



MEETING NOTES

10-11

Bond Committee Meeting-4

PROJECT	Measure B: Gault Elementary School	MEETING DATE	xx/xx/202x
CLIENT	Santa Cruz City School	PREVIOUS MEETING	9/16/2020
		PROJECT #	17-005.0

	INVITED TO 9/16/20 MEETING	PRESENT AT 9/16/20 MEETING
GAULT	Amariah Hernandez Steve Salas, Teacher Barbara Lawrence, Librarian Stella Schmitt, Parent Hannah Nevins, Parent Ebby Dellamora, Classified	Amariah Hernandez Ebby Dellamora, Staff Wendy Vasquez, Parent Irais Roman, Parent Yadira, Parent Jesly, Parent Carrie Castillo-Sante, Parent Nicki O'Brien, Parent
DISTRICT	Jim Monreal Trevor Miller Chris Garcia	Jim Monreal Trevor Miller Chris Garcia
ARCHITECT	Mark Bartos Nathan Yuen Francisco Toca-Madrid	Mark Bartos Francisco Toca-Madrid Mojgan Aghamir Nathan Yuen

Bond Committee Meeting

DATE	DISCUSSION
Agenda 09/16/20	<i>This is the Third meeting of the Bond Committee Component of the Planning review Committee</i>
01	Introductions <ul style="list-style-type: none">Introduce the team
02	Review Completed Projects <ul style="list-style-type: none">Review projects completed
03	Building <ul style="list-style-type: none">Proposed Modular Classroom Building Current Scope
04	Conclusion <ul style="list-style-type: none">Schedule next meeting
9/16/2020	MINUTES OF PREVIOUS MEETING Bond Committee Meeting (09) As a component of this collaborative process, a "Bond Committee" meeting was held on 16 September 2020 .

DATE	DISCUSSION
	<p>Slide 1: Title – Mark Bartos (MB) started the meeting by asking if it was all right if the meeting was recorded. No one raised objections, and Amariah Hernandez (AH) and Carrie Castillo-Sante(CC) nodded their heads and gave a thumbs-up in agreement. MB took attendance by reading off the names of the attendees on the video call, and gave everyone well-wishes as the fires were ongoing.</p> <p>Slide 2: Meeting Overview – MB summarized the process of the meeting – introductions were completed, reviewing completed projects was next, then the discussion of the proposed new building, then priorities and implementation, and then scheduling the next meeting. Throughout the meeting, Ebby Dellamora(ED) would provide English to Spanish translation services for those who are more fluent in Spanish.</p> <p>Slide 3: Completed Projects – MB remarked that the roof is complete, auditorium or “swamp” leaks are sealed, and the exterior building painting is complete. Ongoing projects are the card access readers and data infrastructure. Upcoming is the new building.</p> <p>Slide 4: Master Plan – MB indicated the position of the new building and the relocation of the portables, also showing work completed in the main building.</p> <p>Slide 5: Modular Building, First Floor Scope – MB explained that his process includes coordinating with Amariah on what the school site needs and reconciling with the economics. He went on to explain that the lower floor will have restrooms – boys, girls, gender neutral, and staff – a cafeteria, and a multipurpose room with a portential folding partition, and an art room. The placement of two stairs and an elevator is undecided.</p> <p>Slide 6: Modular Building, Second Floor Scope – MB described that the second floor will have five classrooms</p> <p>Slide 7: Collaboration – MB said that Bartos Architecture values feedback from the community that it serves, and collaborates with the community in order to get the right answer.</p> <p>Slide 8: Warming Kitchen – MB explained that he coordinates his designs with the director of food services in the school district, Amy. The kitchen will have pre-prepared food delivered, then warmed in the kitchen before it is served to students.</p> <p>Slide 9: First Floor - Map– MB showed the current layout of the portables and how the new building will displace them. First he oriented everyone by indicating where the location depicted was, on Effey Street and Sumner. Francisco Toca_Madrid (FT) translated the orientation description. Three portables between the Main Building and Sumner would need to be removed to place the new building. An additional three portables to the south of the new building would need to be removed to make an area for the outdoor lunch eating area.</p> <p>Slide 10: Second Floor - Map– MB illustrated that the second floor classrooms will have an overview looking towards the lunch shelter and the field.</p> <p>Slide 11: Budgets and Allocations– MB estimates that the new building will cost \$6.2 million, however the manufacturer is working on finalizing their costs. The roofing and main building painting is complete, so after the new building is complete then the Bond Committee will need to take a look at the remaining funds to decide what takes priority.</p> <p>AH said that there will be a meeting in October to review the plan and coordinate with the neighbors on Seabright.</p> <p>Chris Garcia(CG) said that the October meeting may be sufficient enough to count as a Bond Committee Meeting for the district’s purposes, and then another Bond Committee Meeting in December, January, or February.</p> <p>The meeting was opened up to questions from the parents. Nicki O’Brien (NO) asked what modifications will take place in the new building to adapt to COVID. MB gave his opinion, stating he would need to confer with the District and Manufacturer, but the new building would need to have windows that can open, and they were already designed so the HVAC would not be shared from the rooms. HEPA filter modifications need to be discussed with the Manufacturer. MB recommended designing restrooms so that contact with fixtures is minimized as possible. He also predicted that there would be some code adjustments for ventilating restrooms. CG said that precautions were in place (replacing filters more regularly, having students spaced out more) for the eventual return to campus.</p>

1/29/2020

Bond Committee Meeting (09)

As a component of this collaborative process, a “Bond Committee” meeting was held on **09 January 2020**.

Slide 1: Title – Mark Bartos (MB) started the meeting by requesting if anyone had any objections or concerns about the meeting being recorded. Since no objections were raised, recording continued. Everyone present introduced themselves, then MB presented some background regarding the bond.

Slide 2: Project Overview – MB reviewed completed projects – the roof restoration, water intrusion repairs, exterior painting. Chris Garcia (CG) reported classroom technology upgrades were in progress and site security upgrades will start as soon as classroom technology upgrades are complete. MB reported that future projects were Classroom Furniture, preparation for the New Building and the construction of the new building.

Slide 3: Master Plan – Using the Master Plan diagram, MB discussed phasing for the new building, describing the removal of the portables. Brendan O’Brien (BO) asked if the portables can stay during construction, which MB replied they will need to stay for classroom space. Amariah Hernandez (AH) asked how long construction would take; MB replied the modular company requested six months. Jim Monreal (JM) asked for a timeline, MB replied that he reviewed with Trevor Miller (TM) and estimated the delivery will probably be September 2022. BO asked if it was possible to plan for future growth needs if there was extra space; MB replied that as portables are removed from the campus more space will be available for future need.

Slide 4: Proposed New Modular Building Rendering – MB displayed a rendering of the modular building to show placement and appearance.

Slide 5: Proposed New Modular Building Diagram – MB described the functionality, features and mapping of the new building. Carrie Castillo-Sante (CS) asked why there were two staircases and an elevator. MB responded that two staircases are necessary for emergency egress during a disaster, and the size of the building typically features one elevator, but two elevators may exceed financial estimates. BO asked if a ramp could be an alternative, to which MB said it would not be practical. AH said that if necessary staff can carry out students with disabilities. Ebby Dellamora (ED) asked that since there was an art room inside the modular building, would there be special plumbing, to which MB replied that sinks designated for the art room would have clay traps. Barbara Lawrence (BL) asked if the warming kitchen could be upgraded to a full kitchen should the district switch to different types of food. MB answered no, due to the restriction of the modular building to 12 feet by 40 feet. BO asked if the kids would be able to eat in the modular building during lunch time, which AH responded that the plan is to have the kids eat under an exterior shade structure, leaving the auditorium free for its intended task.

Slide 6: Proposed New Modular Building Process – MB described the process of collaborating with the staff to design the teaching space. Steve Salas (SS) Noted that HVAC was not depicted in the sketch; MB said he hoped that on the top floor the modular company can do roof mounted units, and wall mounted units at the ground floor, depending on the views and sound on Effey Street.

Slide 7: Budgets - MB reported that the budget totals 9.2 million. AH explained that the budget for each project is based on need and expectation, including flexibility for expansion of students BO what was the estimate the modular building base price per square foot; MB answered \$420 per square foot, with no furniture or utilities, though foundation is included. SS asked if upgrades could be planned into the construction, MB said that structural changes is difficult with the framework. SS asked if solar panels could be installed on the roof, MB said that the strength of a modular roof means it’s questionable though not impossible. SS asked the duration of the prices set by the manufacturer. MB replied that inflation and market adjustments are built in to the calculation, and the estimate narrows as design finalizes. SS followed with a question as to whether defects are covered, MB replied that the manufacturer will return since there is an incentive to have a good reputation. CG added that since the cost estimate may exceed the budget, negotiation may need to be done for the rooms.

BO requested to return to slide 5, and noted that Classroom one and two rooms on the bottom floor could lack lighting with an elevator obscuring outdoor light. MB acknowledged the observation. BO suggested sky lights for the second floor rooms of the modular building, MB said he will coordinate with the manufacturer. BO asked whether the existing kitchen could cook the food then transport the food over to the modular building, however AH noted that the priority of the site is to keep the cooking rooms close to their respective servicing areas.

A vote was held, the question on the table being if the modular building was going in the right direction. There was no objection to the direction

The committee confirmed understanding that as a bond facilities program proceeds, economic issues will affect priorities and new priorities will be identified over time. All priorities/projects will however follow the Board approved master plan and Voter approved election language.

11/08/2018 Bond Committee Meeting

Since May 2017 a “Planning Review Committee” (PRC) has met several times to provide guidance regarding the Gault Elementary School campus master plan process and bond project implementation and prioritization.

As a component of this collaborative process, a “Bond Committee” meeting was held on **08 November 2018**.

- As a result, the Bond Committee confirmed that the current implementation/prioritizations as developed by the PRC is compliant with the 2016 pre-bond, Board approved master plan priorities and project/categories.

Following the Bond Committee meeting a supplemental walk in / open house opportunity was held on site wherein all comers were invited from the school to visit and to provide additional input, critique and comments regarding the current implementation/prioritization plan of action. No projects or needs were identified different from the Bond Committee and PRC committee Implementation plan.

The committee confirmed understanding that as a bond facilities program proceeds, economic issues will affect priorities and new priorities will be identified over time. All priorities/projects will however follow the Board approved master plan and Voter approved election language.

Implementation Matrix

Master Plan Priorities <i>Fall 2016</i>	Master Plan Projects/Categories <i>Fall 2016</i>	Current Implementation Plan <i>Updated Fall 2020</i>
Expand Play Fields	Existing Building Renovations	Roofing
Technology Infrastructure Upgrades	School Furnishings	New Classroom Building
Provide Outdoor Classroom	HVAC System	Mod Phase 1 Water Intrusion
Provide Student Drop-off Lane	Utility Infrastructure	
Remove Portable Classroom Bldgs	Paint School	New Lunch Canopy
Provide Running Track	Re-Roof Existing School	Utility Infrastructure
Add Solar Panels	Landscape and Irrigation improvements	Card Access Security System
Add Kindergarten Shade Canopy	Replace portable classrooms with permanent building	Data Infrastructure Improvements
Provide Stage Improvements	Relocate Kitchen	Mod Phase 2 Exterior Paint
New Int. Finishes /Lighting /Cabinetry	Add Kinder Shade Canopy	
	Student drop off lane /Parking	
	Shade Canopies	

Note
The committee agrees that all projects are “funding dependent”, however those noted here as “funding dependent” are currently identified as likely to not have sufficient funds.