

TO BE APPROVED

**MINUTES OF THE ATHLETIC FACILITIES COMMITTEE
MANHATTAN BEACH UNIFIED SCHOOL DISTRICT**

March 24, 2011

The Athletic Facilities Committee of the Manhattan Beach Unified School District held a meeting on Thursday, March 24, 2011, at 325 S. Peck Avenue, Manhattan Beach, CA. The following were present:

**Members of
the Committee**

Ahmad Vand
Amanda Cross
Reed Eisenhauer
Don Morrow
Joe Ciasulli
Gary Smith
Ben Dale
Neil Erickson
Chris Bremer
Jim VanZanten
Luke Farrell
Cass Olson
Mark McGuire
Dick Amberik
Bill Von Behren
Paula Spence (non-voting)
Penny Bordokas (non-voting)
Ellen Rosenberg (non-voting)
Mike Matthews (non-voting)

Approval of Agenda

Motion by Ben Dale, seconded by Jim Van Zanten. The motion passed unanimously.

**Approval of
Minutes**

None.

**Determination of
Major Focus Areas
for the Committee**

Jonathan Tutan of Measure BB architecture firm, Harley, Ellis, Devereux (HED), reviewed the two options assessed based on input from the prior meeting as well as an additional option they considered. Discussion ensued on each of the three options.

Alternatives:

- 1) Location of parking north of the gym, retaining all 10 tennis courts.
 - a. Estimated cost: \$3.45MM
 - b. Estimate includes \$2.1MM related to construction delays of the Measure BB phase 1 Math/Science building.

- 2) Retaining 6 tennis courts along Artesia Blvd., replacing 4 courts west of the Admin Bldg with parking for approx 95 cars, relocating 4 courts north of the gym.
 - a. Estimated Cost \$1.32MM.
 - b. No Construction delay.
- 3) Construction of covered parking lot at Artesia with a tennis deck for 6 courts located above the structure.
 - a. Estimated Cost \$4.3MM.
 - b. No Measure BB construction delay.

Mike Matthews commented that until recently he was not aware of the long term effort to add an additional gym behind the existing gym. He added that given that information it was necessary to consider this in the overall fields discussion.

Discussion began regarding the limitations of moving the fire road currently designed where the existing ramp meets Meadows Avenue. Alternatives 1 and 2 require this change. HED advised that changes to disabled access, fire & life access and parking are the three areas of greatest concern for the Dept of State Architecture (DSA). HED advised that the changes to the fire road in Alternatives 1 and 2 would significantly impact the Measure BB construction schedule.

After lengthy discussion of various options and the potential effect upon the Measure BB construction schedule, Luke Farrell remarked that in order to prevent costly delays to the Measure BB schedule, the committee must seriously consider the original plan to convert the 6 tennis courts on Artesia to parking. Delaying Measure BB was a non-starter that the committee was aware of from inception and there seemed to be no viable alternative that did not impact the schedule.

Joe Ciasulli added that in the best interest of the overall fields project and to avoid acting in haste, that it was best to leave the 6 tennis courts (Courts 1 -6) on Artesia and turn the 4 courts (Courts 7-10) to the west into parking. This would keep the six highest quality courts, while allowing the Measure BB to proceed without excessive delays. The committee could then spend additional time determining an alternative field design and identifying another space to replace the courts.

Further discussion ensued regarding the amount of parking that must be replaced, the usage of parking in other parts of campus, and the location of the proposed new parking on Artesia from the rest of campus. The committee discussed the possibility of not replacing a significant amount of the parking. The committee

further discussed the multiple community planning meetings that took place in the year following the passage of Measure BB. It was determined that in order to be faithful to the parking discussions that led to the original plan, as many parking spots as possible should be constructed. Although this plan has approximately 30 fewer spaces, the committee felt that (1) the spaces were more likely to be used because they are closer to the school, (2) at least 30 spaces are available daily in the current parking configuration, and (3) the district office has additional parking spaces that could be utilized.

A motion was made and approved to keep tennis courts 1-6, and remove tennis courts 7-10. The committee would remain in place to continue working on the fields configuration with a high priority on identifying space to maximize the number of tennis courts.

Motion by Joe Ciasulli, seconded by Chris Bremer. The motion passed unanimously.

**Discussion Regarding
Information the
Committee will Need**

Bill Von Behren reiterated a request for accurate field dimensions and for a computer or physical tool to use scale modeling to move field models around in an effort to determine an optimal and realistic field design.

**Additional
Discussion**

None.

Adjournment

The meeting was adjourned at 9:40 p.m. The next meeting was scheduled for April 14, 2011, at 7:00 p.m., in the District Office Board room.