



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Maintaining High-Quality Education in Malibu Schools

Malibu Facility Needs- 2024 SFID 2 Bond Measure

Major Action Item

Board of Education Meeting

July 24, 2024



Malibu Bond Feasibility

DIRECTION

The Superintendent recommends the Board of Education approve a Resolution to place a Bond Measure for School Facility Improvement District #2 – Malibu for \$395M on the November 5th, 2024 ballot.

This will be for School Facility Improvement District #2 (SFID#2) for the Malibu Public Schools only paid through general obligation bond by property owners in Malibu and in the unincorporated areas of the district.



Malibu Educational Facility Needs

Malibu Schools Snapshot

- SMMUSD serves over 1,000 students in Malibu at four schools
- Consistently named among the top in California and the Nation
- 98% Graduation Rate



Malibu Educational Facility Needs

Things to remember:

- Voters approve Bond Measures

Bond funds are paid with property taxes to the assessed value of the property for up to 30 years

- Prop. 39 Bond Measures
 - Allowed on even election years, primary and general elections
 - Authorizes bonds for repair, construction or replacement of school facilities, classrooms, if approved by 55% local vote for projects evaluated by schools, community college districts, county education offices for safety, class size, and information technology needs.
 - Accountability requirements include annual performance and financial audits on use of bond proceeds, including Bond Oversight Committee
 - Prohibits use of bond proceeds for salaries or operating expenses.
 - Matching funds for \$13,412,009 eligibility in state funding



Malibu Educational Facility Needs

SMMUSD LCAP Goal

3. All students and families feel connected and informed, engaging in safe, well-maintained, and culturally responsive schools that support future-ready learning.

“SAFE, WELL MAINTAINED SCHOOLS”

It is said that School Facilities are the ‘Third Teacher’. Our students and teachers are doing their part to improve education, the facilities need to be able to support learning.



SM Educational Facility Needs

There is a growing body of research demonstrating that clean air, good light, and a small, quiet, comfortable, and safe learning environment are important for students' academic achievement. Here are a few examples of the research results:

- Students who receive instruction in buildings with good environmental conditions can earn test scores that are 5–17 percent higher than scores for students in substandard buildings.
- Schools with better building conditions have up to 14 percent lower student suspension rates.
- Substandard physical environments are strongly associated with truancy and other behavior problems in students.



SM Educational Facility Needs

- Students' reading speed, comprehension, and mathematics performance are adversely affected by room temperatures above 74 degrees.
- Student achievement scores tend to decrease as the school building ages—to as high as 9 percent, depending on maintenance factors.
- Studies indicate that student performance is improved by an even distribution of daylight, an expansive view, and limited glare and thermal heat gain. One study found 20 percent faster student progress on math and 26 percent faster progress in reading compared with students in classrooms with less exposure to daylight.

<https://www.cde.ca.gov/ls/fa/re/>

Malibu Educational Facility Needs

Phase 2 New High School – Under Construction



Projected Opening January 2024



Malibu Educational Facility Needs

Completion of Malibu Campus Plan

The First Phase (the High School Building) will move students from sub-standard buildings with leaks, deteriorating systems, lacking air conditioning and holding hazardous materials into a new classroom building that will provide quality learning spaces for this community.

Once the new building is open:

1. Current High School building (K) will be demolished
2. All HS Classes will be moved out of portables
3. The Art Building that contains concrete affected by hazardous materials will be demolished

Malibu Educational Facility Needs

Malibu HS & MS Campus Plan

- HIGH SCHOOL**
 Building C - Classrooms/ Student Support Services/ Administrative and Campus Support
 Building J - Gymnasium/ PE (existing)
- MIDDLE SCHOOL**
 Building A/B (existing) - Administration/ Library
 Building E (existing) - Classrooms
 Building D - Gymnasium/ Fitness/ PE/ Student Activities/ Food Service/ Special Education and Campus Wellness Center
- SHARED USES**
 Building H - Visual and Performing Arts (VAPA)
 Building L - Aquatics Center/ Field House
 Building M - Upper Field House
- OTHER**
- POTENTIAL OUTDOOR LEARNING OPPORTUNITIES**
- EXISTING FEATURES/ BUILDINGS TO REMAIN**

APPROXIMATE LOCATION OF MARQUEE SIGNS

- PARKING STALLS BY LOT:**
- A. 150 (existing)
 - B. 62 (existing)
 - C. 25
 - D. 129
 - E. 32
 - F. 14

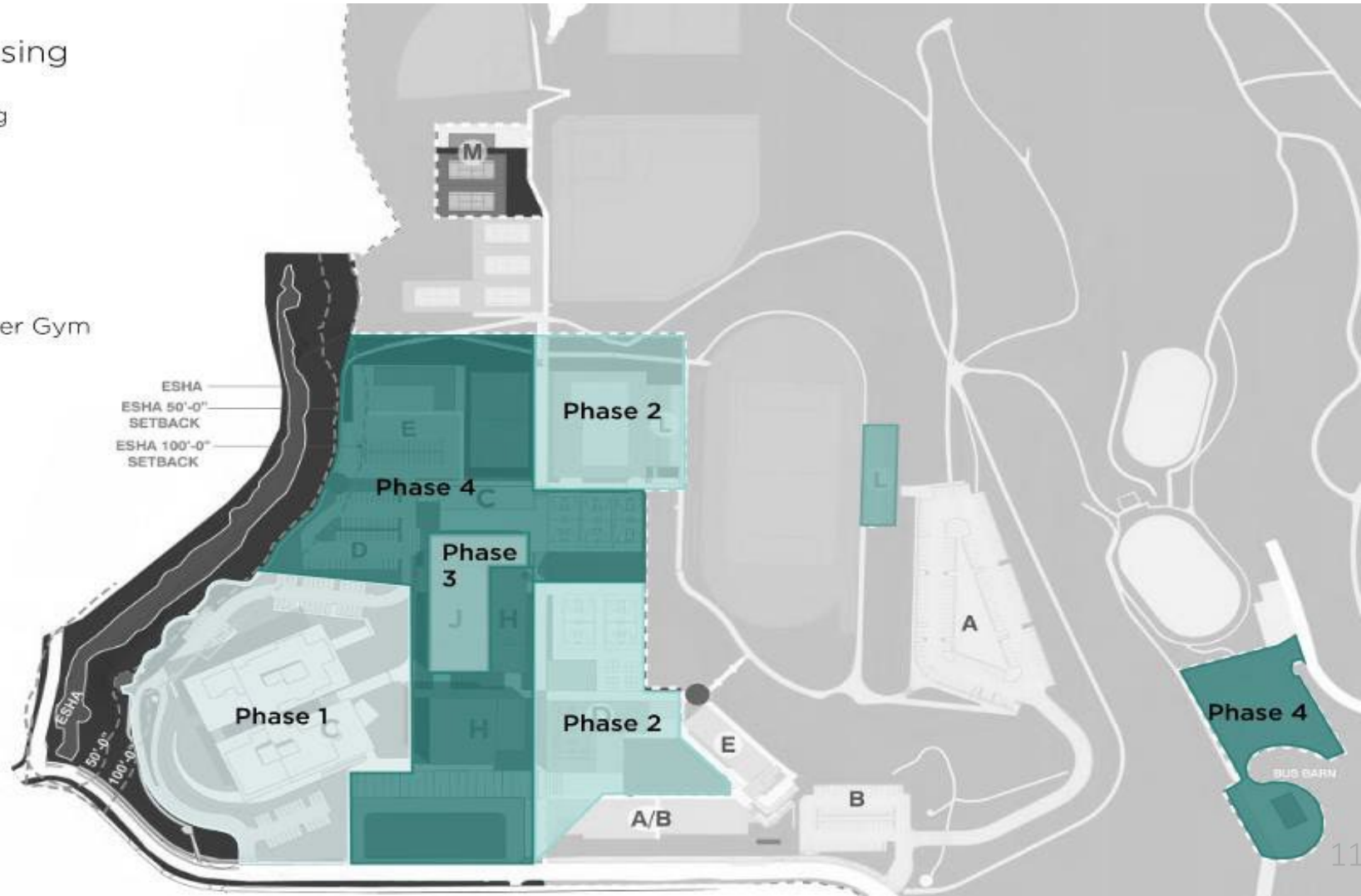


Malibu Educational Facility Needs

Malibu Campus Plan Phasing

Proposed Master Plan Phasing

1. High School Academic Building
Partial Parking Lot D
Pedestrian Trail
2. Middle School
Aquatics Center
3. MS + HS athletics
Modernization of Existing Newer Gym
4. Performing Arts Center
Parking Lot E
Partial Parking Lot D
Athletic Fields
Boys & Girls Club
Bus Barn
Arrival Plaza
Parking Lot C





Malibu Educational Facility Needs

Completion of Malibu Campus Plan

Phase 2 has three parts:

1. New Middle School building that will include
 - a) Innovation Lab
Provides hands-on learning facility to make learning relevant
 - b) Kitchen /dining area
Replaces deteriorating outdoor eating area and old kitchen
 - c) Special Education Suite
Moves Life Skills classes out of portable classrooms to appropriate learning space for special needs students
 - d) Wellness Center
Moves Wellness Center from portables with limited privacy to adequate spaces



Malibu Educational Facility Needs

Completion of Malibu Campus Plan

Phase 2 has three parts:

2. New Middle School Gymnasium/Multi-Purpose Room

a) Demolishes Old Middle School Gym

Old Gym has deteriorating locker rooms and hazardous materials

b) Provides new facilities for Physical Education

3. New Pool and Aquatics Center

a) Existing pool is failing and end of life.

The Pool is often closed due to maintenance issues

b) Provides new facilities for Physical Education and Community

Malibu HS & MS Campus Plan - Phase 2

High School

- 1. Classrooms / Student Support Services / Administrative and Campus Support (Phase 1)
- 2. Building J – New Gymnasium (existing)
- 3. Building J – Old Gymnasium (existing)
- 4. Building J – Locker Rooms (existing)

Middle School

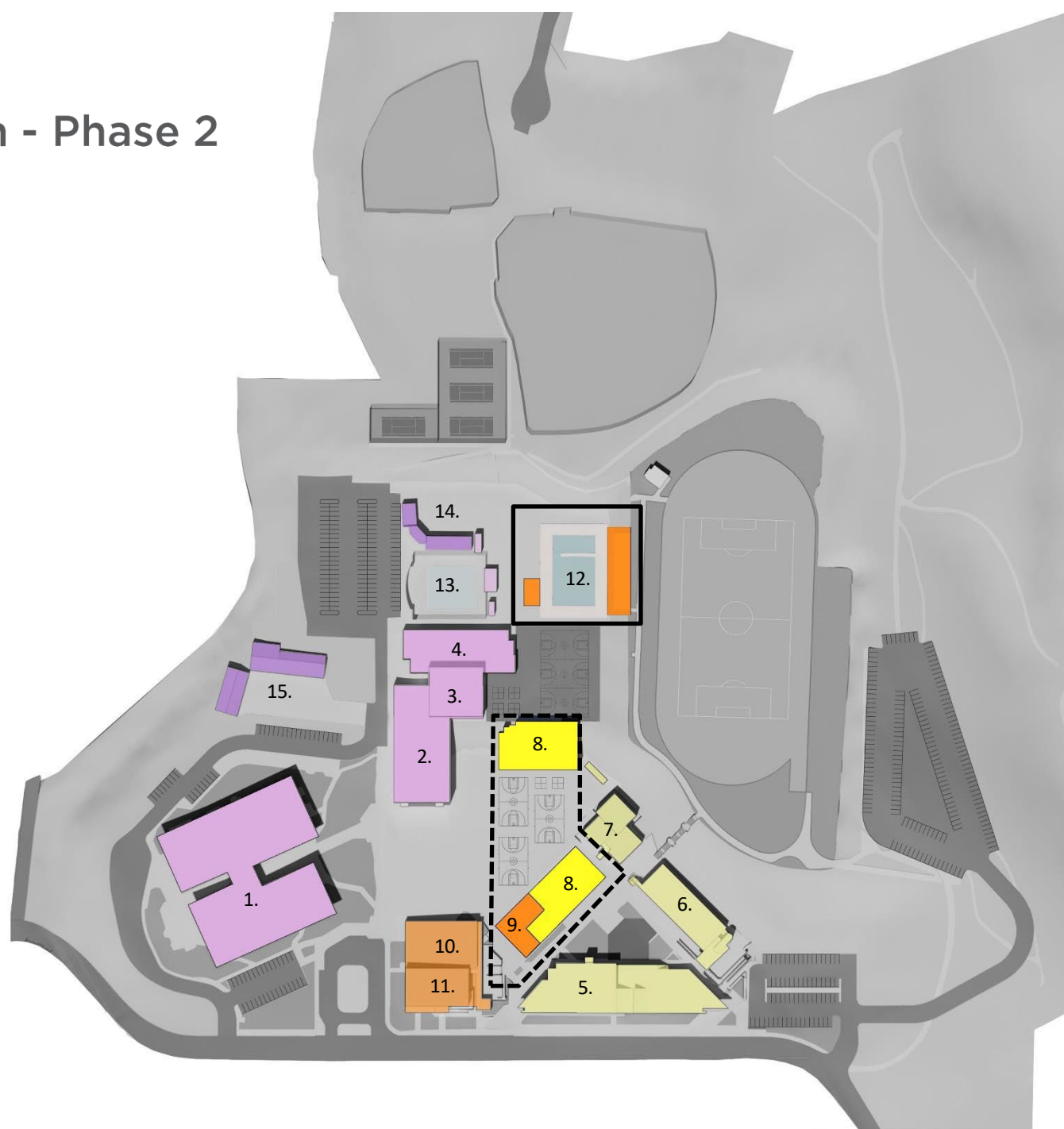
- 5. Building A/B – Administration / Library / Classrooms (existing)
- 6. Building E – Classrooms (existing)
- 7. Building F – Music (existing)
- 8. **Building D – Gymnasium / Fitness / PE / Student Activities / Food Service**

Shared Uses

- 9. **Living Skills and Campus Wellness Center**
- 10. Food Service & Auditorium Support
- 11. Auditorium
- 12. **Aquatics Center / Field House**

Other

- 13. Pool (existing)
- 14. Boys & Girls Club (existing)
- 15. Bus Barn – (existing)



Malibu HS & MS Campus Plan - Phase 3

High School

- 1. Classrooms / Student Support Services / Administrative and Campus Support (Phase 1)
- 2. **Gymnasium Lobby**
- 3. Building J – Gymnasium (existing)
- 4. **Weight Room & Dance**
- 5. **Locker Rooms / Athletic Sports Programs**

Middle School

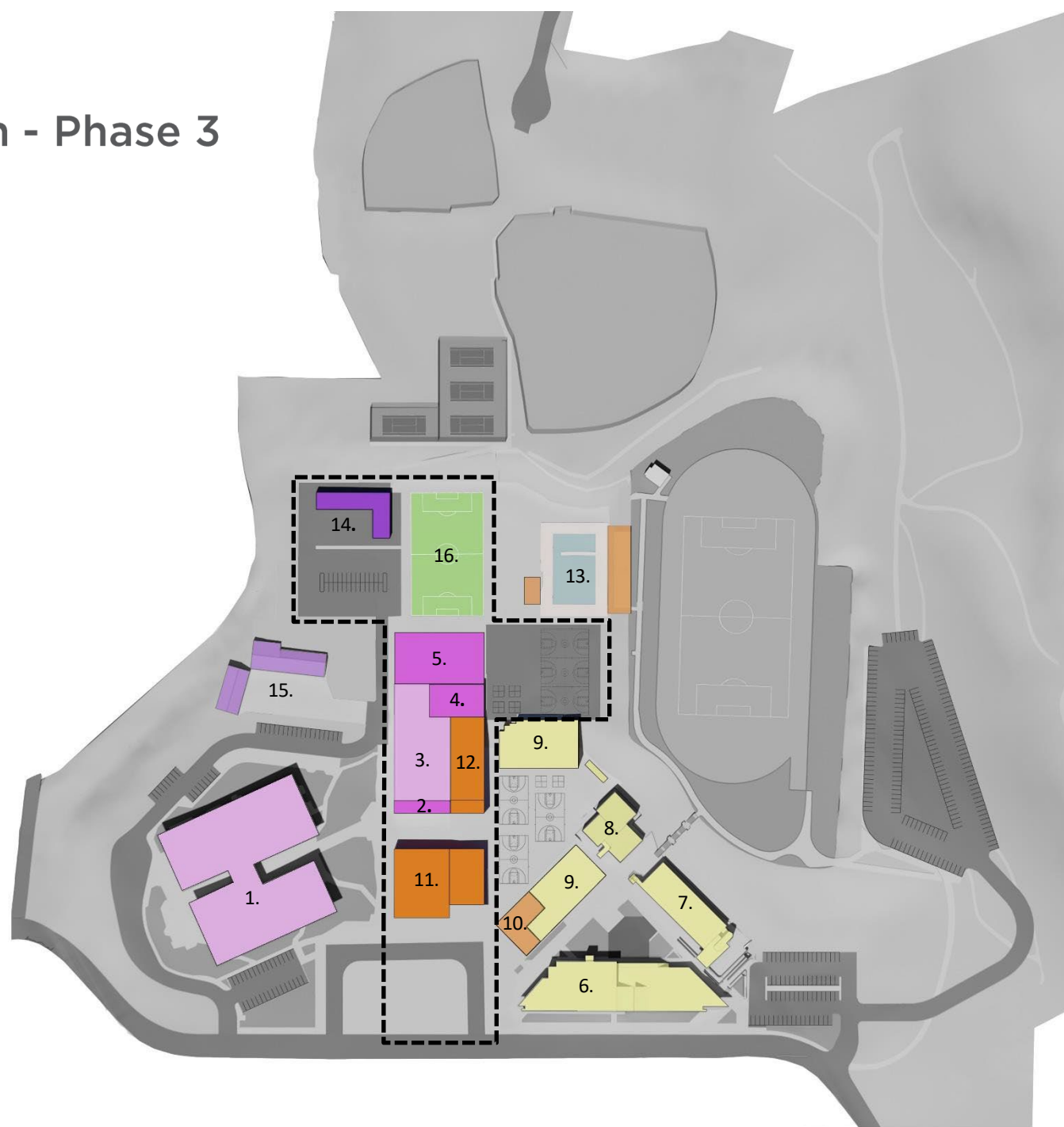
- 6. Building A/B – Administration / Library / Classrooms (existing)
- 7. Building E – Classrooms (existing)
- 8. Building F – Music (existing)
- 9. Building D – Gymnasium / Fitness / PE / Student Activities / Food Service (Phase 2)

Shared Uses

- 10. Living Skills and Campus Wellness Center (Phase 2)
- 11. **Theatre**
- 12. **Performing Arts (Music, Drama, Video Production)**
- 13. Aquatics Center / Field House (Phase 2)

Other

- 14. **Boys and Girls Club**
- 15. Bus Barn – (existing)
- 16. **Practice Field**





Malibu Educational Facility Needs

Completion of Malibu Campus Plan

Phase 3:

1. Modernization of High School Gymnasium
 - a) Adds Lobby
 - b) Completes High School Physical Education and Athletic needs, including weight room, fitness room, locker rooms

2. New Performing Arts Center and Career Tech Facility
 - a) Replaces theater that was build as a cafeteria and Music building not supportive of classroom needs
 - b) Provides new space for students to explore creative arts

Malibu HS & MS Campus Plan - Phase 4

High School

- 1. Classrooms / Student Support Services / Administrative and Campus Support (Phase 1)
- 2. Gymnasium Lobby
- 3. Building J – Gymnasium (existing)
- 4. Weight Room & Dance
- 5. Locker Rooms / Athletic Sports Programs

Middle School

- 6. Building A/B – Administration / Library / Classrooms (existing)
- 7. Building E – Classrooms (existing)
- 8. Building D – Gymnasium / Fitness / PE / Student Activities / Food Service (Phase 2)

Shared Uses

- 9. Living Skills and Campus Wellness Center (Phase 2)
- 10. Theatre (Phase 3)
- 11. Performing Arts (Music, Drama, Video Production) (Phase 3)
- 12. Aquatics Center / Field House (Phase 2)
- 13. Stadium Bleachers

Other

- 14. Boys and Girls Club (Phase 3)
- 15. **New Parking (80 stalls)**
- 16. Practice Field (Phase 3)





Malibu Educational Facility Needs

Webster and Malibu Elementary School are in need of urgent repairs & upgrades for safety and academic standards

- Replacing leaky roofs and failing plumbing
- Removing mold and addressing water damage
- Improving student safety and school security
- Upgrading classrooms and instructional technology to help support struggling and at-risk students, and our youngest students
- Updating science labs, libraries and technology for college and career readiness
- Improve access for students with disabilities

CAMPUS ASSESSMENTS ARE IN PROGRESS



Educational & Facility Needs

EDUCATIONAL and FACILITY NEEDS

Address Facility Issues – Capital Projects

1. Replace Leaking Roofs
2. Upgrade Mechanical, Electrical and Plumbing Systems
3. Replace exterior surfaces – asphalt & concrete
4. Security perimeters & fences
5. Energy Infrastructure

Technology Upgrades

1. Improve Classroom Technology
2. Enhance virtual communications systems
3. Expand network capabilities

Other Needs

1. Maintenance Barn
2. Bus Barn
3. District Office - Malibu Unified School District

Malibu Bond Feasibility – Bond Size

Potential Future Bond Projects	Construction Estimate	Project Cost Estimate
Phase 2, Aquatics Complex and Site Work	\$ 37,200,000	\$ 59,520,000
Phase 2, MPR etc.	\$ 57,300,000	\$ 91,680,000
Field House, Gym/Dance/Wellness, and Sitework	\$ 50,000,000	\$ 82,000,000
Performing Arts Complex	\$ 60,000,000	\$ 97,800,000
Solar and Sustainability	\$ 5,000,000	\$ 7,500,000
Malibu Technology Needs		\$ 15,000,000
Unidentified Miscellaneous Projects		
Centralized Expenses		\$ 8,000,000
Contingency		\$ 33,850,000
		\$ 395,350,000



Malibu Bond Feasibility

\$395 Million

- Estimated 4 cents/\$100 of assessed (not market) value
- The best estimate of the average annual tax rate at the time of this filing is \$39.59 per \$100,000 of assessed value (3.959¢ per \$100 assessed value)



Malibu Bond Feasibility

In preparation for this meeting,

The Malibu Facility District Advisory Committee has reviewed these needs and voted to recommend that Board place a bond measure on the ballot in November for School Facility Improvement District #2 (Malibu & Unincorporated Areas Only) acquire funds to meet the maximum number of these needs possible.

The Superintendent re-formed his Malibu Bond Feasibility Committee. They met twice on April 21st and June 13th. In response to the two questions posed, they answered:

QUESTION #1

Should a Bond Measure for SFID#2 – Malibu, be put on the ballot in November 2024?

YES

QUESTION #2

What is the appropriate amount?

\$395 million



Malibu Bond Feasibility

Next Steps:

- Supporters to prepare argument in favor of bond and submit to County.
- Campaign committee to form and conduct campaign activities.
- Bond Measure on November 5, 2024 ballot.



Malibu Bond Feasibility

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