

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

**MINUTES AND REPORT OF THE MEETING OF  
September 16, 2019**

The Citizens Oversight Committee met on Monday, September 16, 2019, in the NMUSD Roderick H. MacMillan Boardroom 2985 Bear Street, Bldg. A, Costa Mesa, CA 92626.

**Members Present:**

Mitch Vance, TGV Partners (Interim Chairperson)  
Lee Ramos, City of Costa Mesa Senior Commission  
Robert Ooten, Member at Large  
Laura Ursini Marroquin, Community Relations, Newport/Naples Rib Company

**Members Absent:**

Suzanne Gauntlett, Member at large, HCPTA Vice President of Legislation  
Richard Rutledge, Chairperson, Estancia Parent & PTA Member  
Julio Zunzunegui, Mariners Parent

**Also Present:**

Tim Holcomb, Assistant Superintendent, Chief Operating Officer  
Ara Zareczny, Director of Facilities Development, Planning & Design  
Lori Horrell, Administrative Assistant to Ara Zareczny

**Handouts:**

Meeting Agenda for September 16, 2019  
Meeting Minutes from May 6, 2019

**WELCOME AND INTRODUCTION**

Interim Committee Chair, Mitch Vance, opened the meeting promptly at 6:10 pm.

**ADOPTION OF THE AGENDA**

Agenda for the September 16, 2019 meeting was adopted as presented.

**ADOPTION OF THE MINUTES**

Minutes from the May 6, 2019 meeting were reviewed and adopted as presented.

**FISCAL REPORT**

Ms. Ara Zareczny provided an expenditure sheet slide of the budget displaying the Measure F financial status to date which includes land surveying and architect expenses for the EHS Theater.

**PROJECT REPORT**

Ms. Ara Zareczny reported on the Estancia Theater project. The purpose is to give you an overview of where we are in the design process and what is included in the design.

- 1) One of the first steps in the design is to analyze the program requirements.
  - a. We've implemented the analysis from past theater projects at the other high schools and we've determined what spaces already exist at Estancia HS and what spaces need to be constructed new.
  - b. Due to the location of the new theater, additional site work will be necessary to reconfigure parking, school drop-off, and a new entry plaza.
- 2) Other design considerations:
  - a. The theater lobby will wrap around the structure which achieves one of the major objectives of giving Estancia an aesthetically new look and approach.
  - b. The theater seating currently designed is 366 seats and is equitable to the theaters at Costa Mesa HS and Corona del Mar HS.
  - c. Adjacent to the main theater space is the black box theater and support areas including the scene shop with double doors for large scenes.
  - d. Costume storage and prop storage space will be provided.
  - e. The lobby will house the patron's restrooms and concessions.
- 3) Budget considerations:
  - a. It has been determined that the renovation of the existing music and choral rooms will not occur due to budget limitations.
  - b. At the point where we received costs from our architect, the budget was way beyond our bond sale capacity. Preliminary estimates from the architect and cost manager demonstrated the budget needs to be increased beyond the Measure F bond sale, and district funds will be utilized for the budget variance.
- 4) Further budget considerations:
  - a. The spaces excluded from the project are the existing chorale, instrumental, and theater. We will identify needs for these spaces and they will be renovated in our regular deferred maintenance plan and not be a part of this project.
  - b. Prior to board presentation we will solidify budget numbers to ensure the added scope associated with the site work will be funded by the bond and district funds. We anticipate presenting the budget to the Board in October.
- 5) Implementation and equity:
  - a. The project design will fully provide all functional elements for operation of the theater, however, some equipment will be added at a future date.
  - b. We are still meeting the goal of equity between all other school site theaters. We've even gone back and studied what CDMHS and CMHS theaters would cost in today's market, to make sure our costs are in line. We don't want to be overly cautious as to reduce scope that we can never recover.
  - c. Illustrations of the different floors for the theater, including the catwalk and stage, were presented to the members.

- d. The theater design is that of a modified fly loft. The fly loft was modified to provide some opportunities to raise scenes, however, it is not considered a full fly loft. CMHS and CDMHS do not have fly lofts. NHHS has a full fly loft. The modified fly loft was considered and implemented based upon a limited budget.

6) Location considerations:

- a. One of the concerns with the building location being in front of the school was if it would be large, protruding out in the community, and take away from the aesthetics of the campus.
- b. We are taking the building out to the sidewalk, which means we are going to encroach into the exit of the existing athletic parking lot, so we will be working to modify that parking area, absorbing what is currently known as their senior lawn/lunch area.
- c. In addition to the theater project itself, we're trying to create this new front entry, and also create spaces that can be used for the school site, not just outside of the school day.
- d. We've incorporated the site security/fencing project into the scope of this overall project. One of our primary goals of the site security/fencing project is to recapture as much of the school district property inside of the fence line. Ultimately, the courtyard would be within the fenced area and secured for students during the day. We would still have supervision.

7) Changes to the plan & Committee participation:

- a. The canopy walkway may be reduced to adjust the budget and scope. There will still be a nice gateway, but it just may not be covered. The entry/street approach along Placentia is very nice and the school site is happy with the look.
- b. We've incorporated the old pool area which has been infilled with the Aquatic Center project.
- c. The committee has been great at participating and I feel like they've been listened to. We shared more details with them on this project than any other project. It has taken us a few months longer to get through that process, so we're about 3-4 months longer than we had originally anticipated because we have explored all these other options and had to refine our budget.

8) Summary:

- a. With the scope of the theater itself, we are looking at \$26-million-dollar project. In most of our larger projects, we see 25-30% soft costs. In this project, we have a lot of specialty consultants (lighting, sound, etc.).
- b. Considering the project, we're at about 26%, so we are within the realm and are anticipating for contingency and escalation to get us through design, DSA approval, and bidding the project. Our experience has been that escalation is about 1% a month for public entities.
- c. We will re-assess our budget at every phase of the design.

There was a question asking if the \$26 million includes everything presented. Mr. Holcomb answered that everything is included except the relocation of the banana lot and security fencing, which will come from other funds. We are continuing to find funding for the security/fence project, and historically the district has been able to fund that money out of allocations from the general fund.

Ms. Ursini responded that it has been a very collaborative process on the committee. We have the ability to speak up and say what we really want, considering budget. The band director has been very accommodating. Her classrooms remain the same, but she will obviously get a new performance space.

#### **ADJOURNMENT**

Due to the fact that Mr. Ooten had to leave early, there was no longer a quorum and the meeting was adjourned at 6:44 pm.