

Hermosa Beach City School District

NORTH SCHOOL PLANNING STUDIES



February 06, 2013

FPAC AGENDA

1. Overview of the existing campus conditions
2. North School Goals – preliminary for discussion
3. Conceptual approach to Modernization of the existing building
4. Conceptual approach to Reconstruction of the existing campus.
5. Sustainable Design Concepts
6. Rough Order of Magnitude – State Funding Eligibility
7. Rough Order of Magnitude Costs – Modernization vs. New Construction
8. Conceptual Project Schedule – Modernization vs. New Construction
9. Discussion and Next Steps

NORTH SCHOOL EXISTING CAMPUS CONDITIONS



CAMPUS SITE PLAN

- TOTAL CAMPUS SITE: 2 ACRES
- BUILDINGS: approx. 24,000 SF
- CLASSROOMS: 17
- PARKING SPACES: 47 SPACES / 1 ADA

NORTH SCHOOL EXISTING CAMPUS CONDITIONS



NORTH SCHOOL EXISTING CAMPUS CONDITIONS



CAMPUS ZONING

- ACADEMIC ZONE
- PLAY/ HARDCOURT ZONE
- PARKING
- UNDERUTILIZED ZONES

NORTH SCHOOL GOALS PRELIMINARY FOR DISCUSSION



- Ensure that all classrooms are safe
- Bring all classrooms into 21st Century Learning Environments
- Maintain Flexibility (Financial, Facilities etc.)
- Allow Options for Increasing Capacity to accommodate future growth in the community
- Establish/Maintain Parity throughout the District
- Increase Outdoor Learning Opportunities
- Maximize Joint Use Opportunities with the City and other Agencies if possible
- Reduce operational costs – Green Our School

NORTH SCHOOL CONCEPTUAL SITE MASTER PLAN - Modernization

Scope of work

1. Modernize Classroom Bldgs. (Seismic Safety, AV and technology upgrades, smart wall/teaching wall, roofing, mech/elec/plumb, lighting, acoustic, finishes, sink/storage casework)
2. Convert (e) classroom back into Multi Purpose Building (AV and technology upgrades, mech/elec/plumb, lighting, acoustic, interior finishes and ADA access)
3. Renovate Administration Spaces
4. Site Improvements: (upgrade entire site to achieve egress requirements, upgrade/add exterior lighting)
5. Playground Improvements: (Bring structures and materials up to Code, maximizing existing play area.
6. New Parking & Dropoff
7. New kindergarten play area



NORTH SCHOOL NEW CONSTRUCTION

Scope of work

1. New Classroom Bldgs (12 crms) (21st century AV and technology, smart wall/teaching wall, natural daylighting, acoustic, finishes, sink/storage casework)
2. Kindergarten Classrooms zone (2 crms)
3. Preschool Classrooms zone (2 crms)
4. New Administration Spaces
5. New Multi Purpose Building with Cafeteria and Library
6. Site Improvements: (upgrade entire site to achieve egress requirements, upgrade/add exterior lighting)
7. Playground Improvements: (Centralize all play ground apparatus, provide separate kindergarten & Preschool play areas)
8. New Parking & Drop-off zone



OTHER FACTORS IN SCHOOL DESIGN TO SUPPORT THE FUNCTION OF THE CLASSROOM



- Optimize the Sites Open Space.
- Vehicular Circulation: Separate Drop-off Zones for Parents, Buses, and Kindergarten.
- Way Finding: Clear defined school entrance and Administration Office.
- Noise and Access Control: Buildings used as buffers.
- Maintain Connection with the Existing City Park.
- Campus Security: Reduce points of entry onto the campus to keep students safe and accounted.
- Layout to make instructional sense (i.e. avoid losing instructional time due to travel time).
- Provide a school that makes our parents and students feel welcome and comfortable.

NORTH SCHOOL NEW CONSTRUCTION (conceptual expression)

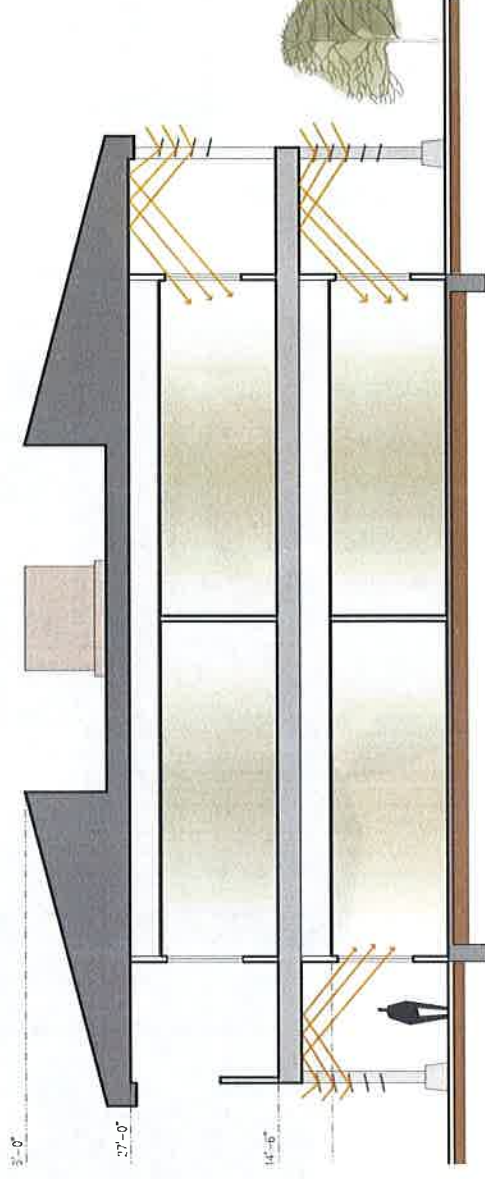


NORTH SCHOOL NEW CONSTRUCTION (conceptual expression)



SUSTAINABLE DESIGN

- Maximize natural daylight and minimize heat gain.
- Overhangs and fins prevent solar gain.
- High performance glass.
- Efficient mechanical system designed to the microclimate.
- Use of sustainable materials
- Exploring the use of photovoltaic cells to reduce the building's own energy.
- Computerized controls for lighting/HVAC (only as needed)



FUNDING ELIGIBILITY

Preliminary State School Eligibility Funding (SFP) Estimate

Reopening of the North School may qualify for state grants funding of approximately \$2,500,000 by combining new construction and modernization funding to reconstruct and expand the North School.

CONCEPTUAL PROJECT ESTIMATE

Campus Modernization:

- 15 Total Classrooms, supporting a school site of up to 405 students (using a 27 student classroom size)

Conceptual Project Modernization Estimate : \$10.9 million



Campus Reconstruction:

- 16 Total Classrooms, supporting a school site of up to 432 students (using a 27 student classroom size)

Conceptual Project Reconstruction Estimate : \$14.9 million



** Costs represent 2013 values and do not include escalation at this time since a construction date has not been established.

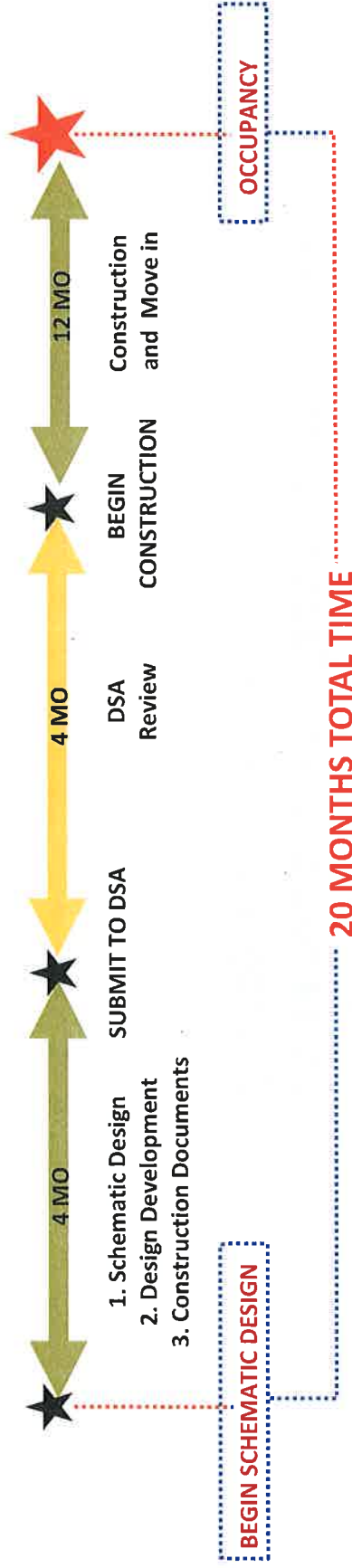
BCA

architecture
engineering
planning

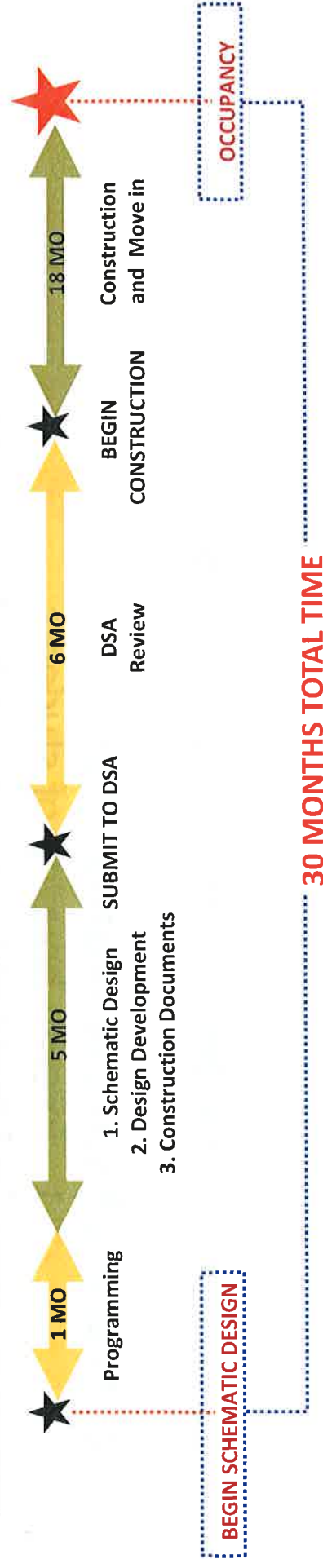
Hermosa Beach City School District
CONCEPTUAL MASTER PLAN

CONCEPTUAL SCHEDULE

MODERNIZATION OF NORTH SCHOOL



RECONSTRUCTION OF NORTH SCHOOL



DISCUSSION AND NEXT STEPS

1. Modernize vs. New Construction – discussion

2. Prepare Facilities Master Plan

1. Interim housing of students
2. Sources of funding (i.e. State, Federal, Local)
3. Educational Specifications
4. M&O Standards
5. Sustainable Design Guidelines for District
6. Demographic Study

Q&A



OTHER FACTORS IN SCHOOL DESIGN TO SUPPORT THE FUNCTION OF THE CLASSROOM

- “Form Follows Function” - function is impermanent: create open, spacious, flexible, transformable physical environment
- Support systems for impermanent function:
 - Flexible Lighting System (ranging from daylight, bright light; soft light- story telling; presentation light)
 - Connectivity: Power ; Wireless Broadband to support inside and outside learning
 - Heating and Cooling efficiently/effectively spaces with changing function
 - Acoustical qualities
- Sustainable schools: Educating and inspiring healthy, responsible and efficient way of life
- Colors, materials, textures that inspire
- Storage that is impermanent and movable to suit best the changing educational needs (less storage rooms?)



Marshall Elementary School

CASE STUDY MARSHALL ELEMENTARY SCHOOL EXISTING CAMPUS AERIAL VIEW



MARSHALL ELEMENTARY SCHOOL
4.58 ACRES

CASE STUDY MARSHALL ELEMENTARY SCHOOL PROPOSED CAMPUS SITE PLAN

**MARSHALL ELEMENTARY
SCHOOL**
4.58 ACRES

APPROX. 100,000 SF GROSS AREA
97 PARKING SPACES

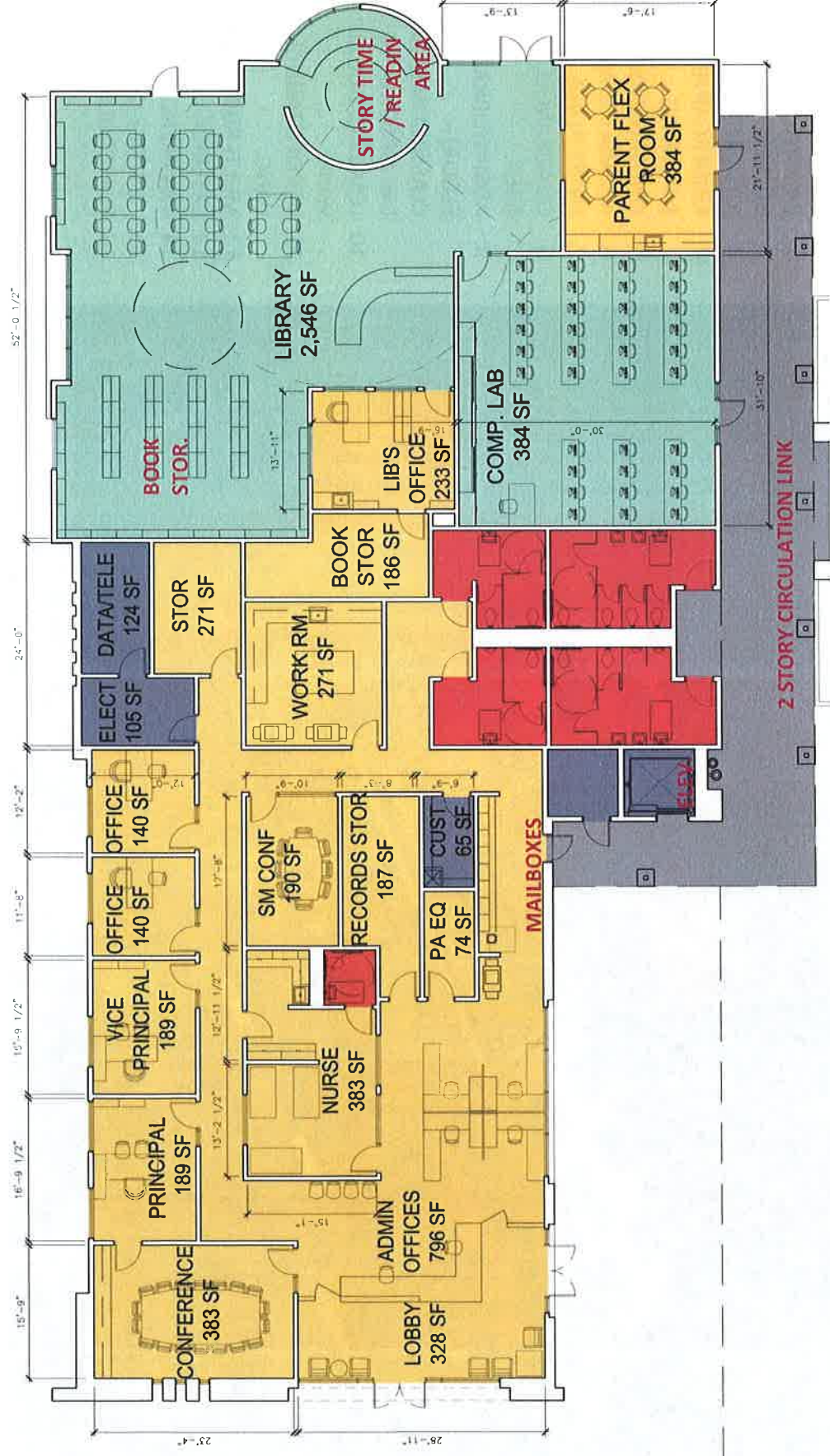


CASE STUDY MARSHALL ELEMENTARY SCHOOL PROPOSED CAMPUS SITE PLAN

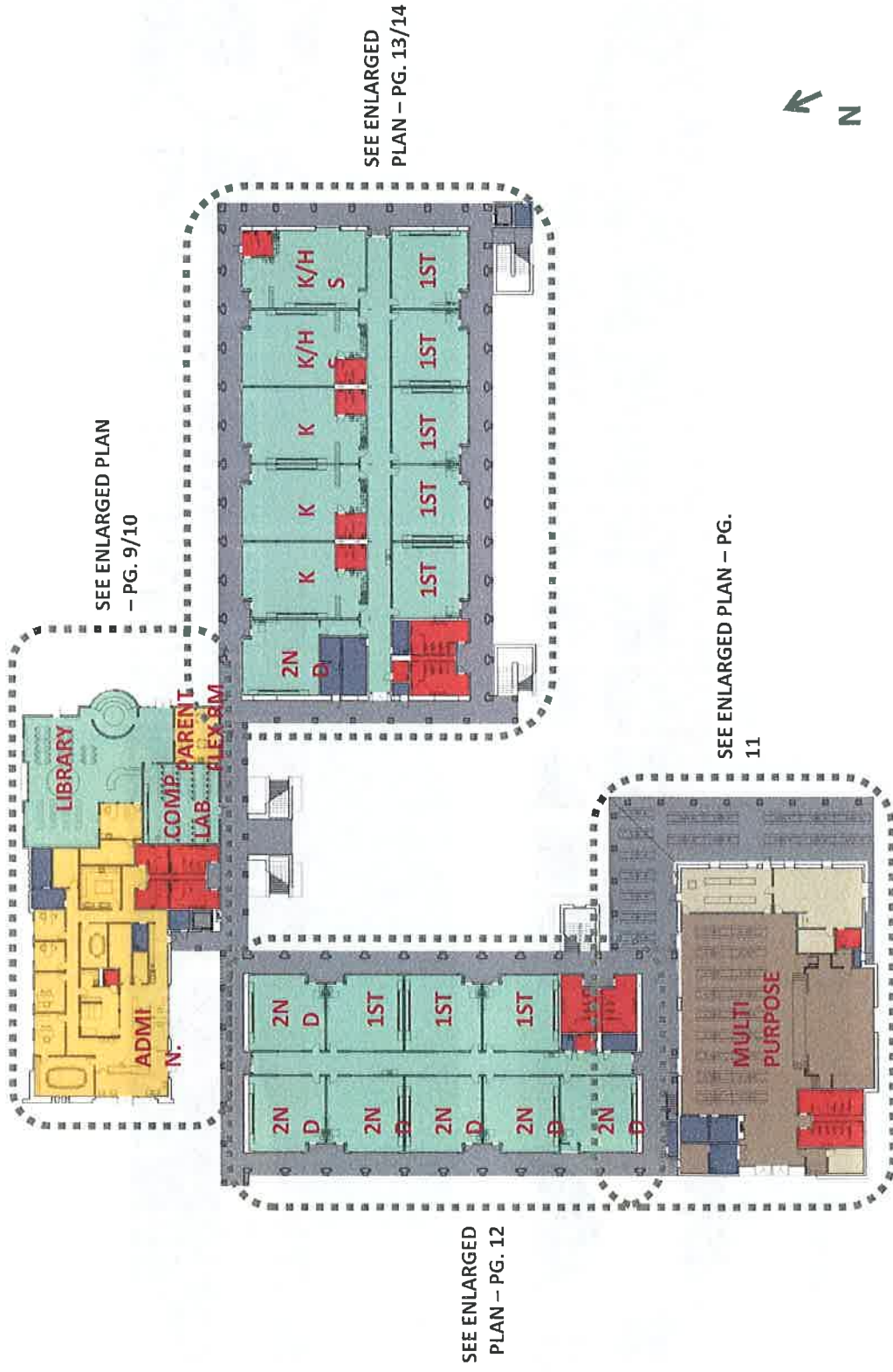


1. PARKING
2. STUDENT DROP OFF AREA
3. BUS DROP AREA
4. KINDERGARTEN DROP OFF & PARKING
5. KINDERGARTEN PLAY AREA
6. APPARATUS AREA
7. ENTRY PLAZA
8. QUADRANGLE / COMMON AREA.
9. ADMIN/LIBRARY (FIRST FLOOR) – CLASSROOMS/COMPUTER LAB (SECOND FLOOR)
10. LOWER GRADE CLASSROOM WING
11. UPPER GRADE CLASSROOM WING.
12. MULTI-PURPOSE BLDG.
13. EXTERIOR LUNCH SHELTER
14. TRASH ENCLOSURE
15. 2-STORY CIRCULATION LINK
16. PLAYGROUND/BLACKTOP

CASE STUDY MARSHALL ELEMENTARY SCHOOL PROPOSED FIRST FLOOR PLAN



CASE STUDY MARSHALL ELEMENTARY SCHOOL PROPOSED FIRST FLOOR PLAN



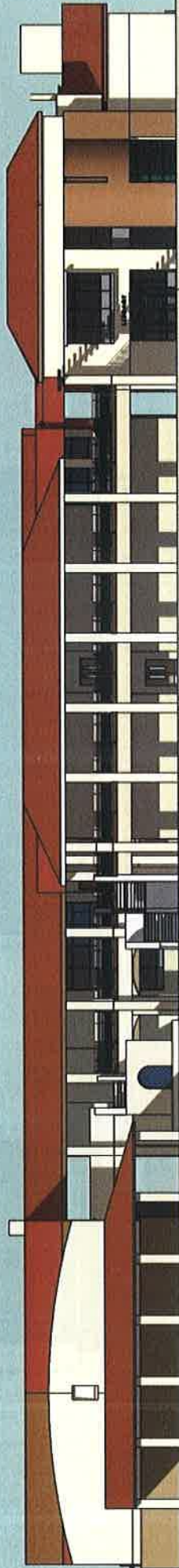
CASE STUDY MARSHALL ELEMENTARY SCHOOL ARCHITECTURAL STYLE

Marshall Elementary School – MODERN MISSION

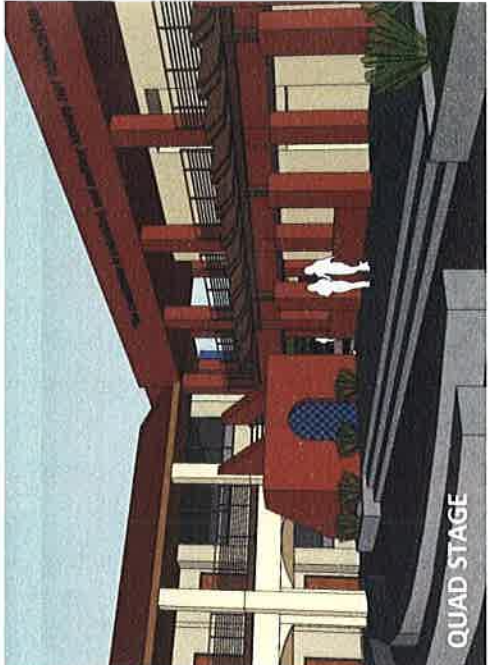
WEST ELEVATION

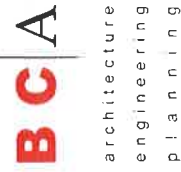


EAST ELEVATION



CASE STUDY MARSHALL ELEMENTARY SCHOOL SCHEMATIC DESIGN VIEWS





OUTDOOR LEARNING: Trends

Indoor/ Outdoor

- The outdoor functions of the school are organized along the “stream” of colored paving that “flowers”
- Butterfly and hummingbird gardens are designed to create habitat for biodiversity and exploration of natural systems.
- Aromatic grass and succulent gardens demonstrate plant communities of California and the Mediterranean.
- Seatwalls in these areas can have a recess to accept tile mosaics to be designed and installed by students to tell a story about the gardens.



