

Adopted

# HARTNELL COMMUNITY COLLEGE DISTRICT

## BOND OVERSIGHT COMMITTEE MEETING

### Minutes

August 9, 2006

**PRESENT**

Harry Gamotan, Chair  
Javier Aldape, Vice Chair  
Sean Dendy  
Rick Giffin  
Joey Lasnik  
David Medrano  
Donald Young  
Edward Valeau

**PRESENTERS**

Larry Carrier, Vice President for Administrative Services  
Damon Felice, Guy Hollins, and Robert Yin - Townsend  
Management, Inc.

**GUESTS**

None present

**CALL TO ORDER**

The meeting was called to order at 3:02 p.m. by Chair Harry Gamotan.

Chair Gamotan asked committee members and presenters to introduce themselves.

**ADOPTION OF  
AGENDA**

**By consensus**, the agenda was adopted with the following addition:

7. Action Item

- Construction Update, Discussion and Approval

**MINUTES**

**By consensus**, the minutes of April 12, 2006 were approved with the following correction:

**INFORMATION ITEMS:**

- This project has been completed at approximately \$300K under budget the forecasted budget (Parking Garage).

**PUBLIC  
COMMENT**

Chair Gamotan called for public comments. No comments were made.

**BOND OVERSIGHT  
COMMITTEE  
MEMBER  
COMMENTS**

Mr. Medrano stated that the Commission on Disabilities had held their June 26<sup>th</sup> meeting in the College's new Library. He stated that the Commission was very happy with the manner in which the building was constructed for use by disabled persons. Mr. Medrano stated that a letter and press release will be forthcoming from the Commission commending the College for its efforts.

Chair Gamotan suggested that the letter be placed on the College's website. Dr. Valeau concurred and stated that when received the letter will be given to the College's PR department, directed by Cicely McCreight and is in transition to Beverly Grova.

Ms. Lasnik suggested that the Committee meet every other month due to the lack of a quorum at the July meeting and the fact that there is not a great deal of business at this time. Chair Gamotan noted that the Committee had decided to meet every month so that information would be readily available to the community and the Board.

A discussion ensued and the following points were made:

- Mr. Aldape stated that the Committee needs to meet, especially when the College moves forward on the Center for Assessment and Lifelong Learning (CALL) building.
- Mr. Giffin stated that it is a positive that the Committee is in the loop and that everything is flowing through information brought to the Committee.
- Chair Gamotan and Mr. Dendy suggested that Committee meeting schedule be maintained and, where needed, we cancel.
- Mr. Giffin suggested the use of email polling to see who is coming to a meeting and then, if necessary, the meeting could be cancelled.
- Dr. Valeau stated that the Committee had had a lot of business, but that it has leveled out recently.
- When asked about the Salinas Valley Chamber, Dr. Valeau stated that the Chamber has not asked for additional materials, to be on the agenda, or to meet with the President.
- Dr. Valeau stated that he had received a letter from the new CEO/ Executive Director of the Salinas Valley Builder's Exchange and that he was pleased to begin new steps in revitalizing a partnership through their interest in construction

technology and its advancement beyond its current status.

Chair Gamotan suggested that the meeting schedule be brought back as an agenda item in September.

## **INFORMATION ITEMS:**

### **Introduction**

Dr. Valeau complimented the TMI staff for a phenomenal job. He stated that the TMI staff is not here simply under contract obligations, but that they are here as a participant with the institution. He stated that they have become a family within the College. Dr. Valeau stated that Administration meets with TMI staff every two weeks to hammer out the day to day operations of construction.

Dr. Valeau reported that the College had recently signed off on the second \$33 million in bond funds for Phase II.

### **Status of Current Measure H Contracts And Measure H**

Mr. Felice clarified that Fund 43 is State allocated with matching funds from the College, and that Fund 45 is Bond funded. He distributed copies of the *Hartnell College Phase II-V Budget Revision Draft*. Mr. Yin reviewed the proposed changes and why the requests for change were being made as follows:

- Proposed change – Supplemented State budget allocation to CALL Building project. Why - The State budget allocation for CALL Building was assessed over three years ago, since then, construction cost has escalated on average of 12-15% per year.
- Proposed change - Moved the Instructional Facility & East campus Tech Center Phase III and CAB Remodel to Phase IV. Why - The new Instructional Facility and East Campus Tech Center are 50% funded by the State and the budget allocation is pending State Bond approval in November 2006. In addition, the space where Instruction Facility will be placed, the old library, is currently being used as “swing-space” and cannot start until CALL is complete. The Environmental Impact Report for East Campus is underway and will take 12-18 months to complete.
- Proposed change - Re-allocated Campus ADA Accessibility (\$2m) to Performing Arts Building ADA Upgrade from Phase III to Phase II. Why – As Hartnell West Campus goes through its modernization, nearly every building will be brought up to code in terms of structural, fire/life/safety and ADA compliance. The original funds budgeted for the ADA project can be put to better use by accelerating the Performing Arts Building as it is in desperate need of ADA facilities.

- Proposed change – Moved Performing Arts, College Center Remodel and Physical Education project from Phase III to Phase II. Why – The College Center Remodel and Physical Education are bond funded projects and will switch place with Instructional Facility and East Campus Tech Center. The Performing Arts Remodel project has moved up to Phase II. Salinas Aquatics is in discussion with Hartnell on contributing money for pool renovation.
- Proposed change – Re-allocated a portion of Equipment Modernization from Phase IV to Phase II. Why – Re-allocate \$1m for Equipment Modernization from Phase V to Phase II.
- Proposed change – The EIR Contribution project was added based on the final West Campus EIR. Hartnell College has agreed to contribute and participate in local infrastructure improvements. Why – Part of West Campus EIR approval agreement with the Cit of Salinas to improve intersections and sidewalks. Approx. \$2m, not part of the original bond budget.

Mr. Felice, Mr. Hollins and Mr. Yin noted the following:

- The College is dependent on the “super bond” which is on the November ballot. The College will get \$15 million if it passes.
- Phase II has been rearranged as only State monies will be used in Phase II.
- Roughly \$10 million worth of construction will go out for bid in October.
- The Environmental Impact Report (EIR) for East Campus that will be circulated throughout the city and county is currently on hold. Issues such as infrastructure, size, and location of building are being discussed. It is considered risky if the College begins construction before passage of the State bond.
- The majority of buildings on the Main Campus will be renovated to comply with code.

Mr. Dendy asked about the upgrade of equipment. Mr. Yin stated that a sub-committee will be set up to determine what equipment should be upgraded. Dr. Valeau noted that the College had told the voters that it would be upgraded and it must be from the ground up.

Mr. Dendy asked about the upgrades necessary in Merrill Hall. Mr. Yin stated Merrill Hall would most likely be demolished and replaced in Phase III. There are major code, structure and ADA issues and would be too costly to upgrade the building.

Ms. Lasnik noted that the Visual Arts building had been pushed down to the bottom of the list stating that the classrooms are jammed and

ADA accessibility is not good. Mr. Yin stated that it is partly due to cost and decisions regarding the elevator structure, i.e., whether the ramp should be part of the structure of the building, should the elevator be a part of the building, or should an elevator extension be added outside the building. Dr. Valeau noted that it is the same as Merrill Hall. Once the project is tackled, it will cost a lot more. He noted that the College must exercise discretion so that we have more options than we currently have when a decision is made to move forward.

Ms. Lasnik suggested that the Performing Arts Main Stage facility is in need of new seating. Mr. Yin stated that other ADA issues throughout the building, such as the restrooms and general circulation through the building will take precedent. Any additional seating upgrades in the amount of \$9 million are planned and that any other seating upgrades would be contingent upon monies left in the budget. Mr. Gamotan reiterated that the monies would be used for ADA access upgrades to the parking lots, bathrooms, corridors for wheel chair access.

Mr. Yin stated that the Physical Education facilities had been moved up on the list and that TMI would be meeting with the PE Department to decide how the funds would be allocated for upgrades.

Dr. Valeau noted that if the November bond passes, the College already has approval to build on East Campus, and that the College has good rapport and open communication with the City. He stated that, resulting from the Keyser Marsten Report, three Board members and three members of the City Council prepared a draft Memorandum of Understanding (MOU) for the College and the City to jointly develop East Campus. The MOU is currently being reviewed by the College's independent legal counsel.

Dr. Valeau stated that the City wants access to all infrastructure and is a major player. Mr. Yin stated that the College and the City will be working as "twins" on the Alisal Road infrastructure such as sewer, water, gas, and intersections.

Dr. Valeau stated that there is also conversation with the Airshow committee. He encouraged the Committee to have community members contact him if they have any questions.

Chair Gamotan and Mr. Giffin asked if there were any issues related to the Airport Commission. Dr. Valeau stated that there are no items that compromise the Colleges working with the City. Mr. Yin stated that the College would follow typical FAA guidelines such as height restriction on buildings.

Mr. Gamotan asked for the status on the possible land swap at East Campus. Dr. Valeau stated that it is still in discussion, the properties would be of like value, and talks are also on going with the USDA regarding its construction of a new Ag research station in East Salinas which was supported by Congressman Sam Farr. Mr. Yin stated that the East Campus Technology Center will be encompassed in the current EIR, and that the College will move forward and not wait to work with the Federal Government as government timelines are generally very lengthy.

Referring to page two of the *Hartnell College Phase II-V Budget Revision Draft*, Mr. Yin stated that the document showed the construction timeline out to 2008. TMI expects design approval within the next 6-9 months and construction should begin next summer or fall.

Mr. Medrano asked whether the local construction and design community would be ready for the avalanche of work if the State bond passes. Mr. Yin stated that it would trickle down over a two-year period with the bigger firms getting the first options. He stated that he believed there would be enough trades people to meet the needs

Mr. Felice distributed copies of the *Bond Projects Fund #45 Summary to June 30, 2006* and reported that almost all Phase I projects are 100% complete. Mr. Dendy suggested that the Environmental Impact Report be added to the document.

**By consensus**, the *Hartnell College Phase II-V Budget Revision Draft* and the *Bond Projects Fund #45 Summary to June 30, 2006* were approved for distribution to the Board with the following revision:

Bond Projects Fund #45 Summary to June 30, 2006: add  
the Environmental Impact Report

Mr. Felice stated that he would begin preparing together the Phase II Summary Report document and asked Committee members to let him know if they had any suggested changes for the new document. Mr. Dendy suggested that active and complete projects be in column format.

Dr. Valeau thanked Larry Carrier, Mr. Aldape and others for their work on the *Bond Projects Fund #45 Summary* report format.

**Measure H Financial  
Report**

Mr. Carrier reported that approximately \$1,034,000 is left from Phase I to carry over to Phase II. He stated that in May documents had been signed for the Series B Bond funds to launch Phase II and that the funds are already drawing interest in the bank.

A discussion ensued regarding investment of Bond funds. Mr. Giffin volunteered to meet with Mr. Carrier to discuss possible investment avenues. Mr. Carrier noted that Bond funds could be put in special funds that are made up of riskier vehicles but that the College has to be very careful with public funds and that there are mandates the College must follow.

Mr. Carrier stated that Phase II has been reconfigured and that final determinations will be dependant on passage of the State bond.

## **ACTION ITEMS**

**Committee Member** Dr. Valeau stated that Sean Dendy's position as student representative on the Bond Oversight Committee would end this month. He stated that California Ed Code Article 2, Section 15282(a)(4) states:

*For a community college district, one member shall be a student who is both currently enrolled in the district and active in a community college group, such as student government.*

Mr. Dendy stated that he is most willing to serve for another year. Dr. Valeau stated that he will research the College's obligations with legal counsel and bring Mr. Dendy's membership back to the Committee for action in September. Ms. Lasnik noted that Mr. Dendy has been a tremendous asset to the Committee and the College and recommended that he be approved pending any legal obligations.

## **OTHER**

Dr. Valeau distributed copies of a draft *Bond Oversight Report* and asked the Committee to review the document for any suggested changes stating that the document would be brought back for approval by the Committee prior to distribution. He stated that Hartnell was asked to do more than other Districts in keeping the community informed and we have done so through the Bond Oversight Committee.

A discussion ensued regarding the amount of dollars expended locally during the College's Phase I projects noted in the *Construction funds go to local community* article in the *Bond Oversight Report*. Dr. Valeau noted that Administration has to make hard rational reasonable decisions for the District, while supporting what the Board indicated at the beginning, i.e., local vendor and community involvement in bond projects. Mr. Felice gave a definition of local vendors as territory from Gilroy to King City and east and west as well.

Mr. Carrier stated that a large amount of dollars has come into our community as a result of Phase I construction that are not noted in the

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*Construction funds go to local community* article. These include payroll for sub contractors, trucking, concrete purchase, insurances, lodging, and food, to name a few.

**FUTURE AGENDA  
ITEMS**

The following items were suggested for the September meeting of the Committee:

**ACTION ITEMS**

- Committee Meeting Schedule
- Committee Membership – Student Representative
- *Bond Oversight Report* Approval

**ADJORNMENT**

There being no further business, Chair Gamotan adjourned the meeting at 4:15 p.m.

Committee members and guests were invited to tour the Parking Structure and Learning Resource Center.

Next meeting of the Bond Oversight Committee will be held on Wednesday, September 13, 2006, 3:00 p.m., in the Hartnell College Board Room.