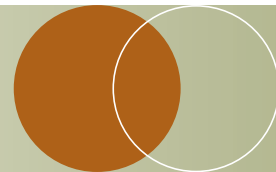


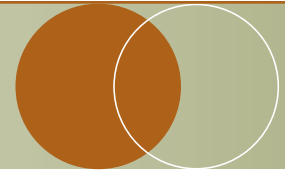
**RECOMMENDED  
PROJECTS  
FOR BOND MEASURE**

July 15, 2004



With July 29, 2004, Addendum (Page 14)

# Santa Monica College Facility Bond Measure



**Santa Monica College** has completed a year-long Facility Assessment report that completes a survey of existing campus buildings, identifies remaining instructional facility deficiencies, and reviews a number of potential joint-use opportunities in the communities of Santa Monica and Malibu. A comprehensive report was provided to the Santa Monica College Board of Trustees on June 7, 2004, and made available online. The report proposed a number of projects intended to remedy existing deficiencies and meet new educational need.

On July 7, 2004, a second report was provided to the Board and made available online. The report provided the results of a public opinion poll on the question of whether to fund the proposed projects primarily with the proceeds of a Proposition 39 bond measure to be placed on the November 2, 2004 ballot. The poll results indicated 65% positive support for a \$175 million bond measure, and 69% support when the project information and cost of the measure were provided. The report also offered a set of recommendations modifying the proposed project listing.

This report incorporates those recommendations into a list of recommended projects; provides a comprehensive description of each project; and provides further information as described below.

This report also provides an indication of the public use availability of each project and the potential for joint-use agreements to reduce the cost of the project to the agencies involved.

**Project Listing:** This is the legal language to be adopted by the Board.

**Project Educational Benefit:** These are the College disciplines and programs that are expected to benefit from the project improvement.

**Status:** This indicates whether the project is a replacement, active, or new project.

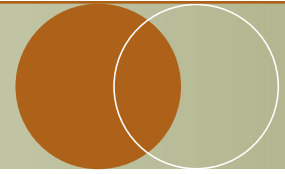
**Project Allocation:** The allocation schedule provides the District an ability to coordinate the overall planning of project implementation. Actual costs and other funding resources will be considered for each project individually, in context of this allocation schedule.

**Project Phasing:** Bond proceeds are expected to become available over a period of ten to twelve years. The projects have been grouped into three phases, to match the availability of bond proceeds. Phase I projects include land acquisition projects, in order to avoid the future cost of land appreciation, and projects already approved by the Board. Phase II projects are based on anticipated site availability. Phase III projects complete the approved project list.

**Operational Plan:** The operational costs, savings, and opportunities for new revenue have been considered for each project.

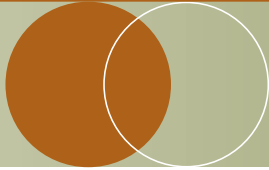
**Comments:** Several of the projects have been proposed to other agencies for consideration as a joint-use project for purposes of cost reduction.

# Summary of Projects for Bond Measure



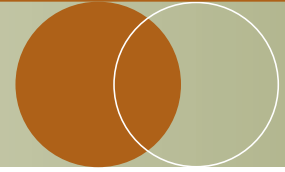
PROJECT NAME	PROJECT LISTING	EDUCATIONAL BENEFITS	STATUS	ALLOCATION	PHASE I	PHASE II	PHASE III	PUBLIC USE	JOINT USE POTENTIAL
<b>Performing Arts Complex</b>	New Music and Performing Arts Complex to support new University of California admission requirements.	Music, Dance, Theater, and Cinema. Also available to all campus disciplines.	Active. Project has received Board of Trustees and environmental approvals. State Architect approval pending.	\$28,000,000	●			■	
<b>Career Opportunity Center</b>	New Career Opportunity Center to support programs in emerging technologies and to compete for State and Federal grants	Workforce Development and Career Training Programs	New project recommendation for inclusion in SMC Facilities Master Plan	\$23,000,000		●		■	■
<b>Replacement Health, Fitness, and Physical Education Building</b>	Replacement or renovation of Health, Fitness, and Physical Education Building	Physical Education and Athletics	Replacement building	\$22,000,000			●	■	
<b>Physical Education and Athletic Fields</b>	Site acquisition and improvements in the District for field space, especially women's soccer, in order to make available a complete offering of District-provided programs in Health, Fitness, and Physical Education. Retrofit existing District fields or other fields available to the District for year-round usage	Physical Education and Athletics	New project recommendation for inclusion in SMC Facilities Master Plan	\$37,000,000	●	●		■	■
<b>Early Childhood Development Lab and Replacement Childcare Center</b>	Improvements to provide childcare and an Early Childhood Development lab facility	Early Childhood Development; Education; Student Support	Replacement building and new project recommendation for inclusion in SMC Facilities Master Plan	\$7,000,000		●		■	■
<b>Shuttle Improvements</b>	Acquisition of energy-efficient shuttle busses, construction of improvements to shuttle stops and park-and-ride facilities in order to reduce student traffic adjacent to various educational centers operated by the District	Student Support	Recommended project for operational efficiencies	\$4,000,000		●	●	N/A	■
<b>Energy Efficiency Improvements</b>	Upgrades to existing and future District facilities, including Projects done under Cooperative Agreements, for energy efficiency and to meet modern sustainability practices	Reduction of operational expenses	Recommended project for operational efficiencies	\$4,000,000	●	●	●	N/A	■

# Summary of Projects for Bond Measure



PROJECT NAME	PROJECT LISTING	EDUCATIONAL BENEFITS	STATUS	ALLOCATION	PHASE I	PHASE II	PHASE III	PUBLIC USE	JOINT USE POTENTIAL
<b>Malibu Site Acquisition and Facility</b>	Site acquisition and improvements in Malibu for instructional facility and field space	General Education; Emeritus College; Natural History; Physical Education; Student Support	New project recommendation for inclusion in SMC Facilities Master Plan	\$25,000,000	●			■	■
<b>Children's Outdoor Fitness Park</b>	Construction of a new Children's Outdoor Fitness Park adjacent to the District's existing track and stadium as a teaching resource for the College's Early Childhood Development and Education programs	Early Childhood Development; Education	New project recommendation for inclusion in SMC Facilities Master Plan	\$2,000,000			●	■	
<b>Replacement Tennis Courts</b>	Replacement of earthquake destroyed tennis courts at an off-campus location	Physical Education and Athletics	Replacement facility	\$3,000,000			●	■	
<b>Marine Biology Improvements</b>	Improvements to provide instructional facilities for Natural History, Natural Geography, and Marine Biology programs to be offered by the District at a site which is at or adjacent to the coastline	Life Sciences; Earth Sciences; Natural Geography	New project recommendation for inclusion in SMC Facilities Master Plan	\$2,000,000	●			■	■
<b>Botany Improvements</b>	Improvements to provide instructional resources in Life Sciences and, if feasible, an Arboretum	Life Sciences	New project recommendation for inclusion in SMC Facilities Master Plan	\$10,000,000			●	■	■
<b>Educational Use Improvements to 415 Pacific Coast Highway</b>		Marine Biology; Natural History; Natural Geography; Health, Fitness, and Physical Education	Recommendation to delete project from bond measure project listing						
<b>Contingency</b>				\$8,000,000					■
				\$175,000,000					

# Performing Arts Complex



**Project Description:** A performing arts complex that incorporates state-of-the-art staging, projection, acoustics, and support facilities has been approved by the Board of Trustees to remedy existing facility deficiencies for instruction, meet new University of California admission requirements, and provide for the professional presentation of theater, dance, voice, instrumental, chorale, symphony orchestra, lectures, and film.

The theater will provide for regularly scheduled classes and lectures, teaching and presenting college arts-related programs, special educational events and presentations that create a special arts education opportunity for students and the community, presenting professional arts programming, and presenting community programming. It will be used by the College community itself as well as other Santa Monica and Malibu community-based organizations, including the Santa Monica-Malibu Unified School District. It is expected that the theater will also be an attractive venue for professional groups in dance, music, and stage.

The theater will be located on Santa Monica College's 4.4-acre Madison Campus, at 1310 11th Street. The theater addition is about 34,000 square feet and the existing building is about 40,000 square feet. The project includes parking for 301 cars as well as improvements to the existing rehearsal hall.

The College's only auditorium is 240 seats, with a flat stage, no side wings, no back of stage areas, and no fly towers. There are no bathrooms or dressing rooms. The auditorium has only satisfactory acoustics for individual voice and instrument and is severely deficient for choral and orchestral performances.

In order to assure the operating viability of the new Performing Arts Complex, staff has asked the Santa Monica College Foundation to determine the amount of funds raised and anticipated to be raised as capital improvements for the project that could be converted to an operating endowment for the project. Staff proposes to use bond measure money in lieu of privately raised capital money to assure the financial integrity of the project and to be able to operate the theater component as a community resource and at rental rates affordable to community organizations.

**Project Listing:** New Music and Performing Arts Complex to support new University of California admission requirements.

**Project Educational Benefit:** Music, Dance, Theater, and Cinema. Also available to all campus disciplines.

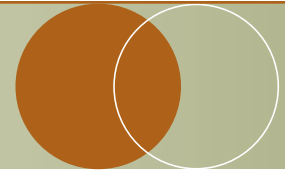
**Status:** Active. Project has received Board of Trustees and environmental approvals. State Architect approval pending.

**Project Allocation:** \$28,000,000.

**Phasing:** Phase I project.

**Operational Plan:** The SMC Foundation has contracted with Mitze Productions, a firm with national experience in performing arts center management, to update the 1998 operational plan prepared as a feasibility study for the Madison Performing Arts Complex. Mitze Productions will also evaluate the endowment potential of the project. Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. This report will fulfill that requirement.

# Career Opportunity Center



**Project Description:** The District anticipates future Federal and State capital and program grant opportunities in developing instructional programs in emerging technologies. Career programs constantly evolve and can require frequent revision. Efforts are ongoing to review regional and local need and to provide targeted assessments of need.

Additionally, the District competes for and provides a number of training opportunities in workforce development. The new Career Opportunity Center will provide a facility that can house training programs provided by city, county, or other agency service providers. These programs include satellite one-stop centers, small business development centers, and non-profit vocational services programs.

Job and career training was given the highest ranking in several questions posed in a recent public survey regarding this bond measure. 79% of the public believe there is a great need or some need for job and career training; 74% of the public indicated that a bond measure for the purpose of a career opportunity center would make them much or somewhat more inclined to support the bond measure; and 71% of the public indicated that a bond measure for the purpose of classrooms for teaching emerging technologies would make them much or somewhat more inclined to support the bond measure.

**Project Listing:** New Career Opportunity Center to support programs in emerging technologies and to compete for State and Federal grants.

**Project Educational Benefit:** Workforce Development and Career Training Programs.

**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

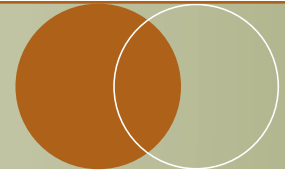
**Project Allocation:** \$23,000,000.

**Phasing:** Phase II project.

**Operational Plan:** Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. This project is expected to generate new FTE revenue for the District sufficient to support the new operational costs. The Economic Development component of the project will be proposed to reduce operational costs to the District.

**Comment:** The Economic Development component of the project will be provided to other agencies, including regional and local employment training providers, for their consideration of the project in a joint-use arrangement for purposes of cost reduction for each of the agencies.

# Replacement Health, Fitness, and Physical Education Building



**Project Description:** The existing approximately 25,000 square-foot facility is a one-story structure built in 1958. The facility contains offices, a fitness center, men’s and women’s locker rooms, equipment rooms, and showers. Many systems of the building are in poor condition, including the roof, the concrete floors, the restrooms, showers, exhaust systems, and electrical systems. The fire safety systems are not centrally monitored and the building lacks a fire sprinkler system.

Additionally, the Studio Stage facility attached to the Main Stage which provided a classroom and presentation room for dance has been demolished and there are no current plans for its replacement.

A new two-story facility to replace the 1950s-era shower and locker room facility and the demolished Studio Stage annex is recommended. The new facility would be designed to serve as a fitness center, to provide additional indoor physical education, to provide equal support facilities for men and women, and to provide additional rooms constructed to support the needs of the Dance program. The facility would be designed to be made available to the community during non-instructional times.

The replacement facility could include specialized fitness rooms common at other community colleges, such as adaptive physical education, Pilates, tai chi, weight management, martial arts, and self-defense. A specialized high-ceiling room could support rock climbing, gymnastics, and handball, which are courses that are also commonly available at other community colleges.

**Project Listing:** Replacement or renovation of Health, Fitness, and Physical Education Building.

**Project Educational Benefit:** Physical Education and Athletics.

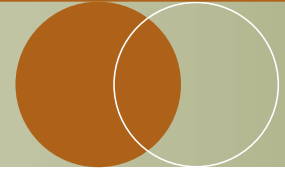
**Status:** Replacement building.

**Project Allocation:** \$22,000,000.

**Phasing:** Phase III project.

**Operational Plan:** Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. This is a replacement building. New operational efficiencies will be incorporated to offset the incremental increase in operating costs due to increase in number of available physical education labs. The supervisory costs for public use, to be made available through the District’s Continuing and Community Education program, will be offset by appropriate user fees.

# Physical Education and Athletic Fields



**Project Description:** SMC currently offers credit classes in physical education, athletics, and kinesiology; non-credit courses in health and conditioning (through Emeritus College); and not-for-credit courses in recreation and fitness (through Continuing and Community Education). Compared to most other campuses, SMC is deficient in field space.

The Physical Education program lacks outdoor facilities available at other campuses, including a baseball field, a softball field, a practice field for football, a soccer field, outdoor volleyball courts, and outdoor basketball courts. The District rents field space in order to offer some of these programs; however, there is insufficient field space in Santa Monica. College rentals can affect other program users in the community.

This project provides for the site acquisition of new field space, especially women's soccer, in order to make available a complete offering of District-provided programs in Health, Fitness, and Physical Education. A related project provides for the retrofit of existing District fields or other fields available to the District for year-round usage. All fields will be made available for community use when not in instructional use.

**Project Listing:** Site acquisition and improvements in the District for field space, especially women's soccer, in order to make available a complete offering of District-provided programs in Health, Fitness, and Physical Education.

**Related Project Listing:** Retrofit existing District fields or other fields available to the District for year-round usage.

**Project Educational Benefit:** Physical Education and Athletics.

**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

**Project Allocation:** \$37,000,000.

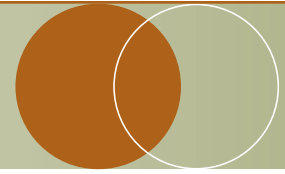
**Phasing:** Phase I, II project.

**Operational Plan:** Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. The operational costs will be determined based on whether the project is a joint-use project or a District-only project. Operational costs are expected to increase as a result of the new facilities, offset by an increase in FTE revenue, a decrease in rental expense, an increase in rental fees from other users, and the use of new materials with low maintenance expense.

**Comment:** This project has been provided to the City of Santa Monica for consideration as a joint-use project for purposes of cost reduction for each of the agencies. College staff has recommended that the College District not unilaterally override City of Santa Monica land use authority for this project.



# Early Childhood Development Lab and Replacement Childcare Center



**Project Description:** SMC currently offers childcare through a cooperative agreement arrangement with the Santa Monica-Malibu Unified School District and Easter Seals. Childcare has been offered at three sites: at the John Adams Middle School site, at the Olympic High School site, and at a leased facility from the Assistance League. SMC has provided the lease and capital improvement costs for the Assistance League site, and provides a small operating subsidy to the cooperative agreement.

The approximately 3,000 square-foot Assistance League building was originally constructed in 1963, lacks fire sprinklers, and requires facility improvements. Additionally, the lease rental has been significantly increased. As a consequence, the District has vacated this site.

The District lacks a teaching laboratory facility in Early Childhood Education available at many other community colleges. This project provides for a replacement childcare center for College students and a new Early Childhood Development Lab to be operated in conjunction with the childcare facility. The District will seek public agency, institutional, and non-profit partnerships in order to reduce capital costs and to operate the facility in a cost-effective manner.

**Project Listing:** Improvements to provide childcare and an Early Childhood Development lab facility.

**Project Educational Benefit:** Early Childhood Development; Education; Student Support.

**Status:** Replacement building and new project recommendation for inclusion in SMC Facilities Master Plan.

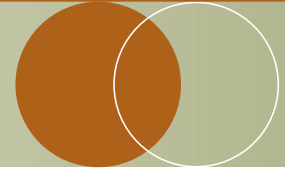
**Project Allocation:** \$7,000,000.

**Phasing:** Phase II project.

**Operational Plan:** The childcare component of this project is a replacement building. Operational costs for the childcare component will be offset by earned revenue from other users, by grant monies available to SMC students for childcare services, and by a continuation of the District subsidy of childcare as a student support service. The Educational Lab component of this project is a new facility. Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. New operational costs will be offset from new FTE revenue.

**Comment:** This project has been provided to the City of Santa Monica and to the School District for consideration as a joint-use project for purposes of cost reduction for each of the agencies.

# Shuttle Improvements



**Project Description:** The District has operated a shuttle system from 1988 through the 1991 completion of Parking Structures A and C and again from 1994 through the present due to the effects of the 1994 Northridge earthquake. The shuttle system fulfills two purposes. One is as a mitigation required by the City of Santa Monica in order to expand the preferential parking zone in the early 1990s, and the other is to accommodate parking needs of the present-day College.

The acquisition of the 10.4-acre site just south of the Airport shuttle lot will provide a replacement shuttle lot to the District when the existing lot becomes unavailable. The District also intends to move existing programs to the new site in order to reduce student traffic to the main campus.

This project will provide needed improvements to the shuttle system, including the acquisition of energy-efficient shuttle busses (intended to eliminate any adverse effects of diesel busses) and improvements to the shuttle stops and park-and-ride facilities, including improvements that will assist in the re-routing of shuttle busses off of residential streets.

**Project Listing:** Acquisition of energy-efficient shuttle busses, construction of improvements to shuttle stops and park-and-ride facilities in order to reduce student traffic adjacent to various educational centers operated by the District.

**Project Educational Benefit:** Student Support.

**Status:** Recommended project for operational efficiencies.

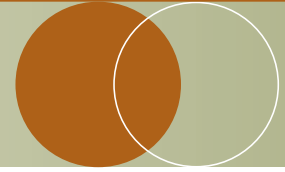
**Project Allocation:** \$4,000,000.

**Phasing:** Phase II, III project.

**Operational Plan:** This project will not increase the operational costs of the shuttle. The project may result in reduced transit time and therefore a reduction in operational costs.

**Comment:** This project will be provided to the City of Santa Monica for consideration as a joint-use project for purposes of cost reduction for each of the agencies.

# Energy Efficiency Improvements



**Project Description:** This project provides for upgrades to existing and future District facilities, including the Santa Monica Swim Center and other projects that may be done under Cooperative Agreements, for energy efficiency, including the use of certain energy generation and cogeneration technologies, and to meet modern sustainability practices.

**Project Listing:** Upgrades to existing and future District facilities, including Projects done under Cooperative Agreements, for energy efficiency and to meet modern sustainability practices.

**Project Educational Benefit:** Reduction of operational expenses.

**Status:** Recommended project for operational efficiencies.

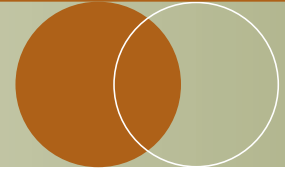
**Project Allocation:** \$4,000,000.

**Phasing:** Phase I, II, III project.

**Operational Plan:** This project is expected to fund improvements to campus facilities that will result in operational cost decreases. Using the standard of seven years for a return on investment for efficiency upgrades, the project is expected to reduce District operational expenses by \$570,000 per year.

**Comment:** This project has been provided to the City of Santa Monica for consideration as a partial use of the allocated funds, for the purpose of achieving an operating cost reduction for each of the agencies for the Santa Monica Swim Center, operated under a joint-use agreement with the City.

# Malibu Site Acquisition and Facility



**Project Description:** In the 1970s and early 1980s, Santa Monica College offered about 70 general education classes and several non-credit classes in Malibu throughout a semester. Today, the program is limited to a few classes offered as part of the Emeritus College program for older adults. The program reduction was due to a loss of State funds following the passage of Proposition 13 and the inability to find sites to offer classes.

There is currently the possibility of a State action that will provide annual operational funding up to \$1 million additional for educational centers such as the proposed Malibu facility, over and above the operational funding available from State apportionment available from FTE earned at the site.

The recommended site acquisition and facility will be a classroom facility to provide general education classes, Emeritus College classes, and special interest classes, along with a physical education component with field space that will be shared with the community. There are also site opportunities to promote interpretative programs in Natural History. The District will take an active role in being environmentally beneficial to the Malibu area.

**Project Listing:** Site acquisition and improvements in Malibu for instructional facility and field space.

**Project Educational Benefit:** General Education; Emeritus College; Natural History; Physical Education; Student Support.

**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

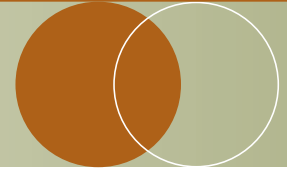
**Project Allocation:** \$25,000,000.

**Phasing:** Phase I project.

**Operational Plan:** Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. This project is expected to generate new FTE revenue for the District to offset the new operational costs. In addition, proposed State apportionment reforms recommend providing \$1,000,000 annually in additional State support to Districts that operate an Educational Center, which is defined under State guidelines. Staff anticipates that the Malibu facility will qualify as an Educational Center and will be eligible for future apportionment increases. Also, the District anticipates forming a Joint Powers Authority with the City of Malibu that will include provisions for offsetting the operating cost of the fields and open space.

**Comment:** This project has been provided to the City of Malibu for consideration as a joint-use project for purposes of cost reduction for each of the agencies.

# Children's Outdoor Fitness Park



**Project Description:** The southwest quadrant of the main Santa Monica College campus contains a number of temporary structures that will be retired in the coming years, including the relocation of the ESL program to a new Literacy Center and the possible relocation of the facilities planning area.

The primary activities adjacent to these sites are campus Physical Education facilities, including the pool complex, the track and football stadium, the gymnasium, and a new or renovated Health, Fitness and Physical Education building. The sites are also near one of the District-supported childcare facilities.

This project provides for the construction of a new Children's Outdoor Fitness Park adjacent to the existing track and stadium as a teaching resource for the College's Early Childhood Development and Education programs. The project will be developed as a companion project to the Health, Fitness and Physical Education building project in order to plan for safety and supervisory issues relating to public use of the two facilities.

**Project Listing:** Construction of a new Children's Outdoor Fitness Park adjacent to the District's existing track and stadium as a teaching resource for the College's Early Childhood Development and Education programs.

**Project Educational Benefit:** Early Childhood Development; Education.

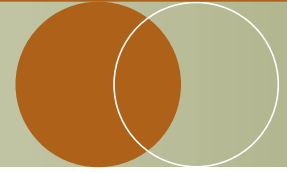
**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

**Project Allocation:** \$2,000,000.

**Phasing:** Phase III project.

**Operational Plan:** Staff has recommended that the operational costs of a new project be evaluated prior to the award of contract for the project. This project is expected to generate a small amount of new FTE revenue that can be used to offset a small increase in anticipated operational costs. Supervisory operational costs will be evaluated in tandem with planning for the Health, Fitness and Physical Education building project.

# Replacement Tennis Courts



**Project Description:** This project replaces the tennis courts formerly located on the main campus. The courts were displaced during repairs to campus buildings required due to the damage caused by the Northridge earthquake. The project will provide for eight tennis courts in order to offer both instructional and tournament play. The project will be located at a site off the main SMC campus.

**Project Listing:** Replacement of earthquake-destroyed tennis courts at an off-campus location.

**Project Educational Benefit:** Physical Education and Athletics.

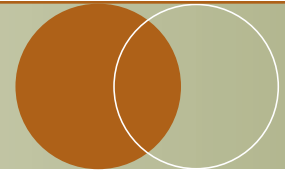
**Status:** Replacement facility.

**Project Allocation:** \$3,000,000.

**Phasing:** Phase III project.

**Operational Plan:** This is a replacement project. This project is expected to generate a small amount of new FTE revenue that can be used to offset a small increase in anticipated operational costs.

# Marine Biology Improvements



**Project Description:** The District currently provides instructional resources in support of the sciences which are also available to the public through other arrangements. These resources include the John Drescher Planetarium for Earth Sciences, available to the public as a Community Service program; the Greenhouse for Life Sciences, available to the public through the activities of the SMC's Center for Environmental and Urban Studies; and the Nuclear Magnetic Resonance laboratory, available to graduate students for Physical Sciences. A new resource for Marine Biology, Natural History, and Natural Geography will be provided by this project. This resource will also be made available to the public.

The District intends for this project to be at a site at or adjacent to the coastline, in order to make direct use of the abundant natural features of the District's 26-mile coastline. The District will seek appropriate partnerships in order to reduce the cost of this project.

**Project Listing:** Improvements to provide instructional facilities for Natural History, Natural Geography, and Marine Biology programs to be offered by the District at a site which is at or adjacent to the coastline.

**Project Educational Benefit:** Life Sciences; Earth Sciences; Natural Geography.

**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

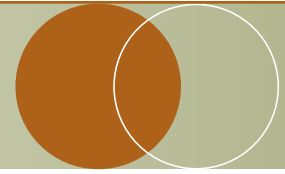
**Project Allocation:** \$2,000,000.

**Phasing:** Phase II project.

**Operational Plan:** As proposed, this project may provide capital improvements to an existing non-District facility. The District does not propose to provide on-going operational support beyond an amount appropriate based on District instructional use of the facility. Other proposals may be forthcoming and will be evaluated accordingly.

**Comment:** This project has been provided to the City of Santa Monica for consideration as a joint-use project for purposes of cost reduction for each of the agencies.

# Botany Improvements



**Project Description:** The District currently provides instructional resources in support of the sciences which are also available to the public through other arrangements. A major new resource for Botany will be provided by this project. This resource will be made available to the public.

The District has made a major commitment to teaching excellence in the sciences, including a state-of-technology new Science Complex to house the Life Sciences and the Physical Sciences; the recruitment and retention of highly qualified faculty; faculty endowments through the Chairs of Excellence program; and the placement of gifted students in national laboratories through the Internship Program. The provision for new specialized resources in Botany will further enhance and support the District's science programs.

Our Southern California climate is similar to that found in four other parts of the world: in the Mediterranean, in South Africa, in Chile, and in Western Australia. However, Southern California parks and gardens often use plants that originated in areas with greater water resources, in some cases with much greater water resources. A number of science experts have expressed concern that the climate of Southern California has entered a long-term cycle of drought. SMC's main campus trees and plantings were chosen and designed in the 1950s to educate students and the public about plant choices; however this was during a time when plentiful water seemed assured in Southern California. A new campus planting project, or possibly an Arboretum project, that emphasizes low maintenance and water efficient plantings would provide a companion project to the current campus resource.

The District may seek appropriate partnerships in order to reduce the cost of this project.

**Project Listing:** Improvements to provide instructional resources in Life Sciences and, if feasible, an Arboretum.

**Project Educational Benefit:** Life Sciences.

**Status:** New project recommendation for inclusion in SMC Facilities Master Plan.

**Project Allocation:** \$10,000,000.

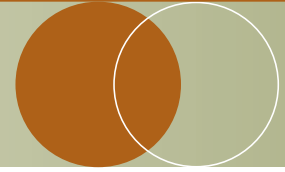
**Phasing:** Phase III project.

**Operational Plan:** The design of this project will incorporate low maintenance and water efficient plants. The project may be built on an existing District site; the operating cost of this project would be greater in the first two years, but would then be less than the comparable operating costs for other District campus gardens. Alternatively, this project may also provide capital improvements to a non-District site. In this case, the District does not propose to provide on-going operational support beyond an appropriate amount based on District instructional use of the site. Other proposals may be forthcoming and will be evaluated accordingly.

**Comment:** This project has been provided to the City of Santa Monica for consideration as a joint-use project for purposes of cost reduction for each of the agencies.



# Educational Use Improvements to 415 Pacific Coast Highway



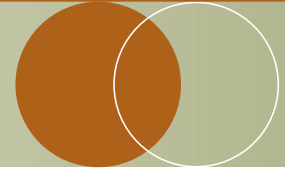
**Project Description:** This 5-acre site was originally developed by William Randolph Hearst in the late 1920s as a beachfront estate. The State of California purchased the property in 1960. Under an Agreement with the State, the City of Santa Monica operated the property and leased it to the Sand and Sea Club until the late 1980s, then operated the site itself for a brief time. The site has been closed as a result of the 1994 Northridge earthquake. Santa Monica College had provided physical education classes at the site in the early 1980s and marine biology and natural history classes at the site in the early 1990s. College staff had recommended capital improvements to this site for instructional purposes in a joint-use arrangement with the City of Santa Monica, and has included this project in its summary of proposed projects provided in public presentations.

**Project Educational Benefit:** Marine Biology, Natural History, Natural Geography, Health Fitness, and Physical Education.

**Status:** Recommendation to delete project from bond measure project listing.

**Comment:** City of Santa Monica staff has identified other revenue sources and uses for this facility. College District staff is recommending the deletion of this project from the bond measure project listing. Educational benefits will be incorporated into other recommended projects.

## Addendum, July 29, 2004



**Satellite Campus Parking:** This project is recommended in order to assure the District the ability to make the most efficient use of land for field space. No funds are allocated for this project at this time. The project will be listed as “Satellite campus parking facilities and roadway improvements.”

**Accountability to Community:** These directives are included in the Adopted Project List:

- All bond expenditures are subject to review by a Citizens Oversight Committee which reports to the public, as provided in Education Code Section 15278 et seq.
- Bond proceeds will not be used to purchase residential property.
- The District will not unilaterally override City of Santa Monica land use authority for off-campus field space projects done under Cooperative Agreements within the city limits of the City of Santa Monica.
- The District will involve faculty, staff, and students in curriculum development throughout the life of the bond measure program.
- The District will conduct a neighborhood assessment of need as part of the program design of the Career Opportunity Center Project.
- The District will conduct a comprehensive assessment of program need prior to making improvements in Malibu for an instructional facility and field space.
- The District will provide an opportunity for input from community and neighborhood residents during the development of Projects to be funded by this bond measure.

### **Partnerships:**

- **City of Malibu:** In order to assure environmental integrity and to reduce costs, the College District is recommending a requirement that the acquisition and development of a Malibu educational center and field space be done within the framework of a Joint Powers Agreement (JPA). A draft JPA document is currently under review by the City of Malibu.
- **Santa Monica-Malibu Unified School District:** In order to reduce costs, the College District proposed a joint-use partnership. The School District has identified other uses and resources for the proposed site, but has requested the College District preserve the ability of the School District to participate in partnership projects in the future, as the School District develops a Master Facilities Plan. College staff recommends this action.
- **City of Santa Monica:** In order to reduce costs, the College District proposed seven projects totalling \$75 million in allocated bond funds as partnership projects to the City of Santa Monica. City staff has in turn identified five of these projects totalling \$64 million (including contingency funds) to be of interest. The City Council has directed its staff to further explore partnership arrangements. College staff recommends a vigorous effort by the College District to achieve these partnerships. Staff also recommends achieving cost efficiency by other means if a particular project partnership is not feasible.