



SANTA MONICA-MALIBU UNIFIED SCHOOL DISTRICT

Maintaining High-Quality Education in Santa Monica Schools

Santa Monica Facility Needs- 2024 SFID 1 Bond Measure

Major Action Item

Board of Education Meeting

July 24, 2024



Santa Monica Bond Feasibility

DIRECTION

The Superintendent recommends the Board of Education approve a Resolution to place a Bond Measure for School Facility Improvement District #1 – Santa Monica for \$495M on the November 5th, 2024 ballot.

This will be for School Facility Improvement District #1 (SFID#1) for the Santa Monica Public Schools only paid through general obligation bond by Santa Monica property owners.



SM Bond Feasibility Committee

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 \$59,867,503 eligibility in state funding



SM Educational Facility Needs

SMMUSD Snapshot

- SMMUSD serves nearly 8,000 Santa Monica students at 12 schools
- Consistently named among the top in California and the Nation
- 98% Graduation Rate



SM 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.

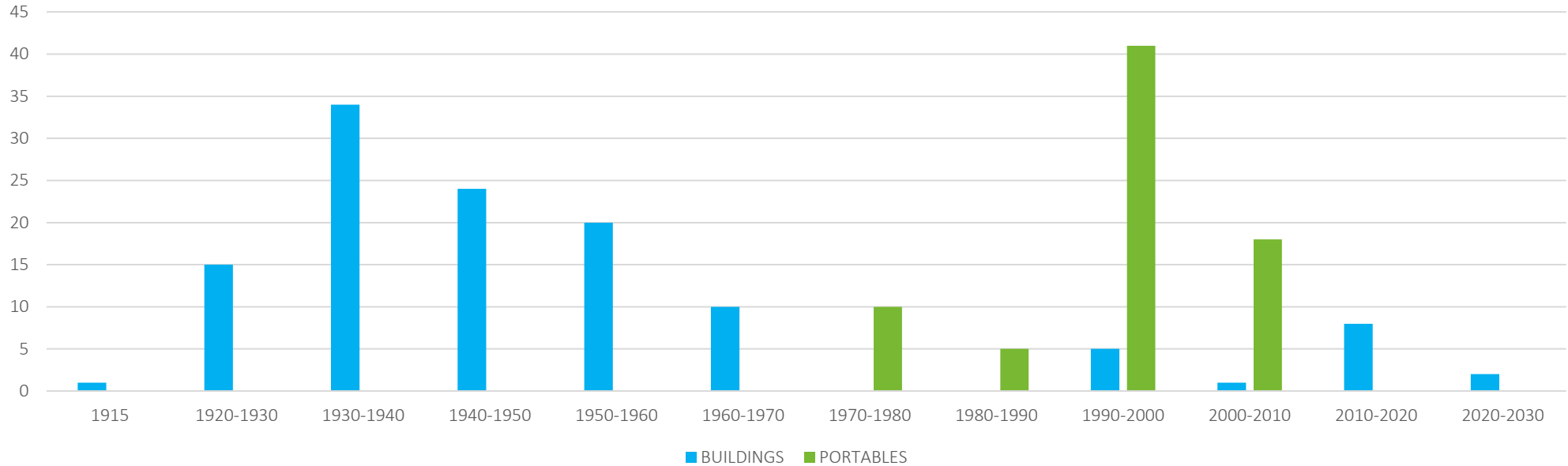
<https://www.cde.ca.gov/ls/fa/re/>

Santa Monica School Facilities

Average Age of
SM School Buildings
Built in 1953
70 years old
123 Buildings

Average Age of
Temporary SM School Buildings
Built in 1993
30 years old
73 Portables & Modulares

When Buildings Were Built by Decade

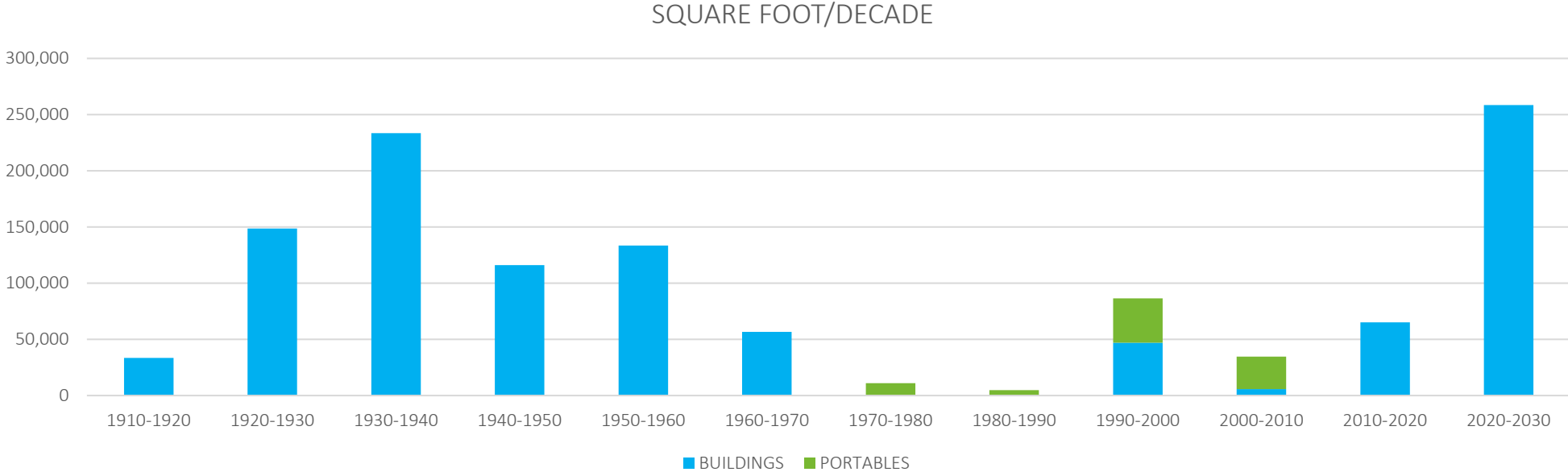


Santa Monica School Facilities

Based on Square Footage for Buildings

65% was constructed from 1910-1970

30% has been constructed in the past 15 years





Santa Monica School Facilities

Many schools nearly 70 years old; need 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
- Stabilize structures for seismic safety



Santa Monica School Facilities

Portable & Modular Classrooms

These are temporary trailers that have passed their usefulness and are failing, including water intrusion, poor ventilation and access issues.

There are 74 portable and modular classrooms are still in use at the Elementary School campuses. This means 1 out of 15 classroom spaces in the district are severely sub-standard.

19 portables are slated to be replaced with current projects, but this leaves 55 portables in use everyday by children





Educational Facility Needs

Facility Priorities

Elementary and Middle School Emphasis

The failing and inadequate facilities are primarily at the elementary and middle schools. Improving these facilities for all students needs be the priority.

Portable and Modular Classroom replacement

The portable classrooms, many of them over 30 years old, have passed their usefulness and they are failing. These classrooms are inadequate to the way we need to teach today. The modular classrooms that were added in the 1990s are in better shape, but no longer support how we are teaching.



Educational Facility Needs

Facility Priorities

Transitional Kindergarten and Kindergarten

By 2025, all four-year-olds may attend Universal Transitional Kindergarten. This is essentially adding a new grade. However, the required facilities needed to support these students (1350 square foot classrooms, restrooms, and outdoor play areas) need to be constructed and reconfigured. This is also an opportunity to bring the Kindergarten classrooms up to standard. Projects that improve early learning facilities must be prioritized.

Safety and Security

The past bond measures have paid for significant measures to improve safety and security. However, there are still measures, some of them evolving, needed to continue to improve safety. While safety and security are rolled into every project, there are some specific measures that need to be taken including access control, front office protection, strengthening perimeters, seismic and fire prevention upgrades, parking/drop off/pick up reconfigurations, and other important advancements to keep students and staff safe and secure.



Educational Facility Needs

Facility Priorities

STEM Learning Facilities

The middle and elementary schools need to have state-of-the-art labs, classrooms and outdoor learning areas to engage students and challenge them in Science, Technology, Engineering and Mathematics (STEM) instruction. This hands on/ project based learning requires specialized facilities. This work is geared towards challenging all students and specifically engaging struggling students.

Libraries and Alternative Learning Facilities

Alongside and in contrast to the STEM facilities, the schools need facilities to support reading, communication and engage the whole student in learning. Libraries and evolving to meet this need and the library and other learning facilities need to change to meet the student needs.



Elementary & Middle School Proposed Project List - In Design

GRANT ELEMENTARY SCHOOL

- Early Education (TK) Expansion & Grant Library Modernization
 - Currently the two TK classrooms are in small rooms with the restrooms down the hall that are shared with older students. The outdoor play area is minimally sized.
 - This project modernizes 4 small classrooms into 3 large classrooms for Universal Transitional Kindergarten with restrooms that meet the state standard. The outdoor learning area is expanded and combined with the Kinder area to provide an adequate area

"The renovation of Building A will allow us to create an early learning wing of the campus at Grant School. Currently, our preschool and TK classes are separate from our kindergarten classes. This project will assist us in accomplishing the state-mandated expansion of the TK program. By clustering our early learning classes, we will create an early learning cohort that will allow for greater collaboration among our teachers, ultimately fostering a more engaging daily learning experience for our students. In addition, this realignment will provide better safety for our youngest learners," said Christian Fuhrer, Principal



Elementary & Middle School Proposed Project List - In Design

GRANT ELEMENTARY SCHOOL

Grant Library Modernization

- The current Library is undersized for the enrollment. The facility needs have changed for these spaces
- Combines three inadequate spaces to make a larger library and innovation classroom, respecting historic resource

"The renovation of the Grant Library into a library media center and innovation lab will engage the Grant students with forward-thinking experiences of learning and teaching. As the principal of Grant, I am very excited about the modernization of the library because we will be creating facilities designed to foster engaging teaching and learning experiences for today's students. I believe it is important to support our educational mission of 'extraordinary achievement for all students while simultaneously closing the achievement gap'," said Christian Fuhrer, Principal



Elementary & Middle School Proposed Project List – In Design

GRANT ELEMENTARY

New Classroom Building

- Replaces six 30+ year old portables that have been having water intrusion issues with new classrooms and outdoor learning areas
- Adds Science/Garden area to the roof of the new classroom building to provide more engaging instruction

“The conceptual designs for Grant's new classroom building are stunning. Within this state-of-the-art building will be four general education classrooms as well as a science lab and art & music studio. The second level is designed as an open-air science, technology, engineering and mathematics (STEM) -deck which will also house the school's learning garden. The new building will engage Grant students and provide a learning facility that will challenge them,” said Christian Fuhrer, Principal



Elementary & Middle School Proposed Project List – In Design

ROOSEVELT ELEMENTARY

New Library & Early Education Building

- Replaces old buildings and modulares that are failing with Kindergarten and Transitional Kindergarten Classrooms that meet the state standard
- Constructs a new Library that fits the student enrollment
- Refurbishes old portable classrooms until they can be replaced
- Respects the original Santa Monica Plan buildings preserving the heart of the Historic Core

“The addition of new TK/K classrooms and a library building will provide students with stimulating spaces that encourage creativity, collaboration and exploration. Additionally, the teacher meeting areas will offer opportunities for staff to engage in shared planning, further enriching the learning experience. As identity is an important factor to our school community, preserving our historic courtyard will strengthen our sense of belonging while embracing educational innovation. Ultimately, this project will positively impact student learning by providing inviting, functional spaces that support holistic development and foster a love for learning at Roosevelt Elementary!” said Roosevelt Principal Amy Onyendu.



Elementary & Middle School Proposed Project List – In Design

FRANKLIN ELEMENTARY

New Early Education Building & Field Modernization

- Replaces old buildings with Kindergarten and Transitional Kindergarten Classrooms that meet the state standard
- Provides for safer play/learning exterior area away from street
- Replaces overused field with turf field that can support school use
- Moves staff parking to Montana which improves student safety

“Franklin is excited for this project to come to fruition. The updates will provide our students and school community with state-of-the-art classrooms, providing immense opportunities for student learning. We thank the District and board for supporting this effort, and look forward to the fortunate opportunities that will come in the near future,” said Franklin Principal Eran Zeevi



Elementary & Middle School Proposed Project List – In Design

Muir/SMASH - New School Modifications

- While completing the comprehensive water intrusion project funded by Measure SMS, the campus is improved to support the neighborhood school moving back into the site
- Relocates Admin Office for better campus security
- Adds an innovation lab for project based learning that reduces achievement gap
- Reorganizes parking and moves drop off/ pick up onto campus to improve students safety

“We are excited to have an innovation lab for students. This type of makerspace makes it possible for our students to be engineers, scientists and artists via interdisciplinary projects. The updated administration building creates a safe and secure entrance to the campus that students, parent/guardians, staff and neighbors will all appreciate. The reconfigured parking lot is based on a city traffic study and will make the flow of traffic in the neighborhood smoother for all,” said SMASH Principal Jessica Rishe



Elementary & Middle School Proposed Project List - Design

LINCOLN MIDDLE

- 500s/Shops Building Modernization
 - Modernizes old building – Windows, paint, flooring, safety, structure
 - Adds Air Conditioning to last classroom building in SM
 - Improves Science, Tech, Math, and Innovation Labs
 - Creates outdoor learning area
 - Supports project based learning that reduces the achievement gap for critical students

"We believe that by providing spaces that encourage curiosity and hands-on learning, we're equipping our students with the tools they need to navigate their path toward success in the careers of tomorrow. The existing 500's building is in desperate need of revitalization and air conditioning. This modernization will provide these students an engaging, safe and fresh learning facility," said Lincoln Middle School Principal Jose Cuevas.



Elementary & Middle School Proposed Project List – In Design

JOHN ADAMS MIDDLE

- Adams New STEM Building
 - Replaces failing science building
 - New science, engineering and innovation labs for 6th – 8th graders
 - Collaborative and exterior learning areas
 - Supports project based learning that helps struggling students

"In modern spaces like our new STEM building, student learning transcends traditional boundaries. These innovative environments inspire creativity, foster collaboration and empower learners to explore, experiment and excel. By embracing cutting-edge facilities, we pave the way for a dynamic educational journey where every student has the opportunity to thrive and succeed in the evolving landscape of knowledge and discovery," said JAMS Principal Martha Chacon.



Elementary & Middle School Proposed Project List

Priorities	GRANT TK & Library	GRANT Classroom	ROOSEVELT Library & TK/K Classrooms	FRANKLIN TK/K, Field and Parking	SMASH Admin, Lab, Parking	LINCOLN 500s Mod.	ADAMS STEM Building
Portable Replacement		X	X	X	X		
TK Expansion	X		X	X			
Safety & Security	X		X	X	X		
STEM Innovation	X	X			X	X	X
Libraries & Alternative Learning	X		X			X	



Elementary & Middle School Proposed Project List

Additional Elementary School Projects

- Edison – Add Drop off/Pick up lane on Kansas
- Grant – Field modernization and Parking Relocation
- McKinley – Elevator Tower Replacement
- McKinley – Cafeteria Modernization and Science Garden
- Obama – Early Learning and Special Education Modernization
- Roosevelt – Field and Parking realignment
- Rogers – Innovation Lab & Outdoor Learning Modernization
- Rogers – Courtyard and Ceiling Tile Modernization

Additional Middle School Projects

- Lincoln – New Outdoor Pool & Locker Room Building
- Adams – Classroom Modernizations



Elementary & Middle School Proposed Project List

Additional School Projects

- Safety & Security Improvements
- Technology Upgrades
- Infrastructure Capital Improvements



Samohi Needs

Phase 4 Re-Prioritized

1. **STUDENT CENTER/SERVICES, HUMANITIES CENTER,
& CLASSROOM BUILDING**
 - a. Business Building Replacement
 - b. Architect Procurement now underway

2. **ENGLISH TO ADMINISTRATION & LIBRARY**
 - a. Design started May 2023
 - b. Entrance on 7th Street
 - c. Project Deferred

Santa Monica Needs

Potential Future Bond Projects	Construction Estimate	Project Cost Estimate
Samohi Phase 4a - Business Building Replacement	\$ 65,000,000	\$ 104,000,000
JAMS New STEM Building	\$ 30,000,000	\$ 49,200,000
Lincoln 500s Modernization and HVAC	\$ 18,000,000	\$ 28,800,000
Roosevelt Library and Early Elementary	\$ 30,000,000	\$ 48,000,000
Grant Library, Courtyard, Early Elementary	\$ 12,000,000	\$ 19,200,000
Grant New Classroom Building	\$ 27,000,000	\$ 43,200,000
SMASH Mod/Sitework and Parking	\$ 10,000,000	\$ 16,000,000
Franklin Early Elementary and Site Improvements	\$ 30,000,000	\$ 48,000,000
Santa Monica Technology Needs		\$ 30,000,000
Unidentified Miscellaneous Projects		\$ 25,000,000
Centralized Expenses		\$ 20,000,000
Contingency		\$ 41,140,000
Design for Future Phases		\$ 20,000,000
		\$ 492,540,000

\$495m would result in an assessment of approximately 3 cents/\$100 of assessed value.

This project list excludes Samohi English to Admin project and Lincoln Pool.



SM Bond Feasibility

In preparation for this meeting,

The Santa Monica 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 #1 (Santa Monica Only) acquire funds to meet the maximum number of these needs possible.

The Superintendent re-formed his Santa Monica Bond Feasibility Committee. They met twice on May 28th and June 17th. In response to the two questions posed, they answered:

QUESTION #1

Should a Bond Measure for SFID#1 – Santa Monica, be put on the ballot in November 2024?

YES

QUESTION #2

What is the appropriate amount?

\$495 million



Santa Monica Bond Feasibility

\$495 Million

- Estimated 3 cents/\$100 of assessed (not market) value
- The best estimate of the average annual tax rate at the time of this filing is \$28.70 per \$100,000 of assessed value (2.870¢ per \$100 assessed value).



Santa Monica 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.



Santa Monica Bond Feasibility

DIRECTION

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