

The Hermosa Beach City School District June 7, 2016, facilities bond Measure S
Unreported in-behest contribution to the Yes on S campaign
By purposely providing incorrect information to the public during a Measure S
Informational Meeting on May 25, 2016,
a violation of California Education Code 7054(2).

Submitted By: Miyo Prassas, 1753 Valley Park Ave., Hermosa Beach, CA 90254
310-977-6293, jwprassas@yahoo.com
Date Submitted: May 15, 2020

VIOLATOR: Hermosa Beach City School District
Mailing Address: 1645 Valley Drive, Hermosa Beach, CA 90254
Physical Address: 425 Valley Drive, Hermosa Beach, CA 90254
Phone: 310-937-5877
Fax: 310-376-4974

RECIPIENT Ballot Measure Committee: Committee to Improve Hermosa Schools – Yes on S
I.D.#1383261
Principal Name: Michael Collins
Principal Mailing Address: 2309 Pacific Coast Highway, Suite 207, Hermosa Beach, CA 90254
Principal Phone: 310-989-4323
Treasurer Name: John Friberg
Treasurer Mailing Address: 1927 Valley Drive, Hermosa Beach, CA 90254
Treasurer Phone: 310-809-3006

VIOLATION: Section 18420: Failure to report nonmonetary campaign contributions by local government agency (Hermosa Beach City School District (HBCSD)) less than 90 days before an election and at the behest of the Committee to Improve Hermosa Schools – Yes on S, I.D. #1383261

1. **Date of benefit:** May 25, 2016 - Date Yes on S Committee received the benefit of the contribution.
2. **Nature of contribution:** An approximately one-hour presentation made by HBCSD Superintendent Pat Escalante and School Board members that benefited the Yes on S Committee stance by purposely giving provably false information and omitting relevant information. The presentation was advertised to the public as a Measure S Informational Meeting. The informational meeting did NOT represent a fair and impartial presentation of the relevant facts as required by California Education Code 7054(2).

HBCSD desired to rebuild a current grandfathered-in campus at North School at a cost of approximately \$32M. HOWEVER, HBCSD (and the community) also had the options to either exercise their valid contractual right to use classrooms, office and storage space at another former district school, Pier Avenue School (aka the Community Center) as a valid provision of the Agreement for the Sale and Purchase of Pier Avenue School by the City of Hermosa Beach, OR to renovate North School for approximately \$7M instead. HBCSD wished to discredit these other options in order to pass a \$59M facilities bond that would destroy and rebuild North School.

The information presented by Superintendent Pat Escalante and School Board president Mary Campbell during the May 25, 2016 Informational Meeting on Measure S was verifiably incorrect and biased in order to support the district's desire to pass the \$59M bond Measure S in order to destroy and rebuild

North School. In addition, factually valid information about the district's facilities options was purposely omitted during the informational meeting. Exhibit #1: Transcripts and supporting information of the May 25, 2016 informational meeting.

The district's desired plan has so far taken four years and cost millions of dollars. The brand-new North School campus is not scheduled to open until 2021. Since the district's \$59M facility bond passed, enrollment has decreased by 140 students in four years and is projected to decrease by another 28 students by September 2021 when the new North School campus is scheduled to open. The new North School campus is being built within an extremely dense residential neighborhood, will have ON-street drop-off and pick-up of third and fourth graders and will be only 27% the size of the CDE recommended campus size for 500 students.

The community's other valid options would have quickly provided additional classrooms to relieve the district's temporary overcrowding while costing a fraction of the cost of rebuilding the campus. North School was grandfathered-in as a public school and built to seismically safe CDE Field Act requirements.

3. **In-Behest contribution:** The Committee to Improve Hermosa Schools (aka Yes on S) was controlled by Michael Collins who is the husband of HBCSD School Board president Mary Campbell. Michael Collins home and work addresses and phone number were given on CA Form 410 and forms 460 as the principal officer information.

The Yes on S committee treasurer was John Friberg who is the spouse of HBCSD School Board member Maggie Bove LaMonica. John Friberg and Maggie Bove LaMonica's home address and personal phone number were given on CA Form 410 as the contact mailing address for the Yes on S committee.

Michael Collins was in constant contact with HBCSD Superintendent Pat Escalante during the bond campaign. In addition, both Michael Collins's wife (School Board President Mary Campbell) and John Friberg's wife (School Board member Maggie Bove LaMonica) were in constant contact with Superintendent Pat Escalante during the bond campaign.

4. The contributions made by the Hermosa Beach City School District by purposely providing the public incorrect and incomplete information during the May 25th, 2016 Measure S Informational meeting were intended for the general public by way of a public meeting in the Hermosa Beach City Council chambers. The meeting was streamed live on public access television channels one week prior to the bond election. HBCSD also embedded the video of the May 25th Measure S Informational meeting on their district website. Exhibit #3: Measure S Videos.

5. **Aggravating circumstances:**

- a. Superintendent Escalante's presentation was made in front of the Hermosa Beach City School Board to give Ms. Escalante's misinformation added credibility.
- b. The HBCSD Measure S Informational meeting was not a fair and impartial presentation of the facts as required by California Education Code Section 7054 et seq.
- c. The HBCSD Measure S Informational meeting was held in the Hermosa Beach City Council Chambers which is not a venue that was available for use by the No on S Committee, a violation of California Education Code Section 7054 et seq.

- d. The opposition, No on S Committee, was not given equal time to give a rebuttal to Superintendent Escalante's presentation either on May 25, 2016 or prior to the election on June 7, 2016 – a violation of California Education Code Section 7058.
- e. HBCSD embedded Superintendent Escalante's one-sided and incorrect information on their district website within 60 days prior to the June 7th election. Embedding the video of Ms. Escalante's presentation should be considered a PAID online communication according to Section 18421.5 of the Fair Political Practices Commission, Title 2, Division 6. Prior to the Measure S bond campaign, HBCSD did NOT embed school board meetings or City and School district joint meetings on the HBCSD district website. To this day HBCSD does NOT embed school board meetings on their website www.hbcasd.org.

6. I have personal knowledge of these violations because I watched Superintendent Pat Escalante's presentation of the May 25, 2016 Measure S Informational meeting. I transcribed and fact checked the video tape of the meeting from the City website:

https://hermosabeach.granicus.com/MediaPlayer.php?view_id=6&clip_id=4167

I am a 30 year resident of Hermosa Beach and have been involved with, attended meetings and have researched the Hermosa Beach City School District and the California Department of Education and the Department of General Services, Office of Public School Construction and the Department of State Architects rules and regulations and findings regarding our school district facilities since 2002.

7. **Names and address of witnesses:**

1. Chris Miller, 528 W. Maple Ave., El Segundo, CA 90245
2. Jackie and Jim Hausle, 1824 Valley Park Avenue, Hermosa Beach, CA 90254
3. Blair and Sally Smith, 316 25th Street, Hermosa Beach, CA 90254
4. Lynn Pope, 2202 Manhattan Ave., Hermosa Beach, CA 90254
5. Cassandra Bates, Hermosa Beach

I, the undersigned, do hereby swear, certify and affirm that:

I am over the age of 18 and am a resident of the State of California. I have personal knowledge of the facts herein.

Sincerely,



Miyo Prassas

1753 Valley Park Ave.

Hermosa Beach, CA 90254

iwprassas@yahoo.com

310-977-6293

Complaint Submitted

Thank you! Your complaint id is COM-05182020-00961

EXHIBIT 1

Hermosa Beach City School District
Measure S Informational Meeting
Partial Transcript

May 25, 2016 - Run time 1 hour 36 minutes

http://hermosabeach.granicus.com/MediaPlayer.php?view_id=6&clip_id=4167

Part III: Question and answer information for HBCSD Bond Measure S regarding District Facilities led by Superintendent Pat Escalante with assistance from School Board President Mary Campbell.

- 01:04:19 [Member of the Audience] Hi Pat. Question. It's been suggested that North School can be moved in to, um, because it doesn't have to be satisfied by Ed [California Department of Education] code. Can you give some highlights as to what the Ed code is and why North School specifically does not meet Ed code? Um, no worries about Pier because that a separate issue, we know that.
- 01:04:37 [PE] The very first thing that comes into my head and is the most critical is there is no ADA access. So if your disabled you can't get n that campus unless you come in, um, even if you come in the back way, they can only access one, in one of the buildings, so that's critically important component. *(This statement by Pat Escalante is incorrect. North School has ADA access to each building it also has three handicap parking spaces and one handicap accessible toilet. According to the 2014 Facilities Master Plan all District schools require additional ADA upgrades.)* Um, the other is that the, um, the um, the building has been modified, *(Pat Escalante is incorrect. None of the North School buildings has had more than \$40,000, if that, worth of modification that were not overseen by the Department of State Architects or that would compromise the integrity of North School buildings so they require additional inspections. None of the North Schools buildings were identified by the Department of General Services, Office of Public School Construction in their letter to Pat Escalante on March 26, 2014 as NOT approved for District use as is.)* so that whenever there is any modification to an original structure, the State has to come out to do an investigation, and they have to, um, the district is responsible for bringing it up to code so there's a number of things the electrical systems aren't up to code, the water fountains... *(Office of Public School Construction regulation 1859.78.7, Additional Eligible Utility Cost for 50 Years or Older Permanent Buildings.¹³ Neither updating of electrical systems nor replacement of water fountains would require the complete demolition of North School in order to upgrade the facility.)*
- 01:05:21 [Member of the Audience] Is there a kitchen? Is there eating areas at North School? [PE] There's not a cafeteria, there's not a library, there's not a, um, it's not set up as a functioning school. It is set up as a school from 1987, that's remained as 1987, with \$15,000 year put into it to maintain it. *(The claim of \$15,000/year to maintain North School has not been verified by district documents. Monthly Purchase Orders over \$500 show that in 2013 approximately \$4K was spent to maintain North School. In 2014 no funds were expended to maintain North School. In 2015 approximately \$11K was spent to maintain North School. See Appendix for more information on North School expenditures.)* And that's it. And so, um, you cannot put students back into that school. Um, pub... [Public school students] *(This statement in incorrect according to the Office of Public School Construction and the Department of State Architects¹⁴ and the CA Ed Code 17280.5 (e).¹⁵)*
- 01:05:49 School Board President - Mary Campbell: Public school students. You can put children there in a private, private business. *(This is an incorrect statement.)*
- 01:05:50 [PE] Yes. Thank you. Thank you for reinforcing that...

Photos taken August 2016 of North School showing Americans with Disabilities Act (ADA) accessibility. These photos contradict Superintendent Escalante and the District's hired "expert" Terry Tao statements in at least two informational meetings prior to the June 7, 2016 election that North School is not fully ADA accessible.



Photo #1: ADA accessible parking in the rear parking lot of North School. (There is also an ADA accessible parking space on the East side of the North School campus.)



Photo #2: ADA accessible restroom at North School.

Photos taken August 2016 of North School showing Americans with Disabilities Act (ADA) accessibility. These photos contradict Superintendent Escalante and the District's hired "expert" Terry Tao statements in at least two informational meetings prior to the June 7, 2016 election that North School is not fully ADA accessible.



Photo #5: ADA accessible parking in the rear parking lot of North School and ramp access to the portable classroom building.
(There is also an ADA accessible parking space on the East side of the North School campus.)



Photo #6: ADA accessible entrance to the West Classroom building at North School.



Photos taken August 2016 of North School showing Americans with Disabilities Act (ADA) accessibility.
Photo #1: Wheelchair accessible entrance from the front and back of North School to the Main Center Classroom building designed and reconstructed by renowned architect Samuel E. Lunden in 1934.
Photo #2: Wheelchair accessible entrance to the Kindergarten building designed by renowned architectural team of Marsh, Smith and Powell in 1938, located to the East of the Main Classroom building



Photo #7: ADA accessible East entrance ramp to the North School Campus.

NORTH SCHOOL - 417 25TH Street, Hermosa Beach, CA 90254



Google earth

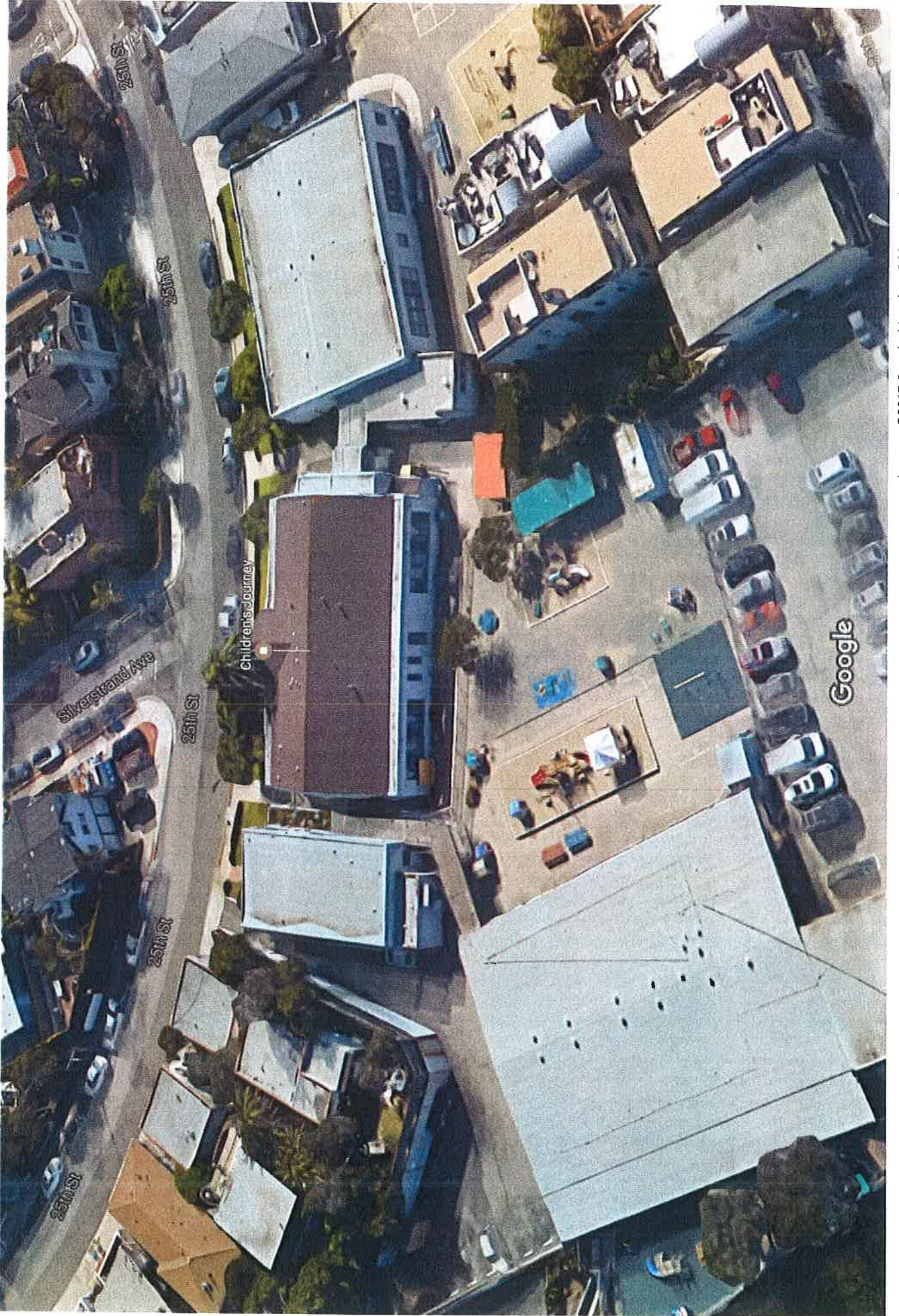
© 2016 Google

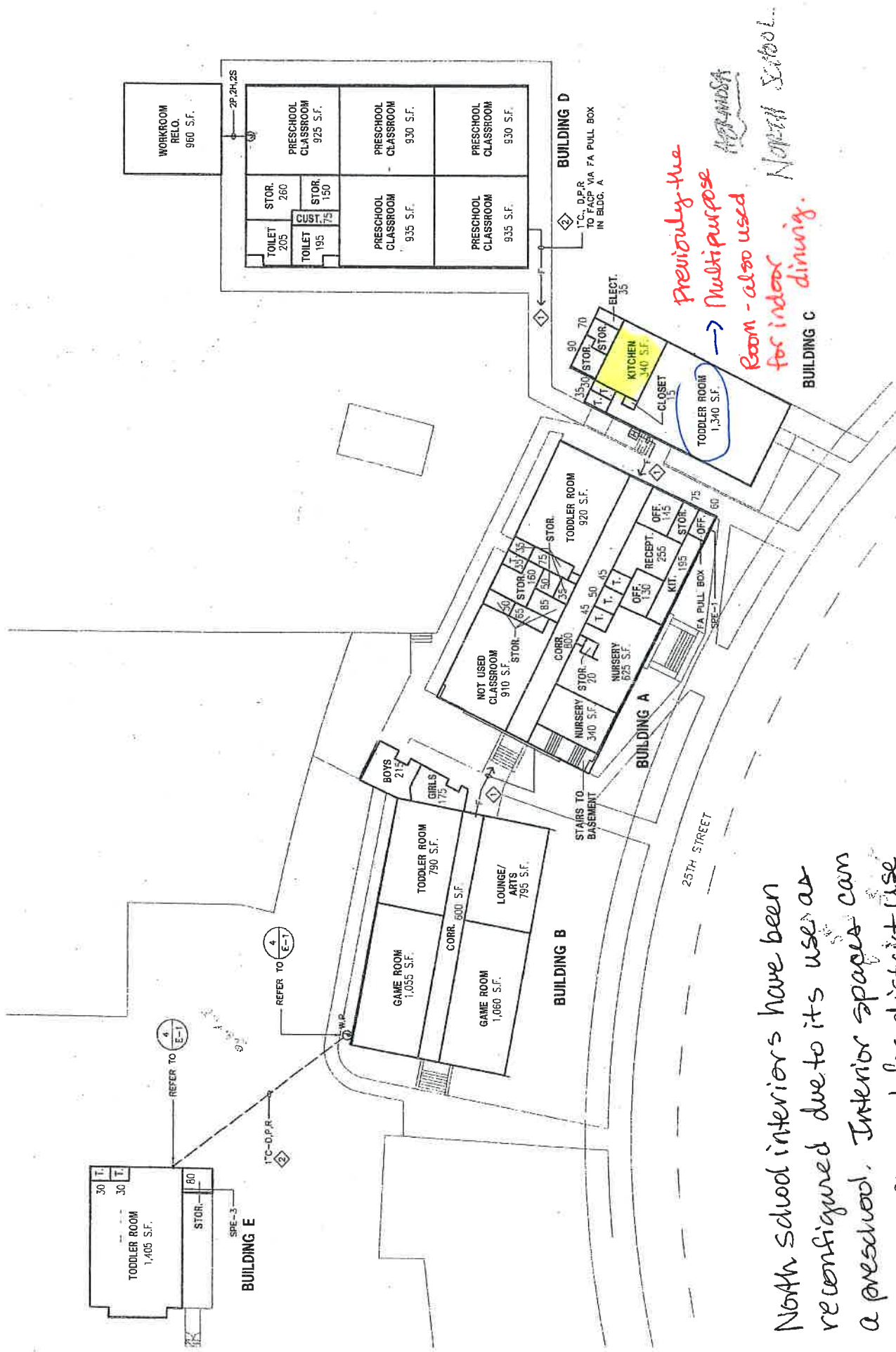
Google Earth Pro

feet
meters

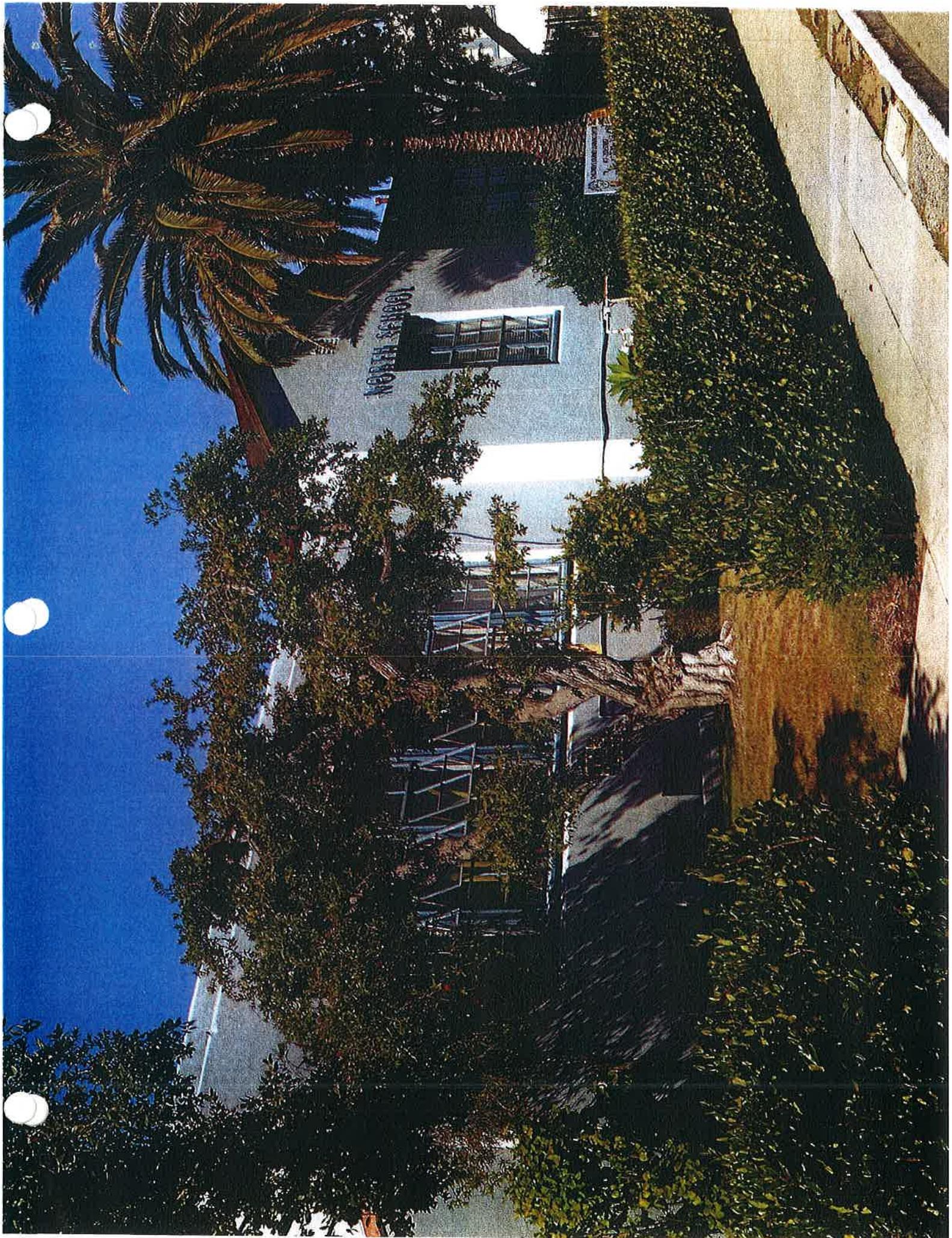
300
100



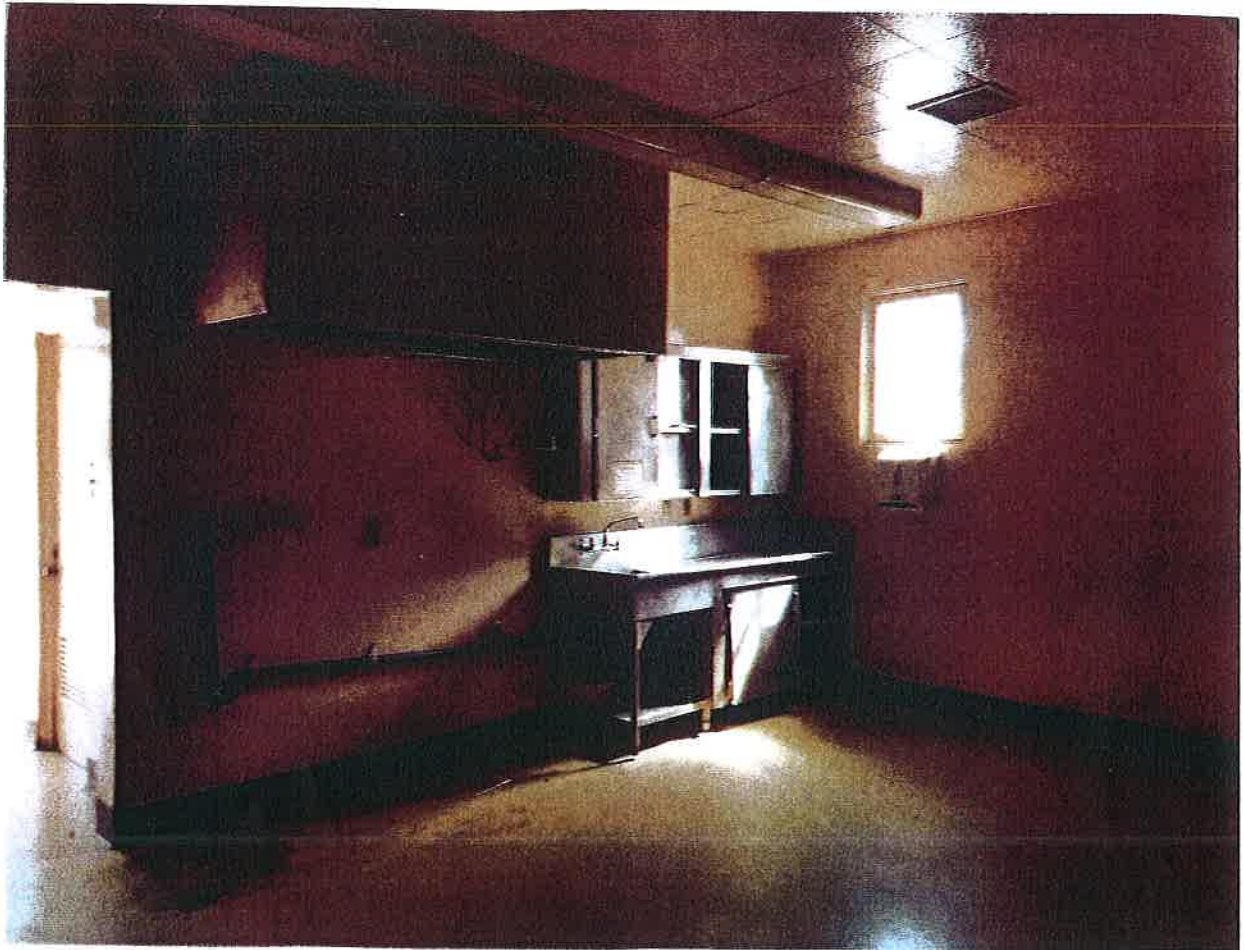




North school interiors have been reconfigured due to its use as a preschool. Interior spaces can be reconfigured for district use.







Photos of North School Kitchen

North School Maintenance Expenditures 2012 - 2016

Date	P.O.#	Description of Work Done	Cost to General Fund	Cost to Facilities Fund #25	Deferred Maint	Totals
1-Nov-08	#8505	Century Fences: Fence repair/replace	\$807.61			\$807.61
1-Nov-08	#8510	Rusher Air: Service	\$807.61			\$807.61
2008 Maintenance Expenditures						
1-Apr-09	#8694	Rusher Air: Service: Heater repair	2,089.75			\$1,615.22
1-May-09	#8781	Current Electric: Replace ballasts and sockets.	1,470.00			\$2,089.75
2009 Maintenance Expenditures						
1-Apr-10	#9222	Brian Shield plumbing: repair water leak			\$840.00	\$840.00
1-Apr-10	#9247	Dandry Glass: Windows installed in doors			\$555.00	\$555.00
1-Jun-10	#9318	Rigoberto Barajas: Repair concrete/stucco			\$1,650.00	\$1,650.00
1-Jun-10	#9319	Brian Shield plumbing: Remove A/C unit			\$500.00	\$500.00
1-Sep-10	#9487	Westchester Glass: Window replacement/repair			\$3,243.17	\$3,243.17
10/01/10	#9522	ICS: Replace fire alarm panel			\$883.87	\$883.87
2010 Maintenance Expenditures						
01/01/11	#9591	Rusher Air: Replace Heating system			\$2,110.00	\$2,110.00
10/01/11	#9874	Lakeshore: SPED classroom fixtures	\$2,818.66			\$2,818.66
2011 Maintenance Expenditures						
02/01/13	#10566	Brian Shields: Plumbing repair at North School	\$3,984.90			\$3,984.90
11/01/13	#10982	Redmond Lock & Key: Security at North School	\$783.89			\$783.89
12.01.13	#11020	Rusher Air Condition	\$1,080.69			\$1,080.69
12/01/13	#11083	Rusher Air Condition	\$969.03			\$969.03
2013 Maintenance Expenditures						
02/01/15	#11734	A-1 All American Roofing: Emergency Roof repairs	\$750.00			\$750.00
03/01/15	04/21/32	ICS: Trouble shoot & replace fire alarm	\$2,832.93			\$2,832.93
03/01/15	#11816	A-1 All American Roofing: Roof & gutter repairs	\$2,700.00			\$2,700.00
05/01/15	#11862	Rusher Air Condition: Remove & replace AC Motor	\$1,250.00			\$1,250.00
1-Dec-15	#12309	Redmond Lock & Key: Remove & replace door	\$669.26		\$3,500.00	\$4,169.26
2015 Maintenance Expenditures						
1-May-16	#12492	State Electric: Main water line repair	\$1,092.50			\$1,092.50
2016 Maintenance Expenditures						
			\$30,117.73	\$0.00	\$13,282.04	\$43,399.77

March 26, 2014

Ms. Patricia Escalante
1645 Valley Drive
Hermosa Beach, CA 90254

RE: Hermosa Beach City Elementary School District Site Summary

Dear Ms. Escalante,

The Office of Public School Construction (OPSC) met with Ms. Angela Jones, District Representative on February 13, 2014 to discuss the District's plans for two school sites and to develop a site summary. In addition, we were accompanied by Mr. Javan Nabili and Mr. Blair Ripplinger from gkkworks.

We visited the North Avenue School and Pier Avenue Community Center. The sites currently do not house enrollment from the Hermosa Beach City Elementary School District. If the District is considering using either of these sites, I have included the site summary information and School Facility Regulations (SFP) that pertain to each site.

In addition, I have included summaries of the District's new construction eligibility and remaining modernization eligibility at the Hermosa Valley school site. The Hermosa View Elementary site currently has no remaining eligibility since the site received modernization funding in 2000 and 2002. The District may have some additional eligibility if they have any buildings that have come of age or if the enrollment has increased at the site or in the District.

At this time, the District does not have any eligibility adjustments, funding applications, pending approvals or apportionments at the OPSC.

On November 1, 2012 SFP Regulations were established that impacts how new construction and modernization applications received after existing bond authority is no longer available. These regulations establish a State Allocation Board (SAB) acknowledged list for projects that are received by OPSC after bond authority is exhausted. The list is called the "Applications Received Beyond Bond Authority List." Applications placed on this list only undergo an intake review to ensure all of the required documents have been submitted, but are not be fully processed by OPSC nor presented to SAB for approval.

If you have any questions, please feel free to contact me at (916) 376-1822 or janna.shaffer@dgs.ca.gov.

Sincerely,



Janna Shaffer
Supervisor
Office of Public School Construction

Enclosures

The Hermosa Beach City Elementary School District currently leases the North Avenue site to an active daycare business. The District is considering reclaiming this site and re-opening it. The District may re-open and establish modernization eligibility at the site if they intend to use the site as a school for at least 5 years. The enrollment would be based upon the district's demographic data. I have included SFP Regulation Section 1859.60 for your review which explains how to establish modernization eligibility.

Section 1859.60. Calculation to Determine Modernization Baseline Eligibility.

The district shall calculate its modernization eligibility for each school site with the completion of the Form SAB 50-03.

The eligibility determination may be made by either identifying all classrooms on the site pursuant to (a) or by the identification of all square footage on the site pursuant to (b), as follows:

(a) Identify all classrooms at the school site that would have been included in the Gross Classroom Inventory pursuant to Section 1859.31 that are:

- (1) Permanent and at least 25 years old.
 - (2) Portable and at least 20 years old.
 - (3) The remaining classrooms not reported in (1) or (2) above.
- (b) Identify all square footage at the school site that is:
- (1) Permanent area and at least 25 years old.
 - (2) Portable classroom area and at least 20 years old.
 - (3) The remaining square footage on the site not reported in (1) or (2) above.

The age of the classroom or square footage shall begin 12 months after the plans for the building were approved by the DSA; or in the case of permanent or portable classrooms that were previously modernized with State funds or rehabilitated under the Charter School Facilities Program, the 25/20 year period shall begin on the date of its previous apportionment. For purposes of identifying square footage at a school site, include the total enclosed exterior square footage of the school buildings. For multilevel buildings, include the square footage at each level.

Enrollment at the school shall be the latest CBEDS report for K-6, 7-8 and 9-12 pupils. If the school is closed at the time of application for eligibility determination for modernization, and the district intends to reopen it and use it as a school for at least the next five years, the enrollment may be estimated based on district demographic data.

The calculated eligibility determined on the Form SAB 50-03, shall be referred to as the modernization baseline eligibility for the specific school site.

Status of Projects With Regard to PIF, Unfunded Approval, In-House Projects

No applications are in-house or pending approval or apportionment.

New superintendent explains needs for second Hermosa Beach school

by Michael Macdonald

"We had to grow," said Hermosa Beach School District Superintendent Dr. Gwen Gross, explaining the school board's recent decision to move the kindergarten through second-grade classes from Hermosa Valley School to Hermosa View School.

Dr. Gwen Gross, a Wisconsin native, became Hermosa's superintendent in December. Formerly on the faculty of Kent State University in Ohio, Gross was a kindergarten-sixth grade principal for 14 years in Palos Verdes and Laguna Beach.

Approximately 300 children will be transferred to the grammar school on a Prospect Avenue, east of Pacific Coast Highway in September. There are a total of 800 students in the district.

"Our only other choice was placing two more portable classrooms at Hermosa Valley, at a cost of over \$100,000," Gross said this week. "We would have had to order them by March 1.

Gross said Hermosa View, which until recently was leased to a Japanese school, will require about \$100,000 in paint, windows and cosmetic improvements, and an additional \$150,000 in furnishings, carpets and lighting.

"It would have doubled the cost if we had chosen to make Hermosa View an upper grade, intermediate school," Gross said.

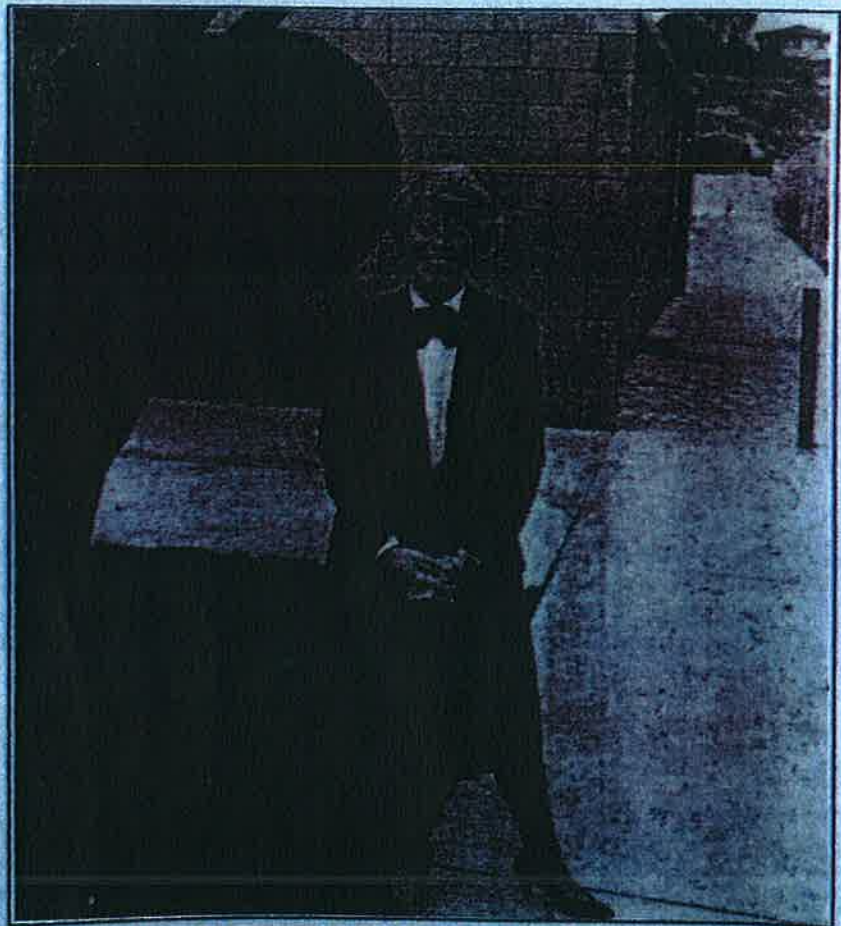
"It is wonderful that the current and previous school boards

had the foresight to maintain and not sell the site. By renovating now, we make the site much more attractive for a lease if the district no longer has a use for it."

Gross said Hermosa View would have a capacity of about 350 students. "Predicting school growth is tricky, but we don't see major growth past the capacity of this site," Gross said.

The district currently has \$400,000 in developers fees which can be used for the renovation. In addition, there is over \$3 million from the sale of school property on tap for capital improvements.

The North School site, while still owned by the district, is currently in the second year of a ten-year lease as a pre-school. ER



Newly appointed Hermosa Beach School District Superintendent Gwen Gross. Photo by Michael Macdonald.

California Education Code Section 17280.5

- (a) The Seismic Safety Commission shall convene an advisory committee that shall include, but not be limited to, the State Architect, the State Fire Marshall, representatives from the major professional associations representing architects, engineers, and school facilities designers, and other interested parties.
- (b) The advisory committee shall convene by August 19, 2002, and shall study and report on whether a regulatory process may be developed that will allow the State Architect to determine whether a building not originally constructed in compliance with the Field Act, as defined in Section 17281, and its implementing regulations either meets, or can be retrofitted to meet, the equivalent pupil safety performance standard as a building constructed according to the Field Act and its implementing regulations. If the advisory committee finds that the regulatory process may be developed, the advisory committee, shall include within its report the facts and rationale supporting the finding and the essential steps required in that regulatory process. The advisory committee shall report its findings to the Seismic Safety Commission by December 31, 2002.
- (c) By January 8, 2003, and after reviewing the advisory committee's findings, the Seismic Safety Commission shall make a determination as to whether the regulatory process described in subdivision (b) may be developed, and shall report that determination to the Governor and the Legislature.
- (d) If the Seismic Safety Commission determines that the regulatory process may be developed, the State Architect shall draft regulations to establish that regulatory process and to delineate the required retrofitting, deconstructive testing, continuous inspection procedures, and other necessary certifications and requirements that must be completed for a building to ensure it meets the equivalent pupil safety performance standard as a building constructed according to the Field Act and its implementing regulations. The State Architect shall promulgate the regulations on or before April 1, 2003, as emergency regulations in accordance with the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).
- (e) Notwithstanding any law, a leased or purchased building that is determined to have the equivalent pupil safety performance standard as a building constructed according to the Field Act and implementing regulations is hereby deemed to be in full compliance with the safety requirements of a school building as set forth in Section 17280, and is hereby deemed to be in full compliance with the Field Act.

<http://codes.findlaw.com/ca/education-code/edc-sect-17280-5.html>

Chapter 59

SCHOOL DISTRICT
Hermosa Beach City

COUNTY
Los Angeles

NO.
19-45

Card 1 of 1

- A-382 North School
- A-383 South School
- A-621 Pier Avenue - Shop and Cafet. Cancelled
- A-692 Pier Avenue - Clsrm.
- A-882 Pier Avenue - Aud.
- A-2360 South School - Kdgtm.
- A-2698 North School - Kdgtm.
- A-2776 South - Clsrm. Admn.
- A-2777 Pier Avenue - Clsrm., Cafet., Gym., & Library
- A-2820 North - Clsrm. Admn.
- A-8023 Prospect Avenue School - 3 Clsrms., Kdgtm. & Admin.
- A-8024 Valley Vista School - 10 Clsrms. & Admin.
- A-9901 Valley Vista School - 4 Clsrm. Admn.
- A-10328 Hermosa View School - Remedial Rooms, Toilet, 6 Clsrms., Admin., Kdgtm.
- A-11232 Hermosa View School - Clsrm. Admn.
- A-13438 Hermosa View School - Adnns: 3 Clsrms., Toilets, Covered Passage
- A-16836 North School - Adnns: Toilet Facilities
- A-16837 North School - Adnns: Toilet Facilities
- A-17531 Pier Avenue School - Alters: Lighting & Heating Rehabilitation
- A-17778 Prospect Heights Elem. School - Constr. & Adnns: Addn. of 2 Clsrm., Kitchen & 1/2 Admin. Bldg.
- A-17779 Valley Vista Elem. School - Constr. & Adnns: Addn. of Kdgtm. Clsrm. to exist. Bldg.
- A-17780 North Elem. School - Constr., Alters. & Adnns: Addn. of 1 Kdgtm. Bldg., 5 Clsrm. Bldg., Remodeling 1 Bldg., Remodeling Port of Bldg.
- A-20281 South Elem. School - Constr: Clsrm., Alters: Kdgtm. & Exist. Clsrm.
- A-20554 Pier Avenue Elem. School - Alters: Toilet Rms. in Exist. Cr. Bldg. & Gym & Clsrm. Bldg.
- A-21203 Prospect Heights School - Constr: 1 Port. Clsrm. Bldg.
- A-23551 Pier Avenue School - Alter: S & L Rms. in Exist. Clsrm., Gym, Cafet. Bldg.

List of Application Numbers for the Reconstruction, Building, Additions, and major Renovations for the Hermosa Beach City School District No. 19-45

This document is from the California Department of State Architects (DSA) - established in 1933, part of the Field Act aka School Building Act, Chapter 59

[For full information concerning the filling out and filing of this form send for Rules and Regulations of the Division of Architecture Relating to the Safety of Design and Construction of Public School Buildings]

✓

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE

Application No. 382 Filed 6/21/34
(Applicant must not fill in the above blanks)

Application for Approval of the Plans and Specifications for
the Construction, Reconstruction, Alterations of
or Additions to a School Building

I, BOARD OF PUBLIC BUILDING RECONSTRUCTION of Sacramento
Name of applicant Post Office

County of Sacramento State of California

Hereby make application for the approval of the plans and specifications for the
construction
reconstruction x
alterations
additions to
Check description

of NORTH SCHOOL
Name of school Name of building

School board Hermosa Beach City President Samuel C. Elliott
Name Chairman

City Hermosa Beach County of Los Angeles State of California
Post office

The applicant is acting for the school board in the legal capacity of agent
Agent, Secretary, Trustee, etc.

Architect Samuel E. Lunden Address 400 Rowan Building, Los Angeles, Calif.

Structural Engineer Paul E. Jeffers Address 816 West Fifth Street, Los Angeles, Calif.

The school is located in the City of Hermosa Beach County of Los Angeles.

Lots 10 to 15 inc Block 5 Street 25th Street No.

1/4 Section Township Range

DESCRIPTION

1. Character of construction Brick exterior walls, wood frame interior walls, floors and roof

New construction four inch gunite on brick walls and horizontal steel truss at roof.

2. Number of stories 1 and part basement

3. Foundation conditions:

a. Character of surface soil sand

b. Character of foundation soil sand

Exterior dead load soil pressure 1380#
live 210

c. Allowable bearing value used Interior partitions (1/4) dead load 1720# (lbs. per sq. ft. live and dead load)
live 860

d. For piles total load per pile 2280 (lbs. live and dead load)

e. Depth of ground water below grade approximately 50 feet max min.

f. Exceptional conditions

g. Bearing tests on soil were not made (if made file report of findings).

4. Architectural plans sheets No. 1 to 2 inclusive.

Signed by Samuel E. Lunden and Paul E. Jeffers Architect, Structural Engineer.

5. Structural plans sheets 1 to 3 inclusive.

Signed by Samuel E. Lunden and Paul E. Jeffers Architect, Structural Engineer.

- 6. Specifications sheets 61 sheets to _____ inclusive.
Signed by Samuel E. Lunden and Paul E. Jeffers Architect, Structural Engineer.
(NOTE.—The signer of the above plans and specifications will be held responsible by the State regardless of who prepared same.)
- 7. Calculations sheets 1 to 4 inclusive.
(NOTE.—Complete structural calculations must accompany all plans.)
- 8. Estimated cost \$4,335.00 exclusive of furniture.
- 9. Total allotment \$4,450.00 exclusive of furniture.

SPECIAL INFORMATION

- 10. Description of construction of existing work for reconstruction, alteration or addition: _____

- 11. Brief resume of foundation test, if made: _____

- 12. The plans, specifications and structural calculations and filing fee of \$ 50.00 accompanying this application are a part thereof.

(SIGNED) Samuel E. Lunden
(Architect)

This 6th day of June 1934

Mailing address of Applicant: 400 Rowan Building
Los Angeles, California

APPROVAL OF APPLICATION NO. 382, INCLUDING THE PLANS AND SPECIFICATIONS

THIS IS TO CERTIFY, That application No. 382, including the plans and specifications for the North School Building, has been examined and the same is hereby approved, subject to the conditions that construction work will be started within one year from date.

WITNESS my hand and the seal of the Division of Architecture, Department of Public

Works of the State of California, this 18th day of October 1934.

GEO. B. McDOUGALL
State Architect

C. H. Kramer
Principal Structural Engineer

GREEN BILL

SCHOOL BUILDING ACT—CHAPTER 59—1933

12 #17-45

Application No. 382 FOR CONSTRUCTION RECONSTRUCTION ALTERATIONS ADDITIONS

City Los Angeles School District Harmon Beach Name of School NORTH SCHOOL No. _____

Significant Board of Public Bldg. Reconstruction Sacramento, California Title Chairman Samuel G. Elliott Name

Copy Received _____ Answered _____ Date _____ Forms Sent Out _____ Date _____ Application Received 6/21/34 Date

Estimated Cost of Building \$ 4,355.00 Fee Paid \$ 50.00 Actual Cost \$ _____ Additional Fee Paid \$ _____ Date

Architect Samuel E. Lunden, 400 Roman Bldg., Los Angeles Address Structural Engr. Paul E. Jeffers, 816 W. 5th Street, Los Angeles Address

Additional Information _____ Drawings sent out for correction _____ Recd. _____ Date _____ Sent out _____ Date _____ Recd. _____ Date _____

Checked By _____ Application Approved 10/18/34 Date _____ Inspector _____ Name _____ Approved _____ Date _____

General Supervision by _____

Contractor Johnson & Hansen Name _____ Address _____ Inspector _____ Name _____ Approved _____ Date _____

Contract Let _____ Work Started _____ Date _____ Inspector Emerson Simpson Name _____ Approved 8/27/34 Date _____

Approved Reports Received _____ Architect Final 1/17/35 _____ Date _____
Structural Engineer 9-1-35 _____ Date _____
Inspector Final 1/28/34 _____ Date _____
Johnson & Hansen 12-27-34 _____ Date _____

Project Completed _____ Date _____ Certificate of Approval Issued _____ Date _____ Closed job (See memo 4/24/39)

See over for Notes

Early Document from the DSA for HBCSD School District (#19-45) Application Number #382 for the Reconstruction of North School in 1934 by Samuel E. Lunden, Architect; Johnson & Hansen, Contractor and Paul E. Jeffers, Structural Engineer.

This document is from the California Department of State Architects (DSA) - established in 1933, part of the Field Act aka School Building Act, Chapter 59

POLICIES AND PROVISIONS FOR THE REHABILITATION OF HISTORIC BUILDINGS FOR PUBLIC SCHOOL USE

APPENDIX M

Words underlined in this document are defined in Chapter 2, 2001 CHBC.

M.1 - Background

For rehabilitation of existing buildings to public schools, owners of qualified historical buildings may request use of currently effective regulations in the State Historical Building Code (SHBC), and the implementing regulations of the California Historical Building Code (CHBC), when strict compliance with the regular code adversely affects the historic fabric of the building.

Why use the CHBC? Buildings and structures identified to contribute to the culture, community or heritage of a locality — and qualified as historical — are recognized by the state as being eligible for special consideration to retain those attributes that are historic during rehabilitation or subsequent change of use. The DSA recognizes that strict use of the regular code may create difficulties where rehabilitation attempts to retain the historic characteristics of a building or structure. The CHBC provides alternatives that 1) allow most of the historic characteristics to be retained while 2) achieving the performance objectives of the regular code.

The CHBC also provides provisions to address specific preservation issues not under DSA authority including *The Secretary of the Interior's Standards*, CEQA, and local design and preservation ordinances.

M.2 - Definitions and Terminology

Terminology of historic preservation and school construction utilizes many of the same words, but with different meanings. For preservation terms, refer to Chapter 2 of the 2001 California Historical Building Code .

State Historic Building Code. The sections of the Health and Safety Code creating the SHBC program.

California Historical Building Code. The regulation created for application to qualified historical buildings and properties under the SHBC.

Regular Code. The adopted regulations governing design and construction or alteration of non-historical buildings, structures and properties within the jurisdiction of the enforcing agency. For school buildings, the adopted regulations are Title 24, C.C.R., currently effective regulations enforced by DSA.

M.3 - Determine if Your Building or Structure is a Qualified Historical Building or Structure

There are a number of ways under the SHBC to qualify a building as historic. At its simplest:

1. Designation must follow the basic rules of the California Register of Historical Resources, and
2. Buildings shall have been identified to contribute to the culture, community or heritage of a locality.
3. Buildings and structures may be of significance to the local area.
4. A school district board may designate structures under their jurisdiction as historic.

M.4 - DSA Acceptance of the State Historical Building Code (SHBC) for Rehabilitation of an Existing Historical Building to a Public School

To substantiate that the SHBC and the implementing regulations of the CHBC are applicable for use on a public school rehabilitation project, a five-step process shall be followed:

Juge Company, Inc.

Design / Construction / Development

25208 Broadwell Avenue, Harbor City, California 90710

310/257-1750 fax 310/257-1768 License #: 631373 cell: Joe 310/713-6510 John 310/874-3834

e-mail: joe@jugecompany.com

September 15, 2017

Preliminary Budget:

North School Renovation: Hermosa Beach, California

Scope of Work:

1. Health & Safety

- Test & repair fire sprinkler system
- Provide Exterior lighting @ all exterior doors & as required
- Provide emergency lighting in 3 oldest buildings

2. Site Work

- Remove existing Kindergarten Building @ the west end of the site
- Former Kindergarten Area to become new Parking Lot with 48 car capacity
- Remove existing portable classroom
- Provide wheelchair ramps as required
- Repair or replace all damaged or dangerous concrete walks
- Repair or replace concrete walls as required
- Test & repair as required the storm drain system
- Remove & replace all existing interior chain link fencing in new configuration as required
- Replace all guard rails to meet code
- Repair & resurface all existing asphalt play areas & existing parking area to become new expansion to existing play area
- Repair or replace existing irrigation system
- Relocate existing & or provide new playground equipment as required

3. ADA Compliance

- Maintain access to all portions of the plant
- Replace doors, frames & hardware throughout
- Add compliant Restrooms to Food Service/Cafeteria Building if required
- See 2. Site Work for all exterior upgrades
- Provide accessible drinking fountains as required

4. Buildings

- Repair any damage items
- Replace entire window system with energy efficient system through out
- Patch & repair stucco on all main buildings as required
- Paint entire exterior of 3 main buildings
- Power wash exterior brick @ existing east building
- Remove all unnecessary wiring & conceal surface mounted conduits etc. as required
- Patch all interior plaster in all buildings
- Repair or replace all damaged doors, frames, trim, cabinets etc. as required

Sheet 2: North School

Buildings Continued

- Paint interiors of all buildings complete including all millwork, casings & cabinets
- Provide new T-Bar ceilings in 3 Main Buildings
- Provide new acoustical tile on ceilings of East Classroom Building
- Re-finish the hardwood floors in the Main Building & West Building
- Provide new flooring in the Food Service/Cafeteria Building & the East Classroom Building
- Provide new chalk, tack & white boards in all classrooms
- Replace all light fixtures with energy efficient LED fixtures interior & exterior

5. Restrooms

- Replace all plumbing fixtures
- Repair or replace counters
- Repair damaged tile
- Sanitize & clean all surfaces
- Paint all paintable surfaces

6. Infrastructure

- Repair & upgrade existing Electrical system as required
- Add electrical outlets etc. as required
- Provide new Security system if required
- Provide communication wiring as required
- Provide intercom as required

7. New Classroom & Administration Building

- Construct new +/-3,200 sq. ft. building just north of existing East Classroom Building, separate building or addition
- Building to house additional classroom, learning center & administration offices
- Building to be 1-story & fully accessible

Preliminary Budget:

The preliminary budget for the work as stated including professional fees:
\$ 6,160,000.00 (Six million, one hundred sixty thousand dollars)

Please contact us if you have any questions or comments.

Thank you,

John V. Juge, Jr.
Juge Company, Inc.

Measure S Videos

May 31st Joint Board Meeting and City Council



May 25th Community Workshop

