



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Samohi Campus Plan Revisited

October 24, 2023
Community Meeting

Carey Upton, Chief Operations Officer



Samohi Campus Plan

AGENDA

1. Original Plan and Current Status
2. Phase 3 – Exploration & Gold Gymnasium
3. Phase 4 - Options
4. Phase 5 and Beyond

Campus Buildout Concept

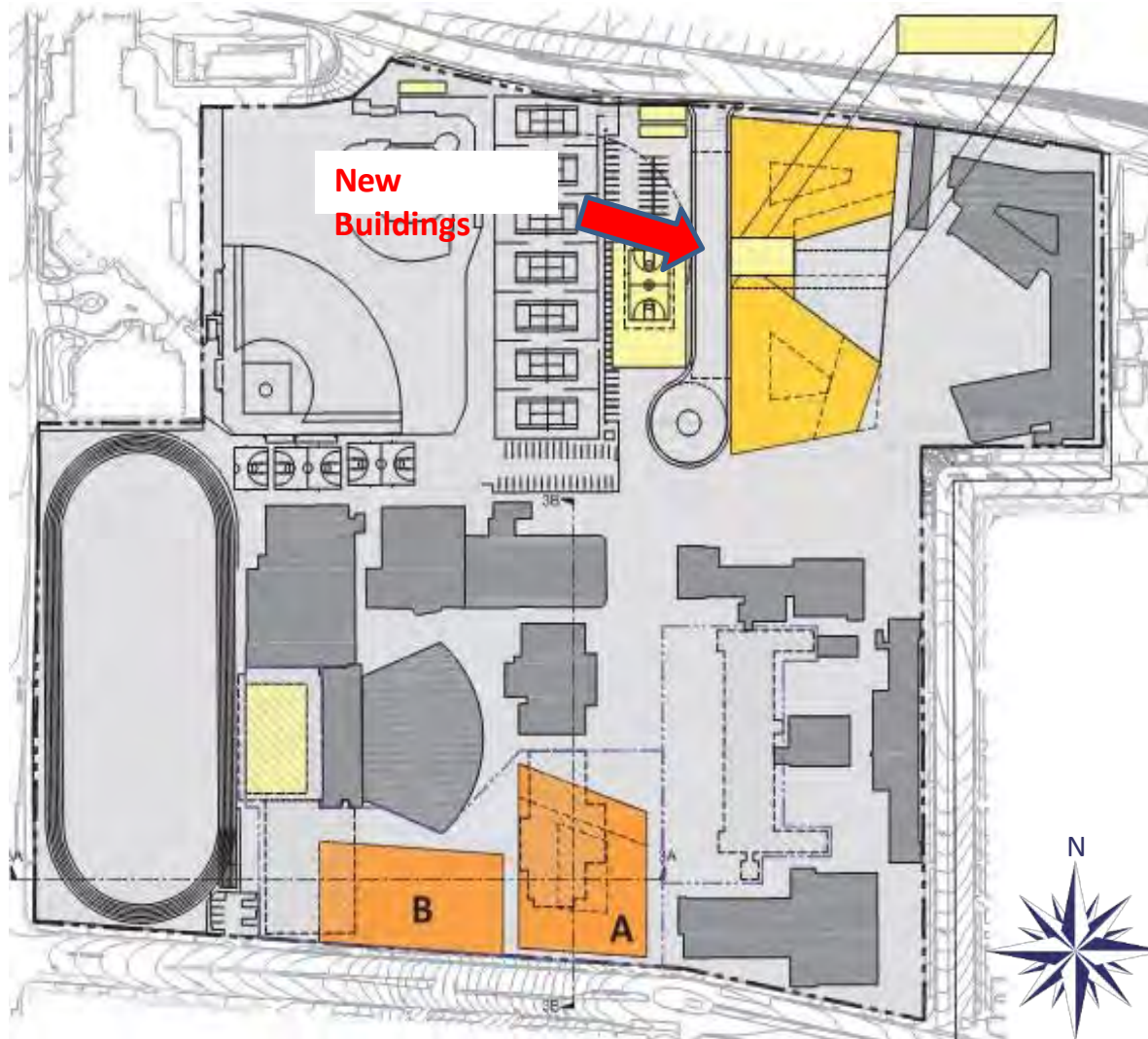




Phases: Schedule

Phase	Anticipated Demolition Date	Anticipated Building Occupancy Date
1 & 2	Summer 2018	Winter 2022
3	Summer 2023	Spring 2024
4	Summer 2024	Spring 2027
5	Summer 2027	Spring 2031
6	Summer 2031	Spring 2035
7	Summer 2039	Summer 2043
8	Fall 2043	Fall 2045
9	Fall 2045	Fall 2047

Phase 1 & 2



Demolition:

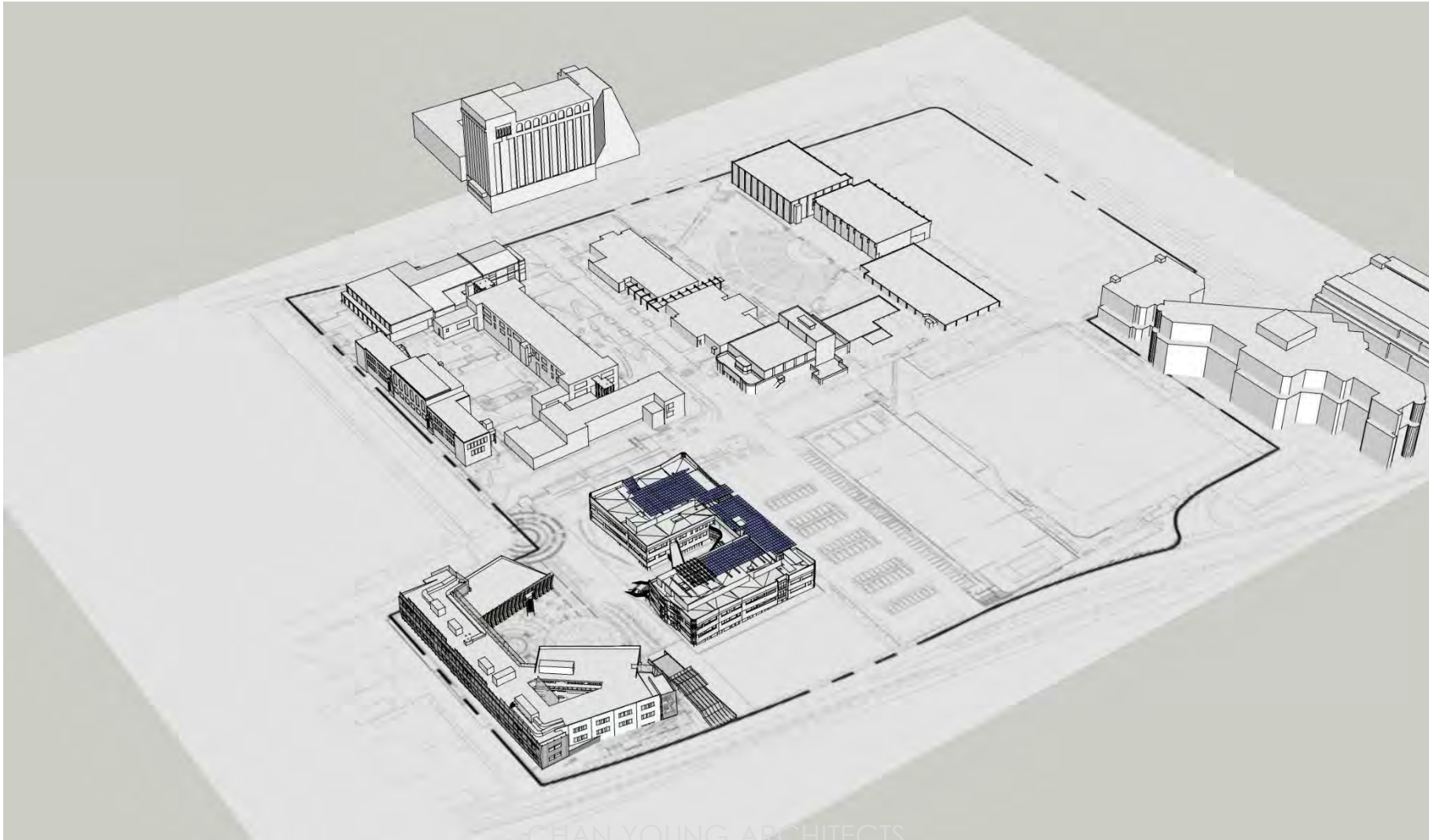
- Technology Building
- Science Building
- Transformer Enclosure and Grounds Warehouse

Construction:

- Food Service
- Houses O & M
- Physical Science Labs
- A 50-meter pool
- Structured Parking

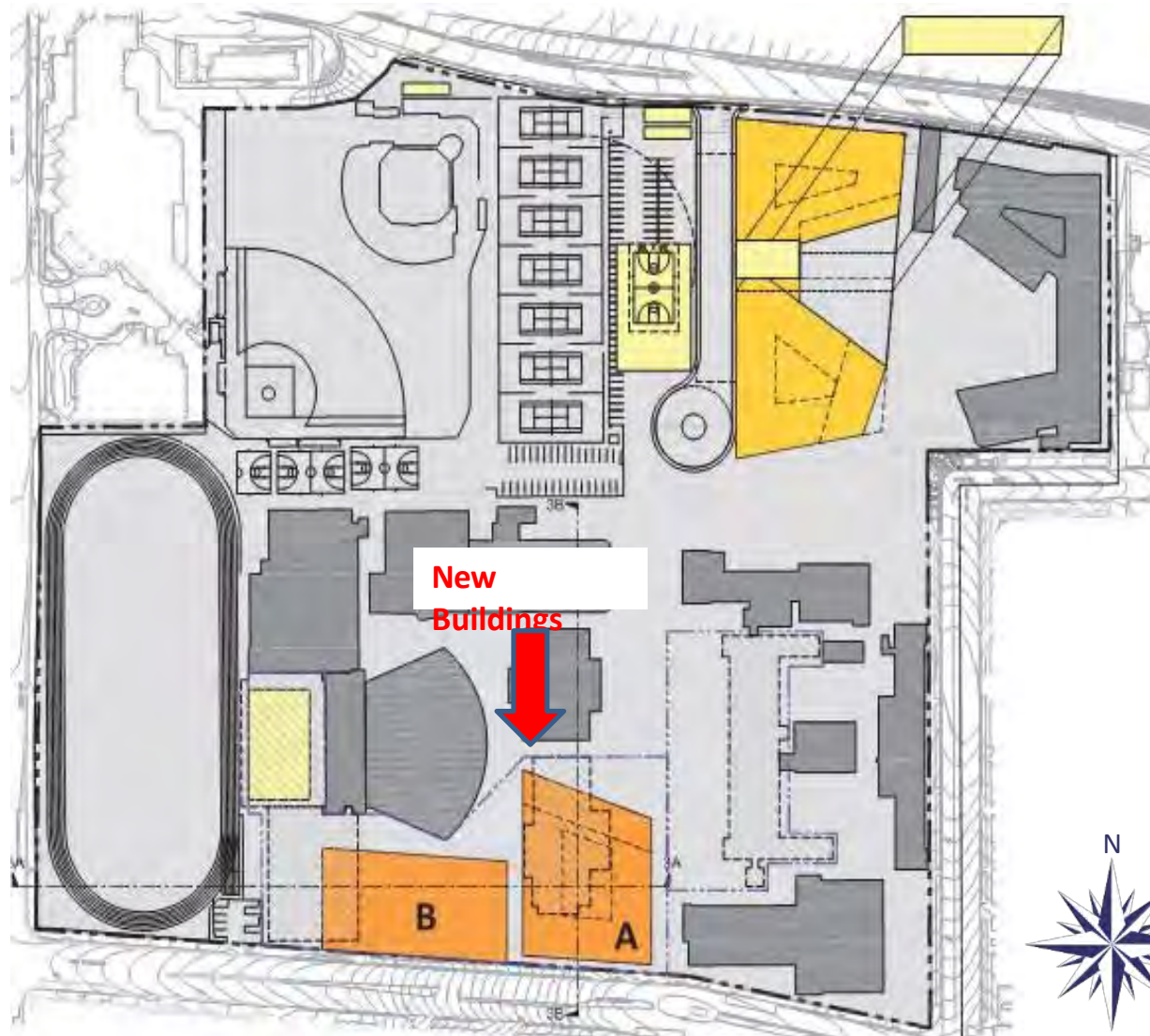
PHASE 1 & 2 DISCOVERY

Opened August 2022



CHAN YOUNG ARCHITECTS

Phase 3A & 3B



Demolition:

- History Building
- Cafeteria
- Drake Pool Building
- South Gym

Construction:

- New Classrooms/Library
- New Gold Gym



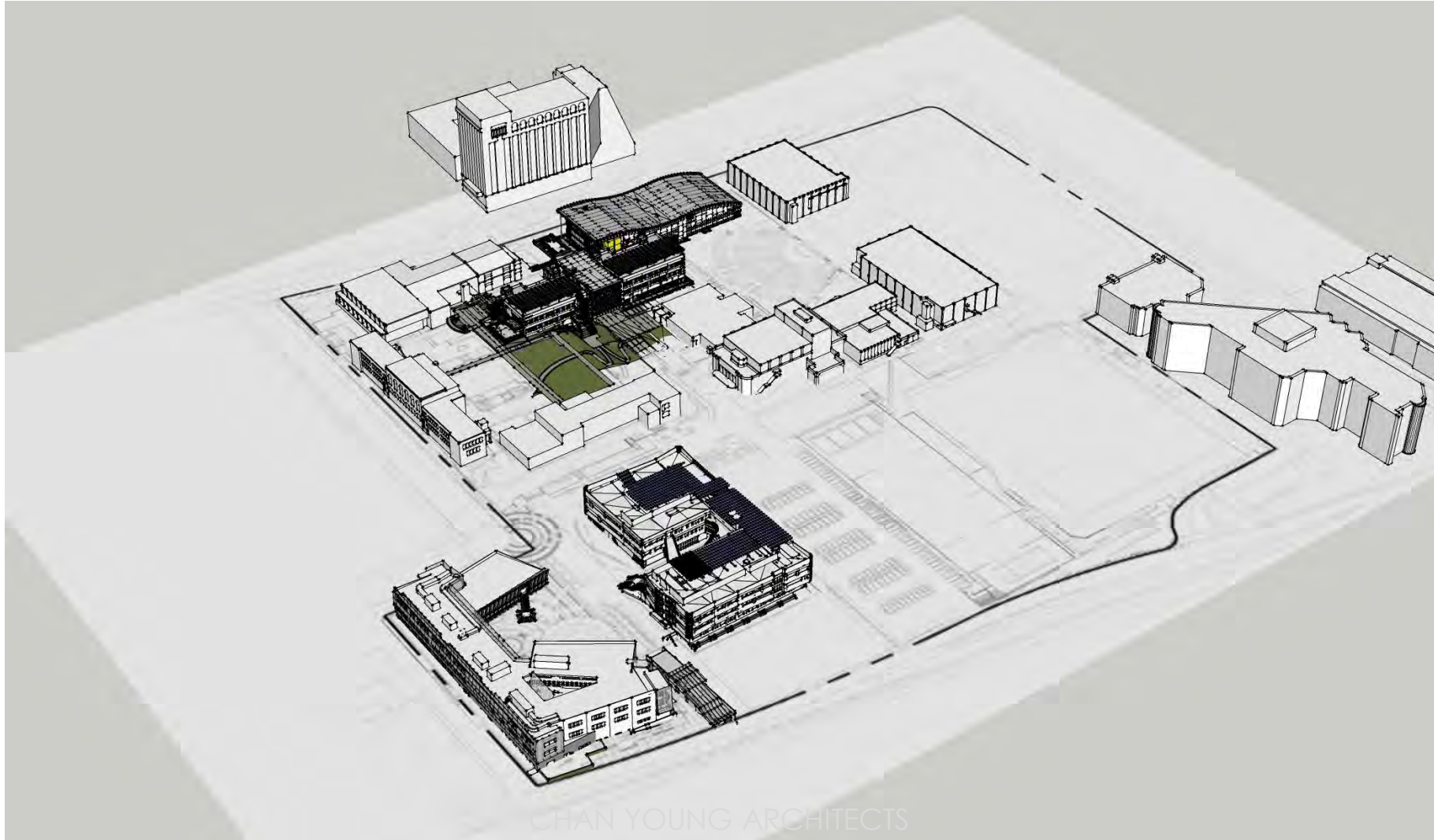
Samohi Campus Plan

Programming Adaptations

From 10/17/19 Board Presentation: Measure SMS Facility Plan

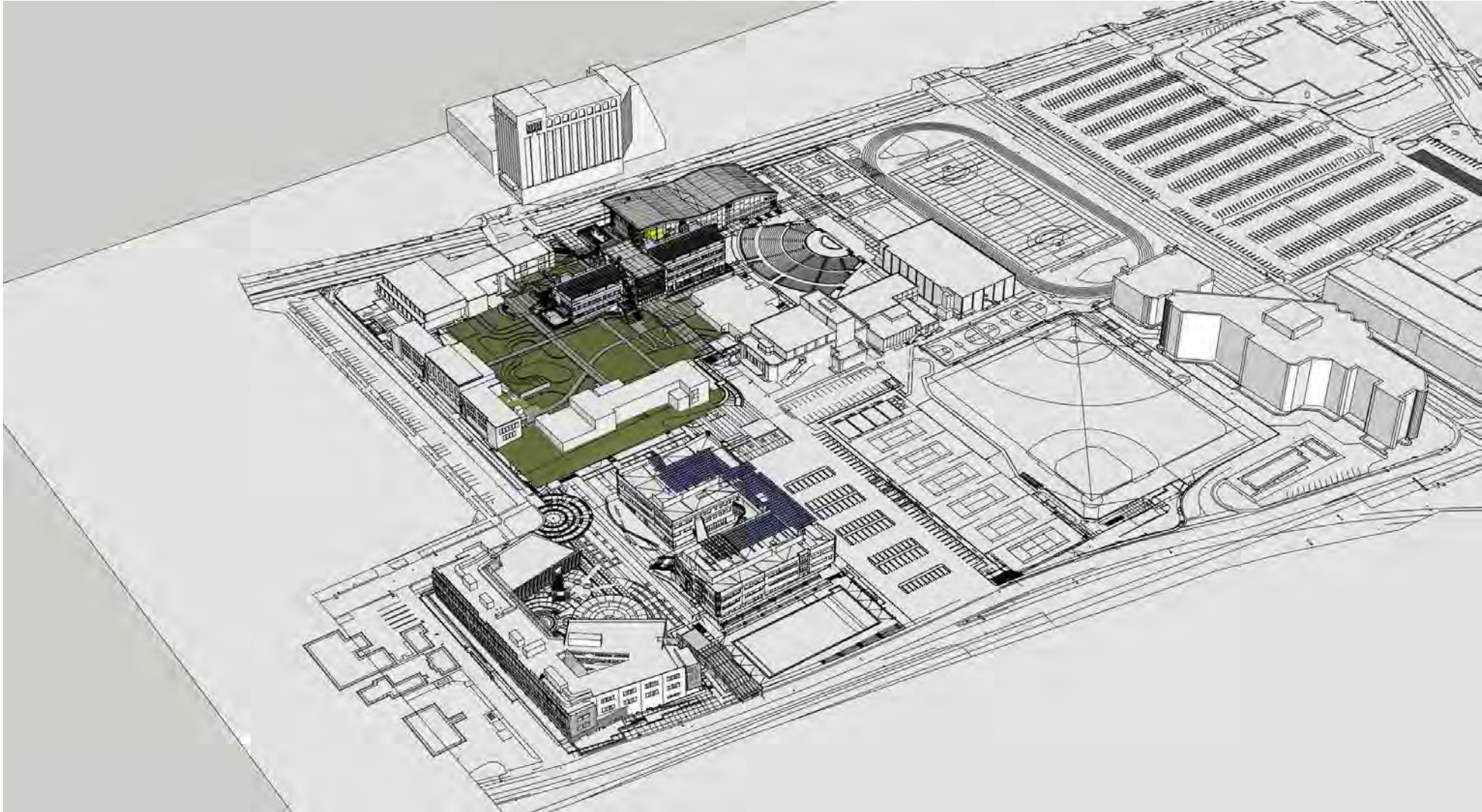
- Phases 1 & 2 Consolidated, Improved Schedule
- Pool Expanded and Moved Outdoors
- Additional Parking Level under Ph 1 & 2
- Phase 3 Programmatic Changes
 - Capstone Academies & Media/Visual Art
 - Library moved to next phase
- Aligned location of Phase 3 Classroom Bldg and Gold Gym North to Maintain Use of South Gym
- Modified Plan to Retain Elevation of Prospect Hill
- Phase 4 (Language Bldg Replacement) Removed from plan
- Modified Phase 5 (to be Constructed after Phase 3, new Phase 4)

PHASE 3 EXPLORATION & GOLD GYMNASIUM (Opening 8/2024)

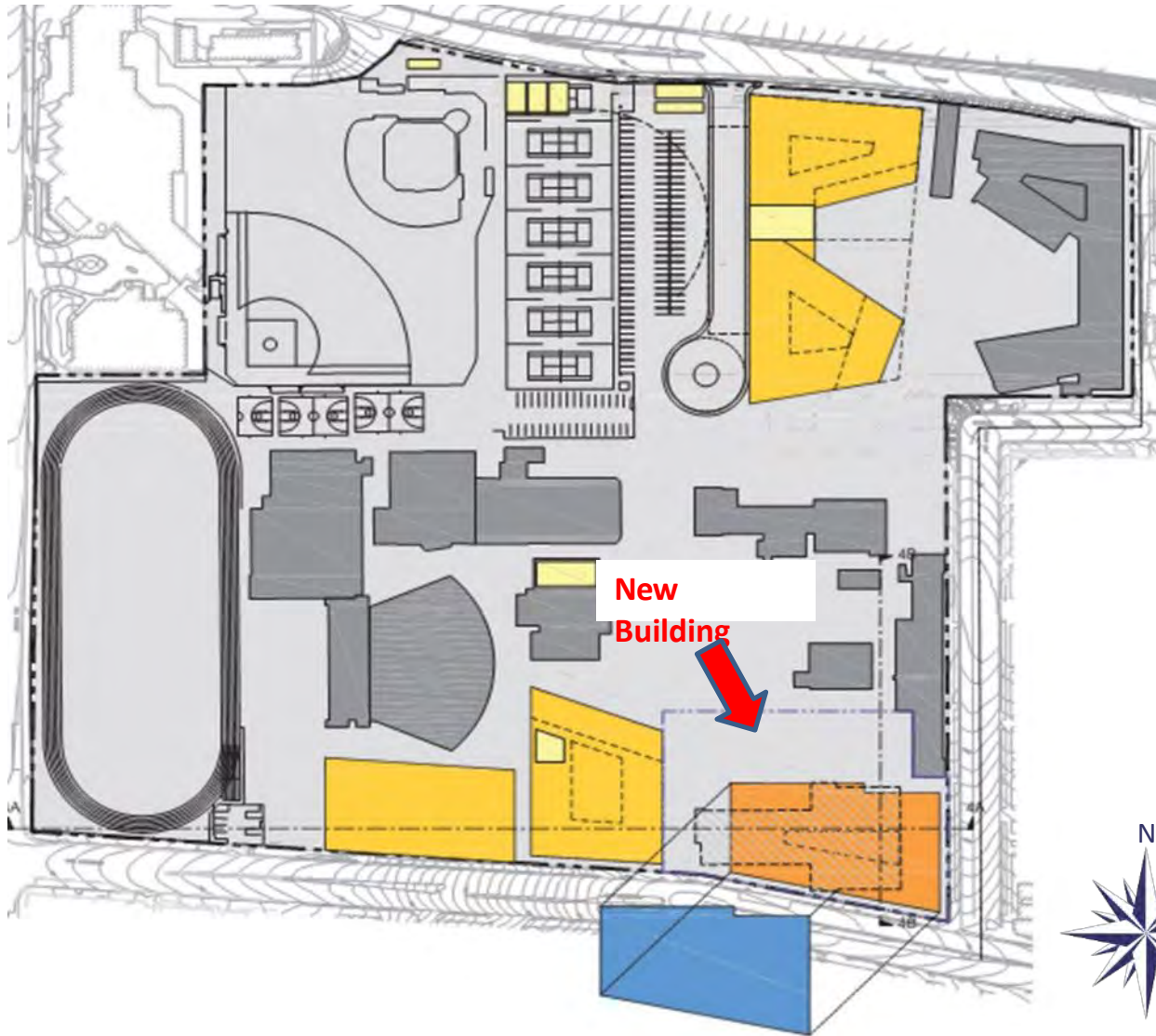


PHASE 3 EXPLORATION & GOLD GYM

with South Gym Demo & Site Improvements (Completed 8/2025)



Phase 4 DELETED/DEFERRED



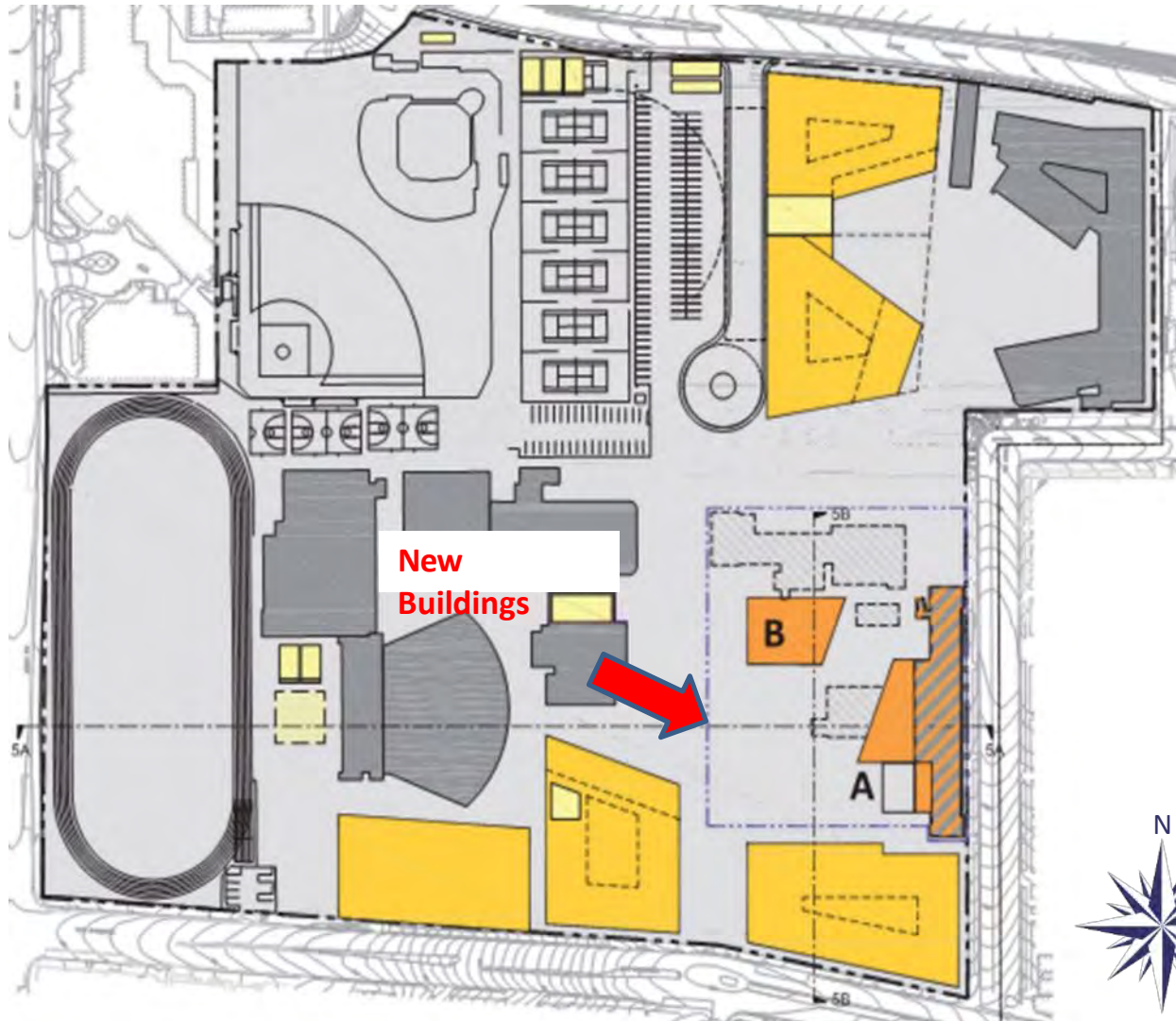
Demolition:

- Existing Language Building/Library

Construction:

- New Visual Arts Department
- One House
- One Future House and Office suite
- Semi-subterranean vehicle and bicycle parking structure

New Phase 4



Demolition:

- English
- Art
- Business

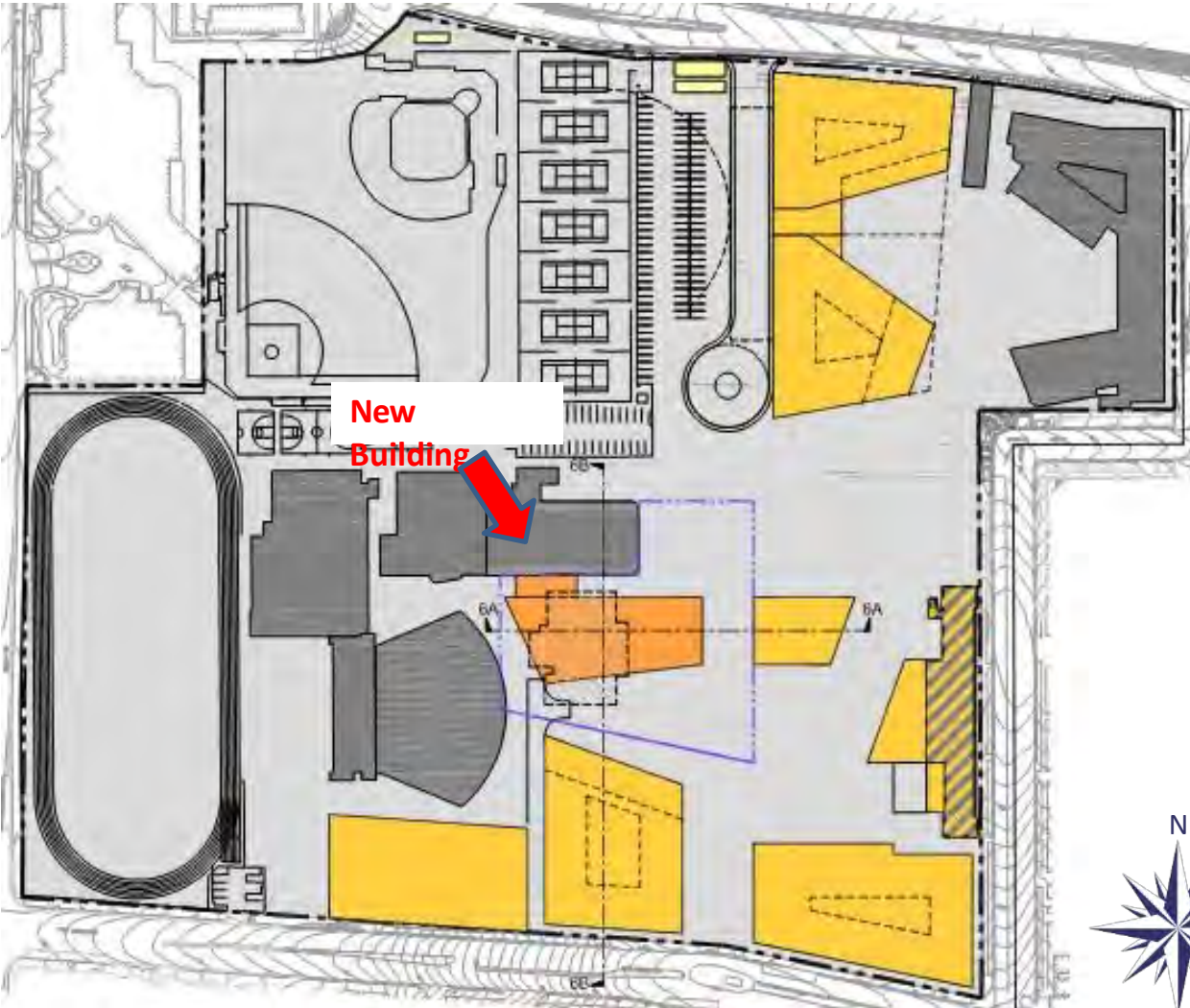
Renovation:

- Humanities Center

Construction:

- Student Services
- Infant and Toddler Center
- Student Center Art Gallery

New Phase 5



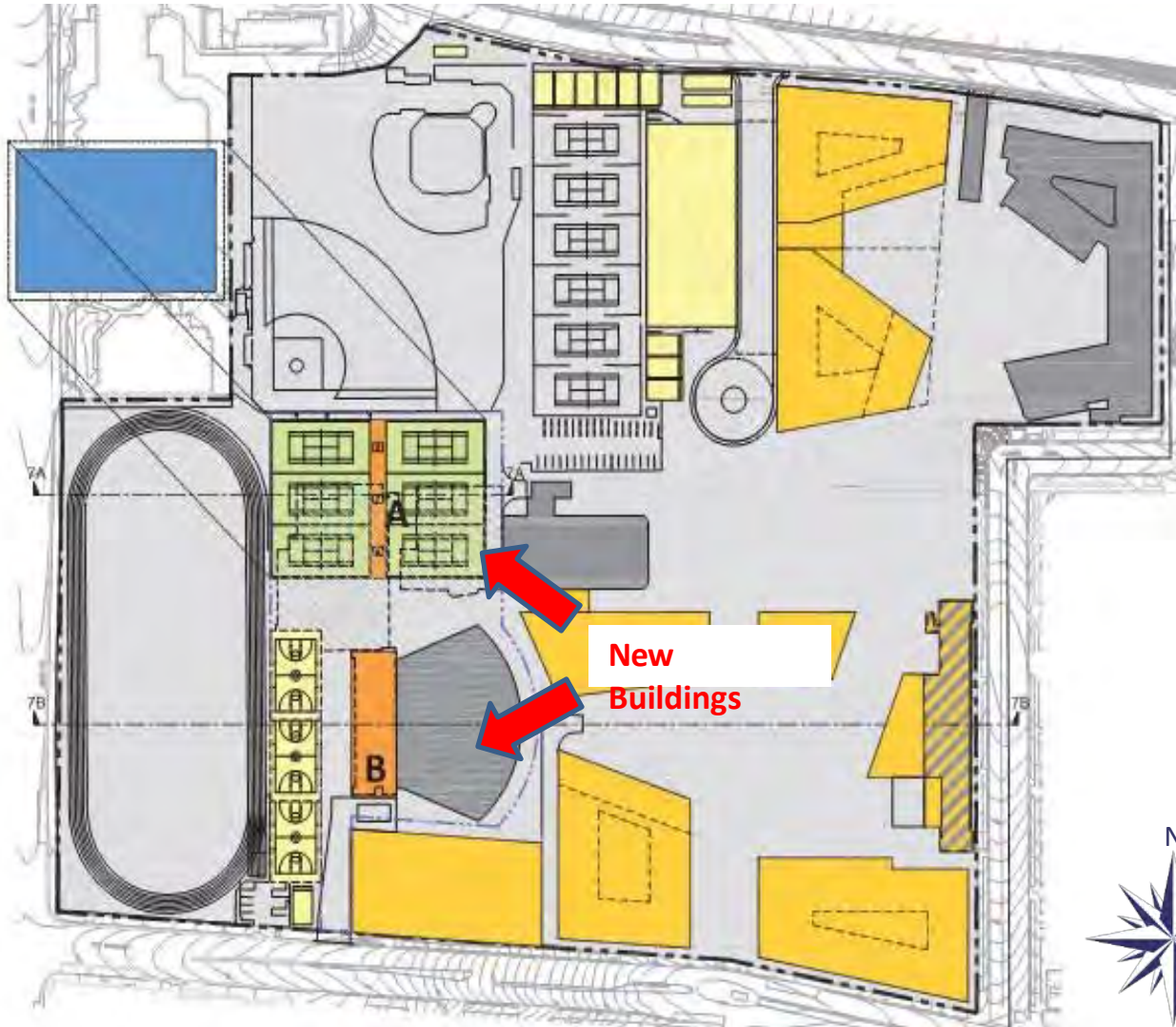
Demolition:

- Administration Building Development

Construction:

- Performing Arts and Music Department
- Music Department will be connected with an enclosed link to Barnum Hall

New Phase 6A & 6B



Demolition:

- Music Building
- North Gym

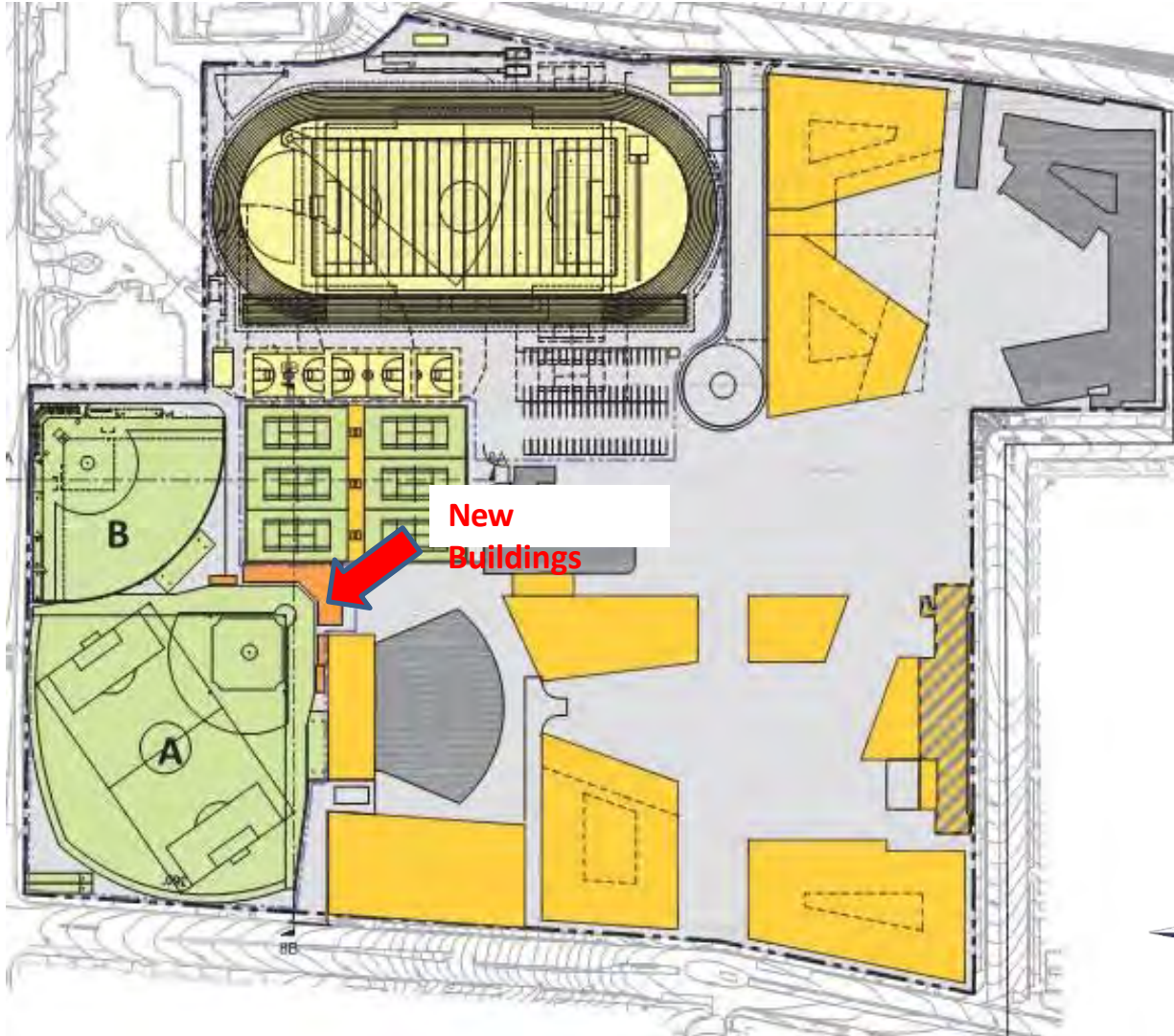
Construction:

- New Blue Gym

Renovation:

- Greek Amphitheatre Stage and Seating

New Phase 7A & 7B



Demolition:

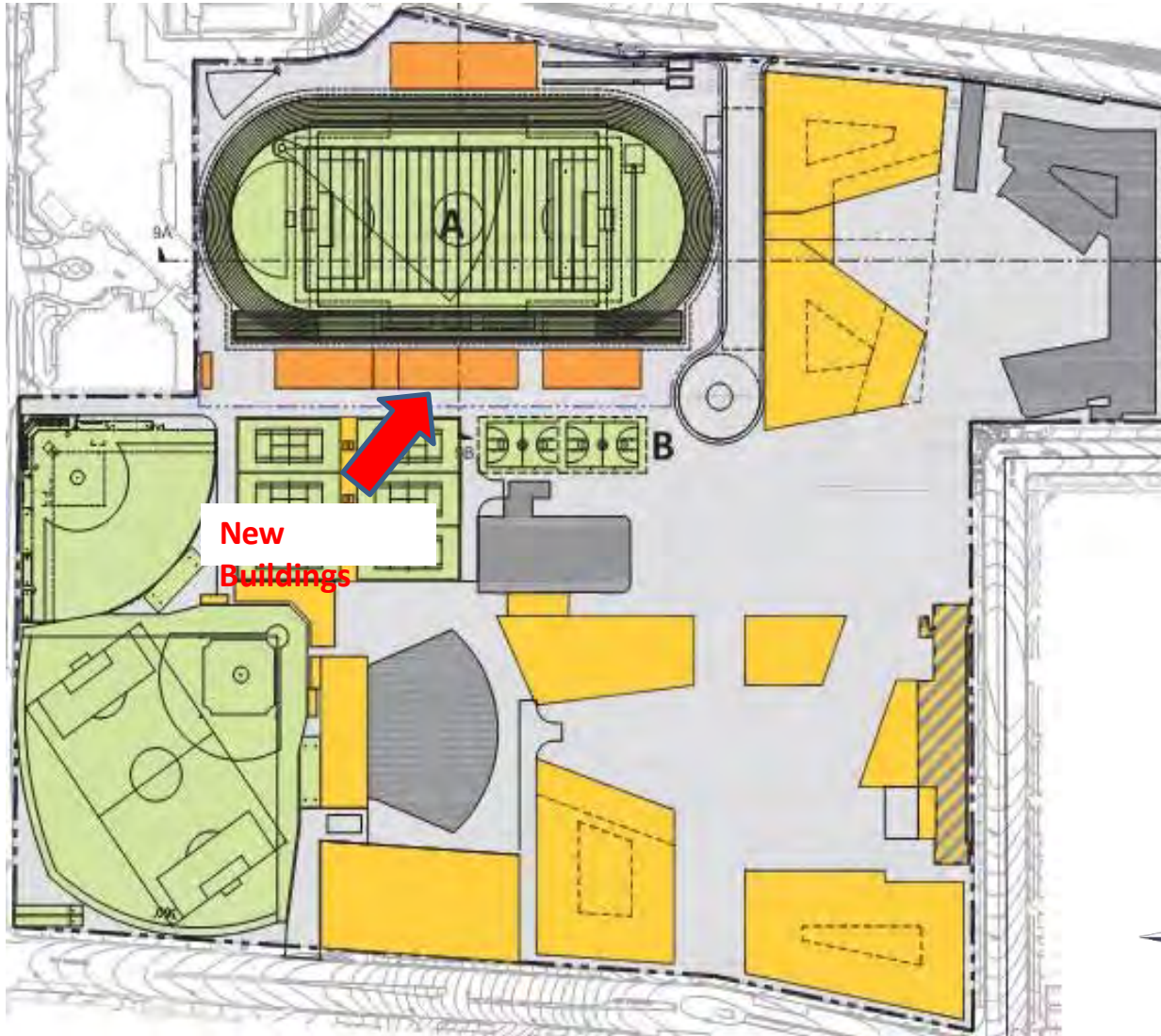
- Tennis courts
- Surface parking for Phase 1
- Sealy Field (baseball/softball and synthetic football/track field)

Construction:

- Baseball and Softball fields from the western to the southern portion of the campus



New Phase 8A & 8B



Demolition:

- Basketball courts

Construction:

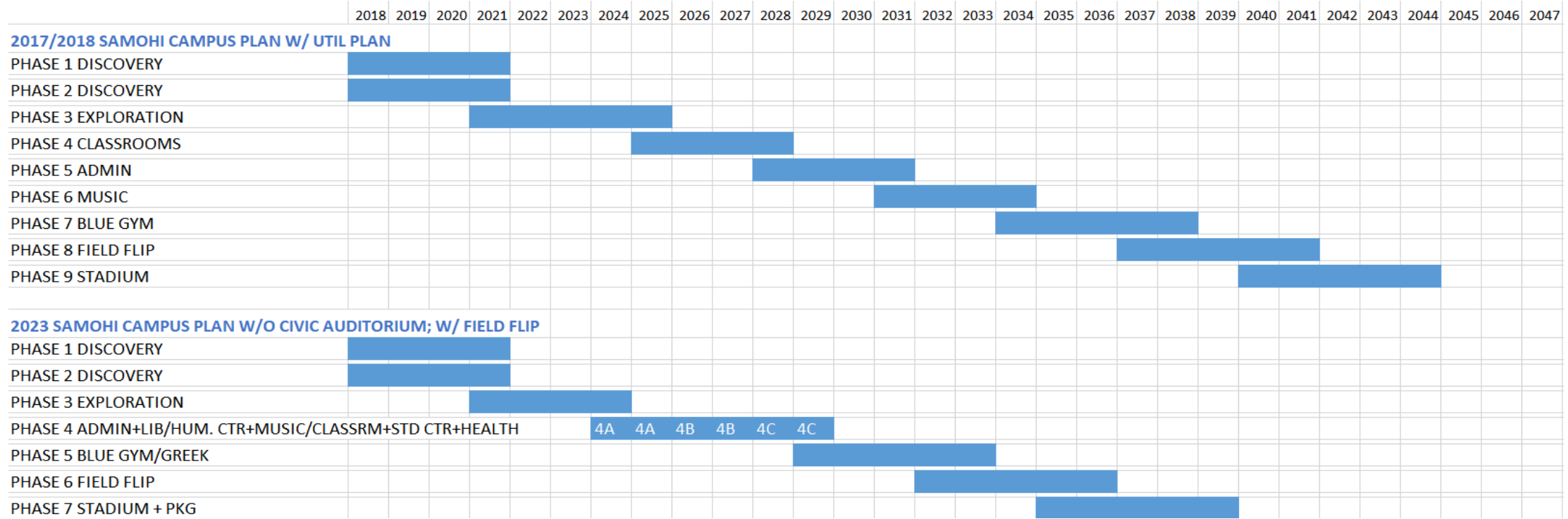
- New Football/ Soccer/ Lacrosse Stadium
- Seating for 3,500 spectators
- Structured Parking
- Basketball courts

Samohi Campus Plan

Full Build Out as of 2023 (Completed 2044)



A complex geometric pattern composed of interlocking, three-dimensional rectangular blocks in red, green, blue, and grey, arranged in a vertical, zig-zagging structure. The blocks are oriented in various directions, creating a sense of depth and movement. The pattern is symmetrical along a vertical axis.





Samohi Campus Plan

AGENDA

2. Phase 3 –
Exploration & Gold Gymnasium

Phase 3 – Exploration & Gold Gym





Santa Monica High School Academies

Mrs. Marae Cruce, Lead Principal

Mrs. Lissette Bravo, M House & Academies Principal

Mission Statement

- ▶ *Students at Santa Monica High School will have the opportunity to participate in one of three career academies: Engineering & Technology; Health & Wellness; and Law and Public Policy.*
- ▶ *Academy students in 11th and/or 12th grade learn through an integrated, project-based, curriculum which incorporates a core class, writing, public speaking, and entrepreneurship with the specific academy area of study.*
- ▶ *Students collaborate with community mentors to complete projects centered around a yearly theme and publicly present their projects through showcase events. The academy program builds on students' interests by offering hands on, relevant, real-world experiences to produce college and career-ready graduates.*



Vision Statement



A small learning community with a curricular focus.

A learning and teaching model that is thematic, project based, with interdisciplinary learning.

A curriculum that integrates rigorous college preparatory academics with real-world applications, career technical skills and work and apprenticeship based learning opportunities.

Partnerships with community resources, employers, mentors, and post-secondary institutions.

Three Academy Concentrations

Engineering



Health & Wellness



Law & Public Policy



What Does it Look Like in Practice?

Students learn in an integrated curriculum environment.

The Academy content is delivered in a project based and thematic approach to teaching and learning focused around a common theme.

Each academy concentration decides how the theme will be interpreted and applied in their branch.

Students will graduate with certifications, apprenticeships, work-based learning, action research, and mentor relationships.

Learn through doing.

How does it work?

Each academy concentration has a core content teacher and an academy teacher. Standards are met for each subject.

Students work in an open block (2 periods)

Thematic Approach

- ▶ The Academy Program selects a theme for the year.

Example:

Climate Change

Integrated Standards in English and Marketing.



- ▶ English *standards* are taught in research, writing, public speaking, non-fiction reading.

Student activities include

Read: Non-Fiction Great Tide Rising and an Inconvenient Truth and The Sixth Extinction)

Write a Research paper with Academy focus.

Present to a Public audience

Develop an Advertising Campaign

Create a Business plan

A glowing blue microchip is shown on a circuit board. The chip is rectangular with a grid of pins on one side and a central square area. It is surrounded by intricate circuit traces. The entire image has a blue, high-tech aesthetic with a glowing effect.

Engineering

- ▶ Essential Question: How can we reduce carbon emissions that contribute to Global Warming?
- ▶ Research Paper:
 - ▶ Alternative Energy: Challenges, Potential and Politics
- ▶ Student project teams:
 - ▶ How to power a cell phone with a solar battery.
 - ▶ How to program a thermostat to draw the least amount of energy.

Health and Wellness

- ▶ Essential Question: What is the effect of climate change on human health?
- ▶ Research paper:
 - ▶ Global Warming: The Rise of Pseudo Science in the Role of Manufacturing Consent.
- ▶ Health and Wellness students work on the effects of global warming on the people of California.
- ▶ Student project teams:
 - ▶ Start a recycling program in the cafeteria.
 - ▶ Sponsor incentive programs with local businesses to offer discounts to patrons who walk or bike to school/work.
 - ▶ What are the best sunscreens to use?





Law and Public Policy

- ▶ Essential Question: Are laws and regulations effective in protecting the environment? How could government policies on climate change be improved?
- ▶ Law and Public Policy will write and advocate for climate regulations.
- ▶ Research paper:
 - ▶ Why is it beneficial for politicians and business persons to argue against climate change?
- ▶ Student project teams:
 - ▶ Develop district policy on reduction of paper in the school district by reducing the purchase of paper textbooks and eliminating attendance paperwork.
 - ▶ Work with a local non-profit lobbying for carbon reduction regulations.

Phase 3 – Exploration & Gold Gym

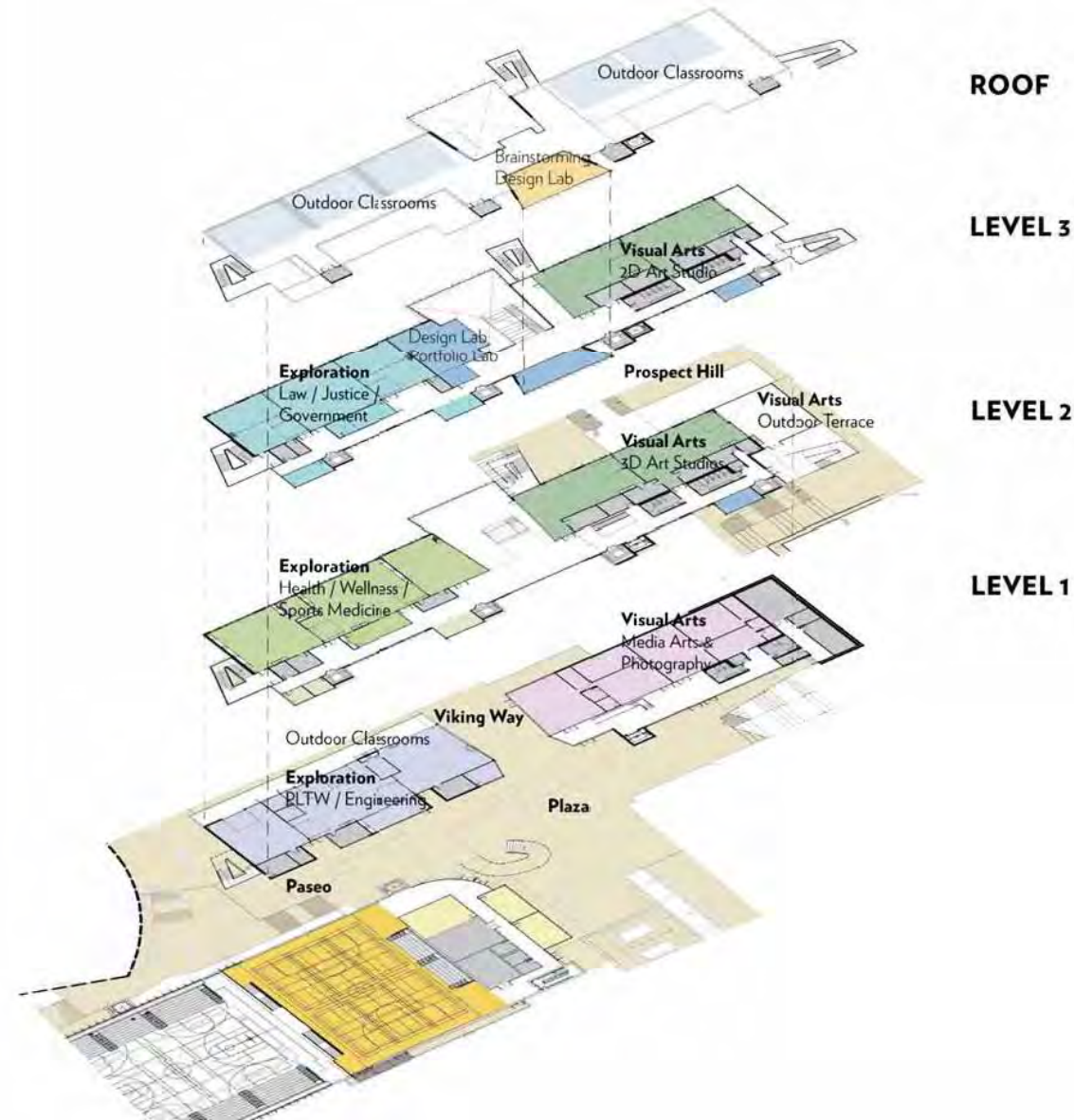


moore ruble yudell
architects & planners

Phase 3 – Exploration & Gold Gym



Exploration Arts - Stacking Diagram



Exploration & Visual Arts - Art Studio



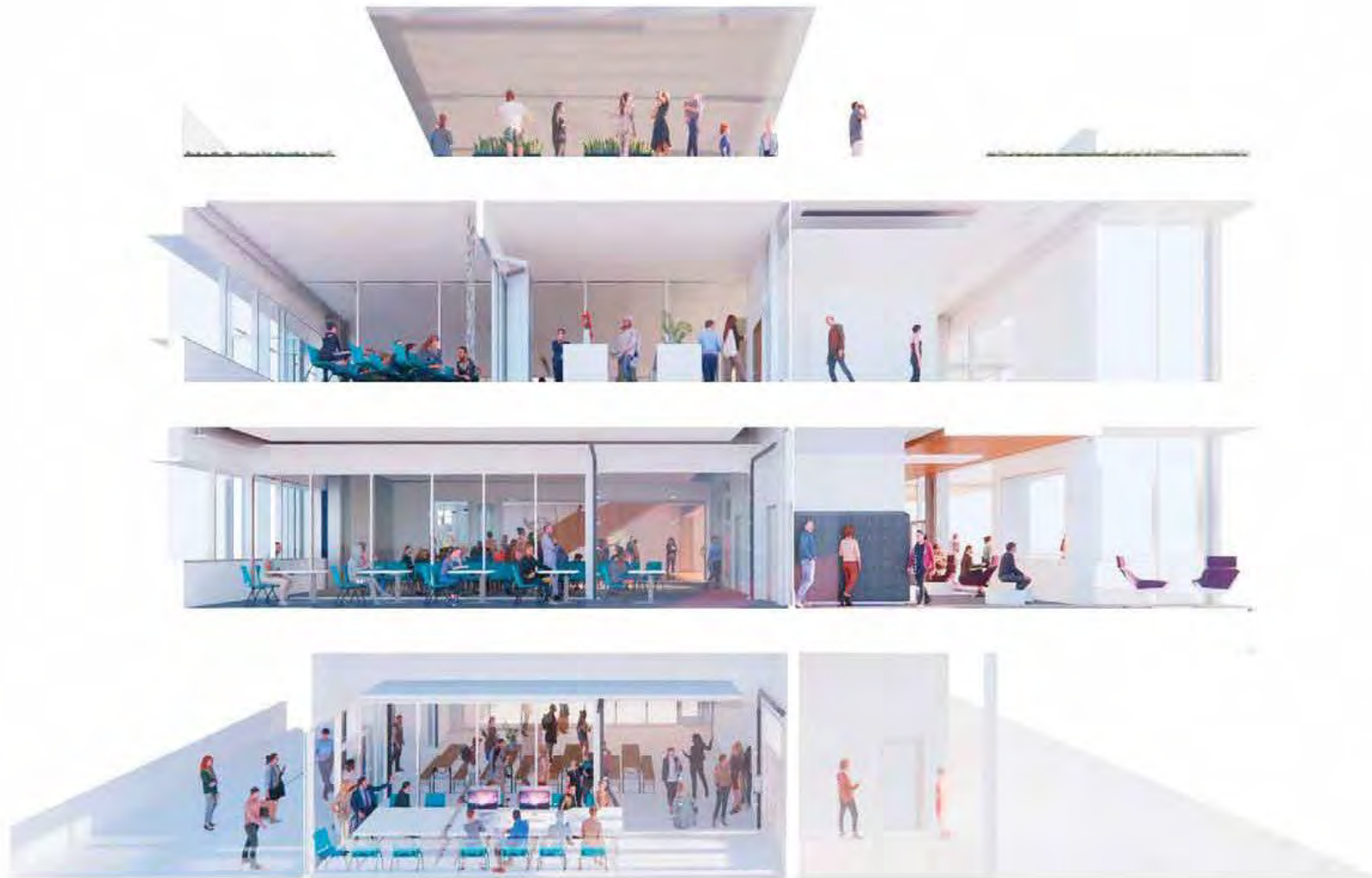
Exploration & Visual Arts - Engineering Lab



Exploration & Visual Arts - Art Studio



Exploration Visual Arts - Section



Section through Learning Lab

Exploration & Visual Arts - Section

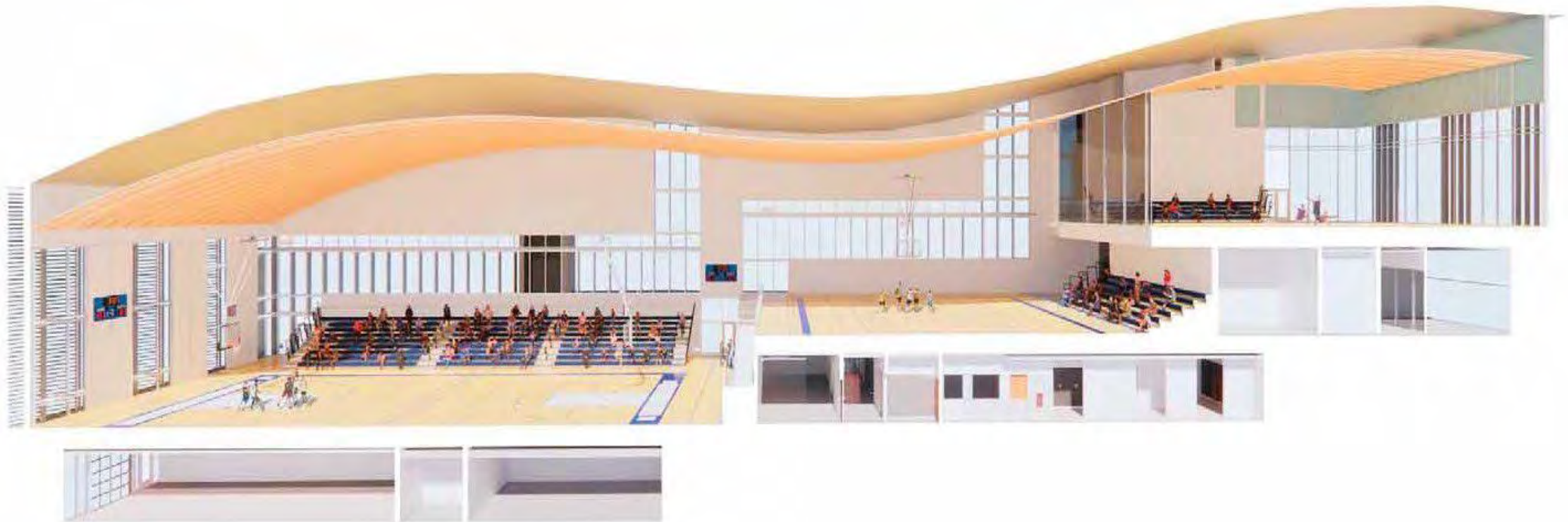


Section through Pitch Space

Exploration & Visual Arts – Atrium / Pitch Space Event Use



Gym - Section




Gold Gymnasium



Phase 3





Samohi Campus Plan Phase 4

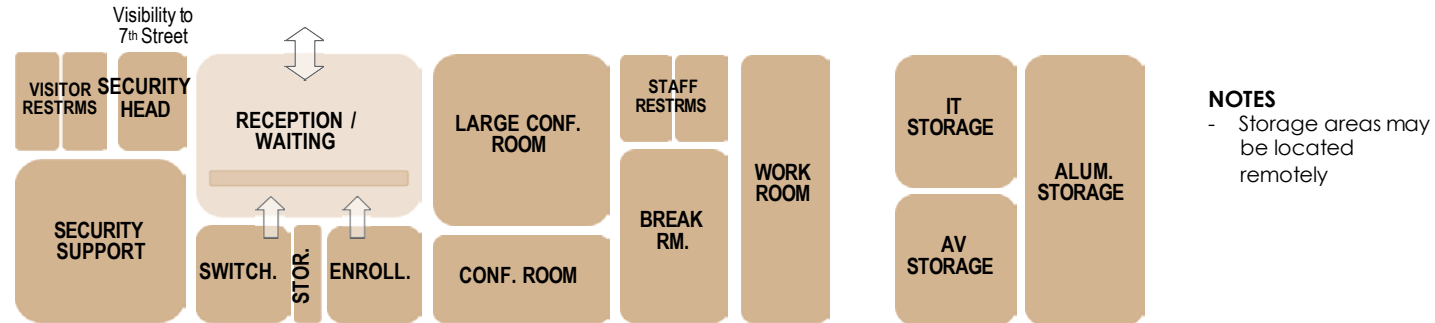
Phase 4 needs to include:

- Administration
- Library
- Theater and support spaces
- Student Services and Student Center
- Classrooms (# TBA)

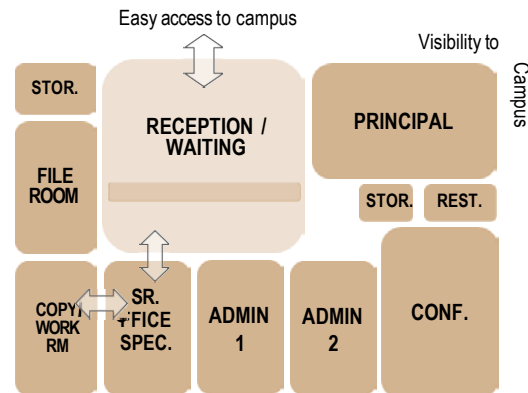
Phase 4 Administration

4. SPATIAL RELATIONSHIPS

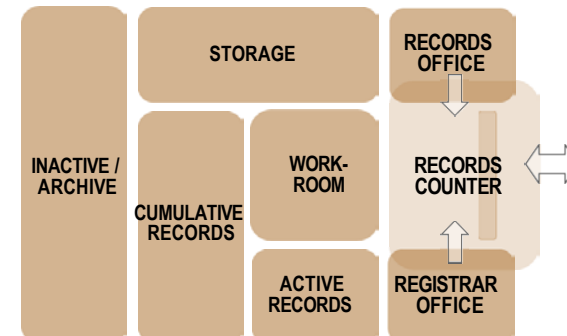
4A.01 Main Office & Supports



4A.02 HS Administration



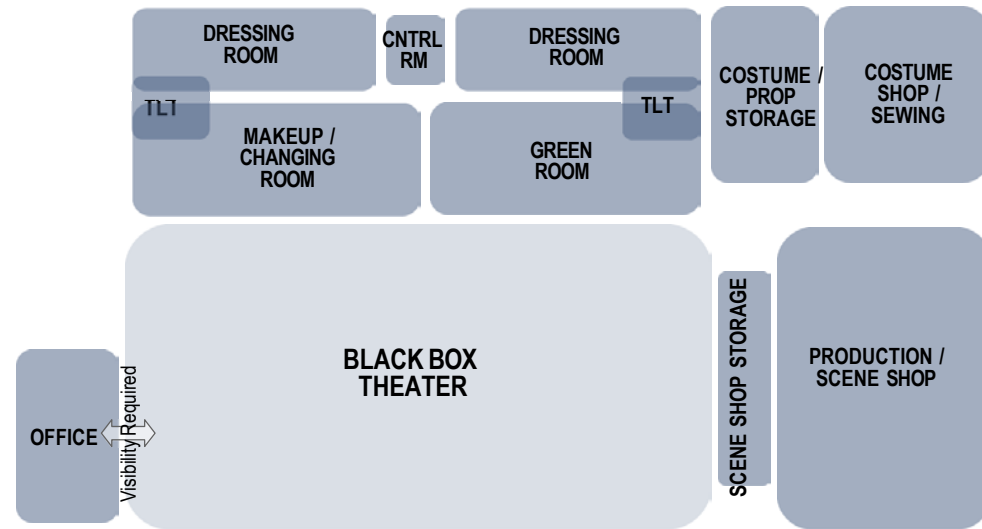
4A.03 Records



Phase 4 Theater & Support

4 SPATIAL RELATIONSHIPS

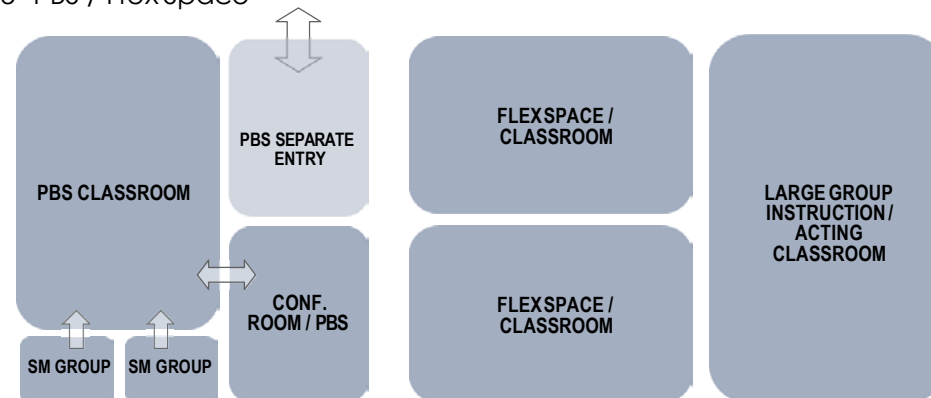
4A.04 Humanities Center



NOTES

- Assuming ADA access to existing mezzanine, current dressing rooms may remain in place.

4A.05 PBS / Flex Space



NOTES

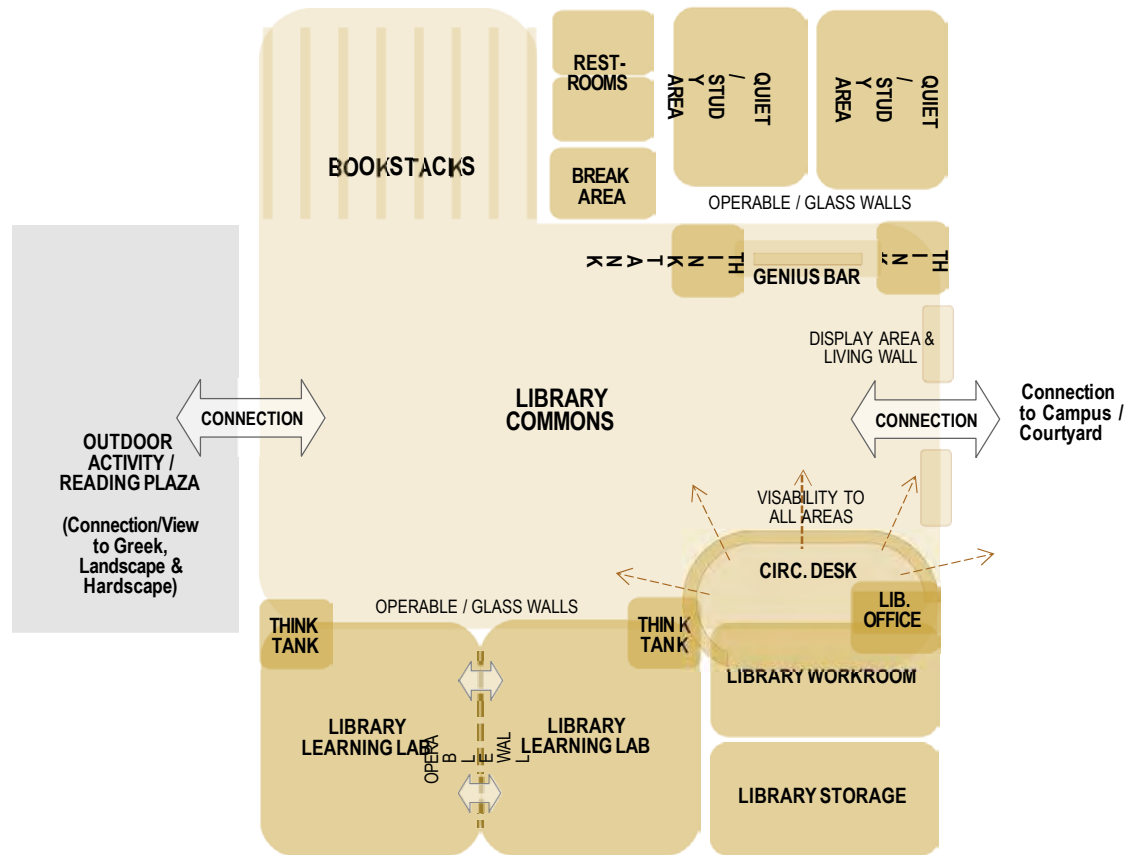
- For flexibility, PBS spaces should be adjacent to at least one Flex Space to accommodate expansion of the program as needed.
- Flex Spaces / Classrooms do not have specific adjacency requirements, and thus may be dispersed throughout the English Building as fit allows.

Phase 4 Library

4

SPATIAL RELATIONSHIPS

4B.01, AC.02, AC.03 Library / Media Center, Programs & Supports



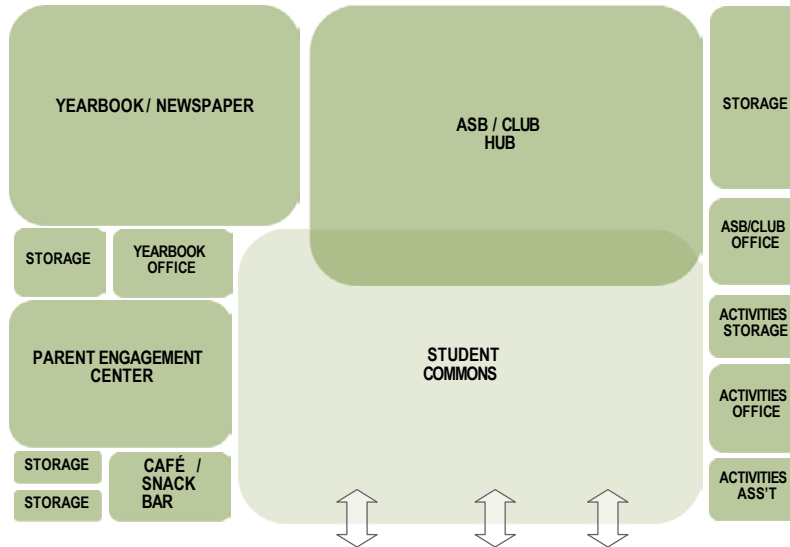
NOTES

- Library Learning Labs should be able to combine to support larger groups and activities
- Program spaces such as learning labs, quiet areas and think tanks (small group rooms) should be designed for visibility and supervision. Glass walls are suggested.
- Net areas shown, additional square-footage for gross areas is expected.
- Since the Gallery is expected to remain in place, no spatial relationship diagram is shown.

Phase 4 Student Services

SPATIAL RELATIONSHIPS

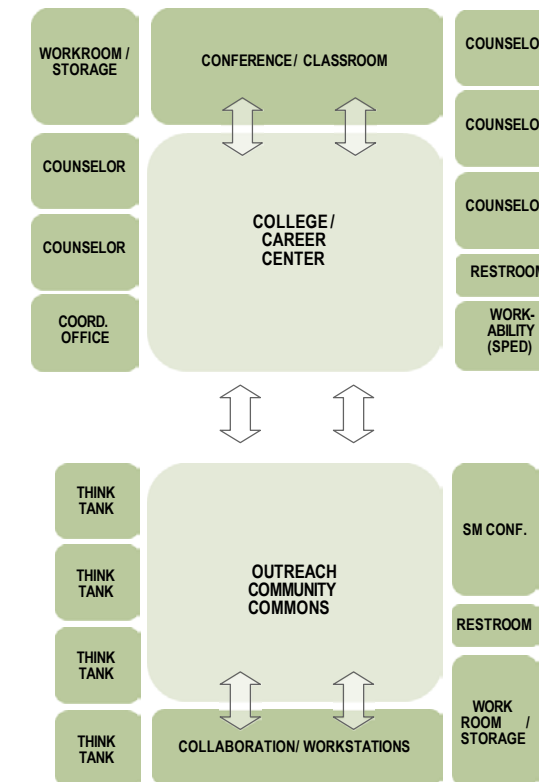
4B.01 Campus Commons



4B.01 Vikes Inn



4B.03 College & Career Center

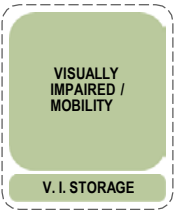
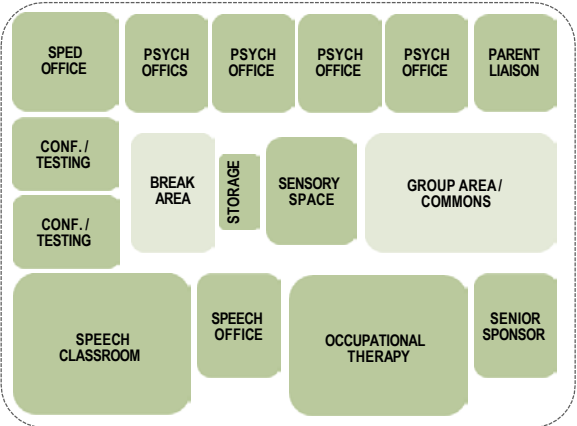


4B.04 Outreach / Restorative Justice

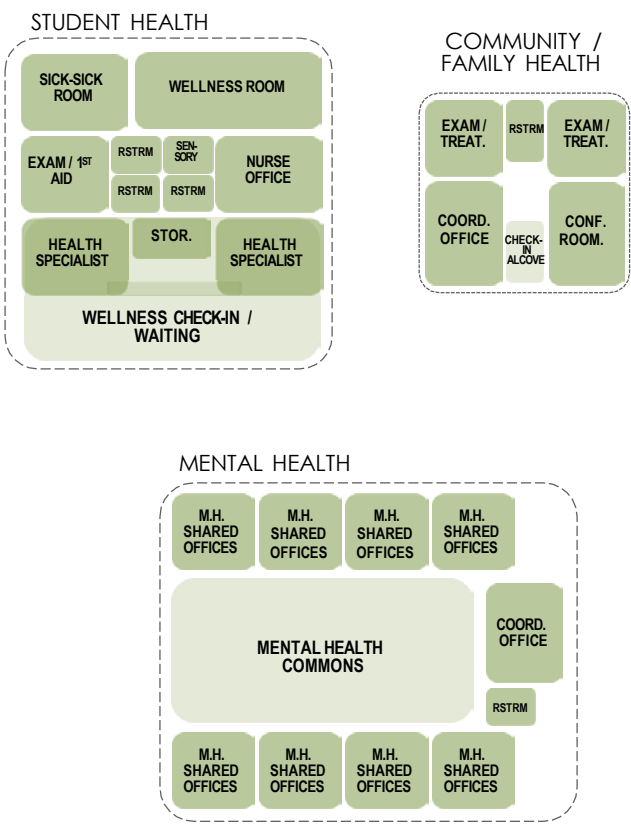
Phase 4 Student Services

SPATIAL RELATIONSHIPS

4A.05 Student Support / Evaluation Center



4A.06 Health / Wellness



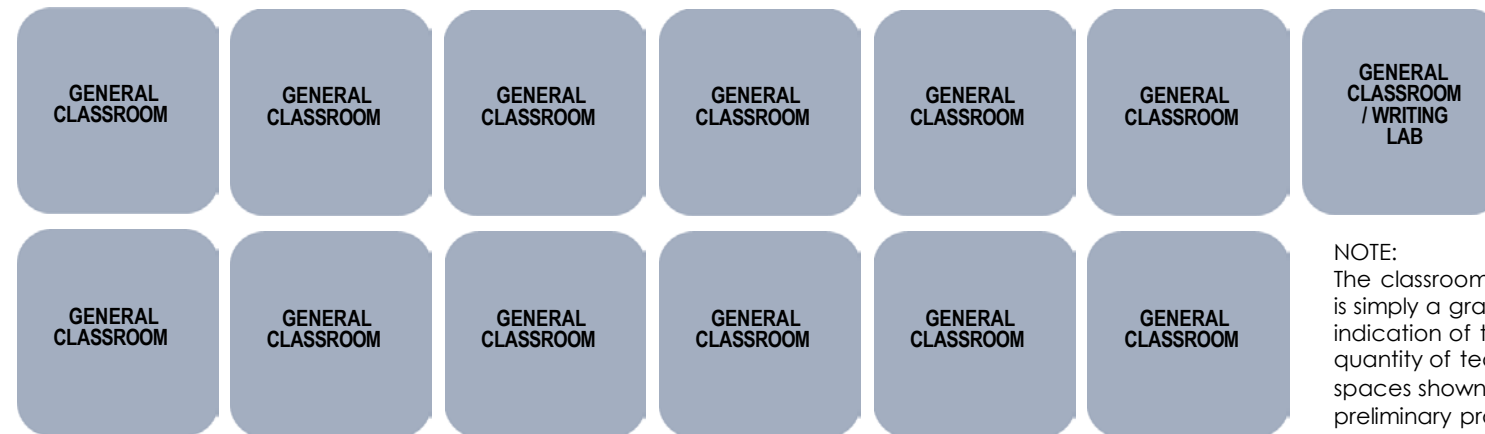
Phase 4 Classrooms

SPATIAL RELATIONSHIPS

The quantity of classrooms listed in the preliminary space program is based on the number of classrooms being displaced during other phases of the Samohi Campus Plan. A total of 15 displaced classrooms remain after programs move into the new Exploration building (currently under construction) and as a result of renovating English and decommissioning Business and Language. This number is in addition to 3 classrooms to be included in English as part of Phase 4A. Assuming that future student enrollment remains the same as it is currently, the equivalent of 15 classrooms will be needed as part of Phase 4B.

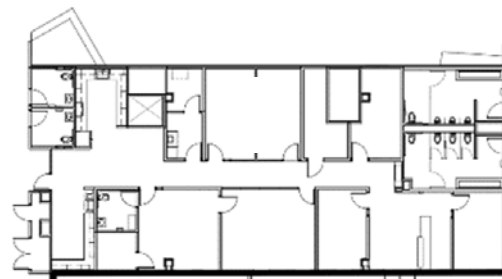
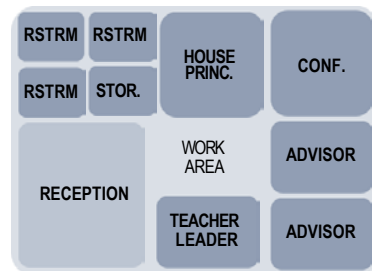
However, since Samohi's enrollment projections indicate a potential decline, the total count of classrooms needing to be replaced may be reduced for a smaller student capacity on campus. The number of classrooms should be verified just prior to the planning and design of Phase 4B.

4B.07 Classrooms & Supports



NOTE:
The classroom diagram is simply a graphic indication of the quantity of teaching spaces shown in the preliminary program. No adjacency requirements are suggested. Design teams are encouraged to consider collaborative and integrated learning environments vs traditional cellular layouts of classrooms.

House Office



REFERENCE: HOUSE OFFICE IN DISCOVERY
(not to scale)



Samohi Campus Plan Phase 4 – Last Plan

4A – **English Building to Administration** – as planned Adaptive

Reuse of Oldest Building on Campus

Program: Administration, 4 classrooms, Humanities Center Theater and support areas

4B – **Administration Building to Library** – proposed Adaptive

Reuse and Modernization

Moves Library to Center of Campus

Program: Library and Art Gallery (already modernized in former textbook room)

4C – **Business Building Replacement** – as planned Student

Center & Services Building

Program: Student Center, Wellness Center, Classrooms (# TBD)



Samohi Campus Plan

Phase 4 – Recent Plan

4A – English Building to Administration & Library

Adaptive Reuse of Oldest Building on Campus plus Addition
Program: Administration, Library

4B – Demo Administration Building; Construct new Humanities Center

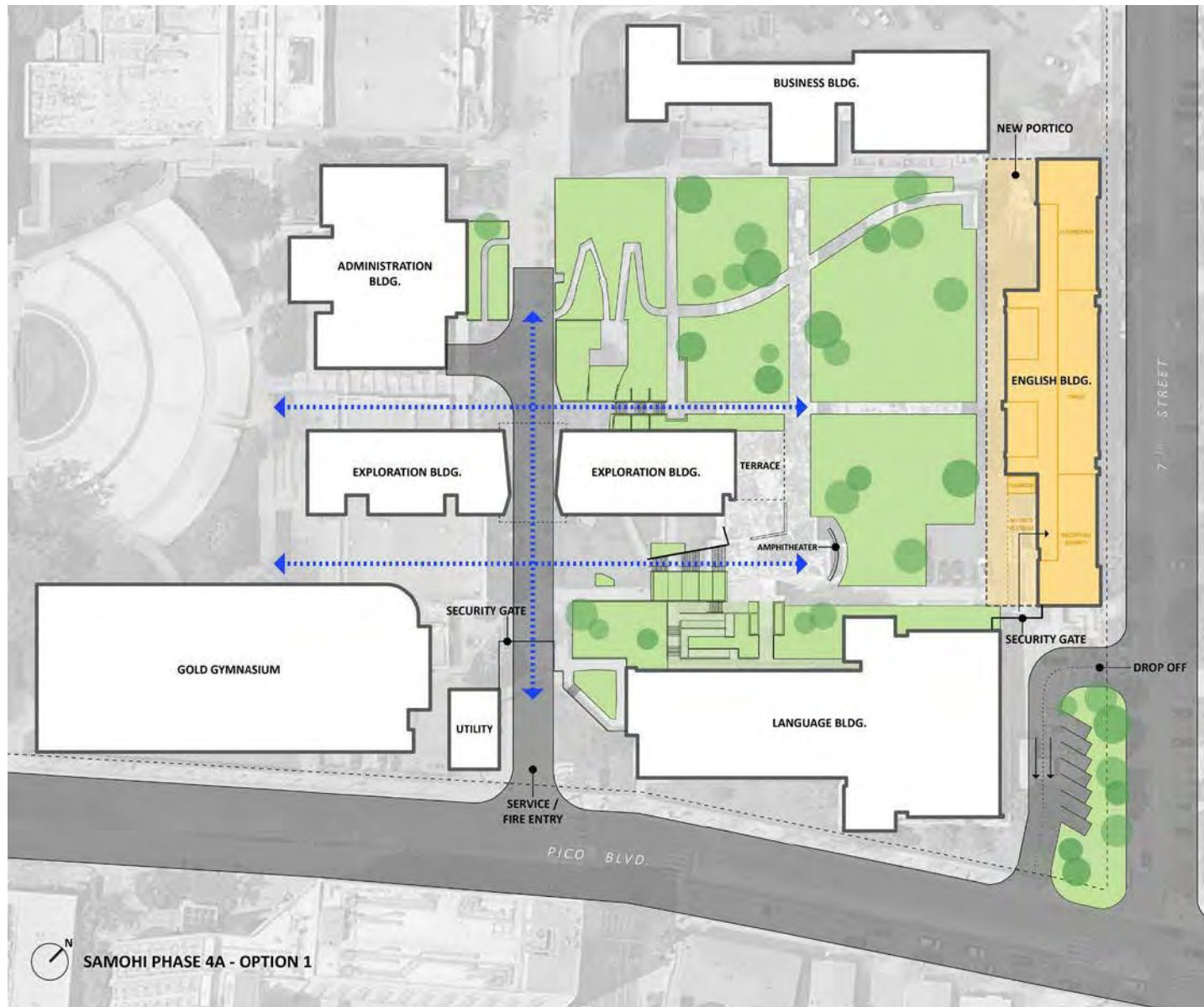
Program: Blackbox Theater, Support Areas & 2 Music Practice Rooms

4C – Business Bldg Replacement; Construct Student Center & Services Bldg

Student Center & Services Building

Program: Student Center, Wellness Center, Art Gallery, Classrooms (# TBD)

PHASE 4A ENGLISH TO ADMIN





Samohi Campus Plan Phase 4 – Recent Plan

4A – English Building to Administration & Library

Adaptive Reuse of Oldest Building on Campus & Addition
Program: Administration, Library

JOHNSON FAVARO PRESENTATION

PHASE 4 ENGLISH TO ADMIN

COMPARISON BETWEEN REPURPOSING THE ENGLISH BUILDING AND THE REPLACEMENT OF THE BUILDING

	English Building ReUse			English Building Replacement		
	SF	\$/SF	Total \$ x 1,000	SF	\$/SF	Total \$ x 1,000
Existing Building Renovation	30,030	781.78	23,477			
Existing Building Rebuild	4,400	945.23	4,159			
New Building Addition	3,050	846.23	2,581			
Construct Stair Towers			679			
Construct Elevator Towers			1,559			
New Replacement Building				31,114	1,137.66	35,397
Total Building			32,455			35,397
Sitework	47,000	77.87	3,660	74,607	83.91	6,260
Parking Structure	9,800	451.84	4,428	9,800	456.33	4,472
Relocation of existing electrical service			338			338
Total Sitework			8,426			11,070
TOTAL BUILDING AND SITEWORK			40,881			46,467
Escalation to mid-point		14.35%	5,866		14.35%	6,668
Unforeseen Conditions Risk		15%	6,132.15			
EDCR Testing Cost Estimate			1,000			
Probable Construction Cost			53,880			53,135



Samohi Campus Plan

Phase 4 – Alternative Plan

4A – Business Bldg Replacement; Construct Student Center & Services Bldg

Student Center & Services; Administration Building

Program: Student Center, Wellness Center, Administration, Art Gallery

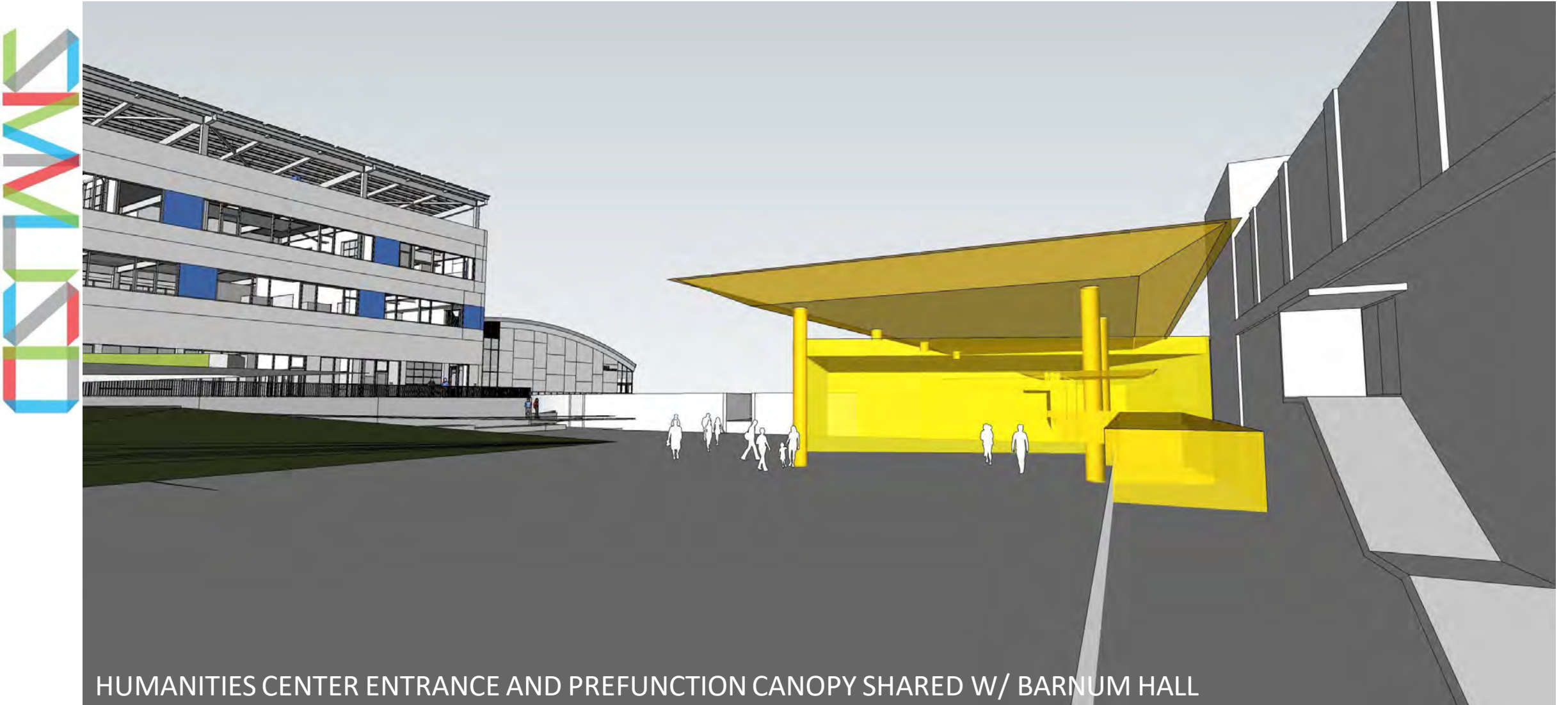
4B – Demo Administration Building; Construct new Humanities Center

Program: Blackbox Theater, Support Areas & 2 Music Practice Rooms

4C – Demo English Building; Construct new Library & Classroom Building

Program: Library, Classrooms (# TBD)

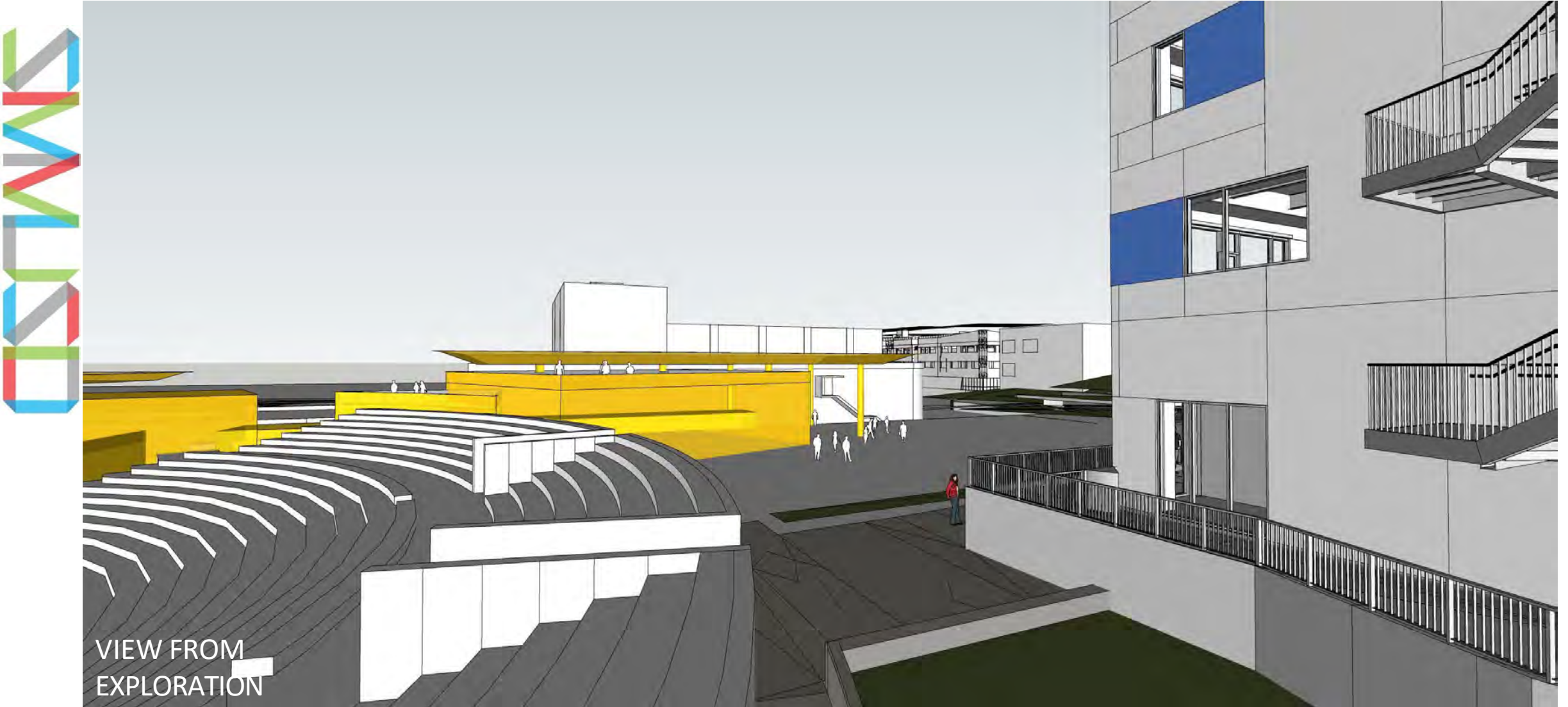
PHASE 4B MASSING STUDY



HUMANITIES CENTER ENTRANCE AND PREFUNCTION CANOPY SHARED W/ BARNUM HALL

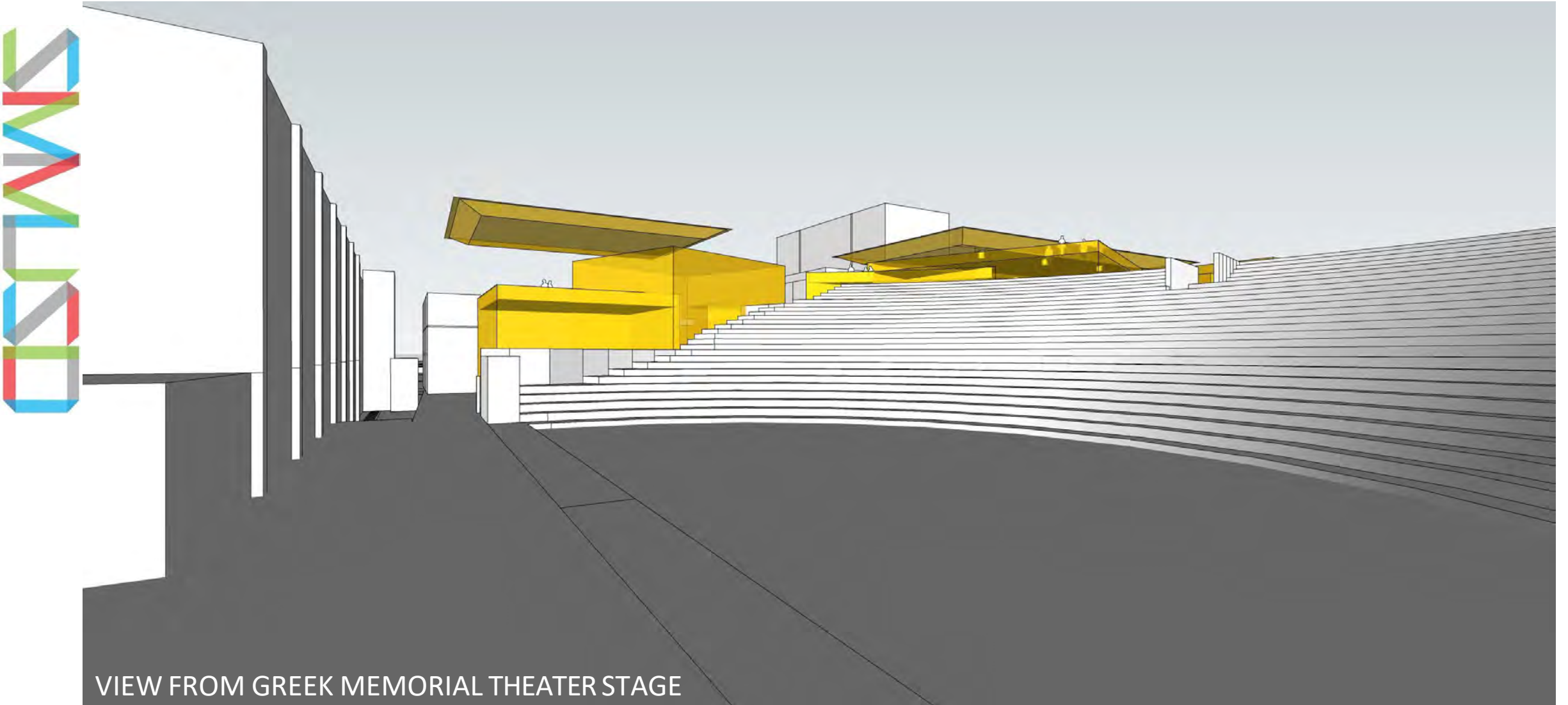
CHAN YOUNG ARCHITECTS

PHASE 4B MASSING STUDY



VIEW FROM
EXPLORATION

PHASE 4B MASSING STUDY



CHAN YOUNG ARCHITECTS

PHASE 4C MASSING STUDY





Samohi Campus Plan

AGENDA

4. Phase 5 and Beyond

Current Plan

Civic Auditorium Potential

Redux Plan



New Samohi Campus Plan

Phase 5, 6, 7 & 8

5 MUSIC BLDG REPLACEMENT AND EXPANSION

6 TEMPORARY GYM
NEW BLUE GYMNASIUM WITH 6- TENNIS COURTS ON ROOF

7 FIELD FLIP FOOTBALL/SOCCER MOVES TO BASEBALL/SOFTBALL
NEW SEPARATE BASEBALL/SOFTBALL FIELDS
TEMPORARY FOOTBALL/SOCCER FIELD WITH TRACK
GREEK AMPHITHEATER UPGRADE

8 NEW FOOTBALL/SOCCER FIELD WITH TRACK
STADIUM SEATING AND FIELD HOUSE
PARKING STRUCTURE

CHAN YOUNG ARCHITECTS

Samohi Campus Plan

Full Build Out as of 2023 (Completed 2044)



The Historic Civic Auditorium



1958, Julius Shulman, Getty Research Institute



The Historic Civic Auditorium

A community gathering place hosting concerts, events, sports, and the Academy Awards

- Built in 1958
- Architect: Welton Becket & Associates
- Part of Civic Center Specific Plan
- Designated a Landmark in 2002
- Closed in 2013 due to seismic & accessibility challenges

The Current Civic Auditorium





Civic Auditorium Plan

- This is the current District plan to rehabilitate and adaptively use the Santa Monica Civic Auditorium
- This plan is good for SMMUSD students and has significant benefits for the community
- The District does *not* intend to demolish the Civic Auditorium, nor to restore the Civic Auditorium for exclusive use as a gymnasium.



Civic Auditorium Feasibility Study

The findings of the Feasibility Study demonstrate the:

- Facility can be brought up to Field Act and current building and safety codes
- Building can be modified for the planned use while retaining historic integrity
- Facility will support the Samohi needs as a Competition Gym (replacing the need for the new Blue Gym on the Samohi Campus) and be available as an Entertainment/Event facility for community use as it was originally intended
- Addition of the Civic will improve the Samohi Campus Plan reducing time and costs while getting students into better facilities faster
- Operating costs will be subsidized by rentals
- Construction Costs are significant, but will potentially save taxpayer funds

The Future Civic Auditorium



2023, NAC RENDERING OF RESTORED CIVIC AUDITORIUM



Bringing back the Civic Auditorium

Considerations

- Structural / Seismic Code Requirements
- Fire Life Safety Code Requirements
- Accessibility Code Requirements
- Environmental Regulations
- Historic Significance
- Outdated Systems

Mechanical

Plumbing

Electrical

Technology

Acoustics

- Site Context

City Requirements

Site Developments

Parking

Adjacencies

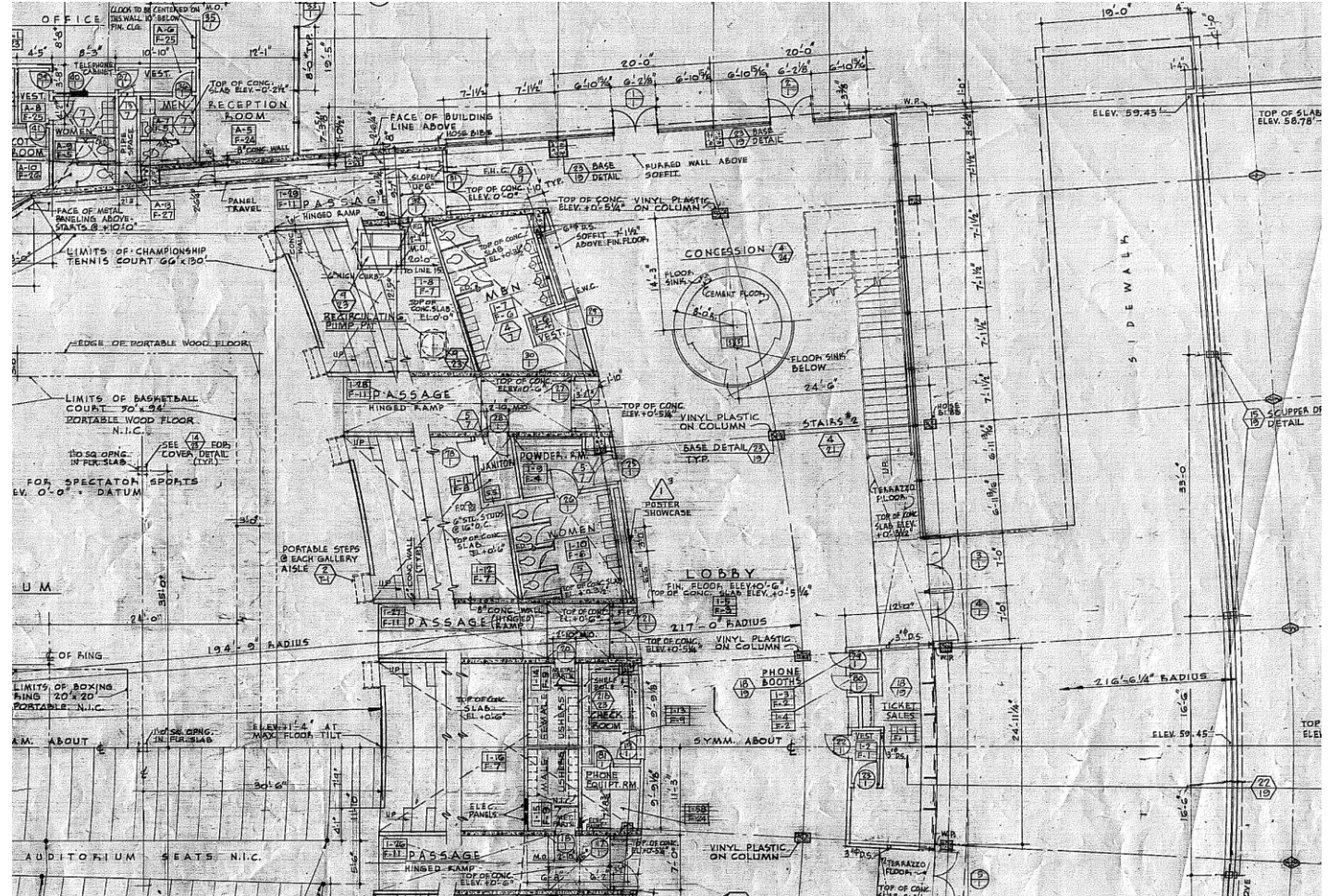
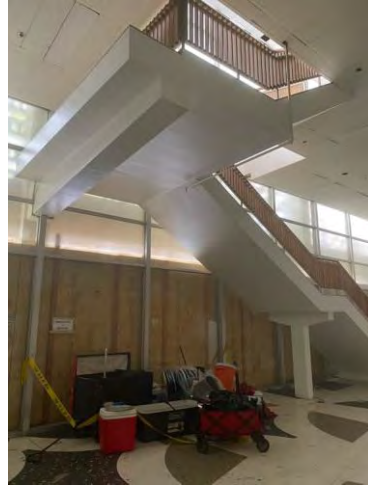
NAC

The Historic Civic Auditorium

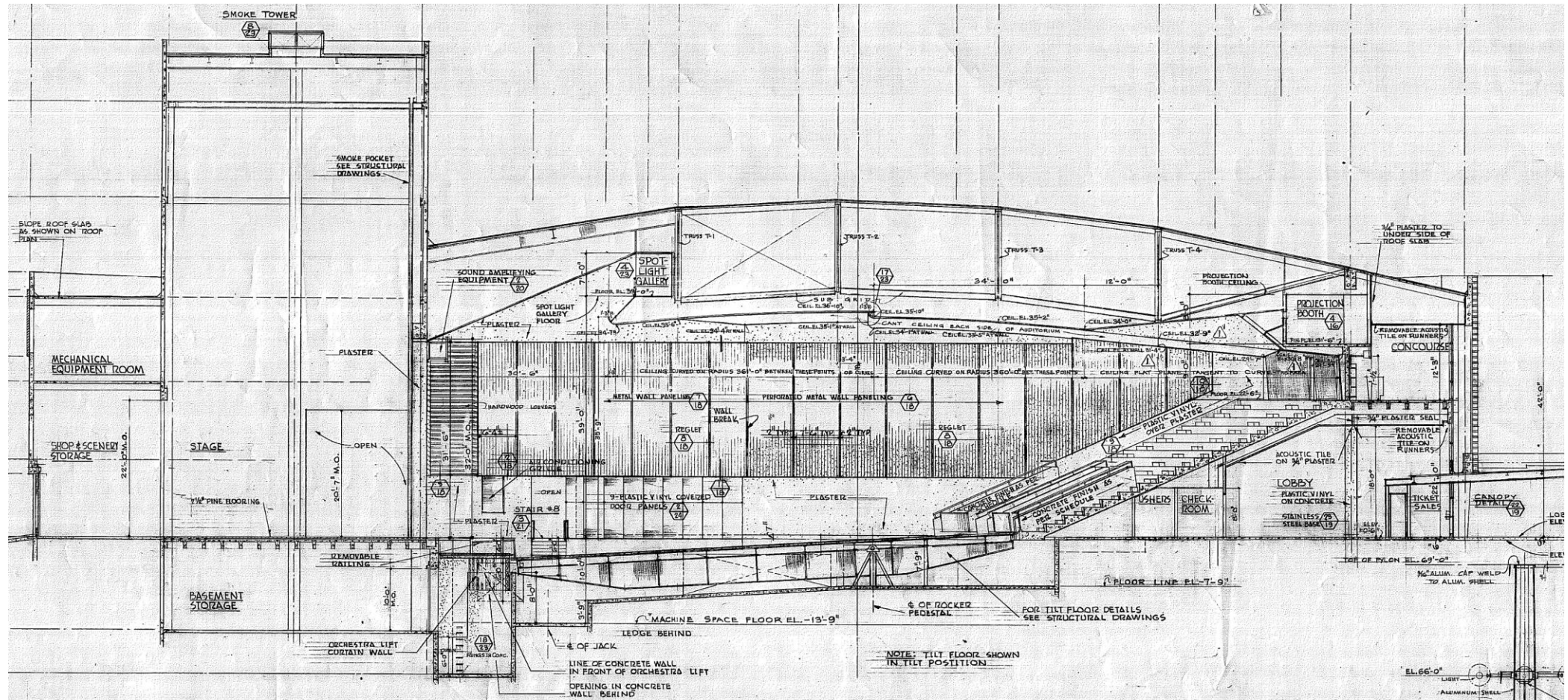


Bringing back the Civic Auditorium

Entry Spaces



Auditorium, Vomitoria and the Tilt Floor





The Historic Civic Auditorium

Character-defining features from Landmark designation:

- Exterior:
 - Overall form and configuration of the building, particularly its' north façade, as an example of the mid-century International Style
 - Grand canopy supported by parabolic pylons, glass curtain wall, & brise soleil
- Interior:
 - Overall height and configuration of first floor lobby and third floor concourse
 - First floor lobby features: two staircases, columns, auditorium entry doors, and wood paneling along south wall
 - Overall configuration of auditorium
 - Tilt floor in auditorium and associated hydraulic mechanism in basement
 - Metal acoustical panels with affixed light fixtures
 - Two soundproof doors between auditorium & east wing (committee rooms)

The Historic Civic Auditorium



1958, Santa Monica Public Library



1958, Julius Shulman, Getty Research Institute

The Historic Civic Auditorium



1958, Julius Shulman
Getty Research Institute

The Historic Civic Auditorium



1963 Academy Awards, Margaret Herrick Library,
Academy of Motion Picture Arts and Sciences

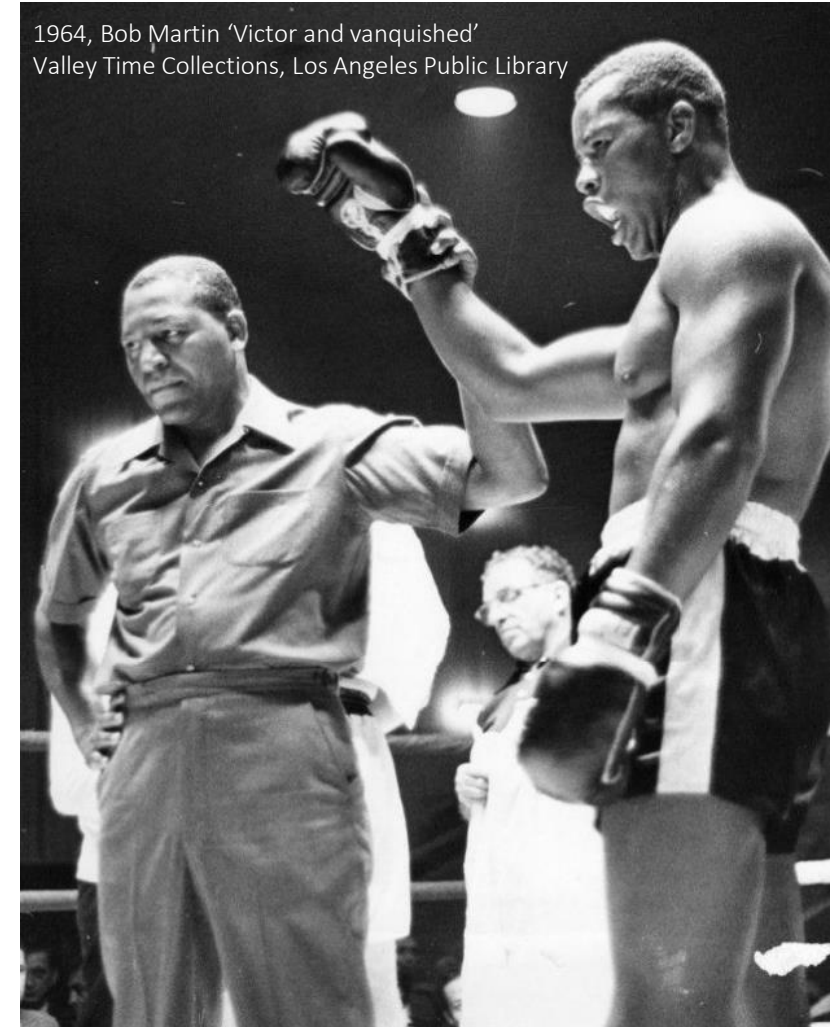
The Historic Civic Auditorium



2008 CityTV video,
Save the Civic

Civic Auditorium

A Space for Athletics



NAC

Civic Auditorium

A Space for Athletics



NAC

2023, NAC RENDERING OF RESTORED CIVIC AUDITORIUM

Civic Auditorium

A Space for Performance



NAC

Civic Auditorium

A Space for Performance



NAC

2023, NAC RENDERING OF RESTORED CIVIC AUDITORIUM

BLUE GYM

Program:

- Competition Gym:
 - Basketball
 - Volleyball
 - Wrestling
- Athletics & Lockers
- Location for School Performances
- Location for School Events
- Outside Rental Opportunities
 - Concerts/Premieres
 - Banquets
 - Comedy Shows

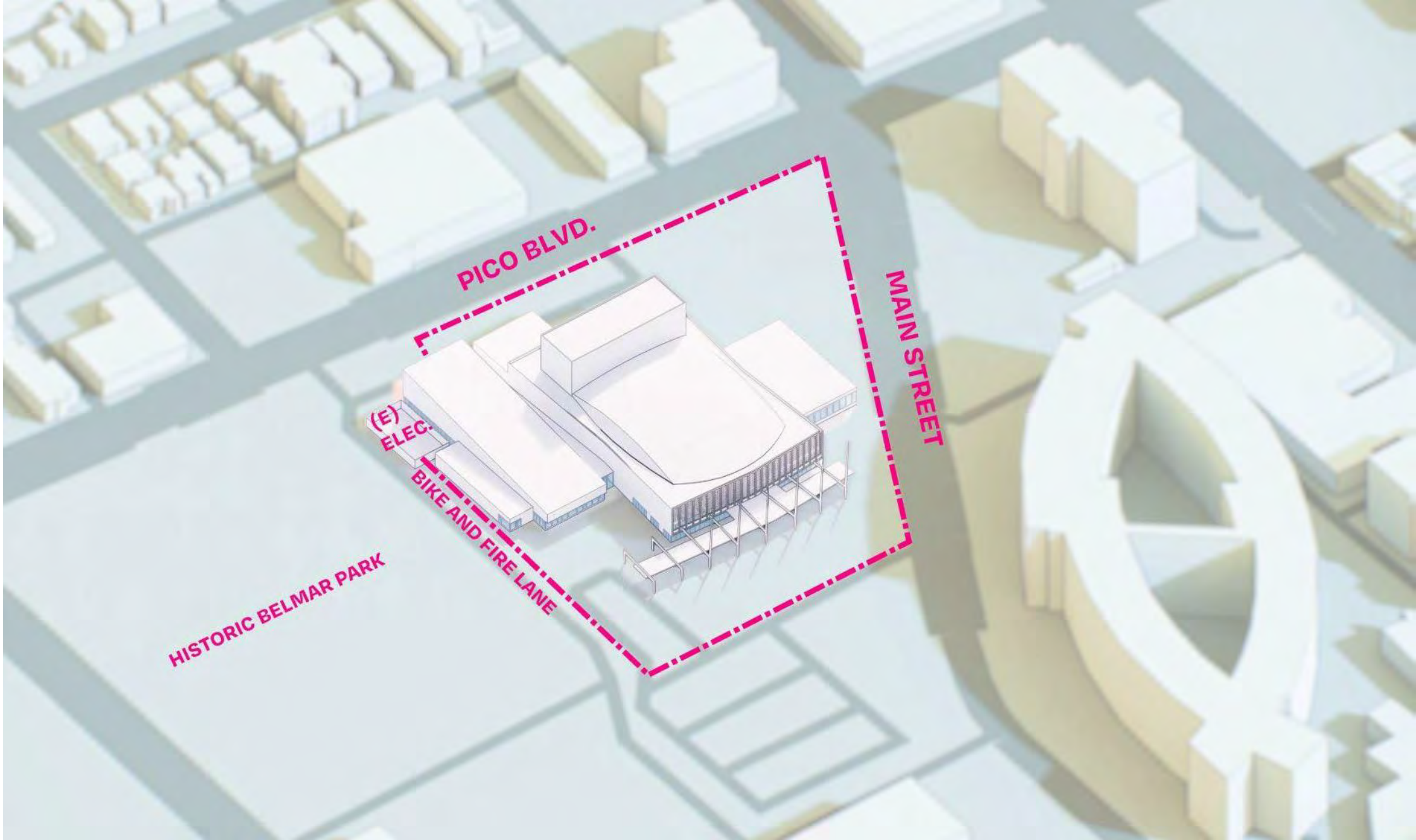
BLUE GYM FACILITY

PH 4.5

Component	ASF/DGSF	Approx. (E)
1 Courts with Retractable Bleachers (1,600 seats)	16,200	11,670
2 Wrestling Room	5,000	5,000
3 Weight/Fitness Room	3,000	3,700
4 Athletic Trainers' Room	1,000	350
5 Academic Center	400	-
6 Multipurpose Room	1,600	430
7 Basketball Team Locker Room - Boys	600	2,150
8 Basketball Team Locker Room - Girls	500	1,450
9 Volleyball Team Locker Room - Boys	500	-
10 Volleyball Team Locker Room - Girls	500	-
11 Golf Team Locker Room - Boys	150	-
12 Golf Team Locker Room - Girls	150	-
13 Wrestling Team Locker Room - Boys	600	350
14 Wrestling Team Locker Room - Girls	150	-
15 ¹ Shower Room - Boys	930	1,680
16 ¹ Shower Room - Girls	930	1,340
17 Coaches Locker/Shower Room - Men	220	150
18 Coaches Locker/Shower Room - Women	220	170
19 Coaches Offices	1,000	810
20 ¹ Officials Changing Room	70	-
21 Basketball & Volleyball Storage	600	410
22 Wrestling Storage	500	270
23 Color Guard Storage	100	50
24 Central Storage/Distribution	1,000	1,850
25 Laundry Room	80	-
26 ¹ Public Restroom - Men	360	190
27 ¹ Public Restroom - Women	360	140
28 ¹ Concession	180	190
29 ¹ Ticket Booth	100	-
30 Lobby/Athletic Center	1,000	570
Total Blue Gym Facility ASF/DGSF	38,000	32,920
Total Blue Gym Facility GSF @ 30% (TBD)	49,400	45,000

* Reference Abbreviations, Legends and General Notes Sheet

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Option 2



Option 2: First Floor Plan

Use of the Civic Auditorium

1. Samohi Sports - (Required Use - 80 days; Potential Use -180 Days)

Used from 6th Period and after

1. Girls & Boys Volleyball (preseason through Playoff)
2. Girls & Boys Basketball (preseason through Playoffs)
3. Wrestling (preseason through Competition)

2. Potential SMMUSD Use - (20 Days)

1. Convocation
2. College Fair
3. Proms
4. Stairway of the Stars Concert
5. Graduations/Promotions



1958, Santa Monica Public Library



Use of the Civic Auditorium – Community Use

Available days for Community Use and Rentals – 165–265 days

Estimated non-school events 100 – 120 per year

1. Concerts
2. Speaking Series, Films, Meetings
3. Galas & Banquets
4. Theatre, Comedy, Magic Shows
5. Youth Sports Events
6. Location and Event Filming
7. Corporate Events
8. Exhibitions and Trade Shows
9. E-Sports and Emerging Events
10. Community Events



Use of the Civic Auditorium

Multi-Use Facility

The auditorium will be designed to support a large variety of events

1. Audience Floor will have a flat floor with sports floor and will have temporary protective flooring when seating, risers or exhibits need to be on the floor
2. Stage and Orchestra Pit will be on elevators that can be level with audience floor, lower to basement for storage, and raise up to provide stage with sightlines
3. Rigging Infrastructure – Over the audience area there will be the ability to fly lighting, sound, projection equipment and scoreboards; Over the stage, there will be a grid and fly system to support concerts, theater and other productions
4. Acoustic Enhancements – the facility would be designed to support amplified events
5. Audio, Visual and Lighting Package – house system will be able to support the majority of users
6. Broadcast Capabilities – to record, edit and stream events
7. Catering, Food & Beverage – in-house kitchen and ability to add catering

Rough Order of Magnitude Statement of Probable Cost

OPTION 2 - Prepared by Cumming Corporation July 13, 2023

Element		Building		Site Development		Total Cost	
		91,098 SF		103,676 SF		91,098 SF	
		Total	\$/SF	Total	\$/SF	Total	\$/SF
A) Shell (1-5)		\$43,597,368	\$478.58			\$43,597,368	\$478.58
1	Foundations	\$11,349,822	\$124.59			\$11,349,822	\$124.59
2	Vertical Structure	\$15,810,375	\$173.55			\$15,810,375	\$173.55
3	Floor & Roof Structures	\$8,361,452	\$91.79			\$8,361,452	\$91.79
4	Exterior Cladding	\$5,757,094	\$63.20			\$5,757,094	\$63.20
5	Roofing and Waterproofing	\$2,318,625	\$25.45			\$2,318,625	\$25.45
B) Interiors (6-7)		\$4,943,631	\$54.27			\$4,943,631	\$54.27
6	Interior Partitions, Doors and Glazing	\$1,911,888	\$20.99			\$1,911,888	\$20.99
7	Floor, Wall and Ceiling Finishes	\$3,031,743	\$33.28			\$3,031,743	\$33.28
C) Equipment and Vertical Transportation (8-9)		\$4,741,832	\$52.05			\$4,741,832	\$52.05
8	Function Equipment and Specialties	\$3,982,832	\$43.72			\$3,982,832	\$43.72
9	Stairs and Vertical Transportation	\$759,000	\$8.33			\$759,000	\$8.33
D) Mechanical and Electrical (10-13)		\$18,991,553	\$208.47			\$18,991,553	\$208.47
10	Plumbing Systems	\$3,395,666	\$37.27			\$3,395,666	\$37.27
11	Heating, Ventilation and Air Conditioning	\$5,465,885	\$60.00			\$5,465,885	\$60.00
12	Electrical Lighting, Power and Communications	\$9,285,603	\$101.93			\$9,285,603	\$101.93
13	Fire Protection Systems	\$844,400	\$9.27			\$844,400	\$9.27
E) Building Prep & Demo (14-15)		\$1,536,157	\$16.86			\$1,536,157	\$16.86
14	Building Preparations & Protection	\$145,000	\$1.59			\$145,000	\$1.59
15	Building Demolition	\$1,391,157	\$15.27			\$1,391,157	\$15.27
F) Site Work (16-18)		\$0	\$0.00	\$6,372,869	\$61.47	\$6,372,869	\$69.96
16	Site Preparation and Demolition			\$1,570,218	\$15.15	\$1,570,218	\$17.24
17	Site Paving, Structures & Landscaping			\$3,675,651	\$35.45	\$3,675,651	\$40.35
18	Utilities on Site			\$1,127,000	\$10.87	\$1,127,000	\$12.37
Sub-Total Direct Construction Cost		\$73,810,540	\$810	\$6,372,869	\$61	\$80,183,409	\$880
Design/Cost Contingency	20.00%	\$14,762,108	\$162.05	\$1,274,574	\$12.29	\$16,036,682	\$176.04
Market Escalation	16.54%	\$14,647,609	\$160.79	\$1,264,688	\$12.20	\$15,912,297	\$174.67
Total Direct Construction Cost		\$103,220,258	\$1,133	\$8,912,130	\$86	\$112,132,388	\$1,231
General Conditions	8.50%	\$8,773,722	\$96.31	\$757,531	\$7.31	\$9,531,253	\$104.63
General Requirements	4.00%	\$4,128,810	\$45.32	\$356,485	\$3.44	\$4,485,296	\$49.24
Bonds	1.00%	\$1,032,203	\$11.33	\$89,121	\$0.86	\$1,121,324	\$12.31
General Liability Insurance	1.20%	\$1,393,473	\$15.30	\$120,314	\$1.16	\$1,513,787	\$16.62
Overhead & Profit	4.00%	\$4,741,939	\$52.05	\$409,423	\$3.95	\$5,151,362	\$56.55
Sub-Total Indirect Construction Cost		\$20,070,147	\$220	\$1,732,875	\$17	\$21,803,022	\$239
Total Construction Cost		\$123,290,405	\$1,353	\$10,645,005	\$103	\$133,935,410	\$1,470

Total Construction Costs 91,098 SF \$1,470 \$133,935,410

Off-site/Public Right-of-way (Allowance) \$2,000,000

Hazmat Abatement (Allowance) \$2,894,694

Total Construction Costs 91,098 SF \$1,524 \$138,830,104

Samohi	Civic Auditorium to Blue Gym	
Scheme2		Budget
Purchase		Unknown
Construction		\$ 139,000,000.00
Escalation	-	Included
Design	15.0%	\$ 20,850,000.00
Permitting/Misc	5.0%	\$ 6,950,000.00
CM	4.0%	\$ 5,560,000.00
Inspection/Testing	3.0%	\$ 4,170,000.00
Contingency	15.0%	\$ 20,850,000.00
Centralized	4.0%	\$ 5,560,000.00
Swing Space	2.0%	\$ 2,780,000.00
Haz Mat (Unknown)	-	Included
FFE	5.0%	\$ 6,950,000.00
AV	10.0%	\$ 13,900,000.00
Total Project Cost:		\$ 226,570,000.00



Funding and Finance Topics and Next Steps

- Cost to renovate and return the Civic Auditorium to use is significant, but offsets future construction costs at Samohi.
- Purchase price is unknown – District to negotiate with City.
 - City terminated negotiations with CCSM on 7/25/23.
- Purchase and construction will require funding via General Obligation Bond.
 - Next planned bond will fund elementary and middle school projects and SCP ph4.
 - Bond for Civic project would be in addition to other planned projects, including SCP ph4.
 - Civic funding will not reduce funding available for elementary and middle school projects.
 - Funding for this project would offset future funding needs for later SCP phases and would increase the 2024 bond but would reduce the size of future bond measures.



Contingencies

These contingencies will need to be met prior to closing:

- Passage of a General Obligation Bond to purchase and rehabilitate the Civic Auditorium
- Certificate of Appropriateness from the Santa Monica Landmarks Commission
- Approval of construction documents by the Division of the State Architect
- Issuance of a Coastal Development Permit from the California Coastal Commission



Contingencies

- Completion of a Phase I & II Environmental Site Assessment
- California Department of Education approval of the expansion of the Samohi Campus with Civic Auditorium property
- Adoption of a Subsequent Environmental Impact Report for the Samohi Campus Plan
- Zoning and Lot Split from the County of Los Angeles
- Potential amendment to the City of Santa Monica Civic Center Specific Plan

These contingencies can be closed with 2-3 years after the District and City have entered into an agreement and the passage of a bond.



New Samohi Campus Plan

Phase 5 Civic Auditorium & Phase 6

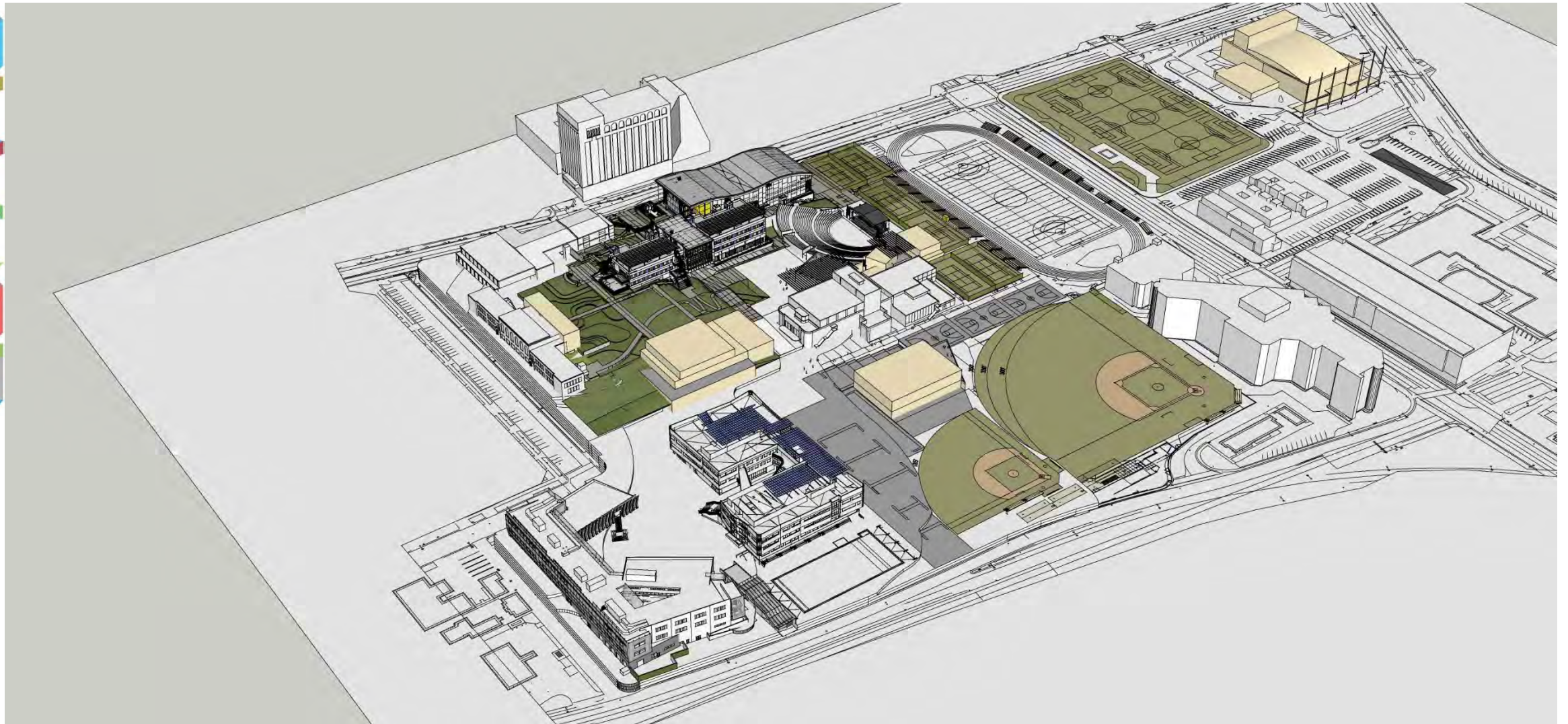
TRACK AND FOOTBALL/SOCCER FIELD REMAINS IN PLACE

GREEK MEMORIAL THEATER UPGRADES AND SUPPORT

DEMO NORTH GYM

*NEW SOFTBALL AND BASEBALL FIELDS (separate),
NEW TENNIS & OUTDOOR BASKETBALL COURTS,
NEW FIELD HOUSE ATHLETICS BUILDING(S),
STADIUM SEATING,
FREEDOM WAY EXPANSION, AND PARKING*

New Samohi Campus Plan Completed 2031



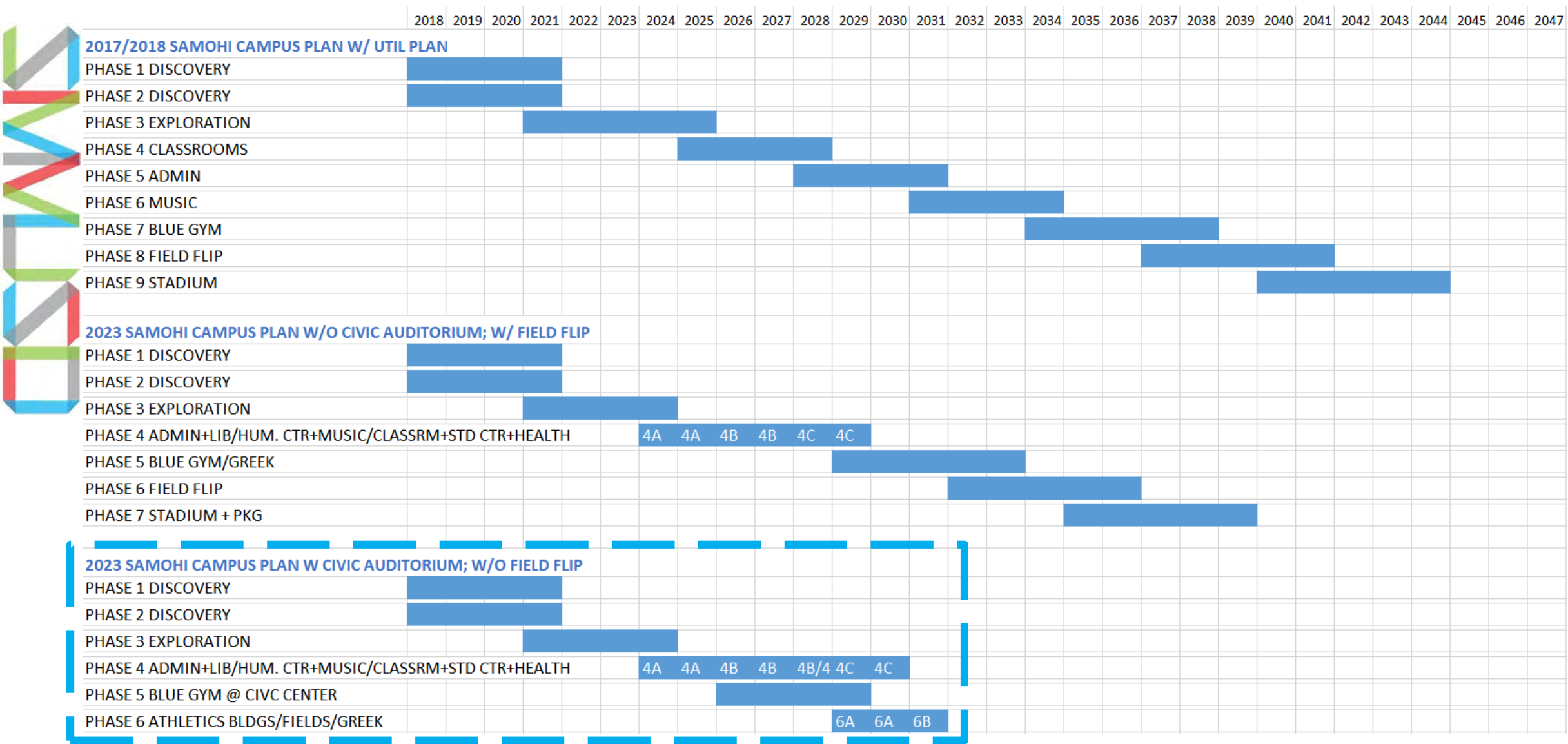
CHAN YOUNG ARCHITECTS

New Samohi Campus Plan Completed 2031



CHAN YOUNG ARCHITECTS

Samohi Campus Plan – Schedule Comparison



Questions?



1958, Julius Shulman, Getty Research Institute



2023, NAC RENDERING OF RESTORED CIVIC AUDITORIUM



New Samohi Campus Plan - REDUX

Phase 5

TRACK AND FOOTBALL/SOCCER FIELD REMAINS IN PLACE

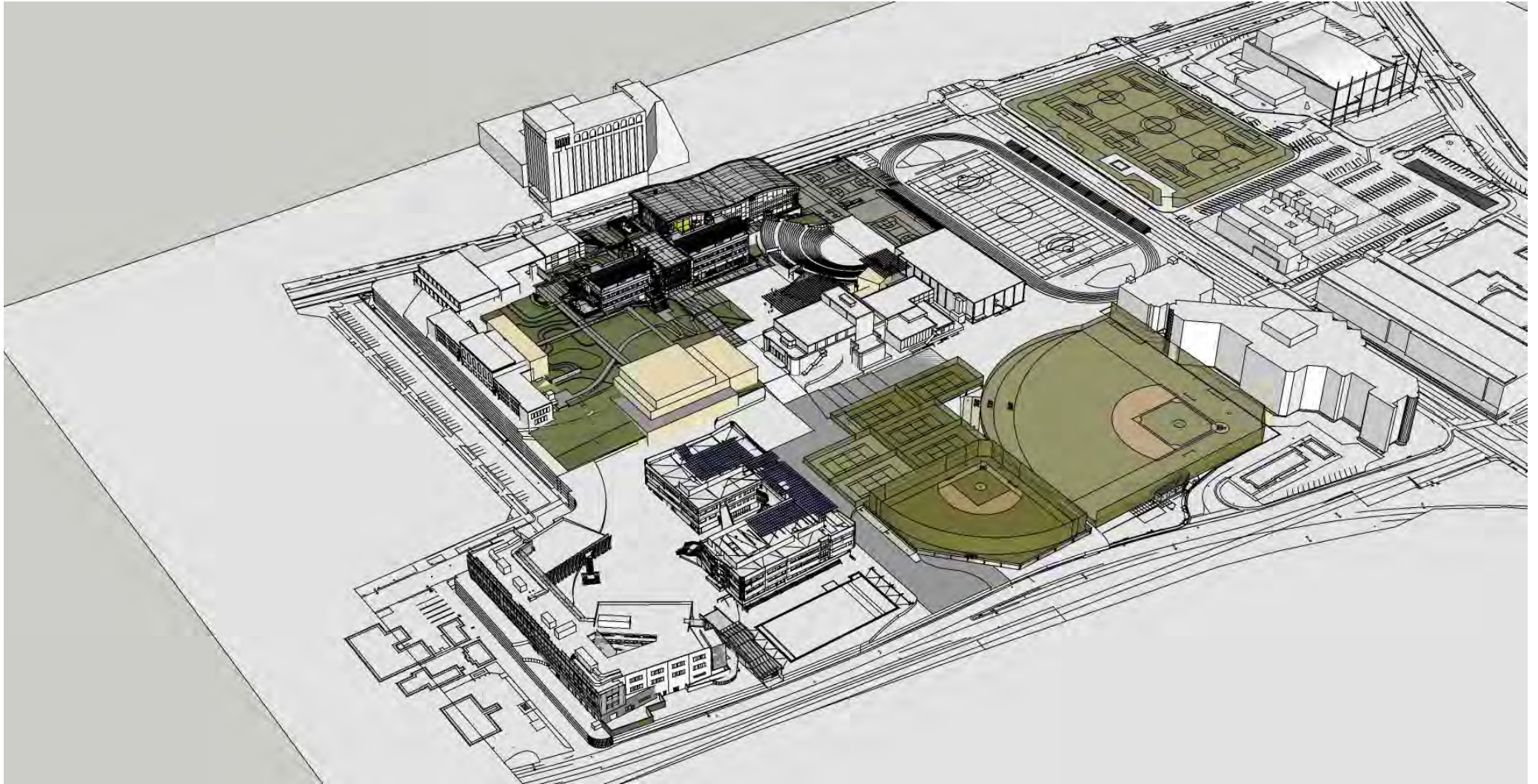
GREEK MEMORIAL THEATER UPGRADES AND SUPPORT

NORTH GYM REMAINS - MODERNIZATION

*NEW SOFTBALL AND BASEBALL FIELDS (separate),
NEW TENNIS & OUTDOOR BASKETBALL COURTS,
NEW FIELD HOUSE ATHLETICS BUILDING(S),
STADIUM SEATING,
FREEDOM WAY EXPANSION, AND PARKING*

A vertical strip of a complex geometric pattern. It features interlocking bands in red, green, blue, and grey, creating a 3D effect. The pattern is composed of various rectangular and triangular shapes that fit together to form a continuous, undulating structure. The colors are vibrant and the perspective is isometric, giving the impression of a folded ribbon or a series of interlocking blocks.

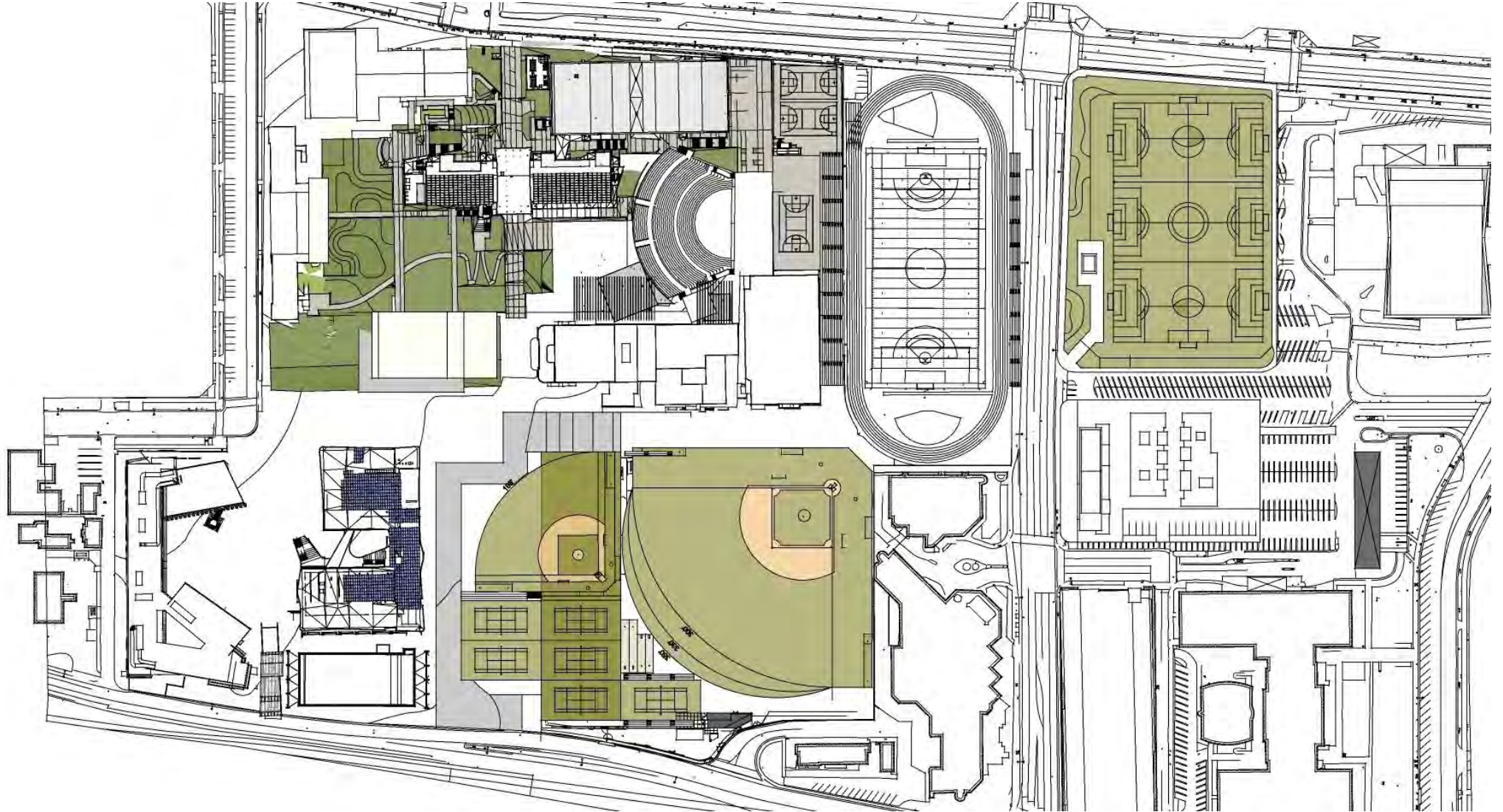
Alternative Build Out Plan



Alternative Build Out Plan



Alternative Build Out Plan



Alternative Build Out Plan



Alternative Build Out Plan

