

Adopted

# HARTNELL COMMUNITY COLLEGE DISTRICT

## BOND OVERSIGHT COMMITTEE MEETING

### Minutes June 2, 2005

**PRESENT**

Joey Lasnik Chair  
Harry Gamotan, Vice Chair  
Karl Bisht  
Joe Grainger  
John Inman  
Juan Sanchez  
Edward Valeau  
Larry Carrier

**ABSENT**

Juan Sanchez, Charles McDougal

**PRESENTERS**

Dr. Stanley Crane, Nabor Nũnez

**VISITORS**

Carmen Rossi, Townsend Management, Inc. (TMI)

**QUORUM**

Chair Lasnik noted that a quorum was not present. She invited Dr. Crane to give his Campus Briefing Construction Update presentation for information purposes only.

**CONSTRUCTION  
UPDATE  
PRESENTATION**

Dr. Crane stated that a Hartnell College Fact Sheet has been prepared to be distributed bi-annually as a way to keep the community updated on the status of Measure H construction.

Even though some of the construction on campus is not funded by Measure H, as a courtesy to the Bond Oversight Committee, Dr. Crane gave an update on the Learning Resource Center (LRC), as follows:

- Walls are going up and styrofoam sheathing/insulation is being installed.
- Building is almost completely enclosed; sheetrock is the next step.
- Steel roof foundations/stanchions will support the roof and skylights in the building.
- Sound wall will keep the air conditioning unit noise away from

the neighborhood.

- Insulation is going up on the inside walls.
- Second floor HVAC is almost complete.
- Heat and ventilation ducts are going in.
- Structural steel is being treated with fire retardant. The need for this was evidenced by 9/11.
- Electrical and data insulation is going in.
- First stairs nears the northeast corner are in.
- Boxes are being installed around windows that will stop direct sunlight from coming into offices.
- HVAC units the size of a single wide trailer were lifted to the roof in one piece.

Dr. Crane reported on the current status of the Parking Structure, which is a Measure H funded project, as follows:

- Crash walls are still being poured.
- Third floor pours are complete.
- The “fly-over” ramp has provided an additional 70+ parking spaces.
- Forms have been stripped allowing for the esthetic portion of construction, i.e., bricks on the first level to begin.
- Areas 7 and 8 on the second floor have beginning forms with rebar and post-tension in place.
- Area 6 has been poured.
- Poles have supported installing screens that block entrance from inappropriate areas.
- Entire garage is piped for water in case of fire.
- Two elevators will be installed.

On a lighter note, Dr. Crane shared the “guests” of DPR. Apparently, humming birds nested in a piece of romex in the LRC. DPR waited for three baby chicks to be hatched and to take flight before they used fire retardant around that area.

Mr. Nunez stated that EIR had met with CalTrans and the City of Salinas to prepare for the upcoming Traffic Study. The draft study should be ready for review by the college on June 20. The study is scheduled to go before the Board of Trustees in August

Dr. Crane informed the committee that upcoming Campus Briefings will be held on June 24, July 29, and August 26, beginning at 2:00 p.m. in the college’s Board Room.

Chair Lasnik thanked Dr. Crane for his excellent presentation.

**CALL TO ORDER** A quorum now being present, the meeting was called to order at 3:30 p.m. by Chair Joey Lasnik.

**MINUTES** By consensus, the Bond Oversight Committee minutes for December 13, 2004 were approved with minor changes noted in the March 7, 2005 minutes. By consensus, the March 7, 2005 minutes were approved.

By consensus, as there were no official minutes for the Joint Study Session of the Bond Oversight Committee and the Hartnell College Board of Trustees dated February 22, 2005, a place-holder has been placed into the minute book indicating that a study session was held.

**PUBLIC COMMENT** Chair Lasnik called for comments from the public. No members of the public were in attendance.

**BOND OVERSIGHT COMMITTEE COMMENTS** Chair Lasnik called for comments from Bond Oversight Committee members.

Chair Lasnik stated concern that no representative from the student body was present. Dr. Valeau stated that the current representative is Student Trustee, Charles McDougal, who is going out of office. The newly elected Student Trustee, Sharolyn Robinson, will be in place at the beginning of the fall semester. Her name will be forwarded to the Board of Trustees for approval to serve as the new student representative on the Bond Oversight Committee.

Dr. Valeau thanked Dr. Crane for keeping the public informed through the monthly Campus Briefings. Additionally, he thanked Ms. Lasnik for the excellent article in The Californian newspaper.

Dr. Valeau stated that the Salinas Valley Chamber of Commerce has requested an additional substantial amount of information relative to all that we are doing under Measure H. He stated that the amount of information requested in the Chamber's second request is burdensome; the college is in the process of closing its fiscal year as mandated by the state; and this additional request will increase the workload for college employees. He stated that although we will provide the information requested, we are not able to meet the timeline requested by the Chamber.

Mr. Carrier noted that the college had already provided approximately two full cases of information (paper - 20 reams) at the approximate cost of \$900 to the Chamber. He noted that the highest cost is in

college employee time.

Mr. Bisht inquired as to the real reason for such requests from the Salinas Valley Chamber of Commerce. A discussion ensued resulting in an unanswered question.

Dr. Valeau reported that Aaron Johnson, Board President, and Steve McShane, Board Vice President, had met with representatives of the Salinas Valley Chamber of Commerce to find a way that the college could be more responsive, according to the Chamber's definition. Additionally, Nabor Nunez has met with the Chamber, and a second meeting is being scheduled. Dr. Valeau stated that there is a willingness to work cooperatively with the Chamber that is encouraged by the leadership of the Board of Trustees and the Bond Oversight Committee.

## **CONSTRUCTION UPDATE**

Mr. Nunez reported on the status of the Measure H funded Parking Structure as follows:

- The Parking Structure is 75% complete.
- Final big concrete pour will be on June 14. Everything after this point is finish work, including bricks and interior walls.
- A few of the tendons didn't meet hydraulic pressure tests and they are currently working with a structural engineer to solve the problem.
- Grading operations for landscaping will begin on June 20.
- 95% of the infrastructure is complete.
- Stair towers are going up.
- The overall substantial completion date is October 14.
- Inspector of record now has the final report on piles showing that they are within tolerance levels.
- One section of the elevated slab appears to have cracking. If found to be within tolerance levels there will be an esthetic fix (silicon pour). If found to be outside tolerance levels, we will have to fix the cracking. It appears that the cracks are stress cracks – not structural – and should not cause any problems, especially now that the drainage system is in place.
- DSA has made two site visits and was very complimentary of the project.

Dr. Valeau stated that he is meeting twice monthly with Mr. Nunez and his team to keep administration informed. This also reinforces a positive attitude when dealing with the community, i.e., we are all on the same page.

**STATUS OF  
CURRENT  
CONTRACTS**

Dr. Valeau thanked Mr. Carrier for his financial expertise which resulted in a clean audit for Measure H.

Mr. Nunez stated that the only new contract is for the Main Distribution Frame (MDF) which is for the college's phone and computer system that will be housed the Parking Structure. The bid came in under budget by Seatronic Co.

Mr. Carrier reported that we had a successful refunding of the bond in the amount of \$4 million which will help to make up for the shortfalls due to the escalated price of steel and concrete.

Information item: Mr. Carrier reported that tBP Architects, Inc. has been selected for the start up of the Center for Applied and Lifelong Learning (CALL). He stated that bids have come in from across the state, over the allotted budget, for the CALL, which is not a Measure H funded project. Mr. Carrier noted the following:

- If the college works with state approved contractors, the cost would be a 50/50 proposition.
- If the college decides not to work with state approved contractors, the college could be liable for 100% of the cost. The college would have to spend \$100,000 to procure generic specification and then put the project out to bid.
- Bidders would then have to come in \$100,000 under the project bid structure for the college to be able to afford to accept their bid.
- There is no guarantee that bidders would bid at \$100,000 under the bid structure.

Mr. Carrier stated that in regards to furniture for the LRC, the college could "piggyback" off State contracts. Mr. Nunez gave the following example: KI Furniture is a major supplier for the state listed in the piggyback structure. If the college used KI as a selected vendor, the college can ask KI to use local vendors on the project. The local vendors would have to be willing to work off of the piggyback prices.

Dr. Valeau stated that the college has tried to talk to major vendors to make sure that local vendors would be included, and that the college has done due diligence. He stated that the bottom line is for the college not to over expend the budget and to get the best possible deal at the lowest price.

Mr. Carrier reported that although the college had had problems with the first accounting system for Measure H funds, the problems have been resolved and we are now able to produce reports whenever we

want to.

Chair Lasnik stated that \$1.2 million has come from Measure H funding. Mr. Nunez stated that the Measure H funds had covered overages on construction such as the high cost of steel and concrete.

**COMMITTEE  
MEMBER TERM  
LIMITS**

Chair Lasnik stated that three Bond Oversight Committee member terms would expire in July. They are as follows:

- Joey Lasnik – One member shall be active in a senior citizens' organization.
- Joe Grainger – One member shall be active in a business organization representing the business community located within the district.
- John Inman – For a community college district, one member shall be active in the support and organization of a community college or the community colleges of the district, such as a member of an advisory council or foundation.

Chair Lasnik agreed to serve for an additional term. Mr. Inman stated that he was going off the Foundation Board and therefore would no longer qualify to be on the Bond Oversight Committee. Mr. Grainger stated that he would not be able to serve for another term due to professional and personal reasons.

Chair Lasnik suggested that an announcement be placed in local newspapers informing the public of the two impending vacancies, including a deadline date for applications, qualifications for each position, and that the committee meets quarterly. She suggested that informational packets be prepared for each interested candidate. Dr. Valeau stated that the interview process would begin with a letter of interest from the applicant stating his/her qualifications. Dr. Valeau will research the California Education Code for the legality of listing desirable qualities for candidates, in the news media.

Chair Lasnik reminded the committee that the Board of Trustees will make the final decision on who will serve. Mr. Inman and Mr. Grainger stated that they would look for individuals to refer to the committee. Dr. Valeau noted that it is important that we have representation from South County.

On behalf of the committee, Dr. Valeau thanked Mr. Inman and Mr. Grainger for their support of the college by serving on the Bond Oversight Committee which has allowed the institution to move forward. He thanked them for their commitment and knowledge, and expressed the hope that they will find other opportunities to serve the

college in the future.

By consensus, the committee requested that the Board of Trustees consider having members, currently serving on the Bond Oversight Committee, be part of the interview process for new committee members. Chair Lasnik stated that she would send a letter to the Board of Trustees indicating the request of the committee.

**ANNUAL  
ORGANIZATIONAL  
MEETING**

Chair Lasnik asked that the Annual Organizational Meeting of the Bond Oversight Committee be scheduled.

By consensus, the Annual Organizational Meeting of the Bond Oversight Committee will be held on Thursday, August 18, 2005, 3:00 p.m. in the college's Board Room.

**COMMUNITY  
REPORT ON  
DISTRICT  
EXPENDITURES**

Dr. Valeau stated that the Draft Budget Report to the Voters noted that an audit was attached. He asked that the records show that the Independent Auditor's Report had been distributed at a prior meeting and that the report was not received as an attachment to the Draft Budget Report to the Voters at this committee meeting.

Dr. Crane reported that the cost of color printing the Budget Report to the Community would be approximately \$10,000. He noted that it is important to print in both English and Spanish, and that the information would also be available on the Hartnell web site. Mr. Inman stated that this is a legitimate use of Measure H funds. Mr. Grainger suggested that the report could be printed in the Schedule of Classes. Chair Lasnik suggested an informational brochure instead of the one-sided report as presented. Dr. Valeau and Dr. Crane will work on a new format.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:56 p.m.