

FACILITIES

MASTER

PLAN

STUDY

HERMOSA

BEACH

CITY

SCHOOL

DISTRICT

Dougherty  *Dougherty*

26

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Future Growth

The most difficult element to project is the potential for future growth. Limiting this projection to a ten year window increases the likelihood that there will be some accuracy to the projection. Data from the past 10 years suggests that a sustained growth at a rate of 2.6% per year may be realistic. Other planning data from the County and City may indicate that there is the potential for a flat attendance rate over the next 10 years.

Prudent planning indicates that we should project the needs based upon both extremes for potential future growth from zero to 2.6% per year. The attached sheet indicates the results of the 2.6% compound rate. New construction is recommended to address the following pattern:

Hermosa Valley School

- Replace the 4 Existing Relocatable Classrooms with 4 Permanent Classrooms.
- Build a First Increment of 4 oversized Classrooms to House Special Functions such as Science Labs.
- Plan for a Second Phase of 4 Standard Classrooms to be Implemented following the 5 year initial phase if Growth is Sustained.
- Maintain the Existing Relocatable Classrooms Until the New Classrooms are brought on Line and Extend their use as Interim Housing if Growth Indicates the Need for the Second Phase of 4.
- Plan for enhanced outdoor Activity Areas, including new Playground Equipment for the Lower Grades
- Plan for the Construction of a Gymnasium and Modified Parking and Pick Up/Drop Off.

Hermosa View School

- Plan for Additional Meeting/Conference/Counseling Space to meet existing Needs.
- Plan for the Addition of 1 to 2 Classrooms in the 5 to 10 Year Increment if Growth Persists and cannot be met with existing Classrooms.

The short term planning horizon of this study is focused on meeting the needs of the District within the parameters of the existing land resources. The possibility of a truly long term planning horizon that includes the acquisition and disposition of land to reconfigure the existing District properties was discussed in detail and ultimately placed into a context for further study outside this report. It is recommended that this be pursued as a parallel effort that can be addressed as the physical plan develops.

The phasing of the project at the Valley site will permit the re-evaluation of the growth demands at a point where the viability of the second phase can be tested against actual growth numbers. This allows the District flexibility. How this should be addressed in any potential local funding issues should be considered since current bond requirements mandate that specific scope be identified in connection with a bond.

Recommendations

The following summarizes the recommendations of this master plan study. This is intended to be a guide for District implementation and should be thought of as a starting point. The actual implementation will need to be a marriage of needs with available resources within a context of time that will maximize the District's potential.

- **Relocate Non School Uses off of the Valley Site**
This might include both the Maintenance Facility and the District Offices
- **Fully Modernize the Valley Site and Complete the Modernization of the View Site**
- **Plan for Enhanced Facilities at the Valley Site to be Completed within 5 Years**
 - Science Labs
 - Computer Facilities
 - Gathering Spaces
 - Socialized Classrooms
 - Athletic Uses
 - Distance Learning and Alternative Education Delivery
 - New Playground Equipment for Lower Grades
- **Plan for Classroom and Support Functions to be Added at Valley within 5 Years**
 - 4 oversized classrooms
 - 4 standard classrooms
 - Additional Toilets
 - Gymnasium
 - Improved Parking/Drop Off/Pick Up

It is important to note that the classrooms and gymnasium do not need to be built as a single unit. There is some economy of scale in building them together as well as some efficiency in land use. However, there may be mitigating factors that suggest these projects be located separately on the site to allow for more flexibility in planning.
- **Plan for Support Functions to be Added to View within 5 Years**
 - Meeting Space
 - Work Space
 - Counseling Space
- **Plan for Additional Classrooms at both Valley and View within next 10 Years**
 - 4 Standard Classrooms at Valley
 - 1 to 2 Standard Classrooms at View