To: Hermosa Beach City/School COMPACT Meeting

From: Patricia Escalante, District Superintendent
Tom Bakaly, City Manager

Date: May 22, 2014

Subject: JOINT MEETING OF THE GOVERNING BOARD OF THE HERMOSA BEACH CITY SCHOOL DISTRICT AND THE HERMOSA BEACH CITY COUNCIL

RECOMMENDATION

It is recommended that the Hermosa Beach City/School COMPACT group review the recent collaboration efforts of the Hermosa Beach City School District and the City to address the issues of overcrowding and review opportunities for facilities needs within the school district. Today's meeting will address the following:

1. Joint Statement: Use of City Properties by the School District
2. Recommended Use of City Property for District Offices
3. Summary: Gkkworks Long-Term Master Facilities Plan
4. 2015-16 After-School Program Planning

Upon review of these materials, the Superintendent and City Manager are looking for support of the staff recommendations for short- and long-term initiatives to provide for top quality City schools.

JOINT STATEMENT: USE OF CITY PROPERTIES BY THE SCHOOL DISTRICT

The City of Hermosa Beach and the Hermosa Beach City School District have united efforts to alleviate the issue of overcrowding within school facilities. Over the past year, thorough research and examination of the current properties available through the City for use by the District have been carefully vetted to examine resources available for short-term needs. Additionally, the City and School District are also involved in managing the long-term planning efforts currently being considered by the District to ensure the City goal of support for top quality schools.

RECOMMENDED USE OF CITY PROPERTIES BY THE SCHOOL DISTRICT

To address the immediate need of facilities by School District staff, the following changes are recommended:

- The City currently hosts students enrolled in the P.A.R.K. After-School Program at South Park. Students are provided transportation by the City via bus from View to South Park; it is today's recommendation to keep the P.A.R.K. children at View
- With the View children staying onsite after-school, the newly available rooms at South Park would provide facilities for the School District offices and the opportunity to relocate administrative offices in order to create more space on school campus

- With the above mentioned changes, no services with the offerings of the programs would be different; programs would solely change to different sites
- Cost-Effective Solution: City will save on transportation costs
- Provides much-needed space for HBCSD Facilities and will provide three rooms adjacent to each other in South Park for administrative staff, whereas other potential resources would separate staff in other City owned properties and decreases efficiencies with keeping school staff together

SUMMARY: GKKWORKS LONG-TERM MASTER FACILITIES PLAN

BACKGROUND

Student enrollment in Hermosa Beach City School District has steadily increased since the 1990's. This growth has significantly impacted the facilities, open space and classroom needs in a negative way. The North School site is owned by the district and is the remaining site that is not used by the district for students.

According to district records, 1,430 students attended six schools in Hermosa Beach in 1950. Today, roughly the same number of students attend only two schools. At Hermosa Valley School, makeshift classrooms have been set up in a multipurpose room to accommodate students. Portable classrooms have also been used at both campuses. The district office, which is currently at Hermosa Valley School, could be moved off campus to create more space.

The Board of Education has considered options for the use of the North School site. Architectural firm, Gkkworks, has been retained to develop a Long-Range Master Facilities Plan for the district.

At a recent study session, Gkkworks provided the following options:

- Option A: Would involve the least amount of change and would shift third graders to Hermosa View School.
- Option B: North School, which the district currently leases to a private preschool and the Redondo Beach Unified School District, would be used for transitional kindergarten through first grade, while Hermosa View School would be used for second through fourth grades and Hermosa Valley School would be used for fifth though eighth grades.
- Option C: Students in transitional kindergarten through fourth grade would attend either Hermosa View School or North School depending on where they lived while fifth grade though eighth grade would be at Hermosa Valley School.

Education Bond

- 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 schools.

TIMELINE – City & School District Collaboration to Address Issues

- 2013: School District engaged Gkkworks for long term Master Facilities Plan
- 2013-14: COMPACT Meetings between the City and School District to address overcrowding issues
- April 14, 19, 30 & May 3: Community Outreach Meeting hosted by School District for community members to participate in the development of the district's Long Range Facilities Master Plan for Valley, View, and North schools

CHALLENGES

There are many misconceptions about easy, cost-effective ways for the City and the School District to provide facilities within currently owned properties.

Through the ongoing collaboration between the City and the School District to review all potential remedies for overcrowding, a number of issues with current properties once considered as viable options for school resources and additional office space are challenged by state laws and regulations. This includes:

Education Codes

- **Exchange of Properties: Education Codes 17536**

  The governing board of a school district may exchange any of its real property for real property of another person or private business firm. Any exchange shall be upon such terms and conditions as the parties thereto may agree and may be entered into without complying with any of the provisions of this code (including surplus property procedures applicable to the selling and leasing of surplus property) except as provided in the article.

  Before ordering any exchange of real property the board shall adopt, by a two-thirds vote of its members, a resolution declaring its intention to exchange the property. The resolution shall describe the properties to be exchanged in a manner to identify them, and the terms and conditions, not including the price, upon which they will be exchanged.

- **Education Section 17537**

  Therefore, if a school district desires to dispose of surplus property to a private organization, it may do so by following this streamlined procedure if it can : 1) locate a property for which it is willing to exchange its surplus property, and 2) negotiate for the acquisition of the located property by a private organization which will in turn exchange the located property with the school district's surplus property pursuant to an exchange agreement.

  Potential exchange partners or properties could be sought through a Request for Proposals process or simply by finding properties the district desires. If a school

district does not require a site for development of school district facilities, or programs, it may also seek "income-generating" properties.

Title 5 – California Department of Education Code of Regulations

http://www.cde.ca.gov/ls/fa/sf/title5regs.asp

This is an excerpt of California Code of Regulations, Title 5 that relate to school facilities construction. Highlighted below are challenges the City faces with currently owned properties that are being considered by the School Board

- The site shall not be located near an above-ground water or fuel storage tank or within 1500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional, which may include certification from a local public utility commission
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- Existing or proposed zoning of the surrounding properties shall be compatible with schools in that it would not pose a potential health or safety risk to students or staff in accordance with Education Code Section 17213 and Government Code Section 65402 and available studies of traffic surrounding the site.

OPSC Report – Relation to Hermosa Beach City School District (attached)

SFP Regulation 1859.22 requires that if a school district is to receive modernization or new construction funding, a district must be located on real property leased or owned by the district.

ACTION ITEMS – Short- and Long-Term Solutions

Short-Term Recommendations

- Discussion by the City and School Board of the options proposed by Gkkworks
- Collaboration between the City and School District for use of available space for immediate office needs (IE. Community Center for Administrative Offices is After-School program is moved)

Long-Term Recommendations

- Develop North School property to address needs for facilities of Hermosa beach City School District
- Begin process of community engagement to examine the needs of the neighborhood, park and community to move forward with developing the school as a property

2014-15 AFTER-SCHOOL PROGRAM PLANNING

Both the Superintendent and City believe that a collaborative effort between the School District and the City will provide resources to meet the needs of after-school programs desired within the community.

The evolution to meet the needs of both programs through increased community need has resulted in short-term accommodations that are both logistically and monetarily an inefficient use of resources.

Short-Term Recommendations

- Relocation of P.A.R.K. children to View as noted above
- Utilize newly available rooms at South Park as facilities for the School District offices and to relocate administrative offices in order to create more space on school campus
- South Park will provide three rooms adjacent to each other for administrative staff, whereas other potential resources would separate staff in other City owned properties and decreases efficiencies with keeping school staff together

Long-Term Recommendations

- Create a committee to explore the consolidation of After-School Programs between the School District and the City
- Combine resources to create an After-School program that is cost-effective and provides both recreational and homework opportunities for parents to select as After-School options for children