

Adopted

# HARTNELL COMMUNITY COLLEGE DISTRICT

## BOND OVERSIGHT COMMITTEE MEETING

### Minutes

August 15, 2005

|   |  |
|---|--|
| <b>PRESENT</b>                                  | Joey Lasnik, Chair<br>Harry Gamotan, Vice Chair<br>Javier Aldape<br>Donald Young<br>Juan Sanchez   |
| <b>ABSENT</b>                                   | Edward Valeau, Karl Bisht, Charles McDougal  |
| <b>PRESENTERS</b>                               | Dr. Stanley Crane, Nabor Nunez, Guy Hollins, Frank Henderson, Terry Buttle, Cheryl O'Donnel  |
| <b>VISITORS</b>                                 | Carmen Rossi, Townsend Management, Inc. (TMI)  |
| <b>CALL TO ORDER</b>                            | A quorum being present, the meeting was called to order at 3:03 p.m. As there were two new members present, Chair Lasnik requested that all members and visitors introduce themselves. |
| <b>ADOPTION OF AGENDA</b>                       | By consensus, the Agenda was adopted.  |
| <b>MINUTES</b>                                  | By consensus, the Bond Oversight Committee minutes for June 2, 2005 and July 18, 2005 were approved as written.  |
| <b>PUBLIC COMMENT</b>                           | Chair Lasnik called for comments from the public. No members of the public were in attendance.   |
| <b>BOND OVERSIGHT COMMITTEE MEMBER COMMENTS</b> | Chair Lasnik called for comments from Bond Oversight Committee members. There were no comments.  |

**COMMITTEE  
ORGANIZATION**

Chair Lasnik opened the floor for nominations for Chair and Vice Chair. It was moved and seconded that Harry Gamotan be nominated for Chair. There being no further nominations, Chair Lasnik closed the nominations and by consensus, Mr. Gamotan was elected Chair.

It was moved and seconded that Juan Sanchez be nominated for Vice Chair. There being no further nominations, Chair Lasnik closed the nominations and by consensus, Mr. Sanchez was elected Vice Chair.

Chair Lasnik noted that Mr. Gamotan will chair the next meeting and be in contact with Dr. Valeau before that time.

**INFORMATION  
ITEMS:  
Status of Current  
Contracts**

Mr. Nunez reported on the status of the current contracts:

- Phase 1 Infrastructure is 98% complete. The irrigation tie-ins to the new construction have been a challenge due to age of the existing system.
- The Parking Structure is 80% complete. The grading around the site perimeter, curb, and gutter are going in. 60% of the brickwork is finished. The finish work for the parking structure has not yet started.
- The Campus Improvement Projects are 90% complete. TMI has been coordinating with Peter Lucido. Dr. Crane noted that in many classrooms desks are now consistent color and the outside railings have been repainted.
- The ADA improvements are in the planning phase. There is a study to be done regarding the Performing Arts building to see what needs to be done and see if there is enough budget. Dr. Crane said that the restroom upgrade in the Performing Arts building would be a major undertaking.
- There is a draft of the EIR. Michael Maas and Brian Adair recently met with the Salinas City Manager and a CalTrans representative. Discussions concerning the traffic study in the EIR are continuing, so the release of the draft document for the public will be in a few weeks.
- The campus signage project is proceeding. The font and the color have been chosen and the signs are under construction. The major project that will occur first is the placing of large “You are here” maps around campus so that students and visitors will be able to locate buildings.

- The final project is the completion of the relocation of Animal Health Technology building. It is 98% complete. Minor issues are with signage. Animal Health Technology will remain on campus for next four years.

**INFORMATION  
ITEMS:  
Financial Report**

Chair Lasnik asked Terry Buttle to join the meeting in place of Larry Carrier who was not present due to illness. Nabor Nunez and Guy Hollins spoke on the bidding process of the contracts. CTS Company came in under budget on the main distribution frame due to the work by staff (Eric Price, Gary Hughes and TMI) and was awarded the contract.

A question was raised whether the contractors bidding on the project were “outside” contractors or local contractors. Mr. Nunez explained that TMI sends RFPs through the Central Coast Builders Exchange; Santa Cruz Builders Exchange, and Salinas Valley Builders Exchange.

An example of our outreach to the local construction community is the RFP for “pre-construction services” on the CALL building. Two days before the bidding closed, we contacted the Salinas Valley Builders Exchange and asked who had pulled plans. TMI requested that the RFP be extended one more week to allow local participation. TMI called local contractors and invited them to participate in the bidding process. Only one local contractor put in a proposal.

A question was asked if local contractors were capable of doing the work and Mr. Nunez responded that they all had DSA experience and would be capable of doing work in the cost range (\$7-8 million dollars) of the next project.

Chair Lasnik thanked Mr. Nunez for the information on the bidding process and said that it was very helpful to hear about the process and the extra steps that Mr. Nunez took in contacting local contractors and inviting them to participate.

**INFORMATIONAL  
ITEMS:  
Construction Update**

Dr. Crane asked members of the committee to bring their attention to an article on skyrocketing construction costs that was reported in the Community College League of California newsletter, The News (Summer 2005). The article mentions that some expenses have increased 30%. Dr. Crane pointed out that we are doing really well compared to our sister campuses up and down the state. Mr. Nunez said that it has helped to have creative ideas on ways to cut costs. In some instances it meant meeting with the user groups for the buildings to further narrow the construction scope. It is also helpful to work with

a contractor who has the most current information on costs.

The LRC (Learning Resource Center) is 65% complete. The drywall is going up. The curtain wall shop drawings (the outside wall or facade) are in DSA for approval. Dr. Crane said that in a walk through, actual rooms can now be seen.

The CALL Building (Center for Assessment and Lifelong Learning) is in the design phase. Cheryl O'Donnell and Frank Henderson are co-chairs of the CALL Committee. The CALL Building will be adjacent to the LRC. Preliminary plans have been approved. The process of the construction document should be completed by the end of 2005. It will then go out for approval and then out to bid, with work starting August 2006.

Chair Lasnik asked Mr. Nunez to explain what is meant by Value Engineering. Mr. Nunez explained that Value Engineering is finding a better way of doing something which will result in cost reduction. It involves analyzing the design document to see where cost savings can be found. Mr. Nunez said that it is often referred to as simply "VE".

## **ACTION ITEMS**

### Community Report on Measure H Expenditures

Chair Lasnik stated concern that this report has not gone to the community to date and suggested that the committee request distribution as soon as possible. Dr. Crane said that a report to the voters is in the final stages of completion. He expects it will be published in about four weeks. Mr. Sanchez mentioned that this would be a good time for the report to go out to show the community that a bond measure can be successful, since there are some bond initiatives getting ready to go on the November ballot.

A question was asked about the concern from the Salinas Chamber of Commerce regarding receiving documentation about Measure H. Dr. Crane said that the college is continuing its conversations with the Chamber.

Dr. Crane mentioned that he could take some members on a tour of the construction site as he had extra helmets and vests. He also mentioned that the Campus Briefings continue on the last Friday of each month in the Board Room. The next one will be August 26 at 2:00 p.m.

Mr. Gamotan asked whether the new members had received copies of the packet of information that were originally given to each committee member. Chair Lasnik said she would ask Sherry Culver to see that they receive a packet.

**FUTURE AGENDA ITEMS** Mr. Gamotan said that he will speak with Dr. Valeau about agenda items for the next meeting.

**NEXT MEETING DATE** By consensus it was agreed that the next meeting date would be Monday, October 24, 2005 at 3:00 p.m. in the Hartnell Board Room.

Mr. Gamotan thanked Chair Lasnik for chairing the committee for the last two years. Mr. Gamotan also said that it was a pleasure to have two new members on the Committee. Mr. Gamotan mentioned that the Board of Trustees wants to open the student position on the committee to the entire student body and not limit it to just members of student government. Notices will be posted around campus and interested parties will be interviewed.

**ADJOURNMENT** There being no further business, the meeting was adjourned at 4:02 p.m.

Bond Oversight Committee  
August 15, 2005