

Facility Executive Summary

Facility: Santa Monica Community College\Off-Campus\Madison

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Madison building is located off campus at the corner of Santa Monica Boulevard and 11th Street. The building is a 2 story, 42,819 square foot classroom and office building. It was originally constructed in 1943 and the interior of the building has received a series of cosmetic renovations, the most recent being a complete renovation in 1996. The existing auditorium has not been upgraded.

The building rests on spread footings that are showing no signs of damage or settlement. The building structural system was constructed of reinforced concrete exterior walls. The interior walls are wood studs with metal lathe and cement plaster. The exterior storefront system and doors are single pane glazing with metal frames. The exterior of the building is whitewash over stucco over reinforced concrete and block infill.

The interior building finishes include carpeting, VCT, and perforated metal ceiling systems. The fire alarm system is a Simplex system which is centrally monitored. The building does not have a firesprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors do have fire ratings. Fire safety systems also include strobes and annunciators, lighted exit signs, and pull down alarms. The complex is also handicap compliant.

MECHANICAL

This building contains a mixture of mechanical systems depending on when the area was remodeled. Portions of the building are heated with residential natural gas fired wall heaters that were installed at various times between 1993 and 1996. There are portions of the building that are not served with heat.

Open windows and portable electric fans provide ventilation. Most of the building has no air conditioning. The exception is the Art Gallery, which is served with two (2) 5-ton gas/electric package rooftop units that were installed last year.

The basement elevator equipment room has a new exhaust fan.

The auditorium area is currently used for storage and was not reviewed.

ELECTRICAL

The electrical system is fed from an SCE transformer that delivers 277/480 volt, 3-phase power via an 800-amp distribution panel located in a weatherproof enclosure at the exterior of the building. This 800-amp panel provides power to smaller panels, and various transformers located throughout the building. Most fluorescent lighting is fed with 277-volt power. The transformers provide 120/208 volt, 3-phase power for incandescent lighting, miscellaneous small equipment, and electrical outlets throughout the building. Most of the electrical equipment was installed during a partial building remodel in 1996.

Remodeled portions of the building are lit with fluorescent fixtures with electronic ballasts and T-8 lamps. The parking lot and cafeteria space is lit with High Intensity Discharge lamps. There is a Lithonia Lighting Control System located in the basement that controls the exterior lighting.

The auditorium area is currently used for storage and was not reviewed.

PLUMBING

The building restrooms were completely remodeled during the 1996 renovation. Low flush toilets and flush valves were installed. A 100-gallon natural gas fired water heater and circulating pump provides hot water to the building and is located in the basement.

A small air compressor is located in the basement and provides simulated oxygen to the second floor nursing area.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$1,018,886.67

Replacement Cost:

\$9,301,485.73

FCI:

10.95%



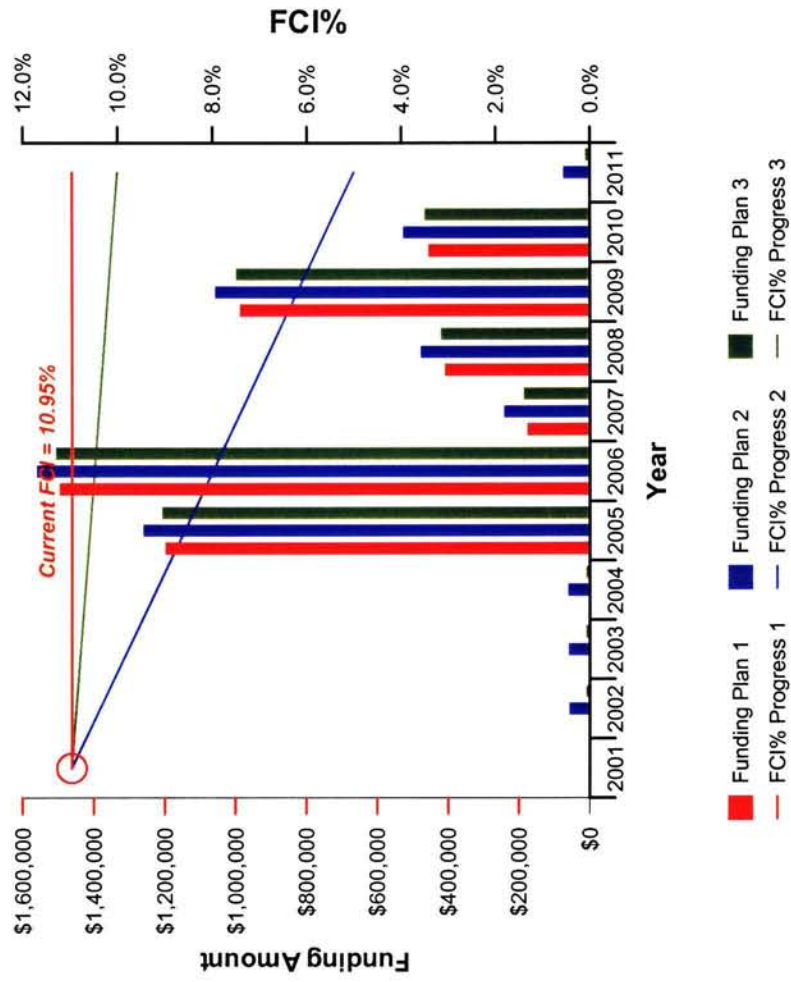
Facility Cost Summary

Off-Campus - Madison

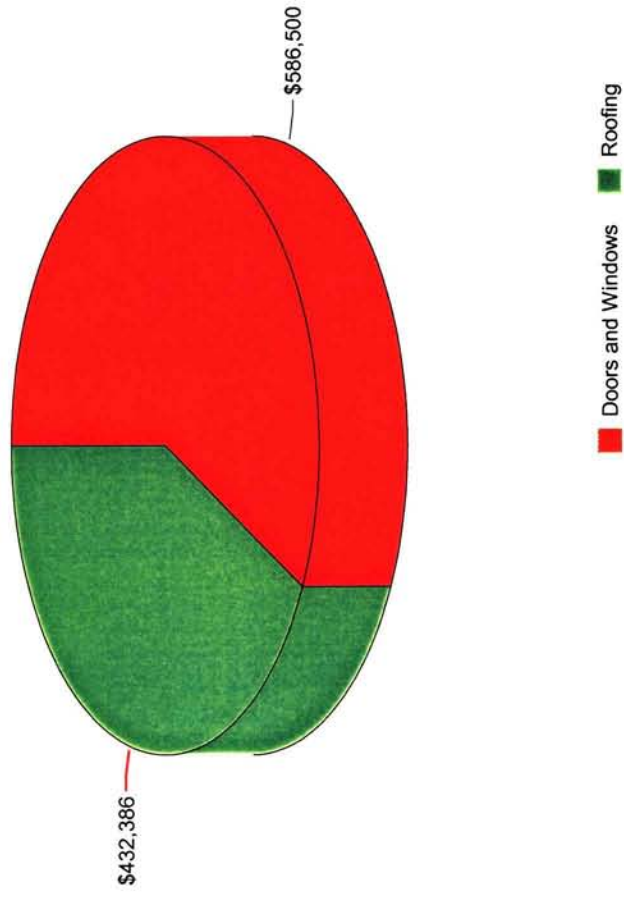
Gross Area: 42,819 SF

System Group Code/Life/Saf	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
1	Fire Sprinkler	1		\$6.27	\$268,475	30	130.00%	\$349,018	15.00%	2026	\$0	\$0	0.00%
	Subtotal			\$6.27	\$268,475			\$349,018			\$0	\$0	0.00%
Electrical	Comm/Data/Security	1		\$4.70	\$201,121	10	90.00%	\$181,009	50.00%	2006	\$0	\$0	
	Electrical Service	1		\$3.82	\$163,440	30	90.00%	\$147,096	80.00%	2007	\$0	\$0	
	Lighting/Circuits	1		\$18.83	\$806,367	20	90.00%	\$725,731	80.00%	2005	\$0	\$0	
	Subtotal			\$27.35	\$1,170,928			\$1,053,836			\$0	\$0	0.00%
Ext. Closure	Doors and Windows	1		\$12.45	\$533,182	30	110.00%	\$586,500	100.00%	2001	\$0	\$586,500	
	Exterior Walls	1		\$39.53	\$1,692,806	100	100.00%	\$1,692,806	60.00%	2041	\$0	\$0	
	Roofing	1		\$8.42	\$360,322	20	120.00%	\$432,386	100.00%	2001	\$0	\$432,386	
	Subtotal			\$60.40	\$2,586,310			\$2,711,693			\$0	\$1,018,887	39.40%
Interiors	Ceilings	1		\$7.40	\$316,989	15	110.00%	\$348,688	40.00%	2010	\$0	\$0	
	Floor	1		\$7.06	\$302,388	15	110.00%	\$332,627	50.00%	2008	\$0	\$0	
	Wall Finish	1		\$7.92	\$339,126	10	100.00%	\$339,126	60.00%	2005	\$0	\$0	
	Walls/Doors	1		\$16.71	\$715,463	40	90.00%	\$643,916	10.00%	2037	\$0	\$0	
	Subtotal			\$39.09	\$1,673,966			\$1,664,357			\$0	\$0	0.00%
Mech / Plumb.	Air/Ventilation	1		\$10.81	\$463,002	20	100.00%	\$463,002	60.00%	2009	\$0	\$0	
	Heating/Cooling	1		\$25.91	\$1,109,226	25	100.00%	\$1,109,226	80.00%	2006	\$0	\$0	
	Plumbing/Fixtures	1		\$3.51	\$150,252	30	100.00%	\$150,252	60.00%	2013	\$0	\$0	
	Subtotal			\$40.23	\$1,722,480			\$1,722,480			\$0	\$0	0.00%
Specialties	Built-in Furn/Appliances	1		\$7.40	\$316,989	20	100.00%	\$316,989	60.00%	2009	\$0	\$0	
	Subtotal			\$7.40	\$316,989			\$316,989			\$0	\$0	0.00%
Structural,	Found./Slab/Structure	1		\$36.49	\$1,562,337	100	100.00%	\$1,562,337	60.00%	2041	\$0	\$0	
	Subtotal			\$36.49	\$1,562,337			\$1,562,337			\$0	\$0	0.00%
	Grand Total			\$217.23	\$9,301,486			\$9,380,709			\$0	\$1,018,887	10.95%

Future Facility Funding vs FCI for Madison



Estimate by Building System - Madison



Facility Executive Summary

Facility: Santa Monica Community College\Off-Campus\Temp Administration

Facility Description:**ARCHITECTURAL/STRUCTURAL/FIRE PROTECTION/ACCESSIBILITY**

The Temporary Administration Building is located off campus in a low-rise office building at 2174 Pico Boulevard. The building has parking on the basement and ground levels with office space on the second and third floors. The building was constructed in 1985 and has 42,597 square feet. The building is of brick and wood and steel construction. The roof is a modified bitumen flat roof.

The building contains the personnel, payroll, administration, and executive offices of the college. The building rests on columns and isolated piers. The original roof was repaired in 2001 and is not leaking. The exterior doors are metal and windows are operable. They are single pane units with metal frames. Interior partitions are painted drywall and most ceilings are 2 x 4 acoustical tile. The offices are carpeted and the hallways contain exposed lightweight concrete and 12" x 12" VCT. The wooden interior doors are in metal frames.

The Siemens fire alarm system is centrally monitored. The building does not have a fire sprinkler system. Egress corridors have appropriate fire separation and interior doors on escape corridors do have fire ratings. Emergency systems include strobes and annunciators as well as lighted exit signs. The complex is handicap compliant.

MECHANICAL

Two 12-ton and two 10-ton gas/electric package units that are located on the roof, provide the heating and cooling for this building. There is a roof mounted natural gas fired boiler and circulating pump that provides hot water to some reheat units that are located at building perimeter zones and provide supplemental heat for these areas. This equipment was installed as part of the building renovation and is six months old.

There is a garage exhaust system that is located in the lower level mechanical room. This fan appears to be part of the original building construction and is 16 years old. The fan seems noisy and is approaching the end of its useful life.

ELECTRICAL

The electrical service is fed from an SCE transformer that delivers 120/208 volt, 3-phase power via a 1200-amp distribution panel located on the ground floor. This panel serves smaller panels located throughout the building. The main electrical distribution equipment appears to be part of the original building construction and is 16 years old.

Lighting for the parking area is T-12 fluorescent fixtures that appear to be part of the original building construction and is 16 years old, obsolete, nearing the end of its useful life, and should be replaced and upgraded with new fluorescent lighting that has electronic ballasts and T-8 lamps. The second and third floors are lit with compact fluorescent fixtures, and tube fluorescent fixtures with electronic ballasts and T-8 lamps, were installed as part of the building renovation and are six months old.

There is an exterior ground mounted 10-KW self-contained diesel standby generator set that provides backup power for the telephone system.

PLUMBING

The toilet facilities for the building were remodeled as part of the building renovation six months ago. Low flush toilets and flush valves were installed. All other fixtures and faucets were also replaced. A third floor closet contains a 75-gallon natural gas fired water heater that provides hot water to the building.

The basement garage contains a sump pump that appears to be part of the original building construction and is 16 years old.

Photographer:

WEden

Date:

13-Jul-2001

Repair Costs:

\$0.00

Replacement Cost:

\$6,784,424.19

FCI:

0.00%



Facility Cost Summary

Off-Campus - Temp Administration

Gross Area: 42,597 SF

System Group	System Description	Priority	Discrepancy	Cost Sq. Foot	Replacement Cost	Life Years	% Renewed	Renewal Cost	% Used	Next Renewal	Adjustment Amount	Year 2001 Estimate	FCI %
Active	Conveying	1		\$2.98	\$126,939	25	75.00%	\$95,204	60.00%	2011	\$0	\$0	
	Exterior Closure	1		\$12.64	\$538,426	30	110.00%	\$592,269	50.00%	2016	\$0	\$0	
	Interior Construction	1		\$49.88	\$2,124,738	20	115.00%	\$2,443,449	75.00%	2006	\$0	\$0	
	Mechanical	1		\$33.25	\$1,416,350	25	90.00%	\$1,274,715	60.00%	2011	\$0	\$0	
	Substructure	1		\$6.65	\$283,270	100	0.00%	\$0	15.00%	2086	\$0	\$0	
	Superstructure	1		\$25.27	\$1,076,426	100	100.00%	\$1,076,426	15.00%	2086	\$0	\$0	
	Subtotal			\$130.67	\$5,566,150			\$5,482,064			\$0	\$0	0.00%
Electrical	Electrical Service	1		\$11.97	\$509,886	25	90.00%	\$458,897	60.00%	2011	\$0	\$0	
	Subtotal			\$11.97	\$509,886			\$458,897			\$0	\$0	0.00%
Ext. Closure	Roofing	1		\$8.65	\$368,464	20	120.00%	\$442,157	75.00%	2006	\$0	\$0	
	Subtotal			\$8.65	\$368,464			\$442,157			\$0	\$0	0.00%
Structural	Found./Slab/Structure	1		\$7.98	\$339,924	100	100.00%	\$339,924	15.00%	2086	\$0	\$0	
	Subtotal			\$7.98	\$339,924			\$339,924			\$0	\$0	0.00%
	Grand Total			\$159.27	\$6,784,424			\$6,723,042			\$0	\$0	0.00%

Project Listing Map

A map diagramming the approximate location for the proposed modernization and new construction projects is shown below. The numbering corresponds to the Project Listing shown above. Many of the new buildings would replace existing older, obsolete, temporary or modular facilities. The majority of the new projects would occur on the East side where the College originated along Pearl and 20th Street.





Preliminary Program Master Budget

Preliminary budgets were prepared for each of the proposed 21 projects to establish amounts for the entitlement, land acquisition, design & plan check, construction, furniture, fixtures & equipment, management, legal, accounting and a program contingency. The specific budget data for each project is shown below and followed by a summary key program level data.

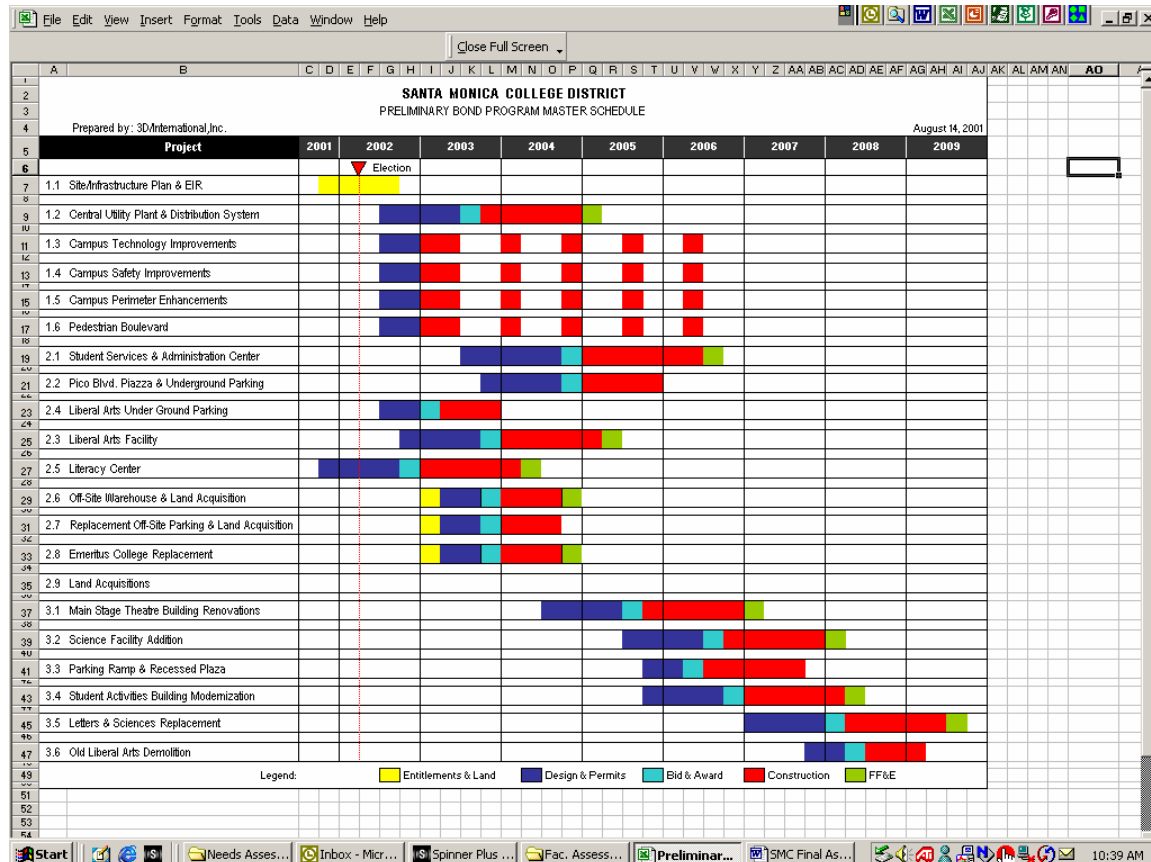
SANTA MONICA COLLEGE PRELIMINARY BOND PROGRAM BUDGET									
Prepared by: 3D/International, Inc.							August 13, 2001		
Project	Size Sq. Ft.	Entitlement & Land	Design & Plan Check	Construction Costs	Furniture, Fixtures & Equipment	Bond Issuance	Management, Legal & Accounting	Program Contingency	TOTAL PROGRAM
Santa Monica College									
1.1 Site/Infrastructure Plan & EIR		\$501,000	\$0	\$0	\$0	\$0	\$50,100	\$25,050	\$576,150
1.2 Central Utility Plant & Distribution System	16,500	\$0	\$933,178	6,767,796	\$1,798,500	\$0	\$854,953	\$284,984	\$10,639,411
1.3 Campus Technology Improvements		\$0	\$457,061	\$3,407,349	\$0	\$0	\$347,797	\$115,932	\$4,328,138
1.4 Campus Safety Improvements		\$0	\$181,008	\$1,265,429	\$139,893	\$0	\$158,633	\$79,317	\$1,824,280
1.5 Campus Perimeter Enhancements		\$0	\$292,905	\$2,163,973	\$229,230	\$0	\$241,750	\$80,583	\$3,008,441
1.6 Pedestrian Boulevard		\$0	\$241,676	\$2,040,318	\$0	\$0	\$182,559	\$68,460	\$2,533,013
2.1 Student Services & Administration Center	80,000	\$0	\$2,960,871	21,473,479	\$2,317,203	\$0	\$2,407,640	\$802,547	\$29,961,738
2.2 Pico Blvd. Piazza & Underground Parking		\$0	\$971,418	\$9,402,257	\$1,028,560	\$0	\$1,026,201	\$342,067	\$12,770,503
2.3 Liberal Arts Facility	56,100	\$0	\$1,440,614	\$11,388,253	\$1,127,437	\$0	\$1,256,067	\$418,689	\$15,631,061
2.4 Underground Parking For Liberal Arts Facility	-	\$0	\$915,720	1,890,000	\$45,946	\$0	\$672,008	\$224,003	\$3,747,676
2.5 Literacy Center	19,000	\$0	\$879,780	\$6,380,532	\$688,523	\$0	\$715,395	\$238,465	\$8,902,696
2.6 Off-Site Warehouse & Land Acquisition	100,000	\$8,712,000	\$879,780	\$11,419,576	\$273,841	\$0	\$1,915,668	\$238,465	\$23,439,330
2.7 Replacement Off-Site Parking & Land Acquisition	-	\$4,500,000	\$650,272	\$9,143,124	\$219,252	\$0	\$1,306,138	\$435,379	\$16,254,166
2.8 Emeritus College Replacement	20,000	\$12,750,000	\$220,883	\$1,746,113	\$38,414	\$0	\$180,487	\$60,162	\$14,996,059
2.9 Land Acquisitions		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3.1 Renovation of Main Stage Theatre	17,330	\$0	\$361,537	\$2,389,251	\$260,189	\$0	\$270,988	\$90,329	\$3,372,294
3.2 Science Facility Addition	40,000	\$0	\$1,472,269	\$10,677,515	\$1,152,211	\$0	\$931,140	\$399,060	\$14,632,194
3.3 Parking Ramp & Recessed Plaza		\$0	\$46,257	\$3,192,511	\$349,245	\$0	\$358,921	\$0	\$4,346,934
3.4 Student Activities Building Modernization	57,000	\$0	\$915,720	\$6,551,032	\$0	\$0	\$672,008	\$0	\$8,138,759
3.5 Letters & Sciences Replacement	40,000	-	\$1,478,553	\$10,923,519	\$1,157,128	\$0	\$1,220,328	\$406,776	\$15,186,305
3.6 Old Liberal Arts Demolition	36,350	\$0	\$122,735	\$890,129	\$96,054	\$0	\$99,803	\$33,268	\$1,241,989
Subtotal Group 1 Projects		\$501,000	\$2,105,827	\$15,644,865	\$2,167,623	\$0	\$1,835,792	\$654,326	\$22,909,432
Subtotal Group 2 Projects		\$25,962,000	\$8,919,337	\$72,843,334	\$5,739,177	\$0	\$9,479,604	\$2,759,777	\$125,703,229
Subtotal Group 3 Projects		\$0	\$4,797,071	\$34,623,957	\$3,014,827	\$0	\$3,553,187	\$929,433	\$46,918,474
TOTAL COLLEGE BOND PROJECTS		\$26,463,000	\$15,822,234	\$123,112,156	\$10,921,627	\$0	\$14,868,583	\$4,343,536	\$195,531,136

	# Projects	Cost \$M's	%
Group 1 Projects	6	\$22.9	12%
Group 2 Projects	9	\$125.7	64%
Group 3 Projects	6	\$46.9	24%
Total Budget	21	\$195.5	100%
New Construction	16	\$164.5	84%
Renovation & Modernizations	5	\$31.0	16%
Total Budget	21	\$195.5	100%

	Cost \$M's	%
Entitlement & Land Acquisition	\$26.5	13.5%
Design & Plan Check	\$15.8	8.1%
Construction	\$123.1	63.0%
Furniture, Fixtures & Equipment	\$10.9	5.6%
Management, Office, Legal, Acct.	\$14.9	7.6%
Program Contingency	\$4.3	2.2%
Total Budget	\$195.5	100.0%
Hard Costs	\$164.0	83.9%
Soft Costs	\$31.5	16.1%
Total Budget	\$195.5	100.0%

Preliminary Program Master Schedule

A preliminary master program schedule was prepared for each of the 21 projects. The barchart diagramming the schedules is attached at the back of this document. A series of incremental milestones were established to develop durations for land acquisition, entitlement, design, bidding, construction and FF&E. The Preliminary Master Program Schedule shows all 21 projects completing within approximately 8 years.



Project Descriptions

Descriptions of the size, scope of work, and necessary sequencing for each of the 21 projects listed below are provided on the following pages.

Project No.	Project Name
1.1	Site Plan and Infrastructure Development & Environmental Impact Report (EIR)
1.2	Central Utility Plant and Distribution System
1.3	Campus Technology Improvements
1.4	Campus Safety Improvements
1.5	Campus Perimeter Enhancements
1.6	Pedestrian Boulevard
2.1	Student Services & Administration Center
2.2	Pico Boulevard Piazza & Underground Parking
2.3	New Liberal Arts Facility
2.4	Underground Parking for Liberal Arts Facility
2.5	Literacy Center
2.6	Off-Site Warehouse & Land Acquisition
2.7	Replacement Off-Site Parking & Land Acquisition
2.8	Emeritus College Replacement
2.9	Land Acquisition
3.1	Renovation of Main Stage Theater
3.2	Science Facility Addition
3.3	Parking Ramp & Recessed Plaza
3.4	Student Activities Building Modernization
3.5	Letters & Sciences Building Replacement
3.6	Demolition of Old Liberal Arts Building

1.1 Site Plan and Infrastructure Development & Environmental Impact Report (EIR)

- Campus/Location: Main Campus; Entire site; all affected campuses/facilities
- Size: 37 Acres (Main Campus)
- Estimated Cost: \$0.6 M
- Time Frame: 12 months
- Description: Project mobilization requires confirmation, documentation, and organization of project components, phasing, site organization and division into construction zones, and scheduling. Thorough investigation of all utility systems must precede initial projects to insure adequate services and coordinate upgrades and disruptions with service providers. An EIR should be conducted to clear any concerns and allow permitting to proceed.
1. Conduct thorough mapping and investigation of all utility systems, both underground and overhead, and define rated capacities, current utilization, and available capacity to support new facilities. Verify adequacy of infrastructure components in individual projects.
 2. Update master plan to reflect bond program activities.
 3. Establish project parcels and construction zones, phasing schedules, project interaction and interference evaluations, and management procedures.
 4. Prepare EIR.
 5. Coordinate with local governments and utility providers to make them aware of projects and determine off-site impacts and work they will need to provide.
 6. Develop public information campaign to provide progress reports and information throughout duration of bond program.
- Pre-requisites: Authorization by Board
- Follow-ons: First project to be accomplished before others should begin.

1.2 Central Utility Plant and Distribution System

Campus/Location: Main Campus; Entire site

Size: 9,000 GSF building + 12,000 LF distribution mains

Estimated Cost: \$10.6 M

Description: With 7 new structures proposed and major renovations desired for most existing permanent facilities, this is the most opportune time to install a centralized, water-borne air conditioning and heating system for the campus. For this size of campus, the long-term economic benefits for reduced energy consumption and environmental impacts will be significant to the operational costs of the College and beneficial to the taxpayers in general. Better long-term maintenance and reduced frequency of repairs to equipment will enhance serviceability and lessen demand on the physical plant operations.

1. Coordinate with projects currently in design or construction for incorporating central plant supplied chilled and hot water.
2. Survey existing facilities to ascertain loads and requirements for converting HVAC to central system.
3. Demolish Student Services Village, prepare site.
4. Construct a central utility plant building of approximately 9,000 GSF to house three chillers (approx. 2,600 tons) and three boilers (approx. 20,000 MBH) plus associated pipes and pumps, DDC controls, storage, and offices; includes equipment yard space of approximately 7,500 SF for three up-draft cooling towers, plus heavy duty service drive, loading area and access road. Provide visual and acoustical shielding.
5. Install by direct burial to a depth of 48" a four-pipe distribution loop consisting of 2 pre-insulated 16" chilled water and 2 pre-insulated 10" hot water pipes to serve all permanent existing and proposed facilities. The roughly rectangular loop requires a 15 ft. wide corridor or easement of approximately 875' x 600' on the sides. Taps, valves, and boxes for future attachments and incremental retrofitting are included.
6. Includes retrofitting of 10 existing buildings totaling 520,000 GSF with new heat exchangers and associated pipes and pumps and adapting existing air handlers.
7. Anticipates 7 new buildings totaling 320,000 GSF of which 4 may be constructed during this bond program.
8. Construct access road suitable for heavy trucks.

Pre-requisites:

- Mapping of existing infrastructure
- Removal of temporary structures on proposed site

Follow-ons:

- Ground improvements to "heal in" loop burial corridor – coordinate with Pedestrian Boulevard project.
- Coordinate with Campus Technology Improvements project, perhaps include cable duct banks in utility corridor.

1.3 Technology Improvements

Campus/Location: Main Campus; all facilities

Size: N/A

Estimated Cost: \$4.3 M

Time Frame: Phased incrementally over 48 months

Description: Develop campus-wide scheme for improving Instructional and Information Technology (IT) to meet or exceed commercial standards for high-speed voice, data, and video services. Include wireless and fiber optic technologies.

1. Enhance server centers and head-end installations in the Technology Building and develop state-of-the-art installations in the proposed Student Services & Administration Building.
2. Install a multi-strand fiber optic backbone throughout the Main Campus. Coordinate with Central Plant Distribution Loop project as possible corridor for ductbank installation. Terminate backbone in electronic equipment rooms (EER), a.k.a., main distribution frame rooms (MDF).
3. Connect other campuses with fiber optic links.
4. Incrementally enhance or upgrade IT systems in all buildings.
5. Upgrade lecture halls and classrooms for multimedia/IT capabilities.
6. Provide for universal student and faculty access to the network in all facilities and from off-campus.

Pre-requisites: • Mapping of existing infrastructure

Follow-ons: • Incremental implementation at other campuses

1.4 Campus Safety Improvements

- Campus/Location: All campuses
 Size: N/A
 Estimated Cost: \$1.8 M
 Time Frame: Phased incrementally over 48 months
- Description:
1. Survey all campuses for conditions that need improvement utilizing principles of Crime Prevention Through Environmental Design (CPTED).
 2. Accomplish ADA corrections and resurvey for current compliance and new conditions.
 3. Conduct a site lighting survey for photometrics and psychological parameters.
 4. Develop and install emergency call stations (“blue light phones”) throughout campus and in parking structures.
 5. Repair/upgrade or replace walkways with safer and more durable materials and widen to accommodate more people and bicycles.
 6. Improve signage and wayfinding systems.
 7. Evaluate surveillance systems and provide enhanced installations where appropriate.
 8. Upgrade fire alarm, detection, and suppression systems.
- Pre-requisites:
- Mapping of existing infrastructure
 - ADA conditions survey
 - Facility Condition Assessment report
- Follow-ons:
- Incremental installation coordinated with project schedules.
 - Coordinate with scheduled projects for overlap and sharing of scope and costs.
 - Coordinate with Campus Perimeter Enhancements.
 - Coordinate with Campus Technology Improvements.
 - Coordinate with Pedestrian Boulevard project.

1.5 Campus Perimeter Enhancements

- Campus/Location: Main Campus
 Size: Approximately 6000 lin. ft.
 Estimated Cost: \$3.0 M
 Time Frame: Phased incrementally over 48 months
- Description: The overall image of Santa Monica College should be enhanced by the appearance of the campus along the streets. Defining the campus edge should give a clear signal of having arrived at the campus and entering a special environment. A quality appearance is important to first impressions that influence students and the community alike and portray a well-maintained and important asset of the community. Perimeter appearance reflects the quality and pride in the educational offerings and the character of Santa Monica and contributes to a pleasant environment for learning plus it makes for good neighbors.
1. Define the edges of the campus with landscaping, both hardscape and plantscape, signage, and lighting.
 2. Improve landscaping along Pico and create a portal and main entry plaza, better signage, and bus stops.
 3. Improve landscaping along 16th Street and remove unsightly storage buildings, enhance fencing, lighting, and overall stadium functioning and appearance.
 4. Improve landscaping along Pearl Street with better bus stops, signage, walkways, an entry plaza and portal to the campus, and coordinate with middle school across the street.
 5. Improve landscaping along the length of Parking Lot 1 and enhance directional signage.
 6. Install irrigation for trees and planting beds.
- Pre-requisites: • N/A
- Follow-ons: • Coordinate with scheduled projects for overlap and sharing of scope and costs.
 • Coordinate with Safety Improvements project.

1.6 Pedestrian Boulevard

Campus/Location: Main Campus; central north-south axis

Size: 1000 lin. ft. x approx. 60 ft. wide + north quad

Estimated Cost: \$2.5 M

Time Frame: Phased incrementally over 48 months

Description: The quality of the on-campus experience should be enhanced by landscaping and signage, improved safety features, and improved cross-campus movement. With several new buildings proposed along this axis, a new “Sense of Place” for the College should be created. Improve overall image of College as a well-maintained and important asset of the community. Appearance should reflect the quality and pride in the educational offerings and contribute to a pleasant environment for learning.

1. Coordinate with Safety Improvements project to enhance lighting, install emergency call stations, remove ADA impediments, and correct any tripping hazards.
2. Create new signage program for clarity and improved image, better directions and identification.
3. Improve landscaping including seating and study areas along wider and more attractive pedestrian ways.
4. Clarify through landscaping and signage the linkages with other cross-campus pathways.
5. During construction of projects bordering the Boulevard, provide protection to pedestrians but also visual stimulation and opportunities to learn about the construction work itself.

Pre-requisites:

- Complete Site Plan and Infrastructure Development.
- Complete any underground utility work within project boundaries.

Follow-ons:

- Coordinate with scheduled projects for overlap and sharing of scope and costs.
- Coordinate with Perimeter Enhancements and tie in to entry portals and plazas.

2.1 Student Services & Administration Center

Campus/Location: Main Campus; northeast quadrant

Size: 80,000 GSF; underground parking for 100 cars

Estimated Cost: \$29.9 M

Time Frame: 57 months

Description: Create a consolidated facility for 25 Student Services (so-called “One-Stop Shop”), a modern adequate Campus Bookstore, District and Campus Administration, and Administrative and Business Services currently scattered around the campus and off-campus. Provide a clear destination for public and student contact facing and accessible from Pico without having to enter the campus interior. Project includes underground parking for 100 cars in conformance with the Master Plan

1. Demolish the existing Amphitheater and International Center, road and parking.
2. Prepare and upgrade utilities, reroute as necessary.
3. Construct 80,000 sq. ft., four-story building, plus underground parking, to house all student services such as Admissions, Testing, Counseling, Records, Cashier, Bookstore, etc.; house District Administration currently located off-site, consolidate Campus Administration and related technical, business and financial services.
4. Relocate functions from temporary facilities on campus and off-campus.
5. Demolish Administrative Services bungalows along Pico adjacent to Technology Bldg.

Pre-requisites:

- Complete Site Plan and Infrastructure Development & EIR project.
- Complete any underground utility work.

Follow-ons:

- Coordinate with Pedestrian Boulevard project.
- Coordinate with Pico Piazza and Underground Parking project.
- Coordinate with Technology Improvements project.
- Coordinate with Liberal Arts Building project for roadway and utility impacts.

2.2 Pico Blvd. Piazza and Underground Parking

Campus/Location: Main Campus; northeast quadrant

Size: 2 Acres on surface & underground parking for 400 cars

Estimated Cost: \$12.8 M

Time Frame: 48 months

Description: In conjunction with the new Student Services & Administration Building and the Campus Perimeter Enhancements projects, a significant improvement to the image of the “front door” of the campus may be achieved while functionally improving the parking conditions on the north side. Upon removal of the temporary buildings along Pico, the parking garage may be excavated and a portal and piazza to the campus may be created in conformance to recommendations of the Master Plan.

1. Demolish the temporary buildings along Pico, entry road and connector, and surface parking.
2. Prepare and upgrade utilities, reroute as necessary.
3. Excavate and construct a 2-level below-grade parking structure to house approximately 400 cars.
4. Rebuild access roads and ramps; connect with interior campus roads.
5. Construct Pico Blvd. Piazza and main entry portal to campus.

Pre-requisites: • Complete Student Services & Administration Building

Follow-ons: • Coordinate with Pedestrian Boulevard project.
 • Coordinate with Perimeter Enhancements project.
 • Coordinate with Liberal Arts Building project for roadway and utility impacts.

2.3 New Liberal Arts Facility

Campus/Location: Main Campus; northwest quadrant

Size: 56,100 GSF

Estimated Cost: \$15.6 M

Time Frame: 42 months

Description: Replace existing earthquake-damaged Liberal Arts building to meet current educational adequacy standards. Funding will be a combination of FEMA, State, and Bond funds. Project includes 25,550 ASF of classrooms, 8,850 ASF of offices, and 2,100 ASF of social sciences laboratories.

1. Demolish tennis courts and temporary buildings.
2. Relocate and upgrade major utilities in this area.
3. Coordinate with preceding project to construct below-grade parking for approx. 120 cars (300' x 125') under footprint for Units 1 and 2.
4. Construct Liberal Arts Replacement.
5. Relocate departments from existing Liberal Arts Bldg.

Pre-requisites:

- Parking Garage 'C' Expansion
- Underground Parking for Liberal Arts Facility project.

Follow-ons:

- Coordinate New Liberal Arts Facility, Unit 1 and Unit 2 projects.
- Coordinate with Parking Ramp & Recessed Plaza project to below-grade entry to Garage 'C' Expansion and below-grade plaza.
- Pedestrian Boulevard project to create open space and quad to the east of the new buildings.

2.4 Underground Parking for New Liberal Arts Facility

Campus/Location: Main Campus; northwest quadrant

Estimated Cost: \$3.7M

Time Frame: 24 months

Description: This is a significant opportunity to increase on-site parking without committing precious open space at grade and is in keeping with the Master Plan objectives. Also, it is opportune to connect to the adjacent Parking Garage ‘C’ Expansion that has a below-grade level and access ramp. This project must be adopted immediately before finalizing plans and beginning construction of the New Liberal Arts Facilities Units, 1 and 2.

1. Demolish tennis courts, roads, parking, and temporary buildings on site. Prepare and upgrade utilities, reroute as necessary.
2. Excavate and construct a 1-level below-grade parking structure to house approximately 120 cars (approx. 300’ x 125’).
3. Rebuild access roads and ramps; connect with Parking Garage ‘C’ Expansion and with Parking Ramp & Recessed Plaza projects.

Pre-requisites: • Complete Parking Garage ‘C’ Expansion.

Follow-ons: • Coordinate with Liberal Arts Facility, Units 1 and 2 projects.

2.5 Literacy Center

- Campus/Location: 1410 Pico Blvd.
Size: 19,000 GSF; underground parking for 50 cars
Estimated Cost: \$8.9 M
Time Frame: 33 months
- Description: Construct a new facility off-campus to house federal- and state-funded literacy programs, the International Students Center and English as Second Language (ESL) programs. Removing these programs from the Main Campus will allow better use of that site and provide new, appropriately designed facilities for these programs that will enhance instruction and increase attractiveness of SMC to these students.
1. Construct a 2-story 19,000 GSF building and underground parking for 50 cars plus appropriate yard and visitor/drop-off parking on grade.
 2. Relocate ESL from trailers at southwest corner of Main Campus and International Students program from facility in northeast quadrant.
- Pre-requisites: • N/A
- Follow-ons: • Demolish ESL trailers, or in the interim, use as swing space for projects requiring temporary relocation of activities.

2.6 Off-Site Warehouse Facility & Land Acquisition

- Campus/Location: Off-site
 Size: Approx. 4 acre site and 100,000 GSF building
 Estimated Cost: \$23.4
 Time Frame: 15 months
- Description: Physical Plant activities, specifically maintenance shops and warehousing, are severely hampered by cramped, outdated, and unsightly facilities, most of which are crammed into narrow and difficult to access space in and around the Stadium. They are also unsightly to the neighborhood. Offices are in temporary buildings.
1. Construct or purchase office/warehouse facilities suitable for office functions, maintenance shops, receiving and warehousing of supplies and durable goods, and service truck storage yard.
- Pre-requisites: • Land acquisition
- Follow-ons: • Consider using vacated facilities as swing space until Main Campus construction projects no longer require it. Coordinate with Perimeter Improvements project.

2.7 Replacement Off-Site Parking & Land Acquisition

Campus/Location: Off-site (TBD)

Size: Structure for 700 cars

Estimated Cost: \$16.3 M

Time Frame: 33 months

Description: This project provides for replacement of off-campus non-District owned parking facilities serviced by FEMA- funded shuttle service for the Main Campus. The FEMA shuttle service is scheduled to terminate December 2001. For example, in anticipation of not renewing the lease on remote parking facilities at the Santa Monica Airport, additional parking elsewhere in the City or even outside the City limits may be required. Shuttle service to the Main Campus and other service locations would be continued.

1. Construct a parking facility for 700 cars in conjunction with requirements of the City of Santa Monica (if the facility will be located within City limits).

Pre-requisites:

- Acquire land prior to expiration of current leases.
- Establish requirements for City of Santa Monica participation if facility is located within City limits, or requirements for other agency participation if facility is located outside City limits.

Follow-ons:

- Improve shuttle bus stops at Main Campus.

2.8 Emeritus College Replacement

Campus/Location: Off-site (TBD)

Size: 20,000 GSF; parking for 100 cars

Estimated Cost: \$15.0 M

Time Frame:

Description: It is probable that the current leased facility in a parking garage in Downtown Santa Monica will be taken back by the owner for other uses plus additional facilities for long-term development of the programs will be required. Emeritus serves primarily seniors programs and provides community service programs as well.

1. Construct or acquire and renovate classroom and office facilities along with parking for 100 cars for relocation of Emeritus College.

Pre-requisites:

- Land acquisition

Follow-ons:

- Vacate current lease space.

2.9 Land Acquisition

Campus/Location: Off campus

Size: N/A

Estimated Cost:

Time Frame: N/A

Description: To better utilize the main campus site and to concentrate academic activities without significantly increasing density, some service functions, like maintenance and warehousing, and auxiliary activities should be moved off-campus. Land must be acquired to accommodate these activities.

In addition to specific projects identified separately, a sinking fund should be established for funding land purchases as needs arise to alleviate crowding on the Main Campus and to meet new program opportunities around the district.

Pre-requisites: N/A

Follow-ons: N/A

3.1 Renovation of Main Stage Theater

Campus/Location: Main Campus; northeast quadrant

Size: Existing 14,930 GSF; Addition 2,400 GSF

Estimated Cost: \$3.4 M

Time Frame: 63 months

Description: Originally designed as a small children’s theater and speech correction facility, the Main Stage was never intended for the production of drama and musical theater. It is aging and needs upgrades and expansion to meet modern production and teaching standards and to remedy current code and ADA violations. The Theater serves community audiences as well as campus instructional needs.

1. Construct a small addition and renovate the existing theater facility.

Pre-requisites:

- Provide swing space if temporary relocation required.

Follow-ons:

- Coordinate with Safety Improvements project.
- Coordinate with Technology Improvements project.
- Coordinate with Pedestrian Boulevard project.
- Coordinate with Student Services & Administration Building project.
- Coordinate with Central Plant & Distribution System project.

3.2 Science Facility Addition

Campus/Location: Main Campus; southeast quadrant

Size: 40,000 GSF

Estimated Cost: \$14.6 M

Time Frame: 75 months

Description: The current Science Village temporary buildings need to be replaced with modern laboratory, classroom, and office facilities to provide appropriate, educationally adequate, and safe facilities for teaching science courses.

Consolidate Nursing, Environmental Studies, Math and Earth Sciences among others in the new wing added to the recently built Science Building.

1. Demolish existing Admissions and Counseling Building in southeast corner of campus adjacent to the New Science Building.
2. Construct Addition to the new Science Building.
3. Demolish Science Village temporary structures.

Pre-requisites:

- Completion of Student Services & Administration project in order to move out tenants of existing Admissions and Counseling Building.
- Provision of swing space for any activities to be relocated prior to completion of new facility.
- Due to construction of New Liberal Arts Facilities, Science Village may face earlier demolition than this narrative anticipates.

Follow-ons:

- Coordinate with Perimeter Improvements project.
- Create on the site of the former Science Village temporaries a new Quad in center of campus astride Pedestrian Boulevard east of new Liberal Arts Facility.

3.3 Parking Ramp & Recessed Plaza

Campus/Location: Main Campus; northwest quadrant

Size: N/A

Estimated Cost: \$4.3 M

Time Frame: 69 months

Description: This project is a necessary conclusion to the Parking Garage ‘C’ Expansion project currently underway. This will provide critical safety improvements by separating pedestrian flow from vehicular flow. This will also provide convenient access to the new garage space and create another entrance and exit for the expanded garage. Also, if below-grade parking is provided as part of the adjacent new Liberal Arts Facility project, this ramp and plaza should provide access to that garage.

1. Revise the surface roadway providing access to the existing Garage ‘C’ and service to the Business Building.
2. Relocate and upgrade utilities in this area.
3. Excavate and construct a two-way ramp from Pico Blvd. down to the lower level of the Garage ‘C’ Expansion.
4. Construct the below-grade plaza.

Pre-requisites: • Coordinate with Garage ‘C’ Expansion project.

Follow-ons: • Coordinate with Underground Parking for Liberal Arts Facility project.
 • Coordinate with New Liberal Arts Facility, Units 1 and 2 projects.
 • Coordinate with Safety Improvements project.

3.4 Student Activities Building Modernization

Campus/Location: Main Campus; southeast quadrant

Size: 57,000 GSF

Estimated Cost: \$8.1 M

Time Frame: 66 months

Description: Existing Student Activities Building is aging and needs refurbishing and reallocation of space to return full functionality to support student activities. Vacating the Bookstore area that is scheduled for relocation to the New Student Services Building will create an opportunity to revamp the whole facility as an improved study, social, and organizational meeting place.

1. Relocate tenants to swing space as required by phasing of the project.
2. Renovate interior and rehabilitate exterior as required.

Pre-requisites: • Vacating of Bookstore space to Student Services Bldg.

Follow-ons: • Coordinate with Pedestrian Boulevard project.
• Coordinate with Safety Improvements project.
• Coordinate with Technology Improvements project.
• Coordinate with Central Plant & Distribution System project.

3.5 Letter & Sciences Building Replacement

Campus/Location: Main Campus; southeast quadrant

Size: 40,000 GSF

Estimated Cost: \$15.2 M

Time Frame: 81 months

Description: This 50-year old facility is no longer adequate per contemporary standards and should be replaced to provide state-of-the-art teaching, learning and office facilities for Communications, Behavioral Studies, Child Development, Psychology, and the Corsair student newspaper.

1. Relocate activities being displaced by this project.
2. Demolish existing facility.
3. Construct replacement building on the same site.
4. Refurbish Clock Tower Quad.

Pre-requisites:

- Completion of Science Facility Addition
- Completion of Liberal Arts Complex
- Provision of swing space for possible relocation of activities affected by the construction.

Follow-ons:

- Coordinate with Pedestrian Boulevard project.
- Coordinate with Safety Improvements project.

3.6 Demolition of Old Liberal Arts Building

Campus/Location: Main Campus; southeast quadrant

Size: Demolish 36,350 GSF; construct parking lot for 100 cars

Estimated Cost: \$1.3 M

Time Frame: 84 months

Description: This building was damaged by the 1994 Northridge Earthquake and the College received funds from FEMA for replacement. After construction of a new Liberal Arts Complex on the northwest side of the campus, this building might be used for swing space to alleviate temporary relocation problems during other projects. Once those are completed, this building should be demolished.

1. Demolish existing Liberal Arts Building.
2. Construct surface parking lot for approximately 100 cars.

Pre-requisites:

- Completion of the New Liberal Arts Complex.

Follow-ons:

- Coordinate with adjacent Science Addition project.
- Coordinate with Perimeter Improvements project.
- Coordinate with Pedestrian Boulevard project.