



## AGENDA REPORT

**Meeting Date:** October 20, 2015

**Item Number:** G-1

**To:** Honorable Mayor & City Council

**From:** Nancy Hunt-Coffey, Assistant Director of Community Services  
Teri Angel, Recreation Services Manager

**Subject:** UPDATE TO THE CITY COUNCIL ON PROPOSED CONSTRUCTION  
AT THE BEVERLY HILLS UNIFIED SCHOOL DISTRICT SCHOOLS  
AND IMPACTS THE CONSTRUCTION WILL HAVE ON CITY  
PROGRAMMING

**Attachments:** 1. Spread Sheet Showing Intended District Construction Activities  
and the Impacts on City Programs

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### **INTRODUCTION**

Through the Joint Powers Agreement (JPA), the City averages approximately ninety (90) hours per day of District field and facility use which equates to over 32,000 hours of annual use. This includes, but is not limited to, preschool programs, after school childcare and enrichment classes, youth sports organization use, aquatic activities, summer camps, tennis, adult sports and recreation classes. The City pays the District for this use. For this year the amount paid was \$9,825,000. Without the use of School District facilities many of these community recreation opportunities would be non-existent or extremely limited. The Beverly Hills Unified School District's current construction and modernization plans impact the City's use of fields and facilities as outlined in the current Joint Powers Agreement.

### **DISCUSSION**

The District's construction and modernization efforts began with the closure of Horace Mann field and weekend facility use during the summer of 2014. Youth Sports organizations practices and games, and the City's uses of the site, had to be dispersed to other District or City fields. City staff from Community Services and Community Development subsequently met on May 6, 2015 with District staff and consultants to discuss the sudden closure of three school auditoriums and other possible safety

concerns of District buildings the City relies on for recreation programming. The elementary school auditoriums are used by the City for preschool graduations and culminating performances of the afterschool enrichment classes. District staff provided updates on the safety of the current buildings, proposed school construction, and its pending impact on City use. In July, August and September 2015, the District updated City staff of the construction projects for all of the schools, having impact on the City's programs and youth sports organizations' current use of fields and facilities. This list of projects has since been updated and changed a few times.

In September, City programming was impacted by the unexpected closures of El Rodeo and Hawthorne Elementary Schools due to the need to remove the cupolas from the school domes and to erect protective scaffolding. STAR classes were cancelled at both sites, preschool classes at Hawthorne were cancelled, a number of AYSO practices and games were cancelled or relocated, and Adventure Camp was relocated temporarily to La Cienega Community Center. The Hawthorne School afterschool enrichment classes could not be rescheduled. A total of \$2,291 was refunded to registrants.

Staff was additionally unaware of the immediate need to take the El Rodeo field and basketball and blacktop surface offline. As a result of this closure, BevWood Basketball was quickly relocated to Roxbury Park. Eight of the fifty-one children could not continue attending this program since they are unable to get to the Park after school. This translated into a loss of \$1,650 in revenue. The El Rodeo field and basketball courts were used extensively by AYSO, Beverly Hills Basketball (BHBL) and Little League. All practices and games were or will need to be moved to other District or City fields or basketball courts. As a result, the High School field and City field are seeing increased numbers of teams practicing at the same time and assigned to small sections of the field.

The attached spread sheet outlines the locations, current construction plans provided by the District and the impact on the City's use and community supported organizations through the JPA. Some of the construction activities that will or may have an impact on City programming are:

--El Rodeo construction: District staff is aware of the need to find suitable space for afterschool STAR enrichment classes and Adventure Camp. The District has offered Building E to the City to conduct both programs. The City is evaluating the building and if it can be used effectively.

--If construction begins at Hawthorne in mid 2016, it is unclear where the City's summer camp program will be housed. Summer camp begins, June 1, 2016. The District has offered the new Horace Mann School building scheduled to re-open in April. This could be problematic if there are any construction delays or substantial "punch list" items that require attention. Staff is also unfamiliar with the building and if it will best meet our needs. The Summer Camp offerings are determined in December, with the camp brochure printed and disseminated in February. The location will need to be decided in the next month.

--The City operates two Preschool classrooms at Hawthorne School which equates to forty children and annual revenue to the City in excess of \$352,000. All the preschool children at Hawthorne School are residents of Beverly Hills with 98% of the families matriculating their children into the Beverly Hills Unified School District. The District has met with staff to determine construction needs for preschool classrooms to meet State Licensing childcare regulations. At the October 13, 2015 School Board meeting, approval was given to develop schematic plans for the building slated to house the

preschool classrooms. The \$3 million estimated to build the classrooms and where to house the preschool program during construction still needs to be determined.

It should be noted that last month, the City was asked whether it would be interested in taking over Building H at the High School and repurposing the building for a community use. Building H currently houses Moreno High School. Should further exploration of this option be an interest of the City Council, staff can return to a subsequent meeting with additional information.

Additionally, as a result of the closure of the high school Lacrosse Field, a request has been made to City staff from the District to allow the Girls Frosh/Soph Soccer practices and three games to be hosted at Roxbury Park.

The City has emphasized that with early and proactive dialog between the City and District, we will do our best to plan and schedule accordingly to minimize disruption of long-standing City programs. The District and City staff will now be meeting on a biweekly basis to review the plans, to ensure that the City is aware of any changes as they occur.

#### **Parking Impacts near El Rodeo**

Apart from the JPA, staff wanted to make City Council aware of the parking relocation plan for El Rodeo School. Earlier this month, City staff received a request from the District to see if it was possible to ease parking restrictions on the streets around El Rodeo Elementary for the teachers and staff since the parking lot at the west side of the school will be unavailable during the construction.

At the October 13, 2015 School Board meeting, the recommendation was made by the Board to request that the City allow the El Rodeo staff and teachers to park on the streets near the school and ease parking restrictions during school hours.

Meanwhile City staff have conferred and determined that it might be possible to make 40-45 spaces available to school staff/faculty at the Camden parking structure. Staff can bring this option forward to the City Council at a future meeting, should the Council wish to consider it.

#### **FISCAL IMPACT**

The City compensates the School District \$9,825,000 annually through the term of the current JPA (concludes June 30, 2016) for access to facilities and other services rendered. Adverse impacts occasionally occur to the City's operations and are usually the result of uncontrollable circumstances on the part of either party. The loss of access to District facilities can result in fiscal impacts due to the reduction of associated operating revenues. These losses, however, are typically not significant in nature. With the proposed construction projects, the City may incur financial loss in revenue and participation which depend on the District's project timelines.

#### **RECOMMENDATION**

This report is for information purposes only. No recommendation is being made to the City Council at this time

  
Approved By  
Nancy Hunt Coffey

# **Attachment 1**

**INTENDED DISTRICT CONSTRUCTION ACTIVITIES AND IMPACTS ON CITY PROGRAMS**

**DRAFT AS OF: 10/13/15**

School	Area Impacted	Estimated Start Date	Estimated End Date	City Programs that are Impacted	Note
High School	Football Field - Temp Turf Replacement	Tentative Summer 2016	Tentative Summer 2016	No City impact during the summer.	Currently being tested. Near term replacement of artificial turf due to safety issues. Long term plan is to rebuild this field, starting in July 2018. Possible site for water reclamation cistern.
	Lacrosse Field	Currently offline	Dec 2019	Affects AYSO weekend and Tournament use	Arsenic remediation required. Mid November will be paved and used to house portable classrooms. Due to closure, Girls Frosh/Soph Soccer requesting daily practices and three games hosted at Roxbury Park before Roxbury field is closed on 12/21 for annual renovations.
	Softball Field	Currently available		BH Little League requested on Sundays during the Fall. Had to move program elsewhere as it was temporarily closed. Interest in using on Sundays beginning in Feb. if turf is re-established.	May require remediation
	6 Tennis Courts	to be determined	Will be permanently closed and relocated	Tennis Revenue loss; displaced use likely to Roxbury courts	Remain open until Board decision on Building C and field renovations. Courts will be rebuilt in another location
	Buildings B1, B2, B3	January 2016	July 2018	No impact. No Adult Classes are conducted in this building.	Houses Peters Auditorium, 31 classrooms, admin offices, and math patio. Approximately 30 bungalows will house displaced operations. Portables to be delivered in December 2015.

**INTENDED DISTRICT CONSTRUCTION ACTIVITIES AND IMPACTS ON CITY PROGRAMS**

	Building C	January 2016	July 2018	Public reservations and public play on tennis courts. Approximately \$16K annually in loss revenue and over 5,000 hours of public play lost. Loss of parking lot between swim gym and tennis courts.	New building slated to be built on current site of 4 of 6 BHHS tennis courts and parking lot.
	Building A and Building A Parking				Will be phase 2
<b>El Rodeo</b>	Field	Currently offline	April 2019	AYSO, Little League, and City classes weekday and weekend use	Trenching complete. Will house portables.
	Classrooms - Bldgs A, B, C & D	January 2016	Dec 2018	Adventure Camp, STAR afterschool Classes, Bevwood Basketball	Classes move into portables over winter break, 2015. Bevwood moved to Roxbury. Adventure Camp and STAR will move into Building E
	Faculty/staff parking	Needed currently	Dec 2018		This area will be used as playground/courts. Need to find parking accommodations for faculty/staff
	Building E				Will be phase 2
<b>Horace Mann</b>	Field	Summer, 2014 Currently offline as part of reconstruction	June 2016	AYSO, Little League, and City classes weekday and weekend use	New facility will include a 1/2 size basketball court and community room. District offering to house City summer camps in 2016.
	Building A	July 2016	July 2017	Adventure Camp is currently housed in two classrooms in the rotunda building. Will need another location.	Building A will be refurbished. Rotunda building and middle school will be torn down in 7/2017 to create playground.

**INTENDED DISTRICT CONSTRUCTION ACTIVITIES AND IMPACTS ON CITY PROGRAMS**

<b>Hawthorne</b>					City requests District to delay start so city summer camps can be onsite for Summer, 2016. If bond funds found, work will begin spring/summer 2016
	Field and south playground	Spring/Summer 2016	July 2020	AYSO, Little League, and City classes weekday and weekend use	Will house portables and provide construction staging
	Classrooms - Buildings A, B, C & D	July 2016	December 2018		If bond funds found, work will begin spring/summer 2016. City requests District to delay start so city summer camps can be onsite for Summer, 2016. Work will proceed if additional bond funds are found. All buildings to be replaced except building A (historic). Construction to start Feb. 2017. Classes move to portables in spring/summer 2016. New construction will include full size Gymnasium and underground parking. School has indicated portables will be dedicated for afterschool Adventure Camp program. Possible issue with using Measure E funds to rebuild preschool classrooms.
<b>Beverly Vista</b>	Field	Summer 2016	Summer 2016	No impacts to City programs.	Field will be expanded to twice current size