

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

July 27, 2011

A special meeting of the Santa Monica-Malibu Unified School District Board of Education was held on Wednesday, July 27, 2011, in the Board Room of the District Offices: 1651 16th Street, Santa Monica, CA. The Board of Education called the workshop to order at 6:16 p.m.

I CALL TO ORDER

A. Roll Call – Board of Education

Jose Escarce

Ben Allen

Oscar de la Torre – *arrived at 7:11pm*

Maria Leon-Vazquez

Laurie Lieberman – *excused absence*

Ralph Mechur

Nimish Patel – *excused absence*

Student Board Members

Caroline Huber – Santa Monica High School

B. Pledge of Allegiance

Led by Ms. Leon-Vazquez

II 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 twenty (20) minutes.

III MAJOR ITEM

- A.01 Approval of the Full Build-Out Space Program for the Programming and Planning Studies for Santa Monica High School – In Support of the Environmental Impact Report (EIR) to Ensure Compliance with the California Environmental Quality Act (CEQA) for the Build-Out of the Athletic, Physical Education, and Outdoor Performance Facilities (APEOP)..... 1-2

IV ADJOURNMENT

It was moved by Mr. Mechur, seconded by Ms. Leon-Vazquez, and voted 5/0 (Mr. Patel and Ms. Lieberman were absent) to adjourn the meeting at 8:43 p.m. This meeting will adjourn to the next regular meeting to be held on **Wednesday, August 10, 2011, at 5:30 p.m.** at the District Office: 1651 16th Street, Santa Monica, CA 90404.

Approved: 8-10-11



President



Superintendent

MAJOR ITEMS

TO: BOARD OF EDUCATION

ACTION/MAJOR

07/27/11

FROM: SANDRA LYON / JANECE L. MAEZ / STUART A. SAM

Postponed

from 06/30/11

07/20/11

RE: APPROVAL OF THE FULL BUILD-OUT SPACE PROGRAM FOR THE PROGRAMMING AND PLANNING STUDIES FOR SANTA MONICA HIGH SCHOOL – IN SUPPORT OF THE ENVIRONMENTAL IMPACT REPORT (EIR) TO ENSURE COPMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FOR THE FULL BUILD-OUT OF THE ATHLETIC, PHYSICAL EDUCATION AND OUTDOOR PERFORMANCE FACILITIES (APEOP)

RECOMMENDATION NO. A.01

It is recommended that the Board of Education approve the Build-out Space Program as prepared by RL Binder, FAIA, Architects. This Space Program is part of the initial work to ensure compliance with the California Environmental Quality Act (CEQA) for the Build-out including the Civic Center Joint Use Project (CCJUP) which consists of the Practice Gymnasium and improvements to the Greek at Santa Monica High School.

COMMENTS: The District submitted the Civic Center Joint Use Project (CCJUP) to the City of Santa Monica's Redevelopment Agency (RDA) for funding consideration on February 25, 2009. The proposed three-phase \$234 million joint use project included cultural and recreational redevelopments on the campus of Santa Monica High School that implemented principles, goals and objectives of the City's Open Space Element, Recreation and Parks Master Plan, Civic Center Specific Plan and Creative Capital. In 2009, the Redevelopment Agency budgeted \$57 million for Phase I of the CCJUP. In June 2010, the City budgeted \$1.084 million to begin the first year of the planning and initial Environmental Impact Report (EIR) and planning studies for the Athletic, Physical Education and Outdoor Performance Facilities (APEOP) Build-out.

This presentation of the APEOP Space Program is to seek Board of Education (BOE) approval of the presented Space Program. The last presentation to the BOE was on April 6, 2011 (Approval of the \$56 million Civic Center Joint Use Project Description for the MOU with the City). The intent of the APEOP Space is to be in conjunction with and complementary to the existing and future academic and core facilities; enhance and replace the Santa Monica High School APEOP facilities, and in both a qualitative and quantitative manner address the needs of the campus.

The initial Build-out \$234 million project was estimated in 2009 dollars. Currently the estimate is \$280 million in 2011 dollars. Currently the Space Program reflects an increase of approximately thirty (30) per cent in facility area over the 2009 program. The current budget including area increase is estimated at \$360 million for the APEOP Build-out.

Since November 2010, RL Binder, FAIA, Architects, LLC has performed the first of three (3) scope of work services as noted:

Scope 1: Space Program of Areas for the Build-out (\$360 million total estimated project budget). These services are necessary to ensure compliance with the California Environmental Quality Act (CEQA) documentation in support of the overall programming and planning of the Build-out project within the footprint of the buildings, athletic fields, cultural facilities and site improvements planned at

Santa Monica High School. Ultimately, RL BINDER FAIA ARCHITECTS, LLP will produce two (2) additional Scopes of Work.

Scope 2: A Planning Level Site Analysis of Two (2) Build-out Concepts

Scope 3: Intermediate Phases of the Selected Build-out Concept at Santa Monica High School in support of the project level Environmental Impact Report (EIR).

The presentation is attached.

Ms. Maez introduced the item and Stuart Sam, Director of Facilities Improvement Projects, who introduced Carey Upton, Daniel Escalara, Rickki Binder, Lar Bjornum, Catherine Baxter, and Elizabeth Stearns. Ms. Baxter and Ms. Stearns communicated the vision of the Samohi campus. Mr. Sam explained the need for facility improvements, while Mr. Bjornum summarized aspects of the proposed project. Ms. Baxter and Mr. Upton highlighted the improvement priorities. Ms. Binder outlined the additional space that will be available for school and public use. She then described the various phases and next steps.

Mr. Mechur asked staff to bring back a similar phasing planning process in August for the academic part of the improvement projects. Ms. Maez replied that staff would need to first examine funding for the academic planning process before returning with an agenda item. Ms. Baxter added that in the facility planning process, staff and the architects also began academic planning. Mr. de la Torre asked about the incorporation of space for intramural sports. Ms. Baxter said that can be difficult with space limitations, but the campus has been having discussions with the Boys and Girls Club to discuss possibilities. Mr. Allen asked how the build out plan would differ if less money was available. Ms. Binder said the stadium could be put off and only one level of subterranean parking could be built. She assured the board that the campus would be made whole at the end of each phase, just in case a new source of funding was not available for the next phase. Dr. Escarce wondered if flexibility existed in not just how many phases could be accomplished given available resources, but also if phases could be scaled back in order to complete various aspects of multiple phases. Ms. Binder said the plans did include schemes that provided this flexibility. Ms. Leon-Vazquez contemplated the need for a CIF football field. Coach Escalara responded that the stadium was not just for football games, but for all sports using that field. Mr. Mechur asked about the Michigan Promenade. Mr. de la Torre wanted to make sure there would be a place for students to gather.

MOTION MADE BY: Mr. de la Torre
SECONDED BY: Mr. Mechur
STUDENT ADVISORY VOTE: N/A
AYES: All (5) (Mr. Patel and Ms. Lieberman were absent)
NOES: None (0)

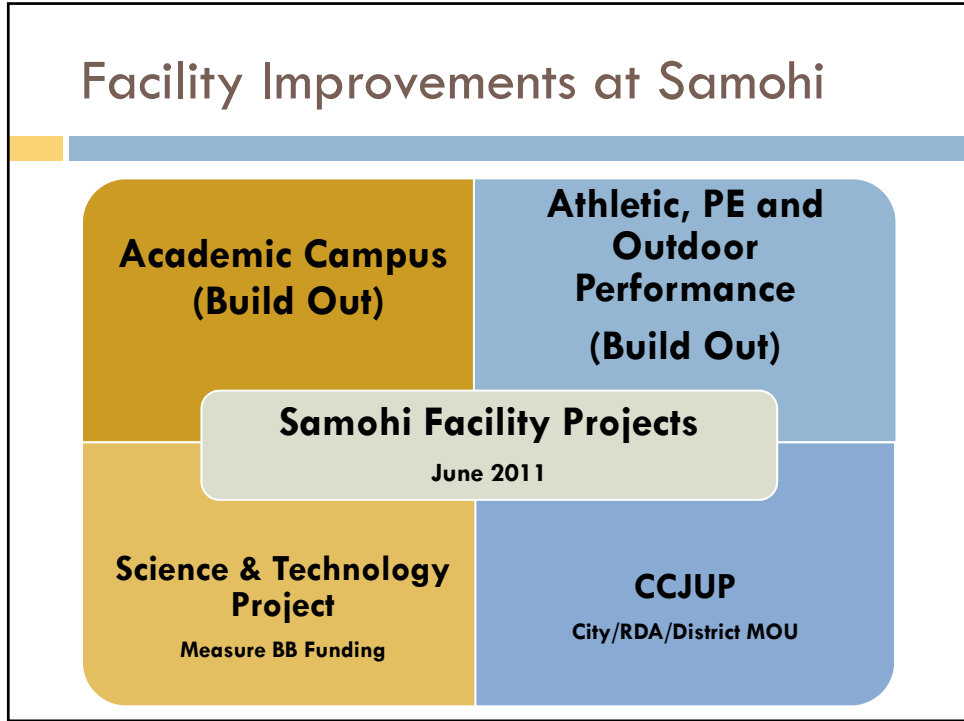
BOARD OF EDUCATION PRESENTATION SANTA MONICA HIGH SCHOOL








SANTA MONICA MALIBU SCHOOL DISTRICT
WORKSHOP SCOPE 1 /SPACE PROGRAM OF BUILD OUT OF
ATHLETIC, PE & OUTDOOR PERFORMANCE FACILITIES

What will we Accomplish Today?

- Background Information
 - Clarify Study/Projects and Terminology
 - Explain Process of CCJUP Evolving
- Explain Space Programming Process for the Build out of the Athletic and Outdoor Performance Facilities

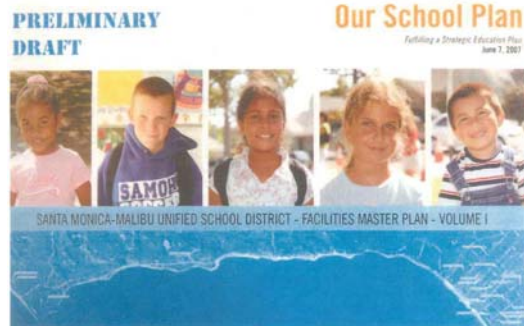


How has the Project Evolved?

Current Name of Project/Study	Previous Name of Project/Study	Timeframe	Description of Program	Associated Imagery
Draft Facilities Master Plan	Draft Facilities Master Plan	June 2007	Guidelines for Upgrades to Samohi Facilities	
Siting Study	Siting Study	June 2008	Enhances Academic Facilities and Infrastructure. Increase and upgrade athletic, PE and outdoor performance facilities	
Measure BB: Science & Technology Building Project	Science & Technology Building and Site Improvements	BOE Approval: March 2008	3 story Science and Technology Building with a centennial quad, softball field, two campus entries and a campus parking lot on the northeast corner of campus (84,000 sq ft)	
Athletic, PE and Outdoor Performance Facilities (Build Out)	Civic Center Joint Use Project	Presented to BOE: June 2010	Project re-defined and previously approved as \$234 million project with various phasing, alternates and concepts (One for \$57M and the other \$128M)	
Civic Center Joint Use Project	Siting Study 2	BOE Approval: April 2011	\$57M project: renovation of the Synthetic Turf Football Field, Practice Gym and Greek Improvements	

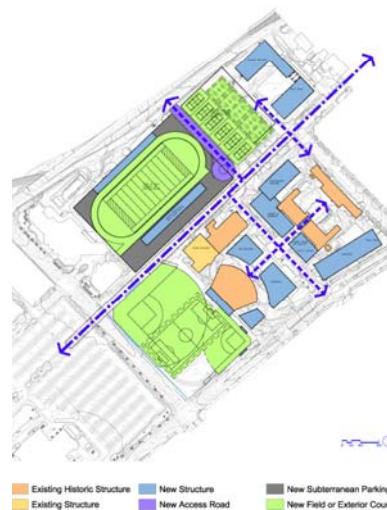
Draft Facilities Master Plan

- Guidelines for Upgrades to Samohi Facilities



Siting Study

- Enhances Academic Facilities and Infrastructure. Increase and upgrade athletic, PE and outdoor performance facilities.



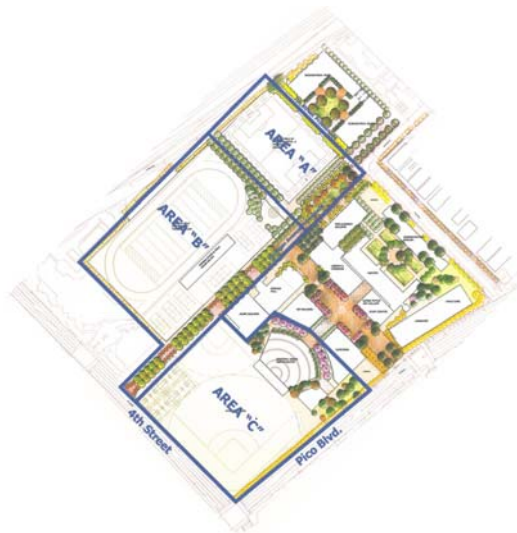
Measure BB: Science & Technology Project

- 3 story Science and Technology Building with a centennial quad, softball field, two campus entries and a campus parking lot on the northeast corner of campus (84,000 sq ft)



Athletic, PE and Outdoor Performance Facilities (Build Out)

- Project re-defined and previously approved as \$234 million project with various phasing, alternates and concepts (One for \$57M and the other \$128M)

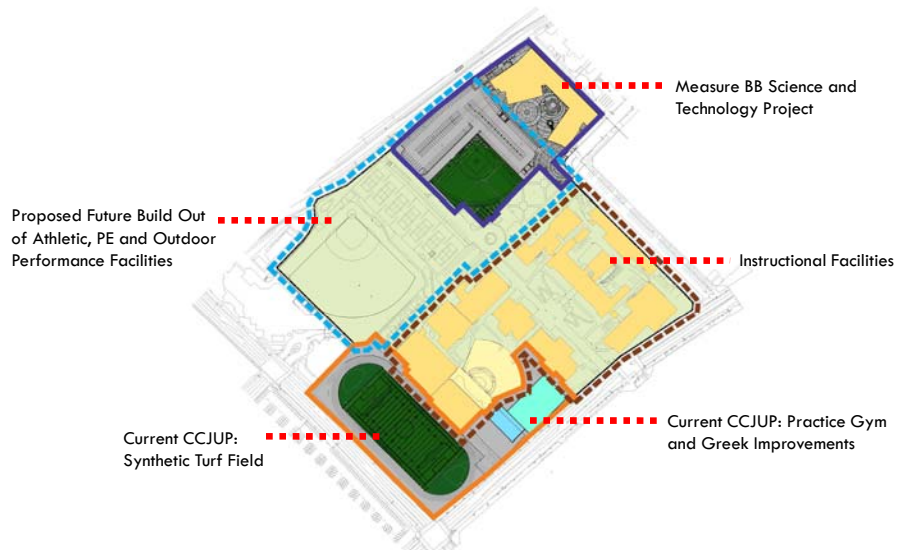


Civic Center Joint Use Project

- \$57M project: renovation of the Synthetic Turf Football Field, Practice Gym and Greek Improvements



Facility Improvements at Samohi



Terminology

- Environmental Impact Report
- Pre-Design
- Schematic Design
- Design Development
- Construction Documents
- Division of the State Architect

Timeline of Events

- Siting Studies
- Design BB Project and Construction
- Joint Use Projects Build Out Possibilities
- Generated Project Description of CCJUP
- BOE/City Approved Project Description of CCJUP
- District Receives MOU for \$1.084M to begin:

Planning

- Architects Commissioned to perform:
 - Project Program
 - Full Build Out Program
 - 2 Concepts with Phasing

CEQA Process

- Investigation and Studies
 - Initial Studies
 - EIR
 - Survey of Utilities
 - Geotechnical Report

Timeline of Events

- District to Receive MOU for \$55.916M:

Design & Construction

- Pre-Design
- Schematic Design
- Design Development
- Construction Documents
- Design & Construct Scope of Work in accordance with schedule and budget

CEQA Completion

- Complete Initial Studies
- Present draft of report to Community
- Finalize EIR and Findings/MMRP
- Agency Review of Final EIR
- Document Certification of EIR
- BOE Approval of Final EIR
- Finalize EIR

What will the Space Programming of Athletic, PE and Outdoor Performance Facilities Provide?

- Define the Build Out of Athletic, PE and Outdoor Performance Facilities
- Givens
- Criteria & Process for Priorities
- Site Priorities
- Benefits
- Costs
- Next Steps

What is the Build Out of the Athletic, PE and Outdoor Performance Facilities?

- Athletic, PE and outdoor performance facilities that will complement and enhance the existing and future facilities at Santa Monica High School
- As included in the Space Program, it would be provided for new and improved facilities for student physical education and athletics along with the increased joint use of the facilities for the community

Space Programming

- Space Programming is required for the Environmental Impact Report (EIR) for all future projects which may impact the environment by:
 - ▣ Increasing Size
 - ▣ Potential Traffic Impact

Givens

- Campus left whole at completion of each funding phase
- Project logistically phased
- Facilities used jointly by Community and Campus
- Michigan Promenade (closed during school hours) and a third Multipurpose Field to be accommodated for future build-out

Criteria for Priorities

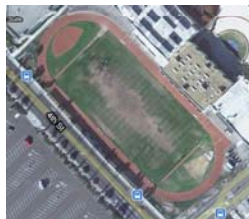
- Lack of Current Facilities
- Physical Condition of Facilities
- Exterior Activity Improvements
- Support

How did we prioritize?

- Assessed/audited the existing facilities and their condition and spaces
- Identified the campus' realistic goals and achievable vision
- Incorporated faculty/staff input through on campus interviews and workshops
- Explored specialized facilities needs and potentials
- Identified and documented the aspirations of each user group
- Developed a comprehensive space program
- Conducted field trips/research

Priority 1 & 2

- Three multipurpose fields with a soccer field overlaid on each
 - ▣ Football stadium with California Interscholastic Federation (CIF) soccer field
 - ▣ Baseball field with CIF soccer
 - ▣ Softball field with multi-purpose soccer



Existing Athletic Field



Proposed Type of Athletic Field



Proposed Type of Grandstands

Priority 3 & 4

- Two Gymnasiums
 - ▣ Competition Gym
 - ▣ Practice Gym



Existing Gym



Proposed Type of Competition Gym

Priority 5

- CIF Pool
 - ▣ Alternate 1: Olympic Size, 50 meters x 25 yards
 - ▣ Alternate 2: Stretch Pool with Moveable Bulkhead, 25 meters x 25 yards
 - ▣ Alternate 3: 25 meters x 25 yards



Proposed Type of CIF Pool

Priority 6

- Outdoor Basketball Courts
 - ▣ Preferably 8 courts total, 2 minimum
 - 6 practice courts
 - 2 CIF courts



Existing Basketball Courts



Proposed Type of Basketball Courts

Priority 7

- Outdoor Tennis Courts
 - ▣ Preferably 7 courts total including 1 potential exhibition court



Existing Tennis Courts



Proposed Type of Tennis Courts

Priority 8

□ Greek Improvements



Existing Greek Amphitheatre



Proposed type of Concession Stand



Proposed Band shell for Theatre

Priority 9

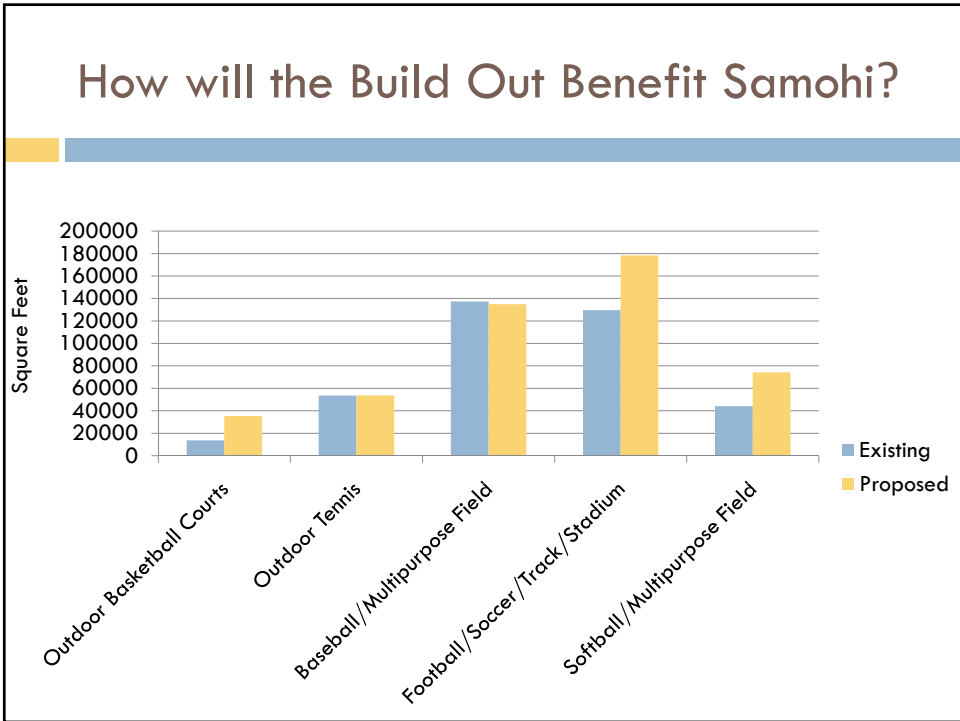
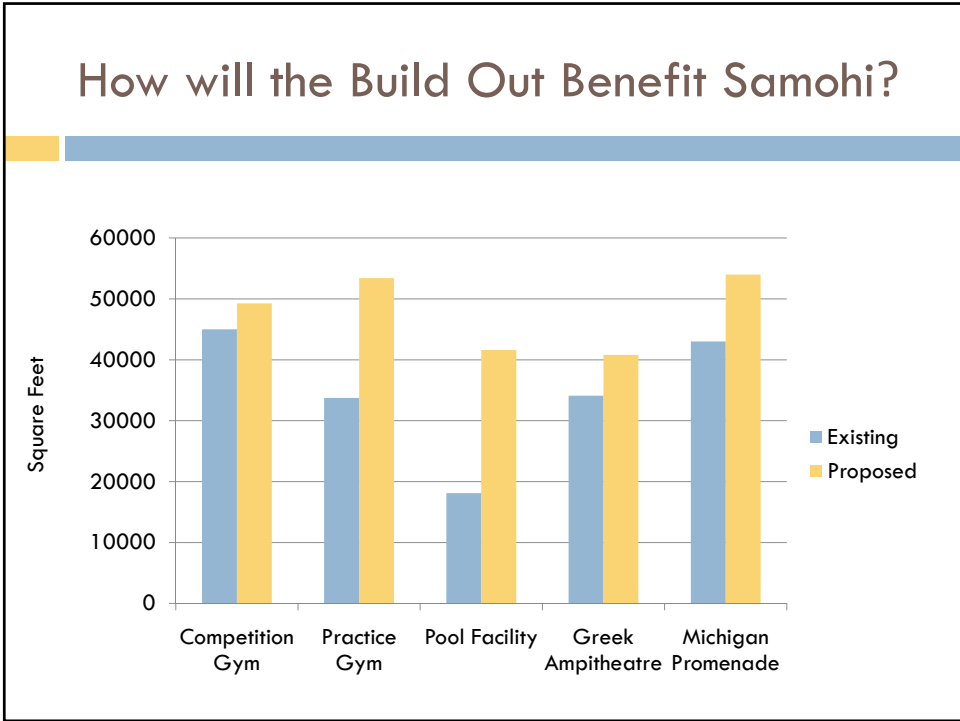
□ Increased Parking on Campus



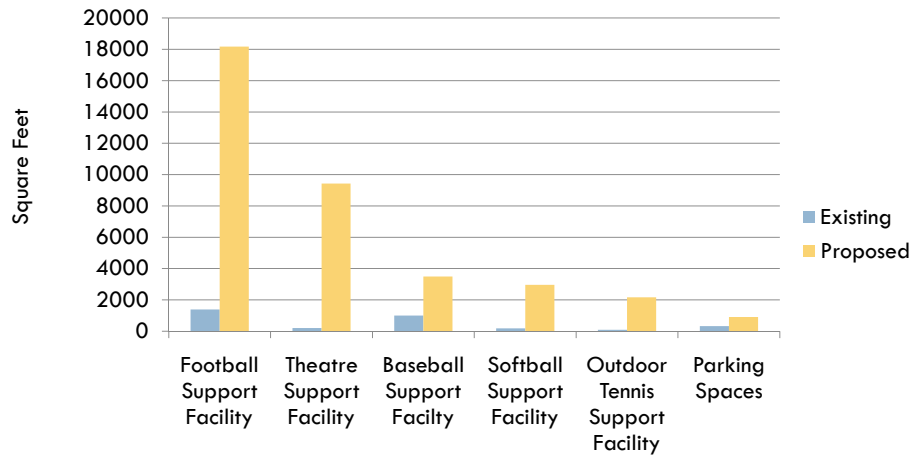
Existing Northeast Parking Lot



Proposed Subterranean Parking Structure



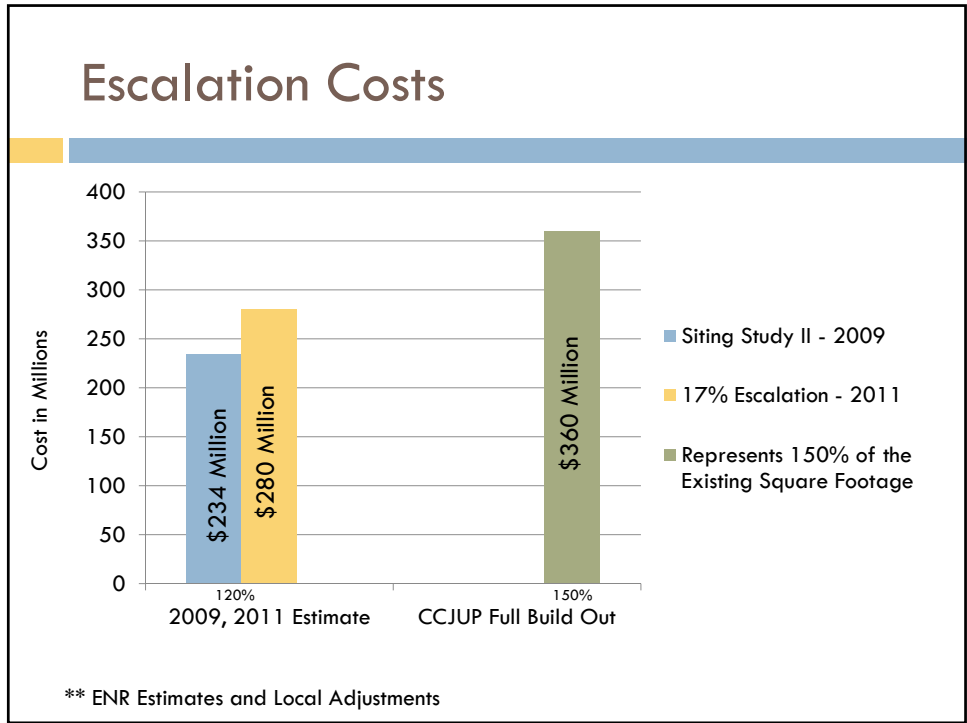
How will the Build Out Benefit Samohi?



* Dependent on final adjacencies and resulting in shared facilities, the square footage would be reduced

Athletic, PE and Outdoor Performance Facilities (Build Out)





Rough Order of Magnitude Costs

Priority	Description of Build-out Item	Soft and Hard Costs
1	Football Stadium with CIF soccer with Subterranean Parking (900 spaces-two levels)	\$90,000,000
2	Baseball field with CIF soccer and Softball Field with multi-purpose soccer	\$16,000,000
3	Competition Gym	\$95,000,000
4	Practice Gym	\$57,000,000
5	CIF Pool (optional: Olympic Size)	\$55,000,000
6	Exterior Basketball Courts (8 total, including 2 CIF)	\$3,000,000
7	Exterior Tennis Courts (preferably (7) total, including potentially (1) exhibition court	\$4,000,000
8	Greek Improvements	\$20,000,000
9	Increased Parking - Surface	\$4,000,000
10	Site Development Components including Michigan Avenue Promenade	\$16,000,000
TOTAL		\$360,000,000

** Estimate in 2011 Dollars

Next Steps

- Complete Scope 2
 - ▣ Planning Level Site Analysis of two Build Out Concepts
- Board of Education to Select and Approve a Concept
- Complete Scope 3
 - ▣ Intermediate Phases of the selected Build Out Concepts
- Receive Board of Education Approval of the Final Build Out Concept and Phasing

QUESTIONS??