

March 26, 2014

Ms. Patricia Escalante
1645 Valley Drive
Hermosa Beach, CA 90254

RE: Hermosa Beach City Elementary School District Site Summary

Dear Ms. Escalante,

The Office of Public School Construction (OPSC) met with Ms. Angela Jones, District Representative on February 13, 2014 to discuss the District's plans for two school sites and to develop a site summary. In addition, we were accompanied by Mr. Javan Nabili and Mr. Blair Ripplinger from gkkworks.

We visited the North Avenue School and Pier Avenue Community Center. The sites currently do not house enrollment from the Hermosa Beach City Elementary School District. If the District is considering using either of these sites, I have included the site summary information and School Facility Regulations (SFP) that pertain to each site.

In addition, I have included summaries of the District's new construction eligibility and remaining modernization eligibility at the Hermosa Valley school site. The Hermosa View Elementary site currently has no remaining eligibility since the site received modernization funding in 2000 and 2002. The District may have some additional eligibility if they have any buildings that have come of age or if the enrollment has increased at the site or in the District.

At this time, the District does not have any eligibility adjustments, funding applications, pending approvals or apportionments at the OPSC.

On November 1, 2012 SFP Regulations were established that impacts how new construction and modernization applications received after existing bond authority is no longer available. These regulations establish a State Allocation Board (SAB) acknowledged list for projects that are received by OPSC after bond authority is exhausted. The list is called the "Applications Received Beyond Bond Authority List." Applications placed on this list only undergo an intake review to ensure all of the required documents have been submitted, but are not be fully processed by OPSC nor presented to SAB for approval.

If you have any questions, please feel free to contact me at (916) 376-1822 or janna.shaffer@dgs.ca.gov.

Sincerely,



Janna Shaffer
Supervisor
Office of Public School Construction

Enclosures

**Hermosa Beach City Elementary School District
Los Angeles County**

School Facility Program Summary

Existing New Construction Eligibility

NEW CONSTRUCTION ELIGIBILITY BASELINE					Potential SFP Base Grant, 2014 CCI (only positive eligibility numbers are calculated)
Last CBEDS Update: 8/27/2003 SAB					
Current New Construction Eligibility					
K/6	7/8	9/12	SDC Non Severe	SDC Severe	
-331	-78	0	13	0	
					\$242,320

Existing Modernization Eligibility

School	Current Modernization Eligibility				Potential SFP Base Grant, 2014 CCI, no excessive Cost Hardship Grants
	K-6	7-8	9-12	SDC Non-	
				Severe	
HERMOSA VALLEY	0	54	0	0	\$215,784

District SFP Funding Summary

Modernization Grant Funding

School	SAB Date	Funds Provided	App #
HERMOSA VIEW ELEMENTARY	8/23/2000	\$ 452,949	57/64600-00-002
HERMOSA VIEW ELEMENTARY	12/18/2002	\$ 387,686	57/64600-00-007
HERMOSA VALLEY	4/28/2004	\$ 2,047,450	57/64600-00-008

Joint-Use Funding

School	SAB Date	Funds Provided	App #
HERMOSA VALLEY	7/27/2005	\$ 1,500,000	52/64600-00-001

Projects Funded: 4

Modernization Funding: \$2,888,085

Joint-Use Funding: \$1,500,000

Total Grants Provided: \$4,388,085

Deferred Maintenance Annual Apportionments

Hermosa Beach City Elementary	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	Total
Annual Apportionment	\$35,668	\$37,858	\$37,948	\$37,815	\$37,722	\$187,011
Extreme Hardship Projects	0	0	0	0	0	0

Pier Avenue Community Center

The Community Center located on Pier Avenue was purchased by the City of Hermosa Beach from the Hermosa Beach City Elementary School District. The City of Hermosa Beach uses the building for various meetings, classes, historical museum and an adult special education. The school district has considered participating in a joint use school venture with the City of Hermosa Beach Community Center.

The School Facility Program (SFP) Regulations require that if a school district is to receive modernization or new construction funding, a district must be located on real property owned or leased by the district. The District could purchase or lease the site from the City of Hermosa Beach for a term of 30 or 40 years. I have included SFP Regulation Section 1859.22 for your review.

Section 1859.22. SFP Application for Funding on Leased Land.

In addition to meeting the requirements of Sections 1859.20 and 1859.21 or 1859.120, a district may receive SFP funds for facilities that are or will be located on real property leased by the district provided all the following are met:

(a) The real property is leased from a governmental agency.

(b) The term of the lease for the land for which the district is requesting SFP funding at the time the Approved Application is accepted is one of the following:

(1) At least 25 years if the lease is for real property owned by the federal government.

(2) At least 40 years if the lease is for real property owned by a governmental agency other than the federal government.

(3) At least 30 years if the lease is for real property owned by a governmental agency other than the federal government and the district has certified to all the following:

(A) There are no other educationally adequate sites for new construction available under a 40-year lease.

(B) The cost per year to lease the real property for no less than 30 years is no greater than the cost per year to lease the real property for 40 years.

(4) At least 30 years if the lease is for real property owned by a governmental agency other than the federal government and the district has provided other evidence satisfactory to the Board that a shorter lease term is necessary.

A district seeking modernization funding on land or facilities leased by the district pursuant to this Section is subject to the adjustment in the district's baseline eligibility pursuant to Section 1859.51(c).

A district seeking new construction funding on land or facilities leased by the district pursuant to this Section is subject to the adjustment in the district's baseline eligibility pursuant to Section 1859.51(a) and (i).

The Hermosa Beach City Elementary School District currently leases the North Avenue site to an active daycare business. The District is considering reclaiming this site and re-opening it. The District may re-open and establish modernization eligibility at the site if they intend to use the site as a school for at least 5 years. The enrollment would be based upon the district's demographic data. I have included SFP Regulation Section 1859.60 for your review which explains how to establish modernization eligibility.

Section 1859.60. Calculation to Determine Modernization Baseline Eligibility.

The district shall calculate its modernization eligibility for each school site with the completion of the Form SAB 50-03.

The eligibility determination may be made by either identifying all classrooms on the site pursuant to (a) or by the identification of all square footage on the site pursuant to (b), as follows:

(a) Identify all classrooms at the school site that would have been included in the Gross Classroom Inventory pursuant to Section 1859.31 that are:

- (1) Permanent and at least 25 years old.
 - (2) Portable and at least 20 years old.
 - (3) The remaining classrooms not reported in (1) or (2) above.
- (b) Identify all square footage at the school site that is:
- (1) Permanent area and at least 25 years old.
 - (2) Portable classroom area and at least 20 years old.
 - (3) The remaining square footage on the site not reported in (1) or (2) above.

The age of the classroom or square footage shall begin 12 months after the plans for the building were approved by the DSA, or in the case of permanent or portable classrooms that were previously modernized with State funds or rehabilitated under the Charter School Facilities Program, the 25/20 year period shall begin on the date of its previous apportionment. For purposes of identifying square footage at a school site, include the total enclosed exterior square footage of the school buildings. For multilevel buildings, include the square footage at each level.

Enrollment at the school shall be the latest CBEDS report for K-6, 7-8 and 9-12 pupils. If the school is closed at the time of application for eligibility determination for modernization, and the district intends to reopen it and use it as a school for at least the next five years, the enrollment may be estimated based on district demographic data.

The calculated eligibility determined on the Form SAB 50-03, shall be referred to as the modernization baseline eligibility for the specific school site.

Status of Projects With Regard to PIF, Unfunded Approval, In-House Projects

No applications are in-house or pending approval or apportionment.