



Santa Monica - Malibu Unified School District

**MEASURE SMS
FACILITY PLAN
Santa Monica Schools**

**Carey Upton, Chief Operations Officer
Steve Massetti, Bond Program Manager**



Five Year SMS Facility Plan

Direction Requested

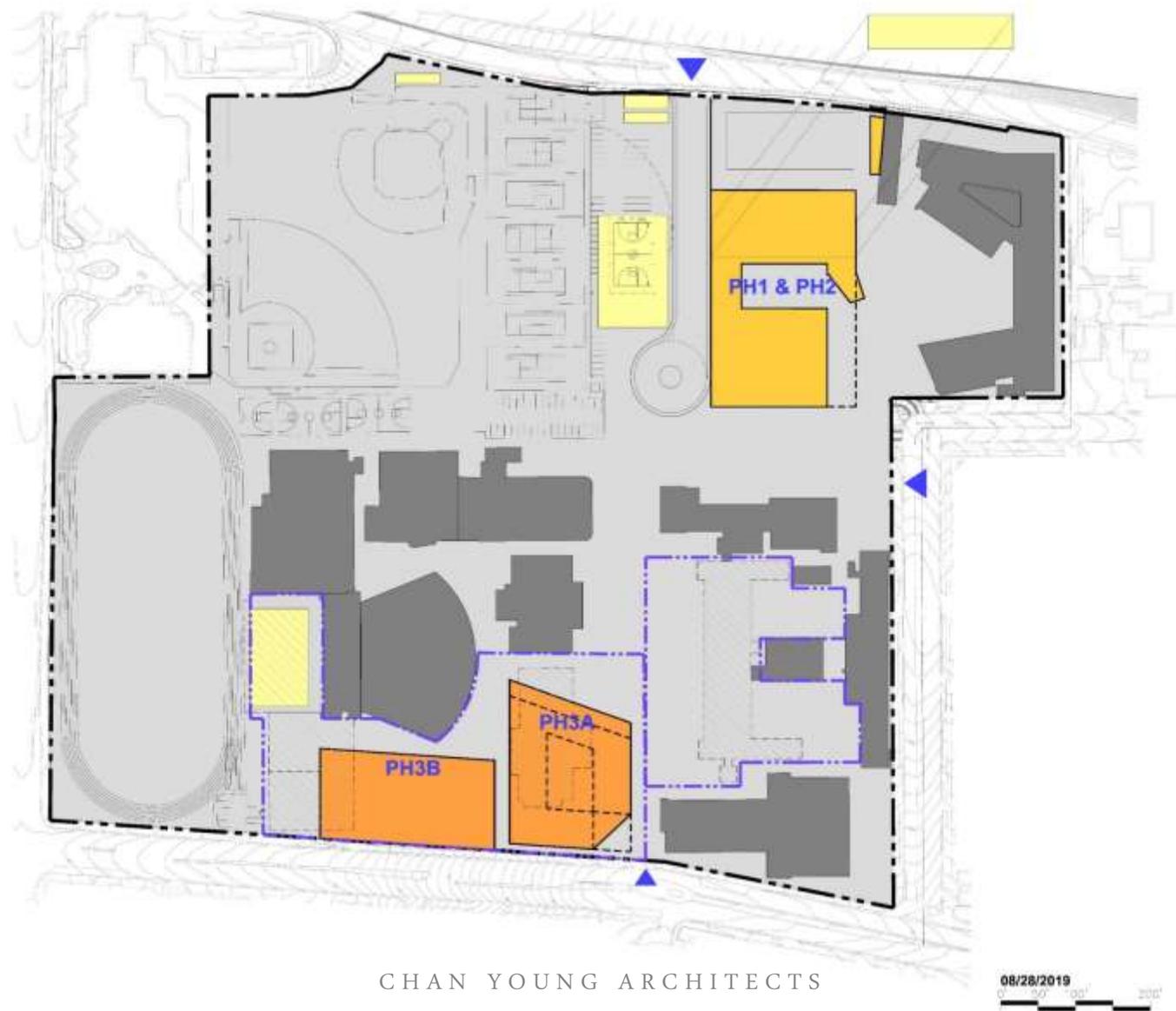
Staff is requesting the Board of Education direct staff to proceed with planning for Measure SMS:

- Samohi Campus Plan – Change Phase 3 program to include Capstone and Art/Media programs
- Obama Center – Plan for additions to support programs
- Middle Schools - Begin assessments to determine project priorities
- Elementary Schools - Begin assessments to determine project priorities

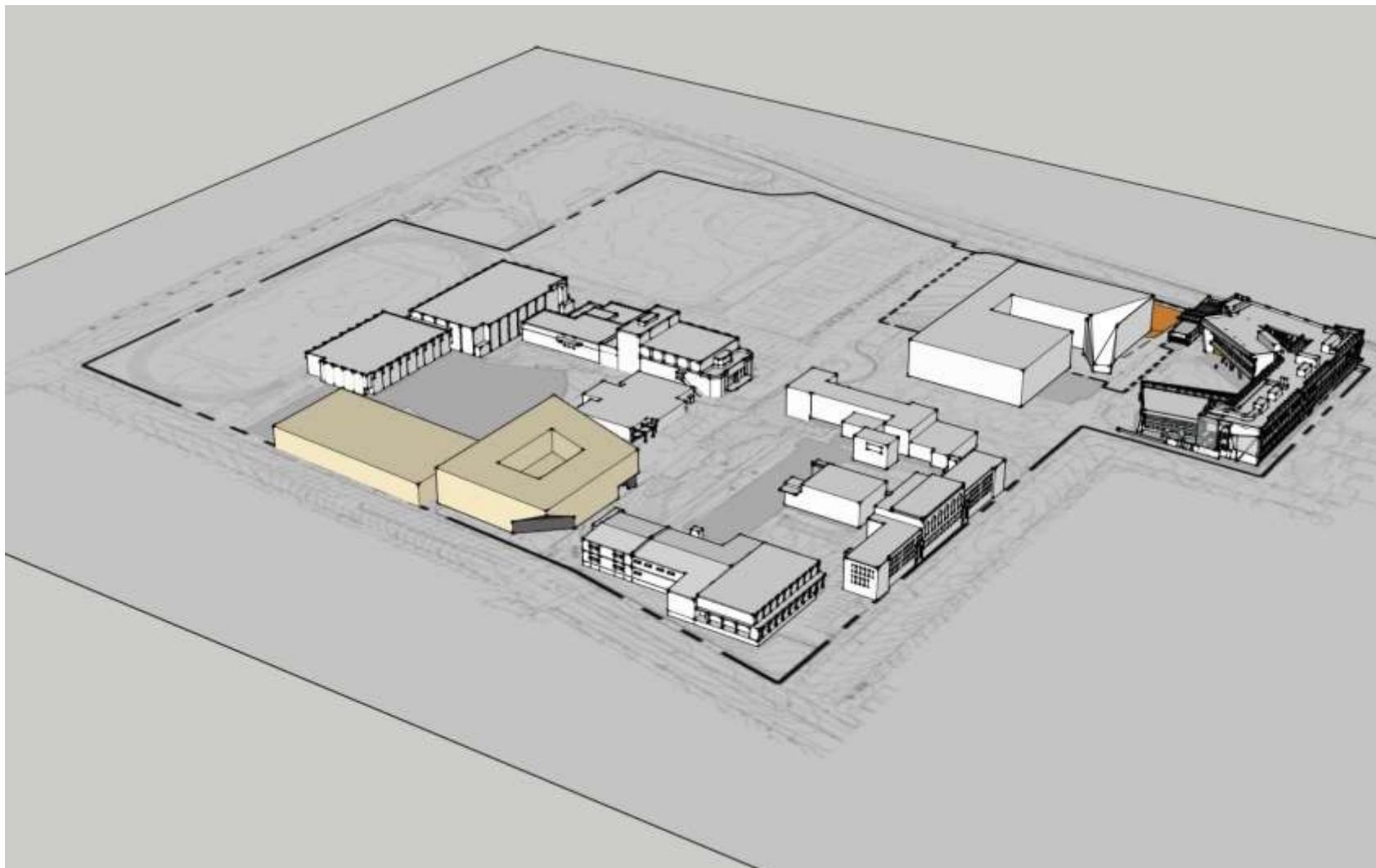
2017 SAMOHI CAMPUS PLAN



PHASE 3



PHASE 3 MASSING



ALTERNATE 2 - PICO BLVD ENTRANCE



CHAN YOUNG ARCHITECTS

PHASE 3 – Proposed Change of Program

| 2017 SCP PLANNED | SF (GROSS SQUARE FEET) | 2019 SCP PH3 CAPSTONE | SF (GROSS SQUARE FEET) |
|--|---------------------------|--|---------------------------|
| PHASE 3A | 56K | PHASE 3A | 56K |
| PH3A 18 CLASSROOMS | 32K | CAPSTONE | 30K |
| PH3A COMPUTER LABS | 2K | PH 4 VISUAL ARTS | 21K |
| PH3A DECENTRALIZED ADMIN. | 3K | P4 (2) CTE - ART CLASSROOMS | 5K |
| PH3A SPECIAL ED. | 2K | | |
| PH3A LIBRARY | 17K | | |
| | | | |
| PHASE 3B | 55K | PHASE 3B | 55K |
| PH3B GYM COURTS | 22K | PH3B GYM COURTS | 22K |
| PH3B SUPPORT | 33K | PH3B SUPPORT | 33K |
| USE POOL AS SWING SPACE DEMO CAFETERIA, SOUTH GYM DEMO HISTORY | | USE POOL AS SWING SPACE DEMO CAFETERIA, SOUTH GYM DEMO HISTORY | |

CHANGE IN PROGRAM AND PHASE

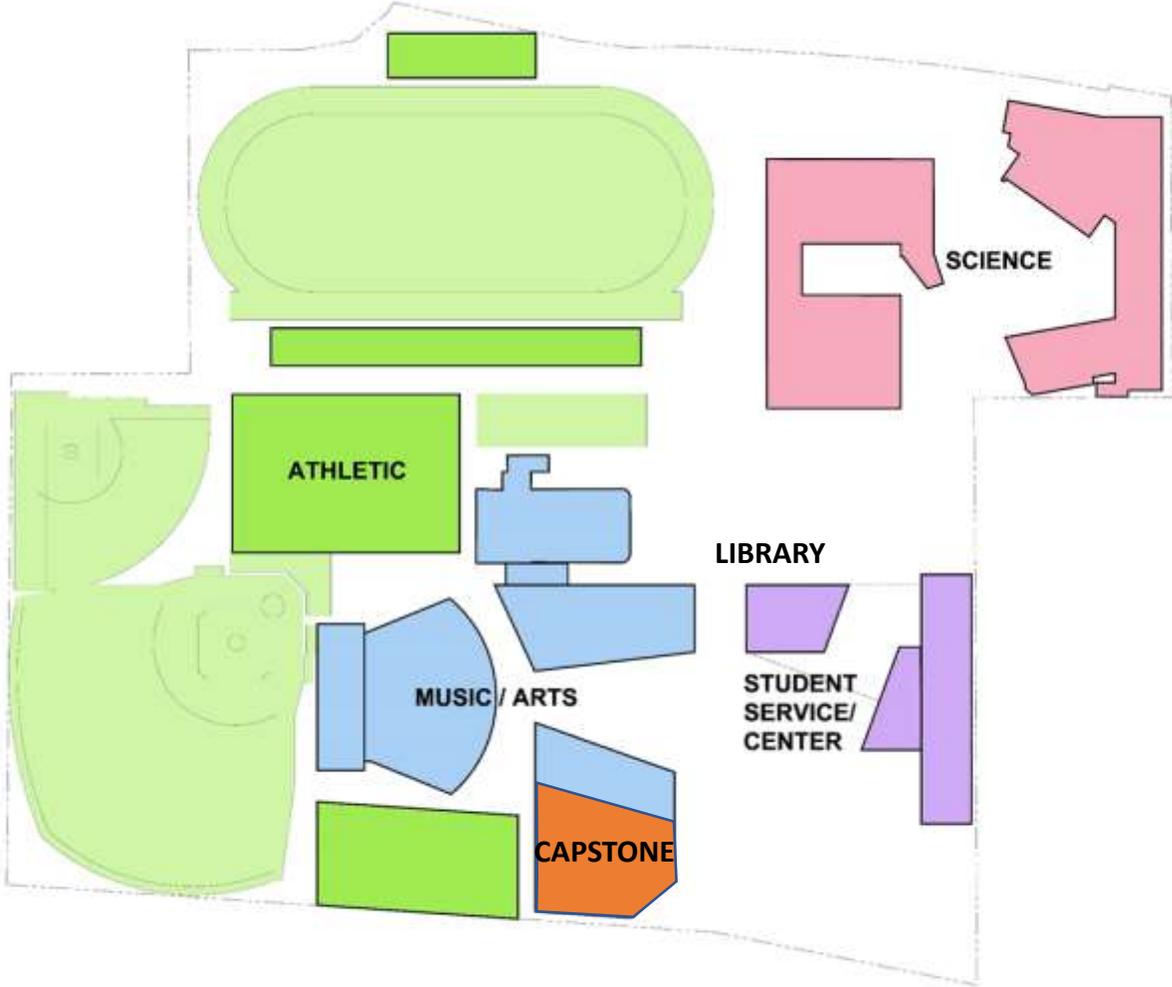
After Phase 3 & 3A is completed, there are many options to complete the Samohi Campus Plan.

The Library should be moved to the next phase and placed where the Business building is currently and the Student Center building is planned. This will allow for:

- The Library to be centralized and closer to academic buildings – a priority of the Samohi Campus Plan
- Additional time to design a 21st century Library/Media Center

| PHASE | DESIGN | CONSTRUCTION Including Demolition | COMPLETION |
|--------------------------------------|---------------------------|--------------------------------------|-------------------------|
| PHASE 1 & 2 DISCOVERY | Spring 2017 – Spring 2018 | Summer 2017 – Summer 2021 | Fall 2021 |
| PHASE 3 & 3A CAPSTONE/ART & GOLD GYM | Winter 2020 – Fall 2021 | Summer 2021 – Fall 2023 | Fall 2023 – Winter 2024 |
| PHASE 4, including LIBRARY | Fall 2021 – Fall 2023 | Summer 2023 – Fall 2025 | Fall 2025 – Winter 2026 |

2019 SCP WITH CAPSTONE - CAMPUS ORGANIZATION



BUDGET - Samohi Allocation \$260,000,000

| | | |
|-------------------------------------|----|------------------|
| Samohi Allocation | \$ | 260,000,000 |
| Discovery (ES), Previously Approved | \$ | 53,000,000 |
| Phase 3 | \$ | 165,000,000 |
| Interim Repair/Upgrades | \$ | 7,000,000 |
| Centralized Costs | \$ | 7,000,000 |
| Contingency | \$ | 20,000,000 |
| Phase 4 Design | \$ | 5,000,000 |
| Memorial Park | \$ | <u>3,000,000</u> |
| | \$ | 260,000,000 |

| | | |
|-----------------|-----------|---------------------------|
| Samohi | \$ | 260,000,000 |
| Other SM | \$ | <u>225,000,000</u> |
| | \$ | 485,000,000 |

| | | | |
|--------------------|-------|----|---------------------|
| Phase 3 | | \$ | 165,000,000.00 |
| Construction | | \$ | 100,000,000.00 |
| Insurance | 2.8% | \$ | 2,800,000.00 |
| PLA Admin | 0.2% | \$ | 200,000.00 |
| Design | 8.0% | \$ | 8,000,000.00 |
| Permitting/Misc | 5.0% | \$ | 5,000,000.00 |
| CM | 4.5% | \$ | 4,500,000.00 |
| Inspection/Testing | 2.5% | \$ | 2,500,000.00 |
| Contingency | 15.0% | \$ | 15,000,000.00 |
| Centralized | 10.0% | \$ | 10,000,000.00 |
| Swing Space | 3.0% | \$ | 3,000,000.00 |
| Demo | 4.0% | \$ | 4,000,000.00 |
| Haz Mat | 2.0% | \$ | 2,000,000.00 |
| FFE | 5.0% | \$ | 5,000,000.00 |
| AV | 3.0% | \$ | <u>3,000,000.00</u> |
| Totals. | | \$ | 165,000,000.00 |

Facilities Assessments – Potential Outcomes

OBAMA CENTER

35,000 Square Feet

13 Standard Classrooms

4 Specialty Classrooms

- Art
- Computer lab
- Science
- Music

Library

Multi-purpose Room

No Kitchen

ESTIMATED IMPROVEMENTS
TO SUPPORT PROGRAMS

\$7,500,000



John Adams Middle School - Work Completed/In Process in Measures BB, ES & SMS

- 3- New Classroom Buildings
- New Administration Building & Modernized Arts Studio and Offices
- New tennis courts, green fringe and parking lot
- New Surface on Play Field
- New Basketball Court and restroom upgrades
- New HVAC & Fire Alarm, Phase 1 completed, Phase 2 under construction
- New Performing Arts Center, including theater, backstage courtyard, choir room & rehearsal space – under construction

John Adams Middle School

- Needs Assessment for replacement or modernization:
 - The 90s shops building, to transform into project based learning facility
 - Science Building mods
- Window, Paint & Floor Modernization
- Upgrade Kitchen
- Develop outdoor learning areas, especially between finger buildings
- Add solar PV structures and other sustainable measures

JOHN ADAMS MIDDLE SCHOOL

2425 Sixteenth Street, Santa Monica, CA 90405



OVERALL SITE PLAN

BB



SMS1



ES



SMS2



Facilities Assessments – Potential Outcomes

Santa Monica - Malibu Unified School District

Lincoln Middle School - Work Completed/In Process in Measures BB, ES & SMS

- Classroom Wing
- New Library
- Modernized Science labs
- New Sports Field & Track, with returned Lighting
- New HVAC & Fire Alarm, in design, construction begins in summer 2020

Lincoln Middle School

- Needs Assessment for replacement or modernization:
 - The pool building, upgrade pool and locker rooms
 - The theatre, to make it ADA compliant, replace seats and upgrade facilities
 - The old shops building, to transform into project based learning facility
 - Special Education spaces, add restrooms and elevator
- Window, Paint & Floor Modernization
- Upgrade Kitchen
- Develop outdoor learning areas
- Add solar PV structures and other sustainable measures



Facilities Assessments – Potential Outcomes

BUDGET - SM Other Allocation \$225,000,000

MIDDLE SCHOOL PROJECTS

| | |
|---|----------------------|
| Adams HVAC Ph2 (under construction) | \$ 6,000,000 |
| Lincoln HVAC & Elec (in design) | \$ 10,000,000 |
| Adams Performing Arts Center (under construction) | \$ 16,200,000 |
| | |
| Adams Upgrades (assessments in progress) | \$ 11,000,000 |
| Lincoln Upgrades (assessments in progress) | <u>\$ 17,000,000</u> |
| | |
| MIDDLE SCHOOL Total | \$ 60,200,000 |

Elementary Schools

Work Completed/In Process in Measures BB, ES & SMS At all Santa Monica Elementary Schools

- 21st Century Technology
- Safety & Security Upgrades
- Modernization – Window, Paint, Floors, Doors, ADA, Fire Alarm
- HVAC Systems

BUDGET - SM Other Allocation \$225,000,000

ELEMENTARY DEFERRED PROJECTS

| | | |
|--|---------------------|---------------|
| OSM Deferred Projects (From ES) | | |
| Washington WPFDD – Summer 2019 | \$ 3,000,000 | |
| Muir/SMASH WPFDD – Summer 2020 | \$ 4,000,000 | |
| Muir/SMASH HVAC & Elec – Summer 2020 | \$ 2,500,000 | |
| Grant HVAC & Elec (& doors/FA/ADA) – Summer 2020 | \$ 5,000,000 | |
| Rogers HVAC & Elec – Summer 2021 | \$ 4,000,000 | |
| Roosevelt HVAC & Elec – Summer 2021 | <u>\$ 3,500,000</u> | |
| | | \$ 22,000,000 |

BUDGET - SM Other Allocation \$225,000,000

ELEMENTARY SCHOOL PROJECTS

| | |
|---|----------------------|
| Deferred Projects | \$ 22,000,000 |
| Elementary Assessments | \$ 1,500,000 |
| Elementary Upgrades (assessments in progress) | <u>\$ 78,800,000</u> |
| | |
| ELEMENTARY SCHOOL Total | \$102,300,000 |

BUDGET - SM Other Allocation \$225,000,000

DISTRICTWIDE PROJECTS and PROGRAM COSTS

| | | |
|------------------------------|--|----------------------|
| District-Wide FF&E | | \$ 20,000,000 |
| Safety and Security Upgrades | | \$ 7,000,000 |
| Centralized Costs | | \$ 8,000,000 |
| Contingency | | <u>\$ 20,000,000</u> |
| | | \$ 55,000,000 |

BUDGET - SM Other Allocation \$225,000,000

| | |
|----------------------------|-----------------------|
| Middle School Projects | \$ 60,200,000 |
| Elementary School Projects | \$ 102,300,000 |
| MBO | \$ 7,500,000 |
| DISTRICTWIDE PROJECTS | <u>\$ 55,000,000</u> |
| SM OTHER TOTAL | \$ 225,000,000 |

Five Year SMS Facility Plan

Direction Requested

Staff is requesting the Board of Education direct staff to proceed with planning for Measure SMS:

- Samohi Campus Plan – Change Phase 3 program to include Capstone and Art/Media programs
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Potential Outcomes – Elementary

Franklin Elementary

- Replace 11 portable classrooms with a new two story building containing 6 large maker space classrooms and 8 additional standard classrooms
- Replace the double portable MPR with a new Cafeteria/MPR and Kitchen
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Reorganize front of the campus to enclose the classrooms with security measures. Add or create a parent space
- Improve the Preschool areas to support more preschool space. Possibly move Kindergarten and develop new Kinder playground
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

Grant Elementary

- Replace 6 portable classrooms with a new two story building containing 6 large maker space classrooms and 4 additional standard classrooms
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Upgrade the Kitchen
- Reorganize front of the campus to enclose the classrooms with security measures. Add or create a parent space
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

Edison Elementary

Received a new campus as part of Measure BB

- Expand and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Replace temporary Lunch Tent with permanent structure

Potential Outcomes – Elementary

McKinley Elementary

- Replace the 3 portable classrooms and rethink the use of the front of the school
- Replace 6 portable classrooms with a new two story building containing 6 large maker space classrooms and 4 additional standard classrooms
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Upgrade Kitchen
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

Will Rogers Elementary

- Replace 6 portable classrooms with a new two story building containing 6 large maker space classrooms and a new preschool facility and play yard
- Construct a new Cafeteria/MPR and Kitchen
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Add or create a parent space
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Possibly incorporate Maple Street property into campus

Potential Outcomes – Elementary

John Muir/SMASH

- Replace 4 portable classrooms with a new preschool facility and play yard and possibly a new Auditorium/MPR
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures especially on second level
- Upgrade and possibly expand kitchen
- Reorganize front of campus to improve entry and security, possibly add or create a parent space
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

Roosevelt Elementary

- Replace 10 portable classrooms with a new two story building containing 6 large maker space classrooms and 8 additional standard classrooms
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Rethink the front yard to improve kinder and preschool, possibly add or create a parent space
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

Webster Elementary

- Replace 3 portable classrooms with a new two story building containing 3 large maker spaces
- Construct new Preschool and play yard
- Create another MPR
- Upgrade Kitchen
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Add solar PV structures and other sustainable measures

Potential Outcomes – Elementary

New Point Dume/Cabrillo Elementary

- Replace 8 new portable buildings with a new building or buildings containing:
 - 4 large maker space classrooms and 4 additional standard classrooms
 - Office and entrance to school, possibly with parent room
 - Preschool with play yard
- Construct new MPR or Cafeteria, upgrade Kitchen facilities
- Repair and upgrade outdoor learning areas expanding smaller classrooms, add shade structures
- Improve drop off/pickup and add additional parking
- Add solar PV structures and other sustainable measures

Five Year SMS Facility Plan

Mission Statement

Extraordinary achievement for all while simultaneously closing the achievement gap.

Vision Statement

As a community of learners, the Santa Monica-Malibu Unified School District works together in a nurturing environment to help students be visionary, versatile thinkers; resourceful, life-long learners; effective, multilingual communicators and global citizens. We are a rich, culturally diverse community that values the contributions of all its members and strives to promote social justice. We exist to assist all students in their pursuit of academic achievement, strength of character, and personal growth, and to support them in their exploration of the intellectual, artistic, technological, physical and social expression.