

SANTA MONICA COLLEGE RFP

6.8.2026 INTERVIEW PRESENTATION



Introductions



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Principal

Agenda

Introductions

Feedback from Working Session

Project Overview

Operations and Residential Life

Reasons to Choose Michaels

Discussion



Feedback from Working Session

Wellness - Need for spaces for students to de-stress, such as meditation gardens, wellness rooms.

Heathy Eating - Provide produce and pantry items, encourage cooking, expand the Bodega Bites services on campus. Need for full in-unit kitchens.

Campus Connection - Consider the circulation between existing and future phases. Follow the Bundy Campus Vision Framework.

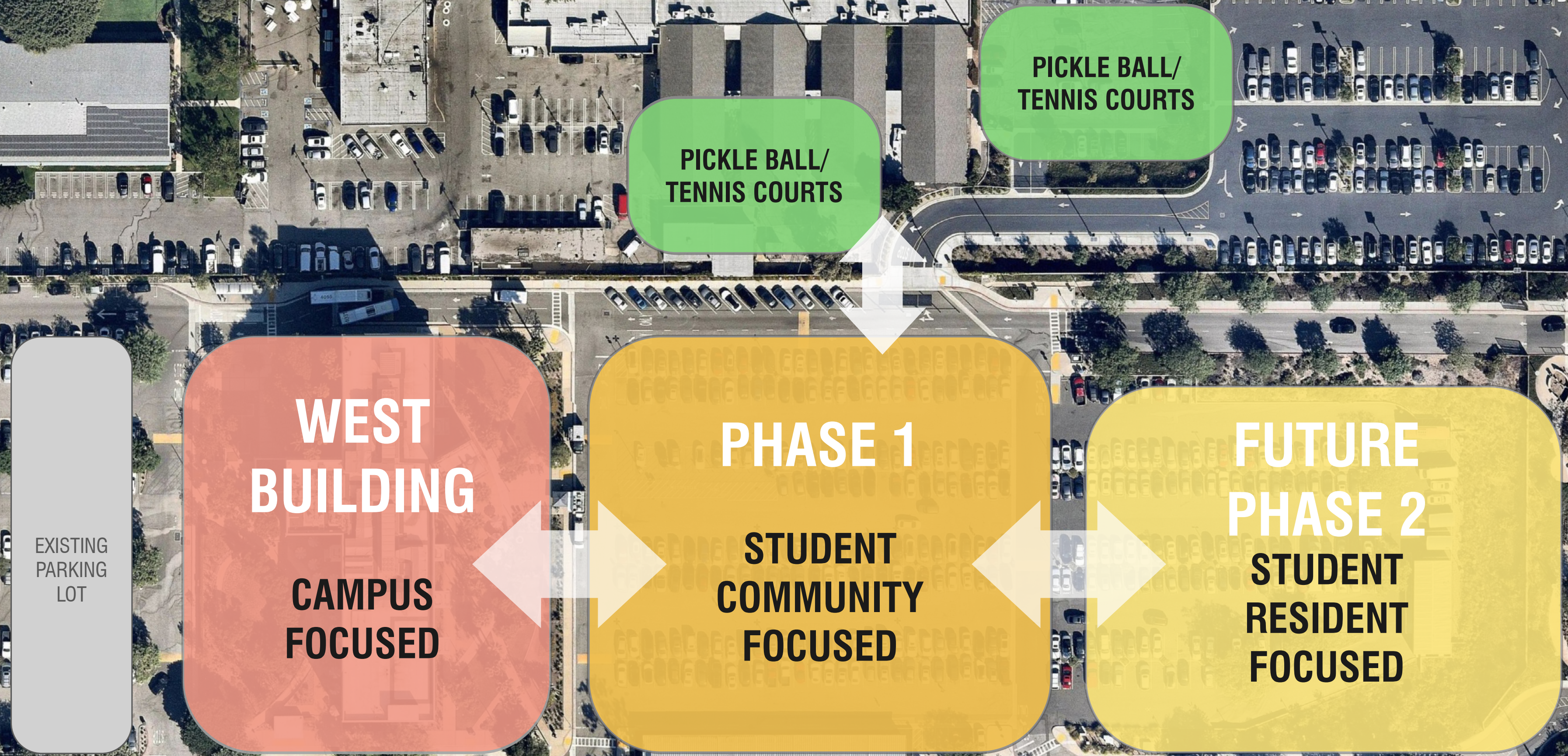
Connection to Nature - Incorporate biophilic design principles with outdoor landscaping and capturing ocean views.

Social Hub - SMC has a diverse student population including international students. Create a vibrant place for students from all backgrounds to study & socialize, like the library on the SMC campus.

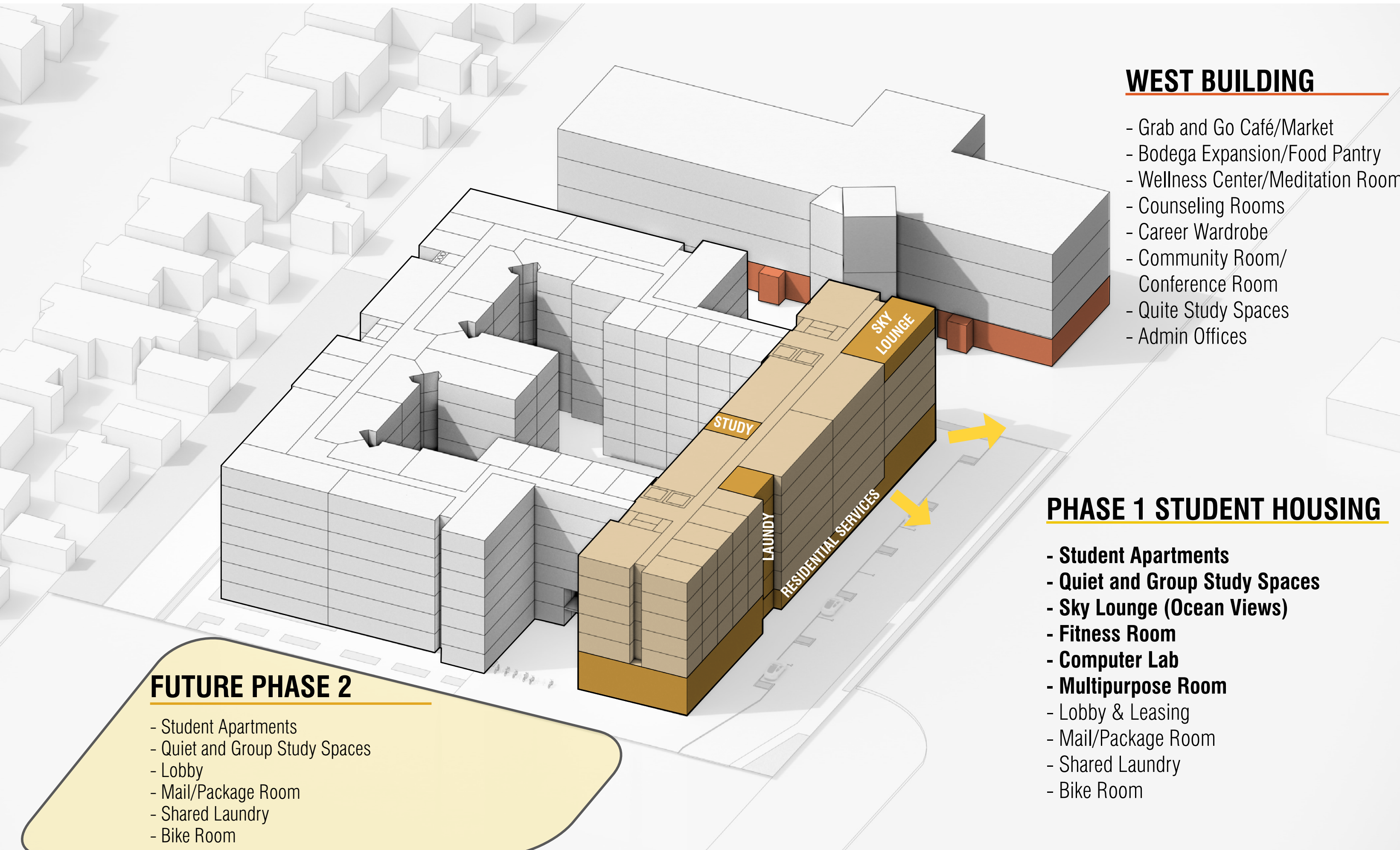
Financially Sustainable - Reduce the amount of GO Bonds.



Project Overview - Program Diagram & Phasing



Project Overview - Wellness-Focused Amenities



WEST BUILDING

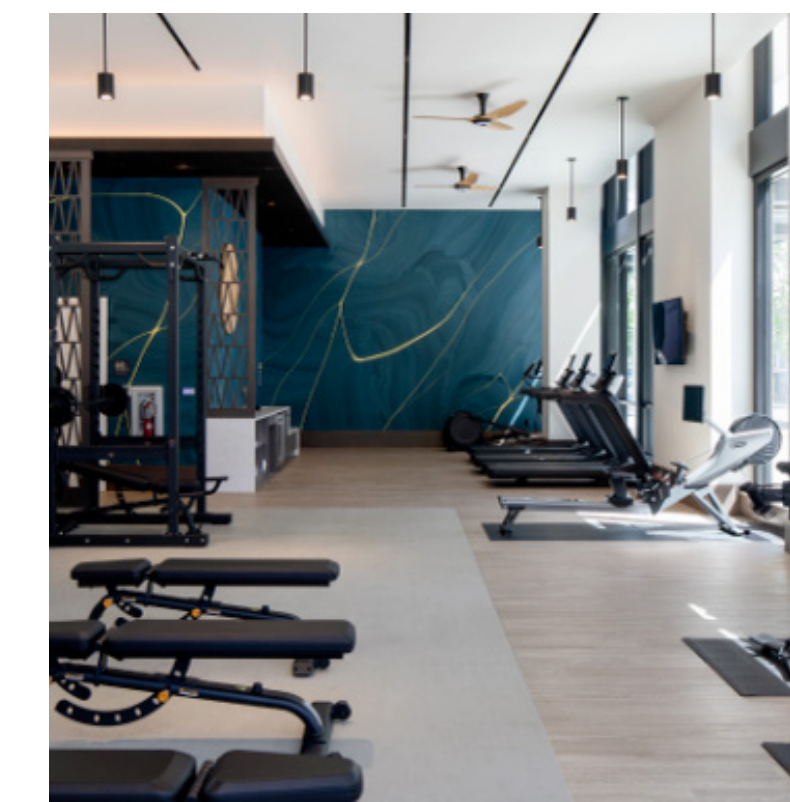
- Grab and Go Café/Market
- Bodega Expansion/Food Pantry
- Wellness Center/Meditation Room
- Counseling Rooms
- Career Wardrobe
- Community Room/Conference Room
- Quiet Study Spaces
- Admin Offices

PHASE 1 STUDENT HOUSING

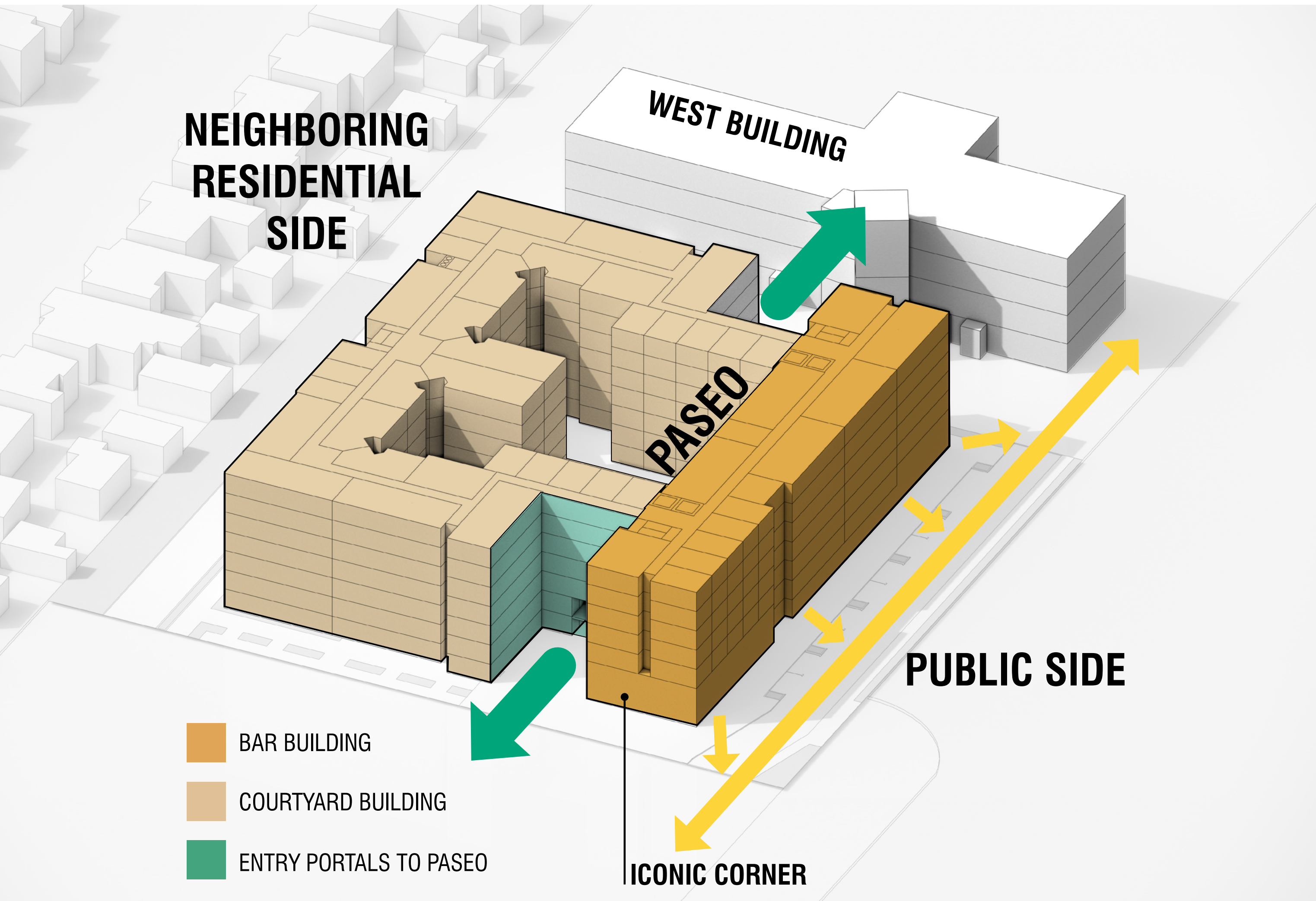
- Student Apartments
- Quiet and Group Study Spaces
- Sky Lounge (Ocean Views)
- Fitness Room
- Computer Lab
- Multipurpose Room
- Lobby & Leasing
- Mail/Package Room
- Shared Laundry
- Bike Room

FUTURE PHASE 2

- Student Apartments
- Quiet and Group Study Spaces
- Lobby
- Mail/Package Room
- Shared Laundry
- Bike Room



Project Overview - Architectural Concept



Campus Identity with Iconic Corner

Two Circulation Paths

Public street side

Paseo with entry portals

Courtyard as outdoor living room

Project Overview - Connection to Nature



Central Green / Activity Lawn



Entry Plaza & Water Features



Social Seating



Flexible Vendor Grove



Native / Meditation Garden



Outdoor Study Areas



Outdoor BBQ / Kitchen

Project Overview - Site Plan



SMC Plaza

RESIDENTIAL PROGRAM

Entry Plaza

Entry Portal

Paseo

Entry Portal

RENOVATED WEST BUILDING

Wellness Garden

Study Retreat

Wellness Garden

RESIDENTIAL UNITS

SERVICE

Project Overview - Upper Level Plan (Levels 2-7)



Sky Lounge (L 7)

Shared Laundry

Study Room



Project Overview - Apartment-style Units

*Double-Occupancy Two-Bedroom (4 Bed) not shown



Four Bedrooms (4 Bed)



Inside Corner Unit Two Bedrooms (2 Bed)



Studios (1 Bed)

Conceptual Unit & Area Summary

Studios (1 Bed)	120
Two Bedrooms (2 Beds)	28
Two Bedrooms (4 Beds) <i>(Not Shown)</i>	38
Four Bedrooms (4 Beds)	94
Total Units	280
Total Beds	704
Average Unit Size (SF)	761
Total GSF	284,068

Every unit has a full kitchen to encourage healthy meal preparation.



SANTA MONICA COLLEGE





Management Strategy - Michaels Management + Santa Monica College

Why Michaels Student Living?

- More than 50 years of housing experience
- Student-centered operational philosophy
- Expertise in public-private partnerships
- Personalized collaboration with SMC campus partners
- Immersion in the campus culture and student needs
- Flexible and adaptable

Our Focus

- Create a seamless residential experience
- Support retention, persistence, and graduation goals
- Integrate housing with student support services
- Activate residential spaces through programming, engagement, and connection.



Management Strategy - Partnership, Operations & Student Experience

1. Partnership with SMC

- Establish regular communication and governance meetings
- Create a shared responsibility matrix
- Align operational goals with student success priorities

2. Integrated Student Support

- Coordinate with Basic Needs, Counseling, and Student Services
- Connect residents to campus resources
- Learning communities and faculty engagement opportunities

3. Proactive Operations & Maintenance

- 24-hour on-call service response
- Preventative maintenance inspections
- Structured turnover planning and responsive resident support

4. Data-Driven Asset Management

- Long-term capital planning
- KPI reporting and performance tracking



Reasons to Choose Michaels

1. Impact focused —

- For over 50 years, we have been committed to empowering communities and enriching lives

2. Proven execution team —

- Michaels + TCA + CBG have delivered P3 student housing together

3. Affordability built in —

- Rents structured for SMC's diverse student population from day one

4. Financially positive for SMC —

- Surplus cash flows to the college; GO Bonds used responsibly within a disciplined capital stack

5. Student success focus —

- Management aligned to SMC's retention and graduation goals

6. Long-term partner —

- Committed owners and stewards, not a developer who exits at ribbon-cutting

The team that delivers on mission, on finances, and for students.



DISCUSSION

THANK YOU FOR YOUR TIME!

