

**Adopted**

**HARTNELL COMMUNITY COLLEGE DISTRICT  
BOND OVERSIGHT COMMITTEE MEETING**

**Minutes**

**February 13, 2008**

<b>PRESENT</b>	Javier Aldape Thad Evans Harry Gamotan Donald K. Young
<b>NOT PRESENT</b>	Rick Giffin David Medrano Noe Otero
<b>PRESENTER</b>	Damon Felice – Townsend Management Inc.
<b>GUESTS</b>	None
<b>CALL TO ORDER</b>	The meeting was called to order at 3:14 p.m. by Harry Gamotan, Chair.
<b>ADOPTION OF AGENDA</b>	Approved and adopted by consensus.
<b>MINUTES</b>	Minutes of January 09, 2008 were approved by consensus.
<b>PUBLIC COMMENT</b>	None
<b>BOND OVERSIGHT COMMITTEE MEMBER COMMENTS</b>	Chair, Harry Gamotan commented he would like the Bond Oversight Committee Members to be introduced to the new Hartnell College Board of Trustees and to Superintendent, Dr. Phoebe Helm. Damon Felice of TMI said he would make all attempts to fulfill the request and get back to Mr. Gamotan with possible scheduled dates. Also, Mr. Gamotan , along with, Javier Aldape, would like to have a color full page insertion made into the local Salinas newspaper updating the public regarding Measure H.
<b>INFORMATION ITEMS:</b>	Damon Felice of Townsend Management Inc. provided the following report and noted that there has been a name change regarding East Campus to the Alisal Campus.

**Measure H and**

**Construction  
Update/Discussion  
and Measure H  
Financial Report**

**PLANNING PROJECTS**

- **Alisal Campus Master Plan**
  - ⇒ The District has begun the planning process for the 142 acres of the Alisal Campus
  - ⇒ Kasavan Architects will be preparing the master plan on the 142 acre
  - ⇒ The process will include two master plans, (1) for the 42 acre campus and (1) for the remaining 100 acres
  - ⇒ Once a master plan is complete the EIR process will begin with the City of Salinas
  
- **Main Campus Facilities Master Planning Process**
  - ⇒ In addition to the District preparing a new education master plan (EMP) an updated facilities master plan (FMP) is being updated to reflect the needs specified in the EMP
  - ⇒ The FMP will shape the five year facilities plan which the District submits to the Chancellors office yearly
  - ⇒ The FMP will layout how the Districts facilities will be modified, reconditioned and what new building will be added
  - ⇒ From that information the front end planning of what the next construction projects for the district will take shape
  - ⇒ Both the need of the community and how best to leverage the existing measure H bond funds will determine how the District moves forward
  - ⇒ At this time, based off of the information in the EMP and the draft FMP, the preliminary plans are to prepare a Initial Project Proposals (IPPs) for a new science building
  - ⇒ The IPPs are due to the Chancellor's office by June 30, 2008
  
- **Main Campus Lighting Plan**
  - ⇒ TMI met with an engineer on 02/05/08 to talk about a lighting study for the main campus. With the additional night and weekend classes the District felt it was important to get better lighting on campus.

**DESIGN PROJECTS**

- **Northeast Landscaping Project**
  - ⇒ Bellinger Foster Steinmetz (BFS) has completing the schematic drawings and should be completed with the working drawings in February 2008
  - ⇒ Construction should begin sometime in the summer/fall of 2008 pending the completion of the exterior of the CALL Building. It may be pushed into March 2009
  - ⇒ Additionally, BFS has preparing plans for the north side of Merrill Hall and the construction will start in April 2008
    - Bid Documents available 02/19
    - Job walk #1 (02/22) & #2 (02/29)
    - Bid Opening 03/18
    - Notice to Proceed 04/02
  - ⇒ In addition to the landscape project, phase I of the sidewalk replacement, which is part of the west campus EIR, will take place as part of this scope of work
  
- **Student Center Renovation/Remodel Project**

- ⇒ BFGC is working through the construction/working drawings for the project
- ⇒ The plans will be sent to DSA in February 2008 and will take about 4-6 months for review
- ⇒ Construction should begin sometime in the fall/winter of 2008

□ **PE Renovation Project**

- ⇒ Sugimura and Associates (SAA) presented the plan to the user group on 6/28/07
- ⇒ The final master plan was received by the District on 8/24/07
- ⇒ A scaled model was delivered to the District in December 2007 so that the fund raising efforts can start
- ⇒ There was a meeting with the fundraising committee and the users to discuss what was the best course of action on moving forward
- ⇒ Pending funds the first project will be the 10,000 sf field house so SAA is working on those preliminary plans

### **CONSTRUCTION PROJECTS**

□ **CALL Building**

- ⇒ DMC Construction is the GC for the project
- ⇒ Pile caps, foundations, and grade beams were poured out on 01/22/08, a total of 395 yds of concrete
- ⇒ Structural Steel started to be erected in January 2008
- ⇒ Slab on grade pour will take place in March 2008

□ **PA ADA Upgrade Project**

- ⇒ Bid openings was 11/14/07 with BCI General Contractors being the low bidder at \$730k
- ⇒ Construction started as planned on 12/17/07 in Rm 146 and it was completed as planned for the first day of classes (01/28/08)
- ⇒ The remainder of the construction began on 12/24/07 and will be completed as planned by 06/20/08

□ **Marquee sign and Campus Map / Directory Signs**

- ⇒ DMC Construction is the GC for the project
- ⇒ The direction Signs were completed on 01/24/08
- ⇒ The marquee sign was completed on 02/11
- ⇒ TMI had a meeting with Daktronics (Sign Man.) on 02/08/08 and an issue came up that should be resolved by the week of 2/18

□ **Alisal Campus Center for Applied Technology**

- ⇒ Kasavan Architects is the AOR for the project
- ⇒ The structural plans went to DSA on 11/21/07 and the remainder of the plans went to DSA on 12/20/07
- ⇒ All plans are currently in DSA being reviewed
- ⇒ Once the plans are approved the project will bid. Most likely that will take place March/April

**Measure H Financial Report**

A report was submitted to Thad Evens, as requested, for his personal review.

**ACTION ITEMS:  
Future Agenda Items**

A review of the complete Measure H Bond Audit Report from the June 30, 2007. In addition, Mr. Felice will send via email the auditor's report in pdf form prior to the next meeting.

Mr. Gamotan asked both Mr. Young and Mr. Aldape to serve two more years on the committee and they both agreed to do so. Both their terms will run from August 2007 through August 2009.

**Next Meeting**

The next meeting of the Bond Oversight Committee will be on Wednesday, March 12, 2008 at 3:00 p.m.

**Adjournment**

The meeting was adjourned at 3:46 p.m. by Chair, Harry Gamotan.