Culver City
Unified School District

Bond Study Session

09.17.2024

Bond Overview

Measure E

- Voter approved bond dollars — $358 Million
- First Issuance - Series A — $ 80 Million
  Expected by end of September 2024

“Thank you COMMUNITY for INVESTING in my FUTURE”

Measure E Bond Ballot Language

To upgrade neighborhood schools with locally-controlled funding; improve classrooms/instructional technology for college/career readiness; fix leaky roofs, crumbling ceilings and aging, deteriorating electrical, plumbing, fire safety and security systems; repair, construct, and acquire classrooms, labs, facilities, sites, equipment; shall Culver City Unified School District's measure authorizing $358,000,000 in bonds at legal rates be adopted, levying 6¢ per $100 of assessed value, raising $22,000,000 annually while bonds are outstanding, with independent, public oversight/audits?

Measure E Project List - Per Ballot Measure

- Add additional classrooms
- Modernize and renovate existing buildings
- Add or enhance outdoor learning spaces
- Add, expand and upgrade playgrounds and athletic facilities
- Improve libraries

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

Measure E Project List - Per Ballot Measure

- Add multipurpose flex labs, add robotics, makerspace-specialized learning facilities
- Repair and replace fire alarms, emergency communications, cameras and security systems
- Improve facilities to satisfy ADA requirements
- Update and expand drop-off, pick-up areas and parking lots

Measure E Project List - Per Ballot Measure

- Repair and replace aging, deteriorated or failing electrical, plumbing, storm drain, heating, ventilation and air conditioning systems
- Add or renovate student and staff restrooms
- Repair and replace worn-out and deteriorated roofs, gutters, windows, walls, floors, sinks, doors, and portable classrooms

Measure E Project List - Per Ballot Measure

- Improve or replace drinking fountains and hydration stations
- Install and upgrade security and access facilities
- Install wiring and electrical systems to safely accommodate computers, technology and other electrical devices
- Replace portables with permanent classrooms

Who is Managing the Bond Dollars?

CCUSD BOARD
Dr. Kelly Kent, Triston Ezidore, Stephanie Loredo, Brian Guerrero, Paula Amezola

Superintendent
Dr. Brian Lucas

Asst. Superintendent Business Services
Santha Rajiv

District Bond Management
Executive Director of Facilities, Planning and Development

Construction Management
TELACU Construction Management

Professional Consultants
Architect(s), Inspector of Record, Geotechnical, Environmental, Materials, Testing, Contractors

Proposed District Bond Management Staff

MEET YOUR TEAM

Introductions

Blaine Yoder
Vice President
TELACU Construction Management

Preeti D'Souza
Director
TELACU Construction Management

Kevin Fleming
Principal
DLR Group

Project Team Roles and Responsibilities

Program Management

Overseeing multiple construction projects at the same time to achieve a common goal and provide a holistic view of the entire program. Lead decision making from conception to project completion and oversee each milestone from a 10,000sf level.

Key Program Management Tasks include:

- Master Planning/Prioritization
- Overall Budget
- Program Schedule
- Consultant Selection

What does a Construction Manager do?

Construction Management is a professional service that uses specialized project management techniques to oversee the planning, design and construction of a project from its beginning to its end.

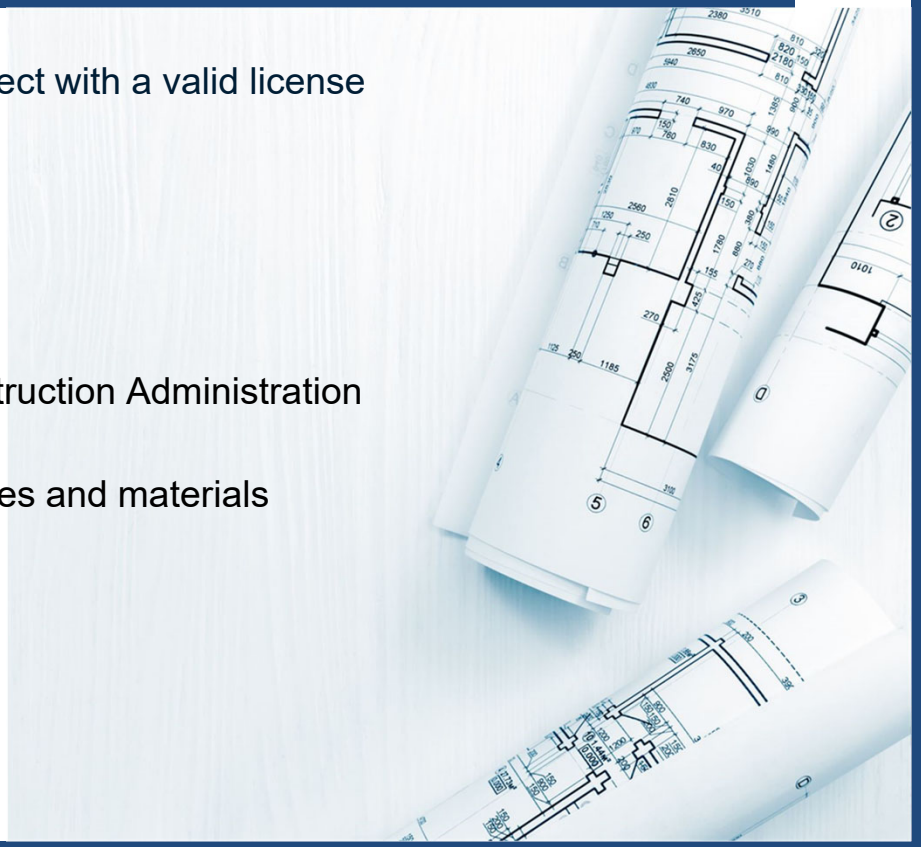
- Preconstruction Services
- Construction Services
- Closeout Services

What does an Architect do?

Architect of Record (AOR) is a certified architect with a valid license

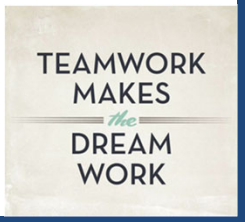
Roles and Responsibilities include:

- Design of the project
- Prepares Construction Documents/ Construction Administration
- Specifying and Detailing Construction types and materials
- Enforces regulatory requirements



Additional Design & Project Professionals

- **Inspector of Record (IOR)** - Inspector who is certified by DSA and approved by DSA
- **Geotechnical Engineer** - Prepares GeoHazard and Geotechnical Reports, monitors and inspects on-site soils
- **Special Inspection Lab (Lab of Record)** - Performs materials testing and special inspection activities
- **Environmental Consultant** - Performs review, recommendation, mitigation and compliance of potential environmental impacts
  Surveyor and Utility Location - Aerial Survey, Topographic survey, on-site survey and layout, and underground utility mapping.
- **Funding** Consultant

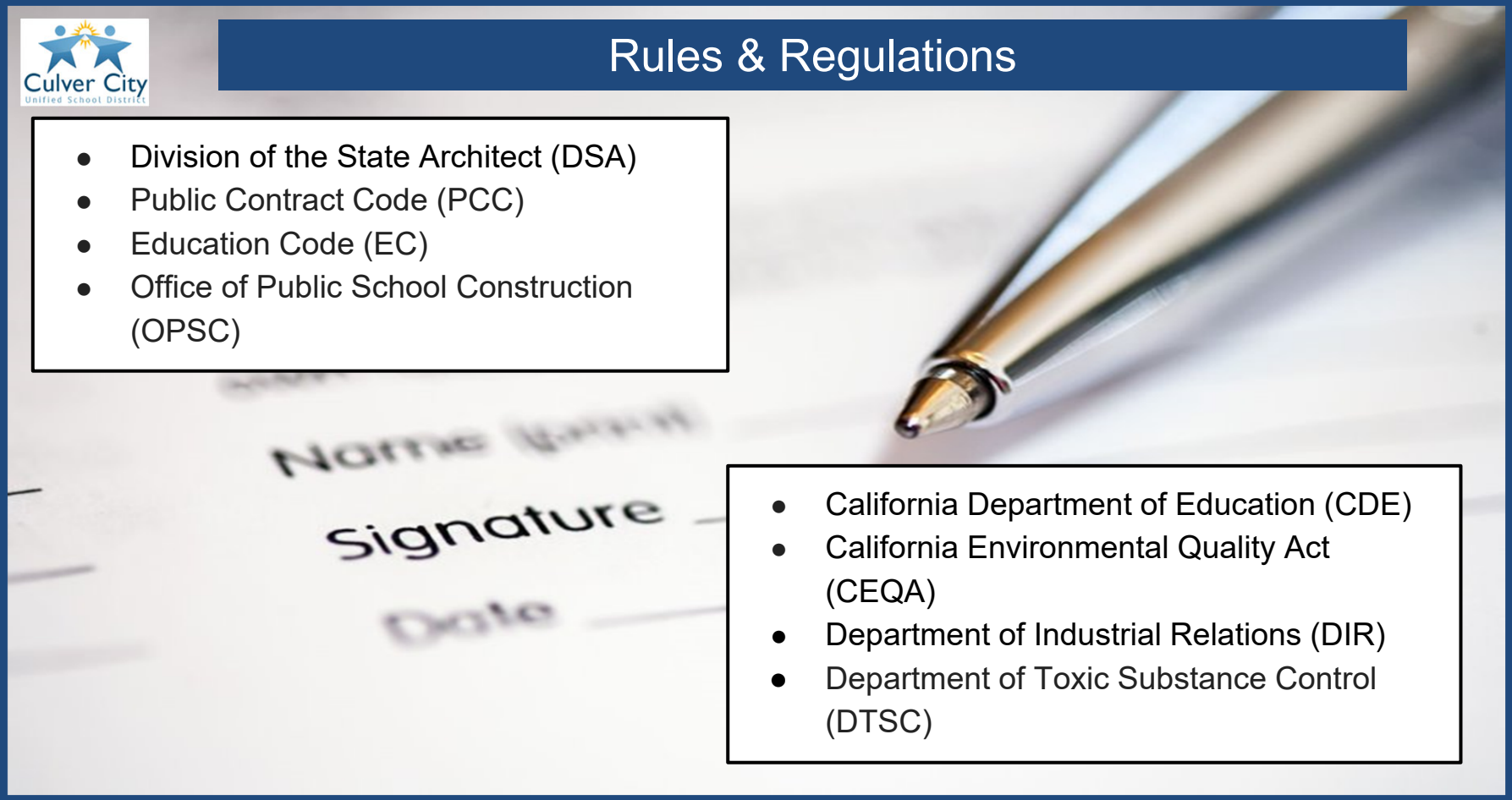


Rules & Regulations

- Public School Construction is **highly regulated and governed** by multiple state agencies and laws
- Reporting and Transparency
- Citizens Bond Oversight Committee
  - Monitor all bond expenditures to ensure they are aligned to the ballot.
- Annual Performance and Financial Audits to ensure that Bond Funds are spent only on District Projects and no other expenditures

Rules & Regulations

- Division of the State Architect (DSA)
- Public Contract Code (PCC)
- Education Code (EC)
- Office of Public School Construction (OPSC)

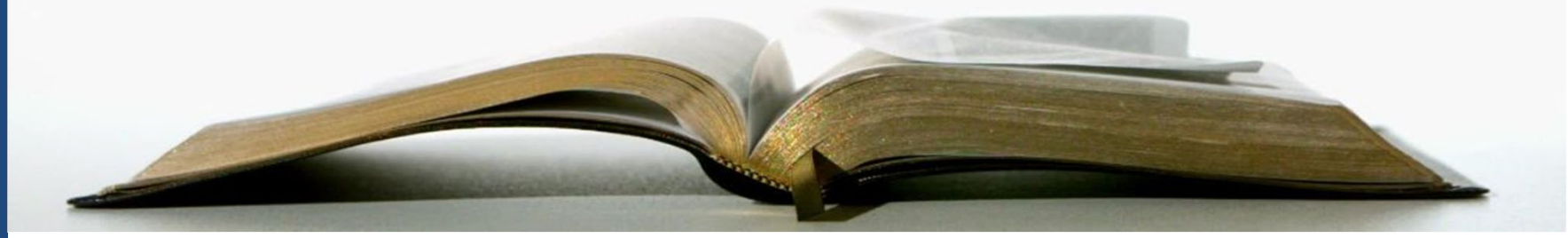


- California Department of Education (CDE)
- California Environmental Quality Act (CEQA)
- Department of Industrial Relations (DIR)
- Department of Toxic Substance Control (DTSC)

Rules & Regulations

- Section 20110-20118.4 Defines Awarding of Contracts for School Districts
  - In general, all public projects over $15,000 must be competitively bid
  - Bid requires two advertisements, bid documents, and a sealed bid due at a designated time in place that must be read aloud

- In all of these instances prevailing wage always applies; anything over $25,000 requires a payment and performance bond



Rules & Regulations

There are exceptions to the $15,000 bid limit per Public Contracts Code (PCC) if the District is CUPCCAA District

- If a District is a CUPCCAA District then the bid limit of $15,000 is increased to $60,000.
- From 0-$60,000 a District may solicit to one or more vendors via quote and not have to formally advertise or hold a bid opening
- From $60,000-$200,000 a District can do an informal bid which reduces the advertisement requirements and also shortens the front-end bid documents and contract
- Over $200,000 would be a regular competitive bid

Rules & Regulations

Delivery Methods

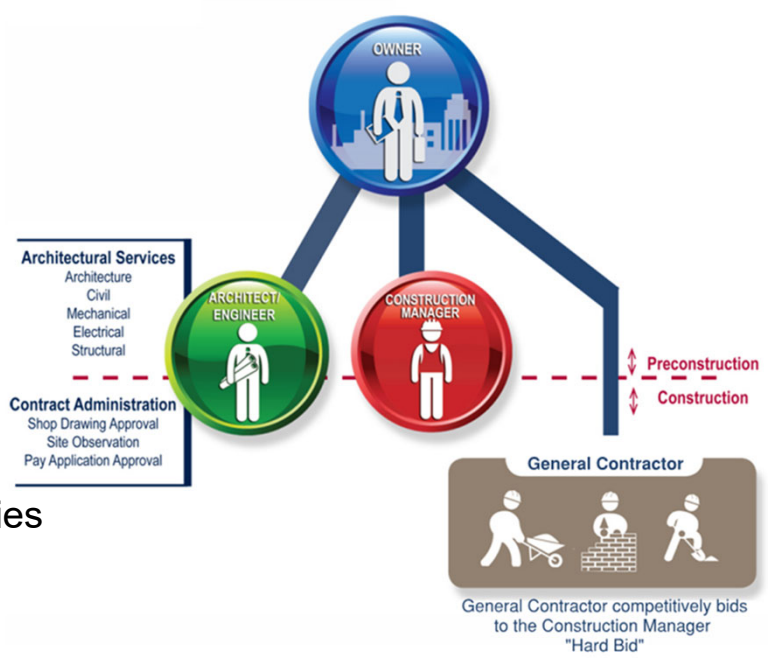
System used by owners to finance and contract for design and construction services

Common Delivery Methods:

- Design-Bid-Build “Traditional” Model
- Multiple Prime
- Design-Build
- Construction Management at Risk
- Lease-Leaseback

Differentiating Factors:

- When Parties are Engaged
- Contractual Relationship Among the Parties
- Risk and Ownership



Procurement Methods

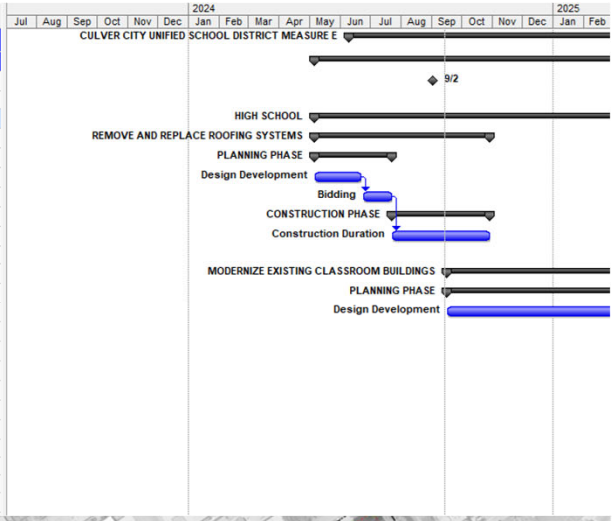
The methodologies to buy design & construction services

- Lowest Responsive and Responsible Bidder
- Qualifications Based Selection (QBS)
- Best Value Selection (BVS)
- Sole Source
- Negotiated

Phases of a Bond Program

Planning Phase - What happens?

	Task Name	Duration	Start	Finish	Budget	Predecessors
1	**CULVER CITY UNIFIED SCHOOL DISTRICT MEAS**	1345 days?	Mon 6/10/24	Fri 8/3/29	$0.00	
2	**MEASURE E PRIORITY ONE**	1050 days	Mon 5/6/24	Fri 5/12/28	$0.00	
3	BOND ISSUANCE	0 days	Mon 9/2/24	Mon 9/2/24	$0.00	
4						
5	HIGH SCHOOL	1050 days	Mon 5/6/24	Fri 5/12/28	$0.00	
6	REMOVE AND REPLACE ROOFING SYSTEMS	126 days	Mon 5/6/24	Mon 10/28/24	$9,169,411.00	
7	PLANNING PHASE	56 days	Mon 5/6/24	Mon 7/22/24	$0.00	
8	Design Development	35 days	Mon 5/6/24	Fri 6/21/24	$0.00	
9	Bidding	21 days	Mon 6/24/24	Mon 7/22/24	$0.00	8
10	CONSTRUCTION PHASE	70 days	Tue 7/23/24	Mon 10/28/24	$0.00	
11	Construction Duration	70 days	Tue 7/23/24	Mon 10/28/24	$0.00	9
12						
13	MODERNIZE EXISTING CLASSROOM BUILDINGS	955 days	Mon 9/16/24	Fri 5/12/28	$106,755,331.00	
14	PLANNING PHASE	325 days	Mon 9/16/24	Fri 12/12/25	$0.00	
15	Design Development	210 days	Mon 9/16/24	Fri 7/4/25	$0.00	
16	DSA Submittal	0 days	Fri 7/4/25	Fri 7/4/25	$0.00	15
17	DSA Approval	79 days	Mon 7/7/25	Thu 10/23/25	$0.00	16
18	Bidding	51 days	Fri 10/3/25	Fri 12/12/25	$0.00	17FS-15 days
19	CONSTRUCTION PHASE	600 days	Fri 12/12/25	Fri 3/31/28	$0.00	16
20	Construction Duration	600 days	Fri 12/12/25	Fri 3/31/28	$0.00	18
21	Construction Duration	0 days	Fri 12/12/25	Fri 12/12/25	$0.00	
22	Phase 1	97 days	Mon 12/15/25	Tue 4/28/26	$0.00	21
23	Phase 2	200 days	Mon 9/21/26	Fri 6/25/27	$0.00	22
24	Phase 3	200 days	Mon 6/28/27	Fri 3/31/28	$0.00	23
25	CLOSEOUT PHASE	30 days	Mon 4/3/28	Fri 5/12/28	$0.00	
26	Closeout Duration	30 days	Mon 4/3/28	Fri 5/12/28	$0.00	24
27	UPGRADE ELECTRICAL SERVICE (APPROX SAME AS M	681 days	Mon 9/16/24	Mon 4/26/27	$3,239,512.00	
28	PLANNING PHASE	325 days	Mon 9/16/24	Fri 12/12/25	$0.00	
29	Design Development	210 days	Mon 9/16/24	Fri 7/4/25	$0.00	
30	DSA Submittal	0 days	Fri 7/4/25	Fri 7/4/25	$0.00	29



Master Schedule

Master Plan

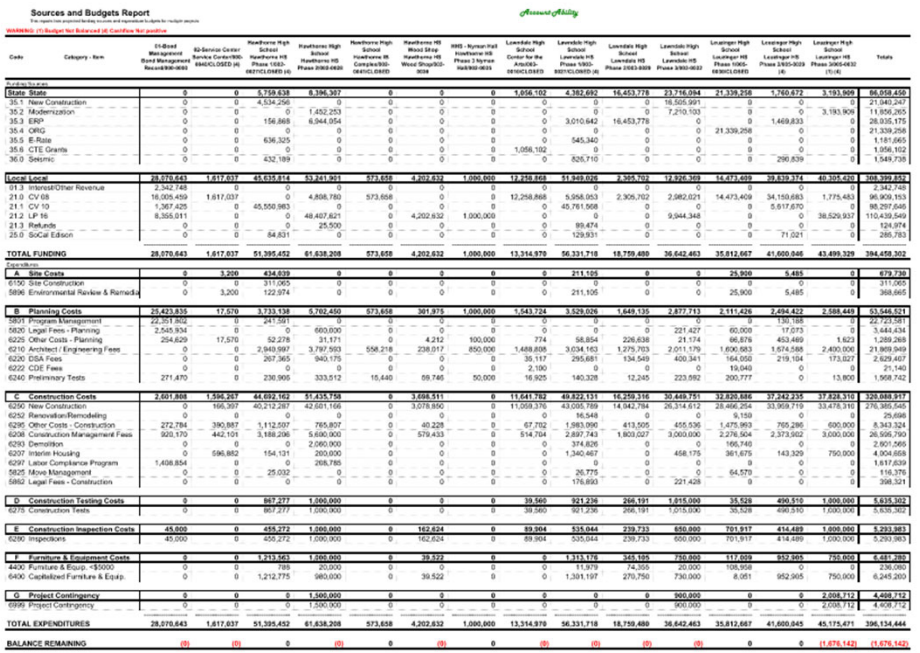
Master Budget

Sources and Budgets Report

This reports lists projected funding sources and expenditure budgets for multiple projects

Level 1 | Level 2 | Show Unused

Code	Category - Item	Bond Program Bond Program Management Costs	Bond Program Cost of Issuance
Funding Sources			
Local	Local	4,473,800	1,260,000
01.0	General Fund	0	0
21.1	Bond Fund - Measure ES Phase	4,473,800	1,260,000
TOTAL FUNDING		4,473,800	1,260,000
Expenditures			
A	Site Costs	14,000	0
6151	Environmental Assessments	14,000	0
6167	Hazardous Waste Removal	0	0
B	Planning Costs	1,161,000	1,260,000
5821	Legal Fees	26,000	0
6206	Other Costs - Planning	1,135,000	1,260,000
6210	Architect/Engineering Fees	0	0
6231	DSA Fees	0	0
6232	CDE Fees	0	0
6270	Preliminary Tests	0	0

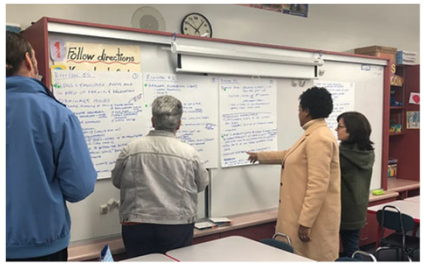

Sources and Budgets Report

Account Ability

Programming Phase - What happens?

Meetings with Community

School Site Engagement



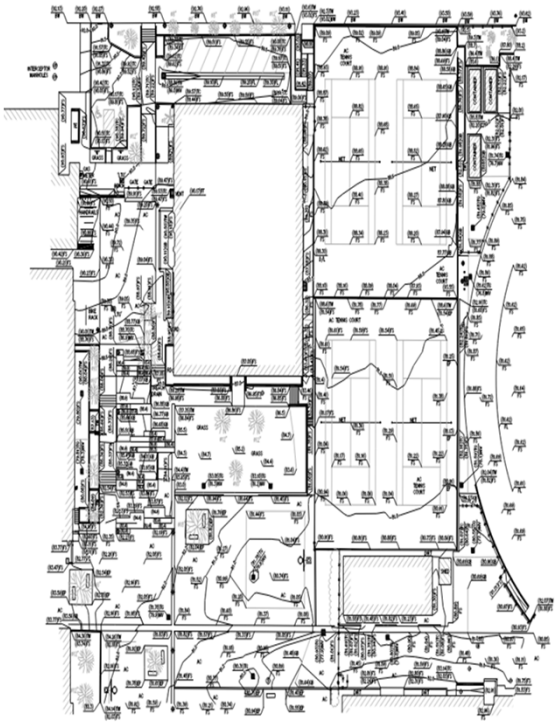
Project Specific Budgets

		Initial Budget	Approved Changes	Current Budget
	Total Funding Sources	**50,000,000**	**-**	**49,999,031**
State	**State Fund**	-	-	-
Local	**Local Fund**	**50,000,000**	**-**	**49,999,031**
21	Local Fund	50,000,000	-	49,999,031
25	Developer Fees	-	-	-
35	AB300	-	-	
40	Special Reserve	-	-	

Expenditures

Object Code	Description	Initial Budget	Approved Changes	Current Budget
	Total Expenditures	**49,999,031**	**-**	**49,999,031**
A	**Site**	**270,000**	**-**	**270,000**
6110	Survey Costs	70,000	-	70,000
	Appraisal Fees	-	-	-
6130	Escrow Costs	-	-	-
	Site Support Costs	-	-	-
6145	Relocation Assistance	-	-	-
6160	Site Improvements	-	-	-
6170	Soils testing	50,000	-	50,000
6190	Other Costs - Site	150,000	-	150,000
B	**Planning**	**3,418,205**	**-**	**3,418,205**
6200	CEQA	175,000	-	175,000
5834	Advertising	2,500	-	2,500
5824	Printing Charges	-	-	-
5846	Interest Expense	-	-	-
5854	Permits & License Fees	30,000	-	30,000
5820	Legal Fees - Planning	50,000	-	50,000
5930	Communications Postage	-	-	-
6210	Architect & Eng. Fees	2,675,500	-	2,675,500
6240	Hazardous Material Testing	-	-	-
6230	CDE Plan Check Fees	25,000	-	25,000
6220	DSA Fees	310,205	-	310,205
6224	Energy Analysis Fee	-	-	-
6225	Other Costs - Planning	150,000	-	150,000
6240	Preliminary Tests	-	-	-
C	**Construction**	**42,805,000**	**-**	**42,805,000**
6270	Main Building Contractor	32,000,000	-	37,760,000
6272	Construction Management Fees	2,900,000	-	2,900,000
5620	Interim Housing	-	-	-
6250	Move Management	50,000	-	50,000
5630	Contracted Service Maintenance	-	-	-
5635	Abatement	-	-	-
5819	Escalation	5,760,000	-	-
5836	Legal Fees - Construction	-	-	-
6207	Interim Housing	-	-	-
6270	Contingency (6%)	1,920,000	-	1,920,000
6295	Other Costs - Construction	175,000	-	175,000
D	**Testing**	**640,000**	**-**	**640,000**
6275	Construction Testing	640,000	-	640,000
E	**Inspection**	**465,000**	**-**	**465,000**
6290	Inspection	465,000	-	465,000
F	**Furniture & Equipment (F&E)**	**1,000,000**	**-**	**1,000,000**
4310	Supplies / Equip. < $500	-	-	-
4320	Software	-	-	-
4410	Supplies / Equip. < $5,000	250,000	-	250,000
5835	Licensing Fee - IT	-	-	-
5865	CMAS Procurement Charges	-	-	-
8490	Supplies / Equip. > $5,000	750,000	-	750,000
G	**Program Contingency**	**1,400,826**	**-**	**1,400,826**
6292	Project Contingency (3% of Construction)	1,400,826	-	1,400,826

Topography Surveys



Strategies for Green School Design

Sustainability in Design and Construction

- Energy Efficiency
- Energy Management
- Renewable Energy
- Reclaimed Water
- Waste Management
- Bicycle Facilities,
- Green Vehicles
- Open Space, Rainwater Management

How do we implement Sustainability Practices?

Collaborative efforts among key stakeholders:

- **CCUSD Board - Board Policy 3510**
- Architects & Designers - integrate BP in the design
- Construction Managers - responsible for the execution
- Sustainability Coordinator - to meet the goals within budget
- Maintenance Operations Transportation - to continue

CCUSD options:
1. Embedded Architectural Services or
2. Contracted Support or
3. In-house staff or
4. Combination

Execution Phase

Pre-Construction Phase
- Design Management
- Budget Reconciliation
- Project Scoping
- Consultant Selection (A/E, IOR, Environmental, etc.)
- Project Controls
- Estimating

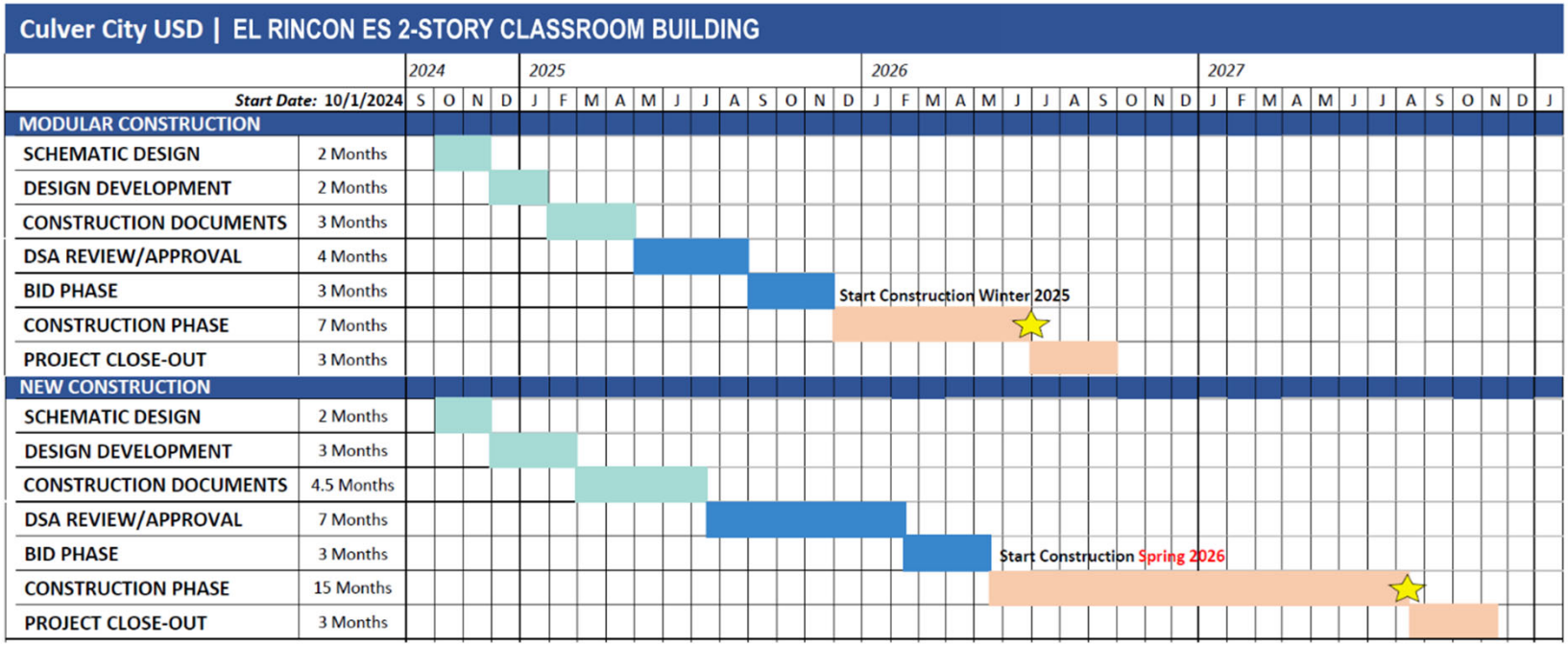
Pre-Bid Phase
- Constructability Reviews
- Value Engineering
- Scheduling
- Budget Management
- Delivery Method Selection

Bidding Phase
- Bid Solicitation
- Develop Front End Document
- Bid Opening
- Bid Review
- Recommendation of Award

Construction Phase
- Communication Plan
- Construction Oversight
- Document Control
- QA/QC
- Daily Logs
- Photo Library
- As-Builts
- Hyperlinked Drawings
- Inspection/Testing Oversight

Closeout Phase
- Project Closeout
- Warranty
- Final Documents
- DSA Certification

Sample of a Project Timeline



Culver City
Unified School District

Facilities Master Plan

Facilities Master Plan Summary

Road map for the future

Culver City Unified School District's campuses were built over 50 years ago. We are embarking on district-wide campus master plans and educational specifications (design guidelines) to use as a strategic road map for the future. This is an exceptional opportunity to start the process to develop and renovate building spaces which nurture collaboration, innovation, and creativity for the next 100 years.

CAMPUS GUIDES

We are making adjustments to the priorities in the Facilities Master Plan. The current priorities listed in the Narratives and Maps in the Master Plan are subject to change based on current input gathered this year.

Please note, the plan is dynamic and evolving to reflect the needs of our students and community. Our focus is to provide safe environments that engage the educational community to create meaningful connections and celebrate, understand, and respect the multi-dimensionality of each other.

At CCUSD we know our students. We meet their individualized needs and advocate on their behalf. CCUSD's District policies and instructional practices ensure that every student has access and opportunity to thrive within and beyond their school environment.

CCUSD's environments empower educators and learners to embrace the growth mindset by exposing them to differentiated learning in universal design environments. Through malleable spaces, our campuses will support educators in the endeavor of nurturing the whole child for academic, social, emotional, and behavioral success beyond school and throughout life.

The Office of Child Development

El Marino Elementary School

El Rincon Elementary School

Farragut Elementary School

La Ballona Elementary School

Linwood E. Howe Elementary School

Culver City Middle School

Culver City High School

Culver Park High School

Facilities Master Plan
Summary - Site Assessments

FACILITY ASSESSMENT REPORT CARD

Primary Components	District	Culver City High School	
Site Utilities Includes underground utilities, such as domestic water, sanitary waste, storm water, natural gas and electrical service.	C	C+	Near the median of its life cycle. Requires corrective actions with some urgency.
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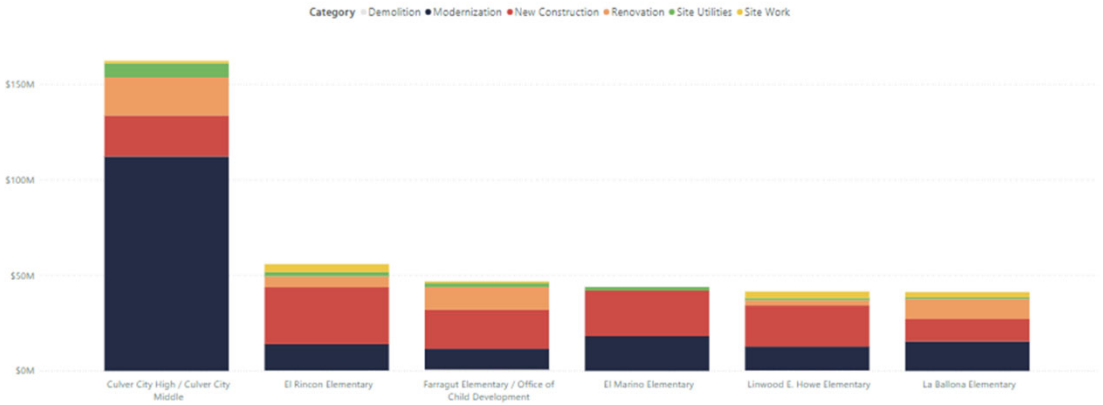
Security Assessment Includes perimeter fencing, camera coverage, office security, gates, access control, locks and intrusion alarms.	D+	B-	Within the first third of its life cycle. Requires corrective actions but not urgent.
Weighted Average	C	C	

Facilities Master Plan
Summary - MS & HS Site Plan

Facilities Master Plan
Summary - Phase I Costs

$229M	$78M	$49M	$36M	$391.47M
Hard Costs	Soft Costs	Escalation	Contingency	Total Probable Costs



Cohort	Hard Costs	Soft Costs	Escalation	Contingency	Probable Cost
Elementary School					
El Marino Elementary	$25,662,504	$8,734,022	$5,530,430	$3,992,696	$43,919,651
El Rincon Elementary	$32,645,528	$11,110,636	$7,035,315	$5,079,148	$55,870,627
Farragut Elementary / Office of Child Development	$27,342,849	$9,305,913	$5,892,555	$4,254,132	$46,795,449
La Ballona Elementary	$24,094,492	$8,200,362	$5,192,514	$3,748,737	$41,236,104
Linwood E. Howe Elementary	$24,267,681	$8,259,305	$5,229,837	$3,775,682	$41,532,505
Total	**$134,013,054**	**$45,610,237**	**$28,880,651**	**$20,850,394**	**$229,354,336**
High School					
Culver City High / Culver City Middle	$94,722,723	$32,238,097	$20,413,339	$14,737,416	$162,111,575
Total	**$94,722,723**	**$32,238,097**	**$20,413,339**	**$14,737,416**	**$162,111,575**
Total	**$228,735,777**	**$77,848,335**	**$49,293,990**	**$35,587,810**	**$391,465,911**

Additional Facilities Funding

Culver City Unified School District's Measure E- Series A projects

	Project Description	Series A Measure E			
A	**Phase I Projects at Elementary Schools:**	Estimated Costs	Year 1 - 2025	Year 2 - 2026	Year 3 - 2027
	- Design & Construction of new classroom buildings (Facility Master Plan)				
	- Modernization to existing classroom buildings				
	Above include complete renovation of interior spaces including new electrical, fire alarm, HVAC, and low voltage systems, renovated restrooms, new windows, lighting, and interior finishes including paint, flooring, and ceiling, new furniture and upgrade Instructional Technology and communication Systems				
	- Staff lounge and workrooms, restrooms, storage, mechanical facilities				
	- Replace aging existing portable classrooms on campus.	**$40.0 Million**	**$6.64**	**$26.00**	**$7.36**
	- Playground structures				
	- Shade Structures				
B	**Projects at Culver City High School, Culver Park High School and Culver City Middle School:**				
	- Design and construction of new classroom buildings (Facility Master Plan)				
	- Modernization to existing classroom buildings at High School and Middle School				
	- Staff lounge and workrooms, restrooms, storage, mechanical facilities	**$35.0 Million**	**$5.25**	**$21.00**	**$8.75**
	- Shade Structures				
	- Above include complete renovation of interior spaces including new electrical, fire alarm, HVAC, and low voltage systems, renovated restrooms, new windows, lighting, and interior finishes including paint, storage, flooring, ceiling, new furniture, and upgraded technology systems,Communication Systems & Science labs.				
C	Districtwide Roof Replacement Phase I	**$5.0 Million**	**$2.50**	**$2.50**	-
	Total Series A issuance	**$80.0**	**$14.39**	**$49.50**	**$16.11**

State Facility Program Process

Establish eligibility ☑

Submit application

Receive CDE* and DSA approvals**

- Other agency approvals may be required depending on the project
- For financial hardship, funding can be requested for design and site acquisition costs

Indicate need for financial hardship if applicable, submit financial information when notified

*California Department of Education (CDE)
**Division of the State Architect (DSA), inclusive of the California Geological Survey

State Facility Program Eligibility

New Construction

- Eligibility is based on a district's projected need to house students
- Determined by the gap between projected enrollment and existing classroom capacity

Modernization

- Eligibility is site specific
- Determined by age of the facilities and total pupil enrollment
  - Permanent buildings must be at least 25 years old and portable buildings must be at least 20 years old
  - Eligibility cannot exceed the total number of pupils housed at the site

5 year Modernization Eligibility Forecast

CCUSD Eligibility

Site	2024	2025	2026	2027	2028
Culver City High School	$ -	$ 18,738,794	$ -	$ -	$ -
Culver City Middle School	$ -	$ 10,490,812	$ -	$ -	$ -
El Marino Elementary	$ -	$ 4,861,528	$ -	$ -	$ -
El Rincon Elementary	$ -	$ 3,441,450	$ -	$ -	$ -
Farragut Elementary	$ -	$ 3,426,573	$ -	$ -	$ -
La Ballona Elementary	$ -	$ 3,188,682	$ -	$ -	$ -
Linwood E. Howe Elementary	$ -	$ -	$ -	$ -	$ 3,576,907
TOTAL	**$ -**	**$ 44,147,839**	**$ -**	**$ -**	**$ 3,576,907**

State Facility Program Funding

New Construction

- 50/50 state and local match basis
- Base grants intended to provide funding for design, construction, testing, inspection, furniture, equipment, and other costs related to school facilities construction
- Supplemental grants augment base grants
- Construction costs must be greater than or equal to 60% of state grant plus district matching share

Modernization

- 60/40 state and local match basis
- Base grants intended to provide funding for design, construction, educational technology, testing, inspection, furniture, and equipment
- Supplemental grants augment base grants
- Construction costs must be greater than or equal to 60% of state grant plus district matching share

Culver City
Unified School District

Prop 2 Funding Allocations: $10 Billion Dollar Bond

PROP 2 - FUNDING ALLOCATIONS

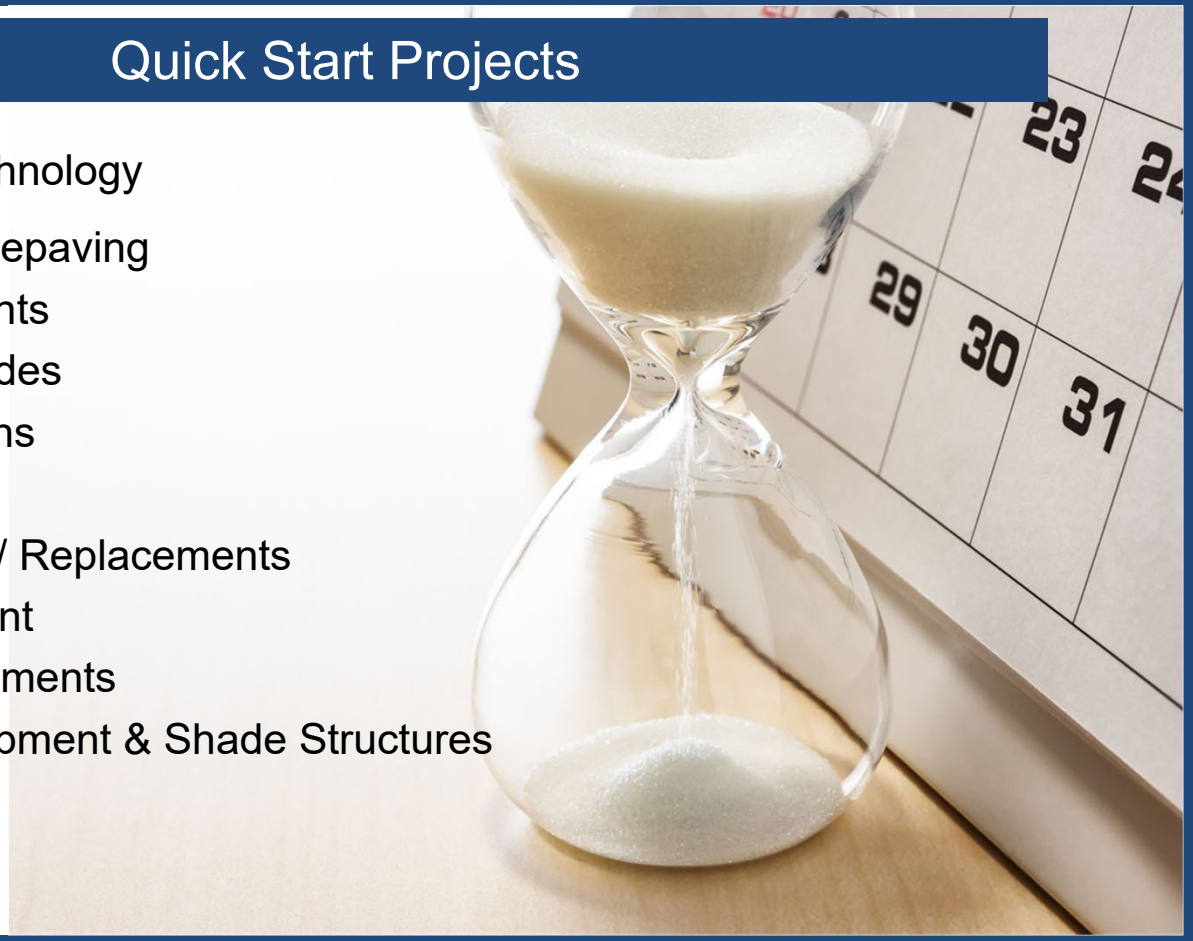
- **Total: $8.5 billion for K-12 schools, $1.5 billion for community colleges.**
- **$4 billion for Modernization (includes $115 million for lead water testing/remediation, 10% reserved for small school districts).**
- **$3.3 billion for New Construction (10% reserved for small school districts).**
- **$600 million for Career Technical Education Facilities.**
- **$600 million for Charter School Facilities.**

Modernization Submission Strategy

- Submission of Modernization reimbursement projects that will fall under the PROP 2 allocation of $4B
- CCUSD Modernization Eligibility falls on May 18, 2025 to submit completed project(s) to OPSC
- DSA Approval of Drawings
- Prepare Projects for CDE Submittal and Approval
- Apply for School Facility Program (SFP) funding
- CCUSD to plan & prioritize projects to maximize State Funding

Quick Start Projects

- Instructional Technology
- Parking Lots & Repaving
- ADA Improvements
- Restroom Upgrades
- Drinking Fountains
- Utility Upgrades
- HVAC Upgrades/ Replacements
- Roof Replacement
- Security Improvements
- Playground Equipment & Shade Structures
- Fencing



Program Goals & Summary

- Full integration Bond Project List and Facilities Master Plan
- Developing program implementation plan
  - program and project budgets
  - cost controls and cash flow analysis,
  - design management,
  - a master schedule of established goals
- Establish OPEN LINES OF COMMUNICATION, COMMUNITY ENGAGEMENT and Reporting Protocols
- Maintaining a positive program with community outreach
- Integrating sustainable features that reduce energy consumption and waste to minimize environmental impact and reduce ongoing utility and maintenance costs

Next Steps 30-60-90 Day Plan

Review and Finalize Project Prioritization List

Next 30 days

Establish District Standards and Performance Goals

Sustainability

Technology

Security

Manufactures/Products

Establish Master Budget

Cash Flow Complete

Overall Budget in next 90 Days

Establish Project Schedule

Next 60 days

Professional Services Contracts

Release Architects to Begin Design Process – Next 30 Days

Present to Board/Cabinet on Program Status

Next 90 days

Questions / Comments

Culver City
Unified School District

Thank you!