



MEASURE 'G' PROGRAM UPDATE

BOARD OF EDUCATION

Special Board Meeting | October 28, 2017

ESTUARDO SANTILLAN

Assistant Superintendent | Business Services

EDITH C. FLORENCE

Director | Facilities Planning & Construction



OCTOBER 28, 2017



AGENDA

- **Introductions**
- **Excelsior Master Plan**
 - **Dominic Dutra, Chris Fernandez & Jeff Slavin, Dutra Cerro Graden**
- **Measure G Update**
 - **Norwalk High School CEQA Process**
 - **Julian Capata, Placeworks**
 - **Future Bond Funding and Prop 51 Update**
 - **Tim Carty, Piper Jaffray**
 - **Project Labor Agreement (PLA) Update**
 - **President Sean Reagan**
 - **Facilities Update**
 - **Estuardo Santillan, Staff**
 - **Lawrence Felton, Cummings Corporation (PM)**
 - **Alma Wagner, Bernards (CM)**



EXCELSIOR MASTER PLAN

Excelsior Master Plan – The Assignment

- Formulate a long-term vision for the former Excelsior High School campus
- Determine the feasibility of upgrading and/or renovating historically significant buildings
- Central to this effort were the following considerations:
 - What land uses are essential components of the long term vision?
 - What is the physical condition of the historic structures on the Site and, if necessary, is it economically feasible to seismically retrofit them?
 - How can the Site be best organized to implement the long term vision?

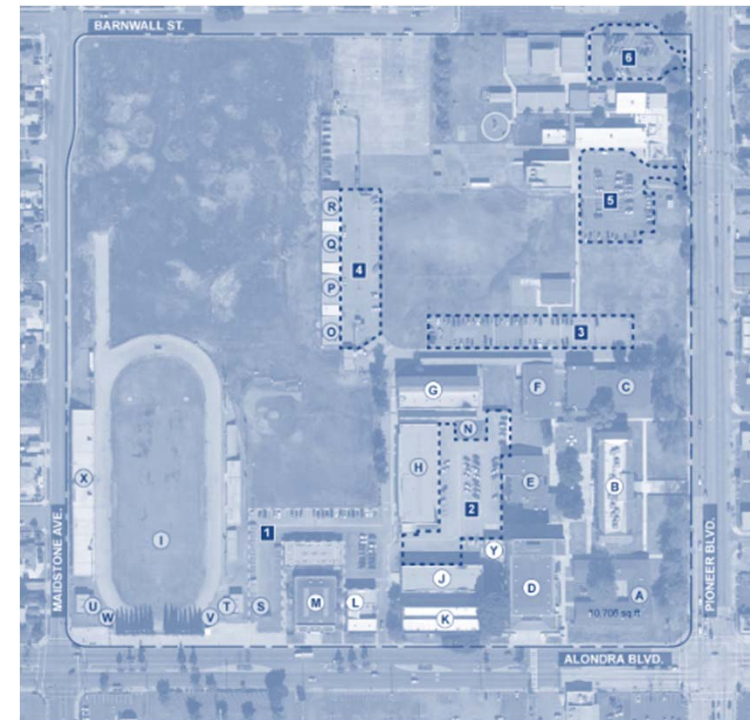




EXCELSIOR MASTER PLAN

Excelsior Master Plan – Current Campus

- 36 acres of the high school campus
 - Historically significant buildings from 1920-1940s including Auditorium and Administration Building
 - Renovations after 1933 earthquake
 - High school closed in 1981; usage now some educational / administrative / community
 - 25 buildings totaling nearly 200,000 SF; 290 parking spaces on main campus
- 5 acre parking lot with 500 spaces
 - Joint-ownership agreement w/ABC USD





EXCELSIOR MASTER PLAN

Excelsior Master Plan – Major Findings

- Large size of the Site presents rare opportunity for revitalization of Historic Core with revenue generation potential for the District
- Few of the existing buildings are fully utilized, and others are either not used at all and/or not used by the District
- Evolution of the Site resulted in randomly placed structures
- Structural upgrades are key to reviving buildings of historic and community significance
- Parking must be integrated onsite to make future development feasible and to improve safety
- A general sense that the campus feels underutilized and in need of revitalization





EXCELSIOR MASTER PLAN

Excelsior Master Plan – Planning Conclusions

1. The entire Site is not needed for the District to carry out its educational mission.
2. There are simply too many uses unrelated to the primary activities of the Historic Core Campus
3. The Auditorium and Administration Buildings are critical to conveying the identity of the Campus
4. Central to a vision for the Historic Core Campus is the preservation of at least 60% of historically contributing buildings
5. Seismic retrofitting of the preserved historic structures is recommended





EXCELSIOR MASTER PLAN

Excelsior Master Plan – Planning Conclusions Cont.

6. The retained historic structures should create a framework for the revitalized Campus
7. The long term vision should respect the adjacent single family homes
8. The District should sell the 5 acre parking lot across Alondra Blvd and centralize all parking on the Campus. Sale of the 5 acre parking lot can help finance revitalization of the Campus
9. An internal circulation system is essential to the effective functioning of the Campus.





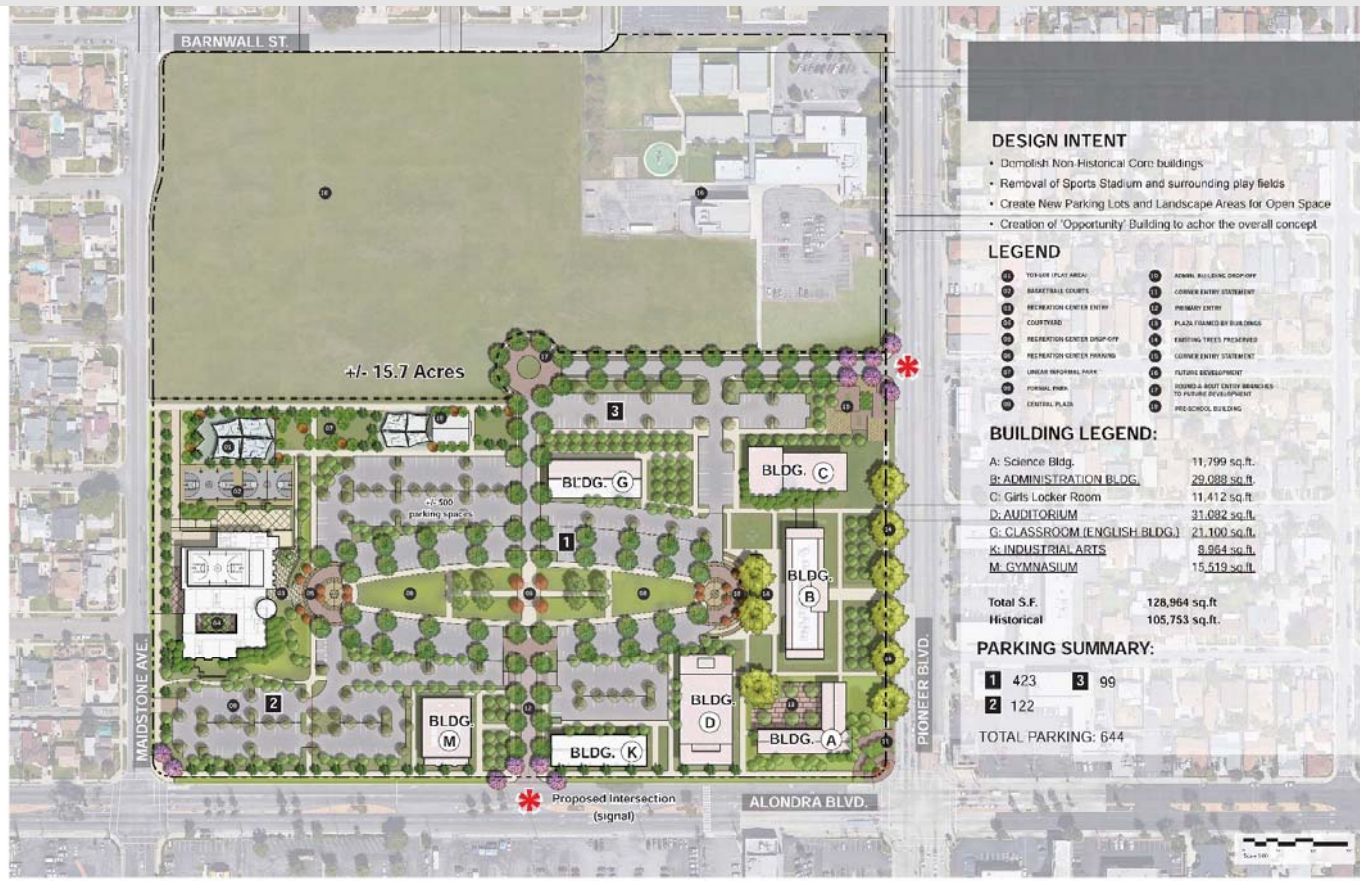
EXCELSIOR MASTER PLAN

Excelsior Master Plan – Long Term Vision

- The Master Plan displayed in following slide transitions the Historic Core Campus into the long-term vision (LTV) for the District's use of the site.
- The plan creates a cohesive campus environment that meets current and future community needs.
- The Site will be separated into two approximately equal size parcels with initial phases focused on the Historic Core in the southern parcel.
- The project will be phased to coordinate work with the corresponding investment requirements
- A realistic timeline will allow for Board updates and gaining buy-in from key stakeholders



EXCELSIOR MASTER PLAN



NORWALK - LA MIRADA SCHOOL DISTRICT
EXCELSIOR HIGH SCHOOL CAMPUS



EXCELSIOR MASTER PLAN

Excelsior Master Plan – Pre-Development - Years 0-3

- Work with the City to create Specific Plan for site and proximate area
- Confirm surplus status of Campus and Parking Lot
- Negotiate the sale of the five acre parking lot
- Initiate seismic retrofitting of historic buildings
- Subdivide the Site
- Develop plans for the new parking lot and open space
- Identify funding sources
- Begin stakeholder discussions and District policy paths around LTV
- Consolidate Adult School courses into Building A





EXCELSIOR MASTER PLAN

Excelsior Master Plan – Onsite Parking - Years 3-5

Prioritizes the construction of the on-site parking and open space portion of the LTV

- Demolition of non-Historic Core buildings
- New on-site parking lot and open space improvements on the main campus
- Evaluate District's need for maintenance and operational space on the site and educational space at Huerta Elementary
- Continue seismic retrofitting of historic buildings





EXCELSIOR MASTER PLAN

Excelsior Master Plan - Phases I & II: Revenue and Budget Allocation

Budget Allocation Option	Amount	Potential Revenue	Amount
Structural upgrades to Historic Core	(\$7,000,000)	Sale of parking lot on Alondra Sale of northern 15.7 acres	\$3,000,000 \$15,700,000
New parking and landscaping for open space	(\$5,000,000)	Annual Lease Revenue from Buildings B & G over Four Years (low)	\$1,800,000
Demolition of non-contributing buildings and stadium	(\$2,000,000)	City of Norwalk Funding for Facilities Improvement	\$2,000,000
TOTAL	(\$14,000,000)	TOTAL	\$22,500,000

Estimated Net Profit: \$8,500,000



EXCELSIOR MASTER PLAN

Excelsior Master Plan – Build Out - Years 6-15

- Renovation of the Auditorium
- Planning, permitting and construction of the “Opportunity Building” following extensive period of stakeholder engagement
- Repurposing of retained historic structures and new building opportunities for Buildings A & C (“Girl’s Gym”)
- The likely funding source and key requirement of Phase III will be the sale or long-term lease of the northern ~15.7 acres based on District priorities and Specific Plan





EXCELSIOR MASTER PLAN

Excelsior Master Plan – Timeline of surplus property process: 8 – 11 months



Timeline dependent on Board schedule, number of properties, type of transaction and related factors.



NORWALK HIGH SCHOOL – CEQA Process

Norwalk High School CEQA Process

- Publish Notice of Preparation/Initial Study
 - ✓ 30-day public review period (11/17/2016 to 12/19/2016)
 - ✓ Scoping Meeting 12/07/2016 (Public Input)
- Prepare and Publish Draft EIR
 - ✓ 45-day public review period
 - ✓ Public Meeting (public input)
- Prepare and Publish Response to Comments/Final EIR
 - ✓ District's Board adopts Findings, Mitigation Measures and Monitoring Program and a Statement of Overriding Considerations, if necessary
- District's Board adopts Project



NORWALK HIGH SCHOOL – CEQA Process

Norwalk High School CEQA Process

- Environmental Impact Report (EIR) Topics
 - ☐ Aesthetics – Lighting Study
 - ☐ Air Quality – Construction and operational air quality evaluation
 - ☐ Cultural/Tribal Resources – Consultation with Native American Representative
 - ☐ Geology and Soils – Geotechnical Study
 - ☐ Hazards and Hazardous Materials – Consultation with DTSC
 - ☐ Hydrology and Water Quality – Evaluate site runoff
 - ☐ Noise – Construction and operational noise evaluation
 - ☐ Transportation and Traffic – Traffic study with input from City of Norwalk



Measure G

Building Facilities for Tomorrow's Leaders.



FUTURE ADDITIONAL PROJECT FUNDING

**Future Additional Project Funding
Prop 51 Funding
Tim Carty – Pipper Jaffray**



PROJECT LABOR AGREEMENT (PLA) – UPDATE

Project Labor Agreement (PLA) Update Sean Reagan – Board President



Measure G

Building Facilities for Tomorrow's Leaders.



BACKGROUND – PROJECT DEVELOPMENT

Background – Project Development Timelines

- Phase 1 Projects (original)
 - \$62.5 M
 - Approved March 2015
- Phase 1 Projects – Redefined
 - \$186.9 M
 - April 2016
- Phase 1A Projects
 - \$59.8 M
 - Approved December 2016
- Phase 1B Projects
 - \$49.1 M
 - Approved December 2016



Measure G

Building Facilities for Tomorrow's Leaders.



BACKGROUND-PROJECT DEVELOPMENT

Board Approved Projects (Phase 1)³

Bond Projects Phase 1 (in millions) Board Study Session - March 23, 2015	
Renovations	
A/C Only for Offices and MPR's	
* Elementary Schools	8.9
Middle Schools (not including Benton and Corvallis)	1.5
* El Camino High School	1.7
Hardsurface Replacement (concrete work)	
** Norwalk High School	0.9
Gyms and Lockers	
La Mirada High School (expansion)	4.2
Glenn High School (modernization)	5.0
Soft Costs	7.2
Sub-Total	29.5
New Construction	
Stadiums - Track and Field	
John Glenn HS	4.0
Starts CEQA process for a possible future stadium to be built. If CEQA approves a stadium, it'll require another Board Action in order to start building a new stadium.	
Norwalk HS	4.0
Starts CEQA process for a possible future stadium to be built. If CEQA approves a stadium, it'll require another Board Action in order to start building a new stadium.	
Baseball and Softball fields	
John Glenn HS (artificial turf - both fields)	4.0
Soft Costs	3.0
Sub-Total	15.0
Technology Backbone	8.0
Technology Endowment	10.0
Sub-Total	18.0
Total Projected Expenditures	62.5
Total Projected Series A	52.0
Possible Bridge Loan Amount	10.5

During design and/or construction we may encounter roofs and/or walls to be replaced and additional electrical work. The final product will not look and feel like a prior school that was fully modernized under Measure "S"

Includes landscape (probably artificial), trees (removal, relocation), concrete, dirt patches, irrigation (minimal) etc.

The artificial turf for John Glenn and Norwalk High School will be installed first as indicated by the architects preparing the FMP. If CEQA approves the stadium and the Board takes action for a future stadium, this will be the location of the future new stadium.



Measure G

Building Facilities for Tomorrow's Leaders.



1

OCTOBER 28, 2017



Phase 1 - Board Approved Original	Option A	Option B	Option C
HVAC PROJECTS	HVAC PROJECTS + MINIMUM REQUIREMENTS	FULL MODERNIZATION	FULL MODERNIZATION
* Elementary Schools 8,990,000	* Elementary Schools 24,498,329	* Elementary Schools 36,877,665	* Elementary Schools 36,877,665
** Middle Schools 1,500,000	** Middle Schools 4,250,911	** Middle Schools 6,595,605	** Middle Schools 6,595,605
* High Schools 1,700,000	* High Schools 5,232,425	* High Schools 8,785,875	* High Schools 8,785,875
	HVAC of Admin & MPR	HVAC of Admin & MPR	HVAC of Admin & MPR
	Glenn Admin. Bldg. ⁴ 1,336,122	Glenn Admin. Bldg. ⁴ 1,336,122	Glenn Admin. Bldg. ⁴ 1,336,122
	Glenn MPR Buildings ⁴ 2,860,740	Glenn MPR Buildings ⁴ 2,860,740	Glenn MPR Buildings ⁴ 2,860,740
	Norwalk MPR Building ⁴ 2,895,929	Norwalk MPR Building ⁴ 2,895,929	Norwalk MPR Building ⁴ 2,895,929
Est. Construction Costs 12,190,000	Est. Construction Costs 41,074,456	Est. Construction Costs 59,351,936	Est. Construction Costs 59,351,936
Soft Costs (33%): 4,022,700	Soft Costs (33%): 13,554,570	Soft Costs (33%): 19,586,139	Soft Costs (33%): 19,586,139
SUBTOTAL 16,212,700	SUBTOTAL ¹ 54,629,026	SUBTOTAL ¹ 78,938,075	SUBTOTAL ¹ 78,938,075
HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE	HIGH SCHOOLS GYM AND LOCKER ROOM BLDGS. MODERNIZATION + ADDITIONAL SITE
Glenn Gym & Locker Rm Bldgs. 5,000,000	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,400	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,400	Glenn Gym, Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 9,151,500
LMHS Gym Exp. & Locker Rm Bldg. 4,200,000	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085	LMHS Gym Exp., Locker Rm, Weight Rm, and Team Rm Bldgs ⁶ 11,264,085
Est. Construction Budget 9,200,000	Est. Construction Budget 20,415,485	Est. Construction Budget 27,272,445	Est. Construction Budget 27,272,545
Soft Costs (33%): 3,100,000	Soft Costs (33%): 6,737,110	Soft Costs (33%): 8,999,907	Soft Costs (33%): 8,999,940
SUBTOTAL 12,300,000	SUBTOTAL ¹ 27,152,595	SUBTOTAL ¹ 36,272,352	SUBTOTAL ¹ 36,272,485
EXTERIOR RENOVATIONS	EXTERIOR RENOVATIONS	EXTERIOR RENOVATION + ADDITIONAL SITES	EXTERIOR RENOVATION + ADDITIONAL SITES
Norwalk HardScape Renovation 900,000	Norwalk Hard/Soft Scape Renovation ⁵ 2,331,671	Norwalk Hard/Soft Scape Renovation ⁵ 2,331,671	Norwalk Hard/Soft Scape Renovation ⁵ 2,331,671
Est. Construction Budget 900,000	Est. Construction Budget 2,331,671	LMHS Hard/Soft Scape Renovation ⁵ 2,331,671	(5) LMHS Hard/Soft Scape Renovation ⁵ 2,331,671
Soft Costs (33%): 297,000	Soft Costs (33%): 769,451	Glenn Hard/Soft Scape Renovation ⁵ 2,331,671	(5) Glenn Hard/Soft Scape Renovation ⁵ 2,331,671
SUBTOTAL 1,197,000	SUBTOTAL ¹ 3,101,122	Est. Construction Budget 6,995,013	Est. Construction Budget 6,995,013
		Soft Costs (33%): 2,308,354	Soft Costs (33%): 2,308,354
		SUBTOTAL ¹ 9,303,367	SUBTOTAL ¹ 9,303,367
HIGH SCHOOLS SPORT FIELDS	HIGH SCHOOLS SPORT FIELDS	HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE	HIGH SCHOOLS SPORT FIELDS + ADDITIONAL SITE
Glenn (CEQA Study) - Fields 4,000,000	Glenn (CEQA Study) - Fields ⁵ 14,147,095	Glenn (CEQA Study) - Fields ⁵ 14,147,095	Glenn (CEQA Study) - Fields ⁵ 14,147,095
Glenn Baseball/Softball Synthetic Turf 4,000,000		LMHS - Synthetic Field, Track & Bleachers ⁷ 5,000,000	LMHS - Synthetic Field, Track & Bleachers ⁷ 5,000,000
Norwalk (CEQA Study) - Fields 4,000,000	Norwalk (CEQA Study) - Fields ⁵ 14,263,682	Norwalk (CEQA Study) - Fields ⁵ 14,263,682	Norwalk (CEQA Study) - Fields ⁵ 14,263,682
Est. Construction Budget 12,000,000	Est. Construction Budget 28,410,777	Est. Construction Budget 33,410,777	Est. Construction Budget 33,410,777
Soft Costs (33%): 3,000,000	Soft Costs (33%): 9,375,556	Soft Costs (33%): 11,025,556	Soft Costs (33%): 11,025,556
SUBTOTAL 15,000,000	SUBTOTAL ¹ 37,786,333	SUBTOTAL ¹ 44,436,333	SUBTOTAL ¹ 44,436,333
FMP Estimated Subtotal 44,709,700	ESTIMATED SUBTOTAL 122,669,077	ESTIMATED SUBTOTAL 168,950,127	ESTIMATED SUBTOTAL 168,950,260
TECHNOLOGY	TECHNOLOGY	TECHNOLOGY	TECHNOLOGY
Backbone 8,000,000	Backbone 8,000,000	Backbone 8,000,000	Backbone 8,000,000
Endowment 10,000,000	Endowment 10,000,000	Endowment 10,000,000	Endowment 10,000,000
SUBTOTAL 18,000,000	SUBTOTAL 18,000,000	SUBTOTAL 18,000,000	SUBTOTAL 18,000,000
Estimated Grand Total 62,709,700	Estimated Grand Total 140,669,077	Estimated Grand Total 186,950,127	Estimated Grand Total 186,950,260



MEASURE 'G' PHASE 1A - Timelines 2016-2020

HVAC/MODERNIZATION ADMIN., MPR BLDGS. & ROOFS		OPTION 1
Morrison (795)		1,272,985
Los Alisos (1182)		1,521,110
Gardenhill (759)		1,437,010
Hutchinson (683)		1,282,790
GYM/LOCKER RM BLDGS./NEW WEIGHT RM MODERNIZ./EXPAN.		
La Mirada		11,736,785
* NEW SYNTHETIC TURF SPORTS FIELDS & ACCESSORY BLDGS.		
Glenn HS		14,147,095
CAMPUS-WIDE LANDSCAPE RENOVATION & ACCESSORY BLDGS.		
Benton (DSA Submittal: Dec. 2016)		7,000,000
Corvallis (Project DSA Submittal: Dec. 2016)		6,000,000
Construction Cost Subtotal		44,397,775
Series A Bonds (Soft Cost Savings)		(3,000,000)
Soft Costs (Architects/Engineers/Surveying/Consultants)		10,361,266
Construction Unforeseen		1,725,068
Interim Housing / Transportation		2,000,000
Construction Management Firms (Board Approved Bernards, Cummings, Balfour Beatty)		2,358,019
Program Management Consulting Services (in progress)		1,929,550
Pro-Rated Salaries of Current Staff (Board Approved)		1,950,000
TECHNOLOGY		
Technology		2,000,000
PHASE 1A PROGRAM GRAND TOTAL		63,721,678
PROPOSITION 51 ELIGIBLE MODERNIZATION STATE FUNDING		OPTION 1
Gardenhill ES		153,862
Morrison ES		105,274
Benton MS		462,567
Corvallis MS		1,431,360
Hutchinson MS		197,018
Los Alisos MS		566,428
Glenn HS		964,404
TOTAL:		3,880,913
PHASE 1A PROGRAM GRAND TOTAL W/ STATE FUNDING		59,840,765
Bonds - Series B		59,000,000
Surplus (Deficit)		(840,765)

MEASURE 'G' PHASE 1B - Timelines 2020-2023

		OPTION 2
GYM MODERNIZATION & WEIGHT ROOM ADDITION		
Norwalk (1958)(1969)		6,856,960
* NEW SYNTHETIC TURF SPORTS FIELDS & ACCESSORY BLDGS.		
Norwalk (1958)(1969)		14,263,682
CAMPUS-WIDE HARD/SOFT SCAPE		
La Mirada		2,331,671
Construction Cost Subtotal		23,452,313
Soft Costs (Architects/Engineers/Surveying/Consultants)		10,753,308
Construction Industry Inflation + Unforeseen		6,694,067
Interim Housing / Transportation		2,450,000
Construction Management Firms (Board Approved)		1,596,703
Program Management Consulting Services		1,303,431
Salaries (Board Approved)		1,950,000
TECHNOLOGY		
Technology		2,000,000
PHASE 1A PROGRAM SUBTOTAL		50,199,822
PROPOSITION 51 ELIGIBLE MODERNIZATION STATE FUNDING		
Glenn		964,400
MODERNIZATION STATE FUNDING TOTAL:		964,400
PHASE 1B PROGRAM GRAND TOTAL W/ STATE FUNDING		49,235,422
Bonds - Series C		50,500,000
Surplus (Deficit)		1,264,578
*(Includes: Football Fields, Baseball & Softball, Tennis Court, Basketball Courts)		
*(Excludes: Bleachers and Field Lighting)		



FACILITIES UPDATE PHASE IA

SITE	PROJECT	SCHEDULE	BUDGET
Gardenhill ES	HVAC/Modernizations (Admin, MPR)	@ DSA for review	Cost analysis underway
Hutchinson MS	HVAC/Modernizations (Admin, MPR)	@ DSA for review	Cost analysis underway
Morrison ES	HVAC/Modernizations (Admin, MPR)	DSA Approved	Cost analysis underway
Los Alisos MS	HVAC/Modernizations (MPR)	DSA Submittal Pending	Cost analysis underway
Benton MS	Campus-Wide Landscape Renovations & Accessory Bldg	Bids due 11/2/17	Pending bid results
Corvalis MS	Campus-Wide Landscape Renovations & Accessory Structure	Bids due 11/7/17	Pending bid results
La Mirada HS	Gym and Locker Rooms	@ DSA for review	Cost analysis underway
Glenn HS	New Synthetic Turf Sports Fields and Accessory Bldg. (lighting of all fields) Possible Stadium to be determined pending Board decision.	Out-To-Bid	See next slides



FACILITIES UPDATE PHASE IB

SITE	PROJECT	SCHEDULE	BUDGET
Norwalk HS	Gym Modernization & Weight Room Addition	Design	Approved 12/12/16
La Mirada HS	Campus Wide Renovation of Hard/Soft Scape	Design	Approved 12/12/16
Norwalk HS	New Synthetic Turf Sports Fields and Accessory Bldg. (lighting for all fields) Possible Stadium to be determined pending Board decision.	@ DSA for Review	Approved 12/12/16

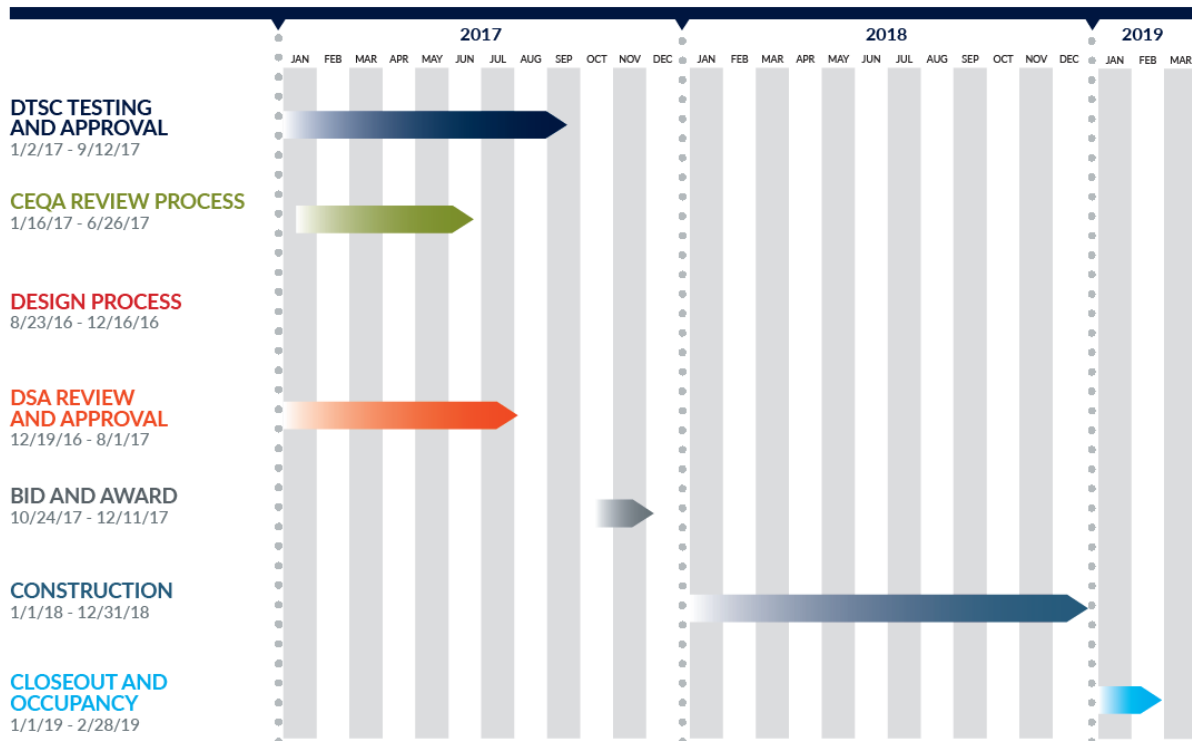


FACILITIES UPDATE

MEASURE 'G' PROGRAM UPDATE

Glenn High School

- **CEQA** - Approved 6/26/17
 - Approval of the report does not assume construction of all components i.e., Stadium
 - Stadium will require a separate action item
- **DSA** – Approved 8/23/17
- **DTSC** – Approved 9/12/17



Measure G

Building Facilities for Tomorrow's Leaders.



FACILITIES UPDATE

Glenn High School OPTION 1

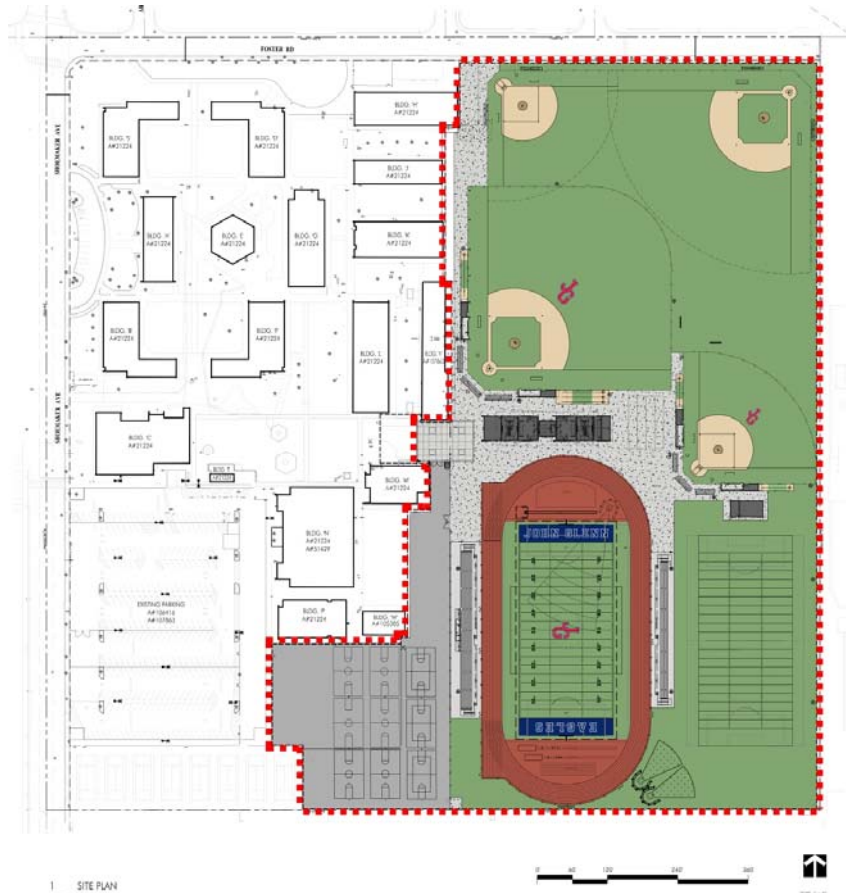
❑ Project will include:

- Synthetic Track
- Synthetic Fields
- Concrete Walkways
- Bleacher Seating for 2,500 Spectators with Press Box
- Lighting (All Fields)
- Sports Building (Concession, Team Rooms, Restrooms, & Storage)
- Football/Soccer Storage Building
- Ticketing Booth

COST IMPACT: **\$14.1 M Board Approved**
+ \$ 5.9 M Proposed Stadium
\$20.0 M TOTAL



Measure G
Building Facilities for Tomorrow's Leaders.



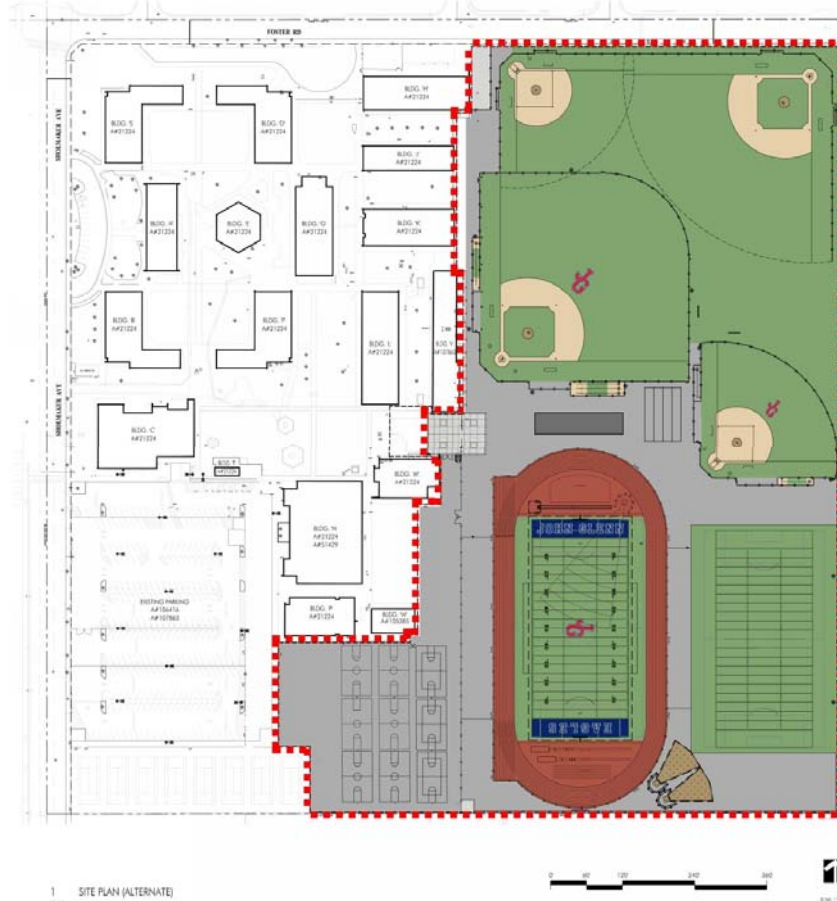


FACILITIES UPDATE

Glenn High School OPTION 2

Synthetic Turf Athletic Field & Accessory Buildings Project will proceed as approved by the Board on April 25, 2016

- ☐ Project will include:
 - Synthetic Track
 - Synthetic Fields (Reduced Quantity)
 - Asphalt Walkways
 - Building (reduced sq. ft.)
 - No Bleachers or Press Box
 - No Lighting
 - No Football/Soccer Storage Building
- ☐ Project would not include a Stadium Design with Bleachers, Press Box, Field Lights





MEASURE 'G' PROGRAM UPDATE

NEXT STEPS:

**Direction is requested from the Board
for the following:**

Proceed with Glenn HS Stadium

| YES - NO





MEASURE 'G' PROGRAM UPDATE

NEXT STEPS:

**Direction is requested from the Board
for the following:**

Proceed with Norwalk HS Stadium

| YES - NO

