



SAMOHI CAMPUS PLAN

FACILITY DISTRICT ADVISORY COMMITTEE - UPDATE

May 16, 2016

SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

R. L. BINDER FAIA ARCHITECTS, LLP – PLAYA DEL REY, CA – WWW.BINDERARCHITECTS.COM

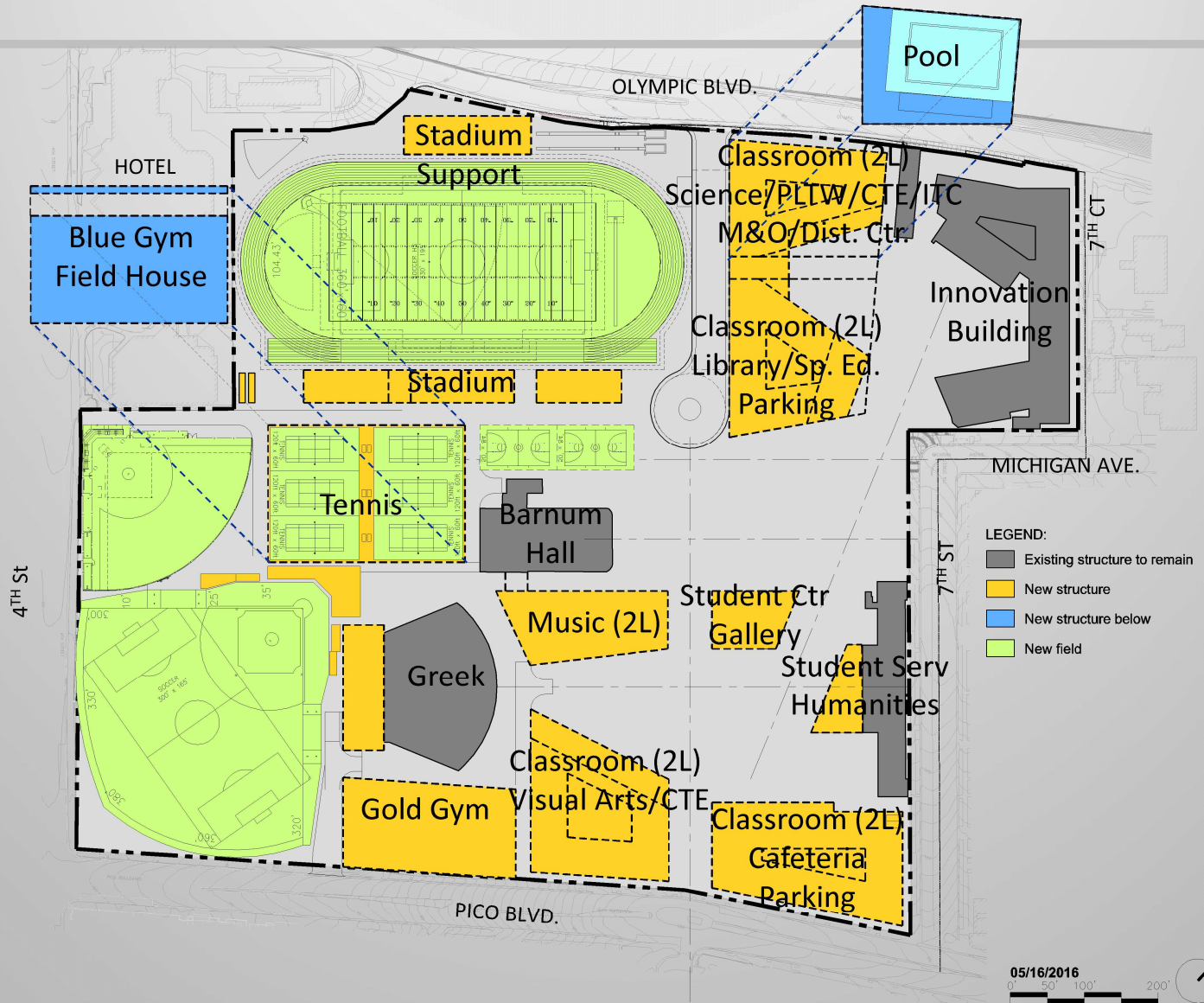
PROCESS UPDATE

- 2011 Civic Center Joint-Use Project, Siting Study 2 (CCJUP SS2): Confirmed (9/2015)
- Existing Facilities: Assessment (completed Fall 2015)
- Science and Technology Buildings: Staging Studies (completed Fall 2015)
- Education Specifications by SMMUSD/Heery: Verification (completed 12/2015)
- Function Space Program: Development (completed 2/2016)
- Samohi Campus Plan, Concept Design Options: Considered by Senior Site Administration and Senior District Administration
- Samohi Campus Plan: Reviewed by Samohi Facilities Steering Committee, FDAC-M, Samohi ASB and Board Facilities Subcommittee
- **SMMUSD Board of Education: Guidance to proceed with Blue Concept (4/14/16)**
- **ROM Budget: Completed (5/5/16)**
- **Landscape and Grading diagrams refined; Utilities discussed with City of Santa Monica**
- **Phasing and Staging: Started**

PROCESS

GOALS

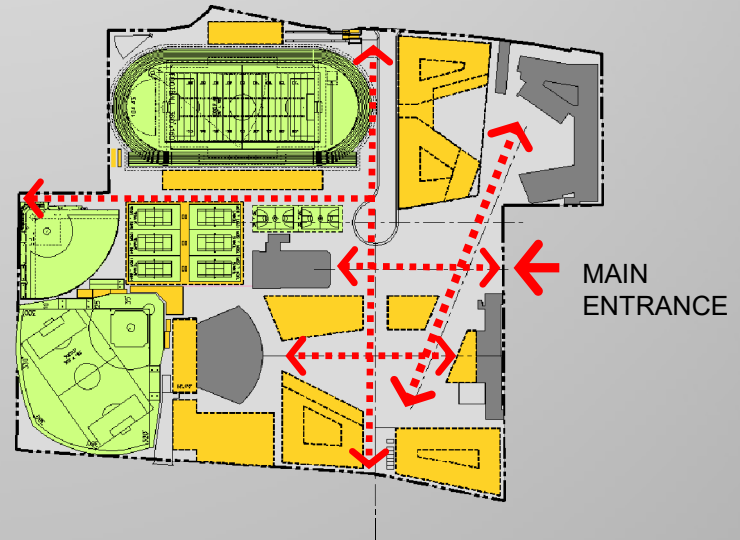
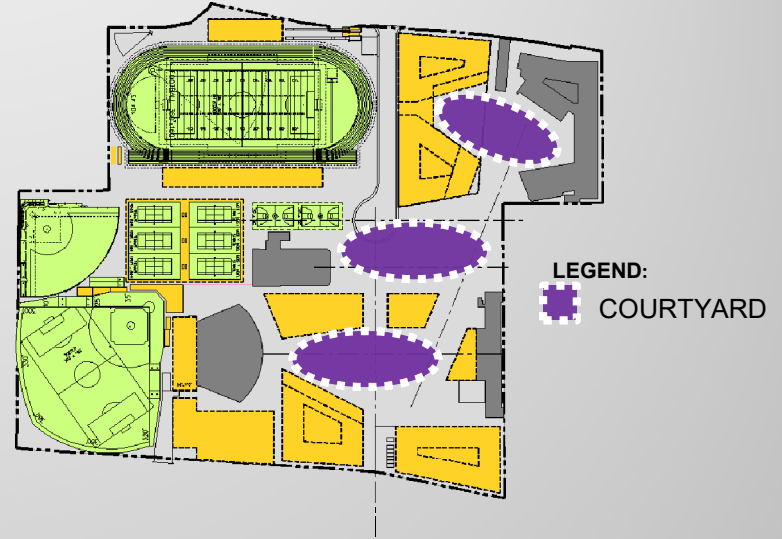
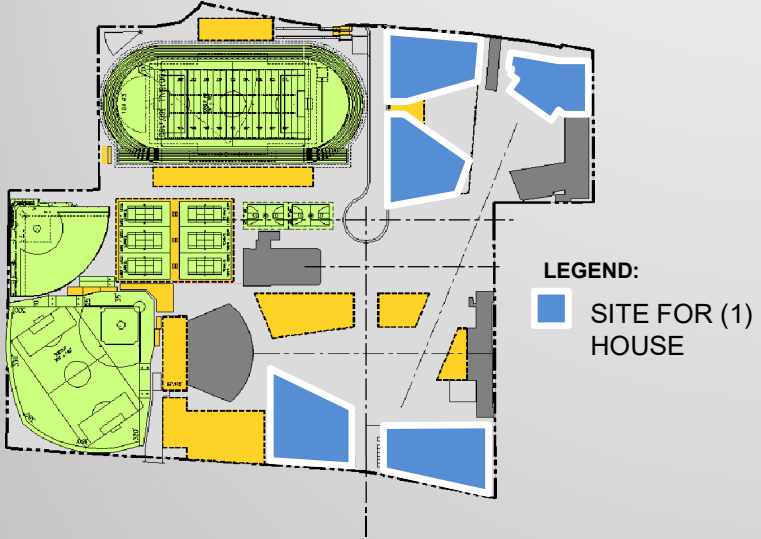
- Create a campus development plan to guide future projects
- Provide phasing that keeps the campus whole at the end of each project
- Establish a planning logic to academic and athletic facilities
- Provide for parking, access and drop-off
- Create (5) 'House communities' with significant, legible open space
- Maintain lower scale internal to campus
- Develop phasing and staging that reduce construction duration and disruption
- Create clearly defined and welcoming entries with Administration at the main entrance



BLUE CONCEPT : SITE DIAGRAM

SMMUSD SAMOHI CAMPUS PLAN AND FUNCTION SPACE PROGRAM

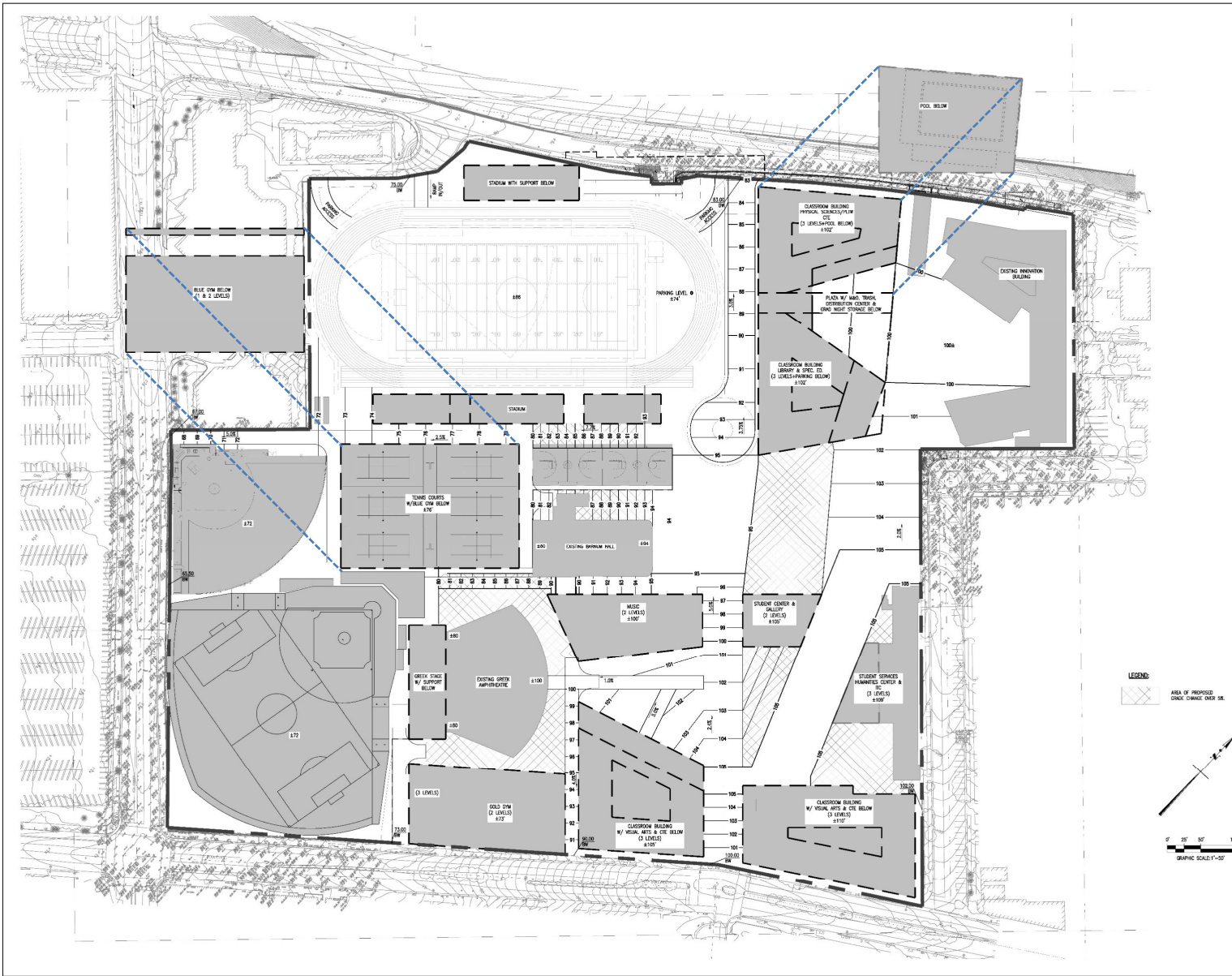
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BLUE CONCEPT : HOUSE, OPEN SPACE AND CIRCULATION DIAGRAMS

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| | DATE: 11/27 | | | | | | | | | | | | |
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| BLUE CONCEPT | | | | | | | | | | | | | |
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| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE:</td> <td>05/28/2019</td> </tr> <tr> <td style="width: 20%;">SCALE:</td> <td></td> </tr> <tr> <td style="width: 20%;">PROJECT NUMBER:</td> <td>171-16-020</td> </tr> <tr> <td style="width: 20%;">DRAWN BY:</td> <td>JL</td> </tr> <tr> <td style="width: 20%;">CHECKED BY:</td> <td>JS</td> </tr> <tr> <td style="width: 20%;">DRAWING NUMBER:</td> <td></td> </tr> </table> | | DATE: | 05/28/2019 | SCALE: | | PROJECT NUMBER: | 171-16-020 | DRAWN BY: | JL | CHECKED BY: | JS | DRAWING NUMBER: | |
| DATE: | 05/28/2019 | | | | | | | | | | | | |
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BLUE CONCEPT : GRADING DIAGRAM

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| | |
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| DATE | 11/11/2015 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | |
| OWNER | |
| DESIGNED BY | |
| GRAPHIC NUMBER | |

KSA Inc.
 design
 studio

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BLUE CONCEPT

| | |
|----------------|--|
| DATE | |
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| PROJECT NUMBER | |
| OWNER | |
| DESIGNED BY | |
| GRAPHIC NUMBER | |



BLUE CONCEPT : LANDSCAPE SITE DIAGRAM

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BLUE CONCEPT : REPRESENTATIVE LANDSCAPE IMAGES

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BLUE CONCEPT : 3D ANIMATION

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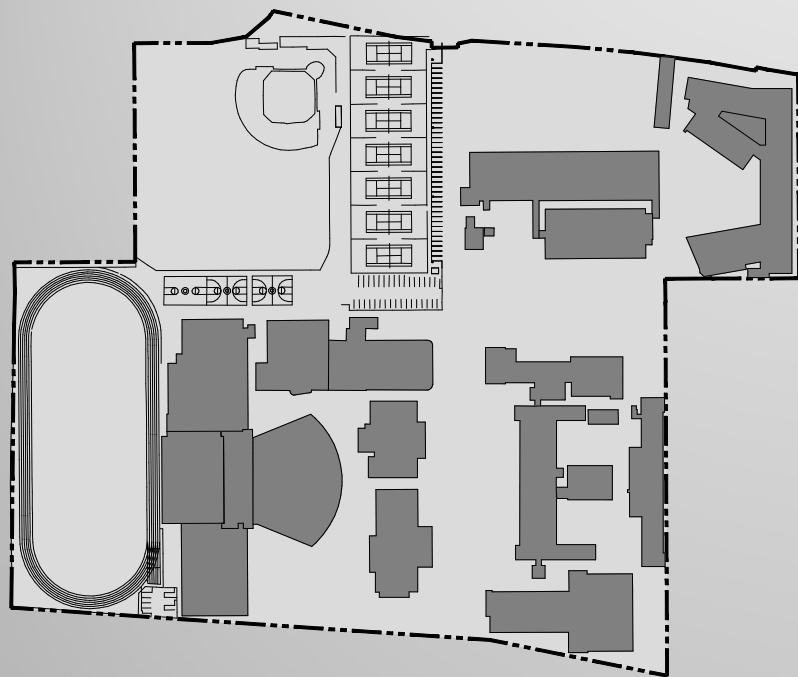
| FACILITY | 2016 COST (\$x1000) |
|-------------------------------|------------------------|
| Distribution Center | \$8,453 |
| Classroom Bldg. w/ Science | \$45,423 |
| Pool | \$27,335 |
| Classroom Bldg. w/ Library | \$43,161 |
| Classroom Bldg. w/Cafeteria | \$56,706 |
| Classroom Bldg. w/Visual Arts | \$40,095 |
| Student services | \$17,063 |
| Music Bldg. | \$21,961 |
| Student Center/Gallery | \$8,077 |
| Blue Gym w/Tennis | \$40,838 |
| Gold Gym | \$40,313 |
| Greek & support | \$15,906 |
| Stadium | \$21,700 |

| FACILITY | 2016 COST (\$x1000) |
|-----------------------------------|------------------------|
| Stadium Parking (760 spaces) | \$79,800 |
| Baseball & support | \$7,000 |
| Softball & Support | \$4,550 |
| Basketball (Outdoor) | \$1,190 |
| Site Development Comp. | \$7,980 |
| Site Demolition | \$4,900 |
| Building Demolition | \$7,548 |
| General Site Development | \$35,420 |
| Site Utilities | \$6,440 |
| SUBTOTAL | \$541,858 |
| Phasing (Allow 5-6 phases) | \$54,186 |
| Escalation to Mid (2027) | \$411,034 |
| TOTAL | \$1,007,079 |

BLUE CONCEPT : ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE BY FACILITY

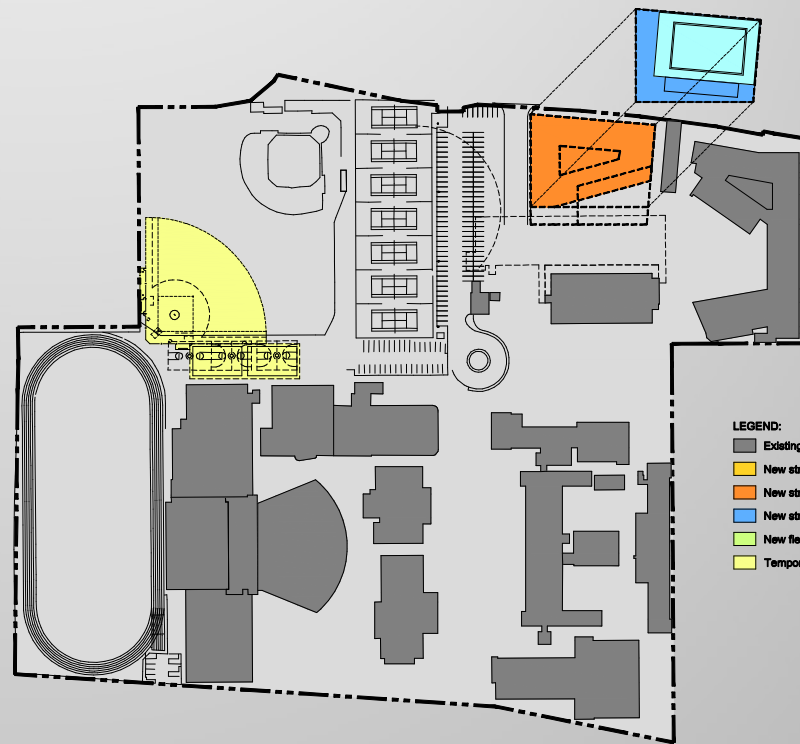
The Phasing and Staging methodology includes:

1. phases in a logical progression and that does not consider the condition of an existing facility or phasing preferences
2. phases independent of the number of bonds. Staging requirements and campus impact consideration will be primary considerations for the number of phases.
3. staged functions to be accommodated in the same construction phase, since that is a known duration. Functions that are staged for a future bond measure where the duration for replacement is unknown are to be limited.
4. construction phases that allow the campus to function fully as practical, and strive not to impact the school's daily schedule.
5. phasing and staging that leave the campus whole at the end of each phase, as practical.
6. the (e) Science and (e) Technology Buildings integrated in the phasing and staging if they are determined to be retained as staging space for some duration.
7. The staging of existing functions based on the existing assignable square footage (ASF) and not the proposed Function Space Program ASF area defined.



05/16/2016
0' 50' 100' 200'

EXISTING CAMPUS



- LEGEND:
- Existing structure to remain
 - New structure (previous phase)
 - New structure (current phase)
 - New structure below
 - New field
 - Temporary field

05/16/2016
0' 50' 100' 200'

PHASE 1: (1) HOUSE/PHYSICAL SCIENCE/POOL

PHASING AND STAGING: EXISTING CAMPUS & PHASE 1

SMMUSD SAMOHI CAMPUS PLAN AND FUNCTION SPACE PROGRAM

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NEXT STEPS

- Advancement and further refinement of the Phasing and Staging Concept
- Continued conversations with stakeholders and the community
- Development of the draft report
- Present draft report to the BOE
- Finalize the Report
- CEQA / EIR
- Select first Project - ongoing during CEQA / EIR
 - RFP A/E
 - Program development
 - Begin design
 - DSA – after CEQA / EIR approval
- Development of future projects
 - Funding
 - Design
 - Construction

NEXT STEPS

