

Adopted

# HARTNELL COMMUNITY COLLEGE DISTRICT

## BOND OVERSIGHT COMMITTEE MEETING

### Minutes

October 24, 2005

<b>PRESENT</b>	Harry Gamotan, Chair Javier Aldape Sean Dendy Joey Lasnik Donald Young Edward Valeau
<b>ABSENT</b>	Juan Sanchez, and vacant position (taxpayers' organization)
<b>PRESENTERS</b>	Nabor Nuñez, Guy Hollins, Damon Felice, Terry Buttle
<b>VISITORS</b>	Marlys Maher, community member, Ria Megnin and Scott Macdonald, Salinas Californian, Beverly Meamber, Salinas Valley Chamber of Commerce, and Carmen Rossi, Townsend Management, Inc.
<b>CALL TO ORDER</b>	The meeting was called to order at 3:00 p.m. by Chairman Gamotan. He asked all members and visitors to introduce themselves.
<b>ADJOURNMENT FOR TOUR</b>	Chairman Gamotan adjourned the meeting at 3:04 p.m. for a tour of the construction site.
<b>RECONVENE</b>	The meeting was reconvened at 4:00 p.m. by Chairman Gamotan.
<b>RESIGNATION</b>	Chairman Gamotan stated that Karl Bisht, taxpayers' organization representative to the Bond Oversight Committee, had resigned. Dr. Valeau stated that the college would follow past practice for recruiting a new member, i.e., press releases, acceptance of applications, interviews by Chair Gamotan and sub-committee, selection of candidate, recommendation to the Board of Trustees for approval.  Dr. Valeau stated that he would prepare a letter of commendation to Karl Bisht on behalf of the committee.

**ADOPTION OF  
AGENDA**

Mr. Dendy asked that the timeframe for installation of skylights in Steinbeck Hall be discussed. Mr. Hollins and Mr. Nuñez explained that the skylight project is a scheduled maintenance project and is not funded by Measure H. As a point of interest, Mr. Hollins stated that the work would take approximately four weeks and that Steinbeck Hall would be closed during that time. He added that they planned to start the project on October 24. However, long haul issues and delivery of product had caused a delay.

Ms. Lasnik asked that the Environmental Impact Report (EIR) be discussed. She noted that it is currently on the college's website. Dr. Valeau stated the draft EIR is currently being studied, we are gathering information, and that the college is waiting for a commentary. He stated that a report on the draft EIR was given to the Board of Trustees at their September 13<sup>th</sup> meeting. Dr. Valeau stated that once we have all the information a meeting will be called of all players and a decision will be made on how to respond to the EIR. The Bond Oversight Committee will then receive a summary report.

Mr. Hollins stated that the draft EIR is open for public comment until November 2<sup>nd</sup>. He stated that thus far, only one letter has been received. Public comments are accepted by the State Clearinghouse where they are held until the end of the public comment period. After that time, they are forwarded in a package to the college. The EIR is expected to go back to the December meeting of the Board of Trustees.

By consensus, the agenda was adopted as printed.

**MINUTES**

By consensus, the minutes of August 15, 2005 were approved as written.

**PUBLIC  
COMMENT**

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

**BOND OVERSIGHT  
COMMITTEE  
MEMBER  
COMMENTS**

Chairman Gamotan called for comments from the Bond Oversight Committee members.

Mr. Aldape referred to the financial report, previously received by committee members, asking if it would be possible to receive a final cost breakdown to include such items as the increase in commodities, quantify rain days, etc. Mr. Nuñez stated that a report of this type could be prepared at the end of the project, including both dollar overages and dollars under for each project.

Dr. Valeau stated that he could sit down with several of the Bond

Oversight Committee members to structure the format of a report. He stated that the Board of Trustees is interested in seeing this type of report also, and suggested that the Bond Oversight Committee could make a recommendation to the Board of Trustees after reviewing the report. He stated that he would have the report to the committee by November 15. Chairman Gamotan suggested that the report be as simple as possible for the community to understand. He asked Mr. Aldape serve on this sub-committee.

Dr. Valeau stated that, with the Bond Oversight Committee's permission, he would prepare a gestalt of what is happening throughout California community colleges as an addendum to the report. Mr. Dendy suggested that this be expanded to include California, Oregon, and Washington. Mr. Nuñez stated that a national publication, *Engineering News Report*, produces a construction price index that could be utilized for the report.

Mr. Dendy stated his concern regarding the size of existing student desks. He made reference to the August 15, 2004 Bond Oversight Committee minutes relative to the Campus Improvement monies, asking if they are just for LRC furniture or if new furniture will be purchased for existing classrooms. He also asked if the furniture being purchased is feasible/useable for student use in both the LRC and existing classrooms. Mr. Nuñez clarified that the Library Resource Center (LRC) is not a Measure H funded project. As a point of interest, he stated that the furniture for the LRC is being selected by a user group that includes faculty, staff, students and administrators.

Mr. Nuñez clarified Measure H and other projects as follows:

- Parking Structure – Measure H funded
- Animal Health Technology – Measure H funded
- Redesigning Swing Space – Measure H funded
- Signage – Measure H funded
- Campus Improvements – Measure H funded
- Library Resource Center (LRC) – State funded
- Center for Applied & Lifelong Learning (CALL) – State funded
- Applied Technology East Campus – contingent on State approved bond measure and Keyser Marsten Report for City of Salinas – not likely to build if the State bond does not pass

Dr. Valeau thanked Townsend Management, Inc. (TMI) for working with the college stating that the college is happy with the progress on the Parking Structure. He stated that at this point in time we want absolutely everything to be completed before opening the structure for

use. Additionally, Dr. Valeau complimented students for their support.

Dr. Valeau noted commentary that has been forthcoming from the Salinas Valley Chamber of Commerce and stated that the college will continue to be responsive to their requests depending on time and material availability.

Ms. Lasnik asked for the occupancy date for the Parking Structure and the opening of the Library Resource Center. Mr. Nuñez that the Parking Structure will technically be ready within two weeks. Steel panels need to be installed and occupancy should occur the last week of November. Mr. Nuñez stated that substantial completion of the LRC is expected in the middle of February. Furniture will then be installed, and the archives moved from the old library to the new library. Ms. Lasnik suggested that another report to the voters coincide with these two events.

Dr. Valeau stated that the college has been very careful in stating opening dates so as not to create undue expectations by students and the community.

#### **ACTION ITEM:**

##### **Report to the Voters**

Dr. Valeau stated that a report to the voters will be distributed, as an insert in all county newspapers, on October 28. Another report to the voters is expected to be distributed in 90 to 120 days. Dr. Valeau thanked Joey Lasnik for her leadership and due diligence in supporting the preparation of this report.

By consensus, the October 28, 2005 report to the voters was approved.

#### **INFORMATION ITEMS:**

##### **Status of Current Contracts**

Mr. Nuñez and Mr. Hollins reported on the status of current contracts as follows:

- Animal Health Technology – 100% complete
- Infrastructure – substantially complete, negotiating with contractors, received change orders, working on closing items
- Parking Structure – Close to substantial completion, fire alarm passed, State certificate on elevator systems received, awaiting arrival of panels for installation
- Landscaping – Ongoing work on sprinklers, etc.
- Stripping – 60% complete
- Campus Improvements – 75% complete

Mr. Dendy asked for the total number of parking stalls in the new Parking Structure and whether accommodations had been made for larger vehicles. Mr. Nuñez stated that there are 1172 spaces and that the design engineer had made accommodations for larger vehicles with more overhead clearance.

Mr. Nuñez reported that they are planning to address ADA issues in the Performing Arts building. They have met with a group, representative of the college, to design scope of issues to begin configuring the design.

Mr. Nuñez complimented DPR for their work on the elevator systems and fire alarms stating that they passed inspection on the first try.

**Measure H Financial Report**

Mr. Buttle reported that the opening balance on July 1, 2005 was \$16,540,860.63. An additional \$400,000 is budgeted for interest income for a total 2005-06 budget of \$16,940,860.63. Expenses to date total \$2,912,255.21 leaving an unexpended balance of \$14,028,605.42.

Mr. Aldape asked for the total amount encumbered. Mr. Buttle will provide this information at a later date.

Dr. Valeau reminded the committee that Measure H is also about cleaning up the college. Our college district is 10 miles wide and 100 miles long. He stated that the Board of Trustees approved asking the voters for a \$131 million bond even though the college district needed \$200 million. He noted that as the college expands, the future will dictate more construction needs.

**FUTURE AGENDA ITEMS**

Chair Gamotan called for future agenda items. Mr. Dendy suggested Parking Structure fees, usages, etc. Dr. Valeau stated that this was not under the purview of the Bond Oversight Committee and that the administration would look at the process.

No other agenda items were forthcoming.

**COMMENDATION**

Chair Gamotan thanked Joey Lasnik stating that she had done an excellent job as the Chair of the Bond Oversight Committee.

**NEXT MEETING DATE**

By consensus, the next meeting will be on Wednesday, December 7, 2005, 3:00 p.m. in the Board Room.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:00 p.m.

Bond Oversight Committee  
October 24, 2005