



Torrance Schools: An Urgent Wake-up Call



*A Report of the Torrance Unified School District
Facilities & Asset Review Committee
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Table of Contents

Executive Summary.....	1
Districtwide Facility Conditions in Common	7
Elementary School Site Summaries.....	31
Middle School Site Summaries	49
High School Site Summaries	59
Adult/Administrative Site Summaries	67
Additional Facility Needs	73
Report on School District Assets	77

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Executive Summary

Introduction

THE MAJORITY OF TORRANCE SCHOOLS ARE OVER A HALF-CENTURY-OLD. After decades of use by hundreds of thousands of Torrance school children, our school facilities are dilapidated and in dire need of repair and modernization. Many of our schools pose safety concerns, such as large cracks in the asphalt and concrete surfaces of elementary and middle school playgrounds, toilets that often back up because of old plumbing, nonexistent outdoor lighting in school hallways and other common walkways, potholes in playfields, and rotting wood high school stadium bleachers. School children and staff shiver in unheated classrooms when antiquated boiler heaters frequently break down. Student computer equipment overload outdated electrical circuits. These are just a few of the many school facility problems that are documented in this report.

In 1998, Torrance voters passed Measure R, a \$42.5 million school bond measure designed to pay for Torrance school facility repairs and upgrades. The passage of Measure R, combined with state matching funds, resulted in much needed repairs and upgrades in most Torrance schools. However, the facility needs of the largest school district in the South Bay far exceeded the funds provided by the 1998 bond. As a result, many facility problems were never corrected or adequately addressed. For example, the district is required by state law to close Hull Middle School by September of 2007 because of the lack of funds to replace outdated Calcor portable buildings which make up the majority of the school's classrooms and facilities.

This report documents significant school facility needs and assets in Torrance. An all-volunteer committee of Torrance citizens, teachers, and school administrators prepared this report. The mission of this committee is to assess the current condition of Torrance school facilities and to identify land assets which, through their lease or sale, may provide a potential source of funds for school facility repairs and upgrades. This committee is co-chaired by Patricia Carney, a Torrance parent and current president of the Torrance Council of PTAs, and George Harpole, a Torrance parent and aerospace engineer.

Overview of the committee process

On September 5, 2006, the Board of Education of the Torrance Unified School District appointed thirteen Torrance citizens and educators to serve on the District Facilities and Asset Review Committee. Committee members were selected from the north, south, central and west areas of Torrance, as well as from major stakeholder organizations such as the Torrance Council of PTAs and the Torrance Teachers Association. The committee was staffed by Dr. Don Stabler, Deputy Superintendent, and Phil Fielding, Director of Maintenance and Operations.

The committee as a whole first visited Magruder Middle School, then Torrance Elementary School, and then Torrance High School. The committee then divided into two subgroups to visit all other Torrance schools, as well as district administration facilities. The committee visited and assessed a total of 35 school and district facilities. Each school visit was about an hour to two hours long. Each school's principal and staff guided the visit. Each school's PTA was also invited to participate; however, not all PTAs participated.

Each committee member who visited a school site submitted a written evaluation using a worksheet provided by district staff. Some committee members also took photographs. School site administrators and PTA representatives pointed out their most significant facility concerns. Visiting committee members personally observed or inquired about other facility issues. After all 35 school and district facilities were evaluated, staff and committee members compiled the written evaluations and photographs. This report is based on these evaluations and photographs.

Disclaimers

This committee primarily focused on documenting the condition of existing Torrance school facilities and assets, rather than proposing new or improved facilities. However, as discussed in the section of this report entitled “Additional Facility Needs,” parents and staff at the school sites often discussed facility needs that were currently not being met. This report discusses some of those needs.

Almost all committee members have little to no formal training or background in the inspection or construction of school facilities. For this reason, this committee did not attempt to estimate repair or modernization costs and did not discuss how the district should go about addressing or correcting facility issues. This committee also did not attempt to critically analyze construction line items and costs paid for by Measure R bond funds.

This report documents facility issues and assets that committee members personally observed or what school site administrators and PTA representatives brought to the committee’s attention. There may be other facility issues and assets which are not identified in this report.

The goal of this committee is to identify facility issues that need to be addressed and assets for potential lease or sale. This committee is not making any recommendations as to how to address specific issues or what to do with specific assets. In particular, this committee is not making any recommendation whatsoever as to whether assets identified in this report should actually be leased or sold. Nothing in this report should be construed as an indication of the school district’s actual intent to lease or sell any of the identified assets.

Finally, this report and its entire content represent the observations, conclusions, opinions, and perspectives of the members of this committee. This report does not represent the official position of the Torrance Unified School District.

Summary of report

This report consists of several sections. The first section identifies common facility problems identified in many Torrance schools and administration facilities. Common problems discussed in this report include:

- Old plumbing systems
- Antiquated boiler heaters
- Old windows that do not open
- Inadequate electric capacity, particularly in science and computer labs
- Falling ceiling tiles
- Roof leaks
- Worn and torn carpeting
- Toilets that frequently clog or do not flush
- Restrooms located far from classrooms
- Small and dilapidated cafeterias

- Dilapidated high school gymnasiums, especially locker rooms
- Dilapidated district administration offices with inadequate working space
- Broken or inadequate heating systems
- Weather-worn building exteriors, with wood decay and peeling paint
- Arcades, gutters, and downspouts with gaping holes from rust
- Lack of lighting in hallways and common walkways
- Aging plastic windows scratched with graffiti
- Worn and damaged doors
- Interior walls with large cracks, holes, and visible water damage
- Exterior walls with large cracks, holes, and exposed rebar
- Deteriorating portable classroom buildings
- Poor water drainage creating pools of standing water on school grounds
- Rusting security fences
- Potholes in playfields
- Deteriorating wooden bleachers
- Large cracks in asphalt playground surfaces and concrete surfaces
- Inadequate parking

The second section provides a summary of facility problems and potential assets identified at each school site, with photographs. Also provided is a list of repairs and upgrades completed at each school site as a result of Measure R school bond funds.

The third section discusses additional facility needs, that are currently unmet, and were frequently identified by school site staff and parents at the elementary, middle, and high school levels. These additional facility needs include:

Elementary schools:

- Science labs
- Shared resource rooms for arts and music programs

Middle schools:

- Gymnasiums with locker rooms
- Shared resource rooms for arts and music programs
- Auditorium

High schools:

- All-weather track and artificial turf
- Concrete stadium bleachers with locker rooms
- Auditoriums
- Swimming pool

The final section of this report discusses land assets on school sites and other district property which are currently being underutilized and which, through lease or sale, may provide a potential source of funds for urgently needed school repairs and upgrades.

Conclusion

This report, prepared by Torrance citizens and educators, should serve as a wake-up call to the Torrance community. As this report documents, our schools are in urgent need of repair and modernization. There is no issue more pressing in the Torrance community than the dilapidated and outdated condition of our schools. Already, Torrance will be losing Hull Middle School, one of its 30 neighborhood schools, because the school district does not have the funds needed to replace the school's outdated Calcor portable buildings.

Torrance schools provide the foundation of our community. For more than fifty years, Torrance schools have provided a good education to hundreds of thousands of our community's children. Many families choose to live in Torrance because of our schools. Torrance home values depend in large part on the reputation of our schools. Moreover, the Torrance Unified School District is the largest employer in the City of Torrance.

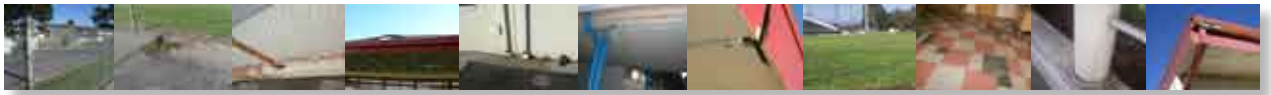
While many Torrance citizens cite "good schools" as one of the main reasons why Torrance is a good place to live, their record of supporting school facility repairs and upgrades at the ballot box has not been very good. Torrance voters have only passed one bond for school facility repairs and upgrades in the 60-year history of the school district. Measure R passed in November of 1998 only after the community rejected one parcel tax proposal in 1997 and two previous school bond attempts in 1997 and 1998. Moreover, Measure R passed only after the bond size was cut in half, from \$80.5 million to \$42.5 million. In the June 2006 election, by a narrow margin, Torrance voters did not pass Measure T, a \$280 million bond measure for school facility repairs and upgrades. Given the fiscal realities of the Torrance school district's budget and of public education financing in the State of California, local school bonds provide the primary vehicle of raising funds for school facility renovation and modernization efforts throughout the State.

However, this committee was not formed to recommend a school bond. Rather, this committee was formed to assess the current condition of Torrance school facilities and to identify land assets which, through their lease or sale, may provide a potential source of funds for school facility repairs and upgrades. The intent of this committee is to document the facility needs and assets in Torrance schools, and to provide this information to the Board of Education, the school district, and the larger community for their consideration in determining what action needs to be taken to address the identified facility issues.

This committee urges the Board of Education, the school district, and the entire Torrance community to take action to address the urgent needs documented in this report. This committee also recommends that the Board of Education and the school district conduct further investigation into Torrance school district enrollment projections, including separate projections for Torrance residents and for interdistrict permit students, so that informed decisions can be made as to actual and projected facility needs and usage.

In sum, it is the opinion of this committee that the entire Torrance community collectively bears responsibility for allowing its neighborhood schools to fall into its current state of dilapidation and disrepair. It is time for our community to wake up to the poor condition of our schools, and to invest in our schools and in the education of Torrance school children for generations to come.

On behalf of the Board and the District, thanks and appreciation is given to the final members of the committee for their perseverance and hard work: Tish Carney, George Harpole, Brian Ormsby, Dr. Timothy Stowe, Gail S. Morgan, Ben Egan, Alexander See, Mario DiLeva, Melissa Wright, Albert Y. Muratsuchi and Mark Steffen.



Districtwide Facility Conditions in Common

TORRANCE SCHOOLS HAVE A WIDE RANGE OF COMMON FACILITY PROBLEMS. For students, restrooms continue to be the top priority facility problem, even though most school sites modernized some of their restrooms with 1998 school bond funds. Still, there are restrooms with whole banks of urinals or sinks not working. Parents are more likely to notice the wood rot, termite damage, and peeling paint. Teachers point to water damaged ceilings. Principals speak of plumbing and electrical problems.

After half a century, galvanized water pipes in the walls are badly corroded. Different galvanized water pipes burst recently at South High, flooding rooms in two buildings. Torrance High has a locker room where none of the showers work. West High has rooms where the heat won't turn off, as well as many rooms without heat. North High has a science room with no electrical power to the long wall and counter where instruments and microscope lights should plug in.



Every elementary school, middle school, high school, adult school, and administrative office in the Torrance Unified School District has significant facilities issues – internal to the buildings, external to the buildings, and on the grounds.

It was noted that reduced building maintenance resulting from maintenance budget cuts dating back to 1988 have resulted in increased and accelerated facility deterioration. District staff informed the committee that, over the last 20 years, school maintenance staff was cut in half and the district’s funding allocation is not sufficient to reinstate these positions.

Internal Building Conditions

Overview

The following section focuses on the general internal conditions of classrooms throughout the district. The committee looked at permanent and portable classrooms at each site. The benefits of earlier modernization efforts could be seen. The positive improvements include upgraded electrical service and new data connections for Internet service.

Also, new flooring was evident, as well as upgraded heating and painting. Still, there were many facility renovation needs, in common categories, at each school site.

Plumbing

Plumbing issues plague many sites; none are more evident than those at South High. Large diameter, old, galvanized pipes, located in walls, burst. One ruptured pipe caused a flood in the wood shop, shorting equipment such as the table saw. Another ruptured pipe flooded a room off of the gym. The floors were still drying out when the committee visited the school. Please note the corrosion and rust on different parts of the plumbing (SHS004). Also, please note the water-damaged ceiling due to leaking pipes (SHS205).

Heaters and Boilers

Fern Elementary has a very old boiler system with corroded, leaking pipes. The high schools have old boilers with problems too. The delivery of hot water from the West High boiler to the classrooms in building 5 has two, opposite problems. In some classrooms, the heat can’t be turned off, while in others, there is no heat.



Also, with conventional gas heaters, there are clusters of rooms, and even whole buildings, with no heat. At West High, many rooms in building 8 have no heat. At North High, the entire administration building has no heat.

Windows

In many classrooms, interior window mechanisms either do not operate or are difficult to operate. This prevents consistent opening and closing of windows. Without air conditioning, it is necessary for staff to be able to operate windows in order to manage climate conditions.

The most common window system type in elementary and middle school permanent buildings is shown in RCH205. The frames are galvanized steel. The large putty fillet contains asbestos. This putty is aging, cracking, and falling out in chunks from many windows, district wide (see EDI101 and

RIV115). Replacement is complicated by asbestos abatement requirements.

A common fix to replace the putty has been to use extruded aluminum angle strips, attached with pop rivets. Good looking replacement windows and edging are shown in MAG219.

The replacement window material has often been plastic. It appears that various different plastic materials have been used (see MAD211). These plastic materials have various tints or aging discoloration, and some of them are hazy. Moreover, the plastic replacement panes are soft, and invite scratched in graffiti. At some schools, there is just a little window scratch graffiti. However, at South High School, the window scratch graffiti covers virtually every window of the east side of campus, buildings Q, N, M, L, V, and Y. Graffiti scratched windows don't get replaced.



Electrical and Lighting

The electrical needs of science and computer labs are not being met at some sites. In some cases, there are not enough outlets to service the amount of equipment. Other sites do not have enough electrical capacity, and, therefore, throw breakers when too much equipment is used. Computer labs at Seaside and Walteria have many extension cords duct taped to the floor in order to get power to computers (WAL112, SEA310). This type of fix raises safety concerns, and begs for a better solution.



Lighting in many rooms has been upgraded, but some of the rooms still have older, less efficient lighting systems (THS307, CAL301). These should be upgraded both for better illumination and to save electricity costs.





Ceilings

Classrooms have two different types of ceiling tiles. Some rooms have benefited from retrofitted drop ceilings and newer, more efficient lighting systems. Most rooms still have the original glued square tiles. Some tiles have fallen from the ceiling or are in the

process of falling (JEF203, WAL101, HAM303). This is obviously a safety concern. Also, in some cases, both retrofitted ceilings and original ceilings show stains from roof leaks (SHS088, HAM204, HAM205). It is not clear how many of the leaks are still active.



Flooring

Flooring in many of the permanent classrooms has been upgraded in earlier modernization projects. However, due to significant staffing cuts in both custodial and maintenance departments, these floors have not been waxed and sealed on a regular basis.

In some cases, it has never been done. As a result, the flooring shows signs of wear from desks, chairs, and foot traffic (TOR202 and SEA302). Teachers in some classrooms have resorted to using sliced tennis balls on chairs, both to reduce noise and to minimize the destruction of the tile.



Portable Classrooms

Many portable classroom units showed signs of wear. Carpeting in these units was stained, worn, torn, and threadbare throughout the district. The lack of integrity of the carpet material cause safety concerns due to trip hazards. The dirty conditions of carpeting point out the district’s need to increase the manpower in the Maintenance and Custodial Departments. The ceiling tiles in some portable units are water stained (SEA308). This indicates that roofs have leaks. There was no way to tell if the leaks were still active.

Restrooms

During the previous modernization, many restrooms were retrofitted with new fixtures and presently meet the ADA (Americans with Disabilities Act). Renovation for ADA compliance resulted in a loss of capacity, often one stall less to make room for the larger ADA stall. At many sites, the remaining restrooms were “descoped” from the original modernization plans, due to inadequate funding from the 1998 Torrance school bond. This descoping resulted in leaving many restrooms untouched. These restrooms are found to be in a variety of conditions. Restroom stalls show signs of deterioration and rust (HAM206, SHS084, THS319, SEA329, SEA210, SEA211). The original sinks, toilets, and urinals are still in use in many cases. Some of this equipment is over 50 years old. Plumbing issues include drain stoppages and leaking pipes, so there is a constant repair need at many sites. Many schools have turned restrooms into storage rooms. This demonstrates both the lack of

storage at schools and restrooms that can no longer accommodate the students’ needs. In the case of the renovated restrooms, the district is having problems with the new “auto-sensing” sink units. Also, the auto-flushing toilets don’t work when there is a power outage. Perhaps automatic features should be reconsidered.

Restroom Proximity

States such as Indiana mandate by code that, “Restrooms shall not be more than 200 feet travel distance from any classroom.” California does not have such legal requirements, but only unofficial understandings for new construction to have restrooms within 250 feet of classrooms. All TUSD school sites meet or come close to the 250-foot California guideline – except Riviera Elementary and Calle Mayor Middle School.

Riviera and Calle Mayor both have portable or modular classrooms that extend far onto the field. Riviera students travel 550 feet to the nearest restroom from the furthest classroom. With Calcor removal, some teachers will have to travel 800 feet to the restroom. Over 100 students and 5 teachers have no close access to a restroom at Riviera.

There have been incidents where students didn’t make it to the restroom in time, and soiled themselves. Moreover, there is a student in the furthest room with an intestinal medical condition requiring frequent restroom trips. Also, the restroom distance increases the problem of students being out of class at the restroom in two ways. First, the trips are longer. Second, it is much less convenient for the students to fit a restroom break into their recess time, so there is a greater number of students leaving class for restroom emergencies.

At Calle Mayor, students travel 500 feet from room #26 to the nearest restroom. Again, teachers travel further. Principals at both Riviera Elementary and Calle Mayor Middle School have stated a need for additional restrooms, closer to the classrooms far onto the field.





Cafeterias

The cafeterias around the district have not benefited from modernization. Cafeterias are basically the same as the day they were built. Parent groups have built stages (MAG425). Lighting for some stages appears makeshift (CAL301 and MAG327). There is no standardization to the stage lighting. Floors, ceilings and lights are also original in many cases. Holes in asbestos flooring are patched by filling with cement (CAL302). All cafeterias are in need of painting and refurbishing (CAL303, SEA322, SEA323).

In many cases, the cafeterias were built for smaller populations, and do not accommodate the populations presently at the site. For example, only one third of the Seaside Elementary students fit into their cafeteria.



Gymnasiums (High Schools)

High school gymnasiums for boys and girls consist of locker rooms, showers and restrooms, and interior basketball courts and stands. All of the high schools gyms are in need of some repair. Some locker rooms have benefited from community support and dollars. Others have not fared as well (SHS001, SHS026). Plumbing issues plague all high school gyms. Showers, tile, and plumbing are original in most cases – old and worn. Water heaters do not function to allow students adequate showers. Both drainage and water supply are unreliable in many cases. Locker rooms are antiquated and many lockers are not useable (NHS309). The restrooms in the gyms also show the wear and tear of decades of use. Stalls and fixtures are both rusted and inadequate to meet today’s needs.

The Torrance High basketball court floor has dead spots where the ball doesn’t bounce back as much. Some gym floors have a few loose boards. Most gym floors could use refinishing. The North High dance floor has termites and wood rot. Torrance High has bent metal bleachers that can’t all be extended from the wall.



Library and Technology Centers

Many library and computer rooms have been modernized or upgraded by PTA or corporate/adopt-a-school sponsors. Site representatives report much fewer complaints or problems with these rooms. Still, many indicate that having to divert financial resources to general campus improvement has diminished site resources that would have been allocated to further upgrades in technology.

District Administration Facilities

The district administration buildings fared poorly, benefiting very little from any upgrades over the years. State regulations do not allow State Modernization funds to be used for district offices. District Offices suffer from numerous problems.

Heating for the building is inadequate. When staff is forced to use space heaters to keep warm, electrical service is often interrupted due to electrical overloads. The roof leaks in areas. The building is not ADA accessible or at all friendly to those who might need accommodation.

Other departments, Purchasing, Maintenance, and the Educational Materials Building (EMB) are across the street from the District Office. This divides many departments. Purchasing resides in a in a metal building (EMB111). Plumbing and fixtures in many cases is original showing the signs of decades of wear (EMB115). Roof leaks in many of the buildings are evidenced by stained and damage ceiling tiles (EMB103, EMB106, EMB112).



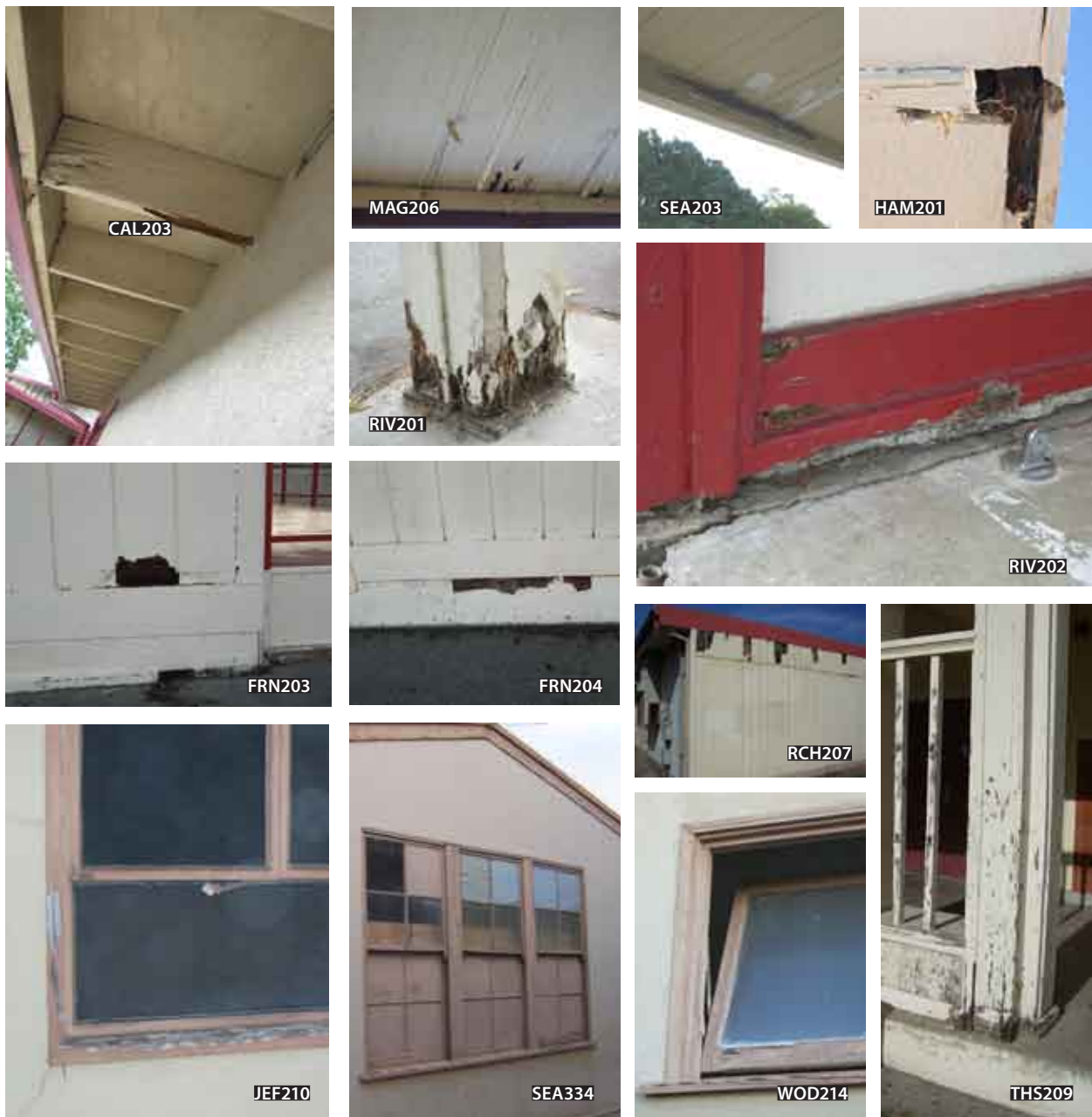
External Building Conditions

Wood Decay, Rot, and Termites

Exterior wood is susceptible to termite damage, rot, and weathering. Termite damage in an eaves joist is shown in CAL203. Wood rot and termite damage in wood arcades is shown in MAG206 and SEA203. Also, there are examples of wood rot just behind the fascia boards on arcades (see HAM201). Termite damage is shown in a support post in RIV201, and in cafeteria siding, low to the ground in RIV202.

Termite damage in the siding of a portable building is shown in FRN203 and FRN204. Sometimes portable building wood siding peels off just from weather exposure, as shown in RCH207.

Some of the older buildings have wooden window frames and sills, where the paint has long since peeled off, and the wood has weathered (see JEF210, SEA334, and WOD214). Similarly, there are weathered wooden railings and pillars (see THS209).



Eaves, Fascia and Flashing

Some eaves paint up well, and then look fine (RCH201). However, peeling paint and mildew is common on elementary school and middle school eaves, district wide (see CAL204, MAD202, MAG210, MAG211, RIV206, WOD203, and WOD208). When eaves areas get wet, termites are attracted.

Fascia board at the edge of the roof is exposed to sun and rain. With time, fascia board paint peels, and the wood weathers (see MAG212). Flashing is sheet metal angle bridging between the roofing material and the top of the fascia board. Damaged flashing is shown in ANZ111, which exposes the fascia and roof boards to rot.



Arcades

Arcades are the rain protection coverings over walkways. Most permanent buildings have arcades, or else wide, extended eaves, in front of the classrooms and in front of the office, to shield students and staff from the rain. There are exceptions, such as the Riviera kindergarten rooms, with no protection until inside the room. Also, there are no arcades or other rain protection leading to the portable classrooms.

There are metal arcades, wood arcades, and concrete arcades. The concrete arcades are at three of the high schools and two of the elementary schools. Concrete arcades have drains embedded in the middle. These drains tend to get clogged, so that rainwater spills out of overflow ports near the support pillars (see SHS201).

Metal arcades are generally galvanized steel, painted on the bottom side. The top surface tends to wear through and rust before the bottom. With exposure to the night sky, condensation forms on the entire bottom surface (see CAR202), as well as the top. With time, the paint peels, and rust forms on both sides, resulting in a very dilapidated look (see MAG419). Further rusting along the seams results in holes rusted all the way through, for example, see MAG203, MAG420, VIC207, and WOD210.

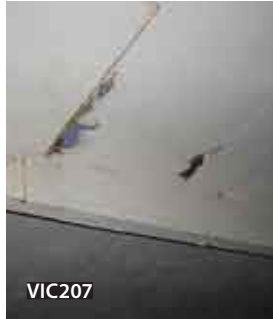
As a simple repair, sometimes, metal patches are riveted over the holes (see CAR201). A renovated

metal arcade is shown in TWR202, where the old support pillars were retained, but the sheet metal top was replaced.

Some wood arcades are made with painted tongue-in-groove boards, with roofing to seal the top, some with narrower slats, and some with plywood. Wood arcades can look good with recent paint (see RCH204). However, even with recent paint, if the arcade pools water and leaks, the paint peels (see ARL202). In this example, the arcade slopes to a low point, and there is a lip on each side of the arcade, with no gutter or downspout.

With time, the paint on wood arcades peels and looks dilapidated (see, CAL201 and MAG204). Peeling paint on wood arcades may not always indicate water leakage. However, water leakage certainly results in bad cases of peeling paint (see WAL102). The peeled paint exposes weathered wood, which in many cases seems solid. However, there are examples with wood rot and termites too. There is significant mildew on some wood arcades, for example, JEF201 and SEA204 (some here being covered with KILZ paint). Also, some arcades sections never got painted (see JEF309).

At some sites, the system of arcades and gutters actually funnels the rain into a waterfall on the walkway. There are such waterfall zones near the entry to the Carr Elementary cafeteria, and at Lincoln Elementary, between wings C and D.



Gutters and Downspouts

Most Torrance school sites have gutters and downspout issues, such as holes rusted through. Large sections of rusted through holes in gutters are shown in SHS028, SHS029, and MAD204. Rusted through gutters are particularly prevalent on portable buildings, as seen in ARL207 and RCH209. Gutters on the portable buildings seem to be thinner, or otherwise more vulnerable to corrosion.

Rusted through gutters were seen with various, different gutter construction types, and with gutters attached to permanent buildings, portable and modular buildings, and arcades (see YUK101). There are cases where the gutter on an arcade has no downspout (e.g., at Wood Elementary), so

eventually, the standing water leaks through and stains the wall (WOD209).

Many downspouts are clogged with rocks or pine needles and other debris. Large holes rusted through upper areas of downspouts on permanent buildings are seen in NHS202 (which had trees nearby) and in ARL204 (which had no tree nearby).

Downspouts on portable buildings are particularly thin and flimsy, and tend to be located near pedestrian traffic, or where students play. The bottom, angled out section of many downspouts on portables, district wide, are bent or broken off (for example, see ANZ107, RCH210, and TWR205). FRN201 shows a downspout detached from the gutter of a portable building.



Roofs

The committee didn't climb on roofs to inspect them. However, there were some rainy day visits where roofs were clearly leaking. During the Carr Elementary visit, the roof was leaking in both the teachers' lounge and the cafeteria. Substantial amounts of water were damaging the ceiling and spilling onto the floor. Carr's roof was installed in 1980, and is beyond its life span. Roofing was last installed in the 1980's for at least 16 school sites within Torrance Unified Schools.

Exterior Lighting and Electrical

Electrical conduits for exterior lighting are typically located under arcades. Occasionally, water leaks into a light box, and it becomes non-functional. There are some empty, gutted light boxes and other electrical boxes under some eaves and arcades, for example, see ARL201. Other times, the light boxes are missing pieces (SHS079). The inverse is where the light fixture is present, but the electrical connection to the light is absent (see SHS024).

The working exterior lights were on during daylight hours at about half of the school sites the committee visited. The same exterior lights stay on, during the day, throughout the weekend. There is common confusion regarding whether these lights are on

timers that are out of sync. At least in most cases, there are no timers. There are key switches, which the day janitor typically turns on for the night janitorial crew. Then no one turns the lights off. Moreover, no one even determines whether there is a policy to have lights on during weekend nights or not.

Simple daylight sensors, to keep exterior lights off during the day, could be installed at the switch plates. These inexpensive sensors would pay for themselves in electricity savings.

Paint has lifted from the edges of some electrical boxes, causing deep rust to develop, only a few years after installation (see RIV116 and RIV208). Also, there are light poles with tremendous rust at the base (see WHS203).





Exterior Plumbing

Most outside drinking fountains were found to work. Sometimes, water doesn't flow to one, or else there is too little flow. The porcelain is worn off of the edges on some drinking fountains (see CAL212 and WHS202). The valves and other plumbing are old. Occasionally, a faucet is shut off and removed (see TWR109).

MAG304 shows corroded exterior plumbing with a leak.

Doors

The veneer is peeling off of many doors. The problem is most prevalent with utility closet doors (see CAL206 and CAL207). At Hamilton Adult School, the outer veneer layer of the door to a water heater closet has a fresh coat of crimson paint, but is almost completely detached and badly curled. This problem is not limited to utility closet doors. A gymnasium door is shown in SHS061, and a classroom door is shown in SHS015 – with the veneer peeling from both.

Also, there are doors that are just worn from half a century of frequent use. Some of these old doors are missing small chunks of wood all around the rim.





Walls

Some exterior walls have significant cracks. A cracked corner of a classroom, with a compensating support brace, is shown in CAR203. Cracked support gusset walls are shown in JEF209 and JEF308. An exterior wall with many lesser cracks and stains is shown in JEF306.

WAL104 shows exterior wall damage where the wall meets concrete stairs. The stairs themselves are only slightly chipped. WHS205 shows concrete cracked off the side of stairs, exposing a railing to rust.

Many schools have old fire extinguisher cabinets embedded in exterior walls of the classrooms. These cabinets are now welded shut, and painted over. There are a few stucco holes (see WAL108). However, most exterior walls do not need patching.

General External Painting

General external painting is needed on – fascia and other trim wood (LVY203), eaves (CAR205), arcades (LVY202), walls (CAR208), sun shield louvers (SEA207), and doors (LVY204). Some schools have recent exterior paint; however, most do not.





Portables

The exteriors of portable buildings become ugly in many ways. The tacky looking ramps to portables have plywood side coverings that warp (see ARL208 and TWR204) and detach (see MAG218). Many vent screens are detached or missing (see JEF206 and RCH211).

Rust is pervasive on portables. There is rust on all the metal seams and edging (see HIC106, RCH214, and RIV212). There are rusted through rain gutters (RIV210). There is rust on the air conditioners and electrical boxes in the back (see ARL209 and RCH212). The metal pieces that attached to the pressure treated base wood are rusty (see RCH215). Vents are rusty (see THS207).

The integrity of the siding on portables is poor (as described above, under Wood Decay). The roof design leads to water stains on the wall (see MAD209).

Also, there is a required gap between adjacent portables. There are narrow chain link fences and gates to these gaps, in order to clean out the debris that collects there. These gated gaps never look good.

Modular buildings are like portables internally. However, their advantages include – eliminating the gap between units, eliminating the tacky ramps, eliminating the exposed wood footing, eliminating the steel trims that rust, and replacing the flimsy wood siding with stucco.

Site, Grounds, and Stadium Conditions

Introduction

The general appearance of the school sites varies. Some have coordinated landscaping, bushes, and flowers around the entryway and office areas, but most do not. In many instances, parents and volunteers have pooled their efforts and funds to upgrade the certain aspects of the site. PTA and other volunteer efforts install murals, marquees, and sometimes landscaping. At West High School, an all weather track was paid for entirely from community donations. However, this is the exception. There are many site and ground facilities needs, at most Torrance schools, which are not funded.

Drainage

Standing water, from rain and irrigation, doesn't drain off of many walkways, playgrounds, and fields. When it rains, several portables at the Fern Elementary Greenwood site are accessible only by fording deep puddles. The janitor spreads a stack of forklift pallets over the puddles to form a temporary boardwalk for the children. A similar, deep puddle forms in a low spot in the asphalt on the Magruder

Middle School campus, and again pallets are used. However, the gaps within and between pallets present an unsafe walkway.

Standing water at two high schools is shown in THS206 and SHS055, at low points where the old drain is no longer functional. A non-functional drainage system at Carr Elementary leaves the kindergarten yard flooded whenever it rains (CAR209). Also, asphalt areas on many campuses do not have adequate runoff, causing periodic pooling of water, and regular occurrence of standing water.

At many campuses, irrigation water forms streams and puddles on the walkways (CAR210, CAR211, MAD206, and VIC205). The wet walkways are slippery. The problem is a combination of ground slope, low points with no drain, and irrigation system configuration. At several schools there are drainage culverts/ditches that don't have a continuous, downward slope, or else, no drain at the low end (WOD308). Also, some rain gutters/downspouts don't leave the water in a place from which it can drain.



THS206



SHS055



CAR209



CAR210



CAR111



MAD206



VIC205



WOD308



Sewer Lines

At some schools, the sewer lines clog or break due to tree roots. Of course, sewer line problems impact restrooms and other water usage.

Retaining Walls and Fencing

Rusty fences in the district are commonplace. The lifetime of the original galvanized coating on the poles and chain link has been exceeded. Some fences show signs of deterioration of posts, and the footings are beginning to crack. Some fences and walls are starting to have structural failure. At Adams Elementary, the retaining wall is missing some significant chunks of concrete, exposing the rebar, and no longer anchoring at least one fence post (ADM201 and ADM202).

Playfields

Some campuses have large playfields (or multiple large playfields), while others have playfields that have been greatly reduced due to placement of portable classrooms. Many of the schools have large areas with dead or brown grass (ARL206). Nearly every middle school and elementary school have

grass playfields that are uneven, and have gopher and potholes throughout that present major safety concerns for tripping and the likelihood of injury. Some of the schools had large areas of standing water and mud on the fields, even though rain had not been present in weeks. In general, irrigation is a major source of the problems on the playfields, and it is inadequate at best.

Stadiums (High Schools)

Some of the stadiums do not have adequate seating for the number of spectators at the school's events. The bleacher seats have deteriorating wood that is a potential safety hazard (NHS209 and NHS210). One of the campuses, West High School, has upgraded to an all-weather track (via private donation), but the other three high schools have older, crushed granite/dirt tracks that get muddy when it rains, and need constant maintenance to keep them level to eliminate drainage issues. All four high schools have major complaints about the problems with irrigation. Most of the playfields have broken sprinklers, uneven sections within grass areas, large areas of dead grass, and gopher holes that present tripping hazards (NHS312).



Asphalt

Many of the asphalt areas on campuses across the district are cracking. Cracked playground asphalt (MAG305, MAG414, and MAD309) is of concern for tripping, because children move quickly, without looking, in these areas. Asphalt parking areas have some of the most severe cracking (ARN103, HIC112). Further neglect leads to potholes and large weeds in the cracks.

Asphalt raised by tree roots is the most dramatic (HIC111 and RIV108). Highly uneven asphalt, raised by tree roots, is found in walkways, playgrounds, and parking lots. Cracked, eroded, and raised asphalt presents trip hazards.





Concrete

Uneven concrete can be due to different construction types and times (WHS319) or due to tree root lifted slabs (SHS203). At North High School wings B, C, and D, the concrete continues to slide away from the building, and has formed a growing gap (NHS206).

There are cases of significantly cracked concrete (HIC101, YUK102, and NHS203). However, cases of significantly cracked concrete are not as common as cracked asphalt.

Parking Adequacy

Some schools have a need for more parking for school employees. Some campuses have only enough parking for half of the staff and faculty, so the rest have to resort to parking on the streets in the nearby neighborhood. Fern Elementary has no parking lot at all. Moreover, there isn't even a handicapped parking space on the street there.



Elementary School Site Summaries



John Adams Elementary School

Date of visit: December 5, 2006 (at 6:30am)

Adams Elementary opened in 1960 and became a K-5 school in 1971. The school sits on 7.25 acres and currently accommodates approximately 400 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Restroom renovation
- Floor replacement
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Windows need to be upgraded/replaced
- Repave broken asphalt and fix holes on playfield
- Sinkhole in field, southeast asphalt slope/wall
- Retaining wall is crumbling around fence post and seams with past patches crumbling away and exposing rusted rebar and metal supports – potential safety hazard
- Irrigation and Drainage:
 - Repair and maintain sprinkler system on play field and fill holes for safety
 - Fix standing water/drainage problems in southeast corner of property, near the flagpole
 - Slope of blacktop needs to be addressed
 - Replace rusted rain gutters and down spouts
- Replace/repair back gate to school for safety
- Fencing is rusted and poles and rebar pose hazards
- Repair/Replace non-functioning heaters in classrooms

Possible Asset(s):

- The “primary field” on west side could be considered an asset since the large field on the north-east side could accommodate all the students.

Anza Elementary School



Date of visit: December 5, 2006 (at 3:30pm)

Anza Elementary opened in January, 1957 on 10 acres, bought in 1955 for \$83,000. Additional classrooms were added in 1959, 1989, 1994, 1996, 1997. The school's 32 classrooms serve the west Torrance area. Anza Elementary has been recognized as a California Distinguished School and National Blue Ribbon School.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Disability access compliance
- Playground equipment upgrades



Findings:

- Windows need to be upgraded/replaced
- Bathrooms need to be upgraded – only one of 4 sets of bathrooms have been renovated
- Fix drainage problem
- Improve stage in cafeteria
- Fix uneven playing field with some holes
- Add lighting for safety
- Replace ceiling and roof
- Arcades, eaves and fascia need work
- Replace rusted gutters and downspouts

Possible Asset(s):

- Southwest field



Arlington Elementary School

Date of visit: December 7, 2006 (at 6:30am)

Arlington Elementary opened in 1956 on 9.5 acres bought in 1951 for \$30,000. Additional classrooms were added in 1957, 1959, 1995, 1996, 1997, 1998. Arlington serves northeast Torrance and its 31 classrooms accommodate almost 600 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Restroom renovations
- Flooring improvements
- Heating and ventilation upgrades
- Disability access compliance
- Playground equipment upgrades
- State mandated CalCor portable replacement



Findings:

- Ceiling tiles falling off in several classrooms
- Portable buildings show wear and tear –decaying and rusting, portable skirts popping out
- Carpets in poor conditions
- Cafeteria is in marginal to good condition but is undersized
- Arcade paint peeling and some leaks spotted
- Rusted gutters
- Some drinking fountains not working
- Fields need better irrigation
- Windows need to be upgraded/replaced



Possible Asset(s):

- South playing field could be considered as an asset

Arnold Elementary School

Date of visit: December 7, 2006 (at 3:30pm)

Opened in 1965, Joseph Arnold Elementary sits on 11.5 acres. It has 32 classrooms that house approximately 660 students in grades K-5.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Restroom renovations
- Floor replacement
- Disability access compliance
- Hazardous materials abatement

Findings:

- New paint – paint is peeling on overhangs (Arcades) and Front Entrance
- Windows need to be upgraded/replaced
- Roofs need to be repaired/replaced
- Add outdoor lighting for safety
- Portables - Carpeting needs to be replaced
- Cafeteria:
 - Asbestos flooring needs to be removed and replaced with new tiles
 - Ceiling tiles are not compliant with current codes
 - Stage area needs refurbishing
- Blacktop/Pavement - Broken in many areas needs repair and repaving
- Repair/replace retaining wall (broken masonry)
- Repair sprinkler system on play field and fill holes for safety
- Fix problems in southeast corner of property, near flagpole
- Slope of blacktop needs to be addressed
- Replace rusting rain gutters and down spouts
- Replace/repair back gate to school for safety
- Fencing is rusted and poles and rebar pose hazards
- Repair/Replace non-functioning heaters in the classrooms.

Possible Asset(s):

- East section of the field





Carr Elementary School

Date of visit: December 12, 2006 (at 6:30am)

Carr Elementary School opened in 1954 on 9.6 acres. Classrooms were added in 1996. Originally, the school was designated for Kindergarten through Eighth Grade. In 1980, it was designated for Kindergarten through Fifth Grade. Carr currently houses approximately 475 students. This school serves the north central area of Torrance.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Disability access compliance
- Playground equipment upgrades
- Hazardous materials abatement

Findings:

- Rusted through metal arcade, eaves with bare wood and badly peeling paint
- Need better drainage throughout campus lawns – muddy lawn, standing water
- Standing water along hallways
- Arcade waterfalls hinder access to cafeteria when it rains
- Structural damage at south east exterior corner of Room 24
- Ceiling tiles falling throughout the school
- Need to fix the light fixture along arcade
- Significant roof leak into teachers' lounge
- Worn Floor tiles
- Need new asphalt pavement
- Poor drainage in Kindergarten play area
- Kindergarten play area needs new equipment
- Not enough parking spaces
- State mandated CalCor portable replacement



Possible Asset(s)

- West field

Edison Elementary School

Date of visit: December 12, 2006 (at 3:30pm)

Edison Elementary School opened in 1957. It has 29 classrooms. Edison has 613 students in grades K through 5th.



Measure R Completed Projects:

- Restroom renovations
- Improved plumbing
- Heating and ventilation upgrades
- Electrical system upgrades
- Modern cabling to accommodate technology
- Floor replacement
- State mandated CalCor portable replacement
- Disability access compliance

Findings:

- Lots of portables used for classrooms
- Windows need to be replaced
- Kitchen has non-compliant flooring, missing ceiling tiles and stove needs to be removed
- Inadequate parking - Safety is large concern-proximity to street is very dangerous
- Fields are in disrepair
- Blacktop cracked - asphalt needs replacement - uneven cement and blacktop near cafeteria, where teachers, students and parents have tripped
- Low fences – school site is very close to high-density housing
- Need covered walkways to portables
- No lighting in hall ways – safety issue for evening events
- Portables need skirts to keep out animals, children and trash
- Drainage problems
- Sewer line outside cafeteria constantly backs up
- Safety issue: pylons needed outside of kindergarten playground on 182nd St.

Possible Asset(s):

- None



Fern Elementary School

Date of visit: December 14, 2006 (at 6:30am)

Fern Elementary opened in 1928 on 4.4 acres obtained from the Los Angeles Unified School District. The school opened in bungalows, as an annex to Torrance Elementary School. The present facility was built in 1932 and classrooms were added in 1945, 1950, 1959, 1966, 1994, 1995, 1997. The 24 classrooms now accommodate 581 students.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Restroom renovation
- Floor replacement
- Playground equipment upgrades

Findings:

- Old building needs new heating system
- During rain, water pools on walkway in front of portables at the park - have to walk on pallets
- 6 portables classrooms across street, located at the City park (Greenwood), at least ½ hour lost time to travel between learning center and lab, use cell phone to connect with main building, students and teachers cannot hear emergency alarm
- Students occupying the classrooms at Greenwood have no self-contained play area as they must share the park with public during recess - this is a child safety issue
- Learning center – 3 teachers sharing one room
- Portables:
 - Termite damage near base – rust and battered downspouts
 - Leaks reported from windows seals
 - Water damaged ceilings
- Water leak through wall in Cafeteria
- Ceiling tiles in kitchen falling off (north part of cafeteria was used as speech room, and a leak is coming through light fixture)
- Cafeteria is small for 570+ students
- No parking lot
- School still using original boiler and radiator style furnaces – the boiler and associated plumbing has leaks and is not adequate to keep rooms warm

Possible Asset(s)

- None



Hickory Elementary School

Date of visit: December 14, 2006 (at 3:30pm)

Hickory Elementary opened in 1961 with 278 students. Enrollment now is over 800 students. The attractive, one and two-story school campus covers 8.5 acres adjacent to a city park, which increases its sense of spaciousness and provides another area for school activities. Hickory has over 40 classrooms.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Roofing on all flat overhangs tend to pool with water and leak
- Portables are rusting along metal seams
- Outside covered eating area roof could be extended along exposed beams to provide protection for additional picnic tables
- Falling ceiling tiles in principal's office
- Old carpeting in portables needs to be replaced
- Blacktop is cracked and crumbling in areas, large tree roots have made some paved areas unusable – teachers, students and parents have tripped and fallen
- Playing field is uneven with large potholes, creating an unsafe play area
- Drainage problems causes water settling in areas
- Leaky ceilings/roofs on overhangs and hallways
- Needs exterior lighting for safety
- Unsafe “playdome” on playground

Possible Asset(s)

- None



Lincoln Elementary

Date of visit: January 9, 2007 (at 6:30am)

Lincoln Elementary opened in 1959 on 10.3 acres. New classrooms were added in the 1990s. Over 400 students currently attend Lincoln.

Measure R Completed Projects:

- Restroom renovation
- Electrical system upgrades
- Modern cabling to accommodate technology
- State mandated CalCor portable replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades



Findings:

- Poor location – high-density housing extremely close to campus
- Many portables
- Wood overhangs have rot and need fixing
- Window glazing crumbling – windows need to be replaced
- Kitchen has non-compliant flooring and missing ceiling tiles
- Fields in poor condition, blacktop is cracked and uneven cement is a trip hazard
- Drainage problems
- No lighting in hallways
- Inadequate parking
- Sewer line outside cafeteria constantly backs up
- Need covered walkways to portables



Possible Asset(s):

- Large playground areas (East field)





Riviera Elementary School

Date of visit: January 9, 2007 (at 3:30pm)

Riviera Elementary School is set in the hills of Hollywood Riviera on a 10 acre lot, originally bought in 1950 for \$25,000. The school opened in 1954 and has 30 classrooms that currently accommodate 620 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- State mandated CalCor portable replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Buildings A,B, C and D have water damaged foundations
- Peeling paint on flashing
- Wood trim on windows is rotting
- Administrative building needs new ceiling tiles
- No working electrical outlets in staff room
- Windows need to be replaced
- Kitchen needs upgrading
- No soap dispensers in staff restrooms or Wing A restrooms
- Limited staff parking, not adequate for number of staff – one lot needs repaving
- Cafeteria foundation – water damage/lots of rot
- Computer lab needs circuits redone – continually blow circuit breakers
- Lighting needs to be replaced/improved
- Major drainage issues – water comes through brick wall and floods Room 1
- Need catch basins through out school site to control flooding during rain storms
- Heater in Cafeteria has never worked
- Electrical boxes are low enough for kids to hit their heads

Possible Asset(s):

- None



Seaside Elementary School

Date of visit: January 11, 2007 (at 6:30am)

Seaside Elementary was the first new school built under the Torrance Unified School District in 1949. The school sits on 12 acres and has 30 classrooms that serve over 700 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Playground equipment upgrades
- Disability access compliance



Findings:

- Facilities are in poor condition
- Need new restrooms to replace the original 1949 restrooms
- Exposed electrical wires in classrooms pose a hazard
- Overhead light fixture should be replaced
- Classrooms floors need replacing
- Need new windows
- Access to classrooms #25-28 is difficult for people with disabilities
- Very small cafeteria for 700 students
- Flooding at low points SW of K5 and NW of K1
- Concrete rain trough at Wings B and E between walkway and grass slopes doesn't drain and leaves standing water
- Wood fascia boards and arcades have old peeling paint, mildew and rot
- Peeling paint on metal, louvered sun shield awnings
- Electrical wire routing improvements needed in computer lab
- Loud furnace needs to be replaced
- Ceiling is in poor condition and roofs leak throughout the school
- Cafeteria – repair or replace ceiling, repair peeling paint on walls and replace kitchen floor



Possible Asset(s)

- None

Torrance Elementary

Date of visit: November 8, 2006 (at 2:30pm)

Torrance Elementary opened in 1913 as part of the Los Angeles Unified School District. The original building was damaged in the 1933 earthquake and classes were held in tents during reconstruction. In 1963 the school moved to its current 8.7 acre site on land donated by the Navy. The school currently houses 536 students.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Restroom renovation
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Nice campus, exterior looks good (brick exterior), except windows
- Rusting arcade
- Water damaged ceilings
- Portables need new carpet
- Cafeteria needs new furniture – small for over 500 students
- Lights not on timer
- Walkway covers – due to roof slant has drainage issue
- Rain gutter down spouts rusted and loose
- Worn floor in classrooms

Possible asset(s):

- Extra playground not used (North field)



Towers Elementary School

Date of visit: January 11, 2007 (at 3:30pm)

Towers Elementary opened in 1961 and sits on 8 acres of land. The school currently houses 582 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Restroom renovation
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Lighting is inadequate in walkways between buildings
- Major drainage problem – flooding on blacktop and playgrounds during rain storms can rise as high as 3 feet and makes access to portables #22- 32 impossible
- Back gate access floods during storms creating a safety and access problem
- Area near staff parking is an eye sore
- Plumbing needs upgrading
- Windows need to be replaced
- Portables need plumbing for classroom use – water must be carried in with buckets for activities
- Portables are in poor condition
- Portables need new carpet
- Cafeteria – old floor and old ceiling (not to code)
- Kitchen does not conform to current standards
- Drinking fountains do not work
- Some paint peeling on fascia boards
- Staff room –circuit breaker frequently trips

Possible Asset(s):

- None



Victor Elementary School

Date of visit: January 23, 2007 (at 6:30am)

Victor Elementary opened in 1961 on 14.1 acres. The 45 classrooms serve almost 1,100 students in west-central Torrance.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Restroom renovation
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades



Findings:

- Needs new windows
- Rusty gutters and metal trim
- Portables need new carpet
- Cafeteria is too small for 1,100 students
- Kitchen needs to be upgraded
- Lift (to stage) in cafeteria is not working
- Drainage problems – area between buildings flooded
- Sprinklers flood the parking lot
- Rubber mat around play equipment is detached and peeling off
- Arcade east of Wing A leaks



Possible asset(s)

- Large field east of the campus isn't used



Waleria Elementary School

Date of visit: January 23, 2007 (at 3:30pm)

Waleria Elementary opened in 1925 on 1.5 acres. The school began under the Redondo School District and was transferred to Los Angeles Unified in 1927 and then to Torrance Unified in 1947. The school was heavily damaged in the 1933 earthquake. The school moved to a 10 acre site in 1949. Its 31 classrooms now serve 650 students. Waleria has been awarded the California Distinguished School honor.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades

Findings:

- Peeling paint and stucco damage
- Water leaks in administrative office
- Electrical circuit breaks when office equipment is used
- Roof leaks
- Lack of lighting in arcades
- Cracked and/or eroded asphalt
- Concrete sidewalk gap – hazard
- Water leaks in arcade roofing
- Major drainage issues
- Kindergarten sandbox has major erosion from gutter down spout
- Graffiti on windows
- Cafeteria needs new ceiling tiles



Possible asset(s)

- Extra playground (South east)



Wood Elementary School

Date of visit: January 25, 2007 (at 6:30am)

Wood Elementary opened in 1954 on 6.75 acres. Classrooms were added in 1963 and 1997. The 27 classrooms serve almost 400 students in southeast Torrance.

Measure R Completed Projects:

- Modern cabling to accommodate technology
- Improved plumbing
- Floor replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades



Findings:

- Rain creates a waterfall in the center arcade between Wings B and C
- Arcade rain gutter at Wing D has low point with no downspout which fills and leaks out, staining the wall
- Rain floods center walkway south of Wing D and between Wings B and C
- Sand bags needed at NE corner of office to prevent entry of rainwater
- Drinking fountain at Wing A doesn't work at all
- Exterior of restroom building south of cafeteria is very worn and old paint peels from walls, wood windows, and doors.
- Sprinklers north of Wing B are rusting a window, another hits the wall leaving a stain
- Mildew has formed under the eaves of Wing D
- Kitchen light fixtures take on water from roof leak when it rains
- The drain is plugged at the east edge of main walkway, south of the cafeteria
- Lighting not sufficient for night events - No lights at west side of the campus
- Unsightly electrical boxes at the school entrance
- Leaking fire hydrant near the school entrance
- Drainage problems
- Need new windows
- Rusted gutters
- Termite problem -wood trims starting to deteriorate



Possible Asset(s):

- Southwest field



Yukon Elementary School

Date of visit: January 25, 2007 (at 3:30pm)

Yukon Elementary opened in 1959 on 7 acres. The 21 classrooms accommodate over 400 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Restroom renovation
- Improved plumbing
- Heating and ventilation upgrades
- Floor replacement
- Disability access compliance
- Hazardous materials abatement
- Playground equipment upgrades



Findings:

- Yukon was one of the first schools to benefit from Measure R – most of work done, all restroom renovated
- Rain gutters rusted through
- Needs new windows
- Original 1950's wooden stage needs to be replaced
- Some plumbing problems, one classroom leaks when it rains
- Drainage – “Lake Yukon” forms on field during rains
- Not enough lighting in hallways
- Backs up to Freeway I-405 – concerned about truck traffic accident on I-405 ending up on playing field – need to look into building a concrete wall between freeway and school site for safety

Possible Asset(s):

- None





Middle School Site Summaries



Calle Mayor Middle School

Date of visit: February 6, 2007 (at 6:30am)

Calle Mayor Middle School is one of eight middle schools in the Torrance Unified School District with an enrollment of approximately 770 students in grades six through eight. It is a California Distinguished School and a National Blue Ribbon School. Calle Mayor Middle School opened in September 1958 and became a middle school in 1973. It is located in Torrance, California on 12.5 acres and serves the southwest area of Torrance. Calle Mayor Middle School has 46 permanent classrooms, including a reference center, computer laboratories, music room, and 2 science laboratories

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Improved science lab
- State-mandated CalCor portable replacement
- Disability access compliance

Findings:

- Many locations with termite damage and wood rot in the eaves
- Peeling paint under the wooden arcades
- North side window awnings bashed, bent and damaged, forming bird roosts with droppings underneath - awnings are not needed, and should be removed.
- Windows are deteriorating – putty falling out, ugly painted lower windows, graffiti scratched into plastic upper windows
- Exterior lights seem always on – needs a light sensor
- Puddles collect on asphalt and the field when it rains
- Irrigation problems – many dry spots
- All asphalt needs to be graded and replaced
- Cafeteria - small and old
- Interior walls and window sills need paint, for example in the computer lab
- Utility door laminations are peeled off both at the cafeteria and near the Wing C restroom.
- It is about 550 feet from Rm. #26 to the nearest restroom and many classrooms are far from any restroom.
- Lighting problem - an exterior light is needed near the cafeteria entrance for night events, and at the locker bays

Possible Asset(s):

- None

Casimir Middle School

Date of Visit: February 6, 2007 (at 3:30pm)

Casimir Middle School opened with the name of North Torrance School in 1950, just three years after the establishment of the Torrance Unified School District. There are 12 buildings on 9.8 acres with 33 classrooms. The school originally was established to serve the needs of Kindergarten through 8th grade students for most of North Torrance. But, as the “Baby Boom” continued through the 1950’s, the school district constructed more schools to meet the demand. One of those schools was a new high school to serve the North Torrance area. North High School opened in 1955 as the second high school in the Torrance District. The similarity in names caused confusion, and in 1957, the North Torrance School changed its name to Casimir Elementary School. The new name came from the street location. Casimir Elementary School reached a peak enrollment of 1,218 students in 1958. As enrollment decreased in the late 60’s and early 70’s, Casimir Elementary School changed from a K-8 school to a middle school in 1974. Current enrollment is 701 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Upgraded Science Labs
- Disability access compliance

Findings:

- Original 1950s windows need replacement
- Need to underground electrical wires feeding portables – safety hazard
- Field has potholes, standing water from broken irrigation – Teachers report student sprains and falls at least once a week
- Peeling paint on arcade
- Low electrical capacity, circuits break frequently
- Heating needed in portables
- Drainage problem – on North property line
- Lack of exterior lighting
- Ceiling tiles need replacement
- Need storage space in cafeteria

Possible Asset(s)

- East field next to Spinning Ave





J. H. Hull Middle School

Date of visit: May 30, 2007

J.H. Hull Middle School opened in April, 1970 on 8.9 acres. The campus consists of 10 buildings and 32 classrooms serving southeast Torrance.

Measure R Completed Projects:

- None

Findings:

- Effective September 2007, 28 out of 32 classrooms including administrative offices and cafeteria can not be occupied by students
- For the 2007-08 school year, the 700 students and staff will be transferred to Levy Adult Center site and the current J.H. Hull campus will be used for adult education classes



Possible Asset(s):

- Entire campus without funding to replace CalCor buildings that cannot be used for k-12 education

Note: Hull was subject to State legislation mandating that its CalCor buildings, 28 of its 32 structures, be withdrawn by September 2007. State laws prohibit K-12 education to take place in these buildings, but allows for adult programs.



Jefferson Middle School

Date Visited: February 8, 2007 at 6:30am

Jefferson Middle School opened in 1958 on 10.4 acres. The campus consists of 9 buildings and 27 classrooms serving the Southwood area. The facility was used as an adult education between 1986 and 1993 because of declining middle school enrollment. Current student enrollment is 671 students.



Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Interior floors replacement
- New roofs and gutters
- Disability access compliance
- Hazardous materials abatement

Findings:

- All buildings exteriors are in dire need of paint – all walls, windows sills/frames and eaves need new paint, parts of plywood arcade were never painted, peeling paint and heavy mildew spotted in Wing D
- Windows need to be replaced
- Upgrade of restrooms not completed and automatic features do not work
- Drainage problem - Water built-up at north side of Cafeteria
- Pendent lights without stabilizing wires for earthquake
- Loose and water damaged ceiling tiles in classrooms
- Cafeteria is too small for 670 students
- Poor irrigation system
- Need new science labs - Older science labs with no fume hoods and sink stations only at the wall
- Lack of any storage area - folding chairs are lined up outside under the open sky with no covering at all and sports equipment is in a defunct restroom
- Support gussets on the southwest of wings C and B have big cracks and missing chunks of concrete
- Damaged lockers are unsightly
- Bell does not ring in every room
- Light fixture in classroom cut short

Possible Asset(s):

- None



Bert Lynn Middle School

Date of visit: February 8, 2007 (at 3:30pm)

Lynn Middle School was built in 1957 and sits on 9.2 acres. Currently, almost 800 students attend this 50-year old school.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Heating and ventilation upgrades
- Improved science lab
- Disability access compliance
- Hazardous materials abatement



Findings:

- Modernization limited due to dispute with contractor - all contracted work was stopped
- 1 set of restrooms modernized (modernization of restrooms has reduced the number of stalls to make the restrooms ADA compliant)
- Original 1950s arcade, peeling paint, dry rot
- Roof needs replacement; rain leaks in band room and cafeteria
- Fields have standing rain water and poor drainage
- All windows and doors need to be replaced
- No window coverings in any classrooms
- No adequate lighting in hallways for evening events
- Original floor



Possible Asset(s):

- None



Madrona Middle School

Date of visit: February 20, 2007 (at 6:30am)

Madrona Middle school opened in 1953 and it's named for an adjoining street. It covers 10.4 acres with 34 classrooms that house over 750 students.

Measure R Completed Projects

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved plumbing
- Restrooms renovation
- Floor replacement
- Improved science lab
- State-mandated CalCor portable replacement
- Disability access compliance
- Hazardous materials abatement

Findings:

- Wood trim need new paint
- Peeling paint and mildew under the eaves
- Irrigation water puddle through the walkway past the office; irrigation water puddle on the concrete and grass just east of Building A
- Termite damage in fascia boards between the office and Room #1.
- Asphalt needs resurfacing
- Drainage problem

Possible Asset(s)

- East end of field





Magruder Middle School

Date of visit: October 30, 2006 (at 6:30am)

Magruder Middle School opened in 1959 on 11.4 acres. The campus consists of 10 buildings and 32 classrooms. Current student enrollment is almost 900 students.

Measure R Completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Improved science lab
- Disability access compliance



Findings:

- Needs new paint – peeling paint on fascia trim board and eaves, mildew in plywood eaves
- Cracked stucco on corners of buildings
- Damaged rain gutters
- Uneven asphalt pavement
- Peeling paint, rusty metal on arcades
- Need new chain link fence
- Plumbing-leaky valve was observed at Room 27
- Foundation problem at Room 27
- Drainage problem – flooding, standing water
- Poor irrigation system
- Cafeteria is too small for 800+ students
- Stage in cafeteria should be upgraded (tripping hazard due to aging plywood)
- 1 set of restrooms have not been renovated
- Parking lot has many cracks in asphalt – small parking lot does not provide enough parking for teachers and staff
- Library to be relocated, currently in one of the CALCOR portables that must be replaced by state law



Possible Asset(s):

- Large field – on east end parallel to Prairie could be subdivided



Richardson Middle School

Date of visited: February 20, 2007 (at 3:30pm)

The school opened in 1955 on 9.2 acres. Classroom additions were completed in 1971, 1993, 1995, and 1996. There are 10 buildings with 29 classrooms. Originally, the school was named Newton Elementary School after the nearby street. It served what was known as the Ellinwood area of southwest Torrance. It was designated as a middle school in 1972. As enrollment declined, it was closed in 1986. From 1986 to 1993, it served as an Adult Education Center. In 1993, as the enrollment at Calle Mayor Middle School reached its peak of over 1,000 students, the District reopened the school with a new name. The student population at Richardson Middle School now exceeds 700 students.

Measure R completed Projects:

- Electrical system upgrades
- Modern cabling to accommodate technology
- Restroom renovations
- Improved plumbing
- Heating and ventilations
- New flooring and doors
- Abatement

Findings:

- Exterior lighting is insufficient
- Outdated science lab
- Some ceiling tiles in classrooms falling off
- Drainage problem
- Major cracking of cement walkways in front of rooms 1-2
- Original windows – need to be replaced
- Needs interior painting
- Rusted gutters

Possible asset(s):

- None



High School Site Summaries



North High School

Date of visit: February 22, 2007 (at 6:30am)

North High School opened in 1955 and sits on 40 acres. The current student enrollment is 2,326 students. North High has been recognized as a California Distinguished School for outstanding academic achievement.

Measure R Completed Projects:

- Floor replacement
- Modern cabling to accommodate technology
- Heating upgrades (only replaced one in each classroom, each classroom has 2 heaters)
- Hazardous materials abatement



Findings:

- Windows need to be upgraded/replaced
- Exterior lighting not working
- Gym exterior shows wear and tear
- Heaters don't work in the administration building
- Electrical outlets not working in science labs
- No elevators (20 students in wheel chairs)
- Ceiling tiles falling off
- Peeling paint on locker room walls
- Aging gym floors need to be refinished or replaced
- Lighting in both gyms needs to be replaced
- Football field and track are in poor condition
- Bleachers are unsafe - south side football seating has broken boards, rotten ends and deep cracks and splinters in the seat boards
- Drainage problems allow water to drain into the music building and Saxon Hall
- Not enough science labs
- Raised and uneven pavement in many walkways create a hazard
- Some rain gutters rusted completely through (eg. North side of building P)
- Dance room floor has wood rot and termites;
- Poor irrigation of the fields – dead spots and flood spots, clumpy grass clusters
- Dirt track should be upgraded to all-weather track
- No data connections in some buildings
- Gym restrooms have old, rusty fixtures and no doors on the stalls

Possible asset(s):

- Athletic fields



Shery High School

Date of visit: March 6, 2007 (at 3:30pm)

Shery High School is the district continuation high school. The campus opened in 1967 and has capacity for approximately 360 students.

Measure R Completed Projects

- None

Findings:

- Portables – no permanent buildings on site
- Lighting problems
- Security issues
- Drainage problems
- No cafeteria

Possible Asset(s)

- None





South High School

Date of visit: February 22, 2007 (at 3:30pm)

South High opened in 1957 and sits on 49 acres. The current enrollment is 2,236 students. South High is a California Distinguished School.

Measure R Completed Projects:

- Modern cabling to accommodate technology
- Plumbing upgrades and new drinking fountains

Findings:

- Sewer problems – roots from trees, etc
- Water pipes in the walls are old and badly rusted, and occasionally burst and flood rooms-recently in the wood shop and in the gym
- Roofing is old and leaks in the Q Wing
- Drains are clogged on the concrete arcade south of the cafeteria causing rainwater to spill out of overflow ports
- Restrooms throughout the campus have many issues-faulty sinks and plumbing, puddles collect on the floor, lights don't work in the restrooms at the field, some doors don't close, fixtures are very old and only half of the restrooms have been renovated
- The stadium seating and walkways consist of old wood planks that are weathered and weak
- At night, much of the campus is dark-needs exterior lighting
- No elevators in two story buildings (not ADA compliant) – Buildings N, M, L, V, and Y
- Heating starter pilot is faulty
- Clay tile sewer pipes back up due to tree roots
- Water puddles in some spots on the field, and stays for several days without penetrating the clay soil
- Science labs are old, with sinks only at the walls and not at each lab station
- Raised and uneven concrete between the Pavilion and the main gym
- Clogged drains where large puddles form
- Large holes in rusted out rain gutters
- Some spots on the arcades are rusted out.
- Arcades contain asbestos
- Stadium has original wood bleachers that are weak and hazardous
- Men's bathroom at the stadium has no lights and the toilets back up
- Football field and track are in poor condition





- No outdoor lighting creates a safety hazard when it is too dark in late winter afternoons and evenings - some kids use flashlights
- Lighting is bad in girls' locker room, toilets are broken and often back up
- An entire set of showers in the Boys' locker room don't work, toilets back up, lighting is bad and the walls are deteriorating
- Concrete and asphalt hardscape cracks; raised concrete from tree roots
- Locker room restrooms and public restrooms in the main gym tend to back-up due to a sewer problem
- Poor outdoor lighting in restroom and in the stairwell
- Mezzanine door doesn't close
- Want security cameras to stop vandalism that occurs nearly every weekend
- Science labs need modern workstations and improved configuration for instruction
- Old roofs leak in classrooms leading to damaged ceilings, peeling paint, and deteriorating walls
- Gutters leak in arcades, drains are clogged
- Pavilion structure is deteriorating
- Windows needs to be replaced.
- Electrical systems in computer labs are not adequate for the amount of computers and equipment
- Old heating boiler issues in Buildings Q & R need to be replaced

Possible Asset(s):

- Athletic fields



Torrance High School

Date of visit: November 1, 2006 (at 3:30pm)

Torrance High opened in 1917. The campus sits on 19 acres now houses 2,193 students.

Measure R Completed Projects:

- Modern cabling to accommodate technology
- Plumbing upgrades and new drinking fountains
- Disability access compliance
- Hazardous materials abatement

Findings:

- Bungalows have peeling paint, bare wood on fascia boards and bent or missing awning louvers
- Some wood columns are decaying
- Many buildings have peeling paint on eaves and fascia
- Side of gym has holes in stucco
- Some 2-story buildings lack elevators for people with disabilities
- Some drop ceilings coming apart and dropping tiles
- Some buildings need electrical and plumbing upgrades
- Several drinking fountains do not work
- Cafeteria has a roof leak, ceiling tiles are water stained, walls have stress cracks, kitchen flooring and ceiling tiles contain asbestos
- Many buildings not ADA compliant
- Have converted unused classrooms into weight room for student athletes' use and floor contains asbestos – very poor condition
- Gymnasium restrooms are in poor condition and showers lack hot water
- Clogged drains causing pooling water which attracts mosquitos
- Aging roofs need to be replaced
- Bldg G Café is old and undersized with ceiling and wall damage and a kitchen that does not comply with modern building standards
- Building F needs boiler and elevator

Possible Asset(s):

- This is a historical site and needs to be maintained as such



Torrance High School/ Zamperini Stadium

Date of visit: March 22, 2007 (at 3:30pm)

Measure R Completed Projects:

- None

Findings:

- Need new bleachers to replace rotting wooden planks
- Need new restrooms
- Need better lighting
- Football field and track are in poor condition

Possible Asset(s):

- Athletic fields





West High School

Date of visit: March 20, 2007 (at 6:30am)

West High opened in 1962 on 45 acres. Classrooms were added in 1963, 1967, 1968, and 1974. The 9 buildings hold 92 classrooms and accommodate an enrollment of 2,361 students. West High has been honored as a California Distinguished School, National Blue Ribbon School and has won several County Academic Decathlon Awards.



Measure R Completed Projects:

- Modern cabling to accommodate technology
- Disability access compliance
- Hazardous materials abatement

Findings:

- Wood rot and termites
- Tree roots raising asphalt SW at Building 8 and SE of Building 9.
- Trees causing drainage and plumbing problems
- Boys locker room restroom sinks rusting and most don't work
- Locker room showers drip continuously
- Band shell drain blocked and floods with rain
- Inadequate electrical system in Drama Room
- Campus needs outdoor lighting for safety
- Central heating system showing signs of age
- Radiators don't turn off in some rooms
- Some rooms/office with no heat
- Boilers should be removed and replaced with something more efficient to heat rooms
- Added elevators don't work and leak
- Building 3 elevator does not go past 2nd floor
- Black top-safety issue, Concrete slab-uneven
- Concrete arcades don't drain, and water puddles on top
- Drinking fountain NW of gym, at stadium, rusted out
- Windows are original, some hardware not working and not accessible – blinds are old
- Entrance gates are in poor conditions



Possible Asset(s)

- Parking lot (North East) and athletic fields



Adult/Administrative Site Summaries



Hamilton Adult School

Date of visit: March 8, 2007 (at 6:30am)

Hamilton Adult Center was built in 1959 and functioned as a elementary school for 15 years. In 1984, Hamilton became an adult education center and has served in that capacity ever since.

Measure R Completed Projects

- None

Findings:

- Old galvanized plumbing occasionally leaks, restroom drains back up and very old and rusting fixtures in the restrooms need to be replaced
- Water damaged wall in building E
- Old doors on classrooms and restrooms with peeling veneer and holes
- Rotting wood on arcades
- Parking lot has cracks in pavement
- Electrical system is old and inadequate
- Drainage problems
- Roof leak in Building E and D, ceiling tiles need to be replaced

Possible Asset(s)

- Entire site/facility



Griffith Adult School

Date of visit: March 8, 2007 (at 3:30pm)

Griffith School opened in 1994 on a former Navy site that was donated on the condition that it be used as a school site.

Measure R Completed Projects:

- None

Findings:

- All portables – no permanent building

Possible Asset(s):

- None – former Navy site conditionally donated for school use only





Levy Adult School

Date of visit: March 11, 2007 (at 6:30am)

Levy adult school opened as an elementary school in 1967. After 13 years as an elementary school, the Levy site was used as a curriculum center for the district, providing work space for district personnel. Recently, Levy has been used for ongoing adult education courses. Levy will now temporarily accommodate Hull Middle School that must be relocated due to its portable classrooms that have been deemed unsafe for students by the State.

Measure R Completed Projects:

- None

Findings:

- All buildings need paint and fascia repair
- Canopy metal needs paint, signs of peeling paint in hallways
- Rusted gutters
- Windows boarded up in some classrooms
- Doors are in poor condition
- Dry spots on the field – irrigation issues
- Mildew around wood trim panel
- To be used temporary to relocate Hull Middle school



Possible Asset(s):

- None at current time

District Offices

Measure R Completed Projects:

- None

Findings:

- Original building built in 1950's
- Not ADA compliant
- Undersized for size of district staff
- District staff is inefficiently spread out in District Office, EMB, Levy, and other facilities
- Shortage of meeting rooms
- Heating and cooling system is divided in four "zones." Making it difficult to maintain a uniform temperature and adding space heaters trip the electrical circuit breakers
- Electric capacity is not adequate to support technology
- Roof leaks
- Lighting dim in hallways
- Parking lot needs repaving; someone recently tripped on cracks
- Personnel Commission staff in small trailer
- Needs new carpet
- Basement used for file storage

Possible Asset(s):

- None

Note: State bond funds cannot be used for district administration facilities



EMB Site

Date of visit: March 20, 2007 (at 3:30pm)

Measure R Completed Projects

- None

Findings:

- EMB Building
 - Roof leaks
 - Ceiling tiles are constantly falling
 - Old linoleum tiles are deteriorating
 - 2nd floor restroom not ADA compliant
 - Asphalt cracking on entire site
 - Board room is too small – should be double its size to accommodate the public and remain within fire marshal's size mandate
 - Stairwell has major leaks and water damage
 - Building and workshops are outdated
 - Olive tree in front of building needs to be removed – roots invade the sewer lines
- Purchasing Building
 - Corrugated metal building with limited or no insulation – rusted metal frame and roof is leaking
 - Print shop is too small
- Maintenance Building
 - Ceiling tiles show water stains from roof leak
 - Wood shop has only one working heater
- Warehouse
 - Roofs leak
 - Corrugated meal building with limited or no insulation – rusted metal frame
 - Filthy restrooms
 - One heater works year-round (can't turn off)
 - Where the new refrigeration lockers have been installed at the dock, the metal on the side to connect to the warehouse building has gaps and allows water in

Possible Asset(s)

- None



Additional Facility Needs

WHEN SPEAKING TO SITE PRINCIPALS, TEACHERS, CUSTODIANS, athletic directors and parents, we discovered a need for additional facilities which are not currently at their school sites. Most sites have had to “make due” with shuffling programs from room to room, taking over the cafeteriums or utilizing a classroom not being used one year but needed the next year, which has taxed the ingenuity of administrators, teachers and parents. Sometimes a fine arts program has had to be dropped as there is no place for the class to be conducted. We have been asked to “think outside the box” and report to the school board what the true needs of our school community are to enhance curriculum and/or sports activities.

Background

Beyond basic renovation and repairs, additional facilities are needed to serve the needs of Torrance Children. The standard TUSD elementary school space allocation includes classrooms, a library, a computer lab, and the learning center. There is shared space or small offices for speech therapy, the psychologist, counselors, and Reading Recovery. TUSD middle schools have classrooms, a library, computer lab, a life management room and tech shop; with shared space for the psychologist, counselors and speech therapist. TUSD high schools have classrooms, a library, and computer labs, gymnasiums (one large and one small) with accompanying locker rooms, practical arts shops, home economics rooms and rooms for fine arts (art, band, dance, etc.)

Some TUSD elementary and middle schools have been fortunate to have an extra classroom, due to enrollment variations over the years, or delayed removal of Calcor buildings. At some schools, an extra room has been used for band or other music activities. Adams, Anza, and Riviera Elementary schools and Calle Mayor Middle School have an extra classroom for Adventures in Art. (Riviera Elementary and Calle Mayor Middle School will lose this function with Calcor removal.) Surrounding school districts, such as Manhattan Beach Unified, have utilized an extra classroom at each elementary school as a shared science laboratory. The benefits of a shared resource room have become known through these examples.

Proposal

The following are capital improvements that would greatly enhance curriculum and/or sports activities at our schools. Gymnasiums, stadiums, tracks and auditoriums would be of benefit not just for our students, but also for the community.

Elementary Schools

- Science lab – presently science labs are performed in the classroom with outdated and limited supplies and equipment. The elementary school science curriculum calls for hands on use of equipment and materials that would be a burden for every teacher to purchase and store in their individual classrooms. The science content standards call for 2nd graders to use microscopes and measurement devices for weight, temperature, and volume; for 3rd graders to study heat, evaporation, and melting; for 4th graders to work with electricity and magnetism; and for 5th graders to understand chemical reactions. A shared science room would need water, natural gas and computer access. It would need to have workstations for the students and a station for the teacher to demonstrate; and necessary equipment and supplies to supplement the science curriculum. The result would be students actually doing more of what they now read about – more hands on science and teachers are able to conduct science labs in a safe environment.
- Shared Resource Room – A shared resource room could accommodate fine arts programs such as “Adventures in Art” and music programs. This room would have to be sized appropriately to accommodate all music programs (band, orchestra and chorus). Band and orchestra take more space per pupil than an average classroom due to the size

and space needed for various instruments. “Adventures in Art” is a PTA sponsored art program that is year round. To have a room which houses all of the supplies and each class can come to and do their art projects would alleviate disrupting classrooms and critical education time. This room would need a sink and easily cleaned flooring.

Middle Schools

- Gymnasium with locker rooms – students would be able to change for gym class. Currently middle school students are expected to participate in strenuous physical education in their street clothes without the benefit to changing into gym clothes. These sweaty pre-teens then go to their next class without being able to clean up. A gymnasium would allow students to continue physical education classes during stormy weather.
- Shared Resource Room – A shared resource room could accommodate fine arts programs such as “Adventures in Art” and music programs. This room would have to be sized appropriately to accommodate all music programs (band, orchestra and chorus). Band and orchestra take more space per pupil than an average classroom due to the size and space needed for various instruments. “Adventures in Art” is a PTA sponsored art program that is year round. To have a room which houses all of the supplies and each class can come to and do their art projects would alleviate disrupting classrooms and critical education time. This room would need a sink and easily cleaned flooring.
- Auditorium to provide appropriate and healthy conditions for students for presentations, assemblies, etc. Currently, the middle schools have a “cafetorium” which was built to house K-8 students. With the size of our middle schools, these rooms are completely inadequate. Students have to sit on the floor for programs. In addition, there is not enough room to accommodate all of the parents/community members who come to Parent Education Evenings, Back to School Night, Open House, etc.

High Schools

- All weather track at all high schools with artificial turf football field for North High School, South High School and Torrance High School. Artificial turf football field for West High School.
- Concrete bleachers at football stadium with locker room and storage underneath (North High School, South High School and Torrance High School). Currently at Torrance High School visiting teams use classrooms at either Torrance Elementary or Shery High School to change into their uniforms. Having locker rooms under bleachers at each high school would keep opposing teams from coming into contact with each other after tenacious games.
- Auditoriums (North High School, South High School and West High School). Presently only Torrance High has an auditorium. All other high schools must use the cafeteria room for theater, concerts and any other performances.
- Swimming pool(s) (possibly centrally located for all high schools to share). Presently swim and water polo teams must practice at the Torrance Plunge or El Camino College . Swimming could be offered as a P.E. class.

All schools

- Security cameras and lights – Security continues to be a major problem at all school sites. When schools are not in session vandalism is a major drain on the maintenance budget. Campuses which are pitch black at night is an open invitation for unsupervised teenagers to congregate leaving behind empty beer cans, condoms, graffiti, broken benches and broken windows. Motion sensor lights and cameras would be a deterrent and a way to find and help prosecute offenders. West High School is a testament to effectiveness of security cameras. The security camera system at WHS was upgraded this past December to include a total of 15 cameras, and several monitoring stations in the administrative offices. The cameras were placed strategically in locations that could be considered access points to the campus to increase the ability to view people entering and exiting the campus. The system is run by a computer that stores the video activity for up to 90 days. Since the camera upgrade was put into place, graffiti on campus has dropped dramatically, and one major act of vandalism was caught on tape and led us to catching the perpetrators (the damages recovered in this one incident totaled more than \$4000). Several other schools have already installed smaller, but similar security camera systems, including Riviera ES, and others such as Torrance HS are currently seeking bids to install cameras as well.
- Attention should be paid to the architecture and aesthetics of Torrance school facilities in an effort to ensure our schools integrate into surrounding neighborhoods and reflect their status as a gathering place and focal point to the community.



Report on School District Assets

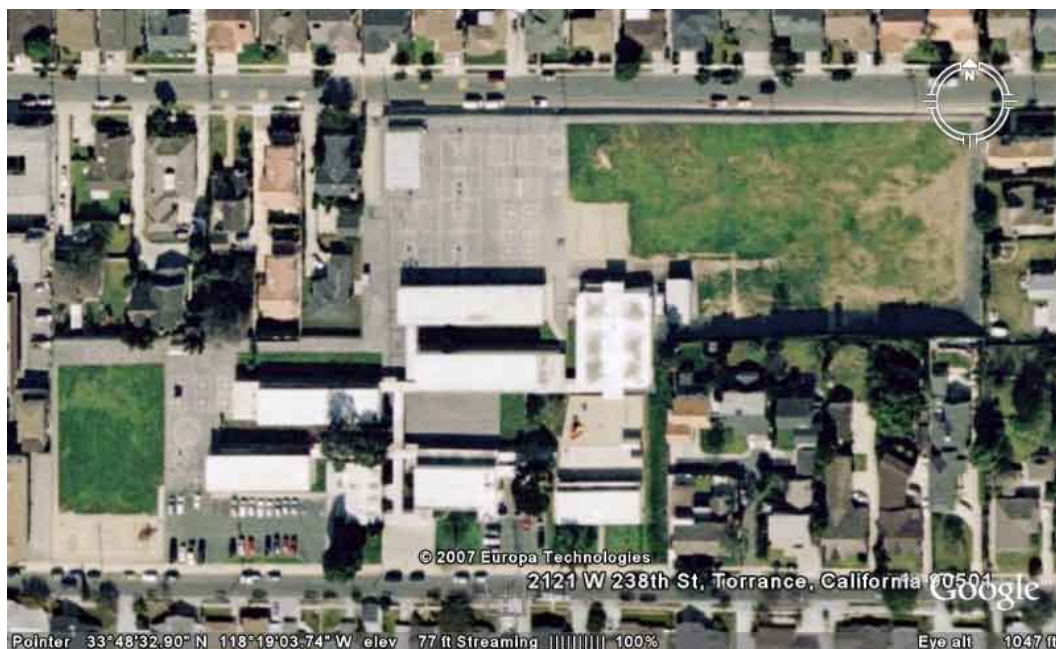
Purpose of the Asset Report

Members of this committee were charged with the difficult task of identifying potential land assets that might be used in case funds beyond the District's capacity are needed to make vital and necessary repairs. One of the purposes of this report is to prepare the school district and all of its stake holders for the possible need to leverage TUSD property if the district is unable to fund future necessary repairs and upgrades to sites.

The potential assets mentioned in this report are to be considered suggestions. If, at a time in the future, a decision to sell/lease portions of sites or whole sites is made, much more study and research will need to be done. Any sale/lease will have a ripple effect throughout the district. Boundary changes, student and staff movements, and loss of neighborhood schools will be just a few of the consequences. These sites were chosen based on a number of factors.

- First, the committee examined how much of the fields at elementary and middle schools were being utilized by today's present population. In many cases, staff indicated that large portions of fields were not being utilized.
- Also, the committee looked at the density of students at each site, both with and without students on permits. This is translated into the number of students per acre.
- The idea of considering land used by non-academic programs as assets was examined. This includes fields used for sports such as football, soccer, and baseball at the high schools.
- Finally, it was recognized that TUSD's legal mandate is to educate K-12 students. This suggests the possibility of looking at non-K-12 programs and the land they utilize as assets.

The committee recognizes the enormity of these suggestions and realizes that they represent final alternatives if no other funding sources beyond the District's General Funds are available to complete the needed repairs and upgrades. TUSD students, parents, staff and all stakeholders need to recognize the severity of the situation.



School: Adams Elementary

- Location: Central
- Date Built: 1956
- Size: 7.25 Acres
- Population: 418
- Students p/Acre = 57.7
- Residential students p/acre = 52.4
- Available Assets:

Adams Elementary has a large field on the north east that is able to accommodate all students. This would allow the primary field on the west side to be used as an asset.



School: Anza Elementary

- Location: West
- Date Built: 1956
- Size: 10.9 Acres
- Population: 548
- Students p/Acre = 50.3
- Residential students p/acre = 49.6
- Available Assets:

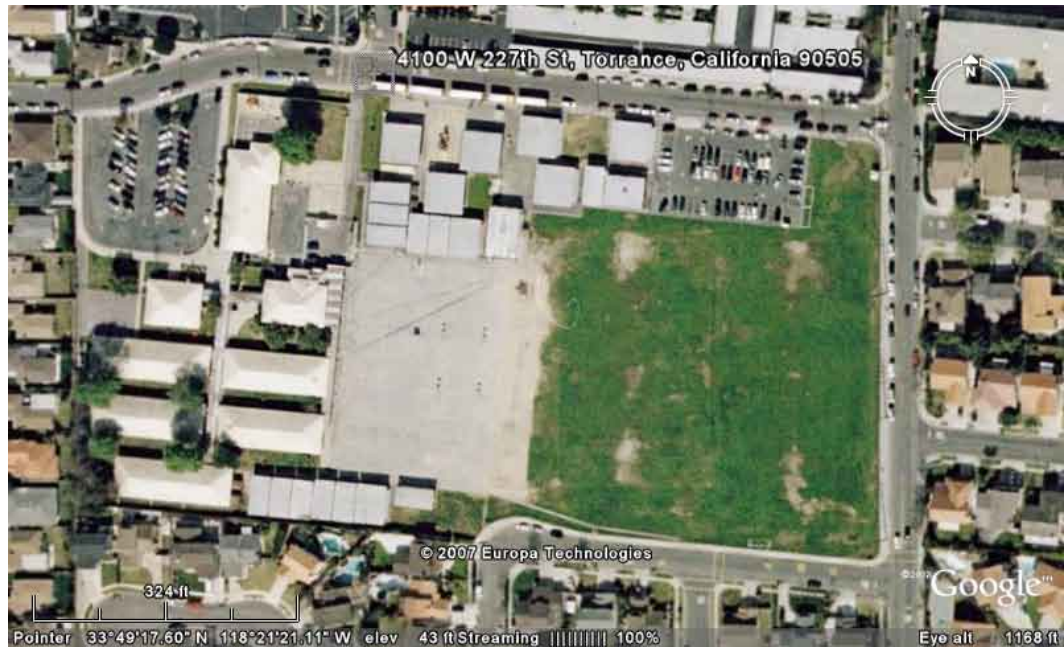
Anza Elementary has a large underutilized field on the south side bordering Lenore St. This area is viewed as a potential asset.



School: Arlington Elementary

- Location: North
- Date Built: 1953
- Size: 9.1 Acres
- Population: 598
- Students p/Acre = 65.7
- Residential students p/acre = 63.4
- Available Assets:

Arlington Elementary has very extensive fields on the south side. It is presently underutilized.



School: Arnold Elementary

- Location: West
- Date Built: 1953
- Size: 11.5 Acres
- Population: 643
- Students p/Acre = 55.9
- Residential students p/acre = 53.2
- Available Assets:

Possible extra field space on the east end of campus could be utilized as an asset.



School: Lincoln Elementary

- Location: North area
- Date Built: 1958
- Size: 10 Acres
- Population: 504
- Students p/Acre = 50.4
- Residential students p/acre = 36.3
- Available Assets:

Lincoln Elementary has a vast underutilized field on the east side of the campus.



School: Torrance Elementary

- Location: Central area
- Date Built: 1962
- Size: 8.7 Acres
- Total Population: 536
- Students p/acre = 61.6
- Residential students p/acre 51.4
- Available Assets:

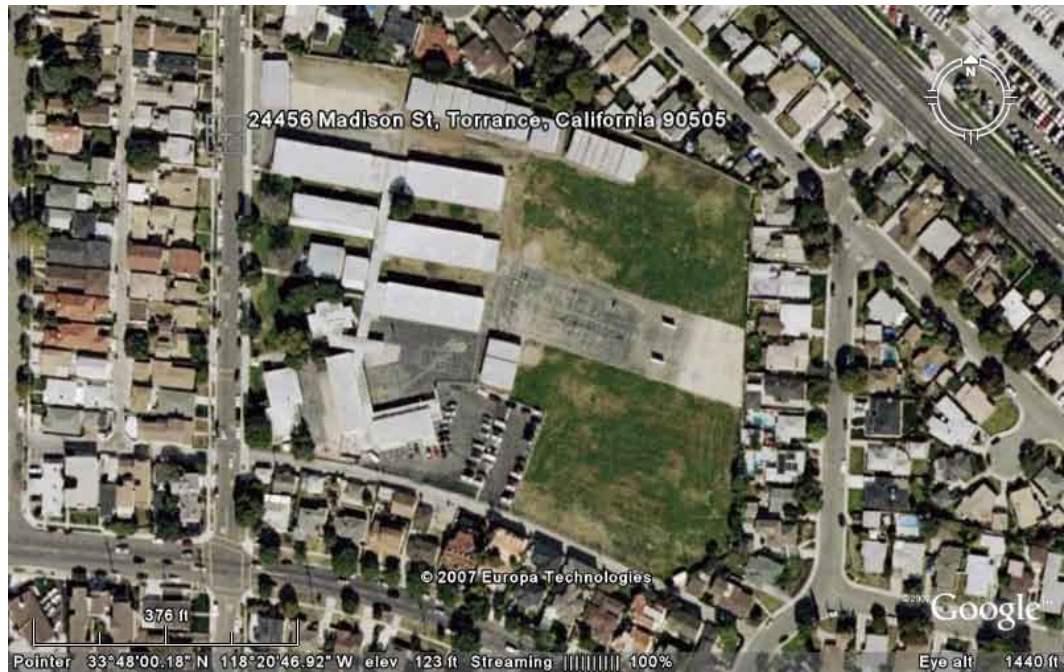
Torrance Elementary has a field area on the north side (next to the TUSD eminence yard) that is underutilized.



School: Victor Elementary

- Location: West Area
- Date Built: 1960
- Size: 14 acres
- Population: 1,087
- Students p/Acre = 77.6
- Residential students p/acre = 75.6
- Available Assets:

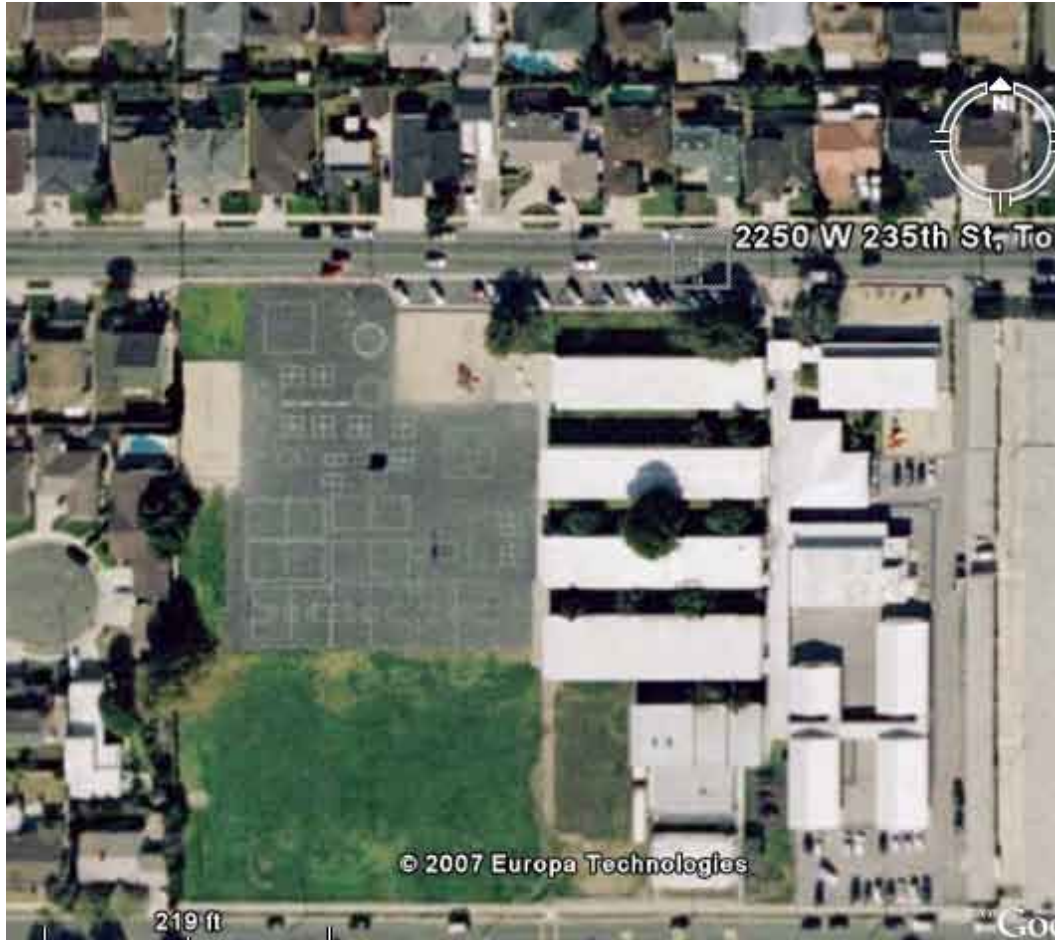
Victor Elementary has a large underutilized field area on its east side. This area might have potential for development.



School: Walteria Elementary

- Location: South area
- Date Built: 1950
- Size: 9.5 Acres
- Population: 649
- Students p/Acre = 68.3
- Residential Students p/acre = 64.2
- Available Assets:

Walteria Elementary has a large field area on the east end of the campus (next to a staff parking lot) that was alley access and is not fully utilized.



School: Howard Wood Elementary

- Location: Central area
- Date Built: 1953
- Size: 6.7 Acres
- Population: 394
- Students p/Acre = 58.8
- Residential students p/acre = 44.5
- Available Assets:

Howard Wood Elementary has a field on the southwest end of the campus that is underutilized.



School: Casimir Middle School

- Location: North
- Built: 1950
- Size: 10.0 Acres
- Population: 701
- Students p/acre = 70.1
- Residential Students p/acre = 62.0
- Available Assets:

The east end of the field next to Spinning Avenue is a potential asset.



School: Hull Middle School

- Location: Central
- Date Built:
- Size: 10.6 Acres
- Population: 0 students. Presently being used as an Adult Education site due to State restrictions not allowing students to be housed in Cal Corp portables
- Students p/Acre = 0
- Residential students p/acre = 0
- Available Assets:

Hull Middle School can be considered an asset due to the fact the students are presently housed on the Levy Adult site. If the district fails to gain funding for rebuilding Hull Middle then the acreage at Hull would be an available asset to the district.



School: Madrona Middle School

- Location: Central
- Date Built: 1953
- Size: 9.9 Acres
- Population: 764
- Students p/acre = 77.2
- Residential students p/acre 70.1
- Available Assets:

The east end of the field is a potential asset.



School: Magruder Middle School

- Location: North
- Date Built: 1959
- Size: 9.789 Acres
- Population: 897
- Students p/acre = 91.6
- Residential students p/acre 79.1
- Available Assets:

The east field bordering Prairie Avenue is a potential asset.



School: West High School

- Location: West Area
- Date Built: 1961
- Size: 36.96 acres
- Population: 2,361
- Students p/Acre = 63.9
- Residential students p/acre = 60.5
- Available Assets:

There is a large parking lot on the east side of the school. This lot could be sold/leased. There is a green area on the corner of Del Amo and Victor that could be converted to a parking lot.

High Schools

Aside from the large parking lot on the east side of Victor Street across from West High School (as noted on the previous page), the committee noted no other material assets at the high schools. All of the fields are used year-round by the various school athletic teams. There appears to be no unused space of any consequence at the four comprehensive high school sites. The only possibility of creating potential assets at the high schools would involve the reduction, relocation, and/or elimination of high school athletic programs that utilize athletic fields. This kind of change would involve an entire overhaul of how TUSD views athletics in the city and constitute a fairly dramatic philosophical change.

TUSD Non- K-12 Programs

The committee acknowledges the significant community benefits provided by major TUSD programs such as adult education and child care. However, TUSD's legal mandate is to provide kindergarten through 12th grade (K-12) education. If need be, the district could consider making changes to their non-K-12 programs to make land assets available for lease or sale.

For example, the district could transfer its entire adult education program to local community colleges. This would potentially allow the district to lease or sell vacated adult education school sites. Of course, this would result in the loss of the Torrance community-based adult education program as it currently exists. Moreover, according to district officials, the existing adult education program is not only financially self-sufficient, but it generates significant revenue for the district as a whole.

Current pre-school and child care programs do not occupy significant land space. Further study is needed to assess the pros and cons of the lease or sale of land assets currently occupied by these and other non-K-12 programs.

TUSD DFARC Asset Analysis

Site	Level	Resident Population	Interdistrict Permits	Acres	Density Index (Res. Students/Acre)	Adj. Density Index (Total Students/Acre)	Potential Asset
Lincoln	Elementary	363	141	10	36.3	50.4	Field to East
Carr	Elementary	425	50	9.6	44.3	49.5	West Field
Wood	Elementary	298	96	6.7	44.5	58.8	South West Field
Anza	Elementary	541	7	10.9	49.6	50.3	South West Field
Torrance El	Elementary	447	89	8.7	51.4	61.6	Field Area to north
Adams	Elementary	380	38	7.25	52.4	57.7	Primary Field to West
Yukon	Elementary	350	51	6.65	52.6	60.3	None
Arnold	Elementary	612	31	11.5	53.2	55.9	East Section of Field
Arlington	Elementary	577	21	9.1	63.4	65.7	South Field
Seaside	Elementary	700	9	11	63.6	64.5	None
Walteria	Elementary	610	39	9.5	64.2	68.3	Large field area on South East
Riveria	Elementary	616	4	9.3	66.2	66.7	None
Towers	Elementary	568	14	8.03	70.7	72.5	None
Victor	Elementary	1058	29	14	75.6	77.6	Large field area on East End
Hickory	Elementary	795	24	8.5	93.5	96.4	None
Edison	Elementary	585	33	6.1	95.9	101.3	None
Fern	Elementary	544	37	4.4	123.6	132.0	None
South	High	2148	84	48.7	44.1	45.8	Athletic Facilities
North	High	1997	329	39.82	50.2	58.4	Athletic Facilities
West	High	2235	126	36.96	60.5	63.9	Parking Lot & Athletic Facilities
Torrance	High	1883	310	18.5	101.8	118.5	None (all Ath. Facilities off-site)
Hull	Middle	611	166	10.6	57.6	73.3	Whole Site if future bond not passed
Casimir	Middle	620	81	10	62.0	70.1	East Field next to Spinning Ave
Madrona	Middle	694	70	9.9	70.1	77.2	East end of field
Jefferson	Middle	630	41	8.71	72.3	77.0	None
Richardson	Middle	681	20	8.9	76.5	78.8	None
Magruder	Middle	774	123	9.789	79.1	91.6	East field bordering Prairie Ave
Calle Mayor	Middle	791	40	9.763	81.0	85.1	None
Lynn	Middle	787	11	9.2	85.5	86.7	None

District Facilities and Asset Review Committee Report Key

SCHOOL NAME	PHOTO CODE	SCHOOL NAME	PHOTO CODE
Adams Elementary	ADM	Calle Middle School	CAL
Anza Elementary	ANZ	Casimir Middle School	CAS
Arlington Elementary	ARL	Hull Middle School	HUL
Arnold Elementary	ARN	Jefferson Middle School	JEF
Carr Elementary	CAR	Lynn Middle School	LYN
Edison Elementary	ED	Madrona Middle School	MAD
Fern Elementary	FER	Magruder Middle School	MAG
Hickory Elementary	HIC	Richardson Middle School	RCH
Lincoln Elementary	LIN		
Riviera Elementary	RIV	North High School	NHS
Seaside Elementary	SEA	South High School	SHS
Torrance Elementary	TOR	Torrance High School	THS
Towers Elementary	TWR	West High School	WHS
Victor Elementary	VIC	Shery High School	SHR
Walteria Elementary	WAL		
Wood Elementary	WOD	Hamilton Adult School	HAM
Yukon Elementary	YUK	Griffith Adult School	GRI
		Ed. Mat. Bldg.	EMB

