



# Marshall Academy Community Meeting Report

## HVAC + Renovation Project

**Project:** Marshall Academy of the Arts HVAC Installation & Renovations

**Meeting Type:** Community Information

**Date + Time of Meeting:** Thursday, November 21st, 2024, 5PM–6PM

**Facilities Executive Team:**

- *David Miranda, Executive Director, Facilities Development & Planning*
- Dana Grudem, Senior Program Manager
- Ferdows Fazeli, Senior Program Manager
- Doug Jordan, Principal Liaison – Measure E
- Shantel McCullough, Assistant Director, Public Information
- Erica Bonilla, Assistant Director, Contracts
- Sara Slater, Assistant Director, Fiscal Services
- Tracy Nishihira, Administrative Coordinator – Planning
- Dan Barr, Administrative Coordinator – Construction

**Project Team: Marshall Academy HVAC**

- Asarel “AJ” Ruiz, Planning Project Manager
- Jessica Roque, Assistant Planning Project Manager
- Paige Lawrence, Construction Project Manager
- Marquise Bennett, Assistant, Construction Project Manager

**School Site Representative:** Edward Steinhauser, Principal

**Translation Services Provided:** Spanish/ Español

**Report Author:** Shantel McCullough | Assistant Director, Public Information

**Date of Report:** Dec 2, 2024

<b>1. Approximate number of community participants:</b>	<p>Approximately 20 parents/community members. No students in attendance.</p> <p>Members from the Executive and Project team: Dana Grudem, Ferdows Fazeli, Tracy Nishihira, Shantel McCullough, Doug Jordan, Asarel Ruiz and Jessica Roque.</p> <p>David Van Westerhuyzen, Director, Maintenance.</p> <p>Principal Edward Steinhauser, represented Marshall Academy of the Arts.</p>
<b>2. Summary of the meeting:</b>  <i>Include a list of major concerns, ideas and suggestions brought up at the meeting.</i>	<p>Principal Steinhauser welcomed the community.</p> <p>Dana Grudem introduced the Facilities team and began the presentation with an overview of the Bond Program, outlining its priorities, goals, and achievements to date.</p> <p>Next, attendees received an overview of the construction logistics for the upcoming HVAC and renovation projects scheduled to begin June 2025 at</p>



	Marshall Academy. The presentation concluded with a preview of the project renderings, before and after pictures of upgraded spaces in LBUSD, followed by a Q&A session.
<b>3. Notes from Question and Answer Period</b>	<p>The audience expressed general satisfaction with the project, with most questions focusing on communication about classroom relocations, the project timeline + logistics, and specific questions about the auditorium.</p> <ul style="list-style-type: none"><li>• Is it truly possible to close multiple buildings at once without causing overcrowding/space issues for students?</li><li>• Will outdoor sports be disrupted during the construction process?</li><li>• Will the auditorium renovations affect any performances or programs?</li><li>• What specific renovations will be made to the auditorium?</li><li>• Is the gymnasium being renovated as part of the construction plan?</li></ul>
<b>4. Follow-up steps:</b>	<p>Share the following materials with the school site for distribution:</p> <ul style="list-style-type: none"><li>• Pre-Construction Bulletin</li><li>• Community Information Meeting Presentation</li><li>• FAQ</li></ul>
<b>5. Handouts distributed at meeting</b>	Not Applicable
<b>6. Outreach completed</b> <i>Notices were distributed to who, how, and how many? Meetings attended prior to community meetings?</i>	<p>School site advertised to the families/students and neighboring community members.</p> <p>Notices sent U.S. Postal Mail, 500 sq ft radius of the school site: Yes Notices sent via school messenger: Yes Notices delivered through broadcast, print and/or electronic media: Yes</p>

## AGENDA

- I. **Welcome/Bienvenida**  
–Edward Steinhauser, Principal
- II. **Brief Overview of Bond Measures/Breve Repaso del Bond Medidas**  
–Dana Grudem, Senior Program Manager, Facilities Development & Planning
- III. **Facility Master Plan /Plan Maestro de Instalaciones**
- IV. **Marshall Academy of the Arts HVAC Project Overview**
- V. **Questions and Comments/Preguntas y comentarios**



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Business Services Department  
**Facilities Development & Planning**  
2425 Webster Avenue, Long Beach, CA 90810  
Phone: (562) 997-7550 | Fax: (562) 595-8644  
[www.lbschoolbonds.net](http://www.lbschoolbonds.net)

## PRESENTATION

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**COMMUNITY  
INFORMATION MEETING**  
MARSHALL ACADEMY OF THE ARTS  
**HVAC + MODERNIZATION**

NOVEMBER 2024

Visit Our Website:  
**LBSCHOOLBONDS.NET**

2024, November 21 \_ Marshall Academy Community Information Meeting Presentation \_ HVA...

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**COMUNIDAD  
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ACADEMIA DE LAS ARTES MARSHALL  
**CLIMATIZACIÓN + MODERNIZACIÓN**

Noviembre de 2024

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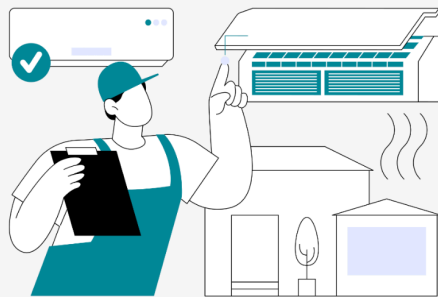
SPAN 2024, November 21 \_ Marshall Academy Community Information Meeting Presentation ....



## PRE-CONSTRUCTION BULLETIN



MARSHALL ACADEMY OF THE ARTS  
HEATING, VENTILATION AND AIR CONDITIONING (HVAC)  
INSTALLATION PROJECT  
**PRE-CONSTRUCTION INFORMATION**  
**NOVEMBER 2024**



DEMOLITION:

CONSTRUCTION:

SITE IMPROVEMENTS:

**INTERIM HOUSING:** Students will stay on site during construction – No Interim Housing required.

### PROJECT COMPONENTS



### CONSTRUCTION SCHEDULE

**Project Location:** 5870 E. Wardlow Road, Long Beach, CA 90808

**Construction Timeline:** June 2025 - December 2026

**Work Hours:** Monday - Friday 7 am to 5 pm Saturdays: 8 am - 6 pm [as needed]

All work will be performed in strict accordance with City of Long Beach Noise Ordinance unless an After Hours Request is submitted.  
For information on approved after-hours workdays, please refer to our calendar at [lbschoolbonds.net](http://lbschoolbonds.net)





## FAQ

### **HVAC + Renovation Project Frequently Asked Questions**

 Marshall Academy HVAC Project \_ School Construction + Renovation Q&A \_ 2024, Nove...

#### **Timeline and Scheduling**

##### **When will construction start and finish?**

*Construction is set to begin in **June 2025** and will be completed by **December 2026**, spanning a total of **18 months**. The renovations will be carried out in four or more phases.*

##### **What is the scope of work?**

*DEMOLITION: Removing all ceilings and lighting affected by the new Heating, Ventilation and Air Conditioning [HVAC] ducting. Plumbing fixtures will be demolished as needed in restrooms that need to be updated to comply with current Americans with Disabilities Act [ADA] standards. One existing bungalow will also be removed at the end of the project.*

*CONSTRUCTION: New electrical and mechanical yards will be installed to support a complete campus utility upgrade. Updates to ceilings, lighting, new marker boards and tack boards, accessible sinks where required, and technology upgrades. New landscape, outdoor music classroom and outdoor fitness classroom. Accessible improvements to path of travel, upgrades to student and staff restrooms, seating in auditorium, accessible ramps to the auditorium and cafeteria and new accessible parking.*

*SITE IMPROVEMENTS: Exterior paint for all permanent buildings and portable buildings. Signage replacement and accessibility upgrades to path of travel and parking.*

##### **Who are the contractors and partners involved?**

*LLB General Contractor: Bernards*

*Architect: StudioWC*

*Electrical/Fire Protection Engineers: Johnson Consulting Engineers, Inc.*

*Mechanical/Plumbing Engineers: Pocock Design Solutions*



*Structural Engineers: Welsh Structures, Inc*

*Civil Engineer: VCA Engineers, Inc*

*Landscape Architect: Reddy Engineering, Inc*

## Budget and Funding

### How is the project being funded?

*Funding comes from Bond Measure E, which was approved by voters in 2016. Additional funding from Bond Measure Q will support **Master Plan** upgrades to the campus.*

## Impact on School Operations

### Will there be any changes to school hours or schedules due to construction?

*No, there will be no changes to school hours or schedules during construction.*

### How will construction affect access to school facilities, such as gyms or libraries?

*Project will be phased. Alternative locations for library and PE/Sports are still being worked on.*

### Will there be any temporary relocations or changes in classroom assignments?

*No new interim housing will be added to the site. Instead, each phase of construction will involve relocating classrooms to existing interim spaces around the campus.*

## Communication and Updates

### How will families be kept informed about the progress of the construction project?

*Families can stay informed about the HVAC project by visiting our school bonds website at [lbschoolbonds.net](http://lbschoolbonds.net). For updates on campus operations during the construction process, please feel free to contact your school office.*

### Who can we contact for updates or to voice concerns about the construction?

*For updates or to express any concerns regarding the HVAC construction, you can email [schoolsbond@lbschools.net](mailto:schoolsbond@lbschools.net) or call the Facilities Department at (562) 997-7500.*



**Will there be community information meetings to learn more about the project?**

*The final Marshall Community Meeting for the HVAC and Renovation project was held on Thursday, November 21, 2024.*

## Noise and Disruption

**How will construction noise and dust be managed to minimize disruption?**

*Construction activities will be scheduled during designated hours to limit noise during testing days. We will monitor noise and dust levels, managed by the Stormwater Pollution Prevention Plan [SWPPP] plan throughout the construction process to ensure compliance with local regulations and to address any concerns promptly.*

**What hours will construction work take place, and will it affect the school day?**

*Construction will occur Monday through Friday from 7 AM to 4 PM, and on Saturdays from 8 AM to 6 PM as needed. All work will be conducted in strict compliance with the City of Long Beach Noise Ordinance, unless a request for after-hours work is submitted and approved.*

**Are there plans to mitigate the impact of construction on nearby residential areas?**

*The construction laydown area and parking will be located on campus.*

## Access and Parking

**How will construction affect drop-off and pick-up zones for students?**

*Construction will not affect the current drop-off and pick-up zones for students.*

**Will there be changes to parking availability for families and staff?**

*There will be no changes to parking availability for families and staff.*

**Are there alternative routes or entrances to the school during construction?**

*Alternative entrance will be determined when the temporary administration office location is finalized for the phase Building 100 goes under construction only. All other phases, entrance will remain the same.*



## Post-Construction

### **What improvements or benefits will the new construction bring to the school community?**

*The new construction will create a seismically safer school with energy-efficient, accessible and air-conditioned spaces to better withstand heat waves and rising temperatures.*

### **How will the new facilities be maintained, and who will be responsible for upkeep?**

*HVAC systems will be maintained by our maintenance department. They will be responsible for all upkeep. If any issue is found, you can submit repair requests through a ticket system on our website: <https://www.lbschools.net/departments/business-and-finance/maintenance>. This ensures that any issues are addressed promptly and efficiently.*

## **2024, November 21 Marshall Community Meeting Questions + Answers**

### **Construction Impact on Students and Campus:**

#### **How will construction impact residents living across from the school?**

*Construction will have minimal impact on residents living across from the school. Measures have been put in place to reduce noise, dust, and disruptions, including scheduling work during designated hours and using equipment designed to limit noise pollution. Additionally, traffic and parking plans have been carefully coordinated to prevent congestion in the surrounding neighborhood.*

#### **Will construction vehicles be driving through campus while students are on site?**

*No, construction vehicles will not be driving through the campus while students are on site. Designated, fenced-off areas have been established to ensure a clear barrier between students and the construction site, preventing any interaction or interference with daily school activities. This approach prioritizes student safety and maintains separation from construction operations.*

#### **How will construction noise impact student learning during instructional time?**

*Construction noise is not expected to impact student learning during instructional time. Most of the work is taking place indoors, in buildings that are not occupied by students or staff. As a result, there should be minimal to no noise disruption during instructional hours.*



**Is it truly possible to close multiple buildings at once without causing overcrowding/space issues for students?**

*Yes, it is possible to close multiple buildings simultaneously during the HVAC installation project without causing overcrowding or space issues for students. The school's current enrollment, along with anticipated incoming students, has been thoroughly assessed to ensure that there is sufficient capacity within the remaining operational areas of the campus to accommodate all students comfortably. Temporary relocations within the campus have been designed to minimize disruption to both learning and daily routines.*

**Will outdoor sports be disrupted during the construction process?**

*No, outdoor sports will not be disrupted during the construction process. The additional outdoor spaces at Marshall will ensure that sports activities can continue without any interruptions.*

**Classroom and Facility Updates:**

**Will all classrooms be equipped with microphone systems?**

*Yes, all classrooms will be equipped with new voice lift systems to enhance audio clarity and allow for more effective communication during instruction.*

**Can students use lockers once they are refurbished?**

*No, students will not be able to use the lockers once they are refurbished. While the lockers will receive a facelift to improve their appearance, they are insufficient in number to accommodate the current student body and too small to meet modern storage needs, such as backpacks and larger items. The refurbishment is purely cosmetic.*

**What specific renovations will be made to the auditorium?**

*Insert answer*

**Will the auditorium renovations affect any performances or programs?**

*No, the auditorium renovations are not expected to affect performances or programs. The phasing plan was specifically developed with band performances and other events in mind to ensure minimal, if any, impact on the performance schedule for Marshall.*

**Is the gymnasium being renovated as part of the construction plan?**

*Yes, the gymnasium is being renovated as part of the construction plan. Updates will*





*include new bleachers, the addition of fans for improved ventilation, and the cleaning out of storage spaces to create functional classroom areas.*

## Who do we call when we have a...

**Communication:** Concerns about how information regarding the school site and how updates will be shared | Principal Ed Steinhauser

**Construction Questions:** [Schoolbonds@lbschool.net](mailto:Schoolbonds@lbschool.net), (562)997-7550

**School Operations Inquiry:** David Pittman, [dpittman@lbschools.net](mailto:dpittman@lbschools.net), (562) 663-3048

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## IMAGES







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