

District Context

The City of Hermosa Beach is unique in many ways. Small in land area and population, this beach oriented community has a highly energized and involved populace. Approximately 10% of the City population of 18,566 (from the 2000 census) is under the age of 15. This age group of 1,922 is down significantly from the under 15 group reported in 1980 but is back up from the recent lows of 1990. In that same period of time the median age of the community has increased from 29.9 to 34.2 with most of that growth taking place at the two extremes of the age spectrum. The number of housing units in the City has increased only 2.4% since 1980 but the number of owner occupied homes has increased by 25.3% in that same period of time.

A review of this data is intended to reveal any underlying forces that might help to explain the upturn in student population in the District over the past ten years. The most significant statistic is the increase of 25.3% in owner occupied housing. This indicates a more stable population base, a major shift for a beach community in the past 20 years. This is consistent with many settlement patterns seen relative to the "Baby Boom Echo". From all of the data collected the reason for the ongoing increase in student population cannot be identified with certainty, therefore, the ability to predict the continued and sustained growth in students cannot be predicted with certainty.

A review of the character of the District reveals the following attributes. It is part of an active and engaged community that cares deeply about the quality of its children's education. The perceived quality of life in Hermosa Beach is intrinsically tied to the quality of the City Schools. This is a K-8 District with an excellent working relationship with the City of Hermosa Beach and strong roots in the community.

The District currently owns three properties:

- **Hermosa Valley School (Grades 3 to 8)**
- **Hermosa View School (Grades K to 2)**
- **Hermosa North School (Currently Leased out)**

The two District operated sites house a total student population of 1,014 students according to the current District reports. Both schools operate on a traditional school calendar with all children at each grade level attending only one school. Interdistrict transfers have been allowed for many years and account for a number of the current students.

The student population growth over the past years has averaged approximately 2.6%. While this trend has persisted for some time, the data is fragile and without any of the typical underlying factors that could be addressed as the generator of student growth. Some data examined would indicate that there may be no additional growth over the coming years and others would support continued growth at the 2.6% level. Prudence indicates that the District should plan for the upper growth, implement on a phased basis and be prepared to shift gears at the 5 year mark in the process. It is also important to note that, growth aside, the Middle School does not currently contain many of the facilities of a typical Middle School. Gymnasium space, specialized labs and support spaces should be considered.

Preliminary Cost Analysis

This element will be re-assessed based on the direction of the District.

The following preliminary costs are identified to assist with the planning effort for implementation of the projected scope of work. This is schematic in nature and should be utilized with a contingency added to account for unforeseen issues and unexpected growth in costs projected over time.

Please note that a separate needs assessment has been completed in conjunction with the District and is maintained as a separate document. This needs assessment should be used in conjunction with this master plan report to provide a holistic understanding of the scope of projected projects required within the planning horizon.

- **Modernization**

The total available funding for state support modernization is projected to be \$2,807,840. The District's portion of this would be \$1,123,136. The State would fund \$1,684,704. This grant covers all project costs including both hard costs and soft costs.

- **Enhancements**

A needs assessment is being prepared to address this issue. This will follow the master plan and will act as a supplement.

- **5 Year Projection** by 2007

8 additional classrooms by 2007

- Construct Classrooms with Elevator at Valley School (8 Classrooms with 4 Specialized). Based upon a square footage of 8,640 square feet plus circulation and support such as toilets the projected cost for this element is \$1,620,000 in hard costs. Soft costs are projected at an additional 25% bringing the project total to \$2,025,000.
- Revise parking and drop off at Valley School. Based upon reconfiguring the existing parking and drop off near the northeast corner of the site it is projected that this will cost \$290,000 in hard costs. The total project cost is projected to be \$362,500.
- General Site Modifications at Valley including reconfiguration of play field, addition of playground equipment for lower grades, removal of Maintenance Facility, removal of existing relocatables and reconfiguration of hard court areas. The projected hard costs for this element is \$950,000. With soft costs the total project is projected to be \$1,187,500.
- Construct a Gymnasium of approximately 11,000 square feet at Valley (does not include locker rooms). The projected hard costs are \$1,815,000. With soft costs this is projected to be \$2,268,750
- Construct a Support Facility at the View School of approximately 1,200 square feet. The projected hard cost for this project is \$240,000 plus soft costs. The total project cost is projected to be \$300,000.
- Relocate the Maintenance Facility to a Joint Use site with the City of Hermosa Beach.

The projected hard cost for this project is \$360,000 plus soft costs and land costs. The total project cost is projected to be \$450,000 plus land costs.

- All of these costs are in 2002 dollars and should be increased to compensate for the actual time frame for construction.

• 10 Year Projection

- Construct 4 additional classrooms at Valley School. The projected cost in 2002 dollars is \$495,000. With soft costs it is projected that the total cost will be \$507,375.
- Construct 2 Classrooms at the View School. The projected cost in 2002 dollars is \$300,000. With soft costs it is projected that the total cost will be \$375,000.

• Miscellaneous

- Structured/Below Grade Parking. The cost of this issue has a hard cost of approximately \$45 per square foot for below grade parking and \$35 per square foot for above ground parking. There is an estimated ability to place approximately 36 cars below a gymnasium at a cost of approximately \$495,000 hard cost. If this is aggregated with an attached classroom addition there may be a possibility of adding another 15 cars at a cost of \$195,000.
- The additive increment for construction into the hillside is estimated to be 15% to 20% of the project cost. As an example, if the gymnasium were placed in the hillside it would increase the cost from \$2,268,750 to \$2,722,500.

6 additional
classrooms
by 2012