

**Santa Monica-Malibu Unified School District
Board of Education Meeting
UPDATE TO THE AGENDA**

October 18, 2007

CONSENT AGENDA

MAJOR ITEMS

- A.16 Approval of Measure “BB” Projects – Phase I – Project List
EDIT: Replace entire agenda item (*pages 2-8 of this agenda*)

DISCUSSION ITEMS

INFORMATION ITEMS

SW

TO: BOARD OF EDUCATION

ACTION/MAJOR

10/18/07

FROM: DIANNE TALARICO / STEPHEN R. HODGSON /
VIRGINIA I. HYATT / J.W.BERRIMAN

UPDATE

RE: APPROVAL OF MEASURE "BB" PROJECTS - PHASE I - PROJECT
LIST

RECOMMENDATION NO. A.16

It is recommended that the Board of Education approve the Measure "BB" Project list as stated below.

Background information: Incorporated within the district's Facility Master Plan (FMP) are defined projects based on current and future facility and curriculum requirements relating to the Measure "BB" bond. The purpose of the bond is "to enable the District to enhance the educational opportunities of all the students in the District and to achieve one of the Board's primary goals of providing comparable schools for all students throughout the District." During the development of the FMP, it was apparent that in order to achieve these goals, facilities to support a 21st Century learning environment were needed.

Project lists from the Preliminary Draft Facilities Master Plan projects were presented to the Board of Education on July 12, August 9 and 23, September 6 and 27, 2007. Detailed project analysis identifying priorities, phasing and scope of work for each of the sites were reviewed in detail. Site meetings will be completed by the end of October.

On October 2, 2007, the Board of Education held a joint workshop with the Measure "BB" Advisory Committee to discuss project criteria, site visits, next steps, budget scenarios, and desired outcomes. Scenarios showing "Current Projects" (\$198M), "Scenario A" (\$174.2M), and "Scenario B" (\$148.5M) were reviewed and discussed. The current estimate of funds to be available for project construction are estimated at \$149 million.

After a comprehensive presentation to the Board of Education, which included the facility component of a 21st century educational program, deferred maintenance funding to support the Measure "BB" effort, an update regarding ongoing site meetings, criteria and priorities for project selection, budgetary realities, and several project scenarios, as well as input from members of the Measure "BB" Advisory Committee, and comments from the public, it is believed that there was general consensus from the members of the Board of Education on the following:

1. Consensus that technology and the secondary school program should move forward with funding from the Measure "BB" Bond and Developer Fees (approximately \$105,900.000).

NOTE: The parking component for the Measure "BB" program at Santa Monica High School is still under review. Discussions regarding the potential for a joint use project with the City of Santa Monica (at the football field location) are currently on the discussion list. During the initial design phase, the selected architect will be directed to design a smaller parking lot located under the current tennis courts as a future program supplement to the potential joint use initiative with the City.

2. The proposed Edison project should move forward using Measure "BB" Bond and Developer Fees (approximately \$24.5 million).
 - Possible joint use library will be included in the architect's programming/schematic design activities.
 - Although a K-5 design remains an option, the selected architect will initially plan for a K-8 facility.

3. The balance of program "menu" (for which \$18.6 million is currently available) should move forward under the following conditions:
 - Proceed with the Program EIR as currently described.
 - Assignment of Architects to all projects will proceed from programming to schematic design.
 - Architect's design will encompass, where feasible, the potential for a phased approach to each of the various projects.
 - Funding beyond programming and schematic design is contingent upon further review by the Board of Education after alternative funding investigations are more complete.

NOTE: 1) The projects at Olympic and Washington West are also still under review. Once the "Small Schools Task Force" report is completed, a more specific recommendation for the Olympic site can be addressed.

2) Additionally, staff believes that there was a general understanding regarding the need for additional project funding to support the educational program at SAMOHI.

4. Baseline funding for the program is \$280M, which includes both Measure "BB" Bond funds and current and projected Developer Fee revenue. Additional funding sources will be investigated, and include the following:
 - State matching funds
 - Potential for joint-use project funding

- Acceleration to a 6-year from an 8-year construction program.
- Interest earned on Bond proceeds before expenditure.
- Energy Grants
- Potential Storm Water Management resources (City of Santa Monica/City of Malibu)
- Other funding sources as identified.

Special Notes:

1. Measure BB Advisory Committee Recommendation:

The Measure BB Advisory committee, at its meeting on October 15, 2007, took action to recommend that the Board of Education consider the following revised allocations:

a)	<u>Projects</u>	<u>Allocation</u>
	Districtwide Technology, Fire Alarm and related safety systems	\$10.0 million
	SAMOHI	\$57.0 million
	Malibu High	\$13.5 million
	Olympic Continuation	\$ 6.0 million
	Edison Elementary	\$24.5 million
	<u>TOTAL</u>	<u>\$111 million</u>

b)	<u>Projects Deferred</u>	<u>Future Allocation</u>
	Malibu Middle School	\$14.0 million
	Lincoln Middle School	\$16.0 million
	Adams Middle School	\$12.0 million
	Cabrillo Elementary	\$ 3.0 million
	Franklin Elementary	\$ 7.0 million
	Grant Elementary	\$ 4.5 million
	McKinley Elementary	\$ 7.5 million
	Muir/SMASH Elementary	\$ 2.5 million
	Pt. Dume	\$ 600,000
	Rogers Elementary	\$ 4.2 million
	Roosevelt Elementary	\$ 8.0 million
	Webster Elementary	\$ 2.5 million
	<u>TOTAL</u>	<u>\$81.8 million</u>

Note: Total Construction \$192.8 million vs. \$149.0 million available at this time

c)	<u>Potential Revenue Sources</u>	<u>Amount</u>
	Unallocated Measure BB Funds	\$38.0 million
	State Matching Funds	\$25.5 million
	Savings from 8 yr to 6 yr program	\$22.418 million
	<u>TOTAL</u>	<u>\$85.918 million</u>

Note: Scenario C-4: Total program forecast: \$362.5 million; budget shortfall: \$34.2 million

2. Options for Board of Education Consideration:

a) Adopt current staff recommendations as presented in this agenda item.

b) An alternate option might include the following:

<u>Project</u>	<u>Allocation</u>
Districtwide Technology, Fire Alarm and related safety systems	\$10.0 million
SAMOHI	\$57.0 million
Malibu High	\$27.5 million
Lincoln Middle School	\$16.0 million
Adams Middle School	\$12.0 million
Olympic Continuation	\$ 2.0 million
<u>Edison Elementary</u>	<u>\$24.5 million</u>
TOTAL	\$149 million

Except for programming and schematic design elements to support the program EIR, all other projects (with the exception of certain safety related needs) would be deferred until additional funding sources become available.

Next Steps:

With Board of Education approval of a list of Measure BB projects, and subsequent to the selection of architectural firms, staff will move forward with the programming and schematic design phase of Measure BB.

MOTION MADE BY:

SECONDED BY:

STUDENT ADVISORY VOTE:

AYES:

NOES:

(New text in underline)
(Old text has been ~~stricken~~)

With a local bond of \$268 million and \$12 million in Developer Fees, staff has identified approximately ~~\$190~~ \$174.2 million in construction projects as follows:

Santa Monica High School

1. Demolish Business Building and construct new 45,000 s.f. Applied Instruction Building
2. Construct new University Plaza/Promenade & restore/upgrade Science Quad
3. Demolish Art Building and construct new outdoor plaza
4. Construct new synthetic turf athletic fields for baseball and football
- ~~5. Construct new subterranean parking garage with tennis courts overhead~~
5. Pursue potential joint use opportunities with City of Santa Monica for parking structure under football field at Pico and 4th streets.
6. Install HVAC in gym locker rooms

~~**\$44.4**~~ **\$38.4 million**

Malibu High School

1. Reconstruct new library and administration offices
2. Reconstruct middle school wing into new two-story classroom building, including three science labs
3. New parking area with emergency access to track & field
4. New drop off and pick up area
5. Construct new synthetic turf athletic field for soccer and football
6. Construct 2 new tennis courts
7. Enhance amphitheater
8. Install HVAC in competition gym locker rooms
9. Remove 3 relocatable classrooms and construct new high school commons

\$27.5 million

Olympic High School

1. Demolish over-aged relocatable classrooms and landscape
2. Install new phone system, network backbone and PA/clock/bells
3. Additional scope to enhance program and operation of the Continuation High School at this location.

~~**\$1**~~ **\$2 million**

Adams Middle School

1. Demolish 80's wing and construct new two-story Science wing
2. Relocate administrative offices to renovated rooms 16 - 18 and renovate old administrative offices into 3 classrooms
3. Construct new commons with shade structures

\$12 million

Lincoln Middle School

1. Demolish West wing including Music rooms and Art rooms; and construct new two-story West wing including a new Library with community access
2. Construct new all-weather track and synthetic turf athletic field

\$16 million

District-wide Technology Integration

1. Improve network switches' capacity and speed
2. Install wireless capabilities
3. Install SMART boards
4. Install new telephone systems
5. Upgrade fire alarm systems as needed

\$10 million

Edison Language Academy

1. Construct new 650 student K-8 school, demolish old school and relocatables and construct new playfield and playground
2. Purchase of additional land

\$23 \$24.5 million

Total Cost Secondary Schools / Technology / Edison: ~~\$110.9~~ \$130.4 million

Additional projects to be considered and authorized to proceed through Programming/Schematic design only pending further review including availability of funding:

Cabrillo Elementary

1. Remove relocatables at front of school and construct new 4 classroom Pre-school facility and yard
2. Remove 2 relocatables on playground

\$3 million

Franklin Elementary

1. Remove relocatables along west alley and construct new two-story classroom building including expanded library

\$7 million

Grant Elementary

1. Remove relocatables along west alley and construct new two-story classroom building

\$4.5 million

McKinley Elementary

1. Construct new two-story classroom building north of Cafeteria

\$7.5 million

Muir - SMASH

1. Remove relocatables along 6th Street and construct new Pre-K facility

\$2.5 million

Pt. Dume Elementary

1. Replace natural gas lines and furnaces
2. Construct new two classroom Pre-school facility and yard

\$1.6 million

Rogers Elementary

- 1. Construct new pre-school (2) and Kindergarten (4) classrooms and associated playground areas
- 2. Construct new amphitheater/outdoor classroom

\$4.2 million

Roosevelt Elementary

- 1. Construct new two-story classroom building in place of one-story building on 9th Street
- 2. Remove 9 relocatables and reconstruct main playground area

\$8 million

Washington West/East

- ~~1. Demolish main building at 4th & Ashland; construct new Child Development Services and Special Education support and administrative offices~~
- ~~2. Construct 6 pre-school and child care classrooms with associated playground areas and landscaping~~
- ~~3. Construct subterranean parking garage~~
- 1. Scope to budget to consolidate pre-school and child care classrooms at the Washington East/West site.

\$16 \$3 million

Webster Elementary

- 1. Construct parking lot at front of school
- 2. Remove three relocatables and construct new classroom building

\$2.5 million

The Additional projects above total ~~\$79.8~~ \$43.8 million.

Summary:

The current construction budget is \$ 149 million and the total program budget is \$ 280 million. The current unallocated construction budget for Additional Projects is \$18.6 million. The Additional Projects above have a total construction estimate of \$43.8 million leaving a construction budget shortfall of \$25.2 million and a program budget shortfall of \$ 47.5 million.

(See attached Budget Scenarios - Draft: 10.10.07)

Solutions to this funding shortfall will need further discussion in the months ahead.

The Measure "BB" Advisory Committee is scheduled to review this recommendation at its meeting on October 15, 2007.

**BUDGET SCENARIOS
MEASURE BB PROGRAM
8 - YEAR SCHEDULE (7.1.07 - 6.30.15)**

	CURRENT	Scenario A	Scenario B	Scenario C-1	Scenario C-2	Scenario C-3	Scenario C-4
Scenarios	Board Meeting 7.12.07 + PORTION OF BUILD-OUT AT OLYMPIC and Land Purchase at EDISON	Additional Funding State matching and other sources	Reduce to Available Funding	Select Additional Projects	Select Additional Projects	Additional Scope - Samohi	Additional Scope - Samohi Defer MS Scopes
SCHOOLS/Projects	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS
ADDITIONAL PROJECTS TO BE CONSIDERED							
MALIBU MIDDLE SCHOOL							14,000,000
LINCOLN MIDDLE SCHOOL							16,000,000
JOHN ADAMS MIDDLE SCHOOL							12,000,000
CABRILLO ELEMENTARY	3,000,000	3,000,000	850,000	3,000,000			3,000,000
1 Replace relocatables at front of school and construct new 4-classroom Pre-school facility and yard			Reduce Scope to 2 classroom modular building				
2 Remove 2 relocatables on playground							
EDISON LANGUAGE ACADEMY	24,500,000	24,500,000	4,500,000				
1 Construct new 650 student K-8 school, demolish old school and relocatables and construct new playfield and playground	23,000,000	POSSIBLE STATE MATCHING FUNDS 23,000,000	Allowance for Major Repairs 3,000,000	Included above with Secondary/ Technology	Included above with Secondary/ Technology	Included above with Secondary/ Technology	Included above with Secondary/ Technology
2 Land Purchase	1,500,000	1,500,000	Critical lack of playground space	1,500,000			
FRANKLIN ELEMENTARY	7,000,000	7,000,000	7,000,000	7,000,000			7,000,000
1 Remove relocatables along west alley and construct new two-story classroom building including expanded library		POSSIBLE STATE MATCHING FUNDS					
GRANT ELEMENTARY	4,500,000	4,500,000	4,500,000	4,500,000			4,500,000
1 Remove relocatables along west alley and construct new two-story classroom building		POSSIBLE STATE MATCHING FUNDS	Critical lack of playground space				
McKINLEY ELEMENTARY	7,500,000	7,500,000	7,500,000	7,500,000			7,500,000
1 Construct new two-story classroom building north of Cafeteria			Refer to future program				
MUIR - SMASH	2,500,000	2,500,000	2,500,000	2,500,000			2,500,000
1 Remove relocatables along 5th street and construct new Pre-K facility							
POINT DUME ELEMENTARY	1,600,000	1,600,000	600,000	1,600,000			600,000
1 Replace natural gas lines and furnaces	600,000	600,000		600,000			600,000
2 Solar and wind-powered demonstration projects							
3 Construct new two classroom Pre-school and yard	1,000,000	1,000,000	Refer to future program				
ROGERS ELEMENTARY	4,200,000	4,200,000	4,200,000	4,200,000			4,200,000
1 Construct new pre-school (2) and Kindergarten (4) classrooms and associated playground areas							
2 Construct new amphitheater/outdoor classroom			Critical lack of playground space				
ROOSEVELT ELEMENTARY	8,000,000	8,000,000	8,000,000	8,000,000			8,000,000
1 Construct new two-story classroom building in place of one-story building on 3th street		POSSIBLE STATE MATCHING FUNDS					
2 Remove 9 relocatables and reconstruct main playground area							
WASHINGTON WEST	16,000,000	3,000,000	3,000,000	3,000,000			
1 Demolish main building at 4th and Ashland, construct new Child Development Services and Special Education support and administration offices		Allowance for modest improvements	Allowance for modest improvements	Allowance for modest improvements		INCLUDED ABOVE IN OLYMPIC	INCLUDED ABOVE IN OLYMPIC
2 Construct 6 pre-school and child care classrooms with associated playground areas and landscaping							
3 Construct subterranean parking garage							
WEBSTER ELEMENTARY	2,500,000	2,500,000	2,500,000	2,500,000			2,500,000
1 Construct parking lot at front of school	500,000	500,000	500,000	500,000			500,000
2 Remove three (3) relocatables and construct new classroom building	2,000,000	2,000,000	2,000,000	2,000,000			2,000,000
Total Cost Additional Projects	81,300,000	68,300,000	42,650,000	43,800,000	18,600,000		81,800,000
TOTAL BB PROGRAM CONSTRUCTION (\$s 2007)	198,200,000	174,200,000	148,550,000	174,200,000	149,000,000	149,000,000	192,800,000
TOTAL PROGRAM	359,906,040	327,457,000	279,106,750	327,457,000	279,955,000	279,955,000	362,518,000
Measure BB Funding	268,000,000	268,000,000	268,000,000	268,000,000	268,000,000	268,000,000	268,000,000
State Matching Potential		25,500,000					25,500,000
Savings, 6 year program		22,418,500					24,836,500
Developer Fees	12,000,000	10,000,000	12,000,000	12,000,000	12,000,000	12,000,000	10,000,000
Total Funding	280,000,000	325,918,500	280,000,000	280,000,000	280,000,000	280,000,000	328,336,500
Balance	-79,906,040	-1,538,500	893,250	-47,457,000	45,000	45,000	-34,181,500

NOTE: Developer fees reduced from \$ 12M to \$ 10M for Scenarios "A" and "C-4 for 6 year program