



Harbor High School Site Bond Committee Meeting (Quarterly)

Meeting Notes for 11/18/20 (Virtual Meeting)

Participants:

- Jim Monreal – SCCS
- Trevor Miller – SCCS
- Chris Garcia – SCCS
- Tracey Runeare – HHS (Principal)
- Hollis O'Brien – HHS (Staff)
- Joseph Allegri – HHS (Staff)
- Katie Bare – HHS (Student)
- Fred Heitz – HHS (Community Member)
- Kate Bateman – HHS (Parent)
- David Peartree – Belli
- Ismael Magana – Belli

This virtual meeting was not recorded as Principal Runeare stated it was not necessary

- Introduction/ Agenda Items: Principal Tracey Runeare, David Peartree
 - Covered brief history and the make-up of the Committee
 - Introduced committee members and architects
- Presentation:
 - Trevor Miller discussed general information regarding the roles as it relates to the Measure A Bond projects. This included the role of the Site Bond Committee under the District's Bond Organizational Chart.
 - David Peartree of Belli Architectural Group provided a PowerPoint presentation covering the following:
 - Projects Completed:
 - Presented a site plan diagram and discussed projects that have been completed
 - Current Budget Status:
 - Reviewed the Measure A allocation for the campus.
 - Reviewed and answered minor questions about funds spent/committed thus far against the allocation.
 - Discussed in detail budgets for the remainder of the allocation
 - Reviewed with committee status of funds spent, allocated and remaining.
 - The FA Building (Fine Arts Theater Building) is part of the identified projects on this campus that has major needs and life safety concerns. Based on the previous meetings and ongoing discussions with Principal Runeare as well as with key staff members, the scope and budget for this project needs to be finalized. In prior meetings, the remaining budget was in the range of \$400,000 which is not enough to cover the needs and desires of the building modernization. Trevor Miller and his team now have the reconciled the remaining budget for this campus. There is an additional \$1 million that was set aside and interest gained that can be allocated to the remaining FA building modernization project. In total, there is roughly \$2 million left for this project in which roughly \$300,000

has been spent in development. This brings the project total budget for this project to be roughly \$1.7 million.

- There is a list of 7 items presented for projects identified within the FA building, in which items #1 & #2 are required for compliance with local fire authority.
 - Given the list of the 7 (items) projects identified and the construction estimates, the new budget remaining would be able to cover all of these projects. This meeting seeks to get an overall consensus for the District to feel comfortable moving forward with these projects.
 - Another project identified that involves a new exterior sign at the existing gym that would help with branding the school and empowering school sports spirits. Principal Tracey has sought out a company that provided large decal sign and the quote was for \$20,429 but excluded some key items. The team has allocated \$25,000 for this signage project.
- Comments/Questions:
 - FA Building Modernization: There was a general consensus that the remaining budget shall be allocated towards the FA building modernization.
 - If any funds remain after the 7 items projects identified, the existing art classrooms and auditorium can potentially get new finishes and casework and the seats reupholstered or replaced.
 - Question: Have the existing storage classrooms behind the FA building been modernized through Bond funds?
Response: No, the District will be taking over that project with maintenance and facilities funds.
 - Question: Is there existing photos of the FA building available?
Action Item: Belli to provide existing photographs of the existing FA building as it relates to the 7 items identified.
 - Question: Can there be an exterior sink for the theater program?
Action Item: Belli will do the code research to see what is allowed and get back to the team.
 - Question: Are both of the existing Kilns to remain or be replaced?
Response: One kiln will remain and one will be replaced as it is in bad condition.
 - Question: Will the new partition walls be up to the ceiling/roof for acoustical treatment?
Response: The existing ceiling has a proprietary system but the design intent is to have the partitions go up to the ceiling or underside of the roof deck for acoustical reasons.
 - Question: Will the band classroom get bigger?
Response: No, there will be more storage space for the band program that can alleviate some room from the band classroom.
 - Question: When all of the band members are in the band classroom, it seems to be too small to fit everyone and seems crowded, especially for existing during an emergency.
Response: Based on the size of the room and the code requirements for a classroom classification, there is a max of 75 occupants allowed in this room with two exits provided. Depending on the band instrument and its required space, that occupant number can be less. The District will discuss further with Principal Runeare and the music instructor to make sure there are no issues with overcrowding the band classroom.
 - Question: Will the existing casework in the band room be removed?
Response: It is possible, there is a desire from the current music teacher.

- Question: Can the double doors that go from the band classroom into the stage area be relocated to create more usable wall space in the band classroom?
Response: The doors can technically be moved but there are more issues that might arise in doing so that outweigh the benefit.
- Question: Can the costume storage room be moved to another area, maybe the art storage room to gain more space for the band classroom room?
Response: The design team has carefully looked at all options within the existing building footprint and the art classrooms also need their own storage room, thus the proposed design of enlarging the band room storage and costume storage with efficient storage racks plus the 'loop' to backstage.
- Question: Is there a way that the band and art programs funds can be shared to form a cooperative situation in which funds are provided for the much-needed aforementioned modernization items? Can booster's money be allocated towards the modernization of the building?
Response: The school program funds has restrictions on how and when the funds can be spent on facilities improvements can't be funded from the standard program funding. Fundraising for such improvements by booster groups is possible.
- Comment: The quote received for the gym sign seems to be very expensive for just a decal sign. The previous sign was funded by the community and staff members and local boosters with a cost of about \$7,000 painted.
Response: Yes, the quote seems to be high but that was the least expensive quote received. Dealing with public funds, the cost for all projects needs to be prevailing wage and have additional cost for bonds and insurances that nonpublic projects require which reduce the cost significantly.
- Next Steps:
 - Belli will meet with the District to define the scope, schedule and budget based on this meeting and follow up with Principal Tracey Runeare.
 - The next quarterly Site Bond Committee Meeting will be meeting in early spring 2021
 - Click on Link to download existing photos of the existing FA Building: [FA Photos Link](#)

End of Meeting Minutes