



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: October 7, 2008
To: Honorable Mayor & City Council
From: Pamela Mottice Muller, Staff Liaison to the Health of Safety Commission
Subject: Support of Bond Measure E
Attachments: 1. FAQ Sheet Measure E

INTRODUCTION

On September 22, 2008, during the monthly Health and Safety Commission meeting, the Commission discussed Beverly Hills United School District Bond Measure E. A Commissioner requested the item be agenzized to discuss their roles as individuals and as a Commission regarding the involvement of this Measure on the November ballot. Staff researched the question and it was determined that although the ordinance clearly states the Health and Safety Commission shall not become involved with School safety issues, because of the Joint Powers Agreement and the City contracting with the school district to use the buildings, the safety and security of the buildings becomes a community issue therefore allowing Commission involvement.

During the meeting, Board of Education member and School Liaison to the Health and Safety Commission, Myrie Lurie, provided a summary of the Bond Measure. A community member also spoke and provided additional information, requesting the Commission's support of this Measure. After discussion, the Commission voted 5-0-2 to recommend the City Council support Measure E. Two members abstained as they felt they did not have enough information on the Measure to vote. The Commission is recommending the City Council support the measure based on the need to ensure the buildings are safe and secure and since these facilities are a part of the City's emergency operations plan.

DISCUSSION

Measure E is a \$334 million general obligation bond measure that poses to provide students and the community with improved and upgraded facilities that are safe, secure and technologically updated.

The Health and Safety Commission supports this Measure because the safety studies that have been conducted for the Beverly Hills Unified School District have identified hazards related to the life safety and security of those using the buildings and facilities. According to the School's Facilities Master Plan, each campus has either seismic safety

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and/or site security deficiencies. The Commission feels the district has data that indicates that several structures fall below the recommended threshold for protecting lives and property should a quake occur.

District studies have also identified security issues regarding the ability to lock down campuses and control access in and out of areas. The hazard involves the potential of an individual or group targeting the facility or those using the facilities to commit violence or terrorize the community.

The Health and Safety Commission believes the City has a vested interest in these facilities. In the event of a major disaster the school sites are primary evacuation and shelter locations. This includes but is not limited to earthquake, wildfire, pandemic and civil unrest. The school facilities must remain intact to provide critical services. They must also be secure to maintain public order and the distribution of supplies and resources.

Bond Measure "E" will provide funds to modify, adapt or replace facilities across the district. The Commission believes this may be the only near-term opportunity that includes both the funds and the plan of action to remediate these problems expeditiously. The Health and Safety Commission has no view or opinion on portions of the bond not related to Health and Safety issues. The position of the Health and Safety Commission is that this is an issue that warrants the recommendation for City Council action in the form of support for Measure E.

Frequently Asked Questions on Measure E, which was provided by the Board of Education School Liaison to the Commission at the Sept. 22, 2008, meeting are attached

FISCAL IMPACT

There are no fiscal impacts to the City.

RECOMMENDATION

The Health and Safety Commission recommends the City Council support Bond Measure E.

Pamela Mottice Muller 
Director of Emergency Management

Frequently Asked Questions
Measure E
Ensuring our LEGacy of Excellence

What is Measure E?

Measure E is a \$334 million general obligation bond measure that will provide our students and community with improved and upgraded facilities that are safe, secure and technologically updated. Improvements will be made to provide safe and modernized school facilities, make necessary structural seismic safety repairs, upgrade, repair, and reconstruct aging classrooms, infrastructure, multi-use rooms, gymnasiums, libraries, science, technology and labs, roofing, plumbing, heating, ventilation and electrical systems. Funds will also be used for safety and security upgrades.

How did the District determine the dollar amount of Measure E?

This amount was selected because it strikes an important balance, it will not raise the present tax rate to resident property owners but it will provide sufficient funds to make much needed upgrades for seismic, safety, premise security and deteriorated infrastructure such as plumbing, electrical, fire alarms and roofing. It will also allow us to remodel or replace campus buildings that are unsafe or not compliant with current building codes. Although these buildings are technically code compliant, there are elements or areas that are unsafe and need immediate attention. Additionally, once we begin the safety improvements, the State will require that we bring these buildings up to all current building and safety codes.

Did the Board of Education vote in favor of Measure E?

Yes. On July 9, 2008 after several study sessions regarding facilities' needs over a 1.5+ year period, the Board of Education unanimously approved a resolution to place this measure on the November 4, 2008 general election ballot.

Will Measure E increase property tax rates?

No –Measure E is structured to keep the property tax rate for all bonds (Measure S, K and E) at the current rate of \$49.87 per \$100,000 of assessed value. As the existing bonds are paid off and the tax base grows, a greater proportion of the total rate will be used to repay Measure E bonds. The bond program also assumes that the District's assessed value grows at an average annual rate of 4.5%. This assumption is based on the District's assessed value history. Since 1992, the District's average annual assessed value increase has been 5.0% and the five-year average is 8.56%.

How long will Measure E obligate property owners to pay the tax?

Measure E is currently projected to be sold in four series of bonds with the last sale in 2018. The existing bonds will be repaid in 2030 and Measure E bonds will be repaid in 2058. This scenario recognizes that the upgrades will benefit our schools for decades to come and spreads the cost of these benefits to those future residents who will enjoy them.

What is assessed valuation?

Assessed value is determined by the Los Angeles County Assessor's office. Assessed valuations are typically much lower than "market value" (the price at which you could sell a property). To determine your property's assessed value you can review your current tax bill, visit the County Assessor's website at <http://assessormap.co.la.ca.us/mapping/viewer.asp> or call the County Assessor's office at 213-974-3211.

How do all Beverly Hills residents benefit from Measure E?

In the event of any disaster, our schools are the emergency shelters for the community. Our schools are also the cornerstone of the community and with excellent schools come increased property values. Through the JPA agreement with the City of Beverly Hills, BHUSD facilities are used by our community for a variety of after-school and recreation programs. Our entire community will enjoy the recreational benefits of upgraded play-fields, tennis courts, multi-purpose rooms and other facilities that are shared with and enjoyed by residents for decades to come.

What kind of oversight is there for taxpayer money?

A Citizens Oversight Committee will meet monthly to review all expenditures and construction projects to ensure accountability. The composition of the committee is defined by state law to ensure broad based community participation. Annual independent audits will be conducted and reviewed in public. These reports and minutes from the COC meetings are available on the BHUSD website.

Does the State pay for school facilities?

For the past twenty years, the State has historically under-funded school district's general operating and facilities funds. Beverly Hills schools were built between 78 and 94 years ago. They have reached the age at which additional major overhaul and modernization is required. While the District has received State funding for facility repairs in the past and continues to make every attempt to secure funding from the State for facility modernization and upgrades, BHUSD's small class sizes and large facilities hamper the District's ability to qualify for State funds in the amount needed to make the necessary critical improvements.

How much money will the District receive from the State if Measure E passes?

Passage of Measure E will qualify the Beverly Hills Unified School District for up to an additional \$21 million in State funding. These are tax dollars that we have already paid to the State. If Measure E fails, these tax dollars will go other school districts to modernize and repair their schools.

Why do we need another bond after Measure K?

The majority of funds from Measure K were used to build our new state-of-the-art Science and Technology Building at the High School, our historic reconstruction of Beverly Vista's Building B, which was nearly destroyed in the 1993 earthquake and the heating and cooling system at the High School. These projects were completed on time and on budget. In addition, auditoriums, playgrounds and restrooms at Horace Mann, Hawthorne and El Rodeo were remodeled. This bond addresses important seismic and safety issues that have arisen as building codes have been upgraded and facility needs that were not within the voter approved purview of Measure K.

Are our school facilities really below current seismic standards?

An in-depth study by professional experts of our High School buildings and Horace Mann reveal significant seismic and life safety issues that require immediate attention. Some of the buildings and/or elements of buildings have been rated level "1" on a scale of 1- 5 (1 being the worst for life safety issues). A similar evaluation will be conducted for all K-8 campuses.

Didn't we already do seismic upgrades to our schools?

Yes. Seismic upgrades were performed as part of the Measure S bond program approximately 6-10 years ago. While that work was beneficial, many of our facilities are still deficient for seismic safety according to current building codes. There was no seismic upgrade work completed under the Measure K program.

What are the other safety issues that this bond will address?

Currently, the Beverly Hills High School campus is wide open and vulnerable to intruders, rogue vehicles, and other unauthorized access. The Beverly Hills Police Department and school district administrators agree that this presents a significant security risk which makes it impossible to lock down the campus in the event of a situation such as occurred at Columbine High School. This bond would secure our High School campus and fund additional security upgrades in all five schools including cameras, improved fire alarms, security and locking systems.

How much of the bond will be used for safety, security and seismic upgrades?

Most of the draft Master Plan projects involve safety, security and seismic upgrades. At the High School, it is estimated that 44% of the funds allocated to that campus will be used for safety and security upgrades and 16% of the funds will be needed for seismic work. Out of the funds expected to be allocated to the K-8 campuses, it is estimated that 36.5% will be allocated for safety and security and 22% will be allocated for seismic upgrades.

How will the balance of the funds be used?

The draft Master Plan recommends these funds be allocated to facility additions, remodeling and replacement, interior and exterior modernization, and athletic facilities enhancements.

How did the District evaluate the need for this bond?

The conceptual projects for Measure E are included in the draft Master Plan.

There were many people involved in the formation of the draft Master Plan. Each school site had a broad-based committee that included school administrators, teachers and parents. All information gathered from the site committee or stakeholders was used in the Master Plan. Technical assessments were completed by professional consultants at each site. These were done in order to gain information regarding the physical condition of each building, the structures' compliance to codes such as ADA (Americans with Disabilities Act), seismic, structural, fire/life safety (title 24), infrastructure (plumbing, electrical and civil (ground conditions)) and general aesthetic issues. Once these reports and findings were generated, the documents were sent to an estimator for cost analysis. Based on the costs presented, each group of professionals developed a preliminary schedule and future cost estimates for this schedule.

Can I see the Master Plan for the BHUSD?

Yes. The draft Master Plan which is the basis for the Measure E projects is available online at www.beverlyhillsmeasuree.com and is also available at each school site and at the District office.

Is the Master Plan finalized or is it a flexible plan?

The draft Master Plan is the result of many hours of community input and professional evaluation. It provides a detailed overall analysis of our facilities at this time and presents conceptual solutions to facility issues. It will evolve and become more defined based upon needs analyses, input from the community and further professional and technical studies.

Will sustainable environmental efficiencies be designed into the bond projects?

Yes, where possible. To the extent feasible, energy efficiency systems for lighting, plumbing, water consumption, HVAC, and acoustics will be scoped into the projects.

Use of sustainable materials will reduce energy consumption improve indoor air quality and enhance the learning environment.

Will the community have input in evaluating the bond projects?

Yes. The Board of Education will appoint a facility advisory committee of community leaders that have experience in the building industry. In addition, each campus will provide input through its site committee. Ultimately, the scope, priority, budget and schedule for each project must be approved by the Board of Education.

How will the students be impacted during the construction and renovation?

In the event the construction or renovation of school facilities requires the relocation of students, the District and the Board of Education will incorporate the safety of students and the importance of an unimpeded learning environment in the final plans for each approved project.

Why don't we just tear down the school buildings and build new ones?

Since the draft Master Plan is conceptual in nature, it is possible that some of the projects will include complete demolition of existing buildings. School construction is presently estimated at \$400 per square foot and our community prefers to retain the history and architectural integrity of our iconic school buildings. The conceptual options of the Master Plan take these financial realities and community preferences into account and contemplate the retention of most of the facilities which will be upgraded for safety, security and infrastructure improvements.

Did the District complete all of the projects listed on the ballot for Measure K?

Will the District complete all of the projects listed on the ballot for Measure E?

By law every possible application of bond funds contemplated must be described in the language on the ballot. This is not a promise that every project will be completed. The list of project areas described in the bond is a guideline from which the specific projects will be developed and approved by the Board of Education.

In Measure K, the Board of Education evaluated the district needs and prioritized the specific projects. Every Measure K project that was approved by the Board of Education has either been completed or is currently in the final stages of completion. A complete accounting of the Measure K program is available on the district's website at www.bhusd.k12.ca.us. The Measure E program will use the same process of evaluation, needs analysis, scope development, project definition, budget analysis, Board approval, competitive bidding and construction management for each project.

What is the alternative to Measure E?

As outlined in the draft Master Plan, the evaluations performed by the professional experts identified specific needs that are considered an immediate life safety risk. These items must be addressed. Without these bond funds, the District will be required to use general fund dollars which are used for annual operating costs and teacher salaries, to make these necessary repairs.

**YES ON SCHOOLS! YES ON MEASURE E!
ENSURING OUR LEGACY OF EXCELLENCE**

www.beverlyhillsmeasuree.com

Committee for Measure E