

VALLEY SCHOOL ALTERNATIVE CONSTRUCTION PLAN

Low-Profile Building Plan

Submitted by Jim Prassas

A. Current Situation:

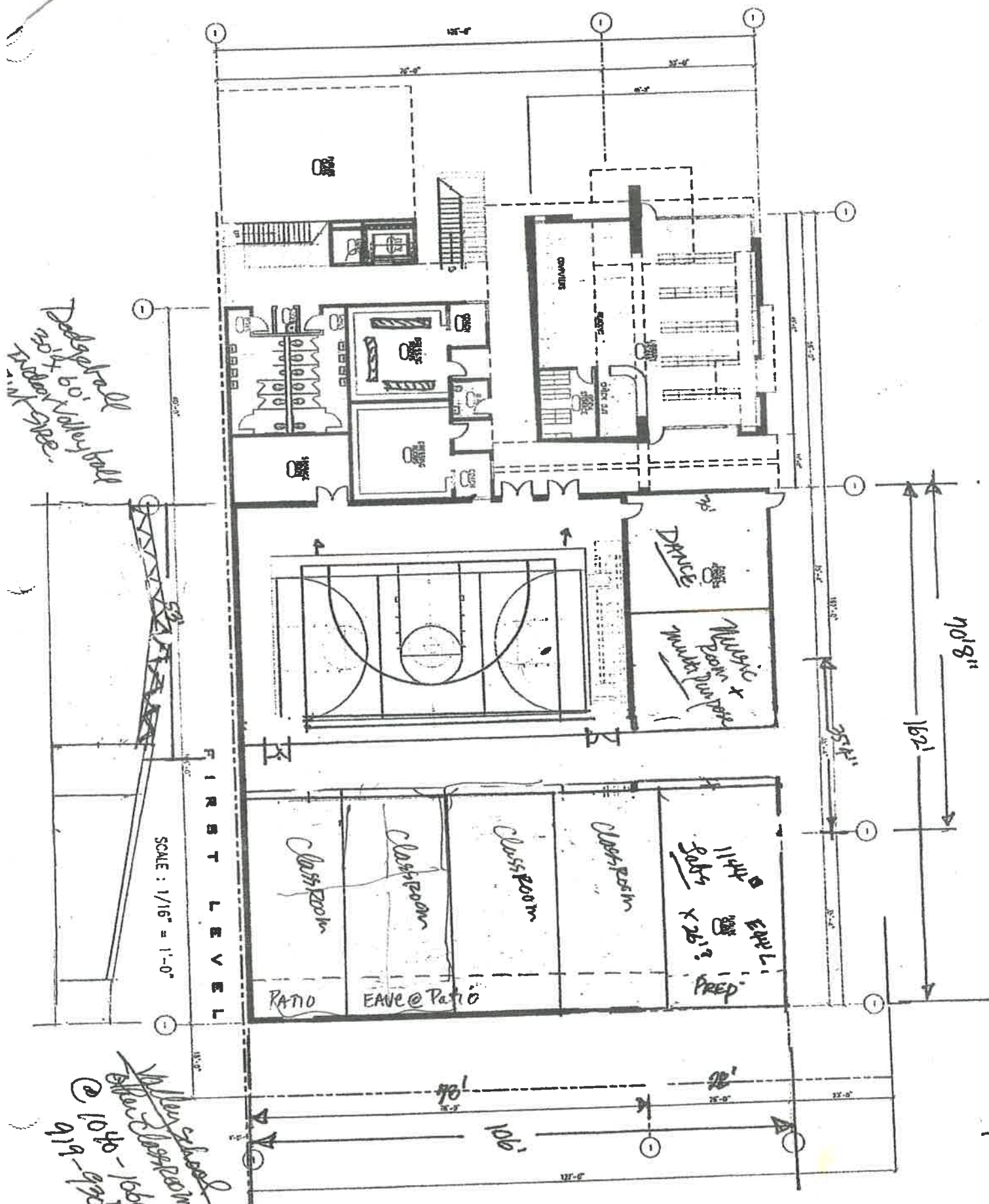
The current HB School District building plan fails to provide sufficient classrooms and open space as mandated in the Measure 'J' ballot, while estimated budget costs now exceed available funding. The recent defeat of Measure 'A' signals the public's wish to add classrooms as the top priority, while maintaining budget discipline.

I propose a "Stop Action" on the new facilities project, currently at the foundation stage (est. 75% complete), with an immediate re-design and downsizing of the "New Construction" complex. I propose a re-design of the new structure, utilizing the existing foundation plan, but shifting emphasis and dollars from the two-story and voluminous gym structure, toward a more balanced facility by adding classrooms, adding multi-purpose space, and reducing gym space to a single dodge-ball / volleyball court.

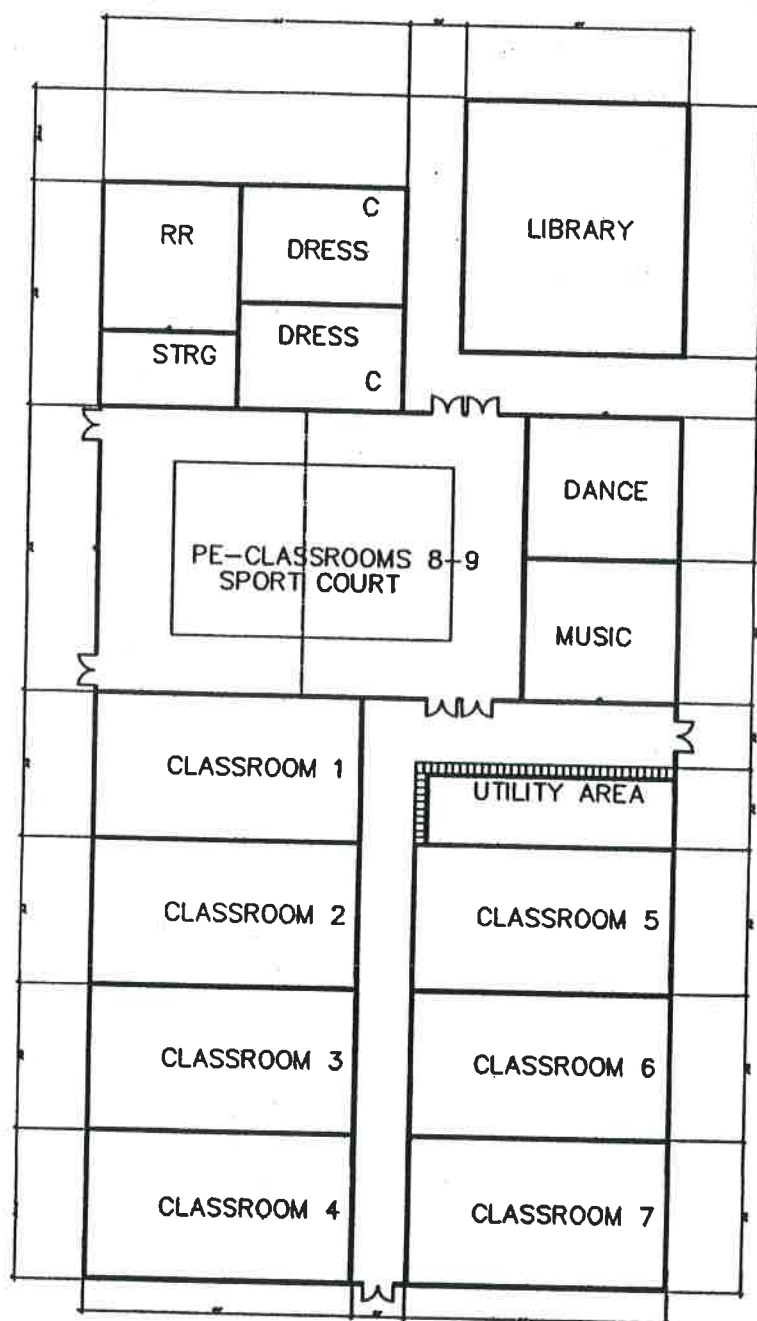
The two-story and volume roofing structure would be re-engineered down to a single-story structure of approximately 22'-to-25' in height, with a roof and building design more closely meshing with the existing school facilities. The benefits of this plan are that it would save significant building costs, would reduce or eliminate the need for public rental, would better match new structure scale with existing school facilities, and lastly, would add needed classroom and multi-purpose meeting room space in lieu of a 2nd volleyball court. This low-profile facilities plan more closely follows the intent and requirements of State Prop 39, more closely adheres to the original Measure 'J' ballot mandate, and more closely matches the Hermosa Beach School District's 5-year Facility plan.

B. Low Profile (1-Story) Alternative Proposal:

- a. **Foundation:** Utilize existing foundation footprint, while modifying plans to include bearing walls in place of long-span and volume ceiling system. Substitute less expensive rafter or truss system over gym and classroom/hallway areas, with interior drop ceilings as needed over interior classroom spaces.
- b. **Modify Structure:** Eliminate 2nd floor and volume ceiling in Library and Gym, dropping overall structure heights from 35 ft., down to approximately 25-ft. exterior and 20-23ft. interior height at gym and 12-15ft. over class areas. Move science lab (s) to 1st floor area. Eliminate elevator and stairs. Reduce gym size by approx. one-half, leaving one indoor dodge-ball/volleyball court and a ½ court basketball practice area. Redesign sport court area retains bathrooms, changing rooms, coach's office, and sport equipment storage space as currently drawn. The revised plan would include; 7 new classrooms and/or science labs, two multi-purpose dance/music/art rooms, boys & girls changing rooms, boy's & girl's bathrooms, dodge-ball/volleyball court, utility room, indoor locker walls, and library.
- c. **Plan Savings:** Major construction savings from elimination of long-span roof system, 2nd floor joist system, elevator (s), 2nd floor stairways, exterior/interior wall-space and framing, air-conditioning system and insulation, and field/administrative labor, etc. Indirect savings from reduction of maintenance costs and school staff work load, by limiting usage to only school activities or HB youth league use, without outside public or Health District joint-use. Use any remaining Measure 'J' bond funds for improvement of outdoor play space and playing fields, ie. adding softball/T-ball infield, flag football goal posts, improved soccer fields, handball courts, and improved outdoor basketball / volleyball court surfaces. This low profile facilities plan reduces construction material costs, reduces soft costs, and reduces construction degree of difficulty (2nd floor, A/C, elevator).
- d. **Concept Plan:** See attached concept floor plan and elevation sketch. Revised foundation plan is based on Dougherty & Dougherty plan dimensions provided at HB School Board meeting of March '06.



West - Hillside Walkway



Existing School Facilities

ALTERNATE CLASSROOM
SCHEME - USING EXISTING
FOUNDATION PLAN