

HERMOSA BEACH CITY SCHOOL DISTRICT

MEASURE A – EXHIBIT 1

**** The following scope descriptions are not complete with all the information that is required to perform the basis of a budget estimate. Therefore, the estimates are not exact construction costs. These dollar amounts are approximate estimates as of August 8, 2006 based on descriptions of work provided by the District. There have been no site and need assessments. There are no actual drawings, specifications and details, which are needed for a complete cost evaluation for each project. There may be more or less scope required for each item upon assessment and preliminary drawings and details.**

Hermosa View School

- 1. Make new ADA improvements (handicapped access) as required by law.
APPROX. \$70,000.**

THE RESTROOM ACCESSIBILITY UPGRADES ARE NOT 100%.

THE ACCESS UPGRADES IN THE STUDENT RESTROOMS WERE APPROVED UNDER A PREVIOUS MODERNIZATION – THEY ARE ACCESSIBLE TO THE EXTENT THAT DSA DID NOT REQUIRE THE DISTRICT TO PERFORM ADDITIONAL WORK THEREIN AT THAT TIME. AN ASSESSMENT IS NEEDED TO IDENTIFY THE PARTICULAR ISSUES THAT THE DISTRICT MAY WANT TO FURTHER ADDRESS IN THESE AREAS.

THE DOORS IN THE PERMANENT CLASSROOM BUILDINGS SHOULD BE REPLACED. THE THRESHHOLDS NEED TO BE RE-WORKED TO PROVIDE FULL ACCESSIBILITY. THIS MAY INCLUDE SOME IMPROVEMENT TO THE EXTERIOR CONCRETE AT THE DOOR AREAS. TOTAL OF APPRX. 20 OPENINGS.

- 2. Make continued technology improvements to keep pace with technological advances such as upgrading computer labs and electrical systems and providing new computers and technology systems, including technology furnishings, for student learning.**

THE MODERNIZATION PROVIDED NEW DATA, POWER, AND VOICE CABLING PER DISTRICT STANDARDS THROUGHOUT. THE CURRENT CALBE ISSUES NEED TO BE VERIFIED.

- 3. Replace and repair roofs and roofing surfaces incomplete in 2004 renovation.
APPROX. \$1,000,000.**

NO ROOF SCOPE WAS INCLUDED IN THE MODERNIZATION SCOPE – IF ALL ROOFS ARE TO BE REPLACED, WE ARE LOOKING AT APPRX. 36,875 SF OF ROOF AREA ON CAMPUS.

- 4. Make continued health and safety improvements including communicating systems, intrusion detection systems, asbestos abatement as necessary, fencing, replacement of outdated playground equipment.**

APPROX. \$225,000.

ALL WORK COMPLETE EXCEPT FOR RESTORE/REPLACE PLAYGROUND EQUIPMENT. DISTRICT NEEDS TO UPGRADE THE SCHOOL SECURITY SYSTEM (ADD CAMERAS) AND ADD AN INTERNET PHONE SYSTEM FOR LESS EXPENSIVE PHONE SERVICE. THE INFRASTRUCTURE IN PLACE NOW WILL SUPPORT AN INTERNET PHONE SYSTEM AND MONITORING OF SCHOOL SECURITY THROUGH THE INTERNET.

- 5. Replace heating, ventilation and air-conditioning (HVAC) systems to improve energy efficiency and lower operating costs.**

APPOX. \$650,000.

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THERE ARE NO A/C UNITS IN THE CLASSROOMS.

THE MODERNIZATION SCOPE ORIGINALLY INCLUDED REPLACEMENT OF THE TWO WALL-MOUNT UNITS ON THE COMPUTER LAB – THIS WAS BUDGETED OUT OF SCOPE AS WAS THE CLEANING / BALANCING OF OTHER UNITS ON CAMPUS. THE CLASSROOMS HAVE CEILING MOUNTED FURNACES – NO COOLING.

6. **Add/Replace light fixtures in classrooms, walkways and light poles to parking lots, including softscape.**
APPROX. \$350,000.

LIGHT POLES IN THE PARKING LOT WERE DELETED FROM SCOPE. SOME MINOR EXTERIOR LIGHTING UPGRADES WERE COMPLETED, BUT FOR THE MOST PART – NO EXTERIOR LIGHTING AT SITE LEVEL. LIGHT FIXTURES WERE REPLACED IN THE RELOS, LIBRARY AND ADMIN. LIGHTS IN THE PERMANENT CLASSROOM WERE NOT REPLACED – (TOTAL OF NINE CLASSROOMS)

7. **Continue Repair/replacement of plumbing in facilities and systems including drinking fountains, classroom sinks, bathrooms, kitchen facilities, sewer lines and water lines.**
APPROX. \$600,000.

NEW CLASSROOM SINKS WITH DRINKING FOUNTAINS AND NEW WATER LINES WERE INSTALLED BUT THE RESTROOMS, KITCHEN, SEWER AND GAS LINES, AND OUTSIDE DRINKING FOUNTAINS WERE NOT IN THE SCOPE. SITE SEWER AND SITE GAS NEED TO BE ADDRESSED.

8. **Repave hardcourt and parking areas.**
APPROX. \$400,000.

THE UPPER LOT IS COMPLETE BUT THE MIDDLE AND LOWER LOTS WERE ONLY SLURRIED, NOT REPAVED.

LOWER LOT IS ABOUT 12,700 SF. MIDDLE LOT IS ABOUT 21,336 SF.

9. **Continue renovation, restoration, repair and rehabilitation of classrooms, walkways, interior, retaining and exterior walls and interior systems, floors and coverings.**
APPROX. \$150,000.

INTERIOR TACKABLE SURFACES AND FINISHES WERE LARGELY NOT IN THE SCOPE OF THE MODERNIZATION. IT IS HARD TO PUT A DOLLAR AMOUNT ON THIS SCOPE WITHOUT A PLAN OF WHAT IS WANTED, BUT YOU CAN ASSUME 1000SF FOR CARPET + 150 SF OF MARKER BOARD + 12LF OF REFURBISHING CASEWORK+ PAINT.

10. **Add, repair, and replace walkways and access ways for safety and access purposes.**
APPROX. \$100,000.

REPAIRS NEED TO BE MADE IN THE BOWL AREA. THE COVERING OVER THE WALKWAY LEADING FROM ROOMS 1-9 TO THE SCHOOL OFFICE NEEDS TO BE REPLACED.

PATCHING. ETC. WERE PERFORMED IN THE MOD. NO EXCEPTION TAKEN TO ABOVE.

11. **Make school site improvements, including cafeteria upgrades, adding new classrooms and computer lab, including needing furnishings and equipment to provide additional learning space.**
APPROX. \$850,000.

THE MOD INCLUDED A SMALL ADDITION TO THE ADMIN AREA (ALTERNATE), WHICH WAS NOT AWARDED. THIS KITCHEN WAS LEFT OUT OF THE SCOPE.

Hermosa Valley School

HERMOSA BEACH CITY SCHOOL DISTRICT

MEASURE A – EXHIBIT 1

1. Continue to make technology improvements and upgrades to keep pace with technical advances, such as upgrading computer labs and electrical systems and providing new computer and technology systems, including technology furnishings for student learning and communications with parents and community.

THE MODERNIZATION PROVIDED NEW DATA, POWER, AND VOICE CABLING PER DISTRICT STANDARDS THROUGHOUT. THE CURRENT CALBE ISSUES NEED TO BE VERIFIED.

2. Provide upgrades and improved facilities for student athletic programs and sports, including, gymnasium bleaches, electrical systems and work in gymnasium, scoring and electronic systems, window coverings, skylights, sound system, lockers and locker facilities, replace and update ceilings and roof structures, remove/reconfigure asphalt to provide ball walls, provide and construct indoor and outdoor courts, drinking fountains and play fields.

PROJECTS DELETED FROM THE ORIGINAL PLANS INCLUDE:

- BLEACHERS
- SCORING EQUIPMENT
- WINDOW COVERINGS
- NEW BALL WALLS (SHOWN ON ORIGINAL DSA APPROVED PLAN – NORTH OF NEW BUILDING)
- DRINKING FOUNTAINS: ADD ONE FREESTANDING IN THE PLAY AREA? ALL EXISTING EXT. DRINKING FOUNTAINS ON CAMPUS ARE ACCESSIBLE.

3. Continue replacement of heating, ventilation and air-conditioning (HVAC) systems to improve energy efficiency and lower operating costs.

BUILDING D AND THE DISTRICT OFFICE BUILDING HVAC PROJECTS DELETED FROM ORIGINAL PLANS.

4. Continue repair, replacement, renovation and modernization of site fencing and gates, exterior lighting, light poles and electrical systems, roofs and roofing surfaces, interior and exterior walls, water heating systems, trellis structures, gutters and fascia, ceiling fixtures and interior lighting systems, classroom and lab casework, windows and window frames.

MAINTENANCE DISTRICT OFFICE BUILDING, WEST SIDE OF BUILDING A, BUILDING B, AND BUILDING D ROOFING PROJECTS DELETED FROM ORIGINAL PLANS. REMAINDER OF PROJECTS DELETED FROM ORIGINAL PLANS.

NEED TO ASSESS AND PREPARE COMPLETE/ACCURATE LIST SHOWING ITEMIZED SCOPE AND COST. MANY THINGS MAY HAVE CHANGED FROM THE MOD – NEED TO DISCUSS FURTHER

5. Upgrade/reconfigure student support areas including nurse's room, special education classrooms, counseling offices and related facilities.

PROJECTS DELETED FROM ORIGINAL PLANS, HOWEVER, NURSE'S ROOM DID RECEIVE SOME ACCESS UPGRADES, BUT NEEDS MORE.

6. Make continued health and safety improvements including communication systems, intrusion detection systems, asbestos abatement as necessary and replacement of outdated playground equipment.

All work is complete except for new projects in order to comply with current law.

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7. Continue repair/replacement of plumbing facilities and systems including drinking fountains, classroom sinks, bathrooms, kitchen facilities, sewer lines, water lines and natural gas lines.

KITCHEN SCOPE WAS PULLED DURING MODERNIZATION. EXISTING SEWER LINES WERE MAINTAINED DURING MODERNIZATION. DISTRICT MAY CONSIDER SITE REPLACEMENT OF UNDERGROUND WASTE LINES. SITE GAS DISTRIBUTION WERE NOT IN THE MODERNIZATION SCOPE

8. Resolve, repair and improve structural problems, adding a roof structure over upper deck of new construction and remedy water intrusion issues in existing buildings.

*SOME ROOF SCOPE WAS PULLED FROM THE MODERNIZATION:
REPLACEMENT OF EXISTING GUTTERS AT C BUILDING AND COVERED WALKWAY BETWEEN BUILDINGS A & B.*

ROOF STRUCTURE OVER UPPER DECK OF NEW CONSTRUCTION – THIS HAS NOT BEEN PULLED FROM THE SCOPE.

9. Reconfigure office/administrative areas to add special education classroom space on site.

*PROJECTS DELETED FROM ORIGINAL PLANS.
WORK SHOWN IS ON THE DSA APPROVED PLANS*

10. Reconfigure valley drive parking lot and student drop-off areas to increase off-street parking and safety, conduct paving and blacktop repairs near portable buildings and repave/upgrade soft and hardcourt areas, including parking lots.

*PROJECTS DELETED FROM ORIGINAL PLANS.
NEED TO EVALUATE SCOPE.*

11. Grade and slope hillside area to prevent erosion of hillside.

*Project deleted from original plans.
ORIGINAL PLANS DID NOT ADDRESS THE EXISTING TO REMAIN SLOPE.*

12. Upgrade kitchen and student lunch area, including equipment for cooking meals onsite, adding removable walls to student lunch area for warmth during inclement/cold weather and improving seating and roofing in student lunch area.

*PROJECTS DELETED FROM ORIGINAL PLANS.
KITCHEN SCOPE SHOWN ON DSA APPROVED PLANS
EXISTING TRELLIS IS SHOWN TO REMAIN -
EXTENT AND CONFIGURATION OF DESIRED REMOVABLE WALLS IS UNKNOWN.*

Construct new classrooms, as well as provide furnishings and equipment for new and ALTERNATE CLASSROOMS AT GYM WERE NOT AWARDED.

13. Add/improve library book stacks and provide needed furnishings and equipment.

Projects deleted from original plans.

14. Make new ADA improvements (handicapped access) as required by law.

*SOME MORE ADA REQUIREMENTS STILL NEED TO BE COMPLETED.
SOUTH PARKING LOT NEEDS WORK AS WELL AS A LOCAL SENTIMENT REGARDING THE CURB RAMP IN NORTH PARKING LOT.*

2006 Measure A

Be informed

The Hermosa Beach City School District is placing a bond measure on the June 2006 ballot. The following are the items which may be funded by the bond, as described in Exhibit "A" to the bond proposition.

EXHIBIT "A" -- DESCRIPTION OF PROJECTS

The District expects to reimburse expenditures for school facilities and facilities costs, which will depend on the total funds available for such school facilities, timing of facilities and infrastructure projects and related events and conditions, which are generally described as follows:

Hermosa View School:

- Make new ADA improvements (handicapped access) as required by law.
- Make continued technology improvements to keep pace with technological advances such as upgrading computer labs and electrical systems and providing new computers and technology systems, including technology furnishings, for student learning.
- Replace and repair roofs and roofing surfaces incomplete in 2004 renovation.
- Make continued health and safety improvements including communication systems, intrusion detection systems, asbestos abatement as necessary, fencing, replacement of outdated playground equipment.
- Replace heating, ventilation and air-conditioning (HVAC) systems to improve energy efficiency and lower operating costs.
- Add/Replace light fixtures in classrooms, walkways and light poles to parking lots, including softscape.
- Continue Repair/replacement of plumbing in facilities and systems including drinking fountains, classroom sinks, bathrooms, kitchen facilities, sewer lines and water lines.
- Repave hardcourt and parking areas.
- Continue renovation, restoration, repair and rehabilitation of classrooms, walkways, interior, retaining and exterior walls and interior systems, floors and coverings.
- Add, repair and replace walkways and accessways for safety and access purposes.
- Make school site improvements, including cafeteria upgrades, adding new classrooms and computer lab, including needed furnishings and equipment, to provide additional learning space.

Hermosa Valley School:

- Continue to make technology improvements and upgrades to keep pace with technical advances, such as upgrading computer labs and electrical systems and providing new computers and technology systems, including technology furnishings, for student learning and communications with parents and community.
- Provide upgrades and improved facilities for student athletic programs and sports, including, gymnasium bleachers, electrical systems and work in gymnasium, scoring and electronic systems, window coverings, skylights, sound system, lockers and locker facilities, replace and update ceilings and roof structures, remove/reconfigure asphalt to provide ball walls and fences, provide and construct indoor and outdoor athletic courts, drinking fountains and play fields.
- Continue replacement of heating, ventilation and air-conditioning (HVAC) systems to improve energy efficiency and lower operating costs.
- Continue repair, replacement, renovation and modernization of site fencing and gates, exterior lighting, light poles and electrical systems, roofs and roofing surfaces, interiors and exterior walls, water heating systems, trellis structures, gutters and fascia, ceiling fixtures and interior lighting systems, classroom and lab casework, windows and window frames.
- Upgrade/reconfigure student support areas including nurse's room, special education classrooms, counseling offices and related facilities.
- Make continued health and safety improvements including communication systems, intrusion detection systems, asbestos abatement as necessary and replacement of outdated playground equipment.
- Continue repair/replacement of plumbing facilities and systems including drinking fountains, classroom sinks, bathrooms, kitchen facilities, sewer lines, water lines and natural gas lines.
- Resolve, repair and improve structural problems, adding a roof structure over upper deck of new construction and remedy water intrusion issues in existing buildings
- Reconfigure office/administrative areas to add special education classroom space on site.
- Reconfigure Valley Drive parking lot and student drop-off area to increase off-street parking and safety, conduct paving and blacktop repairs near portable buildings and repave/upgrade soft and hardcourt areas, including parking lots.
- Grade and slope hillside areas to prevent erosion of hillside.
- Upgrade kitchen and student lunch area, including equipment for cooking meals on site, adding removable walls to student lunch area for warmth during inclement/cold weather and improving seating and roofing in student lunch area.
- Construct new classrooms, as well as provide furnishings and equipment for new and existing classrooms in accordance with applicable law.
- Add/improve library book stacks and provide needed furnishings and equipment.
- Make new ADA improvements (handicapped access) as required by law.

North School, a District income source, currently leased and originally built in 1930:

- Make new ADA improvements (handicapped access) as required by law.
- Repair, replace and, as necessary, upgrade of roofing and roofing surfaces, water, wastewater and storm water systems and facilities, flooring, lighting in interior buildings and in exterior walkways.
- Repair/replace plumbing facilities and systems including drinking fountains, classroom sinks, bathrooms, kitchen facilities.
- Repave hardcourt and parking areas and improve softscape.
- Add relocatable buildings, and related infrastructure, including furnishings and equipment and bathrooms for classroom and/or administrative use.

Project costs for furniture and equipment may include the following: desks and tables; window and floor coverings (including tiles and carpeting); computers and computer systems, media recording and presentation equipment, including but not limited to, audio systems; kitchen equipment, improvements and furnishings; science and technology laboratory equipment; and/or other electronic equipment and support systems. Project costs for the above-referenced projects may include site preparation, installation costs, engineering, architect and design costs, project management costs and related costs.

Specific expenditures shall be identified in each Original Expenditure Memorandum.

Letters Part I

Published June 1, 2006

Low rate, big return

Dear ER:

In a few days Hermosa voters will go to the polls and decide whether or not to pass Measure A, the bond measure that will fund improvements to our children's classrooms and schools. I am confident that Hermosa residents will read the arguments for and against and make an informed decision, and I trust that our citizens will see that merits outweigh costs and will vote yes. Some residents are philosophically opposed to schools or to taxes or to public spending or to children and will vote no, as is their right.

Sadly, one of the primary opponents of this measure is a small unelected and anonymous group calling itself the Committee for Responsible School Expansion. This is the same group that is suing the District, a lawsuit that has been rejected by the courts several times and that at last count was directly responsible for \$1.6 million (and counting) of construction cost increases due to delays. In a classic example of table turning, the group now claims that Measure A should be rejected because of cost increases in construction projects, increases largely attributable to their lawsuit.

CRSE has conducted a loud campaign (some would say shrill) that has tended to obscure the real issue in this election: will Hermosans agree to reset tax rates by a fraction of a percent to make desirable improvements at community schools, including addition of classrooms? Measure A will build classrooms for Hermosa students. Without Measure A, there is no funding for additional classrooms.

Surprisingly, Hermosans currently pay more in property tax to support El Camino, our local community college, than they do to support our local schools. Passage of Measure A will change the property tax rate in Hermosa to the rate originally approved by voters, from an overall rate of 1.039 percent to 1.046 percent -- a small increase (seven one-thousandths of a percent) for a very worthwhile project (and not a doubling of taxes as claimed by opponents).

Greg Breen

Hermosa School Board Member

Budget time

Dear ER:

If you truly want "Classrooms for Children" then unfortunately you must vote No on Measure A. The Hermosa Beach School Board needs to know how much its list will cost and be able to prioritize that list in case of cost overruns. Right now the board does not know if they truly need \$8 million or \$15 million. Without a budget or a priority list, the board will make the same mistakes it made with Measure J.

The gym was originally twice the size of Mira Costa's. The board spent so much time and money on plans before it realized the gym had to be smaller if they were to build any classrooms. They budgeted only \$2 million for the gym with Measure J, roughly 15 percent, but the gym was the priority over classrooms. At every juncture, when something had to be cut, it was the modernization and the classrooms. This fact cannot be "spun". It is because of the mistakes it made with Measure J that we need another bond.

I want to vote for another bond so it can finish what it started but I cannot vote for a bond that has no budget, no priority. November is just six months away, which should be plenty of time to put together a budget and priority. Let's please do this next bond right...give the board the time they need. Vote No on Measure A.

Kristine Keegan

Hermosa Beach