

**NEWPORT-MESA UNIFIED SCHOOL DISTRICT
MEASURE F CITIZENS OVERSIGHT COMMITTEE**

**MINUTES AND REPORT OF THE MEETING OF
December 2, 2019**

The Citizens Oversight Committee met on Monday, December 2, 2019, in the NMUSD Roderick H. MacMillan Boardroom 2985 Bear Street, Bldg. A, Costa Mesa, CA 92626.

MEMBERS PRESENT

Richard Rutledge, Chairperson, Estancia Parent & PTA Member
Suzanne Gauntlett, Member at Large
Lee Ramos, City of Costa Mesa Senior Commission
Laura Ursini Marroquin, Community Relations, Newport/Naples Rib Company
Mitch Vance, TGV Partners
Julio Zunzunegui, Mariners Parent

MEMBERS ABSENT

Robert Ooten, Member at Large

ALSO PRESENT

Ara Zareczny, Director of Facilities Development, Planning & Design
Lori Horrell, Administrative Assistant to Ara Zareczny

HANDOUTS

Meeting Agenda for December 2, 2019
Meeting Minutes from September 16, 2019
Theater Budget Update
Theater Presentation Update

WELCOME AND INTRODUCTION

Committee Chair, Richard Rutledge, opened the meeting at 6:10 pm.

ADOPTION OF THE AGENDA

Agenda for the December 2, 2019 meeting was adopted as presented.

ADOPTION OF THE MINUTES

Minutes from the September 16, 2019 meeting were reviewed, corrected, and adopted.

FISCAL REPORT

Mr. Jeff Trader reported on the Estancia Theater Expenditure Sheet for Measure F financial status to date which includes land surveying, architect and construction expenses.

Ms. Ara Zareczny explained the approach the district took on developing the budget for the Estancia Theater as well as the estimate process, the contingencies, and the construction timeframes. The last bond sale was approximately \$28 million. \$26 million will be spent on the Theater project including additional site work (i.e., Site Security Fencing, additional site work). The District and Board have allocated another \$6 million dollars of capital facility improvements to the overall budget. That leaves \$2 million dollars unspoken for right now in the Measure F bond.

Mr. Vance asked about the cost comparison of the Estancia Theater vs. the Corona del Mar Theater. Ms. Zareczny explained the estimating vs. budgeting process. She will be compiling a comparison summary sheet showing the budgets for the Corona del Mar Theater and the Estancia Theater project.

Mr. Vance asked if the square footage of the Estancia Theater was close to the Corona del Mar Theater and Ms. Zareczny said it was not. It was agreed that a spreadsheet would be provided as a future agenda item summarizing the scope and inflation on the Estancia Theater as opposed to the Corona del Mar Theater.

Mr. Trader announced the Measure F Performance Audit will be sent to the COC members and discussed at the next meeting.

PROJECT REPORT

Ms. Zareczny reported on the Theater Presentation Update handout for an overview of the project scope:

1. Floor Plan: 350 seat theater (approximately). Included is the lobby facing Placentia Ave. which wraps around the front of the theater up Placentia in front of the Black Box building. The back side of the building includes costume storage, changing rooms, theater manager office, prop storage, dressing rooms and a scene shop. The lobby includes concessions, ticketing, restrooms, and custodial support.
2. Site Plan: This does not include the site security/fencing (design is not fully developed yet). We are only showing the theater area itself, which is adjacent to the large gym. The site work carries along the front of the school, removes the banana lot and re-establishes the drop off area in front of the theater.
3. Exterior Renderings from Architect: This is to help you understand the proximity to the administration office entry, and the site security fencing recapturing as much of the property within the fence so students can benefit from it, giving them a safe space. The majority of the elevation is glass facing Placentia. We are in the process of vetting out material costs for the exterior. We are still working on elevations for ADA requirements, ramps, stairs, etc. Our intention is to create an outdoor space in the front of the school that lends itself to outdoor activities for the school.
4. Interior/Lobby Renderings:
We are currently discussing finishes with the school site.

5. Ms. Zareczny opened up the floor for questions on the plans:

a. Safety Issues:

Mr. Julio Zunzunegui raised the issue of the front glass on the theater being so close to Placentia, and the safety of the students. Is the glass projectile proof? Ms. Zareczny explained it will be tempered glass.

b. Project Approvals:

Mr. Rutledge asked about project approvals, outside of DSA, that are needed for this project from the community, the City, etc. Ms. Zareczny explained when we submit to DSA, we already have to have the approval from the Fire Department. The only other legal approval required is the CEQA process, but this project will not need an EIR. This will likely end up being a Notice of Exemption. There has been no feedback from the Community to date. We have not had any community meetings yet, but have had Planning Committee meetings.

Ms. Laura Ursini commented that she didn't think there will be any issues with the community because the theater will not be located next to any homes. There will probably be more of a traffic concern regarding circulation. Mr. Rutledge talked about the banana lot and the traffic issues. Discussions are ongoing about traffic, bus entry, etc.

c. Contingency Fund:

Ms. Zareczny reviewed how contingency funds are used. They can be used for market conditions, soft costs, and overhead costs. Usually contingency is 8% of the project. The theater contingency is about 6%, because the cost of the project is high.

Mr. Rutledge stated that most projects stay in budget because of the contingency budgets, and extra unused funds can be designated for future projects. Some of the theater project will be paid with Measure F funds and some expenses will be paid with district funds.

d. User Community Input:

Mr. Ramos asked how involved is the Estancia community on this project? Ms. Ursini spoke about the committee that was formed last Spring that are a selection of administration, teachers, parents and invested stakeholders who meet as needed and give input on the project. Ms. Zareczny talked about the meeting last Summer that encompassed all current projects at Estancia High School.

2020 MEETING DATES

The following meeting dates were established for the 2020 calendar year:

- February 10, 2020
- May 11, 2020 (Possible Board Presentation May 19, 2020)
- September 14, 2020
- December 7, 2020

APPOINTMENT OF NEW MEETING CHAIRMAN

Julio Zunzunegui was nominated and approved to be the meeting chairman for the 2020 calendar year.

ADJOURNMENT

Meeting was adjourned at 7:02 pm.