

Adopted

HARTNELL COMMUNITY COLLEGE DISTRICT

BOND OVERSIGHT COMMITTEE MEETING

Minutes

November 8, 2006

PRESENT	Harry Gamotan, Chair Javier Aldape, Vice Chair Sean Dendy Rich Giffin Joey Lasnik
PRESENTERS	Damon Felice and Guy Hollins – Townsend Management, Inc. Dr. Stanley Crane
GUESTS	Brian Adair, Hartnell
CALL TO ORDER	The meeting was called to order at 3:00 p.m. by Chair Harry Gamotan.
ADOPTION OF AGENDA	By consensus , the agenda was adopted.
MINUTES	By consensus , the minutes of October 11, 2006 were approved.
PUBLIC COMMENT	Chair Gamotan called for public comments. No comments were made.
BOND OVERSIGHT COMMITTEE MEMBER COMMENTS	Mr. Giffin stated that he was glad to see the communiqué between Chair Gamotan and the Salinas Valley Builders' Exchange.
INFORMATION ITEMS:	
Opening Comments	None were given.
Measure H and Construction Update/Discussion	Mr. Felice reminded the Committee that the Center for Assessment and Lifelong Learning (CALL) building is State funded however some funding will come from Measure H. Mr. Felice and Mr. Hollins

reported the following:

- The bid for the CALL went out on October 30.
- Information on the bidding process was sent to contractors both within and outside of Monterey County. Information was also sent to the Salinas Valley Builders Exchange.
- There were only two bidders, both of whom were local.
- Site walks were mandatory. Anyone interested in bidding after the close of the site walks were locked out of the bid process.
- The two bids came in well in excess of the project. Numbers came in the same as for the LRC even though the CALL is one-half the size.
- We will go back to bid some time in January.
- No mandatory walks will be held in the second bid process. Walks will only be held if requested.
- Non architectural items such as specialty light fixtures will be deleted from the second bid process which will not interfere with the projected use of the facility; and will not trigger ADA and DSA issues in any way.
- The second bid will take us out of the rainy season for the beginning of construction on the CALL.
- The tennis court project bid date was November 1st with the lowest bid coming in from Granite Construction.
- The tennis court project should be completed by the end of the year.
- Meetings are being held with the College's Landscape Committee for the northeast quadrant adjacent to the LRC. Three RFPs have been submitted and we are now in the process of selecting the architect firm who will perform the design.
- The RFQ will be prepared to find an architect for the remodel of the inside of the Student Center.
- A final meeting will be held before the end of the semester regarding the design scopes for the Performing Arts building. Four or five absolute projects will be chosen and 15+ alternate projects will be chosen depending on bid scheduling.
- It is hoped that the architect from the northeast quad will be the same architect for the Physical Education field to enhance continuity across campus.

Dr. Crane stated that all projects in the Performing Arts building will be ADA improvement projects.

Ms. Lasnik inquired as to the reason for the two excessive bids. Mr. Felice stated the he believes it is due to the overall construction environment. He noted that with the passage of two bonds in the

recent election there will be more work available and contractors will be busier. Chair Gamotan suggested that a bidders' conference be held. Mr. Felice stated that an optional bidders' conference will be scheduled.

Chair Gamotan asked what the College's next step would be if the second bidding process resulted in excess bids. Mr. Felice and Mr. Hollins stated that the project would again go out to bid. Mr. Hollins stated the need to get more local contractors and sub contractors to bid.

Mr. Dendy asked if students would be involved on the Student Center renovation committee, and asked for clarification on the start date. Dr. Crane stated that within the next few weeks a team will meet with the architect and then a student representative will be invited to attend committee meetings. Mr. Felice stated that work will not start on the landscape project until the CALL is finished, noting that it is better to have one contractor on the job at a time. Move in time for the CALL is expected in summer 2008.

Mr. Felice reported that he has been in contact with the Interim Director of the Salinas Valley Builders Exchange who had apologized for her comments in the newspaper. Mr. Felice had encouraged a good working relationship between the College and SVBE, and reassured the Interim Director that the College and TMI staff is available to answer any questions. Mr. Felice stated that he will be attending the next meeting of the SVBE Board next Tuesday, and will explain the bid process in the same manner as presented to the Bond Oversight Committee and the Board of Trustees. Mr. Felice invited members of the Committee to attend. Chair Gamotan stated that he would be in attendance.

Measure H Financial Report

Mr. Felice stated that there was little activity at this time, and not a lot of expenses to show. He stated that he made the same statement/report to the Board of Trustees.

ACTION ITEMS

Bond Oversight Community Report

No action was taken. This item will be brought forward to the next meeting of the Bond Oversight Committee.

FUTURE AGENDA ITEMS

No items were forthcoming.

NEXT MEETING

It was noted that the next meeting of the Bond Oversight Committee will be held on Wednesday, December 13, 2006, as needed. Mr. Felice

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stated that if a meeting was not held in December, he would be happy to give an update via email if requested.

ADJORNMENT

There being no further business, Chair Gamotan adjourned the meeting at 3:25 p.m.