

**Santa Monica-Malibu Unified School District
Board of Education Meeting
MINUTES**

October 2, 2007

The Santa Monica-Malibu Unified School District Board of Education held a **workshop** on Tuesday, October 2, 2007, in the District Administrative Offices: 1651 16th Street, Santa Monica, CA. **This was a joint meeting with the Measure “BB” Advisory Committee.** The Board of Education called the meeting to order at 4:17 p.m. in the Board Room at the District Offices.

I CALL TO ORDER

A. Roll Call – Board of Education

Kathy Wisnicki, President
Oscar de la Torre, Vice President
Jose Escarcé
Maria Leon-Vazquez
Ralph Mechur
Kelly Pye
Barry Snell

A. Roll Call – Measure “BB” Advisory Committee

Gleam Davis, Co-Chair
Ted Bardacke
Denis Crane
Larry Fugal
Karen Ginsberg (representing Barbara Stinchfield)
Don Girard
Chris Harding
David Kaplan
Judith Meister
David Reznick
Laura Rosenbaum
Laura Rosenthal
Bob Stallings
Elaine Rene-Weissman
Wally Berriman, Director of Measure “BB” Facilities Improvements
Michael Hill, Join Use Sub-Committee
Virginia Hyatt, Director of Purchasing
Tom Tomeoni, Program Manager

B. Pledge of Allegiance

Led by Ms. Pye.

II Facilities Master Plan Phase I Measure “BB” Projects – Informational Workshop

This workshop is intended to allow the members of the Board of Education and the Measure “BB” Advisory Committee to receive information on budget scenarios, site visits, next steps, and desired outcomes regarding the Measure “BB” projects. Discussion will address possible recommendations for action on October 4, 2007, or future board meetings.

During the summer, both the Board of Education and the Measure “BB” Advisory Committee reviewed in detail possible Facilities Master Plan Phase I construction projects for each school site.

Tom Tomeoni, Program Manager from Parsons-CCM, and district staff will address the Board of Education and Measure “BB” Advisory Committee regarding this matter.

The Superintendent, Board of Education, district staff, and Measure “BB” Advisory Committee members introduced themselves.

The Superintendent thanked the committee members for dedicating their time to the committee. She thanked the community for their support of the district, and reminded everyone that children for generations to come will reap benefits from the Measure “BB” projects. In preparation for the construction projects that will be coming forward for board approval on October 18th, Ms. Talarico reviewed eight trends shaping school planning as published by Kenneth Stevenson in “Educational Facilities within the Context of a Changing 21st Century America.” These trends are: 1) Baby Boomers vs. New Majority, 2) The Struggle for Control of American Education, 3) Defining what Schools will Teach, 4) Instructional Delivery: People vs. Machines, 5) Smaller, Neighborhood Schools, 6) Smaller Class Sizes vs. Technology, 7) Grade Span Reconfiguration, and 8) Physical Environment in School and Optimizing Learning. In lieu of these trends, the Superintendent stressed the need for providing all of our students with an excellent, sustainable learning experience.

Dr. Hodgson explained the difference between deferred maintenance projects, which are short-term renovations and improvements, versus Measure “BB” projects, which are large-scale construction projects that will span over a few years.

Mr. Hill summarized the individual site visits that had taken place so far; secondary schools had been visited, and elementary school visits would be occurring in the next couple weeks. At each visit, staff reviewed the Facilities Master Plan, Measure “BB” projects, and reasoning behind the project list for that specific site. Notes from these meetings will be provided to the committee and board.

Mr. Tomeoni reported that the architect screening process was complete; they are currently scheduling the office and site visits. He reviewed the pre-construction process, emphasizing the need for decision on the Measure “BB” projects. Dr. Hodgson reviewed the three budget scenario options on the project list. He stated four desired outcomes: 1) Timely decision and direction on Measure “BB” projects, 2) Responsible stewardship of bond funds, 3) A balanced program, and 4) Improved achievement and educational outcomes for students.

Ms. Davis was pleased to report that the committee boasts a wide variety of expertise as well as a passion for seeing the success of the district. She emphasized the importance for community input. As a whole, the committee supports a focus on improving the secondary school facilities. She reminded everyone that these projects are about satisfying the needs of the students, not the adults.

Board President Wisnicki pointed out that the board needed to provide staff with direction at this meeting so the board could take action at the October 18th meeting. Mr. Tomeoni clarified that state-matching funds and other additional resources would benefit the district as a whole, not just one school site. Board Members Escarce, de la Torre, Pye, and Wisnicki expressed support in favor of making Edison a K-8 school. Board Member Snell emphasized a flagship high school, small schools, and a quality foundation for the students. Board President Wisnicki suggested that improvements could be made to Edison as a K-5 during Phase I, and then construct the K-8 school as Phase II. The representative from the City of Santa Monica clarified that any joint use opportunities with the city would have to be further discussed. Dr. Hodgson explained that part of the Environmental Impact Report (EIR) process involved a parking and traffic study at each site. In regards to early childhood education facility needs, Ms. Davis explained that preschool-age children require in-room bathrooms and more floor space. Board Member Pye encouraged the school sites and DACs to continue to weigh in on the projects. Board Member Mechur suggested consulting the architects regarding creatively determining how to achieve the most projects with the given budget. The board as a whole supported the idea of focusing on improvements at the secondary schools.

Dr. Hodgson summarized the board's input: at least move forward with planning for secondary projects listed in scenarios A, B, and C; move forward with planning for Edison as a K-8 school; and move forward with projects at all other sites in scenario B as they relate to the EIR process. He explained that once the district hears back from the state and other funding sources in the next few months, staff would work with the board to decide which of the cut projects could be reconsidered.

III PUBLIC COMMENTS

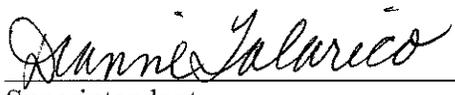
Public Comments is the time when members of the audience may address the Board of Education on items not scheduled on the meeting's agenda. All speakers are limited to three (3) minutes. When there is a large number of speakers, the Board may reduce the allotted time to two (2) minutes per speaker. The Brown Act (Government Code) states that Board members may not engage in discussion of issues raised during "III, Public Comments" except to ask clarifying questions, make a brief announcement, make a brief report on his or her own activities, or to refer the matter to staff. This Public Comment section is limited to 20 minutes.

- *Ms. Maria Cortez, Ms. Elizabeth Becerra, Mr. Jim Ries, and Ms. Brenda Sutton Wills, parents at Edison Language Academy, expressed their support for facilities upgrades at Edison.*
- *Ms. Patti Oblath, Ms. Irene Zivi, and Ms. Betsy Hiteshen, members of the Santa Monica Child Care Task Force, emphasized the need for early childhood facilities.*
- *Ms. Beck Taylor, a parent at SMASH, addressed the board regarding security at the Muir/SMASH campus.*
- *Ms. Elizabeth Gelfand Stearns, a member of the community, expressed her support in upgrading the facilities at Santa Monica High School.*
- *Mr. Alan Friedenber, Principal at Grant Elementary School, addressed the board regarding deferred maintenance projects at the school sites.*
- *Mr. Curt Alexander, a parent at Grant Elementary School, addressed the board regarding available construction funds.*

IV ADJOURNMENT

It was moved by Mr. de la Torre, seconded by Ms. Pye, and voted 7/0 to adjourn the meeting at 7:21pm. The next regularly scheduled meeting will be held on **Thursday, October 4, 2007, at 5:30 p.m.** in the **Malibu City Council Chambers**, 23815 Stuart Ranch Road, Malibu, CA.

Approved: 10/18/07 Vice  President


Superintendent

ATTACHMENTS

Attached are the following documents:

- Presentation: Educational Facilities within the Context of a Changing 21st Century America
- Presentation: Informational Workshop: Board of Education & Measure "BB" Advisory Committee
- Budget Scenarios: Measure "BB" Program - 8-Year Schedule
- Chart: Pre-construction Process

Educational Facilities within the Context of a Changing 21st Century America

By Kenneth R. Stevenson
University of South Carolina 2006

Measure BB Advisory Committee
8.13.07

8 Trends

1. The "Baby Boomers" vs the "New Majority"
2. The Struggle for Control of American Education
3. Defining What Schools Will Teach
4. Instructional Delivery – People vs Machines
5. Smaller, Neighborhood Schools
6. Smaller Class Sizes vs Technology
7. Grade Span Reconfiguration
8. The Physical Environment in Schools and Optimizing Learning

Trend 1: The “Baby Boomers” vs the “New Majority”

- What is occurring
 - Changing Demographics: 65 million over age 65 by 2010, over double in 2006
 - More diverse student population
 - Increased stresses on lower economic strata
- The issues
 - Boomers will wield the political power
 - Uncertain financial support to a more needy student population
- What This Means Regarding School Facilities
 - Challenge and competition for shrinking public resources
 - How to connect a more powerful, aging population to support public education
- Policy Implications
 - Redefine the school to provide life-long learning opportunities

Measure BB Advisory - 8.13.07

3

Our Responses

- Schools as Community Centers
- Joint Use opportunities
- Parcel Tax and possible future Local Bond Elections

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4

Trend 2: The Struggle for Control of American Education

- What is Occurring
 - Crisis in governance, competing models
 - Public vs. Private
 - Choice vs. Uniformity
 - Facilities vs. Technology
 - Freedom vs. Social Equity
- The Issues
 - Vouchers vs. Traditional
 - Dislocations due to demand and declining enrollment
 - Competition for resources, especially the most qualified teachers
- What This Means Regarding School Facilities
 - Historically, 50 year life span for schools
 - Schools of "choice"
 - School "identity" vs. uniformity
- Policy Implications
 - Governance Structure
 - Planning facilities for next 50 years is a "risky business at best"
 - Physical environment is critical to safety and well being

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5

Our Responses

- Robust, engaged community committed and involved in our District and schools' Governance
- Providing a diverse range of choices both within the District and within each school
- A caring and nurturing environment for learning and socially responsible development

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6

Trend 3: Defining What Schools Will Teach

- What is Occurring
 - Accountability: focus on test scores
 - Meeting minimum standards vs. “educating the whole child”
- The Issues
 - No Child Left Behind
 - Shedding “non-essential” programs
 - Reducing the education program to the “basics”
 - Rethinking the mission of our schools
- What This Means Regarding School Facilities
 - Extremely expensive to build and maintain
 - Providing facilities for “educating the whole child”
- Policy Implications
 - Coordination of curriculum with facilities
 - Increasing “intensity” and flexibility of use
 - School facilities are a reflection of the community’s values

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7

Our Responses

- Commitment to renewal of our facility resources
- Commitment to “educating the whole child”
- Replacing outdated facilities and relocatables with state-of-the-art classrooms
- Balanced facility program that supports the goal of “educating the whole child”

Measure BB Advisory - 8.13.07

8

Trend 4: Instructional Delivery – People vs Machines

- What is Occurring
 - Crisis and change in the teaching profession
 - Alternative “team teaching” concept
 - Increased reliance on technology
 - More “professional” vs. more “technical”
- The Issues
 - Competition for the most competent and qualified teachers
 - Unlikely taxpayer change-of-heart to dramatically increase teacher’s pay
- What This Means Regarding School Facilities
 - Traditional vs. alternatives
 - Team teaching, team learning, and increased reliance on technology
- Policy Implications
 - Balancing funding realities with the increasing expectations
 - Risky business of guessing how best to invest in facility renewal of our schools

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9

Our Responses

- Commitment to technology
 - A new standard: reading, writing, math and technical competency
- SMART Boards
- Sustainability, Access and Efficiency
- Diverse choices and applications both within and between our schools

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10

Trend 5: Smaller, Neighborhood Schools

- What is Occurring
 - Premise for 20th Century: "bigger is better"
 - Over the last 75 years:
 - Number of school buildings has decreased from 250,000 to 95,000
 - K-12 public enrollment increased from 28 million to 53 million
 - Smaller schools appear to have better outcomes
- The Issues
 - Conflicting study results
 - "At risk" students appear to do better at smaller facilities
 - Fragmentation of our society may be accelerated by trend to smaller schools
- What This Means Regarding School Facilities
 - Comprehensive facilities vs. limited resources
 - Smaller schools may attract the better teachers
 - More research needed to validate the concept
- Policy Implications
 - "Smaller is better" vs. limited resources
 - More teachers would be needed
 - Fragmentation of our communities

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11

Our Responses

- Reduce enrollment at Santa Monica HS
- Provide more flexibility and attractive choices for better balance of enrollment at our Elementary Schools
- Small Learning Communities
- Olympic HS, Muir/SMASH and other multi-program sites
- Commitment to universal pre-school access
- Schools as community and neighborhood centers

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12

Trend 6: Smaller Class Sizes vs Technology

- What is Occurring
 - California 1990s class size reduction program
 - Federal funding: intent to reduce K-3 to 18 pupils
 - Florida's unintended result: "floating" carts to support specialty programs such as art and music
 - Appears to be effective with "at risk" students
- The Issues
 - Fewer students per classroom not a panacea
 - Quality of teaching may be just as important
 - Others argue that increased technology is more cost effective
 - May not be sufficient resources to achieve and maintain the smaller student/teacher ratios
- What This Means Regarding School Facilities
 - Competition for resources
 - Increasing teacher salaries or providing bonuses for results
 - Investing in technological infrastructure
 - More research needed
- Policy Implications
 - Cost benefit analysis has not been validated by research
 - New facilities vs. modernization; equity concerns
 - Logistical challenges to adding classrooms at existing sites

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13

Our Responses

- "Smaller is better" *and* a commitment to technology
- New classroom buildings creating "swing" space for future modernizations
- Removal of relocatables
- Equity for all of our students and schools
- Diversity of programs including arts, music and performing arts

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14

Trend 7: Grade Span Reconfiguration

- What is Occurring
 - No consistency or rational trend
 - K-5, 6-8, 9-12
 - K-3, 4-5, 6, 7-8, 9-12
 - Often driven by local administrators preferences
 - Little research available
 - Some evidence that more transitions results in disruption to the student's learning quality
 - There are even advocates for returning to a K-12 configuration
 - Siblings attending multiple schools
- The Issues
 - Middle school crisis
 - Learning retention
 - Effects on self-esteem (girls) and academic performance (boys)
- What This Means Regarding School Facilities
 - Huge implications for capital investments
 - Cost/benefit analysis is not yet definitive
- Policy Implications
 - Unknown but emerging
 - Must be compared to other investment alternatives and approaches

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15

Our Responses

- Malibu MS-HS, and Cabrillo – our own K-12 model
- Olympic site: K-12 alternative? Or another site?
- Edison: K-5 vs. K-8
- Adding the pre-school component

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16

Trend 8: The Physical Environment in Schools and Optimizing Learning

- What is Occurring
 - The teacher matters most
 - Better academic outcomes demonstrated at better physical environments
 - Healthier, safer environments yield better results
- The Issues
 - Attractive, well maintained facilities may attract better teachers
 - “Sick” internal physical environments are shunned by prospective teachers and parents alike
 - A poor physical plant is a drag on performance
- What This Means Regarding School Facilities
 - Equitable, quality facilities goes hand-in-hand with performance
- Policy Implications
 - Funding commitments needed at all levels
 - Health, safety and security considerations
 - More research needed to validate conclusions

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17

Our Responses

- Sustainable, access and efficiency
- Physical environments as teaching tools
- Attractive outdoor spaces for teaching and learning
- Equitable distribution of resources
- Needs based allocation of priorities
- Moving towards compliance with District facilities standards

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18

Summary

1. Education system in a great state of flux
 - Reflecting the fragmentation of our society
 - Challenges to our social commitments
 - Lacking a shared vision
2. Lack of sufficient funding
 - Competition for shrinking resources
 - Reinforce image as community centers
 - Leadership needed

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19

Our Response

- Community support demonstrated by Measure BB and previous Parcel Tax elections
- Strategic vision and commitment to our planning principles
- Community participation in the governance of our schools
- Demonstrating our commitment to providing all of our children with an excellent, sustainable learning experience

Measure BB Advisory - 8.13.07

20

Informational Workshop
Board of Education
Measure BB Advisory Committee

10/2/07: 4pm



Agenda: 10/2/07

- I. Call to Order
- II. Facilities Master Plan Phase I
Measure "BB" Projects –
Informational Workshop
- III. PUBLIC COMMENT
- IV. ADJOURNMENT

Facilities Master Plan Phase I Measure "BB" Projects – Informational Workshop

- A. Educational Facilities within the Context of a Changing 21st Century America – Recent Trends and SMMUSD Response – Supt. Diane Talarico
- B. Our preliminary draft Facility Master Plan – Steve Hodgson
- C. Our Deferred Maintenance Program – Steve Hodgson
- D. Site Visit Update – Michael Hill
- E. Status on Program Activities
 - i. Architect Selection Process
 - ii. Program EIR/CEQA Process
- F. Project Selection and Budget Scenarios – Measure BB Program
 - i. Criteria and Priorities for Project Selection
 - ii. A Responsible Budget
 - iii. Project/Budget Scenarios
 - iv. Next Steps
 - v. Desired Outcomes

3

Site Meeting Status

- Completed
 - Malibu High School: 9/25
 - Santa Monica High School: 9/26
 - John Adams Middle School: 9/24
 - Lincoln Middle School: 10/1

4

Site Meeting Status

- Cabrillo: 10/17, 10am
- Edison TBD
- Franklin TBD
- Grant 10/11, 3:25pm
- McKinley TBD
- Muir/SMASH TBD
- Rogers TBD
- Roosevelt 10/16, 9am
- Point Dume 10/17, 8:30am
- Webster TBD

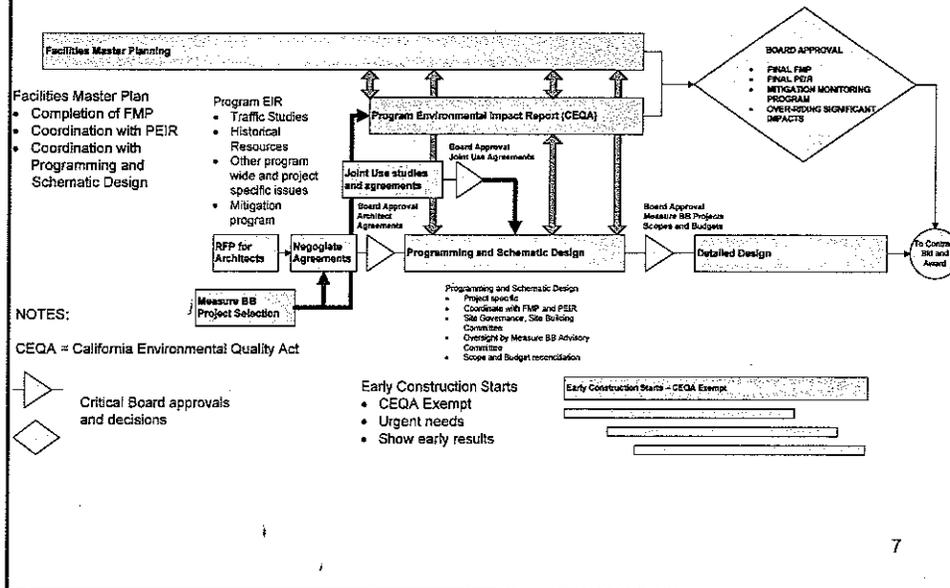
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Status on Program Activities

- Architect screening and initial interviews completed
 - Scheduling office and site visits
 - Additional reference checks
- Program EIR
 - First administrative draft of project description completed
 - Public meeting in October now deferred

6

PRE-CONSTRUCTION PROCESS



Critical Milestones

- Decision on Measure BB project selection is now urgently needed:
 - To define scope of work and services by architects for programming and schematic design
 - To continue with the Program EIR process
- Responsible and timely decisions critical to orderly progression of the work
- Delay is currently estimated at \$ 1M per month in cost escalation

Responsible stewardship of bond funds

8

Project Selection and Budget Scenarios

- Criteria and Priorities for Project Selection
- A Responsible Budget
- Project/Budget Scenarios
- Next Steps
- Desired Outcomes

9

CRITERIA & PRIORITIES

Criteria for project selection

- Safety including replacement of relocatables
- Educational transformation opportunities
- Educational outcomes – closing the achievement gap
- Equity/Balanced program
- Facility needs
- Economic feasibility

Priorities

- Technology infrastructure for 20 yr program
- Emphasis on Secondary Schools
- Best first steps anticipating future programs
 - At each site
 - Between sites
 - Across the District

Expressing a “balanced, logical and analytical perspective”.

10

CRITERIA & PRIORITIES

- Program level distribution
 - Distributed by needs, priority and scope of work
 - Scopes and budgets not based upon enrollment alone

Expressing a “balanced, logical and analytical perspective”.

11

A Responsible Budget

- \$ 268M Measure BB
- \$ 12M Developer Fees (\$ 4M current + \$1M x 8 year program)
- \$ 280M Baseline Budget
- Possible additional funding sources
 - \$ 25M State Matching
 - Joint Use (Parking structure at Samohi)
 - “Savings” by acceleration to 6 years

Responsible stewardship of bond funds

12

Possible State Matching

- Applied Instruction Building – Samohi
- Edison
- Franklin
- Grant
- Roosevelt

Further investigation required

13

Description			Remarks
Construction			
Total Construction	145,500,000		
Technology Equipment	3,500,000		
Subtotal - Construction	149,000,000		
Escalation to mid-point	29,100,000	20.00%	8 year program
Market Factor	37,250,000	25.00%	LAUSD program impact on subcontractor capacity
Total "Hard Cost"	215,350,000		
Soft Cost Allowance	53,837,500	25.00%	of Construction
Program Contingency	10,767,500	5.00%	
Total Program Forecast	279,955,000		
Funding Sources			
Measure BB	268,000,000		
Developer Fees	12,000,000		
Total Funding Available	280,000,000		
Balance	45,000		

PROGRAM LEVEL BUDGET: \$ 280M
 yields ...
CONSTRUCTION BUDGET: \$ 149M
 ("Sticks & Bricks": 2007 Dollars)

14

Original Budget “Menu”

- Presented to Board on July 12
- Technology and Secondary schools:
\$ 110.9M
- *“Additional projects to be considered”*
\$ 79.8
 - Best first steps at each site
 - Logical progression as discussed in 3 Board meetings presenting “20 year” schedule for each site
- Total “menu” for selection: \$ 190.7M

15

Project/Budget Scenarios

- Start with “Current” program that includes increased scope at Olympic HS and purchase of parcel adjacent to Edison
- Scenario “A”: if all additional funding secured
- Scenario “B”: Most responsible budget
- Scenario “C” Select Additional Projects
- 8 year program starting 7.1.07

16

TECHNOLOGY	10.0
SECONDARY	100.9
ADDITIONAL PROJECTS	79.8
TOTAL CONSTRUCTION	190.7
<i>Olympic - reconstruct portion of campus</i>	6.0
<i>Edison land purchase</i>	1.5
Current Total	198.2
<i>Available construction budget</i>	149.0

Current Menu: \$ 198.2M

Available Construction: \$ 149M

17

Not so soft costs

- **Pre-construction**
 - Bond consultant
 - Program Management
 - Architects/Engineers
 - Geotechnical and soils engineers
 - Hazmat, Environmental
 - CEQA/Coastal Commission
 - Legal
 - Community outreach
 - Reproduction, Bid advertisements
 - Bond related District staff
 - Other
- **Construction Budget**
 - Sticks & bricks
 - Furnishings, Fixtures & mobile equipment
 - Multi-prime Construction Management included here
- **Other "soft" costs during construction**
 - Agency Construction Mgt.
 - Permits
 - Testing and Inspection
 - Commissioning for Sustainability
 - CEQA mitigations and monitoring
- **Post construction**
 - Warranty administration

18

Scenarios	CURRENT	Scenario A	Scenario B	Scenario C
CONSTRUCTION BUDGETS	18,965,000	18,965,000	18,965,000	18,965,000
Infrastructure for 20 year program.				
Fire alarm improvements where required by DSA.				
All projects in this table are DSA compliant				
1	44,296,300	38,648,300	38,648,300	38,648,300
2	24,000,000	24,000,000	24,000,000	24,000,000
3	5,000,000	5,000,000	5,000,000	5,000,000
4	1,000,000	1,000,000	1,000,000	1,000,000
5	8,000,000	8,000,000	8,000,000	8,000,000
Possible Joint Use parking structure with City of Santa Monica				
6	500,000	500,000	500,000	500,000
7	27,200,000	27,200,000	27,200,000	27,200,000
8	7,500,000	7,500,000	7,500,000	7,500,000
9	14,000,000	14,000,000	14,000,000	14,000,000
10	200,000	200,000	200,000	200,000
11	1,000,000	1,000,000	1,000,000	1,000,000
12	4,000,000	4,000,000	4,000,000	4,000,000
13	150,000	150,000	150,000	150,000
14	200,000	200,000	200,000	200,000
15	300,000	300,000	300,000	300,000
16	300,000	300,000	300,000	300,000
17	2,000,000	2,000,000	2,000,000	2,000,000
18	200,000	200,000	200,000	200,000
19	200,000	200,000	200,000	200,000
20	300,000	300,000	300,000	300,000
21	2,000,000	2,000,000	2,000,000	2,000,000
22	200,000	200,000	200,000	200,000
23	200,000	200,000	200,000	200,000
24	300,000	300,000	300,000	300,000
25	2,000,000	2,000,000	2,000,000	2,000,000
26	200,000	200,000	200,000	200,000
27	200,000	200,000	200,000	200,000
28	300,000	300,000	300,000	300,000
29	2,000,000	2,000,000	2,000,000	2,000,000
30	200,000	200,000	200,000	200,000
31	200,000	200,000	200,000	200,000
32	300,000	300,000	300,000	300,000
33	2,000,000	2,000,000	2,000,000	2,000,000
34	200,000	200,000	200,000	200,000
35	200,000	200,000	200,000	200,000
36	300,000	300,000	300,000	300,000
37	2,000,000	2,000,000	2,000,000	2,000,000
38	200,000	200,000	200,000	200,000
39	200,000	200,000	200,000	200,000
40	300,000	300,000	300,000	300,000
41	2,000,000	2,000,000	2,000,000	2,000,000
42	200,000	200,000	200,000	200,000
43	200,000	200,000	200,000	200,000
44	300,000	300,000	300,000	300,000
45	2,000,000	2,000,000	2,000,000	2,000,000
46	200,000	200,000	200,000	200,000
47	200,000	200,000	200,000	200,000
48	300,000	300,000	300,000	300,000
49	2,000,000	2,000,000	2,000,000	2,000,000
50	200,000	200,000	200,000	200,000
51	200,000	200,000	200,000	200,000
52	300,000	300,000	300,000	300,000
53	2,000,000	2,000,000	2,000,000	2,000,000
54	200,000	200,000	200,000	200,000
55	200,000	200,000	200,000	200,000
56	300,000	300,000	300,000	300,000
57	2,000,000	2,000,000	2,000,000	2,000,000
58	200,000	200,000	200,000	200,000
59	200,000	200,000	200,000	200,000
60	300,000	300,000	300,000	300,000
61	2,000,000	2,000,000	2,000,000	2,000,000
62	200,000	200,000	200,000	200,000
63	200,000	200,000	200,000	200,000
64	300,000	300,000	300,000	300,000
65	2,000,000	2,000,000	2,000,000	2,000,000
66	200,000	200,000	200,000	200,000
67	200,000	200,000	200,000	200,000
68	300,000	300,000	300,000	300,000
69	2,000,000	2,000,000	2,000,000	2,000,000
70	200,000	200,000	200,000	200,000
71	200,000	200,000	200,000	200,000
72	300,000	300,000	300,000	300,000
73	2,000,000	2,000,000	2,000,000	2,000,000
74	200,000	200,000	200,000	200,000
75	200,000	200,000	200,000	200,000
76	300,000	300,000	300,000	300,000
77	2,000,000	2,000,000	2,000,000	2,000,000
78	200,000	200,000	200,000	200,000
79	200,000	200,000	200,000	200,000
80	300,000	300,000	300,000	300,000
81	2,000,000	2,000,000	2,000,000	2,000,000
82	200,000	200,000	200,000	200,000
83	200,000	200,000	200,000	200,000
84	300,000	300,000	300,000	300,000
85	2,000,000	2,000,000	2,000,000	2,000,000
86	200,000	200,000	200,000	200,000
87	200,000	200,000	200,000	200,000
88	300,000	300,000	300,000	300,000
89	2,000,000	2,000,000	2,000,000	2,000,000
90	200,000	200,000	200,000	200,000
91	200,000	200,000	200,000	200,000
92	300,000	300,000	300,000	300,000
93	2,000,000	2,000,000	2,000,000	2,000,000
94	200,000	200,000	200,000	200,000
95	200,000	200,000	200,000	200,000
96	300,000	300,000	300,000	300,000
97	2,000,000	2,000,000	2,000,000	2,000,000
98	200,000	200,000	200,000	200,000
99	200,000	200,000	200,000	200,000
100	300,000	300,000	300,000	300,000

Technology and Secondary Schools

-Infrastructure for 20 year program

-Joint Use parking structure opportunity at Samohi

Technology and Secondary Schools

- "CURRENT"
 - District wide technology
 - Infrastructure for 20 year program
 - Fire alarm improvements as required by code as interpreted by DSA
 - All projects as shown on original July 12, 2007 "menu"
 - Increased budget for Olympic from \$ 1M to \$ 7M: scope to be determined

	CURRENT	Scenario A	Scenario B	Scenario C
Scenarios	Board Meeting 7:12:07 + PORTION OF BULD. OUT AT OLYMPIC and Land Purchase at EDISON	Additional Funding State matching and other sources	Reduce to Available Funding	Select Additional Projects
SCHOOLS/Projects	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS
WASHINGTON WEST	16,000,000	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	
2	Construct 6 pre-school and child care classrooms with associated playground areas and landscaping			
3	Construct subterranean parking garage			

Washington West: \$ 16M "first step" may not be feasible

- Defers too many first step needs at other sites
- Small parking structure is not cost effective

Scenario B: Allowance for modest interim improvements \$ 3M

Options:

- Planning for long term in future programs
- Study alternative approaches including lease-lease back

23

Possible Recommendations

- Proceed with Scenario "A" while investigating alternative funding sources
 - Serious risk of over-promising and under delivering
- Proceed with Scenario "B" concurrent with search for additional funding
- Develop a Scenario "C" with a core working group from Measure BB committee
 - Co-chairs and Board Liaisons
- Most responsible choice is to proceed with Scenario "B" or "C": selection of projects within current available and secure funding sources

24

Next Steps

- Continue Site and DAC meetings:
 - Update on Facilities Master Plan
 - Discuss and explain “first steps”, Scenarios and options
 - Receive input and suggestions from sites
- Site visits by Board Members
 - Bus trip TBD

25

Next Steps

1. Milestones and actions
2. School – Community Engagement Plan
3. Program Management Activities

26

Milestones and Actions

Dates	Activities/Actions
9/17	Measure BB Committee: review, discuss Scenarios for a balanced scope and budget (completed)
10/2	Joint Measure BB/BOE workshop
10/18	BOE approves conceptual list of projects

27

School – Community Engagement

Dates	Activities/Actions
9/17	Issue “Back to School Night” statement
October	Set up site meetings for October
Nov-Dec	Sites organize building committees
Nov-Dec	Complete PEIR project description, Notice of Preparation and Public Meetings
Jan 2008	Architects’/site bldg. committees start programming and continuation of planning
Jun 2008	Complete schematic designs

28

Program Management Activities

Dates	Activities/Actions
Oct – Nov	Site input reviewed with Measure BB committee
	Parsons' OPSC specialist researches State matching fund opportunities
	Joint Use committee develops options
	Parsons' continues review of scopes, budgets and phasing plans
	Architect agreements negotiated and awarded
Nov - Dec	Scope and budget reconciliation
	Recommendations and actions to adjust conceptual list of projects
29	

Desired Outcomes

- Timely decision and direction on selection of Measure BB projects (Oct. 18)
- Responsible stewardship of bond funds
- Balanced program
- Improved achievement and educational outcomes for our students

30

Discussion



31

III. Public Comment



IV. Adjourn



33

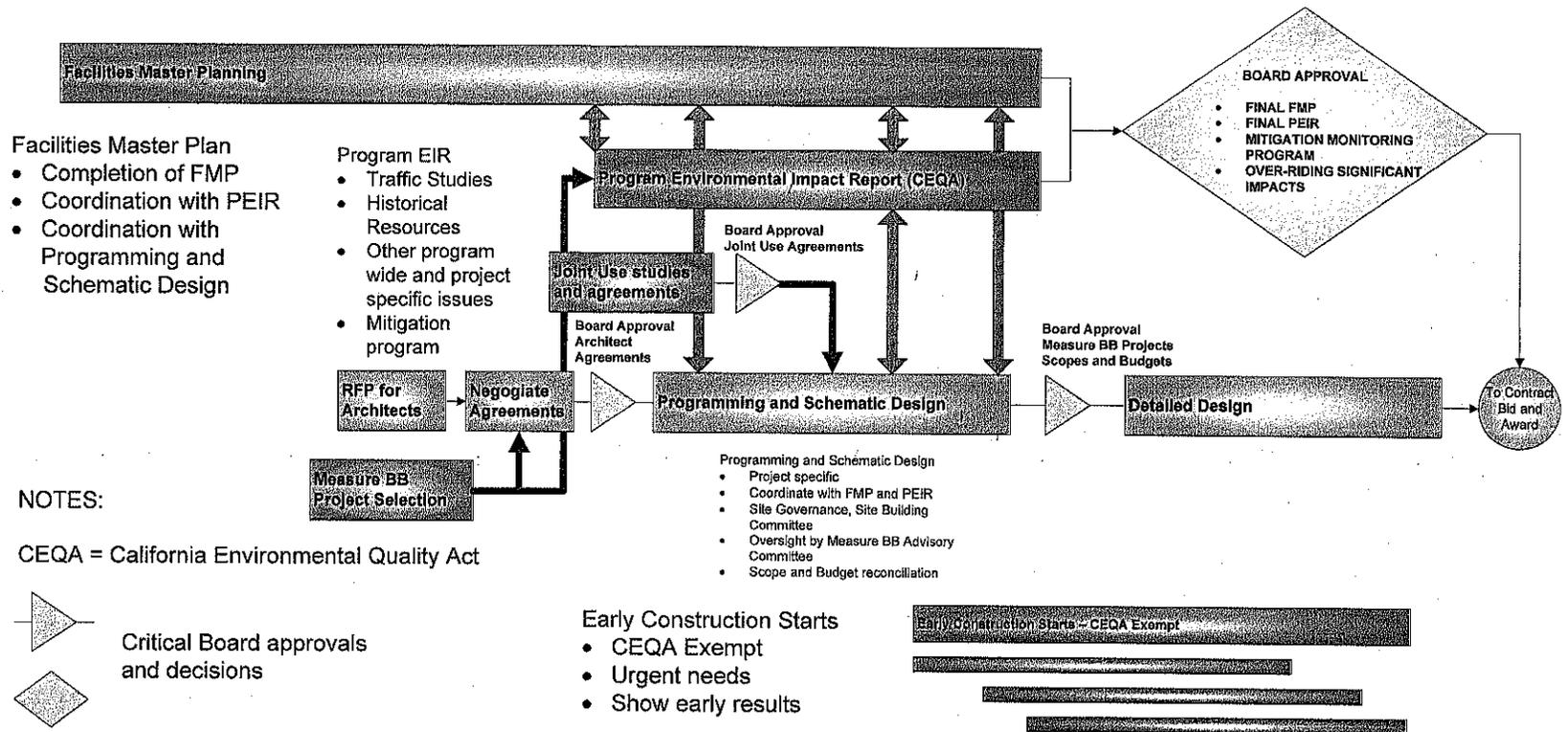
**BUDGET SCENARIOS
MEASURE BB PROGRAM
8 - YEAR SCHEDULE (7.1.07 - 6.30.15)**

Scenarios		CURRENT	Scenario A	Scenario B	Scenario C
SCHOOLS/Projects		CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS	CONSTRUCTION BUDGETS
DISTRICT WIDE TECHNOLOGY & FIRE, LIFE SAFETY		10,660,000	10,000,000	10,000,000	10,000,000
1 Improve network switch capacity and speed 2 Install wireless capabilities 3 Install SMART boards 4 Install new telephone systems 5 Upgrade fire alarm systems as needed.		Infrastructure for 20 year program. Fire alarm improvements where required by DSA.			
Total SANTA MONICA HIGH SCHOOL		44,400,000	38,400,000	38,400,000	38,400,000
1 Demolish Business Building and construct new 45,000 sq Applied Instruction building		24,000,000	24,000,000	24,000,000	24,000,000
2 Construct new University Plaza/Promenade & restore/upgrade Science Quad		5,000,000	5,000,000	5,000,000	5,000,000
3 Demolish Art Building and construct new outdoor plaza		1,000,000	1,000,000	1,000,000	1,000,000
4 Construct new synthetic turf for athletic fields for baseball and football		8,000,000	8,000,000	8,000,000	8,000,000
5 Construct new subterranean parking garage with tennis courts overhead		6,000,000	Possible Joint Use parking structure with City of Santa Monica		
6 Install HVAC in Gym locker rooms		400,000	400,000	400,000	400,000
Total MALIBU HIGH SCHOOL		27,500,000	27,500,000	27,500,000	27,500,000
1 Reconstruct new library and administration offices		7,000,000	7,000,000	7,000,000	7,000,000
2 Reconstruct middle school wing into new two-story classroom building including three (3) science labs		14,000,000	14,000,000	14,000,000	14,000,000
3 New parking area with emergency access to track and field		500,000	500,000	500,000	500,000
4 New drop off and pick up area		1,000,000	1,000,000	1,000,000	1,000,000
5 Construct new synthetic turf for athletic field for soccer and football		4,000,000	4,000,000	4,000,000	4,000,000
6 Construct two (2) tennis courts		150,000	150,000	150,000	150,000
7 Enhance amphitheater		150,000	150,000	150,000	150,000
8 Install HVAC in competition gym locker rooms		200,000	200,000	200,000	200,000
9 Remove three (3) relocatables and construct high school commons		500,000	500,000	500,000	500,000
Total OLYMPIC HIGH SCHOOL		7,000,000	7,000,000	7,000,000	7,000,000
1 Demolish overage relocatable classrooms and landscape		700,000	700,000	700,000	700,000
2 Install new phone system, network backbone and PA/clock/bells		300,000	300,000	300,000	300,000
3 Reconstruct portion of campus		6,000,000	1,000,000	1,000,000	1,000,000
Total ADAMS MIDDLE SCHOOL		12,000,000	12,000,000	12,000,000	12,000,000
1 Demolish 80's wing and construct new two story Classroom Wing		10,000,000	10,000,000	10,000,000	10,000,000
2 Relocate administrative offices to renovated rooms 16-18 and renovate old administrative offices into three (3) classrooms		1,000,000	1,000,000	1,000,000	1,000,000
3 Construct new commons with shade structures		1,000,000	1,000,000	1,000,000	1,000,000
Total LINCOLN MIDDLE SCHOOL		16,000,000	16,000,000	16,000,000	16,000,000
1 Demolish West wing including Music rooms and Art rooms; construct new two (2) story West wing including new Library with community access.		12,000,000	12,000,000	12,000,000	12,000,000
2 Construct new all-weather track and synthetic turf for athletic field		4,000,000	4,000,000	4,000,000	4,000,000
Total Cost Secondary Schools/ Technology		116,900,000	105,900,000	105,900,000	105,900,000

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

		CURRENT		Scenario A		Scenario B		Scenario C
	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
	SCHOOLS/Projects	CONSTRUCTION BUDGETS		CONSTRUCTION BUDGETS		CONSTRUCTION BUDGETS		CONSTRUCTION BUDGETS
ADDITIONAL PROJECTS TO BE CONSIDERED								
	CABRILLO ELEMENTARY	3,650,000		3,000,000		850,000		
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		
					Allowance for Major Repairs	3,000,000		
1	Construct new 650 student K-8 school, demolish old school and relocatables and construct new playground and playground	23,000,000	POSSIBLE STATE MATCHING FUNDS	23,000,000	Continue with planning and design			
2	Land Purchase	1,500,000		1,500,000		1,500,000		
	FRANKLIN ELEMENTARY	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		
1	Remove relocatables along west alley and construct new two-story classroom building		POSSIBLE STATE MATCHING FUNDS					
	MCKINLEY ELEMENTARY	7,500,000		7,500,000		7,500,000		
1	Construct new two-story classroom building north of Cafeteria							
	MUIR - SMASH	2,500,000		2,500,000				
1	Remove relocatables along 6th street and construct new Pre-K facility				Defer to future program			
	POINT DUME ELEMENTARY	1,600,000		1,600,000		600,000		
1	Replace natural gas lines and furnaces	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	Defer to future program			
	ROGERS ELEMENTARY	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							
	ROOSEVELT ELEMENTARY	8,000,000		8,000,000		8,000,000		
1	Construct new two-story classroom building in place of one-story building on 9th 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		
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			
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		
1	Construct parking lot at front of school	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		
	Total Cost Additional Projects	81,300,000		68,300,000		42,650,000		43,100,000
	TOTAL BB PROGRAM CONSTRUCTION (\$s 2007)	198,200,000		174,200,000		148,550,000		149,000,000
	TOTAL PROGRAM	359,906,040		327,457,000		279,106,750		279,955,000
	Measure BB Funding	268,000,000		268,000,000		268,000,000		268,000,000
	State Matching Potential			25,500,000				
	Savings, 6 year program			22,418,500				
	Developer Fees	12,000,000		12,000,000		12,000,000		12,000,000
	Total Funding	280,000,000		327,918,500		280,000,000		280,000,000
	Balance	-79,906,040		461,500		893,250		45,000

PRE-CONSTRUCTION PROCESS



Board of Education Informational Workshop
October 2, 2007