

April 10, 2013

HBCSD School Board Meeting

http://hermosabeach.granicus.com/MediaPlayer.php?view_id=6&clip_id=2329

2:47:00 run time

In attendance:

Pat Escalante – Superintendent of HBCSD

Angela Jones – Business Manager for HBCSD

Carleen Beste – School Board President

Jack Burns – School Board Member (2010 to 2014)

Lisa Claypoole - School Board Member

Patti Ackerman – School Board Member

Ray Waters – School Board Member (2010 to 2014)

Facility Planning and Advisory Committee members in attendance:

Monique Eshan (Chairperson and resident)

Kat Bacallo (resident)

Peter Hoffman (resident and member of HB City Planning Commission)

Ryan Nowicki (resident)

Kim Taylor (principal Valley School)

Raul Santa Cruz-Hemenez (HBCSD Maintenance)

Jason Butcher (Valley School Physical Education teacher)

- 00:26:20 [Pat Escalante - Superintendent] "So the committee selected Monique to be their chair-person, and she and Peter have been working on a draft and the will, um, I mean, excuse me, on a presentation, and they will, it was a draft, but now it's a presentation. So if you'd like to come up, and ah, we thank you for all of your efforts."
- 00:26:50 [Monique Eshan – Chairperson of the Facilities, Planning and Advisory Committee] "Okay, so, ah, on behalf of the Committee I first want to thank the board for this opportunity to serve the community of Hermosa Beach."
- 00:27:04 [Monique Eshan] "So, we have a little system here we're trying to get..." Go to the next slide, okay, so ah, our Committee was given the following directive from the, you the board, to identify, to advise the board as to the options, that is the most viable for the use of the North School site: modernization, new construction or exchanging and acquiring, or acquiring a property. Um, the first thing, ah, we did was try and understand why now, (laughing) and, ah, we know that we are currently overcrowded. **The district has enrollment of approximately 1,400 students, 270 students of which are over capacity for us.** As evidenced by the three classrooms at the MPR at Valley (School). **Ah, what we learned from um,**

research by an outfit called Decision Insite, is that by 2017 the family household population will increase by 5.8%. *(In 2017, this was later proven to be a completely incorrect estimate, in fact the overall population of Hermosa Beach dropped by several hundred people by 2017.)* So this is a problem that will continue to grow. Ah, we also, ah, began to appreciate the need to capture preschool aged children for several reasons: as a way to predict future enrollment trends, as a way to offer a successful platform for kindergarten, and to create a potential revenue stream for the school district."

00:28:31 [Monique Eshan] "The Committee process was as follows: **we met on four different occasions.** All the dates were published at the school district website under the heading for our committee. **We met from 6:30pm to 8:30pm, and we did not meet outside of those published times.** Our members included: from the District: Jason Butcher (PE teacher at Valley School), Karen Hart (PE teacher at View School), Juli Pustaver (4th grade teacher at Valley School), Raul Santa Cruz-Hemeniz (HBCSD Maintenance) and Kim Taylor (Principal at Hermosa Valley School from September 2012). From the community: Katrina Bacallo, my self Monique Eshan, Peter Hoffman, Ryan Nowicki and Russel Wilson.

And that should say 'ex-officio' (laughing) - a little rusty on the Latin- ah, are Pat Escalante (HBCSD Superintendent) and Angela Jones (HBCSD Business Manager)

00:29:12 [Monique Eshan] "The consultants and resources we relied on in our, ah, research were, as I already mentioned, Decision Insite, ah, provided the demographic data and trends. BCA Architects provided conceptual design ideas as well as regulatory information. The City of Hermosa Beach Community Development Department provided city policy and zoning information as well as City regulatory information. And the HBCSD was available to give us insight into enrollment and facilities information, instructional trends, management issues, finances and current and future faculty needs. So, ah, we felt it was very important in presenting this information to you that we have a consistent language by which we evaluate all three options. Ah, so we established the following criteria, so that, ah, there would be no ambiguity. The first criteria in enrollment trends we, ah, as we evaluated each option, we asked ourselves would this meet the project facility needs of the District? Secondary, ah, we looked at capacity; could we carve out the classrooms and space needs from the option as well as revenue potential. Ah, thirdly, we looked at location; drop-off, pick-up, circulation issues, ah access safety, and optimal space configuration. Next we explored, or at least applied, flexibility as a criteria, asking ourselves whether the option would be, allow us to be responsive to future needs and give us, ah, optimal design options. Ah, next efficiency, ah with regard to regulatory considerations and discretionary processes. Costs is a necessary criteria; projected hard and soft costs, time frame that includes acquisition, approval as well as construction. And then impacts to the community, in particular noise, traffic and open space."

00:31:21 "So, the best place to start, they say, is at the beginning. This is North School and this slide is actually very important because as we sat down as a committee at first, this was not the lot line that we saw. It ended, ah, pretty much where Valley Park began. But through preliminary title search, we learned that the District owns - it's kind of hard to see on the color coding - but the District owns a huge section of Valley Park, pretty much to the basketball courts. Um, that is our foot print. Um, it is 4.25 acres. *(According to the 2014 Facility Master Plan, p57, North School is 2.5 acres on top of the sand dune and 2.2 acres in Valley Park. Current (2017) District plans are for 510 students in not quite 3 acres (creating more flat space by building a retaining wall in the sand dune) and no use of the remaining acreage in Valley Park. Valley School (page 37 of the FMP) is 6 acres, and View School (page 47 FMP) is 4.5 acres of useable land)* **The buildings comprise approximately 24,000 square feet of which there are currently 17 classrooms with a capacity of 425 students.** There are 47 parking spaces, one of which is ADA."

00:32:10 "So, now that we know what North School is (laughing) let's explore modernization."

"I'm going to skip over the current site plan because we just discussed that. And since the information was on the slide before."

"Modernization ah, entails the following with regard to the classroom buildings, um, we are looking at buildings that date back to the 1940s and 1960s, uh, so the infrastructure as you can imagine is very old. These buildings would have to be taken down to their shells and then built back out. Um, however, the shell is made of masonry walls, and the only way to modernize masonry walls is through seismic retrofitting and possibly construction of adjacent reinforced concrete walls. *(There was no engineering assessment done by a professional engineer of North School buildings to verify this statement. We do know that in 2015 John Martin and Associates did a structural assessment of Pier Avenue School which was built by the same architect and structural engineer and in about the same year as North School and found that the classrooms buildings at Pier Avenue school did not need retrofitting.)* Um, then of course all of the infrastructure would have to be added back in; electrical, plumbing, lighting, the (unintelligible), auto-visual, ah, all of those, all of that infrastructure; **but of course be updated to, ah, twenty-first century standards.**"

"We would convert one building into the Multi-Purpose room, so that we would have a community space for our school, and there is a slide that will show you which building that is. There would be exterior site improvements on a modernization plan, that would include exterior lighting, um, upgrades to achieve this safety expectations of the community, bringing the existing playground areas within Ed Code and bringing the entire site into conformity with the ADA."

- 00:33:45 "Um, we would also, under a modernization plan, re-allocate parking and drop-off, using the existing footprint. The deficiencies with modernization are that, there would not be enough space of library or cafeteria to meet, if we were going to meet our classroom space needs, we could not have a library and cafeteria. Ah, if there was seismic activity in the region, the newly reinforced concrete walls could sustain damage and that would require costly repairs."
- 00:34:16 "Um, we are dealing with a very fragmented lot that doesn't reflect twenty-first century, ah, educational architecture and ideas. Ah, and so we would not be able to optimize the entire use of the North School lot. As we understood, modernizing is taking what's there and making it look new."
- "Um, so this will be more clear when we see the actual visual of this slide. So that's next, so that's North School including the section of Valley Park that we own. Ah, um, and as you can see the orange -there's a color code - so the orange or kind of the brownish, the buildings themselves; those are what would be modernized. Um, and that's what I mean by how fragmented it is. If you had to get to one end of the campus to the other, would take quite a bit of time. The green is Valley Park which we designated as an athletic space. Um, the grey is asphalt (laughing), blue is parking. Ah, there's three play apparatus right now, um, under modernization they would stay as such, so we would have three play areas, updated. Um, then if we go to the next slide, I'll show you which buildings we were talking about. Ah, all of these slides that you're looking at right now, all of the visuals, are produced by BCA (Architects). Um, this slide is really just ideas. How would we update this site? So the building labeled #2 is the building that would be converted into the multipurpose room. Okay, yeah, everything on this slide is everything I talked about in terms of what modernization entails with the exception that number seven would be a new kindergarten play area added to the area that we now know, um, the school district owns."
- 00:36:04 "And, so, um, is table on the next slide? Can we go – I'm sorry Michelle – can we go back to slide, the table? Okay."
- 00:36:17 "So, applying our criteria again, we want to have a consistent language for all of these options. **We asked ourselves, ah, does modernization meet our project facility needs for enrollment trends? It does, we could establish, under modernization 432 seats which is adequate. Um, would there be enough classrooms? Yes, there would be 16 classrooms. 'Revenue Potential'; we think we could carve out space for a preschool for instance...**"
- 00:36:49 [Lisa Claypool, School Board member] off camera, unintelligible.
- 00:36:51 [Monique Eshan] "Right, sorry (laughing), right **so this would be 405 seats, but still enough, ah, to meet our enrollment trends, um, 'Capacity', yes, enough classrooms, however no library or cafeteria** and 'Location' is really one of the areas

where the modernize option, modernization option, becomes challenging. The drop-off, pick-up circulation would definitely be a big issue in a neighborhood that encompasses North School, um, especially given – **I want to emphasize again – that our understanding of modernization was taking what is there and making it new, so re-engineering a drop-off, pick-up, was not within the scope of what we thought of as modernization.** So that does invite issues. Um, and then, the other, ah, item, 'Location' would be 'Optimal Space Configuration'. Ah, modernizing what is currently there is, as you will see when we explore new construction, truly not an optimal use of the lot. Ah, so, we put 'No' under 'Location'. 'Flexibility'; ah, we are limited because we have to work with what's there, so if our enrollment grows, we're trapped (laughing). Um, and, ah, our design options are limiting as well because, ah, the classrooms are established so the ability to create differentiated, ah, learning space, ah, would be a challenge under modernization."

"Ah, 'Regulatory Issues', should also be slashed 'Efficiencies'. That's how I described the criteria at the outset. It's really regulatory considerations and that is going to be a constant against all three options, because we are a school district and schools invite regulation, so you will see us in all those boxes."

"Um, 'Costs', projected hard and soft costs for modernization is \$10.9 million. This is information provided by BCA Architects."

00:38:44 [Monique Eshan] "Um, I want to add, emphasis that this is a first step, a necessary first step, and what it is ultimately what is going to be a long and painful process. Ah, um, but this is just a number given to us initially, by the firm that came to talk to us, give us some preliminary information."

"And, ah 'Community Impact', again this is something that you're going to see marked 'Yes' in all three boxes, because we are a one point three square mile community, with lots of families coming our way, there is no way possible that trying to accommodate all of the students, anywhere in this town, is going to be free from an impact on the community, especially with regard to noise, traffic and open space. So that is a hearty 'Yes'. And the time frame would be twenty months.

00:39:29 "Um, so that is the application of our criteria to modernization. Sorry for the confusion and flow. (laughing)

00:39:36 "To new construction. **So what does new construction entail? New construction entails creating an entirely new foot print, we understood new construction to be using the land that comprises North School and do whatever we want with it within reason so we would be able to optimize the North School lot by reconfiguring the open space, by making buildings vertical.** Um, the new layout would, of necessity, um, make instructional sense. For instance we wouldn't lose time due to traveling between two fragmented buildings. Um, the classrooms would reflect a 21st Century learning environment, um, including all of the technology and devices that

come with that. Um, since we're starting from scratch we could build in flexibility creating zones for learning based on intended use, ah, preschool classrooms, kindergarten classrooms. I just give that as an example, the use of North School has not been determined."

"Um, we could completely redesign the circulation in an entirely new footprint. We understood new construction to be using the land, that comprises North School and doing whatever we want with it, within reason. So we would be able to optimize the North School lot by reconfiguring the open space, by making buildings vertical. Um, the new layout would of necessity, ah, make instructional sense. For instance we wouldn't lose time due to traveling between fragmented buildings. Um, the classrooms would reflect a 21st Century learning environment, um including all of the technology and devises that come with that. Um, since we're starting from scratch, we could build in flexibility creating zones for learning based on intended use."

00:40:41 "Ah, um, we could redesign the circulation and parking. Um, which is a huge bonus and in a town as small as Hermosa Beach. The ability to reduce our operational cost is available under new construction because we could employ the latest green technology; sustainable materials, overhangs, and fins to prevent Solar gain, maximizing natural daylight. There's actually many ideas out there in the world of educational architecture that help you, ah, in a design in a sustainable and, you know, in a way that helps you reduce your operational costs. And we could also centralize all the playground apparatus and um, within that create separate play areas. Um, so, applying our criteria, looking at enrollment trends and our projected facility needs, 'Yes', new construction would meet our projected facility needs with 432 seats. Ah, new construction would also meet our capacity needs with enough classrooms as well as revenue potential. Um, with regard to location, the committee felt the ability to redesign drop-off and pick-up circulation would be available, um, and this is where new construction and modernization really, ah, differentiate. Ah, by starting anew we could truly optimize the use of North School um, the lot, so we get optimal space configuration under 'Location'. With regard to 'Flexibility', it's our design, ah, we could be responsive to future needs employ whatever kind of learning environment we feel, um the town needs. Ah with regard to efficiencies. Again, ah, by 'Regulatory' issues, ah, there will be regulations that we have to abide by, um, and that's just something we can't avoid. Ah, 'Costs', as you can imagine new construction will be more expensive. **The projected cost by BCA architects is \$14.8 million dollars.** And the 'Community Impact', 'Yes', there will be noise, traffic and open space considerations. **The time frame we were given by BCA Architects is 30 months.**

43:07 So, these are all renderings by BCA Architects....

Presentation continues to 55:35.

96:01

[Peter Hoffman, FPAC member responding to a question from School Board member Jack Burns] "I think that as they were looking at this they (*he – Paul Bunton of BCA Architects*) said we've got a potential 400 (students) and that's a reasonable size school to build so it was a conceptual idea based on the number of classrooms creating the school on a site that would be relatively reasonable to administer, purely conceptual obviously at this point. So, it wasn't them number of square feet it was the number of classrooms. And I would add to that, as you look at the cost figures, same thing. It wasn't the absolute amount, that one of the members of the audience, you know, raised that question, it was really more relative in other words this would cost X amount and the other version would cost X more so that your comparing sort of apples to apples. But in terms of the actual hard fixed cost, I don't think we are anywhere near having a realistic figure for that."