

Attention parents and staff of our Malibu schools and community members

Malibu High School Middle School Building Replacement Public Presentation Set for March 16, 2017 in Malibu

Santa Monica-Malibu Unified School District staff will present plans to replace the middle school building (E) on the Malibu High School campus, at the regular board of education meeting scheduled for March 16, 2017 at Malibu City Hall, 23815 Stuart Ranch Road, Malibu. This agenda item is expected to be presented at approximately 6:30 pm.

Staff is recommending replacement of the middle school building instead of the previously approved plan to modernize the existing building. Parents, students and community members are invited to attend the presentation that will include the plans, simulated views, lighting and other details.

This study session agenda item includes the recommendation by SMMUSD staff to replace the middle school building with a GrowthPoint structure, however, a vote will not be taken at this time. The meeting will include time for public comment.

The presentation documents for this proposed plan may be viewed online at:
<http://fip.smmusd.org/pdf/MHS-MSBldgE.pdf>



Background and plans for the replacement of middle school building E on the Malibu High School campus:

The original plan in the Malibu High School Measure BB project approved in 2012 was to modernize and expand the middle school building from 10 to 12 classrooms. It did not plan for window or door replacement. By the time Coastal Commission issued the permit in 2016, window and door replacement was needed to remove potential sources of polychlorinated biphenyls (PCBs), discovered in the middle school building.

The Malibu Subcommittee of the Facility Advisory Committee (FAC-M) recommended replacement of the building rather than a modernization. A cost analysis was conducted by the district comparing the modernization of the existing building, including the addition of windows and doors, with replacement of the building with a committee-recommended GrowthPoint structure. Replacement proved a cost effective option. The school board directed staff to move toward the replacement option at the August 10, 2016 board of education meeting, provided the installation schedule could meet timelines approved by the Environmental Protection Agency and mandated by a Federal District Court judge.

The team reimagined a replacement building that would be better suited to classroom space needed for 21st century learning, access, and campus space and flow. The group determined that a two-story, single-side access building with doors facing the quad, would achieve the design and flow to improve access and student learning. While this would increase the height, the footprint would decrease, creating more quad space and the two-story building would complement the new library /admin building and the existing two-story building D.

“The GrowthPoint building, made of shipping containers, could be permitted and built / assembled in less time than traditional construction,” said Carey Upton, SMMUSD chief operations officer. “The modular construction of this product has many advantages and is also very environmentally friendly.”

Currently, plans for the new GrowthPoint project are under review by the Division of the State Architect (DSA). In addition to the approval by DSA, the district must secure the entitlements prior to demolishing the existing building. The following items need to be secured:

- Addendum to Environmental Impact Report (EIR) – As part of the Measure BB project, the district completed an environmental review for the entire project that included the modernization of the middle school building with an expansion to 12 classrooms. As the district plans to replace the designed single story with the GrowthPoint two story, in a smaller footprint, the board of education will need to approve an addendum to the EIR.

An addendum does not require a public hearing or notice similar to an EIR. But, to be open and transparent with the community, this public presentation is scheduled. We are inviting public comment at this meeting, or follow up via email.

- Approval in Concept by City of Malibu – The Director of Planning will review the plan. As the proposed building is similar to the approved modernization, there is no need for the Conditional Use Permit to be amended.
- Amendment to Coastal Develop Permit (CDP) – The final step will be the May 10-12 Coastal Commission meeting where the district will seek an amendment to the Coastal Development Permit.

Once these steps have been completed, plans can be made to abate and begin demolition of the existing middle school building during the summer. All precautions will be taken during abatement and demolition for potential hazardous materials within the current structure. If this tight timeline is missed in any way, the district will face considering abatement and demolition during the school year or the possibility of returning to the original plan of modernization instead of replacement.

Please contact Carey Upton for additional information or submit a written comment:
cupton@smmusd.org

The full agenda for the March 16, 2017 school board meeting is available online:
<http://www.smmusd.org/board/meetings.html>

Thank you.

Facilities Improvement Projects Department
SMMUSD

