





A Facilities Needs Assessment and Master Plan (FNAMP) is strategic in nature. It identifies a vision for the next 10 to 15 years. LPA provided a Site Master Plan for targeted sites as prioritized by Compton Unified School District (CUSD). These prioritized sites include Compton High School, Jefferson Elementary, Roosevelt Elementary and a new Middle College Program school. In addition to the Prioritized sites, LPA conducted a Facility Condition Assessment of the remaining school campuses.

The Facility Needs Assessments (refer to Section 4.0) provides a detailed assessment of the campus as conducted by an Integrated LPA team. Representatives of architecture, landscape, civil, mechanical, and electrical engineering conducted site walks of each site. Each component or building system was given a rating based on an index of 0-4, 0 being the best condition. Section 4.0 defines the rating system.

The Prioritized Projects (refer to Section 5.0) are four sites selected by the District which underwent a comprehensive Facilities Master Plan(FMP). The end result is the Proposed Site Master Plan which provide s a graphic representation of this vision for each site. It is important to note that the individual school Site Master Plan is not a design but rather a plan for the future improvement of the District’s facilities infrastructure in support of the educational program goals for increased student outcomes and achievement.

This plan shows a general path of how to get to the goal, but it does not provide specific designed solutions. It represents long range improvement recommendations and was a tool in establishing estimated budgets for the FNAMP. The budget spreadsheet developed as part of this document can be utilized as a “tool kit” by the District for planning purposes, to run program phasing scenarios, as funding becomes available.

As projects move forward, design teams (architects and engineers) will plan individual aspects of the projects recommended in the FNAMP. At that time, a school site Design Committee should be assembled to meet with the design team and provide input on the design of the individual elements of the plan. The

plans that result from the more detailed design phase process may vary from the concept shown in the FNAMP plan, but should be a reflection of the program elements identified through the FNAMP process.

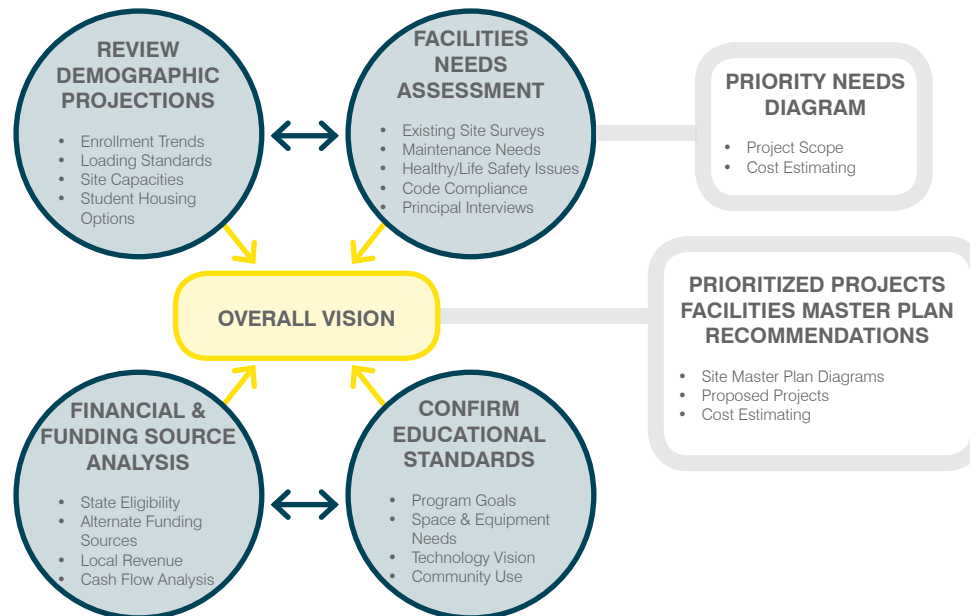
The campus master plans are not based on detailed site surveys, such as coordination of existing utility locations, soils reports and detailed code studies. That level of analysis will be completed during the design phase as projects are implemented.

It is also likely that the projects listed in the FNAMP will be addressed incrementally, not as one large comprehensive project. Therefore, it is important that when designing individual projects in the plan, they are planned in such a way that future scopes can be realized and that each project can stand on its own without negatively impacting operation of the school.

As projects are developed over time, the FNAMP should be revisited and updated so that it reflects the changing needs of the District. This update process is recommended by the California Department of Education to occur on a 3-5 year cycle.

Today, the economic conditions and changing demographics are affecting how schools are being planned, designed and managed. The purpose of the FMP is to define the long-range goals for facility planning that support the educational goals of the District; this ultimately aids in decision making so that school facility improvements move toward a common, coordinated vision.

The FMP is intended to be a guideline to allow sites to maintain flexibility as enrollment and programs change. The following diagram illustrates the primary components of a comprehensive FNAMP process:



Background

The Compton Unified School District (CUSD) is located in the City of Compton, in Los Angeles County, in the southern region of Los Angeles. The District is within the City of Compton, portions of Carson, and unincorporated Los Angeles County.

CUSD serves nearly 26,000 students. There are 22 elementary schools, eight middle schools, three comprehensive high schools and five alternative schools. The mission of the Compton Unified School District is to empower teachers to teach, and students to learn by fostering an environment that encourages leaders and teachers to be visionary, innovative and accountable for the achievement of all students.

What is unique about this process and focus?

The FNAMP process was guided through interactions with the District FNAMP Committee. This Committee consisted of the District Superintendent Darin Brawley, Chief Administrative Officer, Business & Administrative Services, Alejandro Alvarez, and Senior Director of Facilities, Alvin Jenkins.

The Facilities Needs Assessment and Master Plan (FNAMP) also included a stakeholder engagement process. This was accomplished through the use of four Community Forums that were conducted on May 11th, 18th, 20th and 23rd, 2015. At these Forums, the community had an opportunity to share their thoughts on the conditions of the facilities within the District, and provide suggestions and ideas for improvement of the facilities.

In addition to the outreach processes, the FNAMP focused on coordinating the District's educational program goals with the proposed facility improvements. The Prioritized Projects are listed and shown on a site master plan (refer to Section 5.0), to allow for comprehensive improvements to these sites. Each project is itemized to provide better continuity of the overall plan and is coordinated with the estimated budgets. The intent of listing each project allows the District to manage the implementation of the projects

with the greatest flexibility in the future.

Facilities Needs and Conditions Assessment

In late June of 2015, LPA and the District Leadership Team kicked off the Facilities Needs Assessment portion of the Facilities Master Plan by conducting site walks at each school within the District. Members of the planning team walked each site, verifying the accuracy of the District's site plans, taking representative photographs of typical spaces inside and outside the buildings and documented room uses. Section 4.0 documents the results of these assessments. Based on resulting discussions with the District FNAMP Committee, a prioritized scope of projects have been defined along with a corresponding budget.

Site Master Planning

After analyzing information gathered during the site walks and various surveys and interviews on the condition of the facilities and program needs, the planning team began master planning each site in July 2015. A draft FNAMP document was completed and issued to CUSD on August 7, 2015.



The LPA Team conducted a series of tasks to create this Facilities Needs Assessment. The tasks focus on deferred maintenance, health/life safety and portable replacement at the District's existing school sites.

Task 1 - Data Collection

- Collect and review existing district reports, studies and Deferred Maintenance Plan program information.
- Review existing record plans and/or diagrams provided by the district.
- Scan documents as needed.
- Prepare documents for use by the Site Survey Teams.

Task 2 - School Survey Preparation

- Meet with district staff to determine site survey criteria.
- Work with district staff to establish proposed schedule.
- Develop plan to utilize district and LPA team resources efficiently.
- Develop survey templates for the assessments.

Task 3 - Individual School Surveys

- Communicate goals of survey process to survey teams.
- Develop master schedule for FNA process for all sites.
- Manage and coordinate activities of all survey teams.
- Track progress of the surveys with the teams.
- Update site survey templates as necessary.
- Review site survey data during and at the conclusion of the process for completeness, consistency and accuracy.
- Develop general recommendations regarding conditions of the facilities.
- Build database of photographs.

Task 4 - Database Input

- Compile and input all data into a retrievable database.

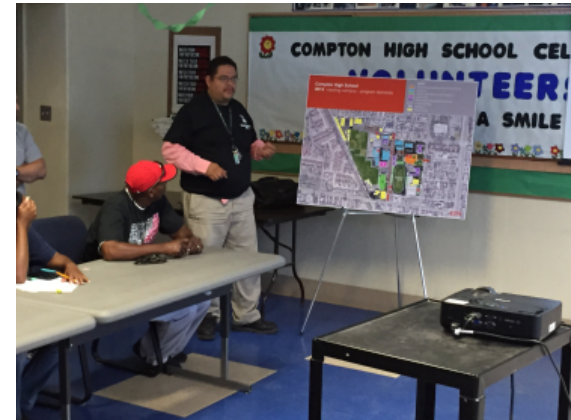
Task 5 - Develop Scope Categories

- Develop categories for FNA based on the district's primary topics:
 - Deferred Maintenance
 - Health/Life Safety
 - Conversion of Portables to Permanent

Task 6 - Cost Estimate

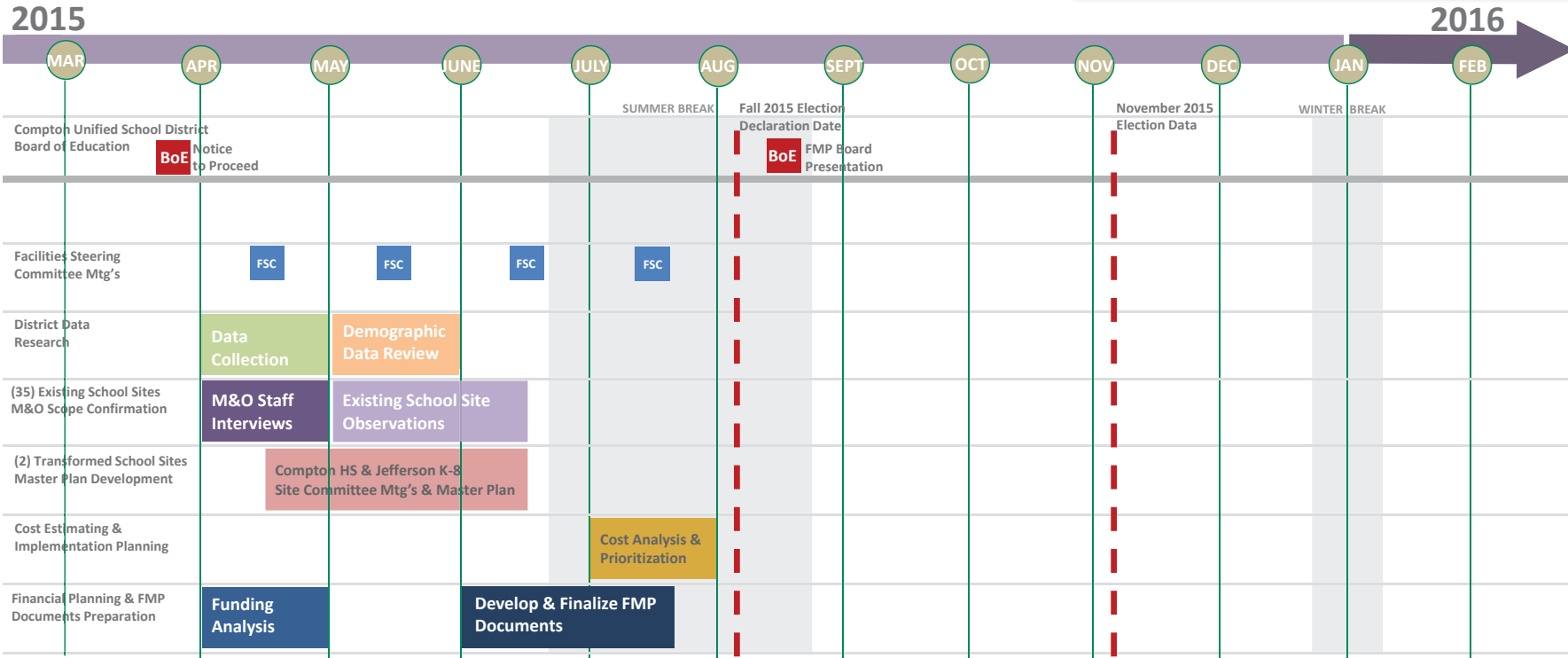
Five scope categories were developed to describe the needs of the facilities and cost estimates were created for each category and site:

1. Permanent Building Modernization
2. Site Utility replacement
3. Food Service Upgrades
4. Playfield Replacement
5. Portable Classrooms to Permanent



COMPTON UNIFIED SCHOOL DISTRICT | Facilities Needs Assessment

Compton Unified School District
Facilities Master Plan – Proposed Program Schedule
March 2015 – July 2015 Timeline



LEGEND

- FSC Facilities Steering Committee
- BoE Meet w/ CUSD Board of Education

OCTOBER 2015