaded parking lot with one way access from Washington Blvd, total of 7 classrooms.*
 - Option 6B:** *Single story with east placement and early childhood enclave, double loaded parking field with access from Matteson, total of 7 classrooms, 4 TK classrooms instead of 2.*
 - Option 7:** *Single story with west placement and enclosed enclave, double-loaded parking field with access from Matteson Ave, 6 total classrooms. This option was a preferred access to Matteson for the Early childhood enclave.*
 - Option 7A:** *Single story with west placement and enclosed enclave, double loaded parking field with one-way access from Washington Blvd, 6 total classrooms.*
- SVA advised committee that the design team needs clarification/direction regarding classroom counts as the classroom range has fluctuated from 6-9 classrooms.
- MT questioned committee if SPED will officially be moving to Farragut campus, (IG) confirmed this question.
- SVA to provide three new exhibits that consist of Option 6 elements.
 - Option 6A:** *One Story, double-loaded one-way parking field with access from Washington, 7 total classrooms*
 - Option 6B:** *Two Story, new elevator, double-loaded one-way parking field with access from Washington, 9 total classrooms*

GENERAL:

- 3.1 This meeting pertained to the third programming presentation via SVA and test fitting of La Ballona Elementary School needs/requests, etc.

- **Option 6C:** Two Story, new elevator, shaded lunch and outdoor area instead of the parking field, 9 total classrooms

3.3 LA BALLONA ELEMENTARY SCHOOL ATTENDEES -

1. Committee questioned, “Where would our classes be held temporarily during construction with the direction of Option 6?”
2. Committee questioned, “Where does the kinder playground go for Option 6?”
3. Parents addressed concerns about the Option 7 parking situation, and access to Pre-K classrooms would cause more traffic on Matteson.
4. The committee asked if placing the Pre-K classrooms closer to Matteson is an option regarding Option 7.
5. BG advised SVA that there is a need for Arts & Innovation, and meeting areas for the school in general.
6. BG questioned SVA regarding the 2nd Floor option for Option 6, that adding an elevator would be costly, but needed to accommodate 9 classrooms.
7. The committee agrees that separating the drop offs into 3 areas in Option 6 is suitable for their needs.
8. Parents asked SVA and Telacu how long construction would take. Telacu confirmed that if construction is in phases, that approximate time can range from 2-3 years.
9. BG questioned the possibility of renovating existing restrooms to accommodate new DSA standards and requirements, etc. SVA confirmed this is possible to investigate.
10. The committee collectively agreed that Option 6 was the favorited route, and they would like to see delineation between parking, and no parking with shaded lunch areas, etc.
11. PE teacher reiterates the importance of the outdoor play areas to accommodate 3 separate instructible play areas with clear line of sight for supervision.

3.4 TELACU CONSTRUCTION MANAGEMENT

1. PD questioned committee which options were suited best for their needs.
2. SR advised LB committee that adding more classrooms to the scope prior to District standards and confirmation, would not be advised in this phase until further notice.
3. SR also agrees with committee that justifying the needs for parking over students is a solid argument that could go both ways, therefore SVA team will provide Option 6 in three forms. See note 6/SVA 3.5.

Prepared by:
Manny Mora, SVA Architects

Distribution:
Attendees from SVA Architects
Karin Lopez and Preeti D’Souza, Telacu CM (TCM to distribute)

La Ballona Elementary School
Program Meeting Notes #5

Date: February 4, 2025	SVA Job No.: 2024-40164
Meeting Date: January 31, 2025	Attendance:
Meeting time: 3:30pm to 5:00pm	<u>Project Site Committee</u> Becky Godbey (BG), Principal Brenda Selva (BS), Assistant Principal Alison Furuto (AF), Parent Nona Soliman (NS), Teacher Rocio Alvarez (RA), Parent Thomas Kalinowski (TK), School Tech Mark Mendoza (MMD), Teacher Ilona Gergi (IG), OCD David Coles (DC), Green Committee, Parent Dana Miller (DM), Teacher
Project: La Ballona Elementary School (LBES)	<u>Telacu Construction Management (TCM)</u> Preeti Dsouza (PD) Stephany Chavez (SC)
Client: Culver City Unified School District 4034 Irving Place Culver City, CA 90232	<u>Culver City Unified School District</u> Santha Rajiv (SR)
Architect: SVA Architects, Inc. (SVA) 6 Hutton Centre Drive, Suite 1150 Santa Ana, CA 92707	<u>SVA Architects</u> Mel Tan (MT) Manny Mora (MM) Lawrence Ha (LH)

GENERAL:

- 5.1 This meeting pertained to the fourth programming presentation via SVA and test fitting of La Ballona Elementary School needs/requests, etc.
- 5.2 SVA showcased the test fit options: 6A, 6B, 6C, 6D.



ITEMS DISCUSSED:

5.3 SVA ARCHITECTS –

1. Presented 4 New Options of classroom layouts per the third program meeting’s feedback.
2. SVA shared the location of the existing sewer easement which runs between Matteson Ave. and Washington Blvd. MT noted that nothing permanent can be constructed on or over the 5’ wide easement.
3. SVA advised committee that an elevator would be required to comply with ADA requirements to accommodate a gurney. The current elevator may extend past the distance allowed by code, which has more associated costs to accommodate standards
4. SVA advised the committee that we have actual SF numbers to compare existing vs proposed area
5. SVA advised they can provide another restroom location if new TK renovations to existing building are needed, that yes restrooms can fit in the new footprint
6. SVA mentioned that building in phases is a consideration since the enrollment numbers do not reflect the anticipated demand for the additional TK students.
7. Option 6B was revised to reflect the impact of the sewer easement and could be expanded and explored further for the committee to evaluate.
8. Options that were presented in this meeting pertained to:
 - **Option 6A:** *Single story with east placement and early childhood enclave, double-loaded parking lot with one way access from Matteson Ave, total of 7 classrooms.*
 - **Option 6B:** *Two story with east placement and early childhood enclave, double loaded one-way parking lot with access from alley, total of 9 classrooms.*
 - **Option 6C:** *Two story with east placement and early childhood enclave, shaded/lunch area, with larger play areas, and a total of 9 classrooms.*
 - **Option 6D:** *Single story with east placement and early childhood enclave, double-loaded parking lot with access from Girard Ave, total of 9 classrooms.*



5.4 LA BALLONA ELEMENTARY SCHOOL ATTENDEES -

1. DC questioned, “Why can’t we consider a plan that only accommodates a second floor to minimize the footprint?” SVA responded that all younger kids up to second grade must be on the lower floor which use all but one classroom with grades 3 to 5 on the upper floor.
2. NS requested a fourth kinder classroom in the location where the proposed TK classroom is in Option 6D. SVA advised site constraints may be a challenge in adding another large classroom within the location of the sewer easement.
3. The committee internally discussed that they want the grade levels to be grouped in 4 classrooms.
4. BG advised SVA that Arts and innovation can be upstairs. MT confirmed that younger students can be on the second floor provided it is not their assigned classroom.
5. Several committee members noted that the space west of the portables was not utilized well and at least one time during the school day there are 100 students on the playground at one time.
6. For Pre-K classrooms IG confirmed that they need to have restrooms in them.
7. IG mentioned that the student license capacity is 16 and 24.
8. For 24 students IG noted that they must have access to two toilets (one for each gender) and three handwashing stations; one for students, one for staff and one on the exterior. For 16 students IG confirmed that one toilet would meet the requirements.
9. BG asked the committee if they should be looking at a two story solution for more playground space and that they would like direction from the district on this.
10. The committee asked if a second floor could be built over the administration office to minimize the new construction on the playfields. MT responded that it would be possible, but that the state (DSA) has criteria that would require the entire building to be replaced if the costs to renovate/remodel an existing building exceed 40 percent of its replacement value.
11. The committee noted that the lack of parking made it difficult for the campus to recruit teachers and especially substitute teachers.
12. The options that had two levels were preferred over the single level options. In response, SVA noted that a second level could be added to the single level options but stairs and an elevator would require additional area that would impact play areas.
13. There was a question that asked about adding a second floor over the current existing kinder classrooms. MT noted that a second floor could be constructed over the existing Kinder but would require an elevator and stairs as well as upgrading the entire existing building.
14. BG questioned the possibility of the committee getting together to prioritize what they need.

15. The committee confirmed that they understand that new TK classrooms are constructed identical to the kindergarten classroom requirements.
16. BG asked if it was possible for any underground parking.
17. BG noted her biggest priority is expansion to accommodate programs such as speech, music, and intervention.
18. The committee advised the SVA team that they would like to see Options 6B and 6C developed with a second level above the kindergarten and TK classrooms and reorienting the Preschool rooms.

5.5 CULVER CITY UNIFIED SCHOOL DISTRICT

1. SR mentioned the north play space of Option 6D seems to affect play area.
2. SR advised the committee about their primary priority for the addition.
3. SR asked the committee on which option they were leaning towards.
4. SR advised the committee that the pace of which the committee is moving is in a good position.

5.6 TELACU CONSTRUCTION MANAGEMENT

1. PD took an informal headcount of the options that the committee preferred.
2. The committee’s preference was for SVA to further develop Options 6B and 6C.
3. PD confirmed that the next meeting is scheduled for February 27th.

ACTION ITEMS:


1. SVA to provide Options 6B and 6C more developed with upper floors above the kindergarten and TK classrooms with options showing a re-orientation of the Preschool classrooms along Girard Ave.
2. The Next Meeting is scheduled for February 27, 2025.

Prepared by:
Manny Mora, SVA Architects

Distribution:
Attendees from SVA Architects
Stephany Chavez and Preeti D’Souza, Telacu CM (TCM to distribute)

Culver City USD - La Ballona Elementary School
January 31, 2025 Program Meeting
Sign-In Sheet

#	Individual Name	Firm or Company	Phone/Email	License Class
1	Stephany Chavez	TELACU	Office Phone:	
			Mobile Phone: (714) 351-0538	
			Email: schavez@telacu.com	
2	MEL TAN	SVA	Office Phone: (949) 801-3380	
			Mobile Phone:	
			Email: MTAN@SVA-ARCHITECTS.COM	
3	Lawrence Ho	SVA	Office Phone:	
			Mobile Phone:	
			Email: LHA@SVAARCHITECTS.COM	
4	Nona Soliman	CCUSD OCD/Teacher LB#3	Office Phone: 310.842.4351	
			Mobile Phone: 310.895.0512	
			Email: nonasoliman@ccusd.org	
5	Ilona Gergi	OCD/Director	Office Phone: 310-842-4230	
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6	DANA L. MILLER	CCUSD	Office Phone: 310 842 4302	
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			Email: dana.miller@ccusd.org	

7	Thomas Kalinowski	La Ballona CCUSD School Tech	Office Phone:		14	PREETI DISOUZA	TELACU	Office Phone:	
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			Email:	thomaskalinowski@ccusd.org				Email:	pdisouza@telacu.com
8	Mark Menbra	" "	Office Phone:		15	Becky Godbey	Principal	Office Phone:	310 842 4334
			Mobile Phone:					Mobile Phone:	310 844 -3778
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9	David Coles	Green Committee PTA	Office Phone:		16			Office Phone:	
			Mobile Phone:					Mobile Phone:	
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10	Rocio Alvarez	parent /PTA	Office Phone:		17			Office Phone:	
			Mobile Phone:					Mobile Phone:	
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11	Brenda Selva	La Ballona AP	Office Phone:		18			Office Phone:	
			Mobile Phone:					Mobile Phone:	
			Email:	brendaselva@ccusd.org				Email:	
12	ALISON FURUTO	LB PARENT	Office Phone:		19			Office Phone:	
			Mobile Phone:					Mobile Phone:	
			Email:	ajfuruto@gmail.com				Email:	
13		CCUSD	Office Phone:		20			Office Phone:	
			Mobile Phone:					Mobile Phone:	
			Email:					Email:	

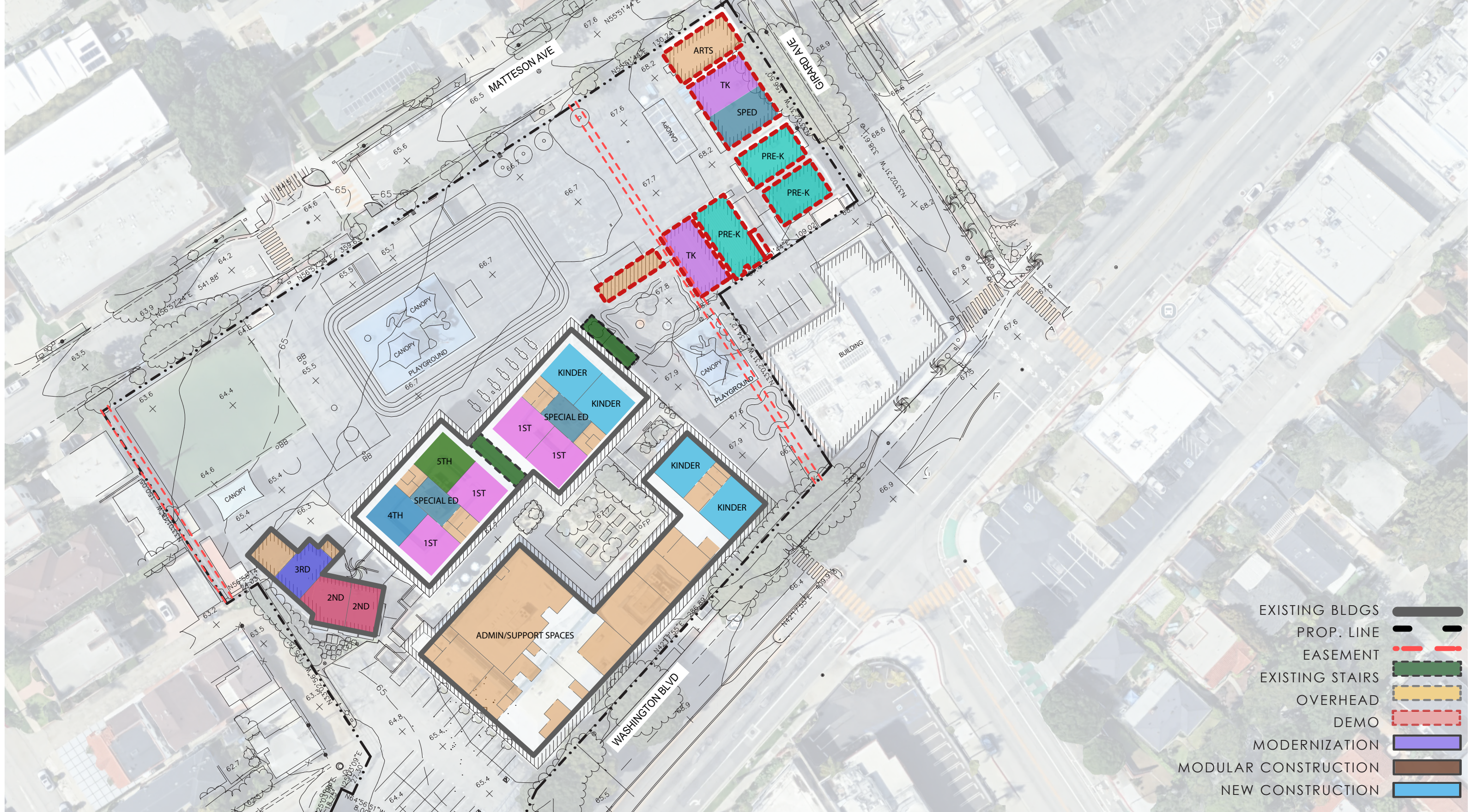
8. | APPENDIX

PHASING PLAN

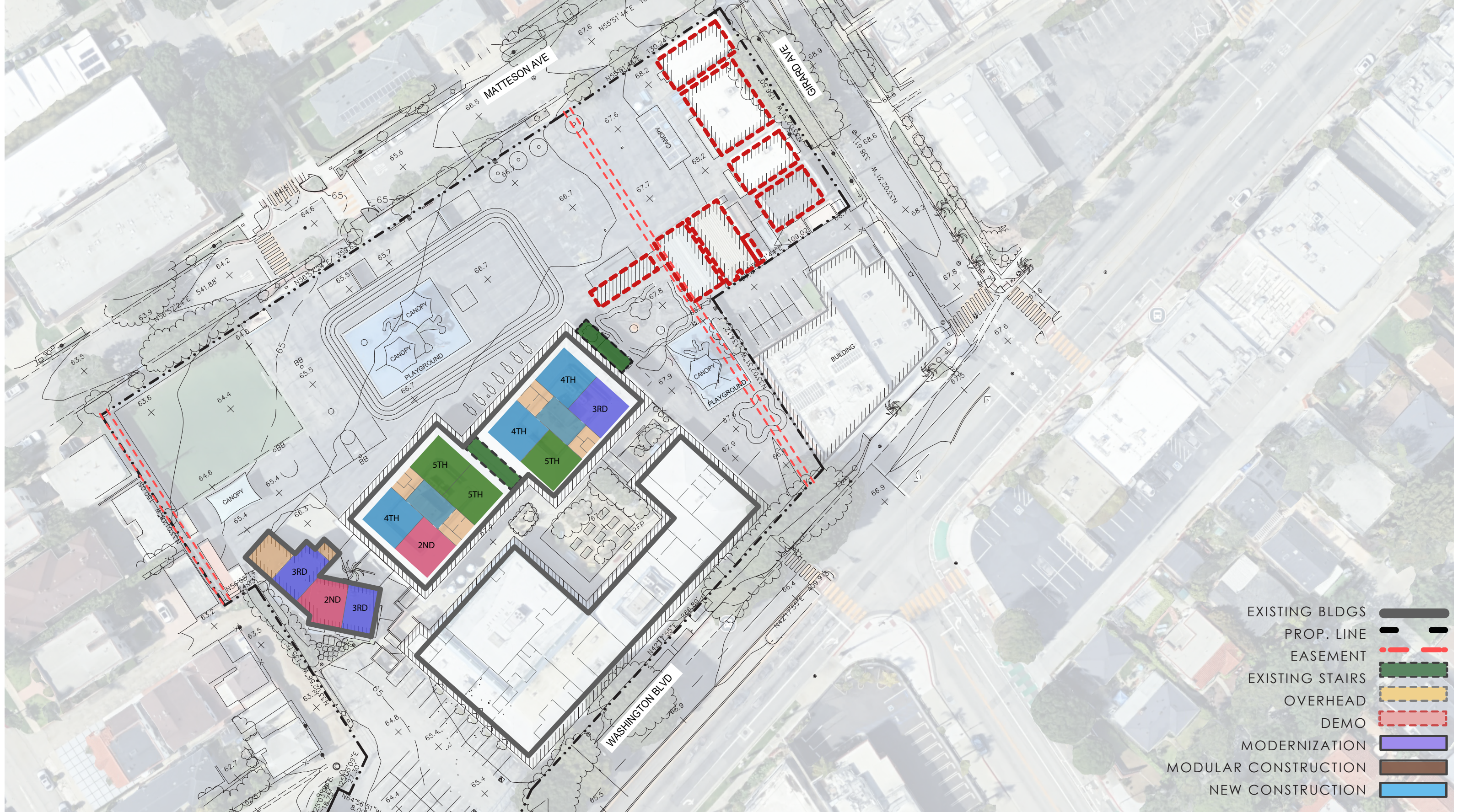
LA BALLONA ELEMENTARY SCHOOL

CULVER CITY UNIFIED SCHOOL DISTRICT

PHASING PLAN OPTION 1

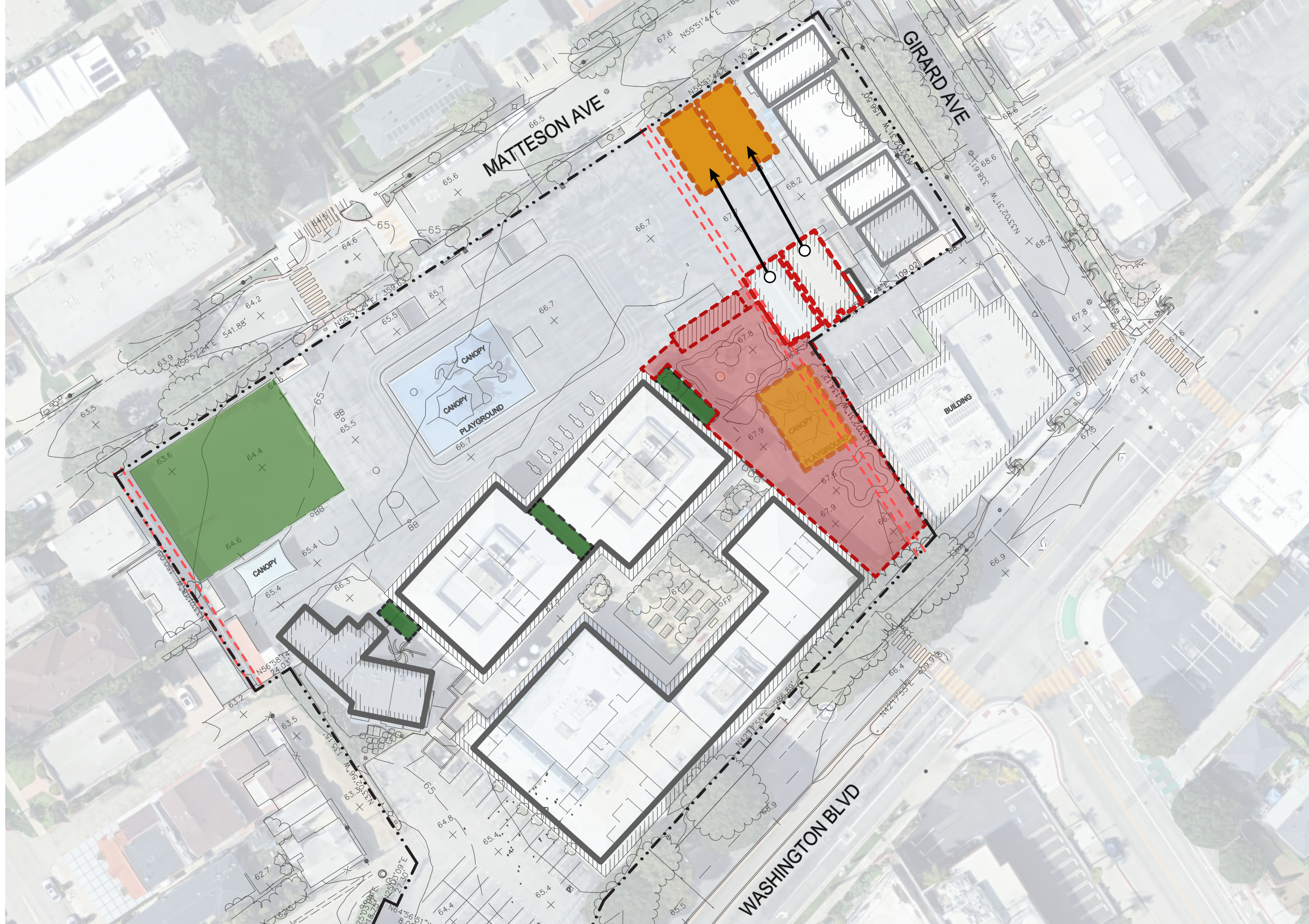


EXISTING SITE PLAN - LEVEL 1



EXISTING SITE PLAN - LEVEL 2





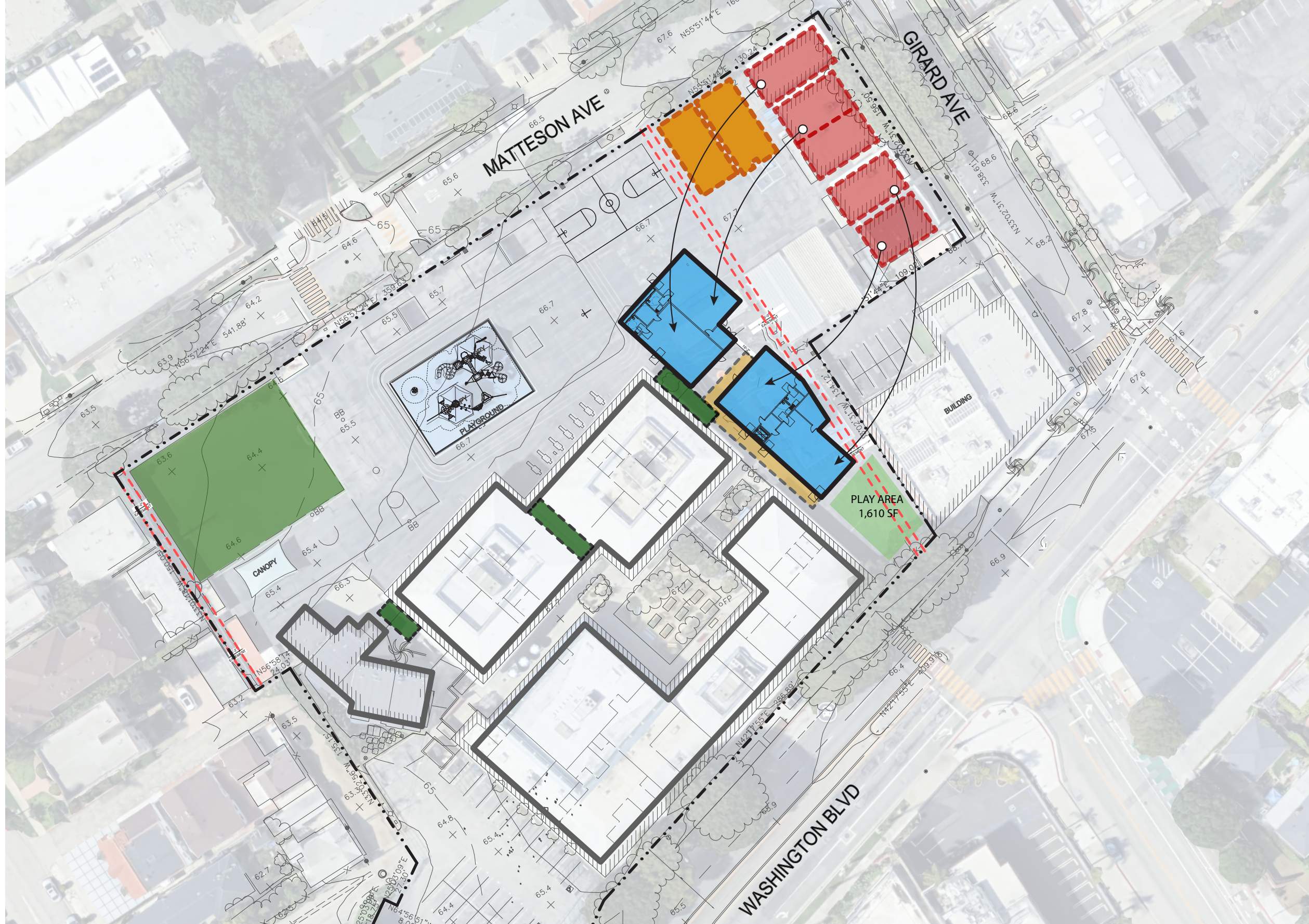
1. DEMOLITION AND SITE WORK OF EXISTING PLAY AREA

2. DEMOLITION OF EXISTING RESTROOM PORTABLE BUILDING

- EXISTING BLDGS
- PROP. LINE
- EASEMENT
- EXISTING STAIRS
- OVERHEAD
- DEMO
- MODERNIZATION
- MODULAR CONSTRUCTION
- NEW CONSTRUCTION

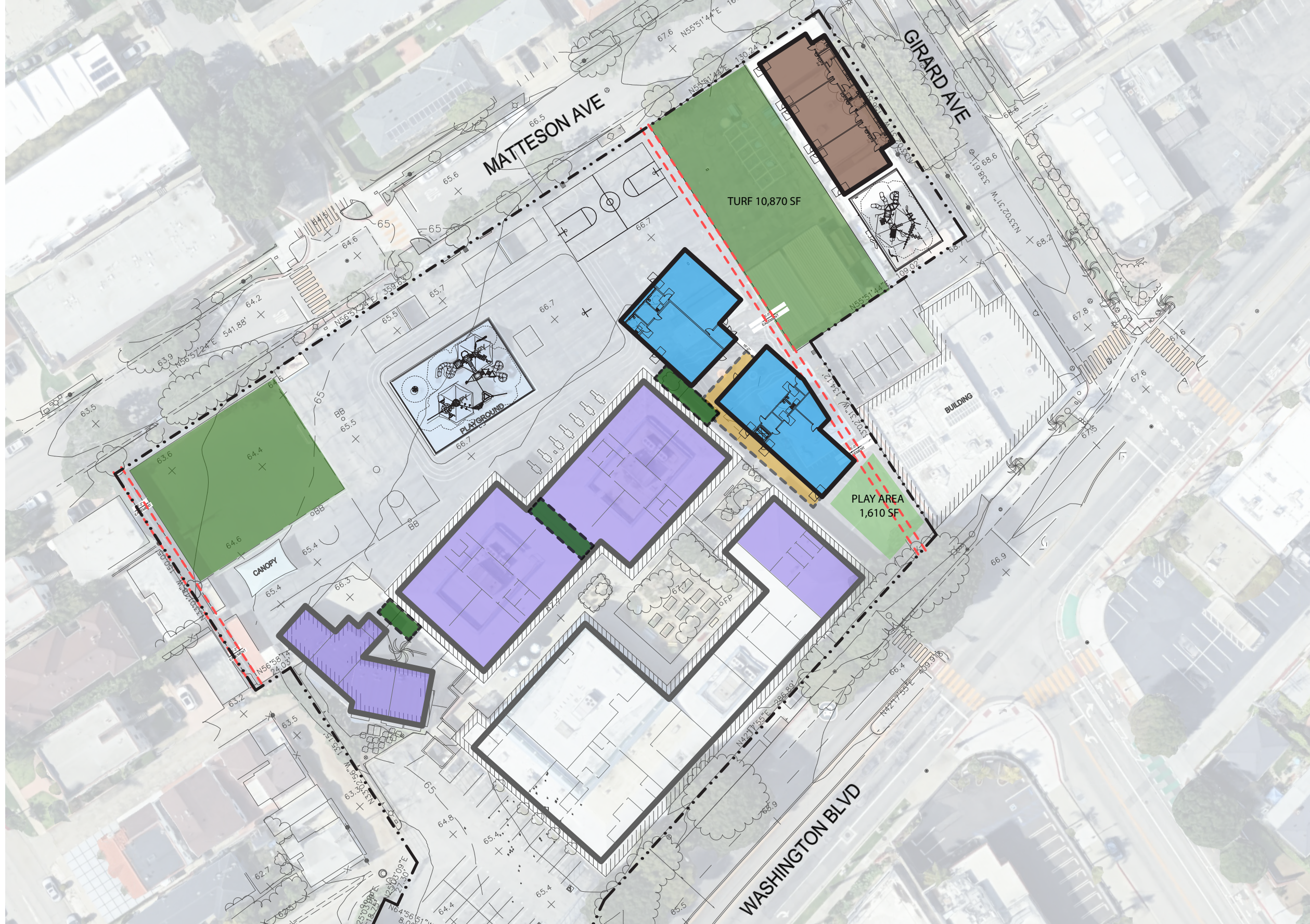
OPTION 1 - PHASE 1

SCALE: 0 25 50 100



OPTION 1 - PHASE 2

SCALE: 0 25 50 100

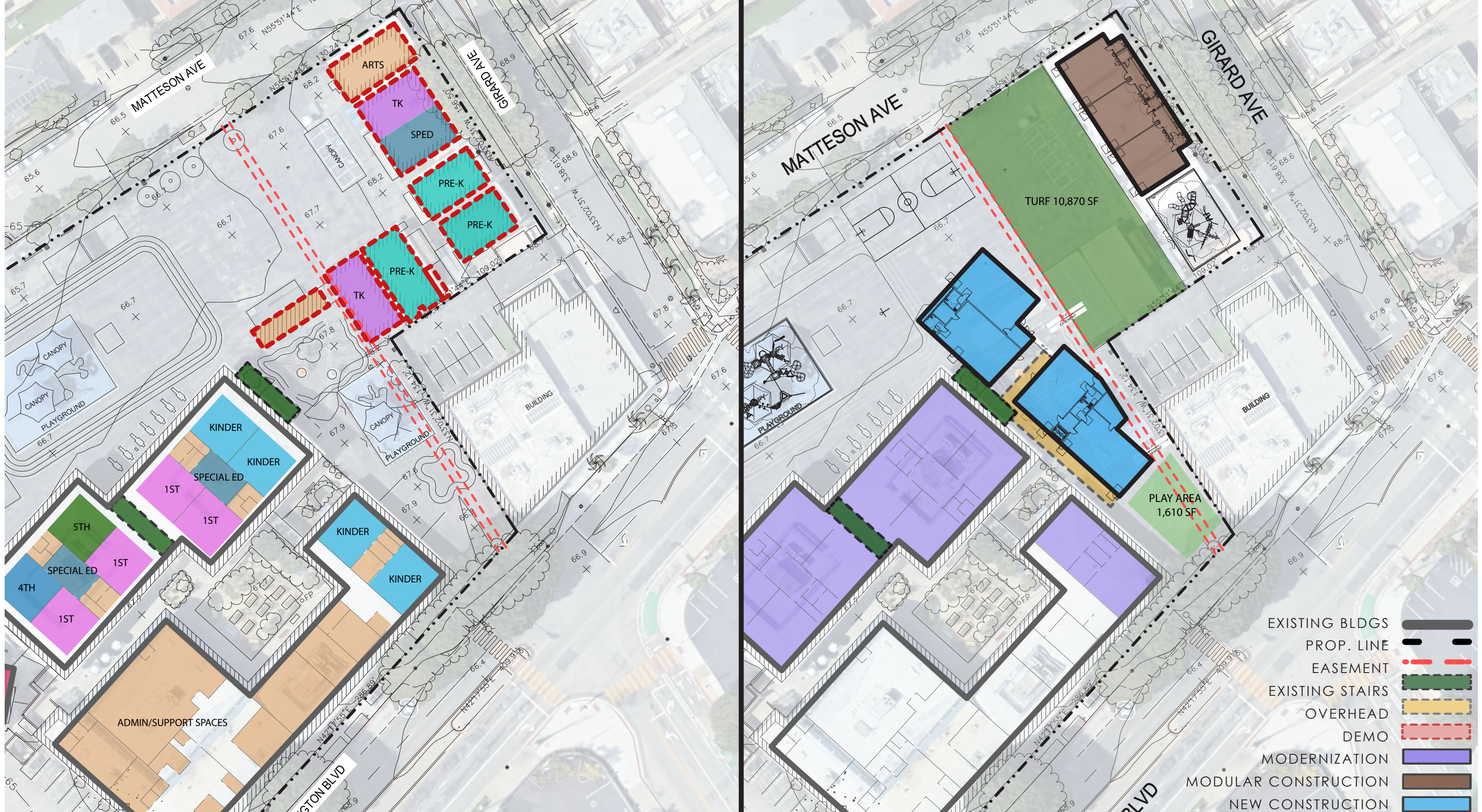


1. NEW MODULAR CONSTRUCTION OF PRE-SCHOOL CLASSROOMS
2. DEMOLITION AND RELOCATION OF PORTABLE CLASSROOMS TO ASSIGNED ROOMS
3. DEMOLITION AND SITE WORK OF SURROUNDING PLAY AREA
4. MODERNIZATION OF EXISTING CLASSROOMS

EXISTING BLDGS	
PROP. LINE	
EASEMENT	
EXISTING STAIRS	
OVERHEAD	
DEMO	
MODERNIZATION	
MODULAR CONSTRUCTION	
NEW CONSTRUCTION	

OPTION 1 - PHASE 3

SCALE: 0 25 50 100



EXISTING VS PROPOSED

SCALE: 0 25 50 100

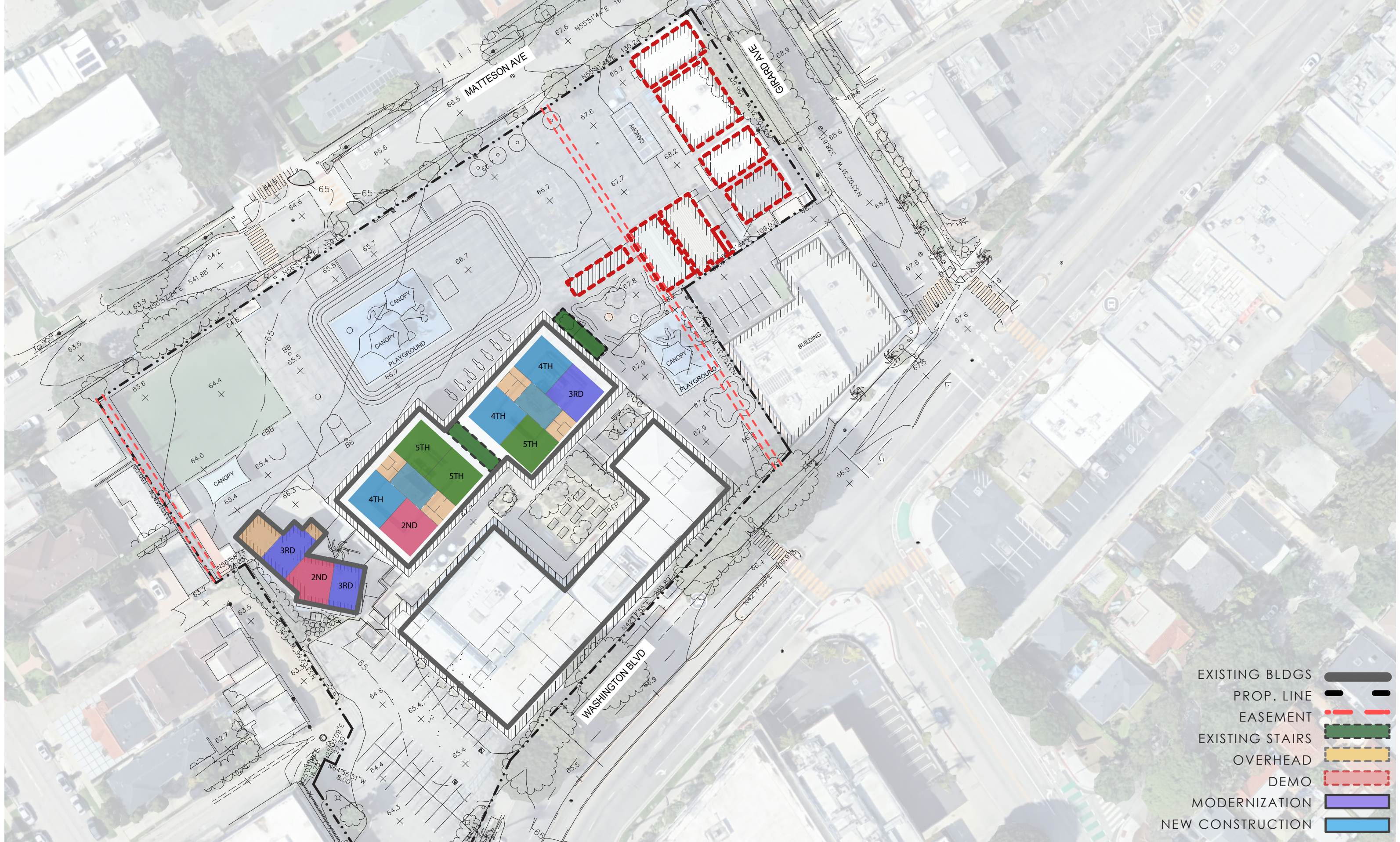
LA BALLONA ELEMENTARY SCHOOL

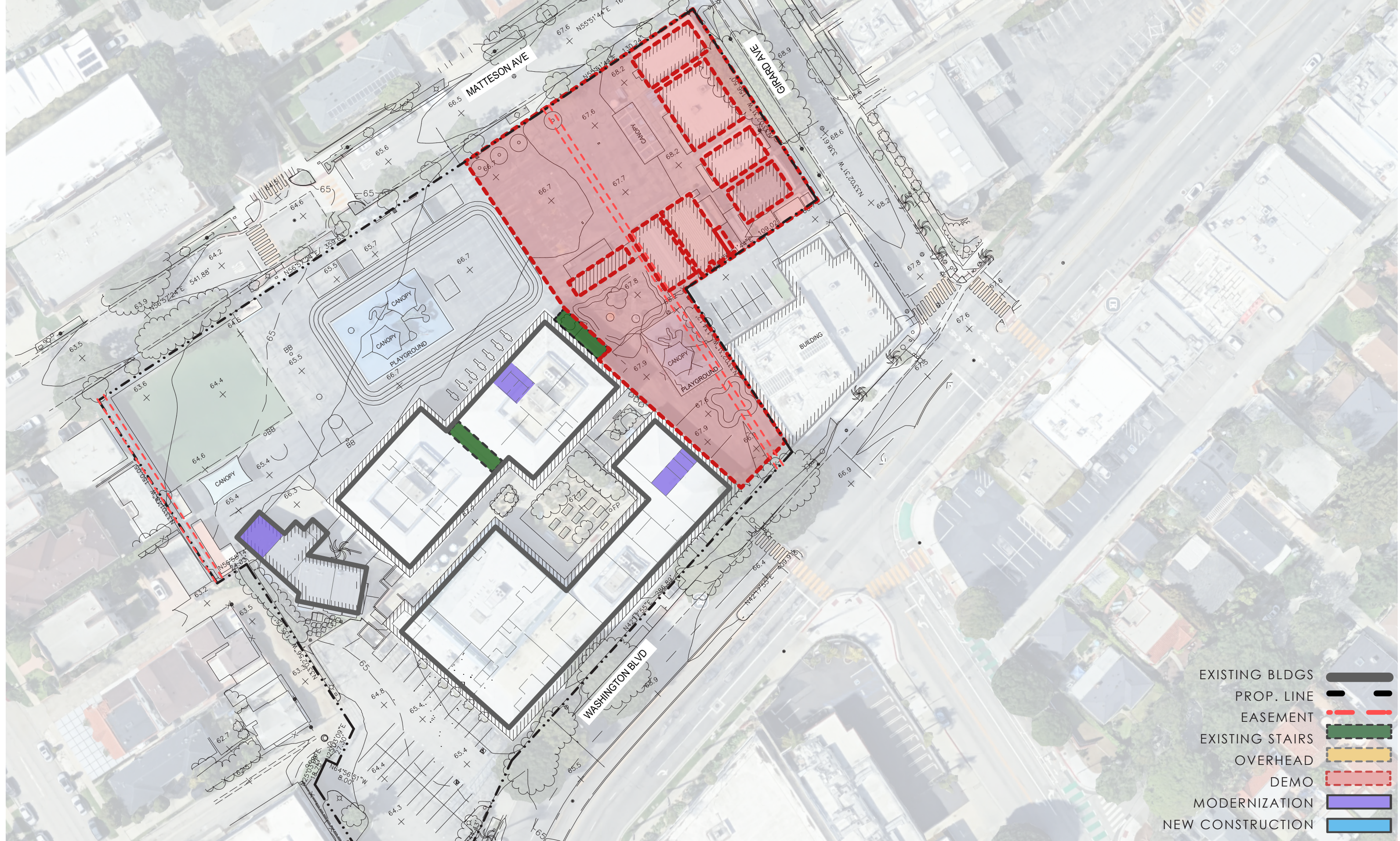
CULVER CITY UNIFIED SCHOOL DISTRICT

PHASING PLAN OPTION 2



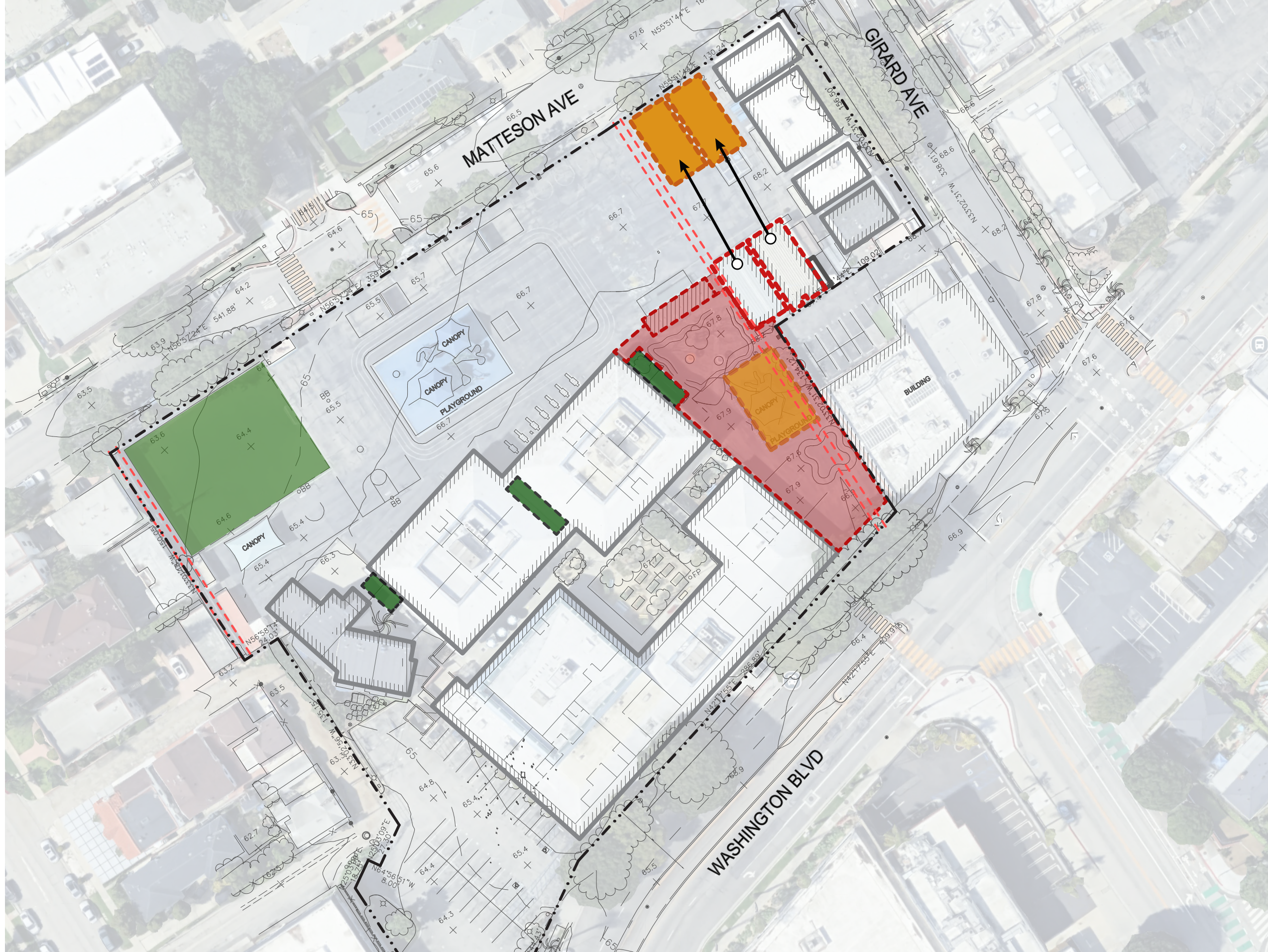
EXISTING SITE PLAN - LEVEL 1





DEMOLITION PLAN



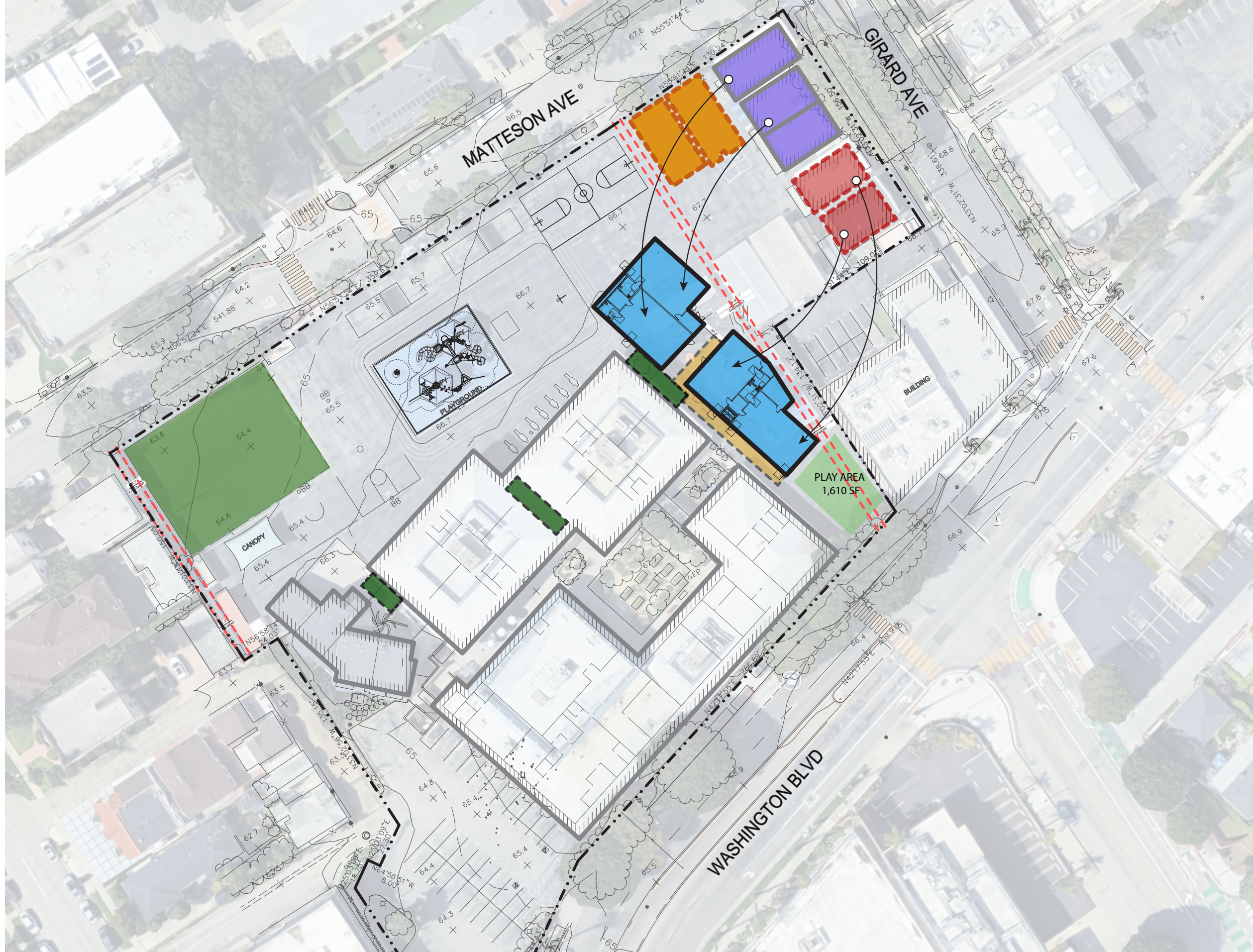


1. SALVAGE PLAY EQUIPMENT AND SHADE STRUCTURES
2. DEMOLITION AND SITE WORK OF EXISTING PLAY AREA
3. RELOCATION OF EXISTING PORTABLES FOR INTERIM HOUSING
4. DEMOLITION OF EXISTING RESTROOM PORTABLE BUILDING

EXISTING BLDGS	
PROP. LINE	
EASEMENT	
EXISTING STAIRS	
OVERHEAD	
DEMO	
MODERNIZATION	
NEW CONSTRUCTION	

OPTION 2 - PHASE 1

SCALE: 0 25 50 100

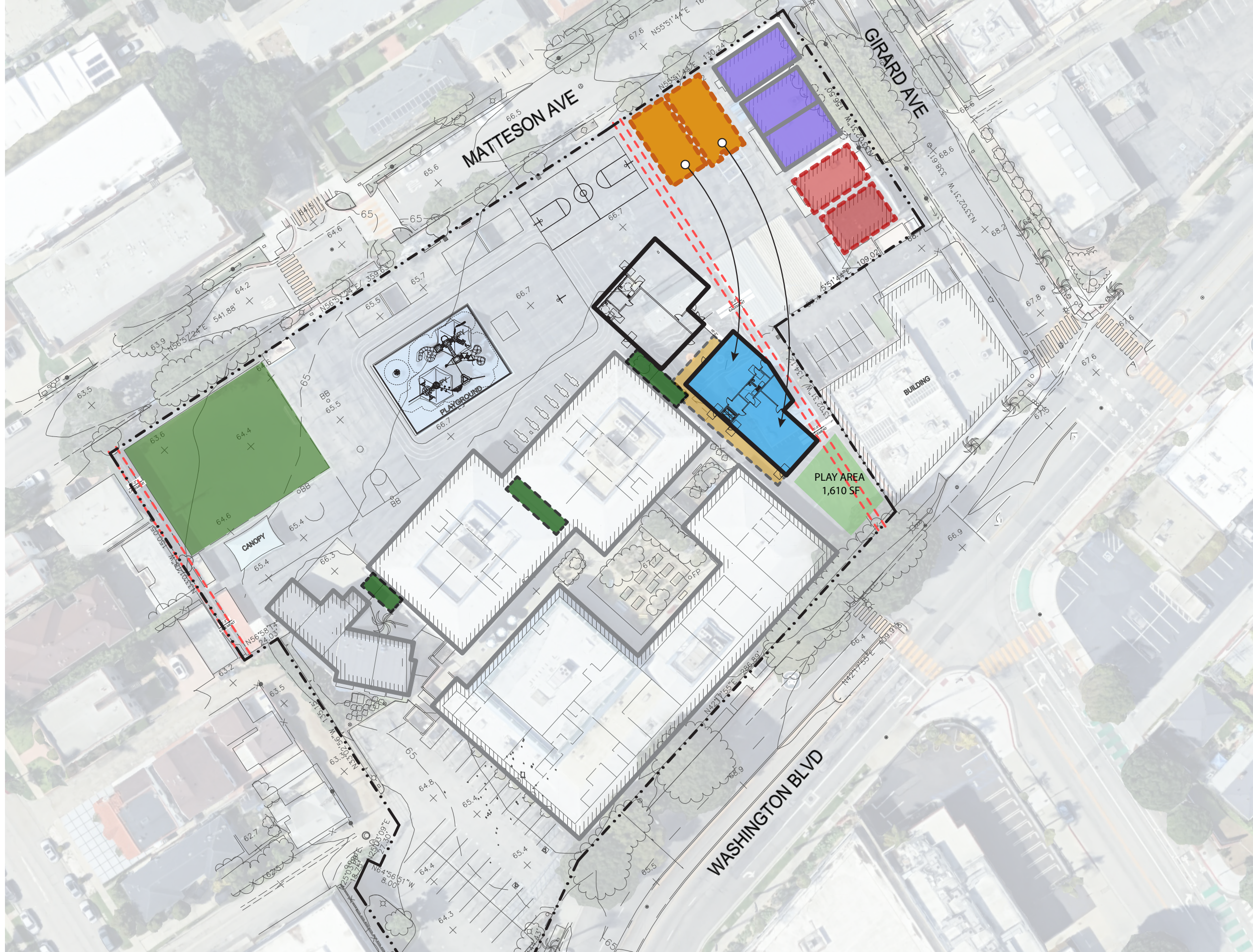


1. RELOCATION/REASSIGNMENTS OF PREVIOUS CLASSROOMS TO NEW BUILDINGS

- EXISTING BLDGS
- PROP. LINE
- EASEMENT
- EXISTING STAIRS
- OVERHEAD
- DEMO
- MODERNIZATION
- NEW CONSTRUCTION

OPTION 2 - PHASE 2 (LEVEL 1)

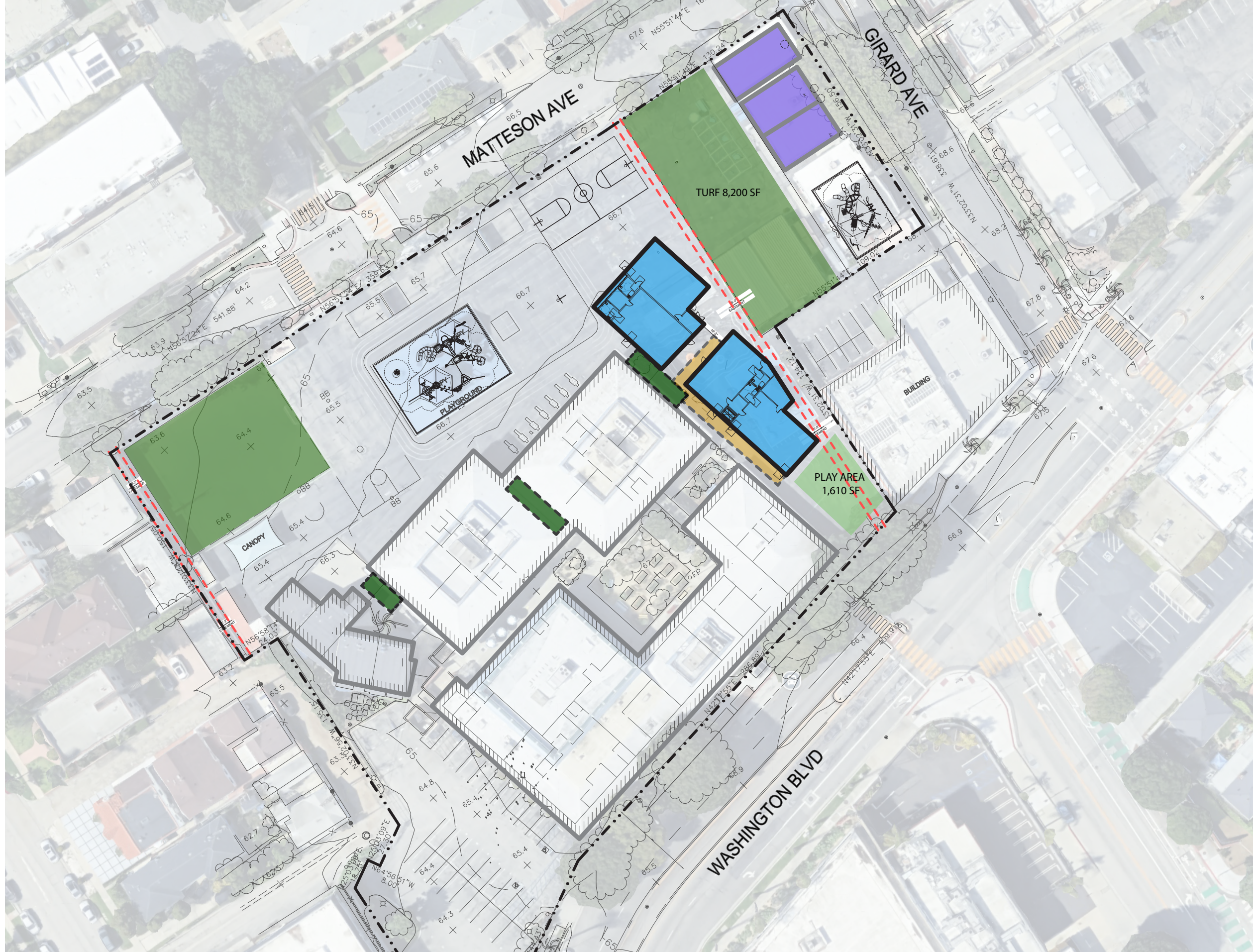
SCALE: 0 25 50 100



1. MODERNIZATION OF EXISTING MODULAR CLASSROOMS
2. REASSIGN CLASSROOMS TO NEW SECOND LEVEL

- EXISTING BLDGS
- PROP. LINE
- EASEMENT
- EXISTING STAIRS
- OVERHEAD
- DEMO
- MODERNIZATION
- NEW CONSTRUCTION

OPTION 1 - PHASE 2 (LEVEL 2)

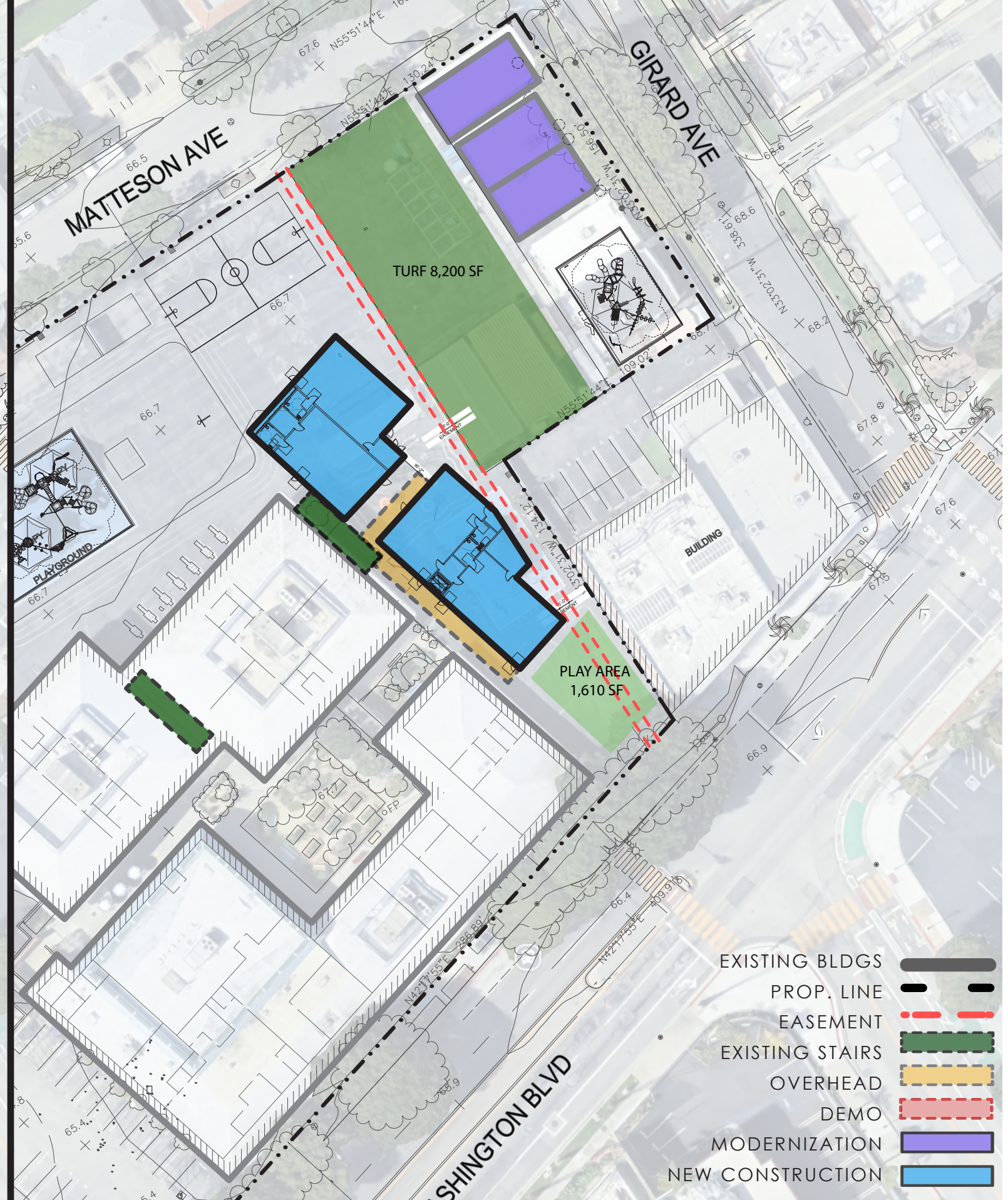
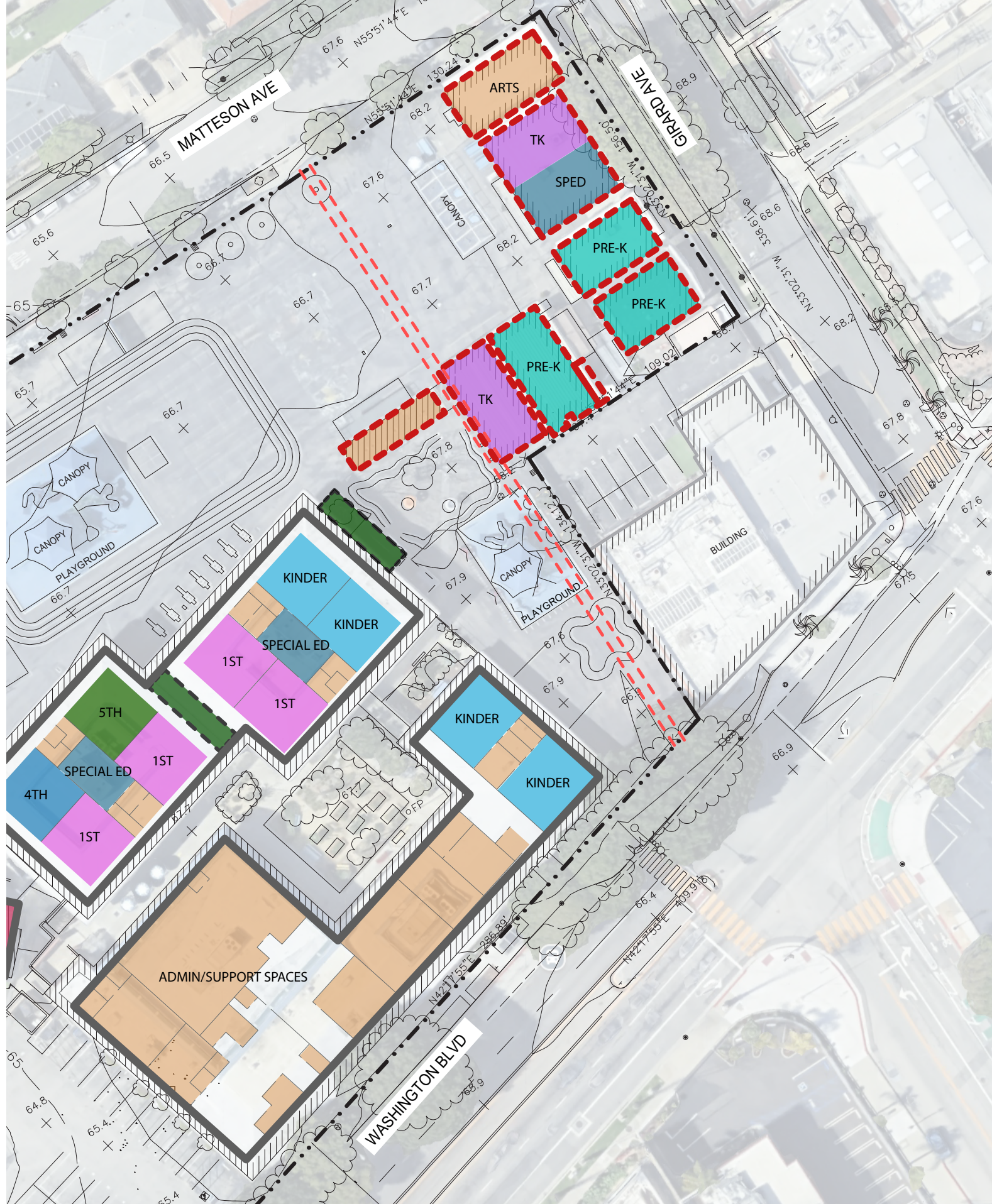


1. MODERNIZATION OF EXISTING CLASSROOMS AND RESTROOMS
2. REPAVING OF NEW PLAY AREA

EXISTING BLDGS	
PROP. LINE	
EASEMENT	
EXISTING STAIRS	
OVERHEAD	
DEMO	
MODERNIZATION	
NEW CONSTRUCTION	

OPTION 1 - PHASE 3

SCALE: 0 25 50 100

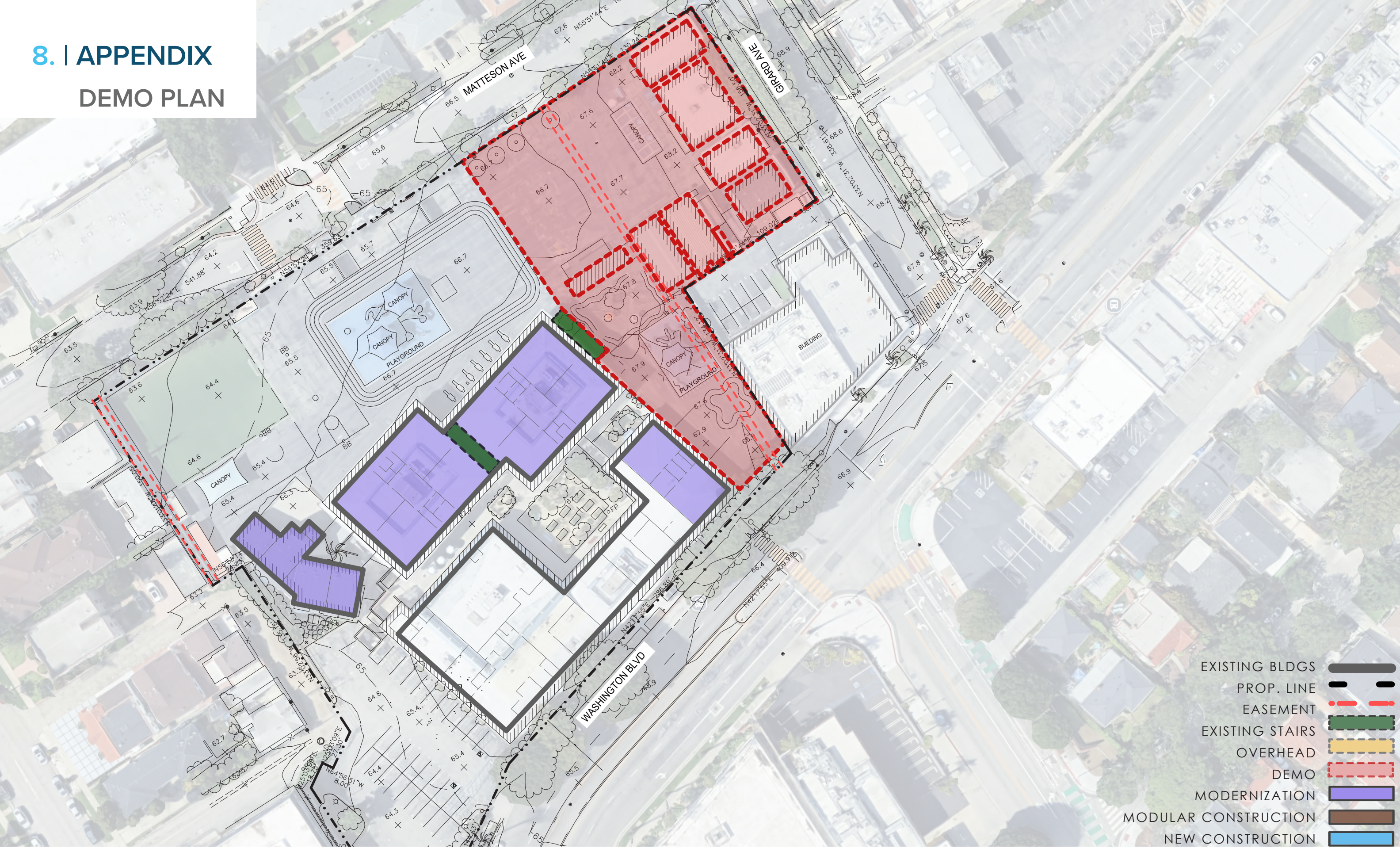


- EXISTING BLDGS
- PROP. LINE
- EASEMENT
- EXISTING STAIRS
- OVERHEAD
- DEMO
- MODERNIZATION
- NEW CONSTRUCTION

EXISTING VS PROPOSED

SCALE: 0 25 50 100

8. | APPENDIX
DEMO PLAN



DEMOLITION PLAN

SCALE: 0 25 50 100

Think Context.

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