

Adopted

HARTNELL COMMUNITY COLLEGE DISTRICT

BOND OVERSIGHT COMMITTEE MEETING

Minutes

June 13, 2007

PRESENT Harry Gamotan
Rick Giffin
Thad Evans
Sean Dendy
David Medrano
Donald Young

PRESENTERS Damon Felice – Townsend Management, Inc.

GUESTS none

CALL TO ORDER The meeting was called to order at 3:00 p.m. by Chair Gamotan.

ADOPTION OF AGENDA **By consensus**, the agenda was adopted.

MINUTES **By consensus**, the March 14, 2007 minutes were approved with the following change:

Opening Comments:

“.....Dr. Valeau stated that Hartnell has never been close to ~~loosing~~ losing its accreditation and that it is a quality institution.”

By consensus, the April 11, 2007 minutes were approved.

PUBLIC COMMENT None

BOND OVERSIGHT COMMITTEE MEMBER COMMENTS As an aside, Mr. Giffin stated that he hoped everyone was having a good summer and that he had just returned from a trip to Italy. He noted that from a historical standpoint, it was a good trip as he researched Greek to Roman to Christianity to the current society. He stated that we do not know how lucky we are. Committee members expressed the hope that Mr. Giffin would share photos of his trip at the July meeting.

INFORMATION ITEMS:

Opening Comments

Dr. Valeau thanked Mr. Giffin for chairing the last meeting of the Bond Oversight Committee.

Dr. Valeau reported on the recent Accreditation Visit as follows:

- A copy of the report will be forwarded to the Bond Oversight Committee as soon as the Western Association of Schools and Colleges (WASC) releases the document.
- A copy of the report will be provided as the press might ask questions of the Committee.
- One major point of concern is that the Board needs to take stock in their role and needs to communicate more fully.
- Glowing remarks were made regarding facilities.
- The faculty needs to be more engaged in curriculum development.
- This process happens every six years. The college will have some work to do and part of it will be for the overall operation of the Board of Trustees.
- WASC may send a team back at some point to see what progress has been made in the above noted areas, which is a normal part of the accreditation process.

Dr. Valeau stated that due to his upcoming retirement on June 30th, the college community and the Board had selected an outside firm (PPL – Carmel) to search for an Interim President, and that they have 3-4 candidates who have shown interest in the position. These candidates will meet with the Board, and the Board will then select the Interim.

Dr. Valeau stated that it could take 6-12 months to select a full time President/Superintendent, depending on how fast the Board moves forward in the selection process.

Dr. Valeau noted the following challenges he believes the college will face over the next 3-5 years:

- Facility development on East Campus – the State will provide ½ of the funding, ½ from the Bond
- Building of the Center for Assessment and Lifelong Learning
- Further expansion into South County – within 4-5 years, King City will be a full campus
- The college will need to decide whether or not to go for a new bond
- The college's budget is currently in deficit and the is being revised

- The college will lose some personnel – Dr. Valeau noted that this campus has and should continue to train people to move onward and upward
- The college’s Student Services will expand
- Technology will be a big issue in the future and becoming a “wireless college” is important

In conclusion, Dr. Valeau stated that the college is in good shape, but that it might have a few disruptions with the next election of the Board in November. Dr. Valeau encouraged the committee members to become involved in the election.

Dr. Valeau stated that the Bond Oversight Committee has done an outstanding job in representing community interest on how Bond dollars have been used. He noted that this success could be used if a future bond measure is sought in the future.

Dr. Valeau thanked the Committee for the opportunity to serve with them. He stated that the Committee has been particularly effective, professional and on target.

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

Mr. Felice gave the following update/report:

CALL BUILDING

- DMC Construction is the general contractor for the project
- Demo started 6/7/07 and should be completed by 6/28/07
- The old Annex and Human Resources buildings have been knocked down; the foundations will be taken out within the next few weeks
- Indicator Piles will take place during the month of July
- Production Piles will be completed in August/September – hope to drive all piles before the ginning of the new semester
- There will be only 75 piles – a much smaller number than that for the Library
- First Milestone is the expected steel delivery in November 2007

TENNIS COURTS RESTORATION PROJECT

- Complete

PERFORMING ARTS ADA PROJECT

- Structural and Accessibility have been approved we are now waiting on Fire/Life/Safety to be approved
- TMI is working with Hartnell and the Western Stage to put together a schedule of when we can have particular areas of the building available for work

NORTHEAST LANDSCAPING PROJECT

- Bellinger Foster Steinmetz presented the conceptual plan to the Board of Trustees on June 5th
- Conceptual Plan complete
- They have started the working drawings and they should be completed by the middle of July

MONUMENT SIGN (MARQUEE) AND CAMPUS MAP/DIRECTORY SIGNS

- The project went to bid on June 1, 2007
- DMC was the apparent low bid and they have been given Notice of Intent to Award
- DMC and TMI had a kick-off meeting on 6/11/07
- Demolition of the existing sign will be on 6/21 and construction will start after that work is complete

COLLEGE CENTER RENOVATION/REMODEL PROJECT

- BFGC presented the conceptual plan to the Board of Trustees on June 5th
- Planning has included a lot of dialogue with students and user groups – the building is for the students
- The College Center will be ADA accessible
- Conceptual Plan complete
- They have started the working drawings and they should be completed by the middle of August

PE RENOVATION PROJECT

- TMI had a meeting with Sugimura (SAA) on 6/12/07 to review the master plan
- SAA is currently revising the plan and they will present it to the user groups on 6/29
- SAA will be presenting the master plan concept to the Board on 7/10
- The plan covers the area from the Weight Room to the fields – Phase I will include new surface for the track, new turf, lights, score board, and new seating

EAST CAMPUS CENTER FOR APPLIED TECHNOLOGY

- Kasavan Architects is the Architect of Record for the project
- The team is working through programming and preliminary plans – meeting weekly with Kasavan because there are deadlines to meet with the State since \$13.5 million will come

- from the State and \$13.5 million will be Bond dollars
- The PP which includes Schematic Design and Design Development will be completed by the middle of July and will be ready to be submitted to the Chancellor's Office for approval by 8/1/07
 - The construction documents will then be prepared and ready for submittal to DSA in October or November
 - Groundbreaking is expected in July 2008
 - These facilities will show the community that there will be additional and ongoing educational programs at East Campus

Chair Gamotan asked if there had been any concerns voiced by the City or the Airport. Mr. Felice stated that through the Environmental Impact Report (EIR), the college is involving the City and the Airport as appropriate. Mr. Felice noted that in reading and discussing the EIR, there will be a lot of changes to including such items as "air boxes".

Mr. Dendy asked if the EIR had to be completed before the groundbreaking. Mr. Felice stated that there was an EIR for the entire 142 acres but not a full EIR on the building, i.e., there is a Mitigated Negative Declaration for the building which is not quite as extensive as a full EIR.

Mr. Felice stated that he would invite the Landscape Project architect and the PE Renovation architect to the next Committee meeting to make a presentation.

Mr. Felice stated that the above noted Construction Update would be presented to the Board on July 10th. Dr. Valeau suggested that the report include a statement that there is consultation from all constituent groups on campus, i.e., "Following consultation with user groups....."

Dr. Valeau stated that he had received several comments regarding the size and capabilities of the new Salinas High School marquee. He noted that Salinas High School is located on the Highway 68 corridor, which is a high traffic area. He stated that if the college's Monument sign (marquee) was that large there might be concerns as the college is located in a residential neighborhood.

Mr. Dendy stated that as Hartnell's Monument sign is located on a corner with a four-way stop, it does not have to be as large. He noted that it will be more visible when individuals stop at the light. Mr. Evans stated that if individuals wanted Hartnell's sign to be larger, they should consider making a donation to the cause.

Mr. Giffin stated that as a member of the Salinas High School

committee, the committee did not approve that large of a design. He noted that the Rotary Club donated additional dollars which provided for the larger unit.

Dr. Valeau stated that Hartnell's new Monument sign will reflect the institution. Mr. Felice stated that the Monument sign would be have the same esthetic design as the other new signs on campus and is part of the approved Master Signage Plan for the college.

Dr. Valeau complimented Mr. Felice for being an outstanding representative for the college in terms of our partnership with TMI. He stated that Mr. Felice and TMI have saved the college a great deal of dollars, but that Mr. Felice' personal presence has moved the forward.

Chair Gamotan stated that it a pleasure working with Mr. Felice and that the Committee has received everything it has asked for.

Mr. Young noted that the approach and direction the college is currently taking with construction is so much better than building projects in past years. He also thanked Mr. Felice for his excellent work.

Measure H Financial Report

Mr. Felice stated that he would be presenting the most recent financial statement to the Board on June 26th. He stated that he would email the statement to the Bond Oversight Committee for their review and comments prior to the presentation. He asked that committee members notify him of any suggested modifications to the style of the report to possibly make it clearer.

By consensus, the Committee agreed that the Financial Report could be presented to the Board on June 26th.

Dr. Valeau encouraged representatives of the Bond Oversight Committee be present at Board meetings to assist with presentations. He stated that he believed that it would be politically advantageous to have a joint presentation, especially since there will be a change in leadership of the Board with the November elections.

Dr. Valeau stated that it is important that the Board know that the Bond Oversight Committee is stable, focused and knows what it is doing. Chair Gamotan noted that both he and Mr. Aldape had presented to the Board in the past.

Dr. Valeau encouraged the continuation of monthly reports to the community, noting that Dr. Stan Crane and Mr. Felice have made presentations in the past. He stated that the community will most likely expect presentations to begin again in September and suggested that Mr. Felice consider continuing those monthly presentations.

Dr. Valeau encouraged the Bond Committee to spend the necessary dollars to do another Annual Report to the community, noting that the one-page report printed in December 2006 newspapers in was well received. He stated that having the Bond Oversight Committee's letter as a lead-in was an excellent idea.

Other

Dr. Valeau suggested that Committee members visit with Bond Oversight Committees from other colleges such as Monterey Peninsula College and Cabrillo College. He noted that members might want to attend conferences that addressed bond issues such as the SCUP Conference and the CCLC. Mr. Giffin noted that that would be a good way to gain more knowledge.

Chair Gamotan stated that the terms of three Committee members would be ending. Mr. Young stated that he would be willing to serve for another term. Chair Gamotan stated that he hoped Mr. Aldape would be willing to serve a second term also. Mr. Dendy noted that he had graduated and would be leaving Hartnell. He stated that he would get the word out to students who might be interested in serving.

Dr. Valeau stated that the President's Office would follow the procedures set in place to widely advertise for student candidates through Irene Rasmussen, Student Activities Director.

Future Agenda Items

The following item was suggested for the July meeting of the Committee:

- Member Terms – Don Young and Javier Aldape

Mr. Felice suggested that the Committee tour the construction site for the CALL building within the next few months. Dr. Valeau suggested that this might be a good photo opportunity for committee members. He noted that the college's public relations person, Teri Pyer, could assist with a news article to go along with the photos.

Certificate of Appreciation

On behalf of the Bond Oversight Committee, Chair Gamotan presented a Certificate of Appreciation to Dr. Valeau reading as follows:

- ❖ The Hartnell College Bond Oversight Committee awards this Certificate of Appreciation to Edward J. Valeau, Ed.D, President/Superintendent of Hartnell College for his leadership in passage of the \$131 million Measure H Bond Initiative resulting in the new Library Learning Resource Center, Center for Lifelong Assessment, Parking Structure, and Applied Technology Center; and for his ongoing support of the Bond Oversight Committee.

Next Meeting

The next meeting will be held on July 11, 2007.

Adjournment

There being no further business, Chair Gamotan adjourned the meeting at 3:55 p.m.

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