

Adopted

HARTNELL COMMUNITY COLLEGE DISTRICT

BOND OVERSIGHT COMMITTEE MEETING

Minutes

April 12, 2006

PRESENT Harry Gamotan, Chair
Javier Aldape, Vice Chair
Rick Giffin
Joey Lasnik
Donald Young
Edward Valeau

ABSENT Sean Dendy, due to Spring Break

PRESENTERS Larry Carrier – Vice President, Administrative Services
Damon Felice – Townsend Management, Inc.
Guy Hollins – Townsend Management, Inc.

GUESTS Steve McShane – President Hartnell College Board of Trustees
Stan Crane – Assistant to President, Hartnell College

CALL TO ORDER The meeting was called to order at 3:04 p.m. by Chairman Harry Gamotan. Chair Gamotan asked members and visitors to introduce themselves.

ADOPTION OF AGENDA Chair Gamotan asked that the following item be added to the agenda:

ACTION ITEM 7. b. Committee Member

By consensus, the agenda was adopted as amended.

MINUTES By consensus, the minutes of March 8, 2006 were approved as written.

PUBLIC COMMENT Chair Gamotan called for public comments. Board President, Steve McShane, stated that he had come to the meeting to share the Board's support and appreciation for everything the Bond Oversight Committee has done in keeping the Board informed about the Bond Measure progress and budget. He stated that the Board has approved a motion to receive a report on a regular basis, further, that the format submitted

for a written report was also approved and positively received. He acknowledged that the Board welcomes a representative of the Bond Oversight Committee to present "updates" at the board meetings. He explained that recently, the Board agreed to move the "Measure H Update" item up on the agenda to under presentations so that anyone reporting would not have to sit through the entire meeting. On behalf of the Board, he again welcomed representatives of the Committee and TMI to future Board meetings.

**BOND OVERSIGHT
COMMITTEE
MEMBER
COMMENTS**

Chair Gamotan called for comments from the Bond Oversight Committee members. No comments were made.

**INFORMATION
ITEMS:**

Introduction

Dr. Valeau noted that a Celebratory Dinner will be held on May 7th, followed by the Dedication of the Learning Resource Center and Parking Structure on May 12th. He stated that Bond Oversight Committee members, past and present, will be receiving invitations to the events.

Dr. Valeau stated that the college is moving forward with Measure H projects. He stated that the administration, faculty and staff are involved in discussions regarding the new "ordering" of projects as they relate to available resources, which is the guiding principle for the projects. He stated that the college is getting ready to start the Center for Assessment and Lifelong Learning (CALL).

Dr. Valeau stated that the Keyser Marston report on East Campus is out and the college is working with the City to assess and determine the next steps. A Board of Trustees sub-committee, consisting of Aaron Johnson, Keri Valdes, Juan Martinez (Alternate – Berna Maya), will be working with the City in drafting a Memorandum of Understanding (MOU) that will help guide the work.

Chair Gamotan inquired about the college's relationship with the Airport Commission and whether or not a land swap had been discussed. Dr. Valeau stated that the Airport Commission is currently very cooperative. He noted that the entity that the college works with is the City of Salinas and not the Airport Commission, and that Mike Maas is the college's lead person. Dr. Valeau further stated that there has been no discussion on land swap, and that the MOU will lay out what the college will be doing. He noted that we have a solid good

relationship with the City to open dialogue.

**Status of Current
Measure H Contracts
and College
Construction Update**

It was suggested that future agendas merge *Status of Current Measure H Contracts* and *College Construction Update* agenda items into one agenda items as follows:

- Measure H and Construction Update/Discussion

Mr. Hollins and Mr. Felice gave a construction update as follows:

- The weather in general impacted construction in 2004
- Parking Structure is completed – Dedication May 12th
- Learning Resource Center - furniture has arrived and will be completed by the end of April; high end items are expected next week; second floor is 90% complete; first floor is 65% complete; audio visual equipment is in place including plasma screens; walk through with punch list will be next week; elevator was completed last week; not enough clear weather to install the skylights and pour the asphalt
- Tennis Courts – will be rehabilitated with metered lights
- Temporary Parking Lot on Alisal – will wait to see if the State Bond passes before rehabilitation of the parking lot back to the field; will be closed off with chains in June
- Temporary Parking Lot off Nacional – will remain in use for a couple of years
- Demolition of the Annex and Human Resources will go to the Board for approval in May
- Center for Assessment and Lifelong Learning (CALL) - indicator pile program to determine actual production piles will go to the Board for approval; final design for production piles with approval from DSA should be completed by December 15th; pile driving will take approximately one week; they are pushing the work on the contract so that they are “out of ground” before the rain comes

Chair Gamotan noted that the college’s neighbors should be notified of pile driving dates when available as they were for both the Parking Structure and LRC. He inquired as to the number of piles to be driven. Mr. Hollins stated that there were 90-100 piles driven for the Parking Structure and that there will be 60-70 total for the CALL. Dr. Crane noted that they pre-drill the piles so that there will be no problems for homes around the campus such as cracking of plaster. He also stated

that they video tape the homes prior to pile driving as a record.

Ms. Lasnik asked for an explanation of indicator piles. Mr. Felice and Mr. Hollins explained that indicator piles are part of the geological report, are used to determine the condition of the ground strata, are the last step in the geo-structural plan, and essentially determine the length of the production piles.

Dr. Valeau noted that the Bond Oversight Committee receives information on the CALL because it includes both State and Measure H funds, and that the public assumes that the Bond Oversight Committee will be responsive to the community. Mr. Carrier explained that it is a 50/50 split, State/Measure H, and that the Committee does have the responsibility of 50%. Mr. Felice stated that the indicator piles for the CALL will be Measure H funded.

Dr. Valeau stated that there is talk that we need to engage the community in discussion regarding the tennis courts and the field. He noted that it is important that the College have the support of the entire community and not just a small group of individuals. Dr. Crane noted that in the monthly Campus Briefings there is good conversation about turning the Temporary Parking Lot back to a grass area and how it relates to the State's November vote. Dr. Crane also noted that there is discussion regarding adding a putting green, field turf, and shifting the soft ball diamonds around so that the college will have a second soccer field on the inside space.

Mr. Hollins offered to take members of the Committee on a tour at any time. Dr. Crane encouraged Committee members to visit the Bond Oversight page on the college's web site. He stated that it includes names of the Bond Oversight Committee members, California Education Code specifically relating to the Bond Committee, and specific areas of representation by Committee members.

A discussion ensued regarding the delivery method for the CALL bidding process including hard bids, pre-qual bids, competitive bids, bonding status, insurance, etc. were also discussed. Chair Gamotan reminded the Committee that at the January 18, 2006 meeting of the Bond Oversight Committee, consensus was reached on the pre-qual bid process.

Ms. Lasnik suggested that if a person asks about the bid process prior to the starting of the process, they should be able to receive information. Dr. Crane explained that the pre-qual bid is a two-step process occurring one month apart. Mr. Carrier stated that it is a 30-day process that is advertised a minimum of two times, followed by a

pre-meeting and job site walk-through. He stated that a pre-qual bid process is a matter of quality not quantity.

Chair Gamotan noted that the Committee needs to be sensitive to the local community, and to be responsible to make sure that the General Contractor can complete quality work at the best price.

Dr. Valeau noted that the Committee and the college need to be prepared to defend their decision. He stated that this is a business decision the college will have to live with, and that we need to close all possible gaps and liabilities for the college while being responsible to the taxpayers.

Dr. Valeau stated that the administration would prepare a draft of the recommended pre-qual process and send it to the Committee prior to forwarding it to the Board for approval.

By consensus, the Committee reiterated approval of the pre-qual bid process as noted in the January 18, 2006 meeting minutes as follows:

By consensus, a recommendation was made to not lower the bar on the pre qualification process. By consensus, a recommendation was made to use the following bid process: pre qualified lump sum bid – the college would obtain a pool of selected bidders who must be able to provide sufficient insurance, bonding, previous experience with the DSA, contractor would be financially sound, etc.

Measure H Financial Report

Mr. Carrier distributed copies of the March 31, 2006 Bond Projects Fund #45 Summary and reported that as requested by the Committee a column had been added showing on-going and completed projects. He stated that 26 projects have been completed, 13 are on-going with 10 at 75-99% completion, and 3 are not substantially complete. Mr. Carrier reported that \$31.2 million has been spent to March 31 and that the college is currently \$3.7 million under budget. He stated that the college has received \$5.4 million in additional revenues, i.e., interest and other income, and it is projected that the college will have \$1.6 million at the end of Phase I to go into Phase II.

Mr. Carrier reported that the college will have more expenditures in Phase II, than when the Bond was passed, due to “special” inflation such as the cost of steel, concrete and glass.

Ms. Lasnik noted that the City of Salinas is also having difficulty with the rising prices of steel and concrete as evidenced by the abandonment of plans for two new swimming pools.

Dr. Valeau stated that although the college needed \$200 million in 2002 to fund all the projects in the Board adopted Educational Facilities Master Plan, we asked voters to approve a \$131 million Bond. He stated that within the next 2-3 years, the college will need to begin thinking about the next growth phase as we expand even more into South County. Dr. Valeau noted that the college needs to be prepared to keep ahead of the cost of this growth. He projected that in 15-20 years, if not before, Hartnell will be a multi-college district, and that land acquisitions are included in planning efforts now.

Ms. Lasnik and Chair Gamotan noted that construction of the Green Air Museum in South County was approved in 1985. Ms. Lasnik stated that this might offer the college an opportunity to partner with groups in the area. Mr. Giffin stated that there will be more homes, more people, and more employment in South County. Chair Gamotan stated that One Stop is working closely with cities from South County on major developments.

Revision of Bylaws

Ms. Lasnik stated that she had concerns that deleting the March 1st election date and extending term limits would not be within the guidelines of the California Constitution. She suggested that the Committee view terms as positions and not as individuals who begin their terms on dates other than March 1st.

Dr. Valeau stated that he would withdraw the suggested revisions for further research and future discussion.

Committee Member

Chair Gamotan reported that the sub-committee had interviewed a gentleman who is interested in serving as a “community member at large” on the Bond Oversight Committee. Dr. Valeau stated that there is one other individual to be interviewed prior to approving a new member.

Item 7.b. will be carried forward to the May meeting of the Committee.

OTHER ITEMS

Committee members requested a schedule of monthly Board of Trustee meetings. Chair Gamotan stated that he would be willing to be the primary presenter for the Bond Oversight Committee. Mr. Giffin suggested that the Bond Projects Fund #45 Summary be printed in a larger font.

**FUTURE AGENDA
ITEMS**

Committee Member Position

ADJOURNMENT

There being no further business, Chair Gamotan adjourned the meeting at 4:29 p.m.

Bond Oversight Committee
April 12, 2006

Next Meeting

The next meeting of the Bond Oversight Committee will be on
Wednesday, May 10, 3:00 p.m., in the Hartnell College Board Room.