

HERMOSA BEACH CITY SCHOOL DISTRICT

LONG RANGE FACILITIES MASTER PLAN

JUNE 16, 2014



gkkworks

EMPOWERING STUDENTS FOR SUCCESS

HERMOSA BEACH CITY SCHOOL DISTRICT

LONG RANGE FACILITIES MASTER PLAN

JUNE 2014

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INTRODUCTION & PROCESS HERMOSA BEACH CITY SCHOOL DISTRICT - LONG RANGE FACILITIES MASTER PLAN



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HERMOSA BEACH City School District

June 12, 2014

Dear Community Members:

Today, more than ever, to say that choosing one's life work as an educator is never boring, would be a gross understatement! Never, in the history of California educational reform, have so many changes occurred on the educational landscape, as there has been during the 2013-14 school year.

On the academic side, we have entered into a new frontier: an age of education where 21st century learning skills will require students to think: *Communication, Collaboration, Critical Thinking and Creativity*. Known as the Common Core, these 21st century standards will ensure that all students are meeting college and work expectations, prepared to succeed in our global economy and society, and provide rigorous content and application of higher order thinking skills. State assessments are no longer taken with pencil and paper. HBCSD students are logging on via Chromebooks to take the Smarter Balance Assessment that requires the application of computer literacy and keyboarding skills to answer questions.

On the financial side, the state has reformulated the way in which local school districts are funded. The Local Control Funding Formula (LCFF) is the first funding change in California since Proposition 13 was passed in the mid-seventies. Under this new formula, the Hermosa Beach City School District (HBCSD) will receive only \$61,000 in additional funding through a supplemental grant, which provides additional financial support, for the education of underserved students. This is the lowest amount in Los Angeles County. LCFF requires that communities share in the decisions about how the district budget is designed to support the priorities of the state, at the local level, through the development of a Local Control and Accountability Plan (LCAP).

The uniqueness of the Hermosa Beach City School District lies in the fact that it is a one school, K-8 district that is located on two sites: Hermosa View and Hermosa Valley Schools. This configuration allows professional opportunities for teachers and staff to articulate formally and informally about best practices and goals. Both Hermosa Valley and Hermosa View Schools have been recognized this year as 2014 California Distinguished Schools! This award is in recognition of the district's signature practices in Parent/Community Involvement, Writing, Mindful Learning, and Career and Technical Education. The Board of Trustees and I are extremely proud of our students, administrators, teachers, staff, and parents for their focus and dedication to the exceptional learning opportunities provided for our students.

Michelle M. Wynn
Superintendent of Schools
Patricia Escalante
Superintendent of Schools

1.1 FORWARD BY SUPERINTENDENT

Beyond receiving the California Distinguished Schools Award, the district has been honored in many additional ways. Valley School received recognition for their outstanding Friendship Circle Club, the middle school Career and Tech program was named the Outstanding Middle School Program in the state from California Industrial and Technology Education Association (CTIEA); the Hermosa Beach Youth Museum was awarded a silver medal in their first competition at the Forum Music Festival; the Science Olympiad team won at the Southern California Regionals; the Superintendent was awarded Administrator of the Year by CITEA (Southern Section); two students won the California State Digital Streaming Photo Contest; and Valley and View Schools are recognized by 2013 California Business for Education Excellence.

In addition to our success, HBCSD is also faced with challenges. Every year, since 1980, there has been increased student enrollment in our schools. In 1951-52, the district enrollment was 1,131 students and 6 open schools. In 2013-14, the district enrollment is 1,426 students and 2 open schools. The Board of Trustees is committed to the vision that all classrooms and open space meet the community expectation of excellence. The architectural firm, gskworks, has been working with all stakeholders to gather input regarding the development of the district's assets at Valley, View and North schools and to create a Long Range Facilities Master Plan. Since January, 2012, over 40 public meetings have been held to examine all district options to address the continuing overcrowding, safe and secure schools, and traffic issues.

The story of the Hermosa Beach City School District is based on a tradition of excellence that represents the "one voice, one focus" commitment of our community to the academic success of all students. Through the fundraising efforts of the parents and community, we have been able to continue to offer innovative academic programs. The relationship between the Hermosa Beach City Council and the District has never been stronger as evidenced by the newly adopted City Strategic Plan that lists, *Support for Top Quality Schools*, as a high priority.

As our students move into 21st century learning, our collective leadership must continue to build strong educational leaders. Excellent schools are a reflection of an excellent community. In the heart of Hermosa Beach, we are reminded that "Where there is no vision, the people perish."

Sincerely,

Michelle M. Wynn
Superintendent of Schools
Patricia Escalante
Superintendent of Schools

ACKNOWLEDGEMENTS

Patricia Escalante, Superintendent
Angela Jones, Business Manager
Michelle Meraz, Executive Assistant

HERMOSA BEACH CITY SCHOOL DISTRICT BOARD MEMBERS

Pat Ackerman, President
Carleen Beste, Member
Lisa Claypoole, Member
Mary Campbell, Member
Margaret Bove-LaMonica, Member

HERMOSA BEACH CITY SCHOOL

FACILITIES PLANNING ADVISORY COMMITTEE (FPAC)

Katrina Bacallao, Parent / Committee Member
Jason Butcher, Certified Staff
Monique Ehsan, Parent / Committee Member
Karen Hart, Certified Staff
Peter Hoffman, Parent / Committee Member
Carrie Montreuil, Certified Staff
Ryan Nowicki, Committee Member
Raul Santacruz-Jimenez, Classified Staff
Kimberly Taylor, Administrator
Russell Wilson, Committee Member

HERMOSA BEACH CITY SCHOOL

SCHOOL PRINCIPALS

Kim Taylor, Principal - HBCSD Valley School
Sylvia Gluck, Principal - HBCSD View School



Hermosa Beach City
School District (HBCSD)
3643 Valley Drive
Hermosa Beach, CA
90254

PROJECT

Hermosa Beach City
School District
Facilities Master Plan

PREPARED BY

gkkworks
155 South Fair Oaks Ave
Pasadena CA 91105
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06 18 2024

1.2 OVERVIEW & BACKGROUND



OVERVIEW

The purpose to the Hermosa Beach City School District (HBCSD) Long Range Facilities Master Plan (LRFMP) is to identify the needs of the District and provide a long range roadmap illustrating how the District can address identified needs over an extended period of time. The development of the LRFMP and resulting master planning options is process driven. It is strategic by nature and identifies a collective vision and guiding principles resulting from outreach and input from multiple stakeholders. The LRFMP's presented herein provide visual representations of defined needs and planning scenarios addressing those needs.

Through a defined process, a series of four master planning options evolved. It is important to note that the various options presented in this LRFMP do not represent specific design solutions but rather, a general path(s) to meet identified goals and long range improvement recommendations. These plans form the basis of establishing rough order of magnitude (ROM) budgetary cost estimates for each of the options.

Long Range Facilities Master Plan presents four options which address a variety of variables while optimizing flexibility in how the HBCSD decides to meet evolving needs, such as budgetary opportunities, grade configurations by school site, the use of portable classrooms, modernization of existing facilities and/or new construction. The guiding principles provide a framework for decision making.

The LRFMP is intended to be a living document. As projects are implemented throughout the District, each project should further the vision of the HBCSD's educational goals within the facility planning goals identified in this report.



BACKGROUND

The facilities master planning process started in December 2013 and was completed in June 2015. The objective of the process was to address District needs and identify master planning options for both a school and a three school District over the next ten to fifteen years.

In 1951-1952 there were 1,434 children enrolled in 6 Hermosa Beach City Schools. Today, the Hermosa Beach City School District is a K-8 school district located on two sites. In the 2013/2014 school year are currently 1,429 students enrolled in the District. Valley School is grades 3 through 8 and View is grades TK through 2. The District's third asset, North School, is currently not being used by the District and is leased to Children's Journey Private Preschool and South Bay Adult School. The District Office is located at the Valley School campus.

The District addressed continued growth in enrollment and the subsequent overcrowding by housing of the students at Valley and View Schools in portable classroom buildings and utilizing existing facilities as the multipurpose room for temporary classrooms. This has created a shortage of shared facilities. One of the primary goals of the District is to address overcrowding and identify long-term solutions. District enrollment projections over the next ten years remain relatively even. However, considering increased growth must also be given to the prospect of the State of California Universal TK program could be legislated in the years ahead.

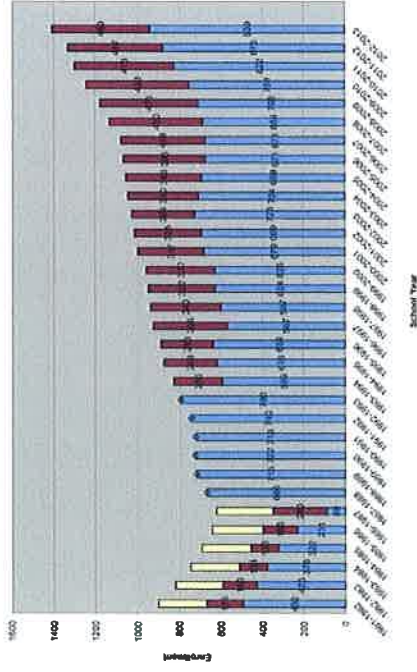
PLANNING FOR CHANGES IN ENROLLMENT

ENROLLMENT

This LRFMP analyzes the following data at Valley, View and North Schools:

- Current and future enrollment projections including the possibility of a Universal TK program if legislated by the State.
- Existing classroom, specialty classroom and support function capacity, and
- Planned capacity for each of the LRFMP Options, A, B, C, C1 and D

HISTORY



Source: Hermosa Beach City Schools

HERMOSA BEACH CITY SCHOOL ENROLLMENT

The above graph illustrates HBCSD enrollment between 1981 and 2013 at each of the three campuses. It also illustrates the evolution of the school district enrollment chronologically from a three school district at Valley, View and North Schools in the 1980's

to a single school district at Valley in the late 1980's and in 1993 returned to a two school district at Valley and View Schools.

Since 1987, this graph shows that there has been a consistent increase in the enrollment at both Valley and View Schools.

PROJECTED ENROLLMENT: DEMOGRAPHICS

HBCSD receives annual demographic studies prepared by Decision Insite. At the March 2014 HBCSD Board meeting, Decision Insite presented a summary of their most recent demographic data. The following charts and data references were taken from this presentation.

The projected enrollment remains steady and the projected annual change varies from -1% to +1%. The District wide enrollment exceeds 1400 students.

* This data does not include the impact that a Universal TK program would have on District enrollment. This is discussed in the next section: Universal TK.

UNIVERSAL TK

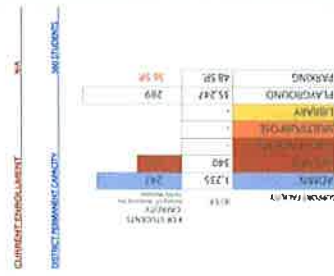
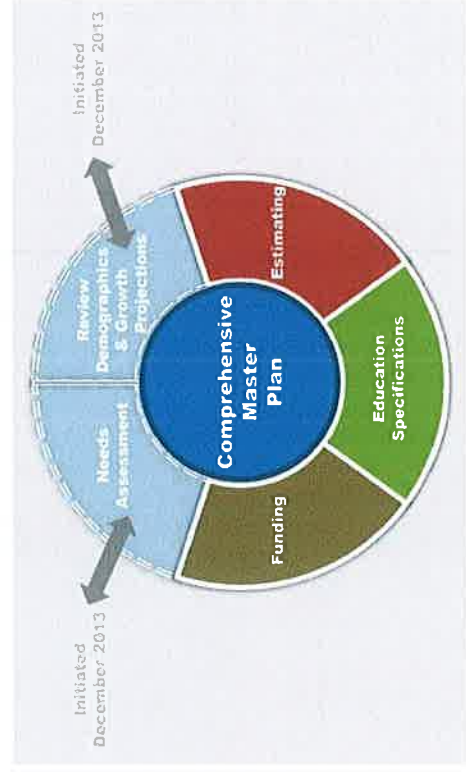
New legislation could bring Universal Transitional Kindergarten (TK) to California schools under SB 837. If approved, this new legislation would add Universal TK as a new grade, open to all four year olds throughout California's public school system. SB 837 also addresses class size and proposes a 1:12 ratio whereby each class of 24 children would have one qualified teacher and one teaching assistant. Generally speaking, Universal TK is the first of a two year kindergarten program. Much like kindergarten, this program would be voluntary. It could and would be phased in over a five year period starting as early as the 2015-2016 school year.

Our LRFMP addresses the implementation of Universal TK in the event that SB 837 passes and provides a roadmap of how a Universal TK program can be implemented within the HBCSD.

* Universal TK will have a serious impact on enrollment on an already overcrowded two school District and could not be accommodated at Valley and View Schools alone.

1.3 BENEFITS OF LONG RANGE FACILITIES MASTER PLANNING TO THE COMMUNITY AND THE DISTRICT

- Schools are a community resource
- School centric communities thrive
- Thriving schools attract families and contribute to increased property values
- Communities benefit from joint use spaces such as Athletic Fields, Gyms, Multipurpose Rooms, and Libraries
- Master planning is a means of optimizing District resources
- Master planning addresses aging facilities
- Master planning proactively addresses enrollment projections
- Master planning promotes facilities which support educational goals
- Educational specifications create equity and parity across all campuses and grades
- Common core, 21st century learning, and technology enrich the learning environment and shape facilities
- Sustainable enhancements through modernization and new construction lower energy costs and provide for responsible stewardship of our natural resources
- Master planning is a fiscally responsible approach to utilizing public funds



NORTH SCHOOL EXISTING FACILITY CAPACITY

NORTH SCHOOL CAPACITY

gkkworks also analyzed the classroom and support facility functions at the existing North School site in order to establish the capacity of the existing functions. Per the graph below, the existing North School has a permanent capacity of 360 students, however the administration and kitchen functions were below the required square footage.

1.4 SUMMARY OF LONG RANGE FACILITIES MASTER PLAN PROCESS ESTABLISHING DISTRICT-WIDE PLANNING GOALS

The Long Range Facilities Master Plan Process evolved out of a desire by the HBCSD to better understand the needs of the district and take a proactive approach to addressing those needs. An important element of this process was to reach out to the community and various stakeholders to solicit input and better understand the varying priorities of each stakeholder. The collaborative process of engaging the community, user groups and advisory committee through multiple public forums and online surveys contributed to the LRFMP options presented in this report.

The Master Planning Process was developed in three phases, each with a specific purpose:

- Fact Finding/Outreach/Survey
- Visioning/Priorities
- Master Planning Options

FACT FINDING/OUTREACH/ SURVEY

The purpose of the Fact Finding/Outreach/Survey phase was to determine the "facts". This phase of the project was conducted in February and March of 2014. The gkworks team visited each of the three District assets to conduct field observations of existing campuses. Primary visual observation and considerations were given to the following:

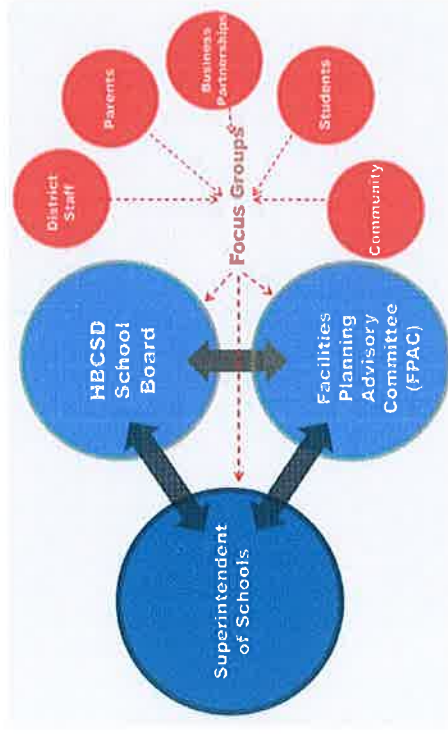
- Code compliance
- Health/life safety issues
- Maintenance needs
- The grade configuration at each campus
- Educational needs

The team documented their findings and reviewed Division of the State Architect (DSA) approved drawings which were made available for each of the three campuses. The buildings at the three sites ranged in age from 10 to 70 years old.

Representatives from the Office of Public School Construction (OPSC) in Sacramento visited the City of Hermosa Beach to tour the three campuses and the Community Center (formerly the Pier Avenue Middle School and currently owned by the City.)

Demographic projections and enrollment growth were reviewed and weighed against site utilization and facility capacities over a 10 year period for permanent and permanent + portable classroom capacity and flexibility was also explored.

Outreach meetings were held to obtain input from the Community, Facility Planning Advisory Committee (FPAC), All District User Group, and the Board of Trustees. Two separate questionnaires were created to obtain input from the community and the All District User Group. Multiple meetings and presentations were held during this phase.

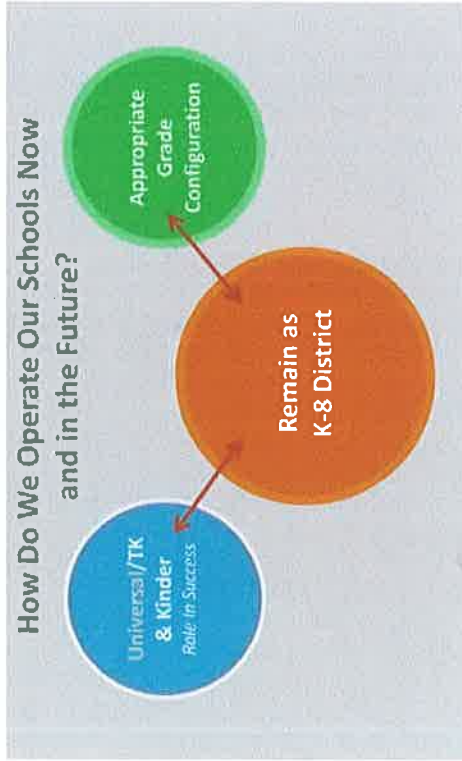


PARTICIPANTS: STAKEHOLDERS / ADVISORY GROUPS / COMMUNITY

VISIONING/PRIORITIES

A Joint Board/Facilities Planning Advisory Committee (FPAC) meeting was held during this phase. The purpose of the Visioning/Priorities Phase was to define the results of the survey, stakeholder comments, data collection, and to collaborate with the stakeholders to prioritize the findings and envision the possibilities for the future of Hermosa Beach Schools. This phase occurred April, 2014. Multiple outreach meetings were held to obtain input from the Community, Facility Planning Advisory Committee (FPAC), All District User Group, and the Board of Trustees.

- Site specific issues were prioritized for each campus in the visioning sessions including way finding, security, parking, drop-off, traffic, specialty classrooms, restrooms and other features.
- Larger master planning opportunities explored various grade configuration scenarios and the vision of a three school District through modernization and/or new construction at North School.



- Permanent classrooms vs. portable classrooms, modernization vs. new construction and flexibility were also explored.

The Visioning and Priorities stakeholder sessions had a large impact on the formation of possible master planning scenarios across a two school or a three school District. Improvement strategies at each campus were identified based on the findings of the previous phase. Preliminary cost per square foot analyses were calculated and presented.

MASTER PLANNING OPTIONS

The purpose of the Master Planning Options Phase was to solidify the master planning scenarios and solutions at each campus and document the master planning process. This phase occurred in May, 2014. Multiple outreach meetings were held to obtain input from the community, Facility Planning Advisory Committee (FPAC), All District User Group, and the Board of the HBCSD. A joint City/Board meeting was also held during this phase.

Four master planning solutions were developed with Option A addressing a two school District utilizing the Valley and View campuses and Options B, C and D addressing a three school District utilizing Valley, View and North campuses. Option C1 addressed alternative grade configurations at View and North Schools. Rough Order of Magnitude (ROM) Cost Estimates were completed for each option.

FINAL LONG RANGE MASTER PLAN OPTIONS

The Final Long Range Master Plan Document was completed in June, 2014 and presented to the Board on June 11th, 2014 along with estimated budgets.

The Long Range Facilities Master Plan represents a ten to fifteen year vision for the District and provides multiple options and opportunities for phased implementation as funding becomes available. This document provides a road map to meet the needs of HBCSD. It is not intended as a final design. As specific projects are initiated throughout the District, more detailed planning, stakeholder involvement and budgetary information will be needed to develop the final scope for each individual project.

2.1

LONG RANGE FACILITIES MASTER PLAN GUIDING PRINCIPLES

A number of guiding principles formed the backbone of the Long Range Facilities Master Plan.

ADDRESS OVERCROWDING

- Provide short term and long term solutions to overcrowding

SAFETY & SECURITY

- Create schools that provide safety and security for all students without compromising a sense of openness and placemaking

MITIGATE TRAFFIC AND CONGESTION

- Implement strategies which mitigate traffic and help relieve congestion at local schools

SCHOOLS AS CENTER OF THE COMMUNITY

- Create schools that enrich the community and are community centric

OPPORTUNITIES FOR JOINT USE

- Maximize opportunities throughout the District for joint use

21st CENTURY LEARNING ENVIRONMENTS

- Embrace 21st century learning environments which meet the needs of the curriculum and promote academic and personal excellence

EQUITY AND PARITY ACROSS ALL SCHOOLS

- Create equitable learning environments across all campuses and within each school

SUSTAINABILITY

- Embrace opportunities for sustainable practices and best practices to promote resource, energy and cost efficiency

FISCAL RESPONSIBILITY

- Develop solutions which are fiscally responsible

LOCAL CONTROL and ACCOUNTABILITY PLAN (LCAP), LOCAL CONTROL FUNDING FORMULA (LCFF) and FEDERAL and STATE CLASS SIZE REDUCTION REQUIREMENTS (CSR) (Facilities planning considerations should assist the District in meeting LCAP, LCFF and CSR requirements)

3.1 WORKSHOPS: PROCESS AND OUTCOMES

STAKEHOLDER INVOLVEMENT: BOARD, FPAC, ALL STAFF, COMMUNITY

The Long Range Facilities Master Plan process was a participatory process with multiple opportunities for stakeholder involvement including parents, educators, all staff and the community at large. Presentations, community forums, and questionnaires were utilized to solicit input from interested parties. Additionally, the District website played an important role in disseminating information to the public and provided access to the survey, master planning updates, presentations and upcoming meetings. Information regarding the Facilities Master plan can be found at: www.hbcsd.org

The District also convened a Facility Planning Advisory Committee (FPAC) comprised of educators, parents and members of the broader community to participate in workshops with the master planning team. At each phase of the project presentations were made.

In total, 20 presentations/public forums were made over the course of four months including the presentation of the final plan on June 16th, 2014.

Each of the opportunities for stakeholder engagement was intended to:

- Listen to the stakeholders and solicit comments and feedback
- Provide updates, progress to date and next steps
- State the objectives of each task/phase
- Provide task/phase oriented leadership in navigating through the master planning process
- Build upon previous tasks and information obtained in developing alternative options and solutions
- Foster consensus amongst stakeholders

Several recurring areas of interest emerged as a result of stakeholder input:

Traffic mitigation opportunities and security at each campus:

- Traffic and congestion at Valley and View Schools was identified as problematic by all stakeholders, particularly at pick up and drop off times of the day. Safe drop off and pick up along with a secure campus were very important to the parents.

The use of North School as a District School

- The North School site is owned by the District and is the remaining asset that is not used by the District for students. The District currently leases North School to a private preschool and the Redondo Beach Unified School District. The public expressed concerns regarding the development of North School primarily related to parking and traffic. Alternative parking solutions were explored and mitigation ideas included staggered start times, the use of the Kiwanis parking lot and buses.

Fact Finding / Outreach / Survey	
All District User Meeting	Wednesday-March 5, 2:15 p.m.
Facilities Planning Advisory Committee (FPAC)	Wednesday-March 5, 6:00 p.m.
Community Meeting	Monday- March 10, 7:00 p.m.
Board Meeting	Wednesday - March 12, 7:00 p.m.
Community Meeting	Saturday - March 29, 10:00 a. m.
Visioning / Priorities	
Office of Public School Construction	Thursday, February 13, 10:00 a.m.
All District User Meeting	Wednesday - April 2, 2:15 p. m.
Community Meeting	Monday - April 14, 7:00 p. m.
Board Meeting	Wednesday - April 16, 7:00 p.m.
Community Meeting	Saturday - April 19, 10:00 a. m.
Masterplanning Options	
All Board/FPAC Joint Meeting	Wednesday - April 23, 6:30 p.m.
All District User Meeting	Wednesday-April 30, 2:15 p.m.
Community Meeting	Wednesday - April 30, 7:00 p.m.
Community Meeting	Saturday - May 3, 10:00 a.m.
Board Meeting	Wednesday - May 14, 7:00 p.m.
Final Masterplan	
Board Meeting	Wednesday - June 11, 7:00 p.m.
Board Meeting	Monday - June 16, 7:00 p.m.
Board Meeting	Wednesday - July 16, 7:00 p.m.

PROCESS OVERVIEW AND MEETING SCHEDULE

STAKEHOLDER INVOLVEMENT

Grade configuration concepts of a three school district or a neighborhood school District:

- * Many public members recall when the Hermosa School District was a neighborhood school district, while other public members previously enjoyed a three school district, moving from grade to grade with the same group of students. Regardless of the benefits of either scenario, there was lively conversation regarding the benefits of either scenario.
- * Two scenarios developed out of this conversation:
 - * North School would be used for transitional kindergarten through first grade, while View School would be used for second through fourth grades and Valley School would be used for fifth through eighth grades.
 - * Students in transitional kindergarten through fourth grade would attend either View School or North School depending on where they lived while fifth grade through eighth grade students would be at Valley School.

Funding opportunities and bonding capacity was also of interest to the stakeholders. Among the possibilities under consideration by district leaders is reopening the former North School campus and presenting voters with a school bond in order to fund either the modernization or rebuilding of its three schools.

3.2 DISTRICT STAFF & COMMUNITY SURVEYS

As part of a sustained commitment to HBCSD, a survey was generated early on in the master planning process to both inform and guide the priorities of decision making. The project team distributed (2) surveys during the first two months of the initiated master planning process. Each survey focused on different stakeholder segments. The first survey focused on District all-staff including District employees, teachers, administrators and staff. The second survey focused on the larger Hermosa community, inclusive of community members that are located within the City of Hermosa Beach, the Facilities Planning Advisory Committee, and parents. Surveys were available both electronically and in paper format for a well publicized period of time.

District All Staff Survey:

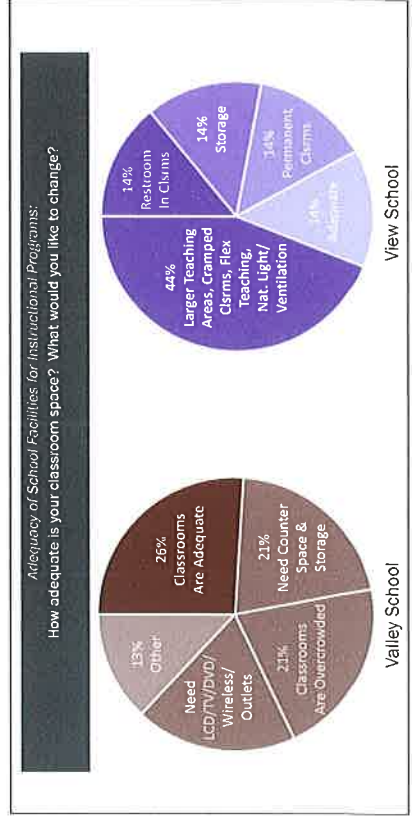
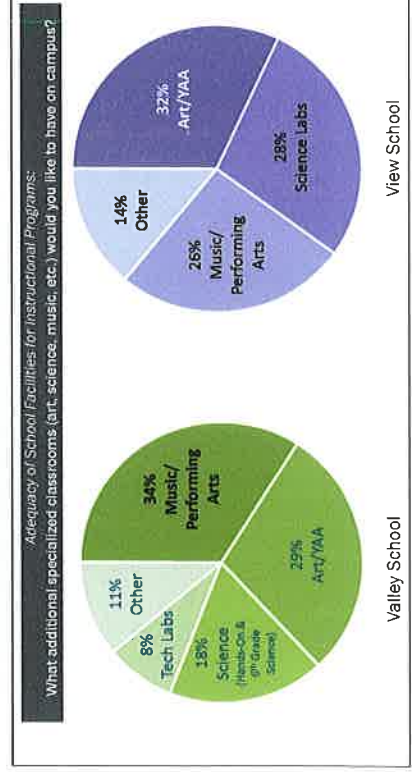
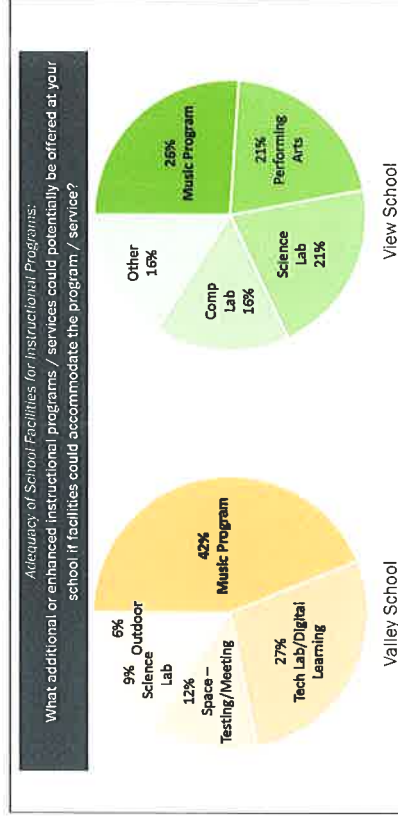
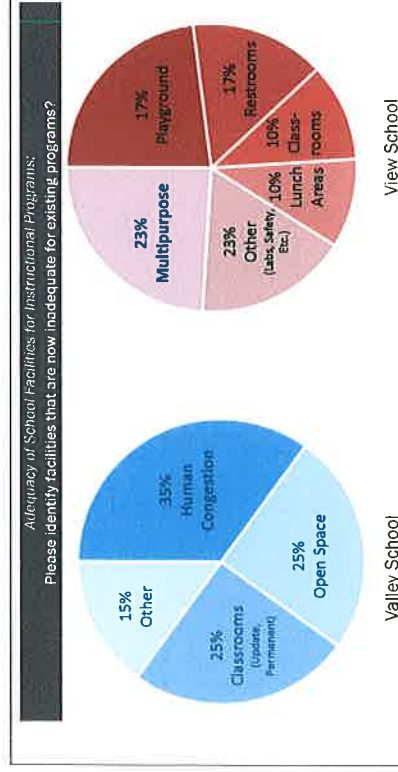
The first survey was distributed to District all staff at Valley School, View School, District offices, and to support team members. Subject matter was developed by the project team and vetted through the District office. Subject matter was arranged into the following categories of content:

- * Adequacy of School Facilities for Instructional Programs:
 - Existing Programs
- * Adequacy of School Facilities for Instructional Programs:
 - Inadequacies for Improvement
- * Overall Needs & Wants
- * Campus Features Requiring Most Improvement
- * Features Requiring Most Improvement
- * Buildings Requiring Most Improvement



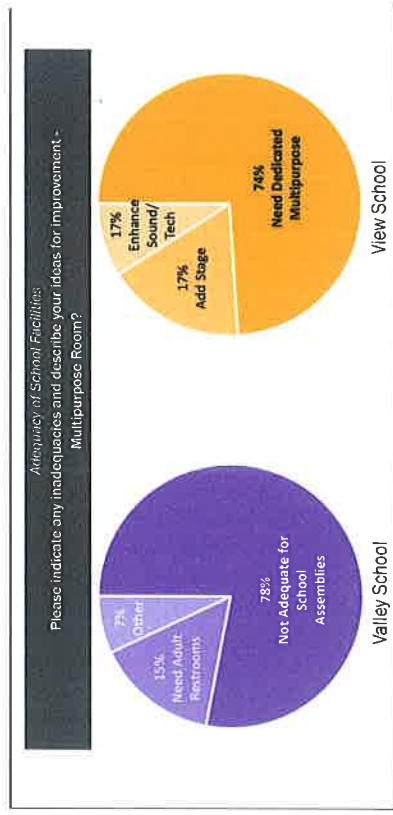
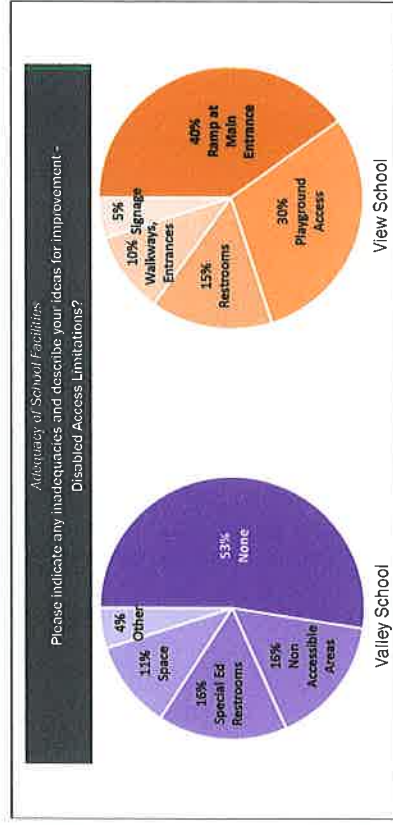
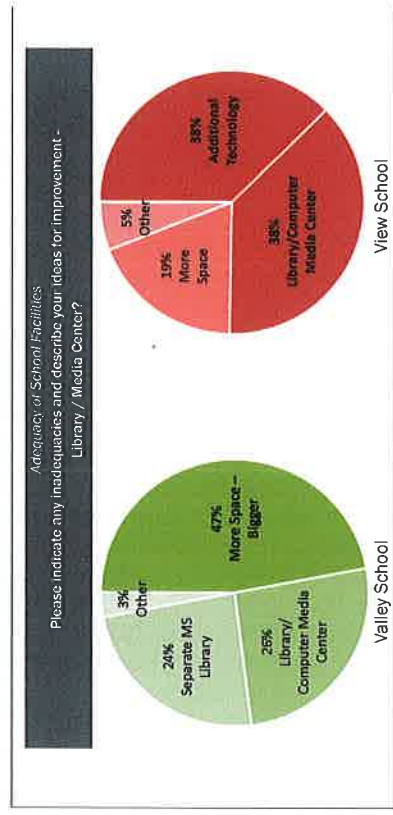
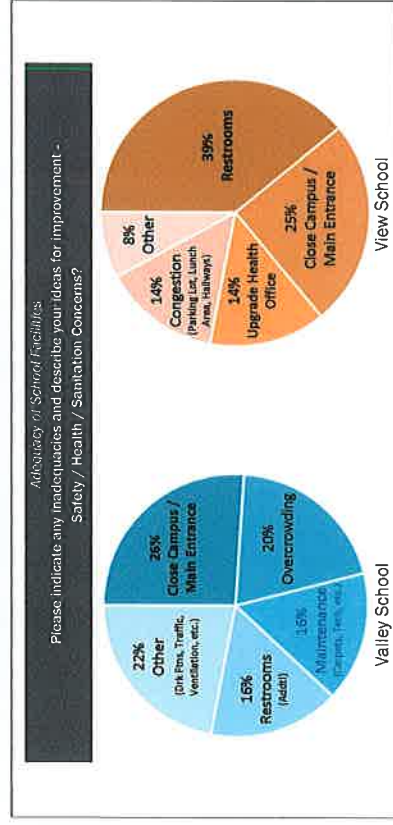
The diagrams that follow summarize the results of the electronic survey information from both Valley School and View School staff.

DISTRICT ALL STAFF SURVEY RESULTS - Adequacy of School Facilities

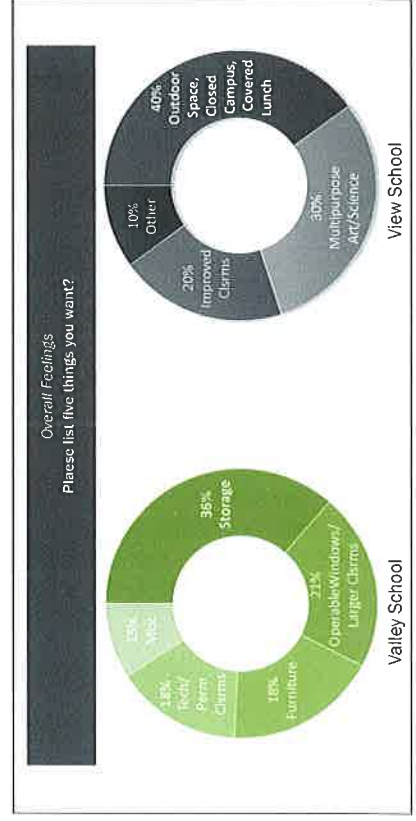
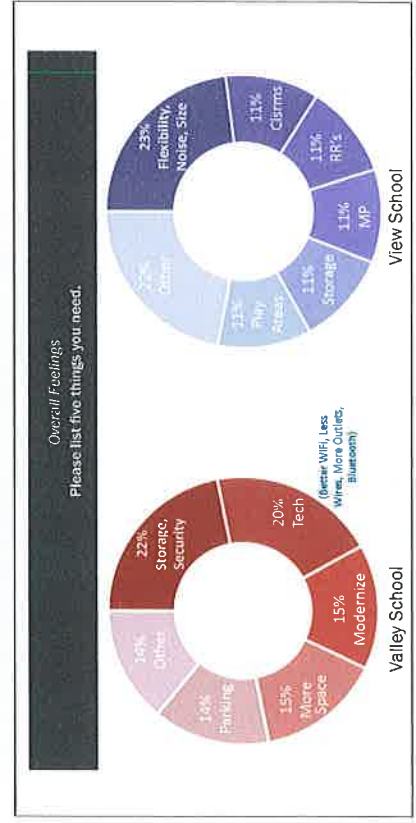
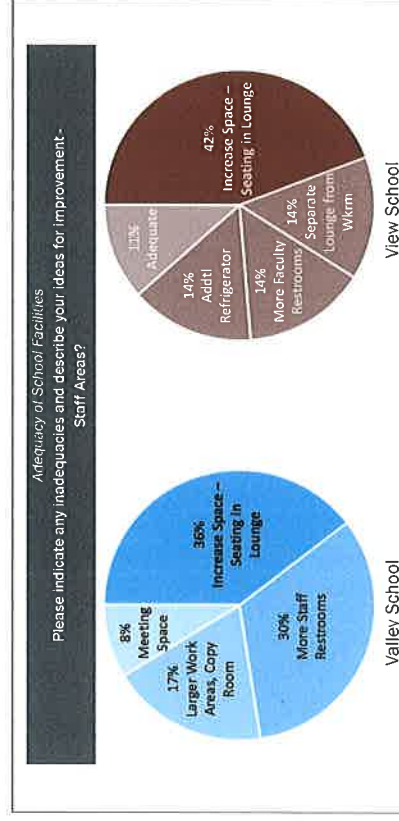
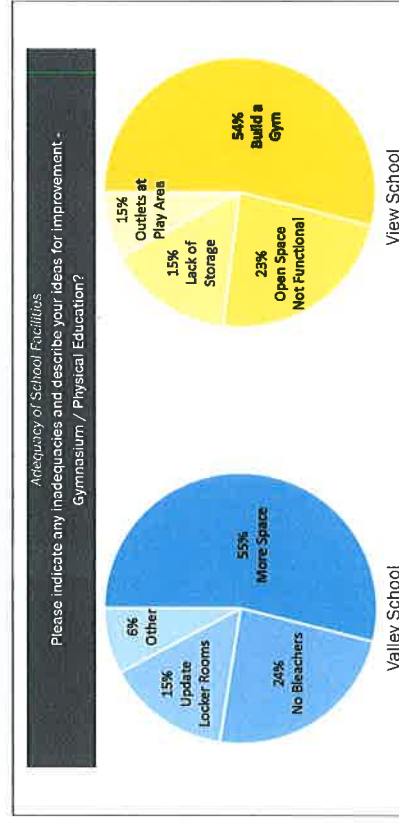


STAKEHOLDER INVOLVEMENT

DISTRICT ALL STAFF SURVEY RESULTS - Adequacy of School Facilities

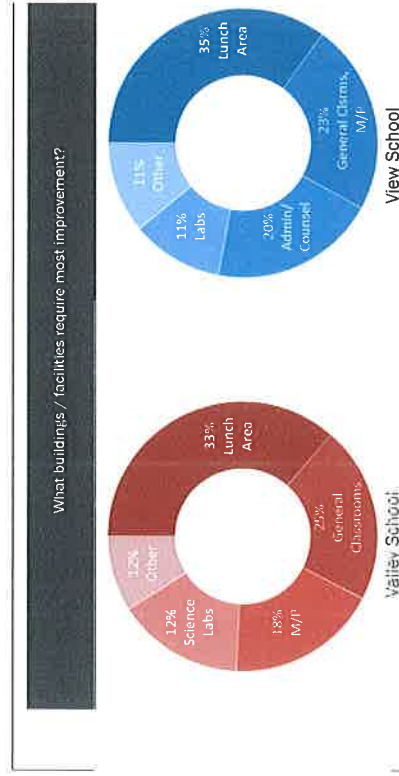
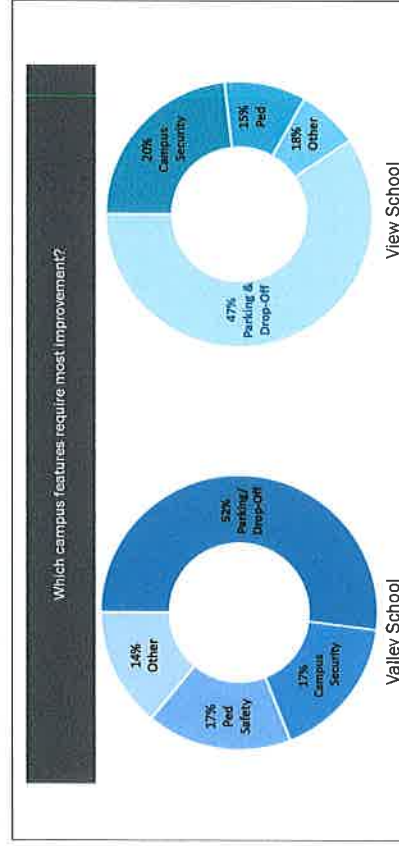


DISTRICT ALL STAFF SURVEY RESULTS

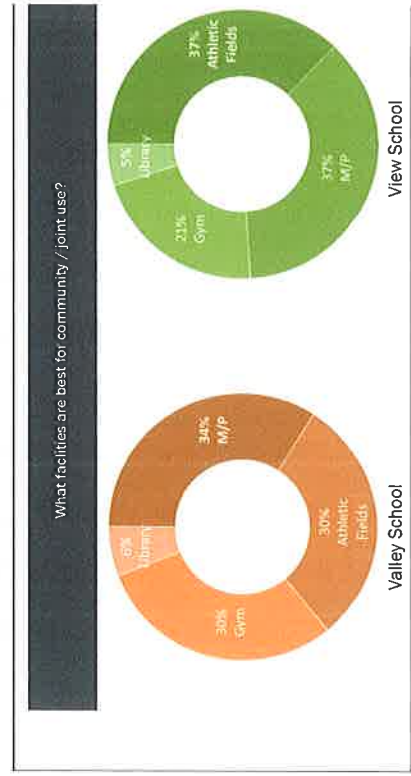


STAKEHOLDER INVOLVEMENT

DISTRICT ALL STAFF SURVEY RESULTS - Adequacy of School Facilities



- District Goals?
- Student Achievement
 - Safe & Secure School
 - Student Engagement
 - Sustainability
 - Effective Use of Resources
 - Communication
 - Parent/Community Partnership
- Valley School
- Safe/Secure Schools
 - Student Achievement
 - Parent/Community Partnership
 - Student Engagement
 - Effective Use of Resources
 - Communication
- View School



DISTRICT ALL STAFF SURVEY RESULTS

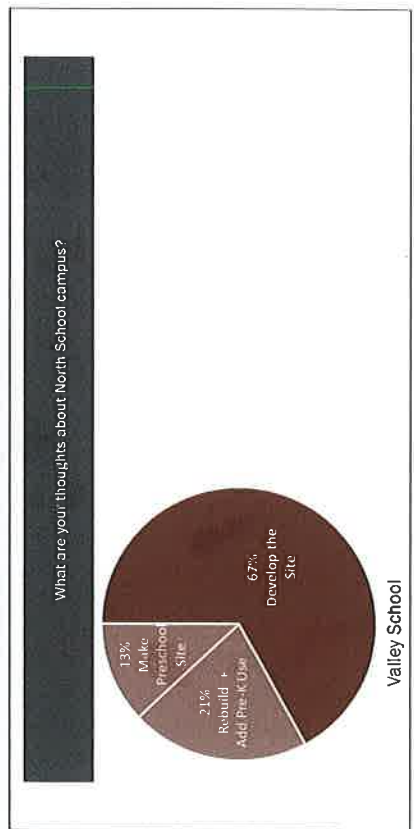
Please fill in the missing blanks.....

My Academic passion is _____

- Reading / Writing / Math
- Special Education
- Student Success
- Student Achievement
- Love of Learning
- Student Engagement
- Team Colleagues
- Reaching All Learners
- Mindfulness
- Strong Stakeholder/Colleagues

Valley School

View School



Please fill in the missing blanks.....

.....which can be supported by _____

- Facilities - Functioning Environment, Larger Classrooms, Specialized Spaces
- Safe and Supportive
- Great Faculty, Collaboration, Time, Engaged Classrooms
- Resources, Tools, Technology, Curriculum

Valley School

View School

- Facilities - Functioning Environment, Larger Classrooms, Specialized Spaces
- Professional Development, Balanced Instructional Time, Current Curriculum, Time
- Great Faculty, Collaboration, Time Engaged Classrooms
- Resources, Tools, Technology

4.1 SITE ANALYSIS & SPACE NEEDS: ASSESSMENT OF EXISTING FACILITIES

ASSESSMENT OF EXISTING FACILITIES

This LRFMP includes an assessment of the existing facilities at Valley, View and North Schools. The student capacity of each school was calculated based on available data and site observations.

The Facility Multiplier Chart below was used to calculate the existing capacity of shared facilities in order to meet elementary or middle school requirements. Shared facilities include Administrative Offices, Kitchen/Lunch Shelter, Multipurpose Rooms, Gymnasium, Library and playgrounds.

Parking requirements are calculated by total number of classrooms x a factor of 2.25.



Grade	Student Total Capacity	Administrative Office	Kitchen	Multipurpose	Gymnasium	Library	Lunch Shelter
ES	< 600	5.0	2.6	6.1	-	3.3	3.0
ES	600-900	3.7	1.9	5.8	-	2.9	3.0
ES	901-1,200	3.0	1.4	5.7	-	2.8	3.0
ES	> 1,200	2.2	1.0	6.0	-	2.9	3.0
MS	< 600	3.3	2.1	5.1	35.5	4.0	3.0
MS	601-1,300	2.0	1.3	6.1	33.6	3.6	3.0
MS	> 1,300	1.8	1.1	5.8	30.2	3.5	3.0
STATE MS		3.0	-	5.3	-	2.3	3.0
STATE ES		2.0	-	5.3	-	3.3	-
Playground:							
Elementary Students:							
up to 500	1.4 acres	60,964 sf =					
up to 750	1.7 acres	74,052 sf =					
up to 1,000	2.0 acres	87,139 sf =					
up to 1,250	2.3 acres	100,188 sf =					
Middle School Students:							
up to 2,400	6.0 acres	261,360 sf =					
Parking:							
Parking is calculated by Total Number of Classrooms X a factor of 2.25.							

OVERVIEW: VALLEY SCHOOL

Valley School is a campus of approximately six acres and currently serves grades 3-8. Main access to the campus is along Valley Drive. There are two secondary vehicular access points onto campus. There is a parking lot located behind Building D that is currently being used for staff parking. The second access point is along the residential road Valley Park Avenue. This road provides access to the northwest edge of the campus, primarily used as a service entrance to access the District maintenance and operations functions along with service functions associated with trash collection and delivery for the campus.

The school has several permanent buildings that are original to the campus. The most recent new permanent construction on campus occurred on 2004 and included a new gymnasium and library facility. Three modular buildings exist on campus to help alleviate overcrowding. These buildings are located adjacent to the gymnasium on the north and east sides. The District administrative offices and District maintenance and operations facilities are both located on the Valley School campus. The District offices are located at the main campus entrance and serve as main receiving point for incoming visitors. The administrative office for the Valley School campus students and parents sits just west of the District office location. The maintenance and operations facility is located at the north west corner of the site adjacent to Valley Park Avenue.

Of the two campuses currently being utilized by the District, the Valley School site is most impacted by overcrowding. While the play fields and gymnasium building are sized to accommodate the additional student load, the lack of classroom space and many of the support facilities are undersized to handle the current demand.

FACILITIES CONDITION ASSESSMENT

ASSESSMENT OF SITE, GROUNDS AND EXTERIORS

- Existing site perimeter is unsecure. Primary entrance onto the campus currently provides unobstructed access from parking areas onto play fields.
- Curb appeal at campus entrance and main parking area.
- Pick-up and drop-off creates queuing crowds that spill out onto Valley Drive.
- Campus would benefit from increased parking and extended secure drop-off area.
- Visitor parking areas are unclear.
- Main entrance receiving area onto campus is unclear -ADA access has not been provided into the stepped area at the Main Quad.
- ADA ramps located at the back area of the Art Classroom, Building D is not ADA compliant.

ASSESSMENT OF INTERIORS AND PROGRAM ADJACENCIES

- All exterior buildings require repainting, along with roof flashing and new gutters.
- Path of travel accessways at several locations become overcrowded during time between classes.
- Lighting upgrades around campus perimeter and along major walkways.
- Exterior glazing is single pane with peeling solar film. Dual insulated glazing and high performance coating recommended for increased efficiency and performance.
- Main administration offices are not properly located or sized to accommodate student population.
- Classrooms require upgrades of carpet, paint and additional millwork. High performance direct/indirect lighting at classrooms recommended.
- Specialty programs such as Art and Technology would benefit from direct adjacency.
- Campus could support a Performing Arts program if stage in the Multipurpose building is regained and additional classroom space is added to accommodate program.
- Multipurpose room is not easily identifiable on campus. Public events that occur on campus require the public to find their way without adequate signage or identification of the shared space.
- Classrooms require enhanced technology and wireless capabilities.
- Exposed wires and cords at classrooms provide tripping hazards in existing conditions.

PROGRAM ASSESSMENT

PROGRAM NEEDS

- Main administration work areas need to be sized to accommodate additional conference rooms, meeting spaces and storage. Nurses office requires restroom.
- Inadequate support space, storage, and restrooms for teachers provided around campus.
- Currently, a classroom shortage exists on campus. Three temporary portables have been installed on campus, along with one classroom that currently occupies the stage at the Multipurpose Building.
- Classrooms exist on campus that do not meet the minimum California Department of Education state requirements for size, adjacency, and function.
- Classrooms are overcrowded and exceeding student teacher ratio.
- Campus could support a Performing Arts program if stage in the Multipurpose building is regained and additional classroom space is added to accommodate program.
- Multipurpose room is not easily identifiable on campus. Public events that occur on campus require the public to find their way without adequate signage or identification of the shared space.
- Increase quantity of special education restrooms.
- Expressed need for additional drinking fountains.

CAPACITY ANALYSIS OF EXISTING PROGRAM

Evaluation of current space program has been itemized in the chart that follows. Areas that are deficient or do not meet the minimum state requirements set forth by the California Department of Education have been highlighted.

EXISTING CONTEXT PHOTOS

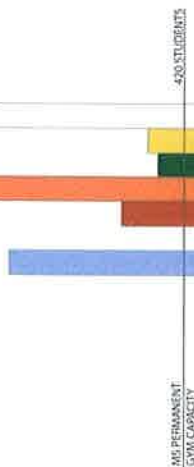


- LEGEND**
- PUBLIC ENTRANCE
 - MAIN OFFICE
 - DROP-OFF / PICK-UP
 - PEDESTRIAN PATH
 - SERVICE PATH
- TEACHING SPACES**
- CLASSROOM
 - CLASSROOM INTERMEDIATE
 - SCIENCE LAB
 - SHARED EDUCATION
 - PHYSICAL EDUCATION
- SUPPORT SPACES**
- LIBRARY
 - MULTIPURPOSE
 - FOOD SERVICE
 - LUNCH SHELTER
 - STUDENT TOILET
 - WORKROOM
- ADMINISTRATION**
- ADMINISTRATION
 - STORAGE
 - STAFF TOILET
 - M & O
 - DISTRICT OFFICE

PROJECTED ENROLLMENT (2022)

1,144 STUDENTS

DISTRICT TOTAL CAPACITY (INCLUDES PORTABLES/INTERIM)	1,050 STUDENTS
CURRENT ENROLLMENT	948 STUDENTS
DISTRICT PERMANENT CAPACITY	930 STUDENTS
STATE TOTAL CAPACITY (INCLUDES PORTABLES/INTERIM)	888 STUDENTS
STATE PERMANENT CAPACITY	787 STUDENTS



SUPPORT FACILITY	(E) S.F.	# OF STUDENTS CAPACITY
ADMIN	2,718	770
BOILERHOUSE	488	110
FOOD SERVICE	1,632	110
MULTIPURPOSE	4,893	800
GYMNASIUM MS	7,748	470
LIBRARY	1,601	491
PLAYGROUND	101,587	873
PARKING	59 S.F.	79 S.P.

EXISTING FACILITY CAPACITY

VALLEY CAMPUS, 3 - 8

HERMOSA BEACH CITY SCHOOL DISTRICT FACILITIES MASTER PLAN

CAMPUS DATA / CLASSROOM COUNT

CLASSROOMS	PERMANENT	PORTABLE/INTERIM	TOTAL	2022*
3-5	20	1	21	
6-8	11	3	14	
TOTALS:	31	4	35	44

* BASED ON PROJECTED ENROLLMENT + DISTRICT LOADING
 ES (60%) = 688 STUDENTS + 24 = 29 CLASSROOMS
 MS (40%) = 438 STUDENTS + 30 = 15 CLASSROOMS

CAPACITY SCENARIOS:

STUDENT POPULATION TOTALS CALCULATED BY:
 # OF CLASSROOMS X LOADING STANDARD

TOTAL CAPACITY (DISTRICT LOADING)
 35 CLASSROOMS X 30 STUDENTS/ROOM = 1,050 STUDENTS
 ES = 60% OF CLASSROOMS = 600 STUDENTS
 MS = 40% OF CLASSROOMS = 450 STUDENTS

DISTRICT LOADING STANDARDS
 GRADES K-3: 24 STUDENTS / CLASSROOM
 GRADES 4-8: 30 STUDENTS / CLASSROOM

STATE LOADING STANDARDS
 GRADES K-6: 25 STUDENTS / CLASSROOM
 GRADES 7-8: 22 STUDENTS / CLASSROOM

EXISTING FACILITY STUDENT CAPACITY:

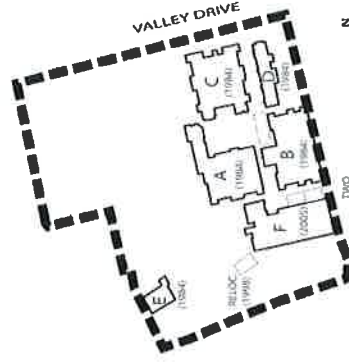
EXISTING S.F. + MULTIPLIER = NUMBER OF STUDENTS
 EXISTING FACILITY CAN SUPPORT

OBSERVATIONS

- MAIN OFFICE IDENTITY / VISIBILITY
- SITE SECURITY
- TWO PARKING LOTS
- ELEMENTARY SCHOOL & MIDDLE SCHOOL GRADE DELINEATION AND CROSSOVER

FACILITY MULTIPLIER (PERMANENT)

Facility	Permanent	Portable	Interim	Multiplied
Classrooms	1.0	1.0	1.0	1.0
Administrative	1.0	1.0	1.0	1.0
Support	1.0	1.0	1.0	1.0
Other	1.0	1.0	1.0	1.0



KEY PLAN
 TOTAL SITE: 9 ACRES



SCHOOL CAPACITY & ENROLLMENT: CAMPUS DATA & OBSERVATIONS

APRIL 2020

SITE ANALYSIS & SPACE NEEDS

VALLEY SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VALLEY CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
Grades: 3 - 8	Date Built: 1964	Site: 6 acres	
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by A
1. SAFETY, HEALTH, CODE	- Corridors too narrow, congested - Request closer campus with single controlled entry point - Campus is overcrowded		- Surface mounted electrical tray - No Energy Management System - Lighting is old - upgrade for energy - Refer to report provided by HSC - Lowest walkways have dry rot - disassembled with joints remain required - Misc. threshold, caulkwork and is required - Wood ramp at back of Art Class not ADA compliant - replace and - Classroom sizes less than 960 sf. Big O Rooms 12, 13, 14 - Exterior glazing film fogged and - Unsecured outdoor play area

HERMOSA BEACH CITY SCHOOL DISTRICT VALLEY CAMPUS SURVEYED NEEDS ASSESSMENT 2014

School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
2. FUNCTIONALITY / CLASSROOM FACILITIES	- Classroom layout is adequate - Classes are overcrowded - Additional whiteboard space needed - Inadequate natural light - Paint / Carpet replacement - Unused space in Science Bldg. - Additional Storage, closet space required - Additional flex space for Classroom Breakout sessions, Collaborative Teaching & Testing required - All classrooms need to be modernized - Standardize Furniture - Need operable windows, more natural light - Convert to Permanent classrooms - Enhanced Music / Performance Classroom Space - Need hands-on 6th grade science lab - Request Art Classroom / YAA - Request space for Music Performing Arts Classroom - Need additional Tech Lab / Digital Learning Space - Request for LCD TV in classrooms - Require additional staff restrooms	- Expressed Desire for Community School Approach - Permanent classrooms were promised during last construction efforts and not provided	- Classroom shortage: 3 portables + 1 class located on MPR Stage - One remote portable located east of Gym Bldg. F - Art Classroom for 6 - 8 is located on grade 3 - 5 side of campus - No music classroom - No art classroom for 3 - 5 - Many classrooms need more storage space - Outdoor breakout spaces underutilized? - Few teach prep spaces - Not enough staff restrooms

VALLEY SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VALLEY CAMPUS SURVEYED NEEDS ASSESSMENT 2014

School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
1. FUNCTIONALITY - OTHER INSTRUCTION AREAS	- Library: - Too Small - Needs larger checkout, quiet location - Needs more shelving - Needs more storage - Needs more comprehensive Computer Media Sounds System - Separate MS library from lower grades - Multipurpose Room: - Not adequate for school assemblies - Need to regain use of stage - Physical and Recreational Facilities: - Gym is too small, always occupied - Upgrade locker rooms - Update playground - No bleachers - Need special ed restrooms - Need additional drinking fountain - Enhanced Music / Performance Classroom Space - Need hands-on 6th grade science lab - Request Art Classroom / VISA - Request space for Middle Performing Arts Classroom - Need additional Tech Lab / Digital Learning Space - Request for LCD TV in classrooms - Require additional staff restrooms	- No special requests by Community for shared access - Community uses outdoor facilities	- MPE stage converted into classroom - MPE not subdivisible for shared use - MPE not identifiable from street - Outdoor play equipment removed from lower 2 - Play equipment surfacing damaged - Outdoor areas between classrooms underutilized

HERMOSA BEACH CITY SCHOOL DISTRICT VALLEY CAMPUS SURVEYED NEEDS ASSESSMENT 2014

School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
4. FUNCTIONALITY - ADMIN/SUPPORT AREAS → → → →	- Serving kitchen unseparated - Lunch chafers unseparated - Location of Main Admin to entrance - Need more seating and space in Teachers Lounge - Need more staff restrooms dispersed throughout campus - Teacher's Workroom: Need larger workroom Need additional copier space - More District Office - Need more admin storage space - Need Staff Meeting and Conference Space - Need additional offices - On Campus parking, curbside and drop off need improvement - Additional parking required - Admin areas are aged and need modernization - Overall campus security is key - Pedestrian safety is key	Some neighbors affected by drop off times - most avoid Valley during these times	- Main Office is not visible due to District Office at front entry - No indoor lunch seating - Staff restroom Bldg C used for special ed - need adequately sized dedicated special ed restroom - Admin office modernization for accessibility at front desk - Nurse's office restroom requires accessibility upgrade - Location of Main School office not clear - No dedicated conference room - IT office located in small storage space - Bldg C SLP office HVAC is too hot or cold - this office should be separately zoned or rebalanced - Improved parking security for drop off - pedestrian student safety - Not clear where visitor parking is located - Staff parking is adjacent lot - current parking insufficient - No main entry checkpoint for security control

VALLEY SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VALLEY CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
5. PHYSICAL CONDITION - INTERIOR	- Classrooms need 120V/200V/480V - Better WiFi, less wires, more outlets - Possible transition to smart boards - Classroom lighting		- Overall modernization required to update paint and ceilings - Surfaces mounted conduits for added fire alarm electrical outlets - Replace old lighting for energy savings - Interior door/window coverings need replacement - Replace old lighting
6. PHYSICAL CONDITION - EXTERIOR	- Improve curb appeal - Inadequate parking - Need outdoor classrooms - Outdoor play fields have no security barrier	Play field has no security barrier	- Peeling paint on exterior metal due to sea local - Replace rusted gutters - Exterior building repainting - Replace rusted gutters - Remove or replace glaring film - Remove paint over clerestory windows and add coverings for shade or replace glazing with tint to reduce glare and solar heat gain but maintain daylighting - Remove Bldg D exterior window louvers - not in for display and they present ADA issue due to from base of building - Replace old lighting - Potential roof replacements with cool roofs

The chart below is a room-by-room space inventory of existing square footage on campus. Areas highlighted in yellow and red indicate areas where current deficiencies exist on campus.

13,861/21

43

OVERVIEW: VIEW SCHOOL

View School is a campus of approximately four and a half acres and serves grades TK-2. The campus sits within a residential neighborhood and has access frontage along Prospect Avenue only. The site is terraced with a lower parking lot, upper parking lot, main administration and campus buildings, and an additional stepped terrace up to the play areas. The school has several permanent buildings that are original to the campus. The most recent new permanent construction on campus occurred on 2000 with the addition of a Multipurpose building and warming kitchen facility. Four modular buildings were added to the campus in 2013 on the upper play yard to help alleviate overcrowding. In addition, there are eight existing permanent modulars on campus used to accommodate kindergarten and first-grade classrooms. Of the two campuses currently being utilized by the District, the Valley School site is most impacted by overcrowding. While the play fields and gymnasium building are sized to accommodate the additional student load, many of the support facilities are undersized to handle the current demand.

FACILITIES CONDITION ASSESSMENT

ASSESSMENT OF SITE, GROUNDS AND EXTERIORS

- Existing site perimeter is insecure. Primary entrance onto the campus currently provides unobstructed access from parking areas onto campus.
- Curb appeal at campus entrance and main parking area.
- Pick-up and drop-off creates queuing crowds that create significant congestion along Prospect Avenue.
- Campus would benefit from increased parking and extended secure drop-off area.
- Visitor parking at the main entrance does not provide a handicapped accessible entrance to the main administration. There is an approximate 8'-0" grade difference from the visitor parking lot to administration that is currently provide with only stair access.
- Visitor parking areas are unclear.
- Handicapped parking is possible only from the upper staff parking area.
- Main entrance onto campus is unclear and pathway to school administrative offices provides open and insecure entry onto campus without check-in from the upper parking lot.
- ADA access has not been provided into the stepped area at the Main Quad.
- ADA ramps located at the back area of the Art Classroom, Building D is not ADA compliant.
- All exterior buildings require repainting, along with roof flashing and new gutters.
- Path of travel accessways at several locations become overcrowded during time between classes.
- Lighting upgrades around campus perimeter and along major walkways.
- Exterior glazing is single pane with peeling solar film. Dual insulated glazing and high performance coating recommended for increased efficiency and performance.

EXISTING CONTEXT PHOTOS





LEGEND

- PUBLIC ENTRANCE
 - MAIN OFFICE
 - DROP-OFF / PICK-UP
 - PEDESTRIAN PATH
 - SERVICE PATH
- TEACHING SPACES**
- CLASSROOM
 - CLASSROOM
 - INTERIM/PORTABLE
 - SHARED EDUCATION
- SUPPORT SPACES**
- LIBRARY
 - MULTIPURPOSE
 - FOOD SERVICE
 - STUDENT TOILET
 - WORKROOM
- ADMINISTRATION**
- ADMINISTRATION
 - STORAGE
 - STAFF TOILET
 - M & O

VIEW SCHOOL CAMPUS

SITE ANALYSIS

- Needed additional classroom space
- Create needed safe and secure campus entry
- Improve campus access and security near campus entrance
- Improve and expand on-site campus drop-off, parking count and secure campus entrance
- Remove existing kindergarten and first grade portables and replace with new construction
- Remove existing second grade portables and replace with new kinder facility and dedicated, secure kinder play area
- Restore existing multipurpose to intended use and relocate kitchen and resource space
- Relocate kitchen/lunch shelter to create adjacency with multipurpose room
- Improve and enlarge campus quad - increasing outdoor community space, interior campus visibility and supervision areas
- Improve and enlarge undersized main school administration and entrance - improve security access, ADA and visibility controls at entrance
- Control access to upper parking lot - dedicate lower parking to public and upper parking to faculty
- Main controlled entry point for visitors and parents should be from front of campus only (currently two entry points exist), along Prospect Avenue
- Restore Multipurpose to full functionality, currently functions as classroom space



FACILITY MULTIPLIER (see students)

[illegible]

Circumstance	Percentage (%)
Self-defense	85
To protect others	75
To maintain order	65
To punish someone	55

Sample	Time (min)	Conc. (mg/L)	Area (a.u.)	Peak No.
Sample 1	1.2	0.5	1.2	1
Sample 2	1.5	0.5	1.5	1
Sample 3	1.8	0.5	1.8	1
Sample 4	2.1	0.5	2.1	1
Sample 5	2.4	0.5	2.4	1
Sample 6	2.7	0.5	2.7	1
Sample 7	3.0	0.5	3.0	1
Sample 8	3.3	0.5	3.3	1
Sample 9	3.6	0.5	3.6	1
Sample 10	3.9	0.5	3.9	1
Sample 11	4.2	0.5	4.2	1
Sample 12	4.5	0.5	4.5	1
Sample 13	4.8	0.5	4.8	1
Sample 14	5.1	0.5	5.1	1
Sample 15	5.4	0.5	5.4	1
Sample 16	5.7	0.5	5.7	1
Sample 17	6.0	0.5	6.0	1
Sample 18	6.3	0.5	6.3	1
Sample 19	6.6	0.5	6.6	1
Sample 20	6.9	0.5	6.9	1
Sample 21	7.2	0.5	7.2	1
Sample 22	7.5	0.5	7.5	1
Sample 23	7.8	0.5	7.8	1
Sample 24	8.1	0.5	8.1	1
Sample 25	8.4	0.5	8.4	1
Sample 26	8.7	0.5	8.7	1
Sample 27	9.0	0.5	9.0	1
Sample 28	9.3	0.5	9.3	1
Sample 29	9.6	0.5	9.6	1
Sample 30	9.9	0.5	9.9	1
Sample 31	10.2	0.5	10.2	1
Sample 32	10.5	0.5	10.5	1
Sample 33	10.8	0.5	10.8	1
Sample 34	11.1	0.5	11.1	1
Sample 35	11.4	0.5	11.4	1
Sample 36	11.7	0.5	11.7	1
Sample 37	12.0	0.5	12.0	1
Sample 38	12.3	0.5	12.3	1
Sample 39	12.6	0.5	12.6	1
Sample 40	12.9	0.5	12.9	1
Sample 41	13.2	0.5	13.2	1
Sample 42	13.5	0.5	13.5	1
Sample 43	13.8	0.5	13.8	1
Sample 44	14.1	0.5	14.1	1
Sample 45	14.4	0.5	14.4	1
Sample 46	14.7	0.5	14.7	1
Sample 47	15.0	0.5	15.0	1
Sample 48	15.3	0.5	15.3	1
Sample 49	15.6	0.5	15.6	1
Sample 50	15.9	0.5	15.9	1
Sample 51	16.2	0.5	16.2	1
Sample 52	16.5	0.5	16.5	1
Sample 53	16.8	0.5	16.8	1
Sample 54	17.1	0.5	17.1	1
Sample 55	17.4	0.5	17.4	1
Sample 56	17.7	0.5	17.7	1
Sample 57	18.0	0.5	18.0	1
Sample 58	18.3	0.5	18.3	1
Sample 59	18.6	0.5	18.6	1
Sample 60	18.9	0.5	18.9	1
Sample 61	19.2	0.5	19.2	1
Sample 62	19.5	0.5	19.5	1
Sample 63	19.8	0.5	19.8	1
Sample 64	20.1	0.5	20.1	1
Sample 65	20.4	0.5	20.4	1
Sample 66	20.7	0.5	20.7	1
Sample 67	21.0	0.5	21.0	1
Sample 68	21.3	0.5	21.3	1
Sample 69	21.6	0.5	21.6	1
Sample 70	21.9	0.5	21.9	1
Sample 71	22.2	0.5	22.2	1
Sample 72	22.5	0.5	22.5	1
Sample 73	22.8	0.5	22.8	1
Sample 74	23.1	0.5	23.1	1
Sample 75	23.4	0.5	23.4	1
Sample 76	23.7	0.5	23.7	1
Sample 77	24.0	0.5	24.0	1
Sample 78				

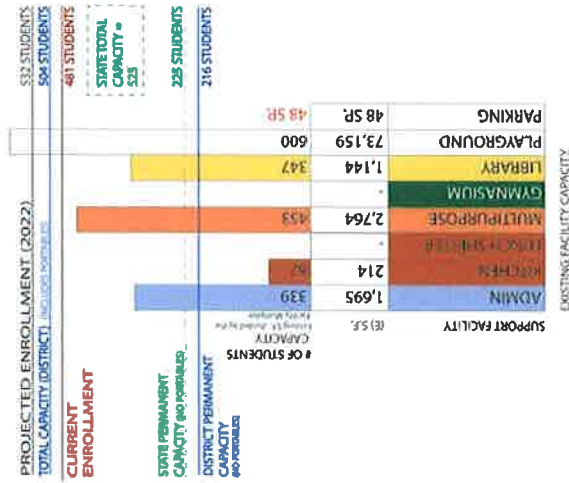
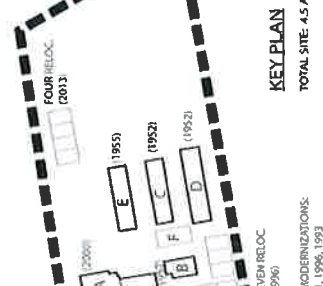
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12000

-
- KEY PLAN**
TOTAL SITE: 4.5
ACRES
- MODERNIZATIONS:
1996, 1993
- YEN RELOC
(1996)
- (1952)
(1952)
- A B C D E F



SCHOOL CAPACITY & ENROLLMENT, CAMPUS DATA & OBSERVATIONS



VIEW SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VIEW CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
Grades: K - 2	Date Built: 1952	Site: 4.5 acres	
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
1. SAFETY, HEALTH, CODE	- Request one controlled entry point for public access onto campus - Frequent closed campus at main entrance - General concern for overall safety/security - Resolve ADA access to main entrance - Classrooms undivided	Access to main entrance	- Excessive porches - Exposed electrical conduits throughout site - Exposed fire alarm conduits throughout site - No Energy Management System - Campus wide plumbing clog. Is low for the number of students occupying the site - Support offices located in previous storage yard - Site security issues and parking issues due to narrow site - HAZMAT refers to HRCSD report - Admin offices not accessible - Wayfinding around campus not clear - Threshold issues at some doors, make ADA accessible - Drinking fountain not ADA accessible - Classrooms too small. Portable: 900 sq ft each classroom - APR divided into computer lab and 150 - Replace outdoor lighting throughout for energy

HERMOSA BEACH CITY SCHOOL DISTRICT VIEW CAMPUS SURVEYED NEEDS ASSESSMENT 2014

School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
2. FUNCTIONALITY / CLASSROOM FACILITIES	- Some kindergarten classrooms do not have internal trailer rooms - Classrooms not equipped with adequate storage - Need larger classrooms - Request flexible teaching spaces - Request additional natural light & ventilation - Acoustical issues - Multiple entrances into Portables - Overcrowding - Request removal of portables and replacement with permanent classrooms - Need designated art classroom - Need Science lab space - Request performing arts classroom and music program - Request secure space for after school programs - Need more storage	- Campus is overcrowded - Expressed desire for Community School Approach	- MPR subdivided into Computer Lab and RCP - Excessive portables (12 of 21 classrooms) - No music classroom - No art classroom - Classrooms need more taskable space - Classrooms need more storage space - There is no teacher prep space - AC in portables only - very noisy when running

VIEW SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VIEW CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
3. FUNCTIONALITY - OTHER INSTRUCTION AREAS	- Library: Check-out area too small. Library is underused. Need additional shelving. Need Technology/Media Center. Need quiet areas. - Multipurpose Room: Restore MPR to intended function. Provide for Dance. - Need a stage. - Need enhanced sound/technology. - Physical and Playground Facilities: Multiple request for playground activities. No electrical connections at outdoor play areas. Inadequate location and size of kindergarten play areas. Inadequate storage for play equipment. Open space not functional. - Need additional student restrooms. - Need additional drinking fountains.	- Multipurpose Room is not used for intended function. - Playground is underused.	- Library computer area not accessible. Workshop. - MPR split into Computer and RSP. - MPR needs a non-permanent foldable partition. - MPR has no stage. - MPR not identifiable from street. - Kindergarten play equipment removed from Kindergarten classrooms. - Current playfield size not adequate for current. - Outdoor areas between classrooms underutilized. - Kindergarten classrooms in Bldg C and D don't contain restrooms. - Need accessible drinking fountains.

HERMOSA BEACH CITY SCHOOL DISTRICT VIEW CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
4. FUNCTIONALITY - ADMIN/SUPPORT AREAS	- Enlarge lunch area - Provide outdoor lunch shelter - Increase staff lounge seating capacity - Separate staff lounge from workroom - Need more staff restrooms - Need larger Teacher's workroom - ADA Access upgrades required at Admin - Need Admin conference space - Health office is too small and requires privacy - Restrict drop-off and pickup to one entrance - Inadequate drop-off - Additional parking required - Restrict visitor parking to one location - Pedestrian safety - Reduce street traffic / noise	- Parents parking at multiple points of entry - Request One-Secure Dropoff/pickup location - Some neighbors affected by queuing and drop-off; most avoid at these times - Increase parking capacity - Improve pedestrian safety	- Not enough offices: Support staff located in storage rooms without heat - Waiting kitchen is too small - Serving line for warming kitchen circulation is problematic - Main office is not visible as main check-in point - Main office modernization and ADA upgrade required - No dedicated conference room - Nurse's office too small and not private - Central area needs more storage space - Parking lot asphalt in poor condition - Improved parking security for drop-off, pedestrian student safety - Not clear where visitor parking is located - No ADA parking lower lot - No main entry check point due to multi-level site

VIEW SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

This 2014 Needs Assessment chart consists of the following types of information collected on the existing site conditions.

- Architect Site Observations
- District Maintenance Team Assessment of Existing Facilities
- Comments collected from Faculty and Staff
- Comments collected from Parents and Community

HERMOSA BEACH CITY SCHOOL DISTRICT VIEW CAMPUS SURVEYED NEEDS ASSESSMENT 2014			
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
5. PHYSICAL CONDITION - INTERIOR			• Mis matched finishes in student lockers due to ADA upgrade • Replace lighting for energy efficiency • Replace window coverings • Replace old and noisy HVAC in classrooms
School Needs Categories	Reported by Site Survey & District	Reported by Community	Reported by Architect
6. PHYSICAL CONDITION - EXTERIOR	• Improve curb appeal • Overall lack of landscaping		• Peeling paint on exterior metal due to sto locz • Replace rotted gutters • Exterior building repaint • Repair exterior parking asphalt • Insufficient fencing and security between The upper parking • Replace lighting for energy efficiency

VIEW SCHOOL - EXISTING SPACE INVENTORY

The chart below is a room-by-room space inventory of existing square footage on campus. Areas highlighted in yellow and red indicate areas where current deficiencies exist on campus.

Teaching Spaces		Room #	Space Name / Description	Grade	SF	# Students DISTRICT	# Students STATE
Building							
C		301	Classroom	1	960	24	20
C		302	Classroom	1	960	24	20
C		303	Classroom	K	960	24	20
C		401	Classroom	K	960	24	20
D		402	Classroom	K	960	24	20
D		403	Classroom	K	960	24	20
D		501	Classroom	2	960	24	20
E		502	Classroom	2	960	24	20
E		503	Classroom	2	960	24	20
E		601	Classroom	2	960	24	20
Portabile		602	Portabile Classroom - Previous Computer Lab	1	960	24	20
Portabile		701	Portabile Classroom - Previous Learning Center	K	960	24	20
Portabile		702	Portabile Classroom	K	960	24	20
Portabile		703	Portabile Classroom	K	960	24	20
Portabile		801	Portabile Classroom	1	960	24	20
Portabile		802	Portabile Classroom	1	960	24	20
Portabile		901	Portabile Classroom	2	960	24	20
Portabile		902	Portabile Classroom	2	960	24	20
Portabile		20	Portabile Classroom	2	960	24	20
Portabile		21	Portabile Classroom	2	960	24	20
Portabile		22	Portabile Classroom	2	960	24	20
Total Classroom		21 Classrooms			21,315	504	500
Shared Support Spaces		Room #	Space Name / Description	Grade	SF	# Students DISTRICT	# Students STATE
Building							
A		110	Computer Lab - 1/2 of Former Multipurpose Room		1,205		
A		111	RSP - 1/2 of Former Multipurpose Room		1,479		
A		112	MRP - Workshop		440		
A		113	MRP - Workshop		51		
A		114	MRP - Workshop		51		
A		115	MRP - Workshop		51		
A		116	MRP - Workshop		51		
A		117	MRP - Workshop		51		
A		118	MRP - Workshop		51		
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A		120	MRP - Workshop		51		
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A		127	MRP - Workshop		51		
A		128	MRP - Workshop		51		
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A		318	MRP - Workshop		51		

OVERVIEW: NORTH SCHOOL

North School is a campus of approximately five acres with adjacency to park facilities. The campus sits within a residential neighborhood and has access frontage along 25th Street and 26th Street. This is an irregularly shaped site with neighboring properties along 26th Street and Myrtle Avenue at 25th Street viewing directly down onto the school. The site is generally flat where existing construction occurs, with an approximate eight foot drop where the site aligns with park land and adjacent to the soccer field.

The scale of the neighborhood and adjacency to the park make the North School unique in its relationship to the neighborhood. The existing buildings are low scale, with buildings along 25th Street sitting directly adjacent to residential properties on both sides. The existing buildings along this street are low scale and residential in appearance.

The school has several permanent buildings that are original to the campus that are currently being leased. The campus has not received any modernization for some time and would require extensive upgrades for utilization of the existing facilities to occur.

EXISTING CONTEXT PHOTOS





TEACHING SPACES

- CLASSROOM
- CLASSROOM INTERIM/POR

SUPPORT SPACES

- FOOD SERVICE
- STUDENT TOILET
- WORKROOM

ADMINISTRATION

- ADMINISTRATIVE
- STORAGE
- STAFF TOILET
- M & O



CURRENT NORTH-SCHOOL SITE

NORTH SCHOOL CAMPUS

SITE ANALYSIS

- Maximize site utilization - 2.5 acres of district owned site developed; 2.2 acres of district owned site undeveloped
- Improve on-site campus drop-off and parking - any change in enrollment will have impact on local street traffic
- Create landscape buffer around campus - security controls and mitigate noise
- Maximize build out and long term District flexibility
- Maximize access, joint use and building placement
- Increase outdoor community space, interior campus visibility and supervision areas
- Any new construction will have one central point controlled of entry
- Access along 26th street is congested and along residential pathway
- Create interior play zones - ease of access and observation
- Consider residential scale in any new construction efforts



FACILITY MULTIPLIER (SE/IDENTI)

Entity	Residential T	Commercial	Industrial	Highway	Other	Unimproved
1990	100	100	100	100	100	100
2000	100	100	100	100	100	100
2010	100	100	100	100	100	100
2020	100	100	100	100	100	100
2030	100	100	100	100	100	100
2040	100	100	100	100	100	100
2050	100	100	100	100	100	100
2060	100	100	100	100	100	100
2070	100	100	100	100	100	100
2080	100	100	100	100	100	100
2090	100	100	100	100	100	100
2100	100	100	100	100	100	100

Region	1990	2000	2005	2010
North America	1.0	1.0	1.0	1.0
Europe	1.0	1.0	1.0	1.0
Asia	1.0	1.0	1.0	1.0
Africa	1.0	1.0	1.0	1.0
Oceania	1.0	1.0	1.0	1.0

[illegible]

Modeling software: Bentley	4.2 version	10.1.2007	10.1.2007
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Reaching is indicated by Top of Headings of Columns, 6 to 10 of 2.25

1

1

A-106

- 25TH STREET
- LDGS A, B, C: 1939
UPGRADE: 1998
- KEY PLAN
- N
- TOTAL SITE: 2.5 ACRES DEVELOPED
2.2 ACRES UNDEVELOPED

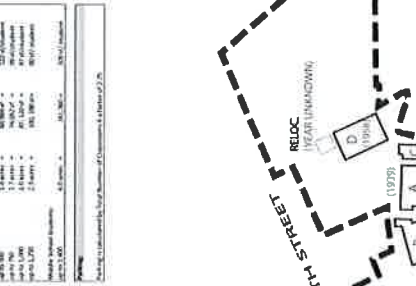
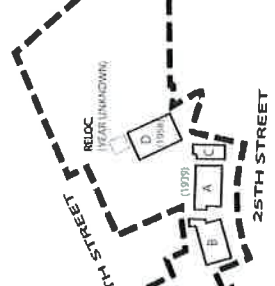


Figure 1

25TH STREET

JUDGSA.B.C. 1939

UPGRADE: 1998

22 ACRES UNDER

YATIRIM MENKUL DEĞERLER A.Ş.

המחלקה לבריאות הציבור

NORTH SCHOOL

EXISTING FACILITIES NEEDS ASSESSMENT

HERMOSA BEACH CITY SCHOOL DISTRICT NORTH CAMPUS SURVEYED NEEDS ASSESSMENT 2014

Grades: Daycare - Adult Day Programs		Date Built: 1939 + 1958	Site: 2.5 acres	
School Needs Categories		Reported by Site Survey & District	Reported by Community	Reported by Architect
1. SAFETY, HEALTH, CODE				- Not compliant with current codes - DSA approval of Existing 1930s buildings; not to - Systems are old and inefficient - HAZMAT refer to HCCSO report - Misc ADA upgrades to toilet rooms, sawework & Drains - Main entry from 20th street not compliant - Non-compliant access to buildings - Various rooms undersized for standard 900 or 1,100 classrooms
School Needs Categories		Reported by Site Survey & District	Reported by Community	Reported by Architect
2. FUNCTIONALITY / CLASSROOM FACILITIES		Overall improvements to existing facilities required prior to any move-in		Complete modernization required to existing d prior to use as educational
School Needs Categories		Reported by Site Survey & District	Reported by Community	Reported by Architect
3. FUNCTIONALITY - OTHER INSTRUCTION		Secure play required during school hours	- Noise at Pay Ave located @ 20th and Myrtle - If joint use provided, preferred Community Access for athletic fields, field, playground	- There is no MPR - There is no library

5.1 MASTER PLAN OVERVIEW

The drawings that follow illustrate (5) options for how the master plan at Hermosa Beach City School District may take shape in the future. The master planning process has sought to identify viable options from the least costly, using existing assets only, to more developed options that take into consideration all necessary construction that will provide for the long term growth projected within the District. The process for rolling out the master plan has sought to be fiscally responsible while simultaneously looking at long term growth and overall visioning for the District's education program. At such a time when a bond has been passed, the District will select one of the five options for development by the design team.

Following are key factors that serve as a guide for decision making in the HBCUSD master planning process. These factors are derived from the stakeholder surveys, board meetings, community meetings and FPAC input.

Decision Making Factors:

- * Mitigate Overcrowding and Meet "Needs"
- * Title V, California Department of Education
- * Portable vs. Permanent
 - Maximize Flexibility
 - 21st Century Learning Environments
 - Hermosa Beach Commitment to Sustainability
- * Ease of Phasing and Cost of Construction
 - No Duplication of Product, i.e. Univ TK-K Classrooms Centralized in One Place
 - Using Both Existing and New Construction
 - Each Campus Has the Ability to Separate New Construction from Existing Buildings
 - North Campus Constructed First (Swing Space), Then View and Then Valley - Save Money on Interim Housing

- * Match Appropriate Site Size With Grade Program
 - Relationships of Campus Size to Program Build-Out
 - Valley Campus Has Gymnasium - Good for Middle School Level
 - View Campus Has Medium Size Campus and Exterior Space
 - North Campus Odd Size Site Makes it Appropriate for Universal/TK-1
 - Rebalance the Overall Program Across Three Schools
 - Reduce Parking and Drop-Off Congestion
- * Focused Grade Environments
 - Each Grade Has Their Own Unique Program Components
 - Maximize Interior and Exterior Spaces to Their Fullest
- * Valley Campus
 - More Specialized Programs Can Be Expanded/Created: Art, Technology/Science, Computers, Sports & Performing Arts
 - Valley Can Be More Academically Centered and Provide Individualized Learning
- * View Campus
 - Maximize Resources, Specialized learning Space, Equipment & Playground Equipment
 - Keep / Expand the Larger Outdoor Field Area
- * North Campus
 - Library and Multipurpose Rooms Could Be Sized to Be Specific to the Grades Served
 - Overall Building Scale Could be One-Story, Appropriate for Young Learners, Soft, Outdoors
 - Drop-Off Could be Single Point of Contact, No Mixing Grades; Parents Can Drop Off at Administration
 - Better Supervision for Univ TK-K-1 Programs
 - Entire School is Designed for Younger Learners; Students Can Move Through and Use Entire School

Decision Making Factors, Cont:

- * Univ TK-K Have Their Own Size and Type of Rooms, Equipment, Play Yard and Teaching Model
- * **Focused Faculty to Their Grades**
 - Keeping the Teachers Together for Collaboration, Teaming, Efficiency and Effectiveness
 - Focused Security - Oversight That is Age Appropriate
 - Teacher Resources Can Be Centralized
 - Each Campus Could Have Its Own Bell, Break and Conference Schedule
- * **Social Skill Development**
 - Students Develop Their Own Sense of Community
 - Potential for All Children to Attend All Three Schools 672

5.2 OPTIONS A, B, C, D & E EXPLAINED

* Option A

This option takes the most conservative approach of all the options. The option moves third grade students from Valley School to View School only. View School, in this option will require portable buildings to accommodate the increased capacity. Option A does not consider future growth, nor does it consider an expanded universal/tk program. The intent of the option is to consider mitigating overcrowding at Valley School without any new construction by the District. This would be a least cost scenario to the District, however, it does not meet the criteria for the Long Range Facilities Master Plan by not considering future growth as part of the option.

* Two School Approach

Valley School - Grades 4-8; View School - Grades K-3

* Modernization of Existing Facilities Approach Construct New Kitchen/Lunch Shelter at View School

* Utilizes Existing District Assets Only

Option B

This option takes the second most conservative approach of all the options. In addition to using the existing assets at Valley School and View School, the option incorporates North School, which is currently leased out by the District. Option B moves third and fourth graders off of the Valley Campus and redistributes them onto View School. In order to accomplish this move, North School is opened and used to accommodate kindergarten, first grade and second grade students at View School. The intent of the option is to further consider mitigating overcrowding at Valley School without any new construction by the District. In this option Valley School reaches a desirable student capacity of 630 students. Ideal for a community school approach and sized to accommodate any new future growth for the next ten years. North School will utilize all existing buildings to relieve View School's added student population.

This would be a low cost scenario to the District, however, it does not meet the criteria for the Long Range Facilities Master Plan by not considering future growth as part of the option.

* Three School Approach

Valley School - Grades 5-8; View School 2-4 - Grades North K-1

* Modernization of Existing Facilities Approach Construct New Kitchen/Lunch Shelter at View School

* Utilizes Existing District Assets Only

Option C

This option uses a combination of existing facilities and new construction to both accommodate future growth and an expanded universal/tk program. This is a three campus solution using Valley School, View School and North School. In this option Valley School functions as a fifth grade thru eighth grade campus, utilizing existing buildings (no new construction), with a desirable student capacity of 690 students. View School functions as a second grade through fourth grade campus with a student capacity of 492 students and utilizes a combination of modernization and new construction to maximize the site. North

School functions as a universal/tk thru first grade campus with a student capacity of 504 students and utilizes a combination of modernization and new construction. This option meets the criteria of the Long Range Facilities Master Plan by factoring in future growth and an expanded universal/tk program as part of the option.

- * **Three School Approach**
Valley School - Grades 5-8; View School - Grades 2-4;
North School - Grades Univ/TK-1
- * **Modernization of Valley School and Combination Modernization and New Construction at View School and North School**
- * **Fully Utilizes Existing District Assets**

* **Option C1**

This option uses a combination of existing facilities and new construction to both accommodate future growth and an expanded universal/tk program. This is a three campus solution using Valley School, View School and North School. In this option Valley School functions as a fifth grade thru eighth grade campus, utilizing existing buildings (no new construction), with a desirable student capacity of 630 students. View School and North School each become universal/tk thru fourth grade school, with View School capacity of 546 students and North School capacity of 450 students. View School and North School both utilize a combination of modernization of existing facilities and new construction. This option meets the criteria of the Long Range Facilities Master Plan by factoring in future growth and an expanded universal/tk program as part of the option.

- * **Three School Approach**
Valley School - Grades 5-8; View School - Grades Univ/TK-4;
North School - Grades Univ/TK-4
- * **Combination Modernization and New Construction**
- * **Fully Utilizes Existing District Assets**

* **Option D**

This option uses a combination of existing facilities and new construction to both accommodate future growth and an expanded universal/tk program. This is a three campus solution using Valley School, View School and North School. In this option Valley School functions as a fifth grade thru eighth grade campus, utilizing existing buildings (no new construction), with a desirable student capacity of 630 students. View School and North School each become universal/tk thru fourth grade school, with View School capacity of 546 students and North School capacity of 450 students. View School utilizes a combination of modernization and new construction. North School in this option is all new construction. This option meets the criteria of the Long Range Facilities Master Plan by factoring in future growth and an expanded universal/tk program as part of the option.

- * **Three School Approach**
Valley School - Grades 5-8; View School - Grades Univ/TK-4;
North School - Grades Univ/TK-4
- * **Combination Modernization and New Construction**
- * **Fully Utilizes Existing District Assets**

* **DISTRICT OFFICE**

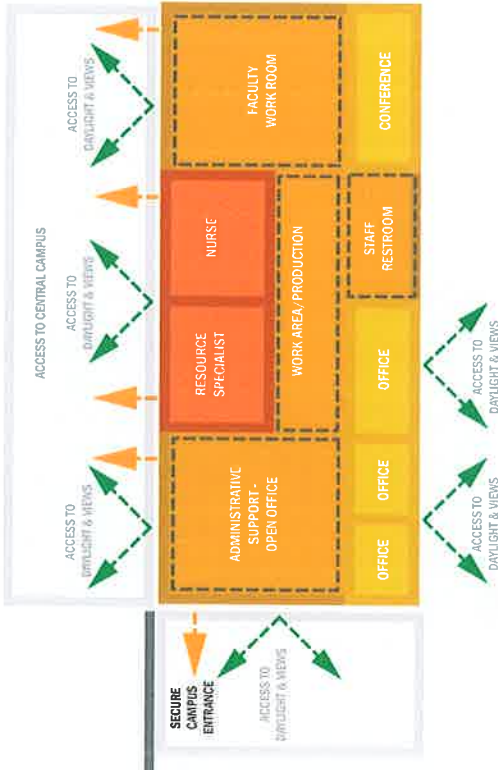
* **DISTRICT OFFICE**

The Hermosa Beach City School District Office is currently located at the main entrance to Valley School. In all options identified, the District office will be relocated from its current location to the existing Maintenance and Operations (M&O) building on the Valley Campus.

It is estimated that the District Office will need to occupy approximately two thirds of the existing building. M&O functions will need to be relocated throughout the District. The existing building will require modernization in order for it to fulfill its new office function. Vehicular access and parking for the new office will be from Valley Park Avenue where the existing service entrance is located. Further investigation of the existing facility, the required program, parking requirements and the final design is required.

5.3 FUNCTIONAL REQUIREMENTS & ADJACENCIES

Any future construction efforts should take into consideration equity and parity amongst the three schools, Valley, View and North. Following are illustrated examples of key adjacencies and relationships amongst program components that should be used as a general guide. When considering these elements, items such as overall campus security, ease of visibility, comfort and sustainability should be considered in furthering the design and enhancing the flexibility of these spaces for future use.



ADMINISTRATION

FUNCTION:

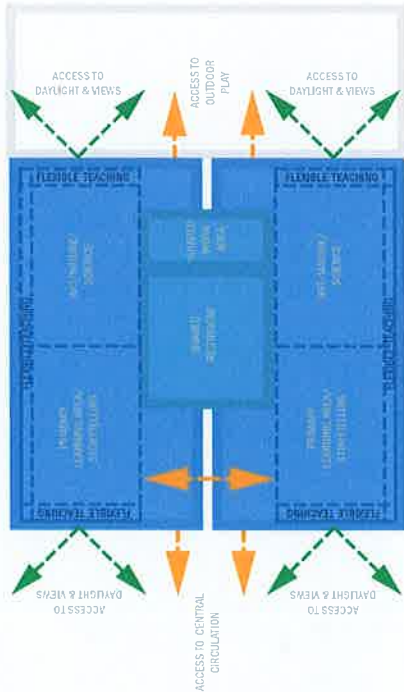
The Main Administration Offices will function as the main check-in for all students, parents and visitors entering the campus. Support staff workstations will be located in the general office/visitor receiving area. An administration area and dedicated health aide office is required (with cot area and accessible restroom for students only, no shower is required). In addition, an open office work area has been centrally located for adjacency to offices, conference room and support workstations. This open work area will house separate lockable area for records, work surface for printing and collating, mail pick-up, computer access and printers for use by administrative and teaching staff. A Conference Room will be provided for 8-12 staff members and will accommodate group collaboration, team meetings, and flexible space for parent/teacher conferencing.

Student and visitor waiting area will have exterior access. The Principal's Office, open work area and Conference Room will all have visibility to the student play yard.

In addition, the Main Administration Offices will accommodate the Resource Specialist and Speech & Language groups who will have immediate access to the exterior for ease of use by students. Both groups provide support to students and will accommodate small teaching and work group study.

ADJACENCY:

Administration offices and work area have immediate adjacency to main Faculty Workroom. Faculty Workroom will serve as the main break area and production area for teachers and staff. Faculty Workroom and Administration areas share a common kitchen area and faculty toilet rooms. Faculty Workroom shall be sized to accommodate all-staff training and meeting needs. Similarly, the workroom can be utilized as a break-out and/or conferencing space for the administrative staff as needed.



UNIVERSAL/TK & KINDERGARTEN CLASSROOMS

FUNCTION:

Universal/Transitional Kindergarten and Kindergarten classrooms are sized at 1,350 square feet each. Classrooms are to be clustered together in groups of two to include shared teacher workroom/storage with sink and refrigerator, along with 2 student restrooms with lavatories. Classroom interiors include teacher's desk/workstation with classroom printer, sink, pole vault with projector to main teaching wall, ultra-short throw projector at secondary teaching station, wireless infrastructure, classroom telephone with bi-directional external speakers for announcement system, and master clock system. Secondary teaching station will be used for small group study and collaboration area. Provide center floor outlets with power, communication and cat 6 cables for data. All teaching areas utilize a combination tablet technology and technology carts. Provide central recharging stations in each classroom to accommodate mobile technology. Enhanced wireless infrastructure to be provided to support comprehensive campus wireless technology. Consult District technology plan for guidelines.

ADJACENCY:

Universal/Transitional Kindergarten and Kindergarten classrooms are located on the ground floor with (2) individual entrances from the exterior, along with a third shared interior door connecting gangged classrooms. Classrooms have immediate adjacency to dedicated outdoor play space which includes turf area, safety mat for apparatus, hard court play area, tricycle area, drinking fountains and outdoor storage. All classrooms to be provided with daylighting and views.



MULTIPURPOSE / KITCHEN / LUNCH SHELTER

FUNCTION:

The multipurpose room will serve as the main gathering space for lunch service and larger all-school and performance events. The space will also serve as a gathering space for parents and community events. The Multipurpose Room will provide flexibility for combined use with the adjacent Lunch Shelter. Multipurpose area will be equipped with audio/visual connections, enhanced speaker system and wireless connection for projection and performance functions. Tables will be moveable furniture that serves both food service function and collapsable seating function for school events.

The outdoor lunch shelter will be used for lunch service and community events, and will service as outdoor performance space for larger school functions.

SPECIALIST OFFICES

FUNCTION:

As required by the California Department of Education, specialist offices are to be provided consistent with programs offered. Specialist offices on campus will include Resource Specialist (RSP) and Speech & Language classrooms. Per Title 5, RSP room required minimum is 280 SF and 200 SF for Speech & Language therapist. Both Resource Specialist and Speech & Language rooms should be evaluated on a campus by campus basis to verify space needs on each campus. Both classrooms will be equipped with standard classroom requirements including student computer workstations, teacher's desk/workstation with classroom printer, pole vault with projector to main teaching wall, wireless infrastructure, classroom telephone with bi-directional external speakers for announcement system, and master clock system.

ADJACENCY:

Specialist offices will have immediate adjacency to main Faculty Workroom and Administration offices. Specialist offices provide direct outdoor access to main campus circulation for ease of use by students.

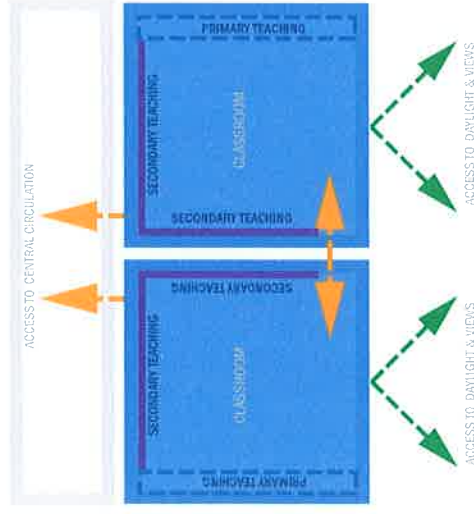
SPECIAL EDUCATION CLASSROOMS

FUNCTION:

Special education classrooms require a minimum 240 square feet for the resource specialist and include additional space in accordance with the Education Code Section 17747(a) as larger enrollments are being planned. In addition, new schools designate a minimum of 200 square feet for speech and language and a designated office for the psychologist/counseling program.

Special day classrooms are at least the same size as a regular education classroom and are properly equipped for the students who will occupy the space, for their age and type of disability. Special day classrooms are distributed throughout the campus with age appropriate regular education classrooms.

A conferencing area should be available to conduct annual individualized education program meetings for each special education student. Medical therapy units, if planned for the site, should be located close to visitor parking areas and accessible after hours.



GENERAL CLASSROOMS

FUNCTION:

Standard classrooms for all grades 1st - 8th are sized at 960 square feet each. Classroom interiors include teacher's desk/workstation with classroom printer, sink, pole vault with projector to main teaching wall, ultra-short throw projector at secondary teaching station (where occurs), wireless infrastructure, classroom telephone with bi-directional external speakers for announcement system, and master clock system. Secondary teaching station (where occurs) will be used for small group study and collaboration area. Provide center floor outlets with power, communication and cat 6 cables for data. All teaching areas utilize a combination tablet technology and technology carts. Provide central recharging stations in each classroom to accommodate mobile technology. Enhanced wireless infrastructure to be provided to support comprehensive campus wireless technology. Consult District technology plan for guidelines.

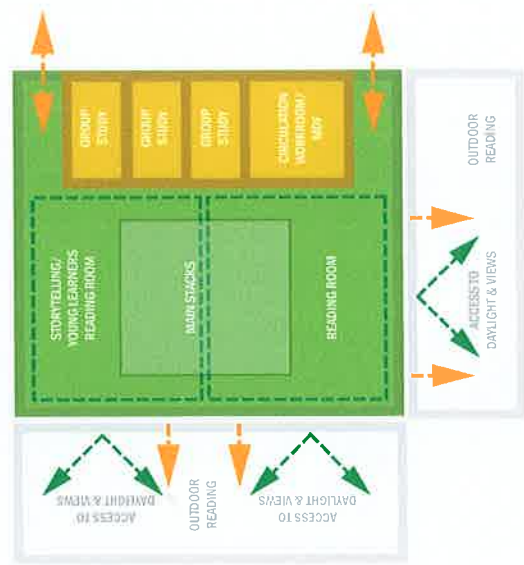
ADJACENCY:

All classrooms have individual entrances, along with a second shared interior door connecting classrooms. All classrooms to be provided with daylighting and views.

The warming kitchen will be designed to accommodate 2-3 lunch periods. The kitchen will be located directly adjacent to the multipurpose room. The warming kitchen will include connections for warming carts, open workspace for some food prep, wet and dry storage, refrigerator, office and staff restroom/changing area. Student queuing line will include food carts with pre-prepared items for selection along with 2 POS stations at exit from queuing line. Food deliveries will occur 3-5 times per day in the early morning hours and will be serviced from the secure service doors at the kitchen area.

ADJACENCY:

The multipurpose room will be located with direct adjacency to the warming kitchen and lunch shelter. In addition, campus access to the multipurpose room and lunch shelter will have a dedicated, secure service entry that does not interfere with traffic circulation for morning drop-off or afternoon pick-up. An access point will link the multipurpose room directly to the warming kitchen. Entrances shall provide easy access for visitors and community members along the main circulation routes on the site.



LIBRARY

FUNCTION:

As required by the California Department of Education, the Library will be sized to comply with minimum requirement 2.3 SF/student. Functioning library will include main circulation desk, work area/storage, main book stacks, and dedicated reading/storytelling area along with a dedicated outdoor reading room. Floating shelving to be 4'-0" height maximum for primary grades. Shelving at wall areas can be full height wherever possible. Circulation desk to be accessible with librarian workstation equipped with workstation and printer. Main library stacks will be equipped with pole vaults with card catalog access. In addition, Library will be equipped with pole vault with projector, wireless infrastructure, telephone with bi-directional external speakers for announcement system and and master clock system. Enhanced wireless infrastructure to be provided to support wireless technology, plus electrical duplex outlets for each computer drop.

ADJACENCY:

Library will have immediate adjacency to outdoor reading room and outdoor lunch shelter areas (if possible).

ADDITIONAL SUPPORT SPACES

TRASH ENCLOSURE

Provide trash enclosure access near to serving kitchen.

PHYSICAL EDUCATION

Rubberized surfacing and play structures will be provided for Universal/TK and Kindergarten levels. Tricycle lanes will be provided along perimeter of designated primary play area. Provisions will accommodate kickball, whiffle ball, single goal soccer, four square, tetherball, hopscotch and running lanes and basketball courts.

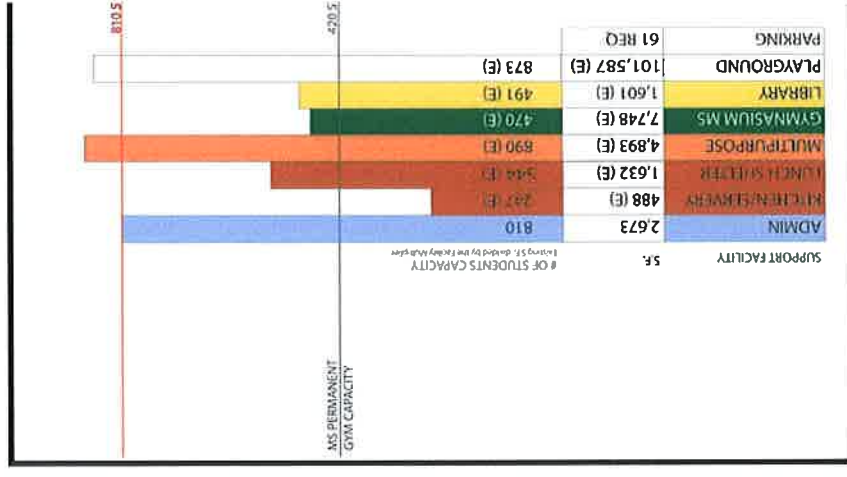
PARKING AND ACCESS

Provide parking at ratio of 2.25 parking spaces per instructional classroom. Staff parking needs to be secured during school hours. Provide staff parking separately from parent and drop off areas. Provide separate parent drop off areas on-site, with thru lane and parking lane.

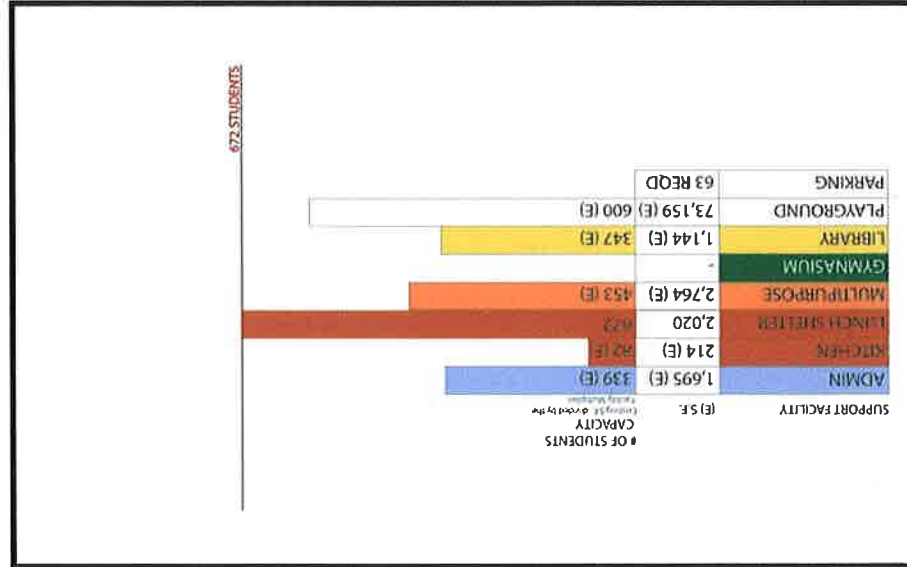
OPTION "A" - ATTRIBUTES

2 School Approach: Valley Campus (Grades 4-8), View Campus (Grades K-3)

Valley School		Minimal Modernization	Addition of Portables
● (7) 3rd Grade Classrooms (168 Students) Relocated to View Campus and District Office Relocated to Mitigate Overcrowding ● Vacate (3) Portables, (4) Permanent Classrooms and District Office ● Specialty Classrooms: Relocate and Increase Size of Art, Technology and Computer Labs ● Regain Use of Stage to Provide Full Functionality of Multipurpose and Meet Performing Arts Need ● Reconfigure Administrative Function and Add Staff Restrooms ● Classrooms Grouped by Grade to Accommodate Same Grade Collaboration		Capacity	Valley School Max Site Enrollment 1,067 810
		View School Max Site Enrollment 833 672	
View School		Survey Response	
● (7) 3rd Grade Classrooms Added to Campus to Relieve Overcrowding at Valley School ● Existing Portables Remain; Add (7) Portables, (1) Computer Lab Portable, (1) Restroom Portable ● Classrooms Grouped by Grade to Accommodate Same Grade Collaboration		● Improve Parking and Drop Off ● Main Entrance - Close Campus ● Reduce Overcrowding ● Increase Music/Performing Arts ● Increase Specialty Lab Spaces ● Add Staff Restrooms	
● Utilize Existing District Assets, Meets Immediate Need - No New Buildings ● (3) Empty Portables Remain at Valley School			



CAPACITY - VALLEY SCHOOL



CAPACITY - VIEW SCHOOL

OPTION A: 2 SCHOOL SOLUTION PROGRAM				
	#/Rooms Required	SF Required	Student Capacity	
VALLEY SCHOOL (43/810 STUDENTS)				
CLASSROOMS				
4th Grade (6@960)	6	5,760	180	
5th Grade (7@960)	7	6,720	210	
6th Grade (4@960)	4	3,840	120	
7th Grade(2@960)	2	1,920	60	
8th Grade (3@960)	3	2,880	90	
6th-8th Art (1@1300)	1	1,300	90	?
Science Labs (5@1300)	5	6,500	150	?
Computer Lab	1	960		
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (3.3)		2,673	810	
Kitchen (2.1)		488 (E)	247 (E)	
Multipurpose (5.1)		(4,893 (E)	890 (E)	
Gymnasium (16.5)		7,748 (E)	470 (E)	
Library (4.0)		1,601 (E)	491 (E)	
Lunch Shelter (3.0)		1,632 (E)	544 (E)	
Playground**		101,587 (E)		
Parking ***		61		
VIEW SCHOOL (K-3, 672 STUDENTS)				
CLASSROOMS				
Kindergarten (7@1350)	7	9,450	168	
1st Grade (7@960)	7	6,720	168	
2nd Grade (7@960)	7	6,720	168	
3rd Grade (6@960)	6	5,760	180	
Science (1@1300)	1	1,300	30	
Computer Lab	1	960	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		1,695 (E)	339 (E)	
Kitchen (2.6)		214 (E)	82 (E)	
Multipurpose (6.1)		2,764 (E)	453 (E)	
Gymnasium				
Library (3.3)		1,144 (E)	347 (E)	

	#/Rooms Required	SF Required	Student Capacity
SUPPORT SPACE (cont)			
Lunch Shelter (3.0)		2,020	672
Playground**		73,159 (E)	73,159 (E)
Parking ***		63	
Playground factor: 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity *Parking = # of students/30 x 2.25 Based on Permanent Room Quantity Parking at Elementary = # of students/24 x 2.25 Based on Permanent Room Quantity			



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OPTION "B" - ATTRIBUTES

3 School Approach: Valley Campus (Grades 5-8), View Campus (Grades 2-4), North Campus (Grades Univ/TK-1)

Valley School

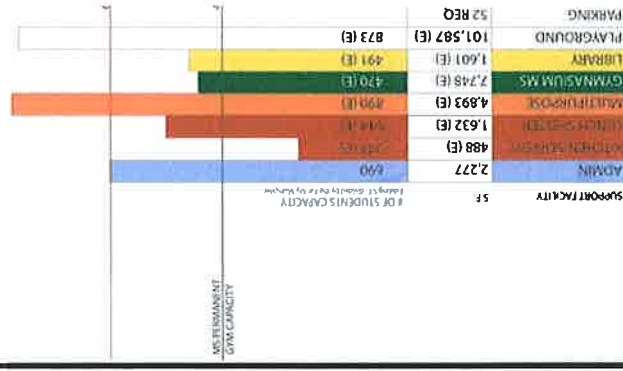
- (7) 3rd Grade Classrooms (168 Students) and (6) 4th Grade Classrooms (180 Students) Relocated to View Campus and District Office Relocated to Mitigate Overcrowding
- Vacate (3) Portables, (10) Permanent Classrooms and District Office
- Specialty Classrooms: Relocate and Increase Size of Art, Technology and Computer Labs
- Regain Use of Stage to Provide Full Functionality of Multipurpose and Meet Performing Arts Need
- Reconfigure Administrative Function and Add Staff Restrooms
- New Kitchen and Lunch Shelter
- Classrooms Grouped by Grade to Accommodate Same Grade Collaboration

View School

- (7) 3rd Grade Classrooms Added to Campus to Relieve Overcrowding at Valley School
- Existing Portables Remain; Add (7) Portables, (1) Computer Lab Portable, (1) Restroom Portable
- Classrooms Grouped by Grade to Accommodate Same Grade Collaboration

North School

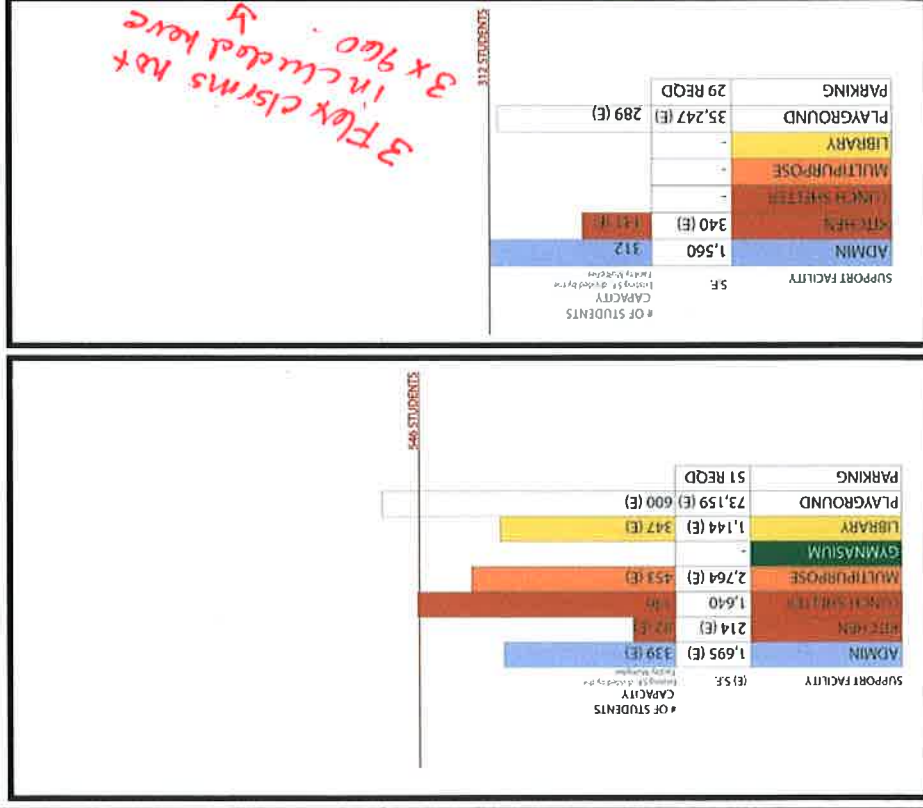
- Maximizes Use of Existing Campus Facilities
- Utilize Existing District Assets, Meets Immediate Need



CAPACITY - VALLEY SCHOOL

OPTION B: 3 SCHOOL SOLUTION PROGRAM					#/Rooms Required	SF Required	Student Capacity
VALLEY SCHOOL (5-8/690 STUDENTS)							
CLASSROOMS							
5th Grade (7@960)	7	6,720	210				
6th Grade (4@960)	4	3,840	120				
7th Grade (2@960)	2	1,920	60				
8th Grade (3@960)	3	2,880	90				
6th-8th Art (1@1300)	1	1,300	30				
Science Labs (5@1300)	5	6,500	150				
Computer Lab	1	1,100	30				
Resource Specialist	1	480					
SUPPORT SPACE							
Administration (3.3)		2,277	690				
Kitchen (2.1)		488 (E)	247 (E)				
Multipurpose (5.1)		(4,893 (E)	890 (E)				
Gymnasium (16.5)		7,748 (E)	470 (E)				
Library (4.0)		1,801 (E)	491 (E)				
Lunch Shelter (3.0)		1,632 (E)	544 (E)				
Playground**		75,210					
Parking ***		52					
VIEW SCHOOL (2-4/546 STUDENTS)							
CLASSROOMS							
2nd Grade (7@960)	7	6,720	168				
3rd Grade (6@960)	6	5,760	144				
4th Grade (6@960)	6	5,760	180				
3-4 Science (1@1300)	1	1,300	30				
Computer Lab	1	960	24				
Resource Specialist	1	480					
SUPPORT SPACE							
Administration (5.0)		1,695 (E)	339 (E)				
Kitchen (2.6)		214 (E)	82 (E)				
Multipurpose (6.1)		2,764 (E)	453 (E)				
Gymnasium							
Library (3.3)		1,144 (E)	347 (E)				
NORTH SCHOOL (UNIV/TK-1/312 STUDENTS)							
CLASSROOMS							
Univ/TK (1@1350)	1	1,350	24				
Kindergarten (7@1350)	7	9,450	168				
1st Grade (5@960)	5	6,720	120				
SUPPORT SPACE							
Administration (5.0)		1,560 (E)	312				
Kitchen (2.6)		340 (E)	131 (E)				
Multipurpose (6.1)							
Gymnasium							
Library (3.3)		936	312				
Lunch Shelter (3.0)		35,247 (E)	239 (E)				
Playground**		29					
Parking							

**Playground factor 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity
 ***Parking = # of students/30 x 2.25 Based on Permanent Room Quantity
 Parking at Elementary = # of students/24 x 2.25 Based on Permanent Room Quantity



CAPACITY - NORTH SCHOOL

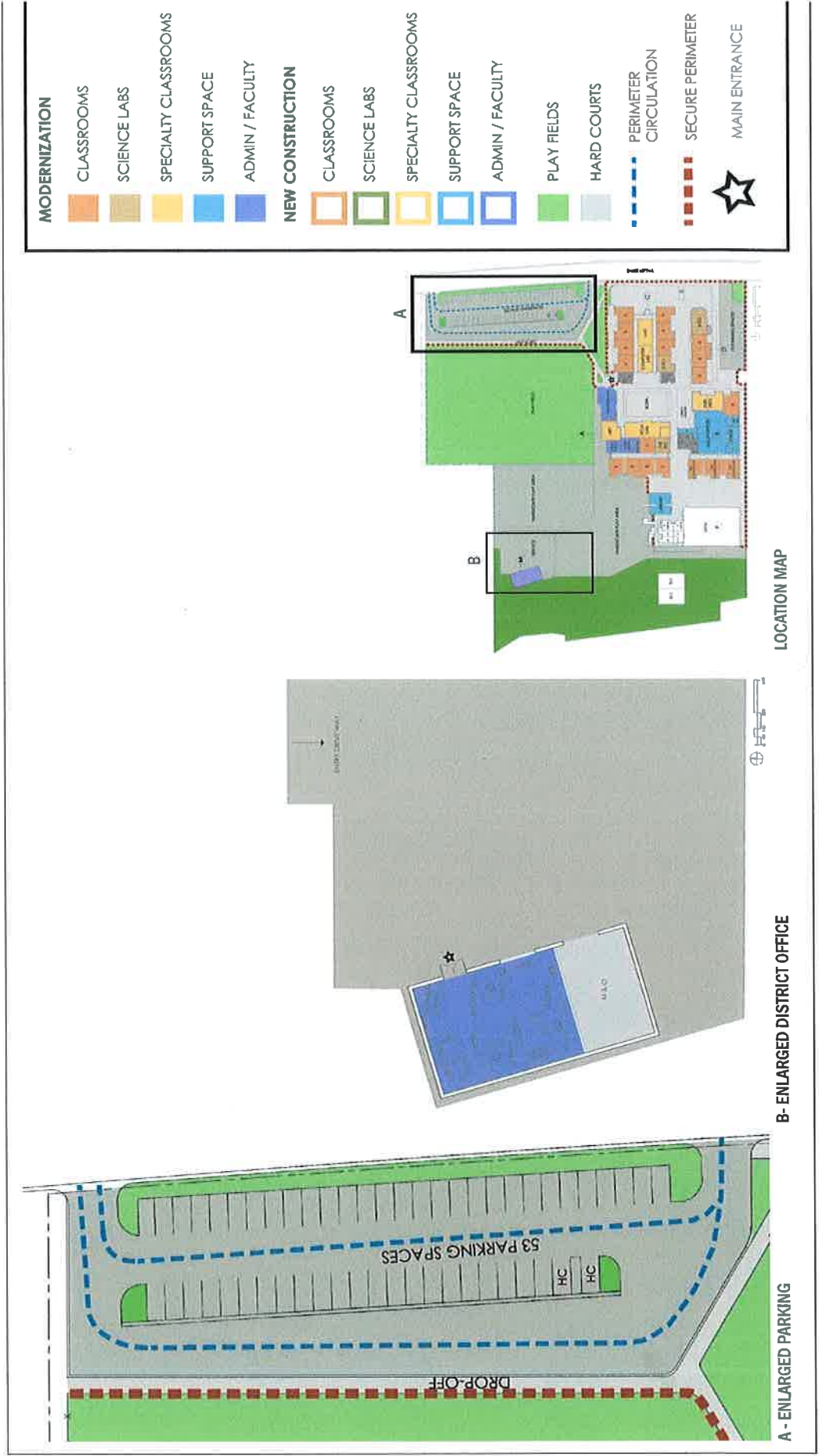
CAPACITY - VIEW SCHOOL

MASTER PLAN OPTIONS

OPTION B: VALLEY SCHOOL



OPTION B: VALLEY SCHOOL



MASTER PLAN OPTIONS

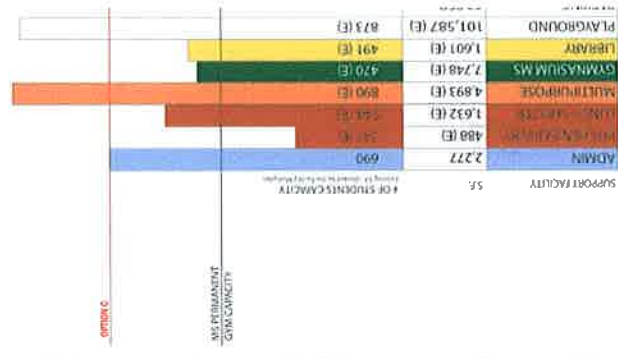
OPTION B: VIEW SCHOOL



OPTION B: NORTH SCHOOL



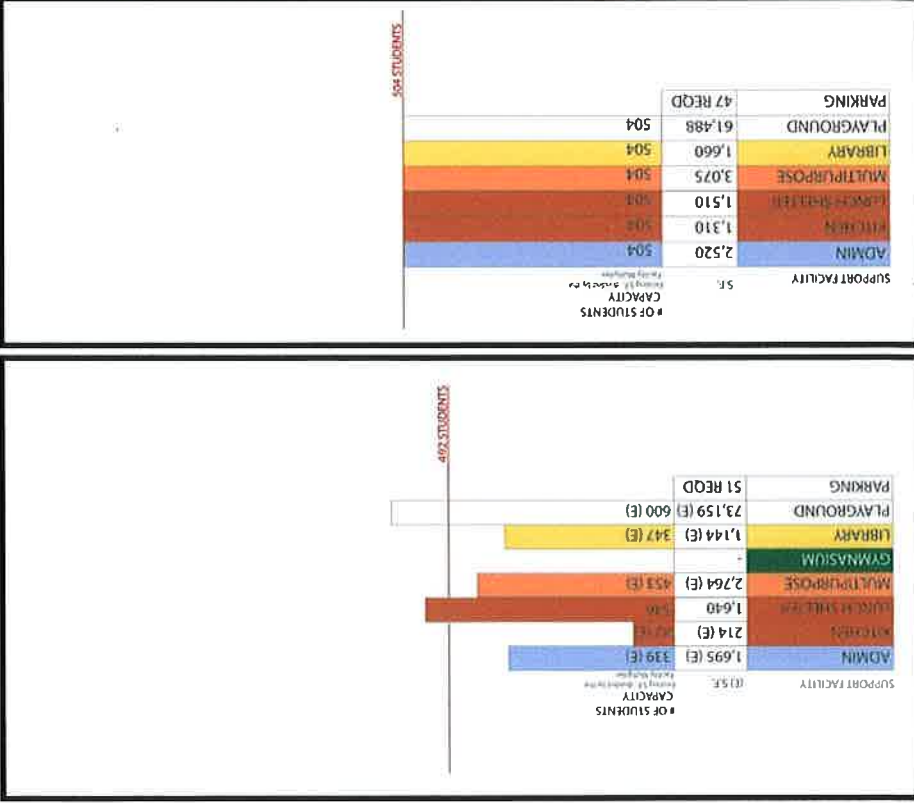
OPTION "C" - ATTRIBUTES 3 School Approach: Combined Existing and New Building Solutions Valley Campus (Grades 5-8), View Campus (Grades 2-4), North Campus (Grades TK-1)		
Valley School	Same as Option "B"	Capacity Valley School Max Site Enrollment: 1,061 View School Max Site Enrollment: 833 North School Max Site Enrollment: 1,170 690 492 504
View School	- New Construction: 2 Story Administrative/Classroom Building to Accommodate: (4) 3rd Grade (120 Students) (7) 4th Grade (180 Students) Administration with ADA Access Specialty Classrooms Lunch Shelter - Modernization: Multipurpose Building (3) Classroom Buildings - (7) 2nd Grade, (1) 3rd Grade (192 Students)	
North School	- New Construction: 1 Story Kindergarten/First Grade/Admin/Multipurpose Kitchen Building to Accommodate: (7) Kindergarten (168 Students) (7) 1st Grade (168 Students) - Modernization: (3) Existing Classroom Buildings to Accommodate: (7) Univ/TK (168 Students), Work Room	
Survey Response		- Improve Parking and Drop Off - Main Entrance - Close Campus - Reduce Overcrowding - Increase Music/Performing Arts - Increase Specialty Lab Spaces - Add Staff Restrooms



CAPACITY - VALLEY SCHOOL

OPTION C: 3 SCHOOL SOLUTION PROGRAM					#/Rooms Required	SF Required	Student Capacity
VALLEY SCHOOL (5-8/690 STUDENTS)							
CLASSROOMS							
5th Grade (7@960)	7	6,720		210			
6th Grade (4@960)	4	3,840		120			
7th Grade (2@960)	2	1,920		60			
8th Grade (3@960)	3	2,880		90			
6th-8th Art (1@1300)	1	1,300		30			
Science Labs (5@1300)	5	6,500		150			
Computer Lab	1	1,100		30			
Resource Specialist	1	480					
SUPPORT SPACE							
Administration (3.3)		2,277		690			
Kitchen (2.1)		488 (E)		247 (E)			
Multipurpose (5.1)		(4,893 (E)		890 (E)			
Gymnasium (16.5)		7,748 (E)		470 (E)			
Library (4.0)		1,601 (E)		491 (E)			
Lunch Shelter (3.0)		1,632 (E)		544 (E)			
Playground**		75,210					
Parking ***		52					
VIEW SCHOOL (2-4/492 STUDENTS)							
CLASSROOMS							
2nd Grade (7@960)	7	6,720		168			
3rd Grade (5@960)	6	4,800		120			
4th Grade (6@960)	6	5,760		180			
3-4 Science (1@1300)	1	1,300		24			
Computer Lab	1	960		24			
Resource Specialist	1	480					
SUPPORT SPACE							
Administration (5.0)		2,460		492			
Kitchen (2.6)		1,280		492			
Multipurpose (6.1)		2,764 (E)		453 (E)			
Gymnasium		**		**			
Library (3.3)		1,620		492			
NORTH SCHOOL (UNIV/TK-1/504 STUDENTS)							
CLASSROOMS							
Univ/TK (7@1350)	7	10,800		168			
Kindergarten (7@1350)	7	9,450		168			
1st Grade (5@960)	5	6,720		168			
SUPPORT SPACE							
Administration (5.0)		2,520		504			
Kitchen (2.6)		1,310		504			
Multipurpose (6.1)		3,075 ✓		504			
Gymnasium		1,660 ✓		504			
Library (3.3)		1,510		504			
Lunch Shelter (3.0)		61,488					
Playground**		47					
Parking							

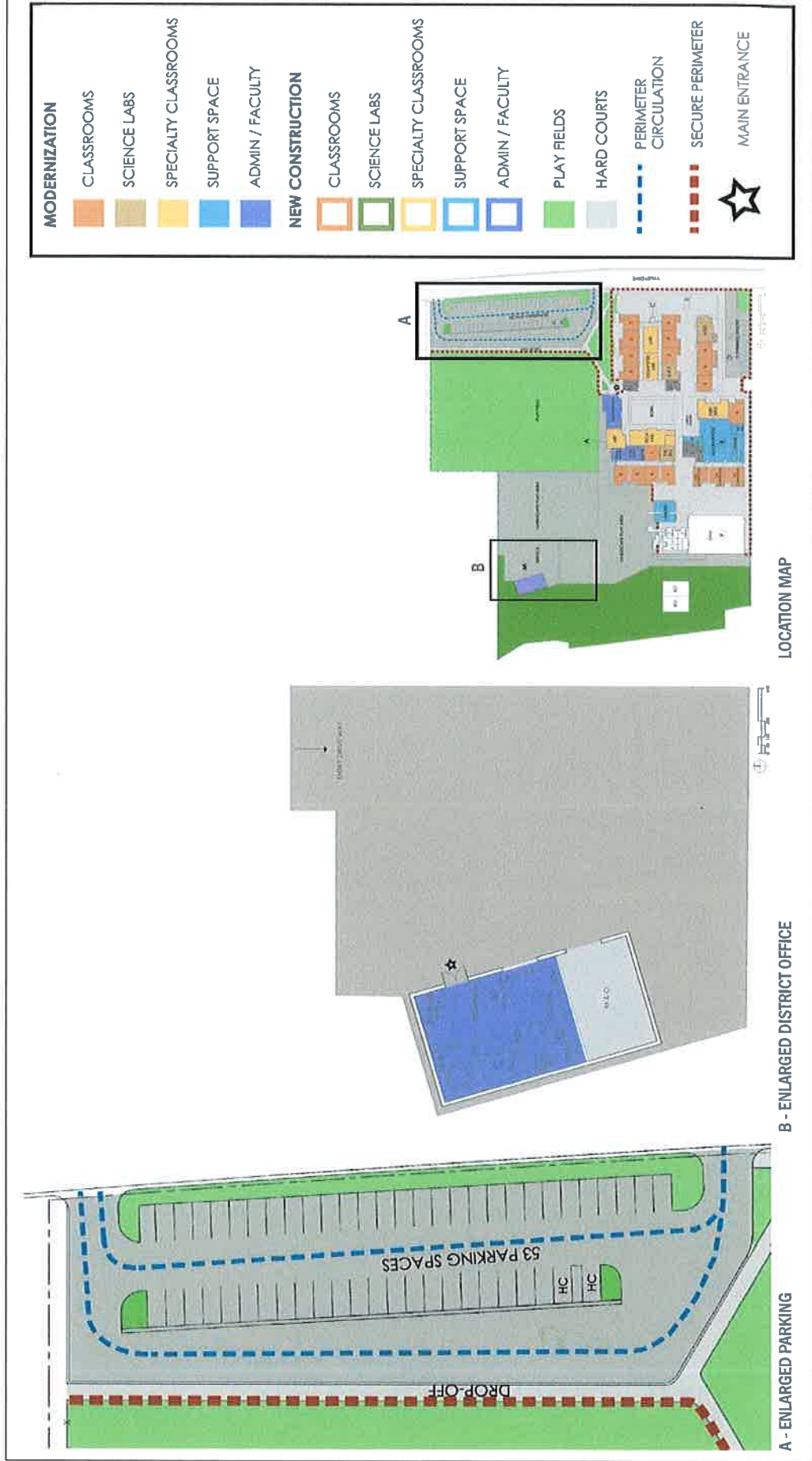
**Playground factor 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity
 ***Parking = # of students/30 x 2.25 Based on Permanent Room Quantity
 Parking at Elementary = # of students/24 x 2.25 Based on Permanent Room Quantity



OPTION C: VALLEY SCHOOL



OPTION C: VALLEY SCHOOL

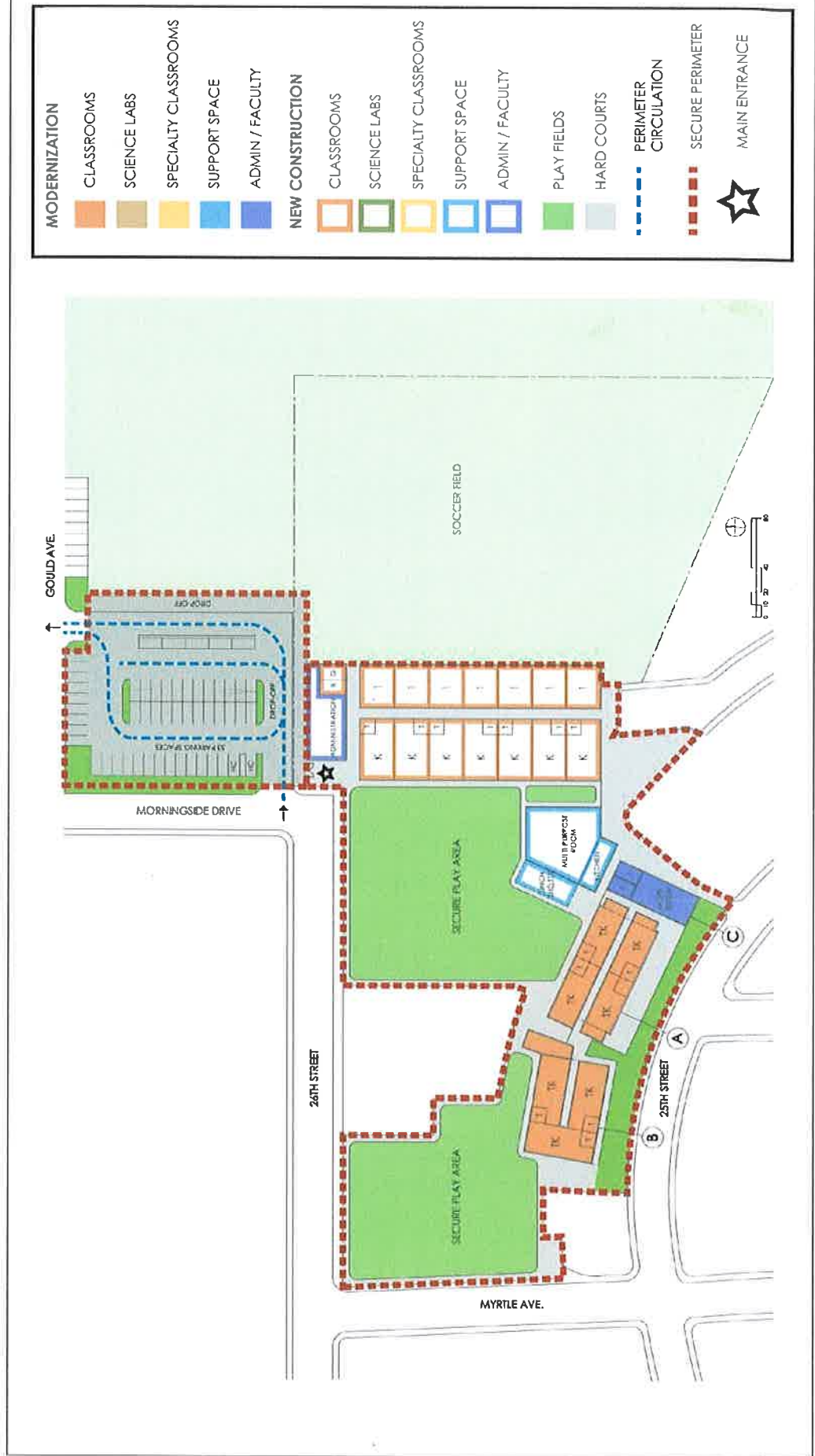


MASTER PLAN OPTIONS

OPTION C: VIEW SCHOOL



OPTION C: NORTH SCHOOL



OPTION "C1" - ATTRIBUTES

3 School Approach: Combined Existing and New Building Solutions

Valley Campus (Grades 5-8), View Campus (Grades Univ/TK-4), North Campus (Grades Univ/TK-4)

Valley School

- Same as Option "B"

View School

- New Construction:
 - (4) Kindergarten Classrooms (96 Students)
 - 2-Story 2nd-4th Grade Classroom - (2) 2nd Grade, (3) 3rd Grade, (3) 4th Grade (210 Students) + Library, Lunch Shelter
 - (4) Future Growth Univ/TK (96 Students)

- Modernization:

Administration and Multipurpose Building Including Upgraded ADA Access
(2) Existing Classroom Buildings - (4) 1st Grade, (2) 2nd Grade (144 Students)

North School

- New Construction:

1 Story 1st-4th Grade/Admin/Multipurpose Building to Accommodate:
(3) 1st Grade (72 Students), (3) 2nd Grade (72 Students),
(3) 3rd Grade (72 Students), (3) 4th Grade (90 Students)

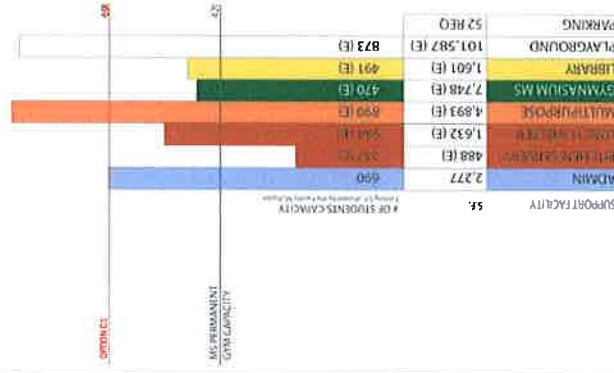
- Modernization:

(3) Existing Classroom Buildings to Accommodate:
(3) Univ/TK (72 Students)
(3) Kindergarten (72 Students)
Kitchen/Admin

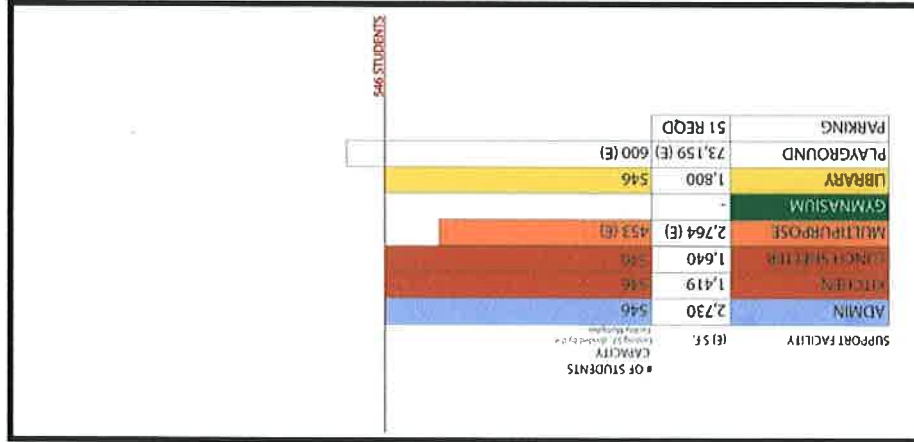
Valley School	Capacity	690
Max Site Enrollment	1,481	
View School	Capacity	546
Max Site Enrollment	813	
North School	Capacity	450
Max Site Enrollment	1,179	

Survey Response

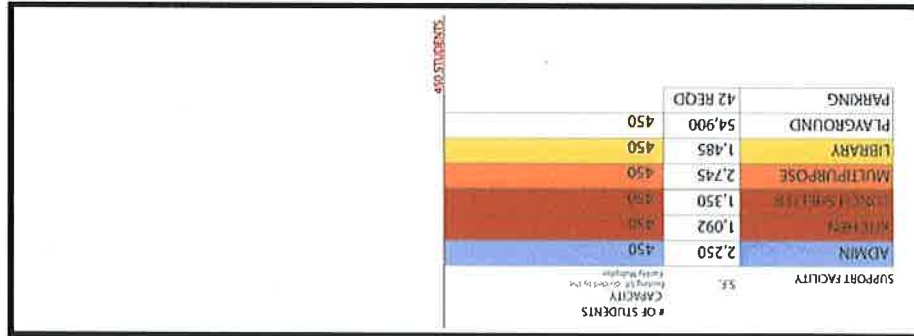
- Improve Parking and Drop Off
- Main Entrance - Close Campus
- Reduce Overcrowding
- Increase Music/Performing Arts
- Increase Specialty Lab Spaces
- Add Staff Restrooms



CAPACITY - VALLEY SCHOOL



CAPACITY - VIEW SCHOOL



CAPACITY - NORTH SCHOOL

OPTION C1: 3 SCHOOL SOLUTION PROGRAM				
	#/Rooms Required	SF Required	Student Capacity	
VALLEY SCHOOL (5-8/890 STUDENTS)				
CLASSROOMS				
5th Grade (7@960)	7	6,720	210	
6th Grade (4@960)	4	3,840	120	
7th Grade (2@960)	2	1,920	60	
8th Grade (3@960)	3	2,880	90	
6th-8th Art (1@1300)	1	1,300	30	
Science Labs (5@1300)	5	6,500	150	
Computer Lab	1	1,100	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (3.3)		2,277	690	
Kitchen (2.1)		488 (E)	247 (E)	
Multipurpose (5.1)		4,893 (E)	890 (E)	
Gymnasium (16.5)		7,748 (E)	470 (E)	
Library (4.0)		1,601 (E)	491 (E)	
Lunch Shelter (3.0)		1,632 (E)	544 (E)	
Playground**		75,210		
Parking ***				
VIEW SCHOOL (UNIV/TK-4/546 STUDENTS)				
CLASSROOMS				
Universal/TK (4@1350)	4	5,400	96	
Kindergarten (4@1350)	4	5,400	96	
1st Grade (4@960)	4	3,840	96	
2nd Grade (4@960)	4	3,840	96	
3rd Grade (3@960)	3	2,880	72	
4th Grade (3@960)	3	2,880	90	
Computer Lab	1	960	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		2,730	546	
Kitchen (2.6)		1,419	546	
Multipurpose (6.1)		2,764 (E)	453 (E)	
Gymnasium				

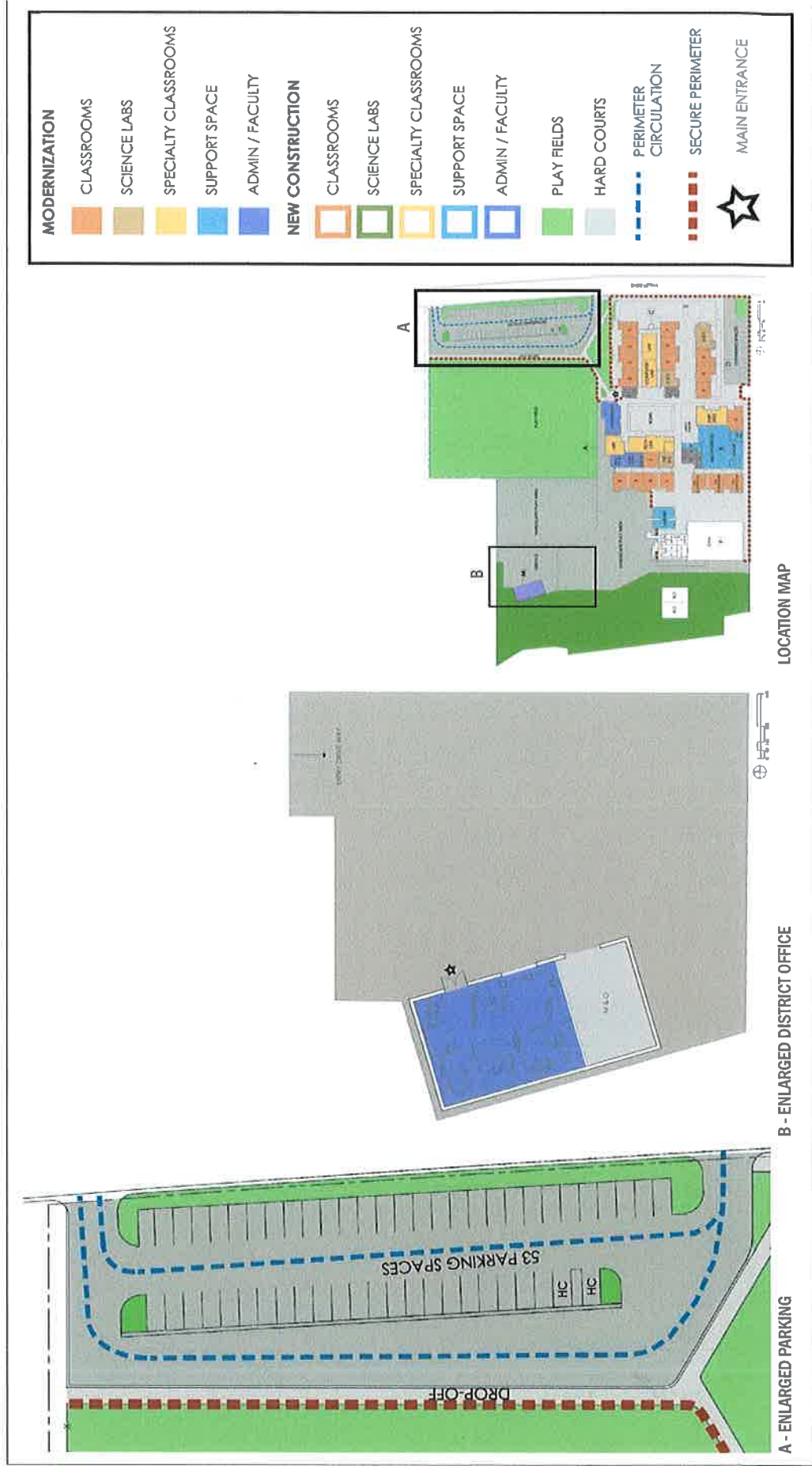
	#/Rooms Required	SF Required	Student Capacity	
SUPPORT SPACE (cont)				
Library (3.3)		1,800	546	
Lunch Shelter (3.0)		1,640	546	
Playground**		66,612		
Parking ***				
NORTH SCHOOL (UNIV/TK-1/450 STUDENTS)				
CLASSROOMS				
Universal/TK (3@1350)	3	4,050	72	
Kindergarten (3@1350)	3	4,050	72	
1st Grade (3@960)	3	2,880	72	
2nd Grade (2@960)	2	1,920	48	
3rd Grade (3@960)	3	2,880	90	
4th Grade (3@960)	3	2,880	24	
Computer Lab	1	960		
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		2,250	450	
Kitchen (2.6)		1,092	450	
Multipurpose (6.1)		2,745	450	
Gymnasium				
Library (3.3)		1,485	450	
Lunch Shelter (3.0)		1,350	450	
Playground**		54,900		
Parking				

**Playground factor: 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity
 ***Parking = # of students/30 x 2.25 Based on Permanent Room Quantity
 ****Elementary = # of students/24 x 2.25 Based on Permanent Room Quantity

23 classrooms @ View
 18 classroom @ NS
 21 classrooms @ Valley



OPTION C1: VALLEY SCHOOL



MASTER PLAN OPTIONS

OPTION C1: VIEW SCHOOL



OPTION C1: NORTH SCHOOL



OPTION "D" - ATTRIBUTES

3 School Approach: Valley Campus (Grades 5-8), View Campus (Univ/TK-4) and North (Univ/TK-4)

North School

- All New Construction at North School to Accommodate Either Univ TK-4 or TK-1 Campus
- New Enlarged and Secure Administration/Check-In
- Provides for Multipurpose, Kitchen and Specialty Classrooms that are Adequately Sized to Accommodate Student Population
- Classrooms Grouped by Grade to Accommodate Same Grade Collaboration
- Kindergarten with Immediate Adjacency to Play Areas and Direct Supervision
- Alleviates Traffic Congestion Along 27th Street by Providing On-Site Drop-Off
- Maintains Neighborhood Scale Along 25th Street

- Expansion Construction at View School
- All New Construction North School

Capacity

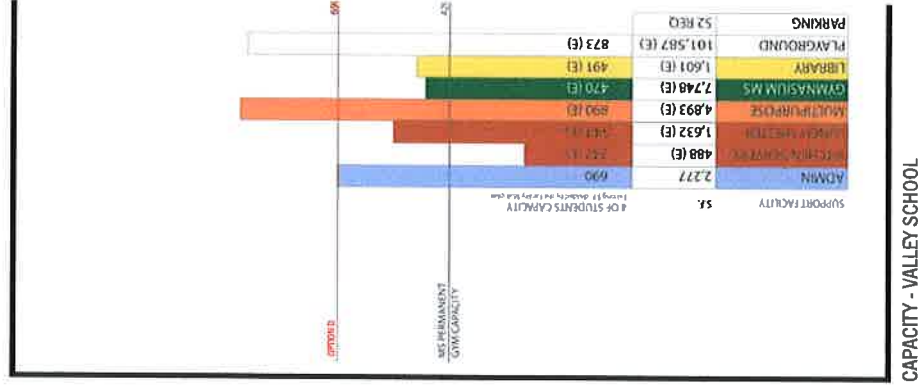
North School
Max Site Enrollment: 1,170

450

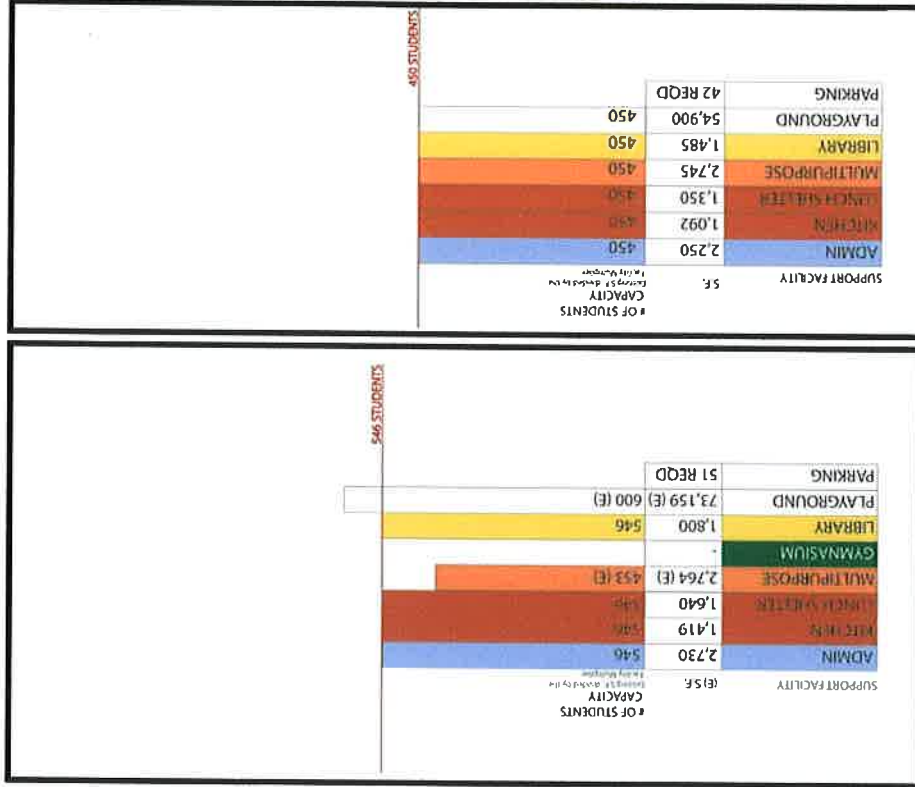
Survey Response

- Improve Parking and Drop Off
- Main Entrance - Close Campus
- Reduce Overcrowding
- Increase Music/Performing Arts
- Increase Specialty Lab Spaces
- Add Staff Restrooms

- Maximize All District Assets



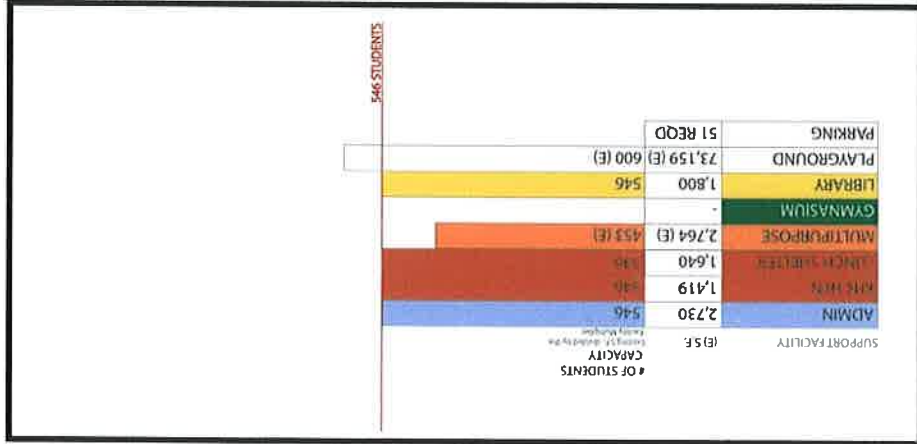
CAPACITY - VALLEY SCHOOL



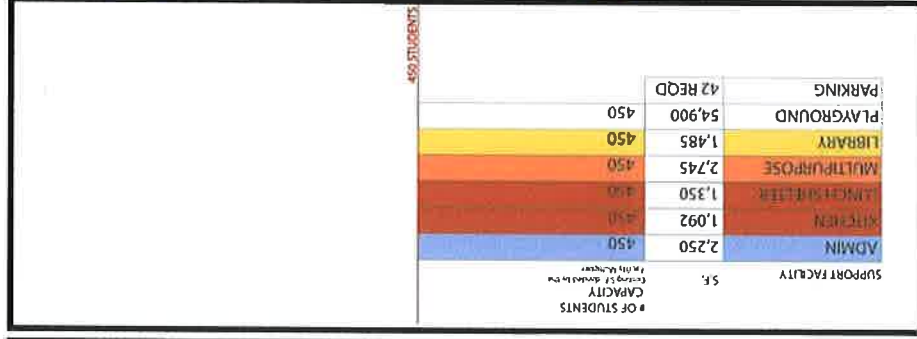
OPTION D: 3 SCHOOL SOLUTION PROGRAM				
	#/Rooms Required	SF Required	Student Capacity	
VALLEY SCHOOL (5-8/690 STUDENTS)				
CLASSROOMS				
5th Grade (7@960)	7	6,720	210	
6th Grade (4@960)	4	3,840	120	
7th Grade (2@960)	2	1,920	60	
8th Grade (3@960)	3	2,880	90	
6th-8th Art (1@1300)	1	1,300	30	
Science Labs (5@1300)	5	6,500	150	
Computer Lab	1	1,100	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (3.3)		2,277	690	
Kitchen (2.1)		488	247	
Multipurpose (5.1)		(4,893)	890	
Gymnasium (16.5)		7,748	470	
Library (4.0)		1,601	491	
Lunch Shelter (3.0)		1,632	544	
Playground**		75,210		
Parking ***		52		
VIEW SCHOOL (UNIV/TK-4/546 STUDENTS)				
CLASSROOMS				
Universal/TK (4@1350)	4	5,400	96	
Kindergarten (4@1350)	4	5,400	96	
1st Grade (4@960)	4	3,840	96	
2nd Grade (4@960)	4	3,840	96	
3rd Grade (3@960)	3	2,880	72	
4th Grade (3@960)	3	2,880	90	
Computer Lab	1	960	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		2,730	546	
Kitchen (2.6)		1,419	546	
Multipurpose (6.1)		2,764	453	
Gymnasium				

	#/Rooms Required	SF Required	Student Capacity	
SUPPORT SPACE (cont)				
Library (3.3)		1,800	546	
Lunch Shelter (3.0)		1,640	546	
Playground**		66,612		
Parking ***		51		
NORTH SCHOOL (UNIV/TK-1/450 STUDENTS)				
CLASSROOMS				
Universal/TK (3@1350)	3	4,050	72	
Kindergarten (3@1350)	3	4,050	72	
1st Grade (3@960)	3	2,880	72	
2nd Grade (3@960)	3	2,880	72	
3rd Grade (2@960)	2	1,920	48	
4th Grade (3@960)	3	2,880	90	
Computer Lab	1	960	24	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		2,250	450	
Kitchen (2.6)		1,092	450	
Multipurpose (6.1)		2,745	450	
Gymnasium				
Library (3.3)		1,485	450	
Lunch Shelter (3.0)		1,350	450	
Playground**		54,900		
Parking		42		

**Playground factor 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity
 ***Parking = # of students/30 x 2.25 Based on Permanent Room Quantity
 Quantity



CAPACITY - VIEW SCHOOL



CAPACITY - NORTH SCHOOL

OPTION D: 3 SCHOOL SOLUTION PROGRAM				
	#/Rooms	SF Required	Student Capacity	
VALLEY SCHOOL (5-8/690 STUDENTS)				
CLASSROOMS				
5th Grade (7@960)	7	6,720	210	
6th Grade (4@960)	4	3,840	120	
7th Grade (2@960)	2	1,920	60	
8th Grade (3@960)	3	2,880	90	
6th-8th Art (1@1300)	1	1,300	30	
Science Labs (5@1300)	5	6,500	150	
Computer Lab	1	1,100	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (3.3)		2,277	690	
Kitchen (2.1)		488 (E)	247 (E)	
Multipurpose (5.1)		(4,893 (E)	890 (E)	
Gymnasium (16.5)		7,748 (E)	470 (E)	
Library (4.0)		1,601 (E)	491 (E)	
Lunch Shelter (3.0)		1,632 (E)	544 (E)	
Playground**		75,210		
Parking ***		52		
VIEW SCHOOL (UNIV/TK-4/646 STUDENTS)				
CLASSROOMS				
Universal/TK (4@1350)	4	5,400	96	
Kindergarten (4@1350)	4	5,400	96	
1st Grade (4@960)	4	3,840	96	
2nd Grade (4@960)	4	3,840	96	
3rd Grade (3@960)	3	2,880	72	
4th Grade (3@960)	3	2,880	90	
Computer Lab	1	960	30	
Resource Specialist	1	480		
SUPPORT SPACE				
Administration (5.0)		2,730	546	
Kitchen (2.6)		1,419	546	
Multipurpose (6.1)		2,764 (E)	453	
Gymnasium				

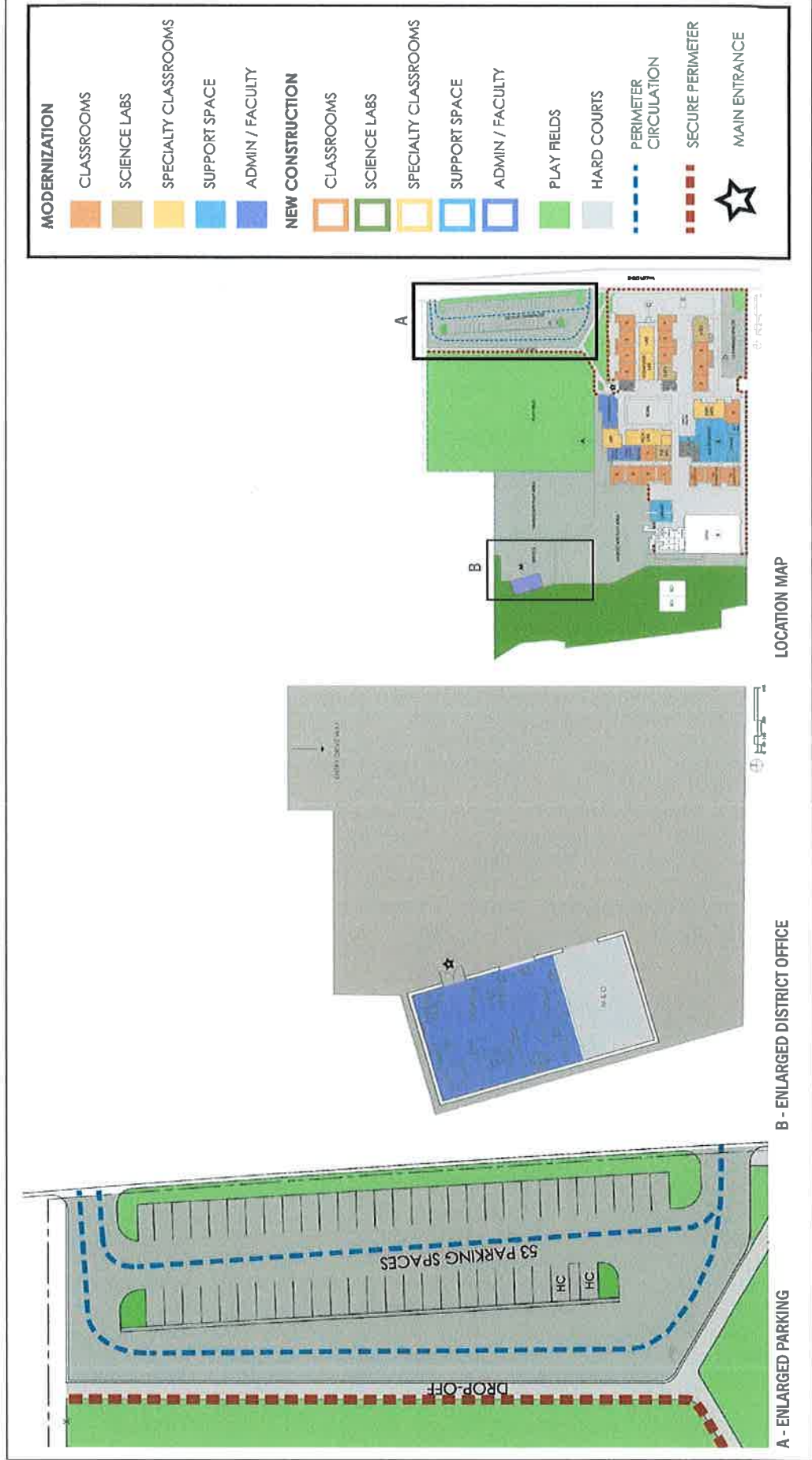
	#/Rooms	SF Required	Student Capacity
SUPPORT SPACE (cont)			
Library (3.3)		1,800	546
Lunch Shelter (3.0)		1,640	546
Playground**		66,612	
Parking ***		51	
NORTH SCHOOL (UNIV/TK-4/450 STUDENTS)			
CLASSROOMS			
Universal/TK (3@1350)	3	4,050	72
Kindergarten (3@1350)	3	4,050	72
1st Grade (3@960)	3	2,880	72
2nd Grade (3@960)	3	2,880	72
3rd Grade (2@960)	2	1,920	48
4th Grade (3@960)	3	2,880	90
Computer Lab	1	960	24
Resource Specialist	1	480	
SUPPORT SPACE			
Administration (5.0)		2,250	450
Kitchen (2.6)		1,092	450
Multipurpose (6.1)		2,745	450
Gymnasium			
Library (3.3)		1,485	450
Lunch Shelter (3.0)		1,350	450
Playground**		54,900	
Parking		42	

**Playground factor 122 sf/student (elementary school) and 109 sf/student (middle school) based on Project Capacity
 ***Parking = # of students/30 x 2.25 Based on Permanent Room Quantity
 ****Parking at Elementary = # of students/24 x 2.25 Based on Permanent Room Quantity

OPTION D: VALLEY SCHOOL



OPTION D: VALLEY SCHOOL



OPTION D: VIEW SCHOOL



OPTION D: NORTH SCHOOL



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IMPLEMENTATION

HERMOSA BEACH CITY SCHOOL DISTRICT - LONG RANGE FACILITIES MASTER PLAN

6.1 DISTRICT-WIDE OVERVIEW OF CAMPUS NEEDS AND KEY IMPLEMENTATION STRATEGIES

As Board decisions are made and funding becomes available, the District will enter into a process of selecting an architectural/engineering team(s) to design the LRFMP option(s) identified in this report. This is the time when more detailed programs, facilities assessments, and design solutions are developed. We recommend that a core stakeholder design committee be formed by the HBCSD consisting of representatives from the community, school site user groups, and Board to facilitate this process. The design solutions resulting from this phase of the process may vary from the LRFMP's illustrated in this report, but should reflect the guiding principles and address the specific needs identified in this report.

At this time, the District will be required to engage outside consultants to provide the A/E team with a number of reports required by the A/E design team. These reports may consist of the following:

- Aerial and Ground Surveys
- Geological and Geotechnical Evaluations/Reports
- Underground utility mapping and investigations
- Acoustical Reports
- Commissioning Agent
- Traffic Studies
- Technology Report
- Demographic Report

The A/E design team will address:

- School/Site specific Programs in collaboration with the core stakeholder design committee
- Code analysis and life safety requirements
- Electrical and Mechanical systems condition assessment
- Seismic analysis (if required)
- Deferred maintenance requirements
- Technology requirements
- Educational needs (Common core, 21st century learning environments)
- Coastal commission requirements (if required)
- School/Site specific design solutions
- Sustainability and energy

Depending on the phasing strategy and implementation of the LRFMP, each individual project at Valley View or North Schools should be addressed in a manner which facilitates the overall long range master plan, District educational goals and guiding vision for the Hermosa Beach City School District.

6.2 CONSTRUCTION PHASING AND APPROACH

Phasing of the work will need to be addressed regardless of which Option is selected. The ease and ability of phased construction will vary depending on the scope of work, the contractor's access to the site, the site availability (hours of operation) and the school and construction schedules.

In the Options which include new construction, the new construction can generally be accommodated by temporarily relocating students and isolating the area of new construction. Considerations for temporary student relocation may include the use of on-site portable buildings or temporary relocation to another school. Generally speaking, sections of the campus could remain operational during the new construction.

- The availability of the North School site provides a significant opportunity for both cost savings and overall construction phasing of the three school options: North can be constructed in the first phase of work and provide swing space while View is constructed and/or modernized. This will provide for interim student housing and mitigate the need for additional temporary portable buildings.
- Another opportunity exists in prioritizing the renovation of the Maintenance and Operations (M&O) Building and relocating the District Offices. This frees up space at Valley School allowing for the progress of the modernization work.

Construction phasing and approach must consider the following at all times:

- Maintain the safety and security of the students through the use of barricades and phasing plans.
- Maintain required means of egress and a safe path of travel to the safe dispersal area through the use of barricades and phasing plans.
- Maintain fire and life safety requirements such as fire alarm and fire suppression systems
- Determine hours of operation, construction access from the public way, noise abatement procedures, dust abatement procedures etc.
- How do we vacate space to make room for implementation of the work?

The following section identifies phasing scenarios and considerations for each of the options

OPTION A PHASING SCENARIO AND CONSIDERATIONS:

Two School Modernization Work:

Valley School (4-8) and View School (K-3)

- Renovate the M&O Building for the District Office
- Relocate the District Office to new location
- Renovate the Administrative functions in the vacated District Office; add new restrooms and Art Classroom. This could be completed over the summer months.
- Construct new lunch shelter and warming kitchen at View School over the summer
- Purchase and install portable 3rd grade classrooms at View School
- Relocate 3rd grade students to View School
- Modernize Valley School Classrooms for new 4-8 grade configuration
- Vacate and remove portable buildings

OPTION B PHASING SCENARIO AND CONSIDERATIONS:

Three School Modernization Work:

Valley School (5-8) View School (2-4) and North School (TK-1)

- Modernize existing facilities at North School
- Relocate TK-1st grade students to North School
- Construct new lunch shelter and warming kitchen at View School over the summer
- Modernize the View School Classrooms for 2nd – 4th grade classrooms including the science lab and computer lab, modernize admin. This could be done over the summer or provide temporary housing for students during construction.
- Move 3rd and 4th grade students to View School
- Modernize 5th – 8th grade classrooms at Valley School
- Vacate and remove portable buildings

The following work at Valley School can happen concurrently:

- Renovate the M&O Building for the District Office
- Relocate the District Office to new location
- Renovate the Administrative functions in the vacated District Office; add new restrooms and Art Classroom. This could be completed over the summer months.

OPTION C PHASING SCENARIO AND CONSIDERATIONS:

Three School:

Modernization Valley School (5-8)
Modernization and New Construction View School (2-4)
Modernization and New Construction North School (Universal TK-1)

- Modernize existing facilities and construct new facilities at North School
- Relocate TK-1st grade students to North
- Temporarily relocate View School Administrative functions for new two story building
- Construct two story classroom, admin, library, art, science building.

- Relocate 2nd grade students to new classrooms and modernize the View School Classrooms for 2nd – 3rd grade classrooms including the science lab and computer lab, modernize admin.
- Move 3rd and 4th grade students from Valley School to View School
- Modernize 5th-8th grade classrooms at Valley School
- Vacate and remove portable buildings

The following work at Valley School can happen concurrently:

- Renovate the M&O Building for the District Office
- Relocate the District Office to new location
- Renovate the Administrative functions in the vacated District Office; add new restrooms and Art Classroom. This could be completed over the summer months.

OPTION C1 PHASING SCENARIO AND CONSIDERATIONS:

Three School:

Modernization Valley School (5-8)
Modernization and New Construction View School (Universal TK-4)
Modernization and New Construction North School (Universal TK-4)

- Modernize existing facilities and construct new facilities at North School
- Relocate TK-4th grade students to North School
- Temporarily relocate View School Administrative functions to portables for new two story building
- Construct two story classroom, admin, kitchen/lunch shelter building, Relocate students to new classrooms and modernize the View School Classrooms
- Move balance of 3rd and 4th grade students from Valley School to View and North Schools
- Modernize 5th-8th grade classrooms at Valley School
- Vacate and remove portable buildings

The following work at Valley School can happen concurrently:

- Renovate the M&O Building for the District Office
- Relocate the District Office to new location
- Renovate the Administrative functions in the vacated District Office; add new restrooms and Art Classroom. This could be completed over the summer months.

OPTION D PHASING SCENARIO AND CONSIDERATIONS:

Three School

Modernization Valley School (5-8)
Modernization and New Construction View School (Universal TK-4)
New Construction North School (Universal TK-4)

- Construct new facilities at North School
 - Relocate TK-4th grade students to North School
 - Temporarily relocate View School Administrative functions to portables for new two story building
 - Construct two story classroom, admin, kitchen/lunch shelter building, Relocate students to new classrooms and modernize the View School Classrooms
 - Move balance of 3rd and 4th grade students from Valley School to View and North School
 - Modernize 5th-8th grade classrooms at Valley School
 - Vacate and remove portable buildings
- The following work at Valley School can happen concurrently:
- Renovate the M&O Building for the District Office
 - Relocate the District Office to new location
 - Renovate the Administrative functions in the vacated District Office; add new restrooms and Art Classroom. This could be completed over the summer months.



PROGRAM COSTS

HERMOSA BEACH CITY SCHOOL DISTRICT - LONG RANGE FACILITIES MASTER PLAN

7.0 PROGRAM COSTS

7.1 TOTAL PROJECT COSTS BY OPTION

Rough Order of Magnitude (ROM) costs were prepared as part of this Long Range Facilities Master Plan. These costs are intended as indicators of the project cost range based on current economic conditions. They are intended as a general budget to better understand the scope of work involved in each Option.

The first ROM cost budget dated 2014 is based on current economic conditions. The second ROM cost budget dated 2016 includes a compounded escalation rate of 6.5%. The third ROM cost budget dated 2018 includes a compounded escalation rate of 14.5%. This demonstrates how project cost escalation needs to be factored into overall budget considerations. Section 7.2 further identifies suggested escalation rates to be added to the ROM costs according to calendar year.

Note all ROM cost budgets provide for a range of cost and average cost. The range identified allows for flexibility for various phasing scenarios.

Also note that a total soft cost multiplier of each campus is included in the ROM costs. Section 7.2 identifies typical soft costs associated with the types of projects identified in this LRFMP. Any future hazardous abatement costs associated with the project options are unknown at this time and are excluded from our budgetary cost information.

7.2 SOFT COSTS

The following soft costs are included as part of the project total cost:

	VALLEY	VIEW	NORTH
A/E Design Fees	7.5%	9.0%	9.0%
DSA Plan Check Fee	0.7%	0.7%	0.7%
Printing and Advertising	0.2%	0.2%	0.2%
Pre-construction Testing	0.5%	0.5%	0.5%
Surveying	0.1%	0.3%	0.3%
Project Testing and Inspections	2.5%	2.5%	2.5%
Project Management Consultant Fees	3.0%	3.0%	3.0%
Project Contingencies	3.0%	6.0%	9.0%
Labor Compliance	1.0%	1.0%	1.0%
Builders Risk Insurance	0.2%	0.2%	0.2%
Commissioning	1.0%	1.0%	1.0%

Total Soft Cost Multiplier

19.7%

24.4%

27.4%

Project cost escalation is excluded from this budget. If escalation is required, the following escalation rates should be added to the project costs. These escalation rates must be compounded yearly from 2014 to the midpoint of construction.

Anticipated escalation rates:

Annual Compounded

2015	3.0%	3.0%
2016	3.5%	6.5%
2017	4.0%	10.5%
2018	4.0%	14.5%

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS

2014

ROM Cost Information Provided is 2014 Budgetary Project Costs That Include 30% Soft Cost Multiplier

4

OPTION A	Range From	Range To	Average
Valley School	\$10,062,911	\$11,572,348	\$10,817,629
District Office	\$ 507,791	\$ 583,960	\$ 545,876
View School	\$ 9,453,904	\$10,871,990	\$10,162,947
OPTION B			
Valley School	\$10,448,345	\$12,015,597	\$11,231,971
District Office	\$ 507,791	\$ 583,960	\$ 545,876
View School	\$ 8,125,185	\$ 9,343,963	\$ 8,734,574
North School	\$14,780,400	\$16,997,461	\$15,888,931
OPTION C			
Valley School	\$10,448,345	\$12,015,597	\$11,231,971
District Office	\$ 507,791	\$ 583,960	\$ 545,876
View School	\$21,430,233	\$24,644,768	\$23,037,500
North School	\$25,949,269	\$29,841,660	\$27,895,465
Add 2ND Floor to Classroom Building	\$ 5,897,537	\$ 6,782,168	\$ 6,339,852
OPTION C1			
Valley School	\$10,448,345	\$12,015,597	\$11,231,971
District Office	\$ 507,791	\$ 583,960	\$ 545,876
View School	\$17,314,358	\$19,911,512	\$18,612,935
North School	\$23,814,045	\$27,386,152	\$25,600,099
Add 2ND Floor to Classroom Building	\$ 5,897,537	\$ 6,782,168	\$ 6,339,852
OPTION D			
Valley School	\$10,448,345	\$12,015,597	\$11,231,971
District Office	\$ 507,791	\$ 583,960	\$ 545,876
View School	\$17,314,358	\$19,911,512	\$18,612,935
North School	\$28,159,290	\$32,383,183	\$30,271,237
Add 2ND Floor to Classroom Building	\$ 5,897,537	\$ 6,782,168	\$ 6,339,852

✓ x 15% =

LONG RANGE FACILITIES MASTER PLAN

2016

MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS

ROM Cost Information Provided is 2018 Budgetary Project Costs That Include 43% Soft Cost Multiplier

OPTION A	Range From	Range To	Average
Valley School	\$10,727,566	\$12,336,701	\$11,532,134
District Office	\$ 541,331	\$ 622,531	\$ 581,931
View School	\$10,078,335	\$11,590,085	\$10,834,210
OPTION B			
Valley School	\$11,138,458	\$12,809,227	\$11,973,842
District Office	\$ 541,331	\$ 622,531	\$ 581,931
View School	\$ 8,661,854	\$ 9,961,132	\$ 9,311,493
North School	\$15,756,646	\$18,120,143	\$16,938,934
OPTION C			
Valley School	\$11,138,458	\$12,809,227	\$11,973,842
District Office	\$ 541,331	\$ 622,531	\$ 581,931
View School	\$22,845,700	\$26,272,555	\$24,559,127
North School	\$27,663,219	\$31,812,701	\$29,737,960
Add 2ND Floor to Classroom Building	\$ 6,287,069	\$ 7,230,130	\$ 6,758,600
OPTION C1			
Valley School	\$11,138,458	\$12,809,227	\$11,973,842
District Office	\$ 541,331	\$ 622,531	\$ 581,931
View School	\$18,457,972	\$21,226,667	\$19,842,320
North School	\$25,386,963	\$29,195,007	\$27,290,985
Add 2ND Floor to Classroom Building	\$ 6,287,069	\$ 7,230,130	\$ 6,758,600
OPTION D			
Valley School	\$11,138,458	\$12,809,227	\$11,973,842
District Office	\$ 541,331	\$ 622,531	\$ 581,931
View School	\$18,457,972	\$21,226,667	\$19,842,320
North School	\$30,019,211	\$34,522,093	\$32,270,652
Add 2ND Floor to Classroom Building	\$ 6,287,069	\$ 7,230,130	\$ 6,758,600

**LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS**

2018

ROM Cost Information Provided is 2018 Budgetary Project Costs That Include 43% Soft Cost Multiplier

	Range From	Range To	Average
OPTION A:			
Valley School	\$11,602,936	\$13,343,376	\$12,473,156
District Office	\$ 585,504	\$ 673,329	\$ 629,416
View School	\$10,900,727	\$12,535,836	\$11,718,281
OPTION B:			
Valley School	\$12,047,356	\$13,854,460	\$12,950,908
District Office	\$ 585,504	\$ 673,329	\$ 629,416
View School	\$ 9,368,661	\$10,773,960	\$10,071,311
North School	\$17,042,388	\$19,598,747	\$18,320,567
OPTION C:			
Valley School	\$12,047,356	\$13,854,460	\$12,950,908
District Office	\$ 585,504	\$ 673,329	\$ 629,416
View School	\$24,709,909	\$28,416,395	\$26,563,152
North School	\$29,920,537	\$34,408,618	\$32,164,577
Add 2ND Floor to Classroom Building	\$ 6,800,094	\$ 7,820,108	\$ 7,310,101
OPTION CT:			
Valley School	\$12,047,356	\$13,854,460	\$12,950,908
District Office	\$ 585,504	\$ 673,329	\$ 629,416
View School	\$19,964,142	\$22,958,764	\$21,461,453
North School	\$27,458,539	\$31,577,320	\$29,517,930
Add 2ND Floor to Classroom Building	\$ 6,800,094	\$ 7,820,108	\$ 7,310,101
OPTION D:			
Valley School	\$12,047,356	\$13,854,460	\$12,950,908
District Office	\$ 585,504	\$ 673,329	\$ 629,416
View School	\$19,964,142	\$22,958,764	\$21,461,453
North School	\$32,468,779	\$37,339,095	\$34,903,937
Add 2ND Floor to Classroom Building	\$ 6,800,094	\$ 7,820,108	\$ 7,310,101

LONG RANGE FACILITIES MASTER PLAN - FUNDING PATHWAY

Potential State SFP Grant 2014

Base

New Construction, 50 / 50 Modernization, 60 / 40 State and Local Match Basis

New Construction Base Grant: \$9,455 per Pupil / CR K - 6, 25 Pupils / CR K - 6 (Permanent Bldg - 25 Yrs Old, Portable Bld - 20 Yrs Old)

Modernization Base Grant: K - 6 / \$3,600; 7 - 8 / \$3,809; Non-Severe HC / \$7,674; Severe HC / \$11,470

Students

- Fire Detection / Alarm System: \$11 per Pupil
- Automatic Sprinkler System: \$159 per Pupil
- Multi-Level Construction: 12% of Base Grant for Each Pupil Housed on the 2nd Floor
- Project Assistance: \$5,705 Flat Rate for Districts With Less Than 2,500 Pupils

Site

- Service Site Dvlt: Actual Costs of Clearance - Grading/Soil Compaction/Utility Rerouting/Demo/ Drainage/Etc
- General Site Development: Formula Based Grant -Driveways/Walks/Parking/Curbs/Gutters/Fields/Landscape

Modernization

- Modernization Handicapped Access / Fire Code: 3%
- Modernization Two-Stop Elevators Grant: \$96,160 Flat Rate for Each Two-Stop
- Urban/Security/Impacted Site: Formula Based Grant - Site Size Less Than 60% of CDE Recommended

Energy

- High Performance Incentive Grant: Formula Based - New \$150K Mod, \$250K, Then 2% Up 5% Above From 20 to 40 CHPS Points
- Proposition 39 Implementation Program: CDE and CEC Administer and Implement the Program
- SC Edison Energy Grants: Savings By Design

Joint Use

- Park & Parking at North Campus
- Multipurpose Room & Play Yard at View Campus

LONG RANGE FACILITIES MASTER PLAN
2014
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY
ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION A

Valley School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
REMOVAL OF PORTABLES & SITE RELATED WORK	63,782 SF	\$	15.67	\$ 835,233	\$ 999,774 ✓
MODERNIZATION OF CLASSROOMS	73,172 SF	\$	97.39	\$ 5,953,420	\$ 7,126,244 ✓
RECONFIGURATION OF EXISTING ADMINISTRATION AREA IN BLDG A	3,580 SF	\$	203.49	\$ 608,600	\$ 728,494 ✓
UPGRADE KITCHEN & LUNCH SHELTER	600 SF	\$	359.10	\$ 180,000	\$ 215,460 ✓
EXTERIOR UPGRADES	62,934 SF	\$	15.78	\$ 829,523	\$ 992,939 ✓
				\$ 8,406,776	\$ 10,062,911

District Office

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
INTERIORS WORK	1,984 SF	\$	197.55	\$ 327,440	\$ 391,946
SITework	9,678 SF	\$	11.97	\$ 96,780	\$ 115,846
				\$ 424,220	\$ 507,791

View School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
MODERNIZATION OF CLASSROOMS	17,991 SF	\$	204.50	\$ 2,957,455	\$ 3,679,074 ✓
RECONFIGURATION OF EXISTING ADMINISTRATION/MULTIPURPOSE BLDG A, LIBRARY BLDG B	5,265 SF	\$	144.61	\$ 612,030	\$ 761,365 ✓
NEW RELOCATEABLE CLASSROOMS / COMPUTER LAB / RESTROOMS AT UPPER YARD	8,480 SF	\$	120.41	\$ 820,800	\$ 1,021,075 ✓
NEW KITCHEN BUILDING & LUNCH SHELTER	3,100 SF	\$	285.92	\$ 712,500	\$ 886,350 ✓
UPGRADE RR'S & OFFICES AT ENDS OF BLDGS C, D & E	1,860 SF	\$	126.41	\$ 189,000	\$ 235,116 ✓
EXTERIOR UPGRADES (includes New HVAC Units on Roof & Screening)	38,174 SF	\$	41.73	\$ 1,280,455	\$ 1,592,886 ✓
SITework	81,161 SF	\$	15.75	\$ 1,027,362	\$ 1,278,038 ✓
				\$ 7,599,602	\$ 9,453,904

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY
ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

2014

OPTION B

Valley School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
REMOVAL OF PORTABLES & SITE RELATED WORK	63,782 SF		\$ 15.67	\$ 835,233	\$ 999,774
MODERNIZATION OF CLASSROOMS	75,212 SF		\$ 99.87	\$ 6,275,420	\$ 7,511,678
RECONFIGURATION OF EXISTING ADMINISTRATION AREA IN BLDG A	3,580 SF		\$ 203.49	\$ 608,600	\$ 728,494
UPGRADE KITCHEN & LUNCH SHELTER	600 SF		\$ 359.10	\$ 180,000	\$ 215,460
EXTERIOR UPGRADES	62,934 SF		\$ 15.78	\$ 829,523	\$ 992,939
OTHER - RENOVATE MAINTENANCE BUILDING & YARD INTO NEW ADMINISTRATION	1,984 sf		\$ -	\$ -	\$ -
				\$ 8,728,776	\$ 10,448,345

District Office

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
INTERIORS WORK	1,984 SF		\$ 197.55	\$ 327,440	\$ 391,946
SITWORK	9,678 SF		\$ 11.97	\$ 96,780	\$ 115,846
				\$ 424,220	\$ 507,791

View School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
MODERNIZATION OF CLASSROOMS	17,991 SF		\$ 204.50	\$ 2,957,455	\$ 3,679,074
RECONFIGURATION OF EXISTING ADMINISTRATION/MULTIPURPOSE BLDG A, LIBRARY BLDG B	5,265 SF		\$ 144.61	\$ 612,030	\$ 761,365
NEW KITCHEN BUILDING & LUNCH SHELTER	3,100 SF		\$ 285.92	\$ 712,500	\$ 886,350
UPGRADE RRS & OFFICES AT ENDS OF BLDGS C, D & E	1,860 SF		\$ 126.41	\$ 189,000	\$ 235,116
EXTERIOR UPGRADES (includes New HVAC Units on Roof & Screening)	49,694 SF		\$ 33.00	\$ 1,318,215	\$ 1,639,859
SITWORK	68,441 SF		\$ 13.49	\$ 742,300	\$ 923,421
				\$ 6,531,500	\$ 8,125,185

2014

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY

ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION B

North School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
MODERNIZATION OF EXISTING BUILDINGS TO REMAIN	14,880 SF	\$	480.11	\$ 5,607,575	\$ 7,144,051
EXTERIOR UPGRADES OF BUILDINGS ABOVE	52,834 SF	\$	40.60	\$ 1,683,560	\$ 2,144,855
RELOCATABLES	1,920 SF	\$	127.67	\$ 192,400	\$ 245,118
LUNCH SHELTER	2,500 SF	\$	222.95	\$ 437,500	\$ 557,375
SITework	114,374 SF	\$	38.27	\$ 3,435,795	\$ 4,377,203
ABATEMENT ALLOWANCE	24,474 SF	\$	12.74	\$ 244,740	\$ 311,799
				\$ 11,601,570	\$ 14,780,400

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY
2014
ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION C

Valley School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
REMOVAL OF PORTABLES & SITE RELATED WORK	63,782 SF	\$	15.67	\$ 835,233	\$ 999,774
MODERNIZATION OF CLASSROOMS	75,212 SF	\$	99.87	\$ 6,275,420	\$ 7,511,678
RECONFIGURATION OF EXISTING ADMINISTRATION AREA IN BLDG A	3,580 SF	\$	203.49	\$ 608,600	\$ 728,494
UPGRADE KITCHEN & LUNCH SHELTER	600 SF	\$	359.10	\$ 180,000	\$ 215,460
EXTERIOR UPGRADES	62,934 SF	\$	15.78	\$ 829,523	\$ 992,939
OTHER - RENOVATE MAINTENANCE BUILDING & YARD INTO NEW ADMINISTRATION	1,984 sf	\$	-	\$ -	\$ -
				\$ 8,728,776	\$ 10,448,345

District Office

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
INTERIORS WORK	1,984 SF	\$	197.55	\$ 327,440	\$ 391,946
SITWORK	9,678 SF	\$	11.97	\$ 96,780	\$ 115,846
				\$ 424,220	\$ 507,791

View School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
DEMOLITION OF EXISTING BUILDINGS & THEIR ASSOCIATED SITEWORK	48,602 SF	\$	7.37	\$ 288,104	\$ 358,402
NEW 2-STORY BUILDING, LUNCH SHELTER & ASSOCIATED SITEWORK	95,374 SF	\$	164.80	\$ 12,654,753	\$ 15,717,632
MODERNIZATION OF CLASSROOMS & MULTIPURPOSE BUILDING (Includes Technology Upgrades)	13,795 SF	\$	161.96	\$ 1,795,905	\$ 2,234,106
EXTERIOR UPGRADES (Includes New HVAC Units on Roof & Screening)	24,705 SF	\$	42.18	\$ 837,675	\$ 1,042,068
UPGRADE RPS & OFFICES AT ENDS OF BLDGS C, D & E	1,860 SF	\$	126.41	\$ 189,000	\$ 235,116
SITWORK FOR LOWER & MIDDLE PARKING LOT	45,539 SF	\$	35.60	\$ 1,303,295	\$ 1,621,298
SITWORK FOR UPPER PLAYGROUND	46,042 SF	\$	4.81	\$ 178,144	\$ 221,611
				\$ 17,226,875	\$ 21,430,233

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY

2014

ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION C

North School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
DEMOLITION OF EXISTING BUILDINGS & THEIR ASSOCIATED SITEWORK	15,743 SF	\$	10.74	\$ 132,679	\$ 169,033
MODERNIZATION OF EXISTING BUILDINGS TO REMAIN	15,380 SF	\$	309.43	\$ 3,735,500	\$ 4,759,027
EXTERIOR UPGRADES OF BUILDINGS ABOVE	31,020 SF	\$	40.21	\$ 979,140	\$ 1,247,424
SITEWORK FOR SLOPE	20,000 SF	\$	101.87	\$ 1,599,259	\$ 2,037,456
NEW 1-STORY BUILDING & ASSOCIATED SITEWORK	20,000 SF	\$	510.87	\$ 8,020,000	\$ 10,217,480
NEW 1-STORY MULTIPURPOSE BLDG & EXTERIOR LUNCH SHELTER	5,250 SF	\$	567.54	\$ 2,338,750	\$ 2,979,568
SITEWORK	108,498 SF	\$	38.96	\$ 3,318,275	\$ 4,227,483
ABATEMENT ALLOWANCE	24,474 SF	\$	12.74	\$ 244,740	\$ 311,799
				\$ 20,368,343	\$ 25,949,269

Add 2ND Floor to Classroom Building

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
ADD 2ND STORY TO THE NEW 1-STORY BLDG NEAR THE SLOPE	10,287 SF	\$	573.30	\$ 4,629,150	\$ 5,897,537

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY
ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

2014

OPTION C1

Valley School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
REMOVAL OF PORTABLES & SITE RELATED WORK	63,782	SF	\$ 15.67	\$ 835,233	\$ 995,774
MODERNIZATION OF CLASSROOMS	75,212	SF	\$ 99.87	\$ 6,275,420	\$ 7,511,678
RECONFIGURATION OF EXISTING ADMINISTRATION AREA IN BLDG A	3,580	SF	\$ 203.49	\$ 608,600	\$ 728,494
UPGRADE KITCHEN & LUNCH SHELTER	600	SF	\$ 359.10	\$ 180,000	\$ 215,460
EXTERIOR UPGRADES	62,934	SF	\$ 15.78	\$ 829,523	\$ 992,939
OTHER - RENOVATE MAINTENANCE BUILDING & YARD INTO NEW ADMINISTRATION	1,984	SF	\$ -	\$ -	\$ -
				\$ 8,728,776	\$ 10,448,345

District Office

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
INTERIORS WORK	1,984	SF	\$ 197.55	\$ 327,440	\$ 391,946
SITWORK	9,678	SF	\$ 11.97	\$ 96,780	\$ 115,846
				\$ 424,220	\$ 507,791

View School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
MODERNIZATION OF ADMINISTRATION BUILDING (Includes Technology Upgrades)	1,886	SF	\$ 279.50	\$ 424,350	\$ 527,891
MODERNIZATION OF CLASSROOMS & MULTIPURPOSE BUILDING (Includes Technology Upgrades)	12,047	SF	\$ 125.62	\$ 1,216,510	\$ 1,513,338
EXTERIOR UPGRADES OF BUILDINGS ABOVE (Includes New HVAC Units on Roof & Screening)	13,933	SF	\$ 68.41	\$ 766,195	\$ 953,147
UPGRADE RPS & OFFICES AT ENDS OF BLDGS C, D & E	1,433	SF	\$ 147.54	\$ 169,950	\$ 211,418
DEMOLITION OF EXISTING BUILDINGS & THEIR ASSOCIATED SITEWORK	39,873	SF	\$ 9.15	\$ 293,364	\$ 364,944
NEW 2-STORY BUILDING, LUNCH SHELTER & ASSOCIATED SITEWORK	64,281	SF	\$ 120.73	\$ 6,238,338	\$ 7,760,492
NEW 1-STORY BUILDING & ASSOCIATED SITEWORK	11,900	SF	\$ 286.17	\$ 2,737,500	\$ 3,405,450
FUTURE GROWTH FOR K AREA LISTED ABOVE	12,780	SF	\$ 39.48	\$ 405,600	\$ 504,566
SITWORK FOR LOWER & MIDDLE PARKING LOT	42,039	SF	\$ 44.61	\$ 1,507,545	\$ 1,875,385
SITWORK FOR UPPER PLAYGROUND	46,042	SF	\$ 4.29	\$ 158,944	\$ 197,726
				\$ 13,918,295	\$ 17,314,358

LONG RANGE FACILITIES MASTER PLAN
2014
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY

ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION C1

North School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
DEMOLITION OF EXISTING BUILDINGS & THEIR ASSOCIATED SITEWORK	15,743 SF	\$	10.74	\$ 132,679	\$ 169,033
MODERNIZATION OF EXISTING BUILDINGS TO REMAIN	15,380 SF	\$	309.43	\$ 3,735,500	\$ 4,759,027
EXTERIOR UPGRADES OF BUILDINGS ABOVE	31,020 SF	\$	40.21	\$ 979,140	\$ 1,247,424
SITEWORK FOR SLOPE	20,000 SF	\$	101.87	\$ 1,599,259	\$ 2,037,456
NEW 1-STORY BUILDING & ASSOCIATED SITEWORK	15,250 SF	\$	529.98	\$ 6,344,000	\$ 8,082,256
NEW 1-STORY MULTIPURPOSE BLDG & EXTERIOR LUNCH SHELTER	5,250 SF	\$	567.54	\$ 2,338,750	\$ 2,979,568
SITEWORK	108,498	\$	38.96	\$ 3,318,275	\$ 4,227,483
ABATEMENT ALLOWANCE	24,474 SF	\$	12.74	\$ 244,740	\$ 311,799
				\$ 18,692,343	\$ 23,814,045

→ 453,390

✓ - 5,258,499

Add 2ND Floor to Classroom Building

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
ADD 2ND STORY TO THE NEW 1-STORY BLDG NEAR THE SLOPE	10,287 SF	\$	573.30	\$ 4,629,150	\$ 5,897,537

LONG RANGE FACILITIES MASTER PLAN
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY
2014
ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION D

Valley School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
REMOVAL OF PORTABLES & SITE RELATED WORK	63,782	SF	\$ 15.67	\$ 835,233	\$ 995,774
MODERNIZATION OF CLASSROOMS	75,212	SF	\$ 99.87	\$ 6,275,420	\$ 7,511,678
RECONFIGURATION OF EXISTING ADMINISTRATION AREA IN BLDG A	3,580	SF	\$ 203.49	\$ 608,600	\$ 728,494
UPGRADE KITCHEN & LUNCH SHELTER	600	SF	\$ 359.10	\$ 180,000	\$ 215,460
EXTERIOR UPGRADES	62,934	SF	\$ 15.78	\$ 829,523	\$ 992,939
OTHER - RENOVATE MAINTENANCE BUILDING & YARD INTO NEW ADMINISTRATION	1,984	SF	\$ -	\$ -	\$ -
				\$ 8,728,776	\$ 10,448,345

District Office

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
INTERIORS WORK	1,984	SF	\$ 197.55	\$ 327,440	\$ 391,946
SITWORK	9,678	SF	\$ 11.97	\$ 96,780	\$ 115,846
				\$ 424,220	\$ 507,791

View School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
MODERNIZATION OF ADMINISTRATION BUILDING (Includes Technology Upgrades)	1,886	SF	\$ 279.90	\$ 424,350	\$ 527,891
MODERNIZATION OF CLASSROOMS & MULTIPURPOSE BUILDING (Includes Technology Upgrades)	12,047	SF	\$ 125.62	\$ 1,216,510	\$ 1,513,338
EXTERIOR UPGRADES OF BUILDINGS ABOVE (Includes New HVAC Units on Roof & Screening)	13,933	SF	\$ 68.41	\$ 766,195	\$ 953,147
UPGRADE RPS & OFFICES AT ENDS OF BLDGS C, D & E	1,433	SF	\$ 147.54	\$ 169,950	\$ 211,418
DEMOLITION OF EXISTING BUILDINGS & THEIR ASSOCIATED SITEWORK	39,873	SF	\$ 9.15	\$ 293,364	\$ 364,944
NEW 2-STORY BUILDING, LUNCH SHELTER & ASSOCIATED SITEWORK	64,281	SF	\$ 120.73	\$ 6,238,338	\$ 7,760,492
NEW 1-STORY BUILDING & ASSOCIATED SITEWORK	11,900	SF	\$ 286.17	\$ 2,737,500	\$ 3,405,450
FUTURE GROWTH FOR K AREA LISTED ABOVE	12,780	SF	\$ 39.48	\$ 405,600	\$ 504,566
SITWORK FOR LOWER & MIDDLE PARKING LOT	42,039	SF	\$ 44.61	\$ 1,507,545	\$ 1,875,385
SITWORK FOR UPPER PLAYGROUND	46,042	SF	\$ 4.29	\$ 158,944	\$ 197,726
				\$ 13,918,295	\$ 17,314,358

LONG RANGE FACILITIES MASTER PLAN
2014
MASTER PLAN ROUGH ORDER OF MAGNITUDE (ROM) COSTS SUMMARY

ROM Cost Information Provided is 2014 Budgetary Project Costs That Include Soft Cost Multiplier

OPTION D

North School

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
DEMOLITION OF EXISTING BUILDINGS(A,B,C,D,E) & THEIR ASSOCIATED SITEWORK	15,743 SF		\$ 28.80	\$ 355,879	\$ 1,453,390
SITEWORK FOR SLOPE	20,000 SF		\$ 101.87	\$ 1,598,259	\$ 2,037,456
NEW 1-STORY CLASSROOM BUILDING & ASSOCIATED SITEWORK	20,000 SF		\$ 512.79	\$ 8,050,000	\$ 10,255,700
NEW 1-STORY MULTIPURPOSE BLDG & EXTERIOR LUNCH SHELTER & ASSOCIATED SITEWORK	5,250 SF		\$ 567.54	\$ 2,338,750	\$ 2,979,568
NEW 1-STORY CLASSROOM BUILDING & ASSOCIATED SITEWORK ALONG 25TH STREET	16,575 SF		\$ 414.05	\$ 5,386,875	\$ 6,862,879
SITEWORK	108,498 SF		\$ 48.47	\$ 4,127,590	\$ 5,258,499
ABATEMENT ALLOWANCE	24,474 SF		\$ 12.74	\$ 244,740	\$ 311,799
				\$ 22,103,053	\$ 28,159,290

2173,444
 985,846
 1,000,000
 2,158,846

Add 2ND Floor to Classroom Building

Scope Description	Quantity	Unit	Unit Cost	Subtotal Construction Costs	Subtotal Project Total
PROJECT TOTAL COST PER SF OF AREAS OF IMPROVEMENT					
ADD 2ND STORY TO THE NEW 1-STORY BLDG NEAR THE SLOPE	10,287 SF		\$ 579.30	\$ 4,629,150	\$ 5,897,537

8.1 DSA / OPSC EVALUATION

VALLEY SCHOOL - DSA APPROVAL NUMBERS FOR EXISTING BUILDINGS



VIEW SCHOOL - DSA APPROVAL NUMBERS FOR EXISTING BUILDINGS



Original Campus Buildings

Portable Classroom

Original Buildings A, B, C, 1933
DSA April 1977

Portable Classroom - 3164 App

Original Buildings D and E - 3164 App
Addition - 1966
DSA App: 16836 & 16837

Campus - A, 1933; Buildings A, B, C, D, E & F - 1964
DSA App: 13-110604