



Santa Monica Community College District

CITIZENS' BOND OVERSIGHT COMMITTEE

ANNUAL REPORT, 2005-2006

Submitted to the
Santa Monica Community College District
BOARD OF TRUSTEES

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Dr. Dorothy Ehrhart-Morrison
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CITIZENS' BOND OVERSIGHT COMMITTEE 2005-2006

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John Jalili, Committee Advisor
Lisa Rose, Committee Coordinator

*Approved by Citizens' Bond Oversight Committee
July 19, 2006*



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2005-2006

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the Board of Trustees by the Santa Monica Community College District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Santa Monica Community College District is in compliance with the requirements in Article XIIIIA, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure U and no funds were used for any teacher or administrative salaries or other operating expenses. as prohibited by Article XIIIIA, Section 1(b)(3)(a) of the California Constitution.

Respectfully Submitted:

Linda Sullivan, Chair
Citizens' Bond Oversight

Committee

Date: July 19, 2006



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2005-2006

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the Board of Trustees by the Santa Monica Community College District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Santa Monica Community College District is in compliance with the requirements in Article XIII A, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure S and no funds were used for any teacher or administrative salaries or other operating expenses. as prohibited by Article XIII A, Section 1(b)(3)(a) of the California Constitution.

Respectfully Submitted:

Linda Sullivan, Chair
Citizens' Bond Oversight

Committee

Date: July 19, 2006



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2005-2006

**SUMMARY OF THE CITIZENS' BOND OVERSIGHT COMMITTEE
PROCEEDINGS AND ACTIVITIES**

Meetings of the Citizens' Bond Oversight Committee

The Committee conducts its meetings in accordance with provisions of the Ralph M. Brown Public Meetings Act, Government Code Sections 54950 et seq. Meeting notices and agendas are sent to members of the Committee within the required period of time and are also posted at eight SMC campus locations and satellite sites. Meeting notices, agendas, minutes and all documents and reports received by the Committee members are a matter of public record and made available on the SMC website:

(www.smc.edu/admin/trustees/CitizensBondOversightCommittee/default.htm)

Meetings, 2005-06

July 20, 2005

Information and Discussion Items:

- Reappointment of six members, 2005-07
- Board of Trustees action to issue General Obligation Bonds
- Capital Outlay Program - Bond Projects
- Measure U/Measure S Projects Expenditure Reports
- Measure U/Measure S Construction Projects Timeline

Action taken:

- Approval of Annual Report, 2004-05

October 19, 2005

Information and Discussion Items:

- Measure U/Measure S Construction Projects Timeline
- Measure U/Measure S Projects Expenditure Reports

January 18, 2006

Information and Discussion Items:

- Measure U Construction Projects Timeline and Projects Expenditure Report
- Measure S Construction Projects Timeline and Projects Expenditure Report

April 19, 2006

Information and Discussion Items:

- Terms of Citizens' Bond Oversight Committee Members
- Measure U Construction Projects Timeline and Projects Expenditure Report
- Measure S Construction Projects Timeline and Projects Expenditure Report

Included in Annual Report:

- Capital Outlay Program Bond Project Descriptions and Project Status, as of July 1, 2006

- Measure U Construction Projects Timeline and Projects Expenditure Report, as of July 1, 2006
- Measure S Construction Projects Timeline and Projects Expenditure Report, as of July 1, 2006



SANTA MONICA COMMUNITY COLLEGE DISTRICT

**Capital Outlay Program
Bond Project Descriptions
And Project Status**

July 1, 2006

Prepared by Greg Brown, Facilities Planning

Introduction

The college's capital outlay program consists of the following projects which are funded primary from our local bond programs, Measure U and Measure S. Additional funding sources are noted for each project. Projects are listed by the approximate dates of completion, although the schedule is pending on several projects. Project descriptions for projects in planning are subject to change. Project descriptions for completed projects are the original descriptions although current programs may have changed. Some projects were part of the original master planning and continue to be listed even though funding from Measure U and S may no longer be possible due to increases in construction costs.

Emeritus College

Project Description: Emeritus College, a program designed for lifelong learning, was located in a rented storefront on the first level of a parking garage on 2nd Street. The program long ago outgrew its- former home. The first use of Measure U bond funds was the purchase of a newly constructed four story building further north on 2nd Street. This building gives Emeritus a permanent home with room to accommodate all their programs including a computer room, exercise studios and art classroom. There is also a large multipurpose room on the first floor for lectures, films and productions. The building shell was completed when the college purchased the building and the interior improvements were completed by the college.

Project Schedule: *Completed*

Project Bond Allocation: \$9,025,265

Funding Sources: Measure U, SMC Foundation

Relocate Kinesiology, Dance, Recreation and Athletics

Project Description: The former offices of the Kinesiology, Dance, Recreation and Athletics departments were in a temporary building installed in 1976. The temporary buildings had numerous maintenance problems and code deficiencies. The college intends to remove these buildings to create open space on the campus. The project has resulted in a similar amount of offices and has added a conference room and workroom to make a more useable office facility. The offices are on the second floor of the gymnasium complex, where the east bleachers of the stadium used to be located, making better use of the limited ground space on the campus. The existing buildings will be removed for the Liberal Arts and Quad projects to be constructed.

Project Schedule: *Completed*

Project Bond Allocation: \$2,662,817

Funding Sources: Measure U

Library Village Renovation - Math

Project Description: With the completion of the new Library, the "Temporary Library" was made available for renovation. The Math department was working out of temporary buildings that were set up after the 1994 earthquake. Those buildings will need to be removed to make way for the Liberal Arts - South Building. With this renovated facility all of the Math department will be located in one building with additional classroom and lab facilities.

Project Schedule: *Completed*

Project Bond Allocation: \$1,425,565

Funding Sources: Measure U

Bundy Campus (Former BAE Systems Site next to Santa Monica Airport)

Project Description: The 1998 Santa Monica College Facilities Master Plan proposed that additional property be purchased for instructional facilities and parking. In December 2001, the SMC Board of Trustees approved the purchase of the 10.4 acre parcel of land south of the Santa Monica Airport, owned and occupied by BAE Systems, with about 1,200 employees. BAE accessed the property through two vehicular entrances through the Santa Monica Airport and one on Stewart Avenue. In May 2003, BAE Systems ceased occupancy. In July 2003, the SMC Board of Trustees approved certain property improvements, including roadway access to the lower portion of the property from Bundy, safety modifications, and utility relocations.

In September 2003, SMC began an ongoing series of neighborhood meetings with nearby residents. These meetings resulted in consensus for a 10-foot soundwall on the perimeter of the property along both the Stanwood Place and Stewart Avenue sides of the campus, along with hundreds of new trees and new landscaping. These improvements addressed quality of life issues by creating a buffer between the college and the residential neighborhood. The College intends to prohibit both vehicular and pedestrian access to the campus from Stewart Avenue (excepting emergency vehicles) and require all access from either Bundy or Airport Avenue.

In March 2004, the SMC Board of Trustees approved the demolition and removal of Building #1, a very large one-story manufacturing and warehouse building; the demolition and removal of Building #3, a smaller one-story manufacturing building; the renovation of Building #4 (West Building), the four-story office building; and additional landscaping improvements. The removal of the manufacturing and warehouse facilities resulted in a reduction of 100,000 square feet of building space on the property. In accordance with CEQA, the Board of Trustees adopted a Mitigated Negative Declaration in connection with its approval of the adaptive reuse of Building #4. The four-story building will be used for the College's Nursing program, Early Childhood Education program, Continuing Education program, and one floor for general education classes.

In July of 2004 construction commenced on a complete renovation of the West Building. The building was finished and opened for classes in summer of 2005. In January of 2005, the Board of Trustees approved a group of architects and consultants to plan the long term future of the site. A number of meetings were held with faculty, staff, students and community members to review possible future uses for the site. A master plan, environmental impact report and traffic study are nearing completion. The District is has submitted plans to the City of Los Angeles for a traffic signal at the Bundy entry.

Project Schedule: *West Building Completed*
 Traffic signal in planning
 Master plan and EIR in progress
Project Bond Allocation: West Building: \$24,000,000 (Includes related
site work)
Funding Sources: Measure U

Renovation, Theater Arts

Project Description: Originally designed as a small children's theater and a radio theater, the Little Theater (later called the Main Stage) at Santa Monica College was first occupied in 1952.

It has received some minor remodeling and renovation over the years, but has never been modified to accommodate its current use as a facility for the production of drama and musical theater. Its physical limitations severely restrict the type of productions which can be presented, therefore limiting the experience of our acting, directing, and technical theater students and restricting the creativity of students, faculty and staff. Along with numerous functional improvements, significant ADA and Fire Code upgrade and compliance measures are being planned into this project.

The new project will have full theatrical lighting and sound facilities, a larger stage with space above to fly scenery out of audience view, larger dressing rooms with showers and full costume shop. Scenery can now be built in the scene shop and moved to the stage, before all large scenery pieces were built on stage, limiting stage use for classes and rehearsals.

Project Schedule: *Substantial Completion June 2006*

Project Bond Allocation: \$16,992,296

Funding Sources: Measure U

Music Complex

Project Description: The current Music Building was completed as part of the original campus in 1952. Since 1985, the SMC Music Division has added a symphony orchestra, concert band, and an opera workshop to its performance group offerings as well as increasing the number of applied music classes to include string, woodwind, brass and percussion classes as well as the piano, voice, recorder and guitar classes it has traditionally offered. The fourteen practice rooms in the Music Building do not even approach meeting the needs of these courses. The proposed additional practice rooms and support area would significantly improve the quality of the educational experience for music students.

The Music department move is needed to make room for the planned Student Services complex which will take the ground space currently occupied by Music and the Amphitheater.

This project is being constructed concurrently with the Performing Arts Center at the Madison site.

Project Schedule: In Construction, March 2007 Completion

Project Bond Allocation: \$4,978,845

Funding Sources: Measure U

Performing Arts Complex

Project Description: The Music and Performing Arts Complex, Madison Campus project is SMC's new comprehensive teaching, exhibit and performance facility for the arts. Within the framework of SMC's overall mission, the new facility will strive to promote artistic

excellence, creativity, collaboration, and the free exchange of ideas in an open, caring, challenging yet supportive community of learners, thereby building new and future generations of artists and audiences.

The Music and Performing Arts Complex will serve as an academic institution, accommodating the arts education programs and departments of SMC and serving the College community through exceptional training in the performing arts. Throughout the academic year, the theater will serve as a large classroom or lecture hall suitable for screenings, performance workshops, guest speakers, and other classroom activities and College-related uses.

The facility's intent is to present programs and performances that reflect the cultural diversity, the multiplicity of interests, and the full range of ages that characterize the students of SMC and the residents of the region. The theater hopes to set a new standard for artistic excellence for SMC students and to attract the highest caliber of visiting artists to the venue.

The theater will be located on the 4.4-acre former Madison Elementary School leased from the Santa Monica-Malibu Unified School District for 66 years, at 1310 11th Street. The theater addition is about 34,000 square feet and the existing building is about 40,000 square feet. The facility will have 541 seat and state of the art sound, lighting and production facilities. The project includes parking for 301 cars as well as improvements to the existing rehearsal hall.

Project Schedule: In Construction, Summer 2007 Completion

Project Bond Allocation: \$34,382,891, Total Project Cost \$37,076,541

Funding Sources: Measure S and SMC Foundation

Earthquake Replacement Liberal Arts North

Earthquake Replacement Liberal Arts South

Project Description: The Liberal Arts Bldg, originally constructed in 1952, was extensively damaged during the 1994 Northridge Earthquake. The college has determined that the replacement of the Liberal Arts Building is a more sensible, safe, and prudent course of action to take, rather than restoring the building back to it's original 1952 configuration with respect to poor functionality, low technology and low efficiency.

The new building will have two wings, one that is being planned for the history department and another for the social sciences. The first phase will have nine new classrooms and faculty offices, the second phase will have 13 new classrooms and faculty offices in addition to lab and tutoring space. Each classroom will be a "smart" classroom wired for computer and instructional technology.

The district has obtained funding from a variety of sources including federal, state and local (City of Santa Monica). Due to the funding timelines of the granting agencies the construction on one wing needs to begin before funds are released for the second wing. The first phase is scheduled to begin early Spring of 2004 and the second phase Fall of 2004.

Project Schedule North: In Construction, August 2006 Completion

Project Schedule South: In Construction, April 2007 Completion

Project Bond Allocation: \$8,915,177, Total Project Cost \$26,661,147

Funding Sources: City of Santa Monica Earthquake Redevelopment, State, FEMA, Measure U

Replacement Parking Structure

Project Description: The College has operated a shuttle parking lot at the Santa Monica Airport since 1988. This remote shuttle lot has played a major part in the college's transportation management program. In November of 2005 the City of Santa Monica commenced construction of a public park at the Airport and has temporarily moved the shuttle lot to a beach parking lot. The beach lot is not suitable for long term use by the college and the City has asked to college to leave the location after the Spring semester. The college is currently investigating other locations that would be suitable for a shuttle parking lot.

Project Schedule: Awaiting Suitable Location

Project Bond Allocation: \$17,256,000

Funding Sources: Measure U

Northwest Quad Development

Project Description: Santa Monica College has very limited land space. Over the years both the number of students and the number of buildings have grown on campus. In addition to this, after the 1994 Northridge earthquake a large number of temporary structures were placed on the campus to hold programs that were dislodged from their original buildings for repairs and renovations.

With the planned removal of many of the temporary structures the college will have the opportunity to create some much need open space on the campus. In addition, the 1998 Master Plan calls for the removal of the Amphitheater to make way for the planned Student Services complex. An area needs to be provided for student events that were formally held in the amphitheater. The new Library, Campus Theater, and Liberal Arts will face the new "quad" area creating a central focal point for this portion of the campus.

Project Schedule: In planning, March 2008 completion

Project Bond Allocation: \$5,000,000

Funding Sources: Measure U

Campus Infrastructure/Safety

Project Description: The major portion of the Santa Monica College campus was opened in 1952. Much of the original infrastructure still remains. Some of the infrastructure was damaged in the 1994 Northridge Earthquake. Pieces of the original infrastructure have been repaired and replaced over the years on a piecemeal basis. Changes in technology have rendered much of the original infrastructure obsolete. In addition changes in our society require that additional efforts are needed to provide a safe and secure environment for the campus community. Other safety upgrades include earthquake retrofits.

This project proposes to update the infrastructure for traffic, water, gas, sewer, electrical, fire and security based upon recent master planning efforts. It also includes a suitable facility for the colleges Information Technology area. The changes will be coordinated with building construction activity in the area. As part of the infrastructure project, the college will address circulation including improvement of the Pico Blvd. presentation, signage and wayfinding.

Project Schedule: In Planning; Completion in stages through 2008
Project Bond Allocation: \$8,400,000
Funding Sources: Measure U

Letters & Science Demolition/Site Restoration

Project Description: Once the Letters & Science programs are relocated the college intends to demolish the original 1952 building. Because of the size of the site and the distance to neighboring buildings, this site is not a good building site. The campus is in need of more open, green space. This is an ideal site for open space since it is near the campus "clock tower" area which is a small central quad space, and next to our new Library. This will connect major new buildings such as Science and the Library with open space.

Project Schedule: Future project scheduled for completion 2010
Project Bond Allocation: \$1,200,000
Funding Sources: Measure U

Student Services Building

Project Description: In conformance with the 1998 SMC Adopted Master Plan this project will combine and provide improved user access to various student services and some administrative functions.

The new Student Services portion of this proposed building will facilitate the centralization of all Student Services operations that are also presently dispersed throughout the campus, and housed in temporary buildings. This project provides office and service space for approximately 25 Student Services functions.

The Administration portion of this proposed project will house Academic and Student Services administrators, and to be integrated along with the Student Services functions to provide a one-stop service delivery location. The new building will be sited near the Pico Boulevard main entrance to the SMC campus and thereby provide immediate access for students and members of the college community.

This proposed project also includes accommodation for vehicular access/egress, and underground parking, all in compliance with the Master Plan goal to provide more below grade vehicle parking at the main campus.

Project Schedule: Chancellors Office Funding Approval, Awaiting Dept. of Finance, 2011 Completion
Project Bond Allocation: \$24,000,000; Total project cost \$42,000,000
Funding Sources: Measure U and State of California

Science Complex Addition

Project Description: This proposal is for an addition to our current Science building to house Mathematics and additional Physical Sciences such as Earth Science, which currently shares facilities with other departments. The Math department is currently operating in temporary structures that were brought in after the 1994 Northridge Earthquake. As one of the larger departments on campus, they will need to have a permanent home with the proper infrastructure to support the technology now used in the program. Earth Science is scattered among several facilities on campus. The college would like to locate them adjacent to the rest of the

Sciences and provide the technological infrastructure that is required for instruction.

Project Schedule: Project dependent of new future sources of funding
Project Bond Allocation: \$0; Total project cost \$37,382,827
Funding Sources: Possible state funding

Career Opportunities 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.

Project Schedule: New project not yet scheduled
Project Bond Allocation: \$20,000,000
Funding Sources: Measure S with possible State and Federal Funding

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 Schedule: New project not yet scheduled
Project Bond Allocation: \$20,000,000
Funding Sources: Measure S with possible state funding

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.

This project provides for field improvements and for the retrofit of existing District fields and athletic facilities or other fields available to the District for year-round usage. The first renovation will be the John Adams Middle School Field. This field is shared by the College, School District, City and community groups. The second field project will be the colleges Corsair Field. All fields will be made available for community use when not in instructional use.

Project Schedule: John Adams Middle School Field, In Planning, 2007 Completion

SMC Corsair Field, Awaiting Project Approval, 2008/09 Completion

Project Bond Allocation: \$25,812,343

Funding Sources: Measure S with possible local cooperation

Early Childhood Development Lab & 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.

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. The City of Santa Monica has indicated its willingness to be a partner in this project.

Project Schedule: Planning meetings start July 2006

Project Bond Allocation: \$7,000,000

Funding Sources: Measure S with possible local, state, federal

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 Schedule: Property acquisition phase

Project Bond Allocation: \$25,000,000

Funding Sources: Measure S with local cooperation

Energy Efficiency Projects

Project Description: This project provides for upgrades to existing and future District facilities, for energy efficiency, including the use of certain energy generation and cogeneration technologies, and to meet modern sustainability practices.

Project Schedule: New project not yet scheduled

Project Bond Allocation: \$2,000,000

Funding Sources: Measure S with possible state or federal grants