



Santa Monica Community College District
District Planning and Advisory Council
MEETING – MAY 25, 2016
AGENDA

A meeting of the Santa Monica Community College District Planning and Advisory Council (DPAC) is scheduled to be held on Wednesday, **May 25, 2016** at 3:00 p.m. at Santa Monica College Drescher Hall Room 300-E (the Loft), 1900 Pico Boulevard, Santa Monica, California.

I. Call to Order

II. Members

Teresita Rodriguez, Administration, Chair Designee
Fran Chandler, Academic Senate President, Vice-Chair
Georgia Lorenz, Administration Representative
Bob Dammer, Management Association President
Katharine Muller, Management Association Representative
Mitra Moassessi, Academic Senate Representative
Peter Morse, Faculty Association President
Howard Stahl, Faculty Association Representative
Robert Villanueva, CSEA President
Robert Hnilo, CSEA Representative
Jesse Randel, Associated Students President
Martha Linden, Associated Students Representative

III. Review of Minutes: May 11, 2016

IV. Reports

A. Planning Subcommittees

- Budget Planning: Bob Isomoto and Howard Stahl, Co-Chairs: The following motion was made at its meeting on May 18, 2016:

The DPAC Budget Committees has reviewed and acknowledged the District's 2016-2017 Tentative Budget.

Motion Made By: Chris Bonvenuto
Seconded By: Matt Hotsinpiller
Ayes: 13
Noes: 0

- College Services Planning: Mike Tuitasi and Joan Kang, Co-Chairs
- Facilities Planning: Greg Brown and Lee Peterson, Co-Chairs
- Human Resources Planning: Tre-Shawn Hall-Baker and George Davison, Co-Chairs
- Technology Planning: Dan Rojas and Walter Meyer, Co-Chairs.

B. Academic Senate Joint Committees

- Curriculum: Guido Davis Del Piccolo, Chair and Jennifer Merlic, Vice-Chair
- Program Review: Vicki Drake, Chair and Erica LeBlanc, Vice-Chair
- Student Affairs: Alexandra Tower, Chair, and Esau Tovar, Vice-Chair
- Institutional Effectiveness: Christine Schultz, Chair, and Hannah Lawler, Vice-Chair

- C. Accreditation Update
- D. Associated Students
- E. Response from Superintendent/President on DPAC recommendation(s), if any

V. Agenda

Public Comments

Individuals may address the District Planning and Advisory Council (DPAC) concerning any subject that lies within the jurisdiction of DPAC by submitting an information card with name and topic on which comment is to be made. The Chair reserves the right to limit the time for each speaker.

- A. Tentative 2016-2017 Budget
- B. MPE Update: Discussion of Strategic Initiatives
- C. SMC Facility Needs and Potential November 2016 Bond Measure

VI. Adjournment

Meeting schedule through June, 2017 (second and fourth Wednesdays each month at 3 p.m.)

<u>2015-2016</u> June 8, 22
<u>2016-2017</u> July 13, 27 August 24, 31 September 14, 28 October 12, 26 November 9 December 14 January 11, 25 February 8, 22 March 8, 22 April 12, 26 May 10, 24 June 14, 28

VII. Council of Presidents Meeting

The Council of Presidents will set the agenda for the June 8, 2016 DPAC meeting.



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SUBJECT: **SMC Facility Needs and Potential November 2016 Bond Measure**

SUBMITTED BY: Senior Director, Government Relations/Institutional Communications

BACKGROUND

The District is continuing the work of implementing its 2010 Career and Educational Facilities Master Plan. Toward this end, an effort is underway to update the plan to address the proper sequencing of remaining projects on the main campus and to reflect a current description of facilities overall. The Board of Trustees approved this work with the DLR Group at its February 2016 meeting.

At the same time, the District is reviewing its means of financing future improvements.

The Board conducted a study session on facility needs in mid-March 2016. The study provided the Board with information about current SMC standing, the status of the current bond program, and the highest priority future needs. A public survey of Santa Monica and Malibu voters conducted in December 2015 provided a snapshot of public support and engagement.

SMC Standing. SMC is regarded highly, above all other institutions in Santa Monica. 85 percent of those expressing an opinion in a recent survey of District voters give SMC a positive rating for its performance and services. This is consistent with a recent state study that shows SMC leading the state in local participation, which is a measure of how well SMC serves its local residents. Incidentally, the local public opinion survey conducted this past December found 55 percent of respondents reporting that they or members of their family have taken classes at SMC. Among those under the age of 39, 12 percent say they are currently enrolled at SMC.

Current Bond Program. Current funding will support the completion of projects currently in construction or in design. Specifically, this includes the Center for Media and Design projects; the Health, PE, Fitness, Dance project; the East Wing addition at the Performing Arts Center; the Student Services building and underground parking garage; the Malibu Campus; and the Early Childhood Development Education Center at the Santa Monica Civic Center. Change orders or extensive delays may impact the ability to complete all projects.

Highest Priority Future Needs. The highest priority future needs are to replace temporary trailer classrooms with permanent classrooms and to add science labs (life science, chemistry, and planetarium) to meet program demand.

Public Support and Engagement. In rating SMC, voters see that SMC is an affordable pathway to college for local high school graduates; that SMC is the number one institution in transfers to the UC; that SMC strives to ensure that high school graduates are college-ready so they can succeed in college and careers; that SMC provides the best and most innovative career training for adults and veterans so they can live in Santa Monica and work in Santa Monica's new high tech economy; and that SMC strives to provide safe, modern college buildings to keep students secure and improve the quality of community life.

Potential November 2016 Bond Measure. Santa Monica College asked Goodwin Simon Strategic Research to conduct a survey of District voters to assess the feasibility of passing a bond measure for the District on the November 2016 ballot. In the survey, which proposed specific bond measure language, voters expressed their highest preference of reasons for the bond—first, that the bond is needed for important improvements, and second, that the bond will in fact make a difference in the quality of education and the quality of life in the area.

Top priorities for voters are repairing aging and unsafe buildings (mold, asbestos, leaky roofs, and accessibility); providing career training and especially for veterans; helping high school students transition to college; ensuring that SMC remains an affordable pipeline to the UC for local students; helping special needs students and students with disabilities; more classrooms for high-demand classes; and a new math and science wing.

The top three messages that are projected to appeal across most voting groups are about SMC providing an affordable pathway to a college degree, fixing aging and unsafe buildings, and providing career training for adults.

Poll Results. The language of the bond measure tested in the December 2015 survey indicated that the measure would expand local access to affordable higher education in math, science, the arts, and business; and improve career training for adults and veterans. The measure asked if the District should issue \$295 million in bonds at legal rates to construct, modernize, and equip facilities for technology, media, biotech, and other fields; to improve emergency response and campus safety; to reduce parking and traffic impacts; to strengthen seismic safety; and to provide college-preparation classrooms at Santa Monica High; with citizens' oversight and annual performance and financial audits.

69 percent of Santa Monica and Malibu voters expressed support for the proposed bond measure. (N=604).

POTENTIAL PROJECT LIST

At the March 15 study session, a potential project list that included ongoing Master Plan projects and several new projects was presented.

Replacements or Renovations

Replace temporary classrooms. Replace the 1994 temporary trailer Math Village classroom complex (25 classrooms plus offices) with permanent First Year Experience classrooms, student support study spaces, and instructional support labs. These trailers were rushed into service following the 1994 Northridge earthquake and have exceeded their time of usable service. Replace the 1984 modular ESL classroom building (5 classrooms plus offices). This modular building lacks fire sprinklers, is poorly ventilated, and has exceeded its time of usable service.

Upgrade, renovate, or replace two 1950s buildings. The 1952 Liberal Arts building is 16 classrooms plus offices. The building has the poorest Facility Condition Index rating on the main campus, lacks fire sprinklers, and does not have an elevator. The 1952 Letters & Science building is 12 classrooms plus offices. The building has the second poorest Facility Condition Index rating on the main campus, lacks fire sprinklers, and does not have an elevator.

Renovate Business building. The 1981 building is 20 classrooms and is overdue for renovation. The building houses a large number of computer classrooms and labs.

Replace Campus Police station. The current facility is antiquated and undersized. Moving the station to the Pico side of campus offers an opportunity to include a public space for community and neighborhood use.

Upgrade, renovate or replace Art building. SMC anticipates receiving up to \$20 million in state funding requiring a local match to consolidate the Art department into a single location. The department has several 1952 studio buildings and a 1972 two-story building on the main campus; however, the ceramics program and the arts mentor program are at the Airport Arts campus. A new structure will replace aging building systems and improve space distribution for the many disciplines within the department.

Master Plan Projects

Science and Math Extension. SMC is renowned for its science and allied health programs, however the existing labs for Life, Physical, and Earth Sciences are at capacity; also, the current facility for the Math department lacks the infrastructure for smart classrooms and support for the use of modern technology for instructional use. Consolidating Math and Science programs into a new Science Extension building would benefit both programs and encourage interdisciplinary interaction. The building qualifies for up to \$40 million in state funding, requiring a local match. The proposed building contains an upgraded planetarium; and could include a community lab for all ages for teaching the chemistry and practice of cooking, and to support the college's nutrition program.

Complete Pico Boulevard frontage improvements. The current effort to update the 2010 Facilities Master Plan will include addressing some landscaping improvements between the Student Services building and the 17th Street entrance along Pico Boulevard.

Underground parking at PAC and aboveground art gallery and greenspace. Construction at the Performing Arts Center campus has proceeded in phases, in coordination with available funding. The first phase added the Broad Stage and the Edye Second Space theaters. The second phase is nearly complete, with the addition of the East Wing rehearsal hall and music performance labs. The final phase includes an underground three-level parking structure to replace most of the existing surface parking along with an aboveground art gallery and greenspace plaza. The theaters at the PAC are among the most heavily used theaters in Los Angeles County.

Other Projects

Outdoor classroom. The new space adjacent to the Campus Quad between the Health and HSS buildings is a natural, ideal venue for outdoor plays and class lectures.

Library interior conversion. The Library department has suggested converting some of the existing floor space used for book stacks to additional student study space, tutoring, and collaborative learning; and to add a café within the interior of the Library.

Potential Joint Use Projects

A cultural or recreational facility with City of Santa Monica. City officials have indicated interest in SMC participating in and providing partial funding for a joint use agency that furthers an arts alliance that could include the Santa Monica Civic Auditorium; or alternatively, contributing to funding the expansion of Memorial Park to accommodate soccer; or alternatively or additionally, to contribute to funding additional soccer fields at the Santa Monica Airport.

Instructional facilities with the Santa Monica-Malibu Unified School District. The John Adams Middle School Auditorium is no longer in service. SMC could assist in funding a replacement auditorium with a seating capacity of approximately 650. SMC could also fund several classrooms at Santa Monica High School as part of SMMUSD's next building project to provide for a "College on a High School Campus" SMC instructional program. School officials have indicated interest in both possibilities.

Malibu infrastructure and community educational uses. SMC could assist in funding enhancements to its instructional presence in Malibu in partnership with the City of Malibu.

COST AND BOND SCHEDULE OPTIONS

SMC has contracted with FirstSouthwest, a Division of Hilltop Securities, for its financial analysis with regard to bond measures and certificates of participations. The analysis notes the strong growth in assessed property valuations in the District (48 percent since 2007-08) and the strong probability of continued growth. This ongoing improvement in valuation offers Santa Monica College the ability to reduce the maximum tax rate to \$18 per \$100,000 assessed valuation for the proposed bond measure, significantly below the prior rate of \$25 per \$100,000 established for SMC's 2008 bond measure.

Cost to residents. The analysis provided by FirstSouthwest suggests that the average monthly cost to Santa Monica renters would be about \$1.59 per month. The average monthly cost to Santa Monica homeowners would be about \$8.65 per month and the average monthly cost to all District homeowners (Santa Monica, Malibu, and unincorporated LA County) would be about \$10 per month.

Bond Schedule Options. Option 1, for \$295 million, proposes four series of bonds issued over eight years, with the first issue in August 2018, and a maximum tax rate of \$18 per \$100,000 AV. Option 2, for \$345 million, proposes five series of bonds issued over eleven years, with the first issue in August 2018, and a maximum tax rate of \$18 per \$100,000 AV. Option 2 provides a means for Santa Monica College to make a greater funding contribution to the proposed joint projects with the City of Santa Monica, the Santa Monica-Malibu Unified School District, and the City of Malibu, as the funding can be structured to accommodate the timing differences without delay to the project. It should be noted that the cost per month is unchanged for either scenario.

BOARD BRIEFINGS

The Board will hear from faculty members and administrators to learn first-hand their perspective on the needs and recommended improvements. The areas to be covered include instruction in general, Art, Business, CSIS, Math, Physical Science, Life Science, Earth Science, and the Library.

NEXT STEPS

Subsequent to discussion and general direction from the Board, staff recommends preparing the necessary legal documents and notifications to call for a November 2016 bond measure election for Board of Trustees action at its July 2016 Board meeting. Staff also recommends that the Board appoint two members, possibly the Chair and the Vice Chair, to meet with similar pairings of elected officials from the potential partner agencies, together with college administration, to further define the potential joint use projects. Staff will continue to meet with college and community constituencies to communicate its facilities needs and their impact on educational quality and student success.

Online resources, including the March 15, 2016 study document and the current and historical Facility Master Plans, are at www2.smc.edu/planning.