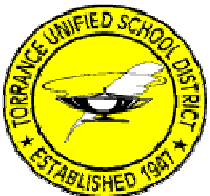




Torrance Unified School District

Bond Measure Y

Bond Measure Z



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Torrance Unified School District Bonds

Measure Y : \$265 M

- Includes core needs for district facilities

Measure Z : \$90 M

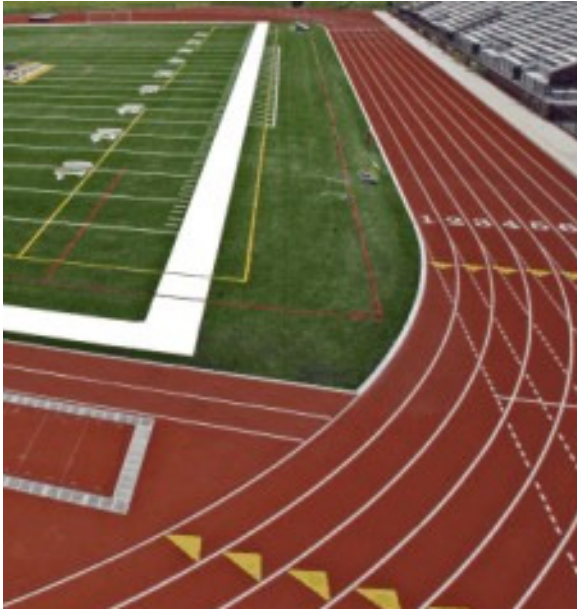
- Includes special facility projects



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Measure Z

Immediate Bond Money at Work



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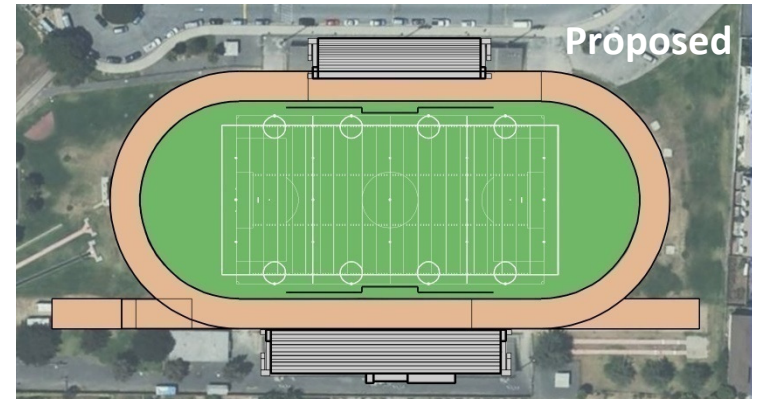
Sports Fields

Torrance HS

- New Sports Field
- New 8 Lane Track
- New Aluminum Bleachers
 - Home: 2,500
 - Visitor: 1,500
- New Press Box - Home Side



Existing



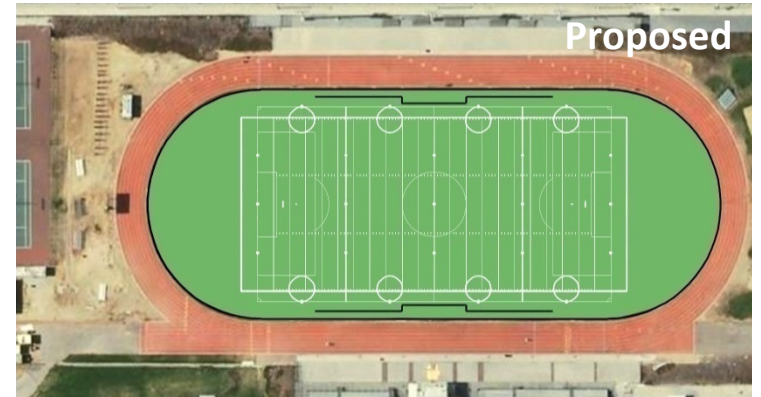
Proposed

West HS

- New Sports Field
 - Resurface Existing Track
- After 2009 Season:
- Bleacher Refurbishment
 - New Aluminum Bleachers



Existing



Proposed



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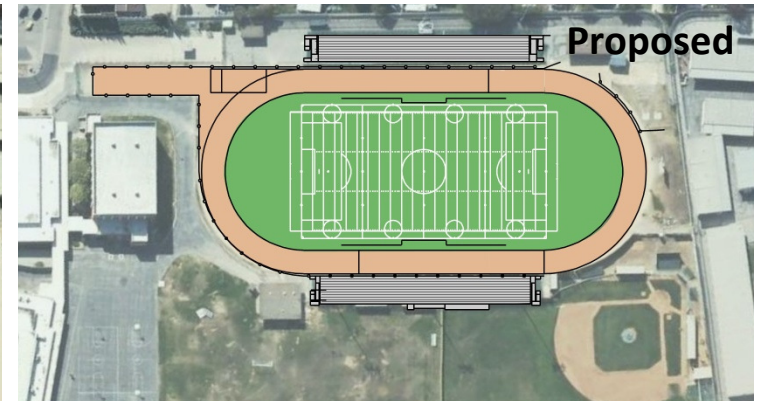
Sports Fields

South HS

- New Sports Field
- New 8 Lane Track
- New Aluminum Bleachers
 - Home: 2,500
 - Visitor: 1,500
- New Press Box - Home Side



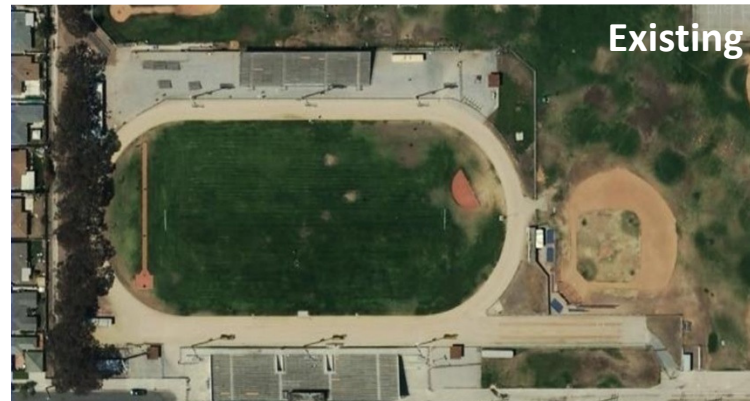
Existing



Proposed

North HS

- New Sports Field
- New 8 Lane Track
- After 2009 Season:
 - New Aluminum Bleachers
 - Upgrade Permanent Concrete Bleachers



Existing



Proposed



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School Renovations and Evaluations



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Criteria

Permanent Facilities

- Exterior/Base Building
 - ADA/Code Issues
 - Deferred Scope
 - Paint/Plaster
 - Roofing
 - Gutters/Fascias/Eaves
 - Doors/Windows
- Interiors
 - Finishes/Flooring
 - Ceiling/Lighting
 - Casework
- Building Systems
 - Mech/Plumb/Electrical
- Restrooms
 - ADA/Code Issues
 - Fixtures/Finishes

Relocatables

- Exterior/Base Building
 - ADA/Code Issues
 - Deferred Scope
 - Paint/Plaster
 - Roofing
 - Gutters/Fascias/Eaves
 - Doors/Windows
- Interiors
 - Finishes/Flooring
 - Ceiling/Lighting
 - Casework
- Building Systems
 - Mech/Plumb/Electrical
- Leased Status

Site Conditions

- Project Site
 - ADA/Code Issues
 - Paving
 - Drainage
 - Parking
 - Fencing
 - Lighting
 - Arcades

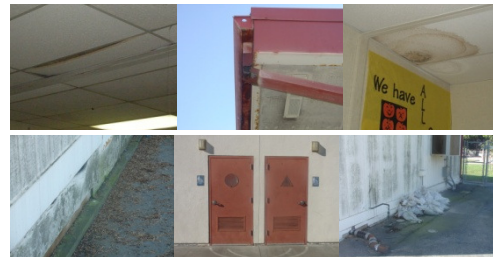


Criteria Examples

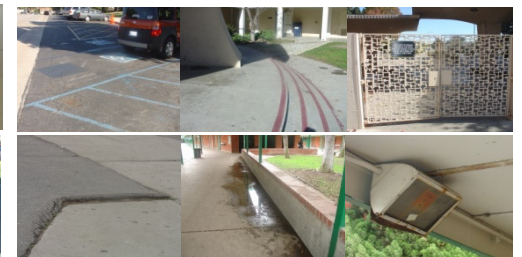
Permanent Facilities



Relocatables



Site Conditions



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Results

- 1 Magruder MS
- 2 Walteria ES
- 3 South HS
- 4 Seaside ES
- 5 Calle Mayor MS
- 6 Wood ES
- 7 Madrona MS
- 8 Hickory ES
- 9 Lynn MS
- 10 North HS

- 11 Torrance HS
- 12 Riviera ES
- 13 Towers ES
- 14 Casimir MS
- 15 West HS
- 16 Lincoln ES
- 17 Carr ES
- 18 Yukon ES
- 19 Edison ES
- 20 Jefferson MS

- 21 Richardson MS
- 22 Anza ES
- 23 Arnold ES
- 24 Arlington ES
- 25 Adams ES
- 26 Victor ES
- 27 Torrance ES





New Construction



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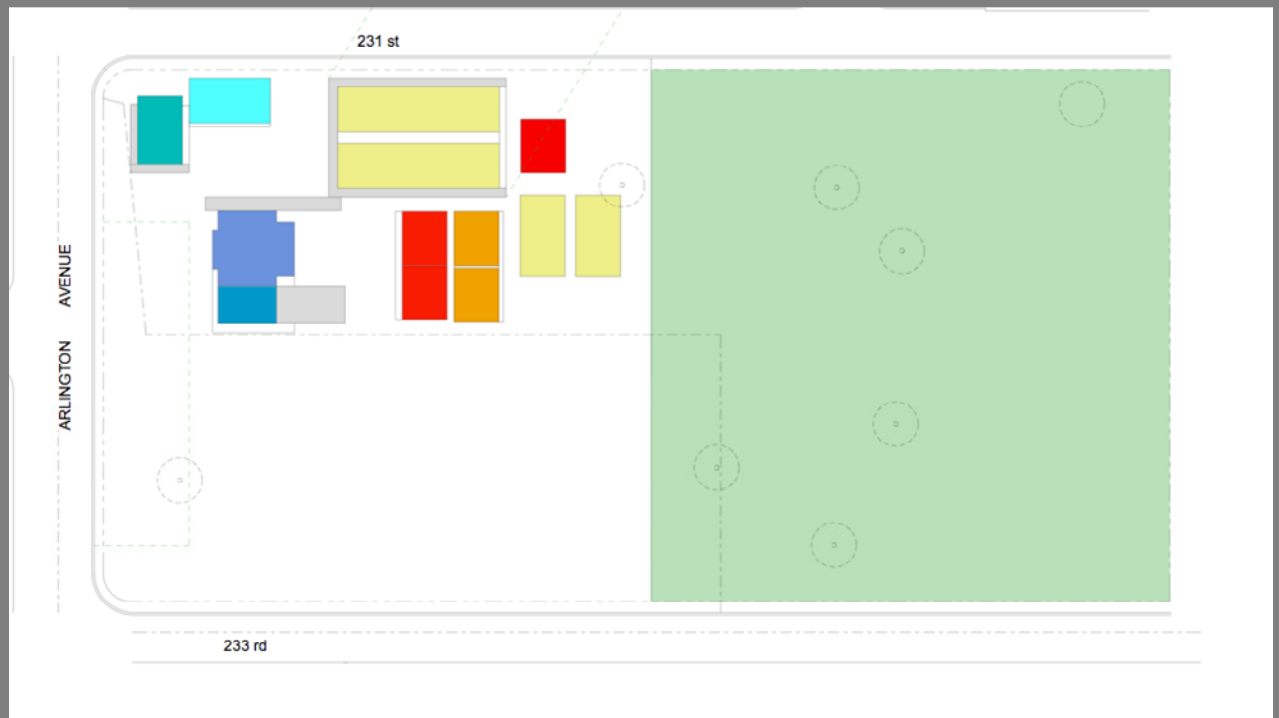
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Hull Middle School Current Status

Modular 2-Story Layout

Tasks to Complete:

- Contract with new modular mfg. (other went bankrupt)
- Adjust the program (reduce classrooms/add restrooms)
- Update plans to 2007 code and resubmit to DSA for approval
- Demolish existing campus and convert to play fields
- Complete DTSC requirements (Remedial Action Work Plan)

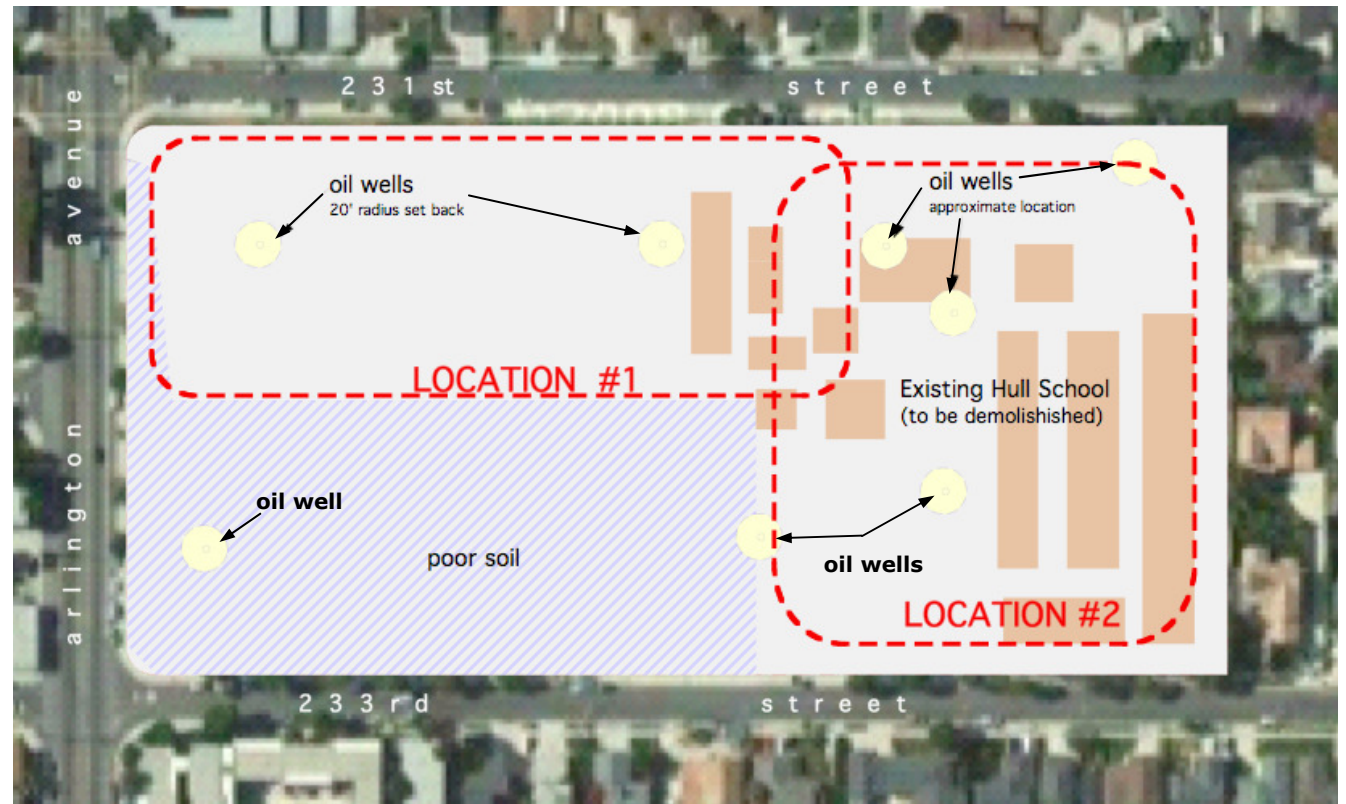
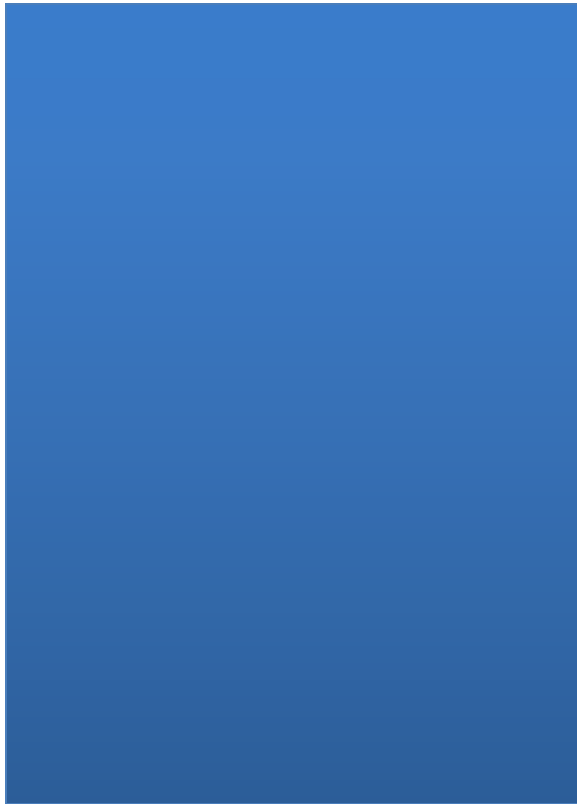


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Hull Middle School Existing Conditions and Site Constraints



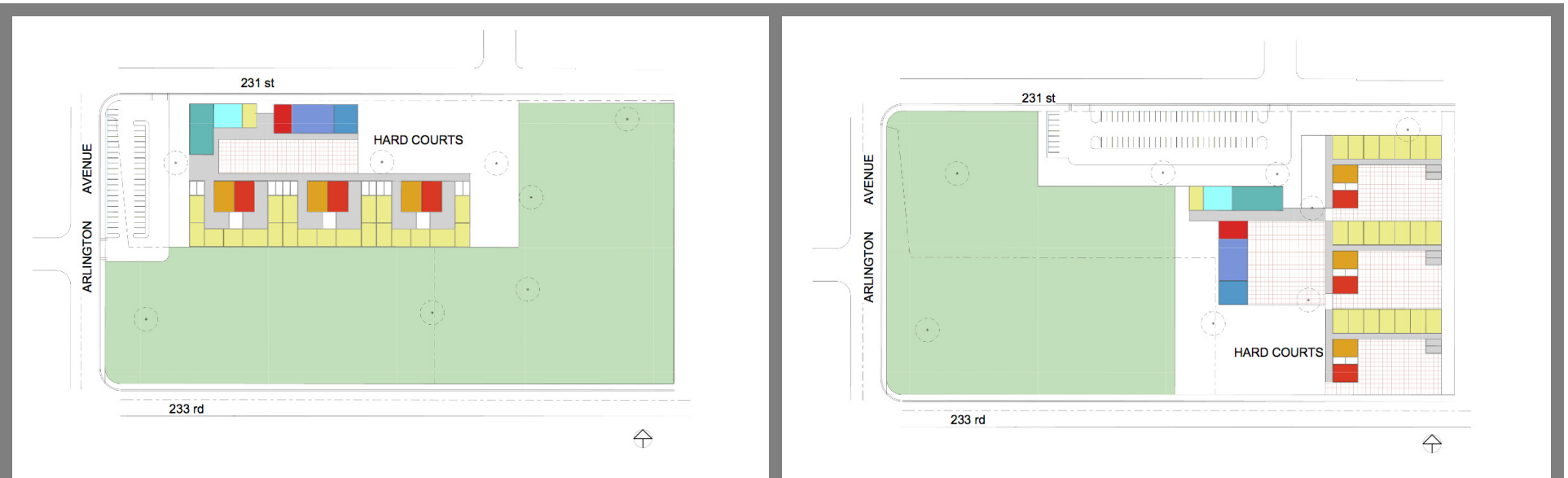
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Hull Middle School Conventional Construction

Both locations adequate for school program



LOCATION #1

LOCATION #2

Preferred location by parents, alumni, community



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Fern Elementary School Current Status

**Combination conventional
and enhanced modular
construction**

*Tasks to Complete the
Project:*

- Add new 2-story, 6 classroom building
- Contract with new modular manufacturer OR design enhanced classroom buildings.
- Submit to DSA for approval



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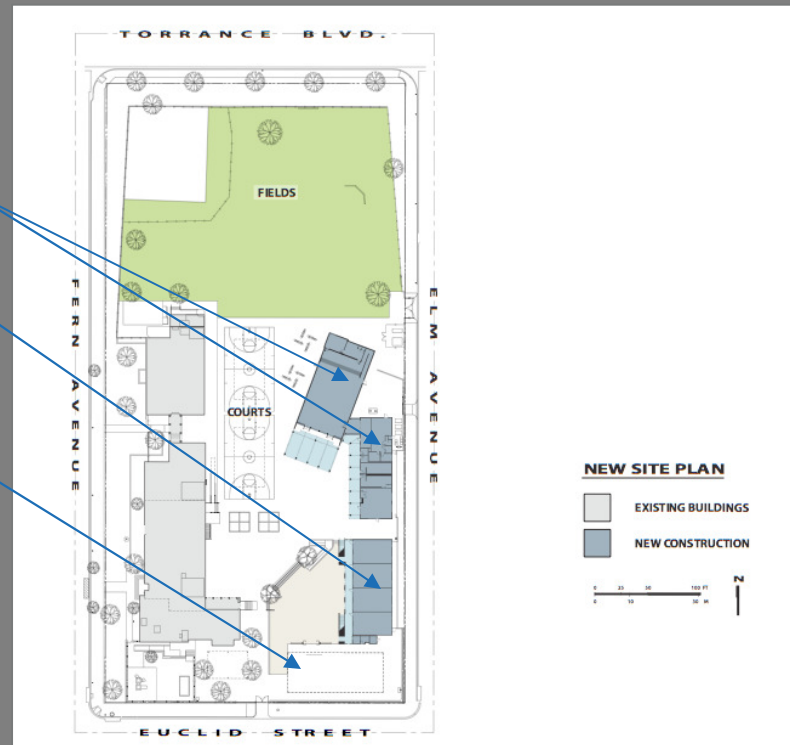
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Fern Elementary School Site Plan

Conventional

Modular

New Classroom Building



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Fern Elementary School Views of the New Addition

Courtyard View



View from El Dorado



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Hull Middle School

Conventional vs. Modular Construction



OPPORTUNITY TO DESIGN A 21ST CENTURY SCHOOL

- Flexibility
- Program forms the building
- One-story neighborhood school
- Sustainable design



LIMITATIONS

- Uncertainty of modular mfg's longevity
- Modular building determines the solution
- Unattractive, two-story manufactured bldg.



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Hull Middle School

Costs and Time

MODULAR CONSTRUCTION		CONVENTIONAL CONSTRUCTION	
Buildings	\$14.1 M	Buildings	\$16.0 M
Site Development	\$ 4.0 M	Site Development	\$ 2.8 M
TOTAL HARD COSTS	\$18.0 M	TOTAL HARD COSTS	\$18.8 M

MODULAR CONSTRUCTION (months)		CONVENTIONAL CONSTRUCTION (months)	
Design & Approvals	14 months	Design & Approvals	18 months
Construction	12 months	Construction	14 months
TOTAL MONTHS	26 months	TOTAL MONTHS	32 months



Fern Elementary School Costs and Time

MODULAR CONSTRUCTION		CONVENTIONAL CONSTRUCTION	
Buildings	\$ 6.1 M	Buildings	\$ 6.9 M
Site Development	\$ 1.0 M	Site Development	\$ 1.0 M
TOTAL HARD COSTS	\$ 7.1 M	TOTAL	\$ 7.9 M

MODULAR CONSTRUCTION (months)		CONVENTIONAL CONSTRUCTION (months)	
Design & Approvals	12 months	Design & Approvals	12 months
Construction	12 months	Construction	12 months
TOTAL MONTHS	24 months	TOTAL MONTHS	24 months



Recommendations

Hull Middle School

1. Construct using conventional construction
2. Construct school in location of existing campus

Fern Elementary School

1. Construct all using conventional construction





Schedule & Capital Outlay



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Projected Bond Sales (Cumulative)

Phase 1
2009

Phase 2
2012

Phase 3
2015



Measure Y

\$58 M

\$58 M



Measure Y

\$58 M

\$116 M (Total)



Measure Y

\$149 M

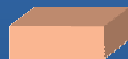
\$265 M (Total)



Measure Z

\$36 M

\$36 M



Measure Z

\$36 M

\$72 M (Total)



Measure Z

\$18 M

\$90 M (Total)



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Phase 1 Project Assignments

Phase 1	2009	2010	2011
Measure Y \$58 M	Project Site & Status • Hull MS (Design) • Magruder MS (Design) • WALTERIA ES (Design) • South HS (Design)	Project Site & Status • Hull MS (Design) • Magruder MS (Design & Const) • WALTERIA ES (Design & Const) • South HS (Design & Const) • Seaside ES (Design & Const)	Project Site & Status • Hull MS (Const) • Magruder MS (Const) • WALTERIA ES (Const) • South HS (Const) • Seaside ES (Design & Const) • Calle Mayor MS (Design) • Wood ES (Design) • Madrona MS (Design) • Fern ES (Design)
Measure Z \$36 M	Project Site & Status • High School Fields • Magruder MS • WALTERIA ES	Project Site & Status • Magruder MS (Design & Const) • WALTERIA ES (Design & Const) • South HS (Design & Const) • Seaside ES (Design & Const)	Project Site & Status • Magruder MS (Const) • WALTERIA ES (Const) • South HS (Const) • Seaside ES (Design & Const) • Calle Mayor MS (Design) • Wood ES (Design) • Madrona MS (Design) • Fern ES (Design)



Phase 2 Project Assignments

Phase 2	2012	2013	2014
Measure Y \$58 M	Project Site & Status • Hull MS (Const) • South HS (Const) • Seaside ES (Const) • Calle Mayor MS (Const) • Wood ES (Const) • Madrona MS (Const) • Fern ES (Design & Const) • Hickory ES (Design)	Project Site & Status • Calle Mayor MS (Const) • Wood ES (Const) • Madrona MS (Const) • Fern ES (Const) • Hickory ES (Const) • Lynn MS (Design)	Project Site & Status • Hickory ES (Const) • Lynn MS (Const) • North HS (Design)
Measure Z \$36 M	Project Site & Status • South HS (Const) • Seaside ES (Const) • Calle Mayor MS (Const) • Wood ES (Const) • Madrona MS (Const) • Hickory ES (Design)	Project Site & Status • Calle Mayor MS (Const) • Wood ES (Const) • Madrona MS (Const) • Hickory ES (Const) • Lynn MS (Design)	Project Site & Status • Hickory ES (Const) • Lynn MS (Const) • North HS (Design)



Phase 3 Project Assignments

Phase 2

2015

2016

2017

Measure Y

\$149 M

Project Site & Status

- Lynn MS (Const)
- North HS (Const)
- Torrance HS (Design & Const)
- Riviera ES (Design & Const)
- Towers ES (Design & Const)
- Casimir MS (Design & Const)
- West HS (Design & Const)
- Lincoln ES (Design & Const)
- Carr ES (Design & Const)
- Yukon ES (Design)
- Edison ES (Design)
- Jefferson MS (Design)
- Richardson MS (Design)
- Anza ES (Design)
- Arnold ES (Design)
- Arlington ES (Design)
- Adams ES (Design)
- Victor ES (Design)
- Torrance ES (Design)

Project Site & Status

- Lynn MS (Const)
- North HS (Const)
- Torrance HS (Const)
- Riviera ES (Const)
- Towers ES (Const)
- Casimir MS (Const)
- West HS (Const)
- Lincoln ES (Const)
- Carr ES (Const)
- Yukon ES (Design & Const)
- Edison ES (Design & Const)
- Jefferson MS (Design & Const)
- Richardson MS (Design & Const)
- Anza ES (Design & Const)
- Arnold ES (Design & Const)
- Arlington ES (Design & Const)
- Adams ES (Design & Const)
- Victor ES (Design & Const)
- Torrance ES (Design & Const)

Project Site & Status

- Yukon ES (Const)
- Edison ES (Const)
- Jefferson MS (Const)
- Richardson MS (Const)
- Anza ES (Const)
- Arnold ES (Const)
- Arlington ES (Const)
- Adams ES (Const)
- Victor ES (Const)
- Torrance ES (Const)

Measure Z

\$18 M

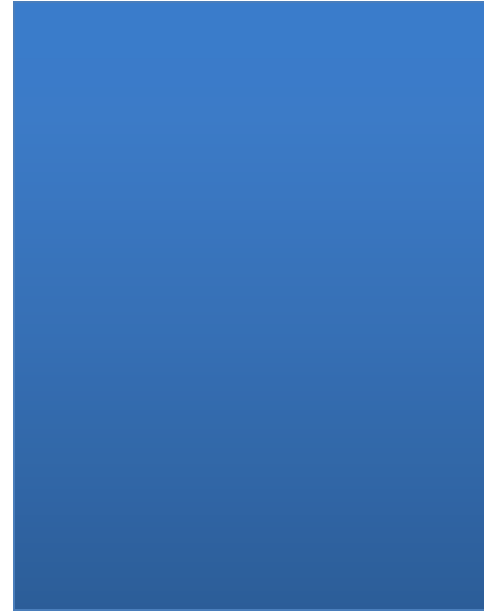


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Moving Forward



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