



MEETING NOTES and Agenda

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Bond Committee Meeting

PROJECT	Measure A: Mission Hill Middle School	MEETING DATE	2/26/2020
CLIENT	Santa Cruz City School	PREVIOUS MEETING	10/23/2019
		PROJECT #	17-006.0

MISSION HILL	INVITED	PRESENT AT 10/23/19 MEETING
	Kat McElwee (principal)	Kat McElwee
	Dustin Wells (Teacher)	Dustin Wells
	Kathleen Crocetti (Teacher)	
	Susanne Breubeck (Parent)	Susanne Breubeck
	Joy Bartnett (Parent)	Joy Bartnett
	Julie Watson	Julie Watson
	Katherine Garkey	Katherine Garkey
	Kim Wainscott (Parent)	Kimberly Wainscott
	Marc Edwards	
	Martha Screamon Burton	Martha Burton
	Sarah Wickens (Parent)	Sarah Wickens
DISTRICT	Chris Garcia (PM SCCSD)	Chris Garcia
	Trevor Miller (Director SCCSD)	Trevor Miller
ARCHITECT	Mark Bartos, Architect	Mark Bartos
	Nathan Yuen	

Bond Committee Meeting

DATE	DISCUSSION
Agenda 02/26/20	<i>This is the Fourth meeting of the Bond Committee Component of the Planning review Committee</i>

01 Upcoming main building Exterior Facade and Window Project

- Review Proposed Color Renderings
- Review window locations (elevations)
- Review Window Sample
- Review concepts for HVAC improvements

02 Multi-Purpose Room

- Interior Elevations and Rendering
- Lighting Fixture Example

03 Priorities and Implementation

- Review overall budget status and process as projects are bid.

10/23/19 Bond Committee Meeting

POST MEETING NOTE:

The following represents the author's summary of the events of this meeting. This summary is presented for the committee's review as a draft. If any attendees have revisions, please send them to mb@bartosarchitecture.com for incorporation and they will be incorporated.

Kat McElwee, Principal, started the meeting. With introductions and a request for a clarification of the process. Chris Garcia explained that the Board wants site committees to provide input and overview of the process. Mark Bartos explained that the process began with the master planning process prior to the bond election, and that the team worked closely with the [previous principals] and their teams and has been meeting regularly with the principal and planning / bond committee. The various roles were then reviewed: Trevor Miller as the bond program lead, with Chris Garcia as his assistant. Mark Bartos, Architect as the architect (Bartos Architecture) assigned to Mission Hill. Mark Bartos then provided a PowerPoint presentation. Please refer to the attached document.

Slide 1: Introduction: Mark Bartos (MB) complimented the student who volunteered as the ribbon cutter, as well as the Band, the Chorus and Kat McElwee for her speech.

Slide 2: Update: MB reviewed the projects which have been completed so far and projects that are under way. Trevor commented on the District direct projects that are underway.

Mark solicited comments regarding the ultimate result of the project. Katherine commented that she was happy with the results and that the noise transfer has been significantly reduced.

Q. Dustin Wells asked when will the last wall be completed

A. Chris Garcia explained that it will happen next summer.

Slide 3: Front Landscape, Shelter, Monument Sign Project timeline. MB commented that he wished there was more time to go through the process but that this slide provides an overall view of the construction.

Slide 4: Front Landscape ribbon cutting photos. MB reviewed the joy experienced seeing students using the new facility, and how well organized the event was and mentioned that there were many parent attendees.

Slide 5: Multi-Purpose Room Upgrades. MB reviewed the currently considered upgrades: re-painting/re-finishing wainscot, sound absorbing tack panel on upper walls, refinish and re-paint exposed ceiling beams, and new lighting.

The following questions were asked, but not necessarily while this slide was displayed.

Q. What are your thoughts on how to deal with the ceiling?

A. (MB) Sound absorption on ceiling, re-paint beams (try to match what exists in the library where we have an example of what the colors used to be), Replace 2x4 fluorescent fixtures with suspended fixtures.

Q. Parent asked about architect's opinion regarding the historic nature of the room and is there a way to find chandeliers? Another parent noted that District should not be spending money on expensive non-essentials like chandeliers.

A. MB mentioned that he assumed the first parent's term "chandelier" was essentially a different terminology for a suspended fixture, and that it was fully understood that we should not spend money on extravagances.

Q. Parent was concerned about the brightness of LED lights and hoped that something else could be used.

A. MB noted that he agreed that LED's can be very bright, but that Bartos Architecture requires its Electrical Engineer to specify the warmest lighting possible. Chris Garcia added his experience in relation to light temperatures.

Q. Parent asked what colors the Architect thought the existing beams would be painted.

A. MB stated that the current approach was to try to match the existing historic colors in the library.

Q. Dustin Wells asked if the wood floors be completely replaced.

A. Trevor/Chris/Mark all noted that the plan is to replace the floors in a following summer.

Slide 6,7: Roofing Phase 2; MB reviewed the roofing project phase 2. Mentioned that it will go out to bid early next year, and that construction will occur next summer. Reviewed the scope to include walkway, flat area of original building, and the roof of the gymnasium.

Q. Parent Asked, if the windows be replaced? And if All windows would be replaced.

A. MB stated that yes, the windows will be replaced. He described the anodized aluminum system recommended by his firm. He noted that Kat had seen the samples. Mark stated that the intent was to respect the existing architecture but to be longer lasting and durable. MB also mentioned that in relation to doing all windows, we (architect) would provide an “alternate bid” to see the cost of replacing all windows.

Q. Parent asked if the windows going to be vinyl.

A. MB said not the he is aware of vinyl being considered. Currently our documents indicate Aluminum.

Q. Parent’s daughter has mentioned the bars on the windows in her classroom. She commented that the building should be secure, but it shouldn’t be like a prison.

A. A teacher (**VERIFY JUSTIN / KATHLEEN**) fielded this question stating that there aren’t bars on the windows. Chris Garcia mentioned that perhaps she perceives the window [muntins] as bars.

Q. A parent’s daughter suffers from Asthma, and she mentioned the recent problems with air quality and her daughter’s difficulties. She asked if the building would have completely sealed windows.

A. This question was answered by various people present. Referring to the difficulty of completely sealing the building. MB stated that the HVAC system is being upgraded, and hopefully that will solve a lot of the problems.

Slide 8: New Building: Reviewed potential scope of new building: Relocation of four (4) science classrooms from main building to new building, two (2) general classrooms, a Multi-Purpose Room, and replacement of existing woodshop facility.

Q. Parent asked what is the purpose of the MPR?.

A. Kat explained that the students need an indoor space for lunch. MB added that this large room has the potential for folding partitions if the attendance on campus requires additional classrooms.

Q. Parent asked if the students be protected when walking from room to room?

A. MB answered that there will be an overhang above, and the second-floor walkway will provide cover to the ground level.

Q. MB solicited input in-regard to how the new building should look. Should it try to blend with the existing historic building, or should it be more contemporary.

A. The consensus on this point was that the building should be more contemporary.

MB mentioned during this discussion that we would next be talking about another project, the fields. Because of the overall project costs, the committee needs to consider prioritization of projects, and one thing that might happen is to reduce the scope of the new building. Mark mentioned also that there are other options for r-prioritization and that upgrades to the Gymnasium might be something to consider for a future facility program.

Slide 10: master Plan Revised. MB reviewed the current master plan diagram. With emphasis on the inclusion of the field’s replacement project. Trevor addressed the need for the project, explaining age issues, drainage issues, city requirements, and safety issues. Trevor emphasized the importance for replacing the fields.

Q. Parent asked what sort of research had been done in re: using real turf versus artificial turf. Her previous community (Palo Alto) had voted against using artificial turf.

A. Trevor explained that water usage and pesticides make the use of real turf problematic. He also explained that from season to season the turf dies and maintenance of real turf is extremely difficult considering current budget constraints.

Upon conclusion of the PowerPoint, MB referred the committee back to the printed agenda. The group reviewed the agenda and determined that all topics had been discussed.

DATE **DISCUSSION**

After some discussion it was determined that the fields would be added to the list of projects, with a budget TBD. The consensus was to minimize work in the gymnasium under this program as re-prioritization. MB/Trevor stated that in a future meeting a budget for the field will be presented for future prioritization. MB referred to the budget sheet with "reviewed by committee" date notation. He asked the committee (with changing the budget for fields to be TBD" if it is ok to add 10/23/19 to the form for future reference. The committee agreed by acclamation.

Kat, Trevor, Chris, Mark thanked the committee, and the meeting was adjourned.

Reviewed project status, clarifying details as questions asked. Although landscape project is expected to finish 21 May, Mark recommended the ribbon cutting ceremony be when the 2019-2020 school year starts, and Chris agreed due to the number of tasks need to be done at the end of the 2018-2019 school year. Garret raised concern that one or two people are working on the trellis and sign at any given day; Mark explained that the contractor was working on multiple sites and multiple projects, a special ADA toilet room for Mission Hill Middle School among them.

Locker room painting project is completed. The committee considered going to the lockers to review but ultimately there wasn't enough time to do so.

Roofing phase 2 bids are due April 18th.

10/23/19

The folding partitions replacement is under review at DSA. Suzanne asked if the construction will impact any of the other rooms, if there were any structural concerns; since the alterations are localized to the rooms, it shouldn't have any negative consequences for the structure overall. Garrett asked if the materials were rated for soundproofing, Mark confirmed the intent for sound separation. Susanne mentioned that this would be the ideal time to install cabling and utilities for projectors; Chris mentioned that instead of projectors it would be better to replace with 80 inch TVs, since TVs are sharper and require no special wiring, connectivity or equipment. Kat mentioned that the locker room could use an 80 inch TV. Kat also mentioned that there was no reason to construct a wall between room 24a and 24b; the partition is down and the teacher prefers it that way.

Dustin asked when the portables will be moved off-site, to which Mark replied end of 2021 to finish, to be replaced with a modular building, elaborating further with a sketch of the modular building – the cafeteria and wood shop on one side, and two stories of classrooms on the other. Chris explained the difference between portables and modular buildings.

Kathleen asked where the gym was in the timeline; Mark noted that the gym might not be completed in this round, drawing a phase plan on a nearby whiteboard, which clarified things for Dustin. Dustin asked if this information can be shared so more people are "in-the-know."

Kathleen asked if all main building windows will be replaced, or if only applies to windows installed before 2010. Mark said that decision was up to the District.

Kathleen asked who she should contact when the benches are ready to be installed. Chris said to contact him and he will arrange for installation. The implementation matrix below was reviewed with all in agreement.

DATE	DISCUSSION
4/15/2019	<p>Since March 2017 a “Planning Review Committee” (PRC) has met several times to provide guidance regarding the Mission Hill Middle School campus master plan process and bond project implementation and prioritization.</p> <p>As a component of this collaborative process, a “Bond Committee” meeting was held on 14 January 2019.</p> <ul style="list-style-type: none"> 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. <p>Previously a walk in / open house opportunity was held on 16 May, 2018 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.</p> <p><i>During today’s bond meeting, Kat McElwee, mentioned that the Auditorium needs new paint, new flooring, new windows, and a new projection screen. The committee also emphasized the replacement of windows and HVAC system as a priority. A parent asked if ball storage could be incorporated into the new building or potentially a shed for storage.</i></p> <p><i>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 be in compliance with the Board approved master plan and Voter approved election language.</i></p>

Implementation Matrix

Master Plan Priorities Fall 2016	Master Plan Projects/Categories Fall 2016	Current Implementation Plan Spring Semester 2020 (February 26)
Technology Infrastructure Upgrades	Existing Building Renovations	Front – Landscape, Shelter, and Access
Crosswalk / Flashing Lights	School Furnishings	Roof Phase 1 – Main Building
Remove Portable Classroom Bldgs	HVAC System	Exterior Site Security (Fencing)
Science Labs	Utility Infrastructure	Gym Phase 1: Locker Room Improvements
Campus Security	Paint School	Mod Phase 1 – Partition Walls
Shade Structures	Re-Roof Existing School	Roof Phase 2 – Gym and Main Building
Relocate Cafeteria	Landscape and Irrigation improvements	Mod Phase 2 – HVAC, Windows and Painting
Secure Main Entry / Admin Office	New Stem / Classroom Buildings	New Modular Classroom Building
New Student Plaza	Shade Canopies	Mod Phase 3 – Main Building Improvements
Gymnasium Improvements	New Student Plaza (Pick-up Area)	Gym Phase 2: Reconfigure and Improve
	Additional Storage in New Building	Portable Classroom Building Removal
		Card Access Security System
		Data Infrastructure Improvements
		Temporary Portable (if needed)
		Utility Infrastructure (Funding Dependent)
		Replace existing synthetic field with new synthetic turf Added by committee (10/23/19)

Notes

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