



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Meeting Minutes

Subject Facilities District Advisory Committee – Santa Monica (FDAC-SM)

Date March 13, 2023

Time 5:00 pm

Location FIP Conference Room

1. Call to Order - Alexis called the meeting to order – at 5:14 pm

Present - Margaret Bach

Absent - Amy Bisson

Present - Alexis Dennis-Huether

Present - Joan Krenik

Absent - Sam Levitt

Absent - Thomas Malayil

Present - Ralph Mechur

Present - Judith Meister

Absent - Julie Waterstone

Absent - Peter James – City of Santa Monica Rep

Present - Laurie Lieberman – Board of Education Liaison

Present - Jennifer Smith – Board of Education Liaison

Present - Jon Kean – Board of Education – Facilities Sub-committee

2. Approval of the Agenda – Item 7G moved to after Item 5, before Item 6. Motion to approve agenda with change made by Judith Meister, Seconded by Joan Krenik and unanimously approved

3. Approval of the Minutes

Motion to approve the February 13, 2023 draft meeting minutes made by Margaret Bach, Seconded by Joan Krenik and unanimously approved

4. Chairperson Communications/Reports

5. Staff Communications/Reports

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Santa Monica-Malibu Unified School District

Facility Improvement Projects/Measure **BB – ES – SMS**

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6. Muir/SMASH Water Intrusion Repair Project – Kevin updated the committee on the status of the project.
 - a. Design Underway – Kevin noted that the design process is on schedule. Geotech is completed. DSA approval should be soon. The testing of the existing building materials is scheduled to be done by mid-April with fencing starting shortly. Joan asked if we were still looking at a January 2025 move-in? Carey replied that there is a good chance of an August 2025 move-in. Joan asked if there were any improvements being made? Kevin replied, the roof replacement, the built-in wooden benches need improvement. Kevin added that there is a lot of work to be done to upgrade the buildings to the current structural code. Margaret asked when are we expecting programming direction? Carey replied that we are hoping to know more in June. Ralph asked how many DSA packages were needed? Kevin replied that we have 4 A numbers that were submitted at the same time.
 - b. Contractor Procurement Complete – Kevin noted that Blach Construction is on board and conducting weekly construction meetings.
7. Middle and Elementary School Projects
 - a. McKinley New Classroom/Admin Building & Library Modernization – Michael provided an update on the status of the project. The 2-story building is still in DSA. The architect is currently making revisions on the library renovations.
 - i. Initial Study (CEQA) Community Meeting – Carey updated on the CEQA & EIR project.
 - ii. Contractor Procurement Update – Kevin noted that Balfour Beatty Construction is on board and conducting weekly meetings. Steve added that he met with the neighbor who had various construction concerns to reassure them that we would continue to work with the community to be good neighbors.
 - b. Rogers New Early Learning Building and Field Replacement – Michael updated the committee on the status of the project noting that we are expecting DSA approval at the end of March with a start date at the end of June as planned.
 - i. Contractor Procurement Update (with JAMS Library) – Kevin updated the committee on the status noting that Balfour Beatty Construction is on board.
 - c. JAMS Library Modernization – Barbara provided an update on the status of the project. Construction is to start at the end of June.
 - d. Grant Library and TK Modernization
 - i. Initial Study (CEQA) Community Meeting – Carey provided an update.
 - e. Franklin New Makerspace and Field Replacement – Deferred
 - f. Roosevelt Campus Plan Modifications - Barbara provided an update about the community meeting noting that they were supportive of the 1st project and that we had a positive response. The community wants the lawn to remain. We are currently looking at the library size and doing test fits. An L-

shaped kindergarten won't fit what we need if we keep it. Barbara added that we have met with the Conservancy and they would like us to put it as an alternate in the CEQA documents.

- g. Lincoln Middle School Campus Plan – The architects from A4E presented the campus plan to the committee. Carey noted that phases 1a, 1b, 1c & 1d would be done when we pass the next bond. 500's building is the priority and is the most logical to start here. A full modernization is more worthwhile instead of a new building. A new outdoor pool is a school and community priority. Margaret asked when the decision to replace the pool was made. Carey replied that no decision had been made. Adding that they have spoken to the site committee and the consensus is to have a pool. There will be a community meeting on 3/28 and the board will direct us on 4/20. Margaret asked why the pool was prioritized over the music building, noting that it is a major investment. Carey replied that it was a phasing issue to do the pool first. Judith noted that from an equity standpoint, JAMS has the use of the pool at SMC so it would be equitable for LMS to have a pool on that side as well. Carey noted that they are leaning towards a pool. Depending on the direction from the board we will have more conversations. Ralph added that for community use the gym also needs help and there is a push for middle school athletics. Joan added that the 500's should be a priority and that the other pieces will have more review. Joan also noted that middle school access to a pool should be equal.

8. Discussion Items

a. Potential New Projects

- i. Future Elementary and Middle School Projects – Carey presented the potential future projects. Judith asked where the funding was coming from. Carey replied that there is a mechanism to get the funding before a new bond is passed but we need to meet with the board and discuss first. Judith asked about why Franklin was not included. Carey replied that what we originally planned for Franklin didn't work for the site and community. Jennifer asked what happened to the Grant library. Michael replied that there will be testing this summer and construction next summer for the library. Judith replied that it obviously makes sense to move forward.
- ii. Civic Auditorium Feasibility Study – Carey presented this item noting that the study is being done by NAC Architects and should be completed this summer. The District is bringing Brenda Levin & Associates on as a consultant.
The committee discussed the civic project. Questions discussed:
Can the building be brought up to code? Reply: Yes, it's just a matter of how much it will cost.
Will students be able to use the building? Reply: Yes, among other things, the building would be used primarily as a gym.

What are the possible revenue stream possibilities and what would that look like? Reply: Carey noted that our Facility Use department is very good at doing this and usually averages about 2 million in rentals. Currently, due to the pandemic, it's somewhere between 1-1.5 million.

9. Ongoing Project Updates/Discussion:
 - a. Safety and Security Projects Update – Kevin updated the committee on the status of this project.
 - b. Samohi Update
 - i. Exploration Building and Gym - Alan updated on the status of this project noting that at the end of March we should be 1/3 done with the construction. The Topping-Out ceremony is planned for 3/22 at 3:30 pm. More information to follow.
 1. Superstructure Erection Update
 2. Scheduled Crane Removal
 3. Scheduled Topping Out Date
 - ii. Phase 4 – Barbara provided an update to the committee regarding the 3 phases of this project (English conversion, Admin conversion and Business Building replacement). Alexis asked if we had a master plan architect and noted that it would be helpful to have someone give a voice on look & feel districtwide. Adding that going forward that it's important to have common elements and should have a point of view. Barbara replied that we had someone do that for the signage but not design
 1. Planning/Programing
 2. A/E Procurement Update
10. Report from the FDACSM Design Review Subcommittee – No Report. The committee will be having a meeting on color before the next meeting and will provide an update at that time.
11. Public Comments - None
12. Future Meeting(s):

May 15, 2023 @ 4:30pm
13. Adjournment - Motion to adjourn made by Judith Meister, Seconded by Joan Krenik, and unanimously approved at 7:17pm