

# Hartnell College

Measure T Citizens' Bond Oversight Committee (CBOC)

2024 / 2025 Annual Report

DECEMBER 2025



## PRACTICE FIELD/TRACK New Bleacher Installation



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#### JULY, AUGUST, SEPTEMBER 2024

- CBOC holds July 2024 meeting
- Bldg. K Notice of Completion issued July 18
- Practice Field Owner Architect Contractor meetings held bi-weekly
- Practice Field/track and modular building work progresses
- Building J Owner Architect Contractor meetings held bi-weekly

#### OCTOBER, NOVEMBER, DECEMBER 2024

- CBOC holds October meeting.
- Bldg J Owner Architect Contractor meetings held weekly
- Bldg. J Work continues. Electrical items have long lead times. Work continues on interior and gas kiln area.
- Bldg J initial fixtures and furniture being delivered
- Practice Field bleacher installation begins in October
- Track - pole vault installation begins early October
- Modular bldg. floors are epoxied
- Dec 3 Grand Opening Bill Elliott Football Field and Gary Shaw Track

#### JANUARY, FEBRUARY, MARCH 2025

- CBOC holds January meeting
- Bldg. J ceramics studio ready for spring semester. Rest of building to open Fall 2025 due to material delays.
- Bldg. J. 1st punch list walk through conducted; building ramp transition issues resolved
- Final Project Proposal for Bldg. N meetings held with Dean, Administrators and Architect
- Soledad CTE building in review with Division of State Architect
- Bldg. F, G, H initial meeting with architects

#### APRIL, MAY, JUNE 2025

- CBOC holds April meeting.
- Bldg. J — Final electrical materials arrive begin installation
- Practice Field — April 8 Notice of Completion issued
- Soledad CTE - still in review with DSA
- Administration has been in talks with Bond Counsel and consultants regarding the sale of the last series of Measure T
- The District is anticipating the formal approval of matching funds for the F, G and H buildings

## MEASURE T ACTIVITY IN 2024-2025

Fiscal year 2024-25 began on July 1, 2024 and finished on June 30, 2025. The district has reported that the following projects were in various states of deployment for the 2024-25 fiscal year.

Building K was officially completed July 18, 2024. The actual work was completed in time for the building to operate and hold classes in the Spring 2024 semester, paperwork issues held back the notice issuance.

Building J was in progress at the start of this fiscal year. Work proceeded on time until an electrical component was identified to be a longer lead time than anticipated. Electrical components are still feeling the effects of supply imbalances. The building was able to be opened for the ceramics studio. However, the rest of the building will be kept closed until the Fall 2025 semester.

Practice Field and Track Renovation with new bleachers and new modular storage/restroom building was completed and held a grand opening December 3, 2024. New turf was installed, the track received a refreshed surface. The infield is now an official size football field, with the inner oval also receiving a new pole vault and high jump area. The new bleachers will seat close to 1000 spectators.

The Soledad CTE project has been sent to DSA and is in review. It was anticipated that the project would go out to bid before the start of the next fiscal year, but that has not been the case. The district is still waiting to get the approval of the plans from the Division of State Architect. Once that is received the project will go out to bid.

Starting in January 2025 the district has been formalizing the timeline for the sale of the last phase of Measure T (Series C). This sale will procure \$27,000,000 for the final projects of Measure T. It is anticipated that the sale will go through in the first month (July 2025) of the next fiscal year.

Bldgs. F, G and H comprises the physical education complex. It has the oldest building (Bldg G) on campus. Preliminary work was conducted and submitted to the Chancellor's office for matching funds. The district has found out that they were on the list of qualifying projects and is only waiting for formal announcement and paperwork.

**District voters approved the issuance of \$167 million of general obligation bonds, known as Measure T.**



**FOOTBALL/TRACK RENOVATION**

**BOND ISSUANCE**

Project	Expenditure to Date (June 2025)	Issuance / Budgeted Amount (Nov. 2016)
<b>Phase I Projects</b>	<b>Funded Aug. 2017 (A)</b>	<b>\$70,000,000</b>
King City Expansion*	\$11,362,949.00	\$8,175,155.00
Soledad Education Center*	\$12,200,564.00	\$13,180,636.00
Nursing Health Science Building	\$24,940,230.00	\$21,813,640.00
Renovation of Buildings D & E	\$15,674,741.00	\$14,382,866.00
Castroville Education Center	\$13,559,617.00	\$10,890,176.00
Building C Re-Roof	1,497,231.00	\$1,507,426.00
<b>Phase II Projects</b>	<b>Funded Aug. 2020 (B)</b>	<b>\$70,000,000</b>
Soledad CTE Building	\$700,500.00	\$13,735,281.00
Renovation Building J	\$7,358,753.00	\$9,442,433.00
Renovation Building K	\$8,193,374.00	\$16,372,248.00
Building B 2nd Floor renovations	\$2,269,315.00	\$2,000,000.00
Football/Practice Field	\$6,014,263.00	\$7,000,000.00
<b>Phase III Projects</b>	<b>Third Issuance (C)</b>	<b>\$27,000,000.00</b>
Renovation of Buildings F, G, H	\$914,318.00	\$22,655,498.00
Renovation Building N	\$93,100.00	\$13,312,619.00
Swing-space Reno/Operations/Legal/Construction Management/Project Management/Master Planning/Project Contingencies/Secondary Effect Projects	\$4,458,650.00	\$12,532,022.00 (Costs are allocated to individual projects but for chart purposes are itemized together)
IT Equipment, ADA, Safety & Security and, Energy Efficiency	\$1,327,821.00	Costs are allocated to individual projects but for clarity itemized together
<b>TOTALS</b>	<b>\$110,565,426.00</b>	<b>\$167,000,000.00</b>

**Measure T Expenditures**

**as of**

**June 30, 2025**

**AUDIT AND REPORTS**

**INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS  
June 30, 2025**

The accounting firm of CWDL, Certified Public Accounts issued the Annual Independent Financial and Performance Audits for the 2024-25 fiscal year on December XX, 2025. A presentation of the audits was made to the Citizens' Bond Oversight Committee by CDWL. In addition to issuing an unqualified opinion, the audit found the financial statements to fairly portray the financial position and changes in Measure T fund balance in accordance with accounting principles generally accepted in the United States. These audits are available at: [www.hartnell.edu/about/t/bond-overight-reports-and-audits-0.html](http://www.hartnell.edu/about/t/bond-overight-reports-and-audits-0.html).

**STATEMENT OF COMPLIANCE**

This Annual Report is submitted to the public and to the Board of Trustees by the Hartnell College Citizens' Bond Oversight Committee in partial fulfillment of the Committee's responsibilities as set forth within Article XIII.A, Section 1 of the State of California Constitution and Sections 15278 through 15282 of the State of California Education Code. The Committee is in agreement that the District is in compliance for the period of this annual report.

The table to the left depicts the 3 Phases (issuances) of the Measure T funds. Projects are listed in the first column. The second column is actual expenditures to June 30, 2025. The third column identifies the bond issuance amount (yellow and A, B, C). It also provides initial budgets (2016-17). The budgetary figures may not add up to the phase issuance total, as two groups (IT and Swing spaces) are listed separately, for identification purposes, but are actually accounted for in the budgets/actual expenditures. The table does not reflect additional funds (interest) that accrued over the fiscal year(s).

Phase I projects are complete. Phase II projects have all been started with exception of the Alisal project. This project has been reviewed and found it would better serve our students to move the project to the Soledad campus. Phase III bond funds have not been released for sale. However, some portions of work (roofs) were completed at earlier times to minimize further damage to the building prior to renovation work being started.

Numbers were rounded up or down.

## RENOVATED PRACTICE FIELD AND TRACK



Dear Community Members,

Hartnell College's Measure T Citizens' Bond Oversight Committee (CBOC) is pleased to present our 2024-25 Annual report regarding the ongoing implementation of Measure T Funds. The College continues to make good progress in maintaining and constructing facilities to serve the needs of its students and the community. The CBOC closely monitors the expense of the bond fund approved by voters with passage of Measure T on November 8, 2016. All projects have been completed within budget.

The CBOC is responsible for the following:

- To inform the public concerning the expenditure of bond proceeds
- To review expenditure reports produced to ensure that bond proceeds were expended only for the purposes as described in Measure T
- To present to the Board an annual written report which includes:
  - A statement indicating whether Hartnell College is in compliance with Article XIII A, Section 1(b)(1-3) of the California Constitution
  - A summary of the Committee's proceedings and activities of the preceding year

The projects undertaken with Measure T funding were divided into three phases. Phase I and Phase II Projects are now all complete. The improvements to the campus are beautiful and welcoming, and we look forward to the completion of Phase III.

The remainder of Phase III projects include the new CTE building at the Soledad Campus, which is waiting on DSA approval to start construction, the renovation of the physical education complex buildings F, G & H, currently waiting on funding from the state to begin the project, and finally building N (Merrill Hall), which is awaiting approval of state matching funds. With the completion of building N, the Measure T list of projects will be completed in its entirety!

As part of our work, the CBOC attests to Hartnell College and the public that, to the best of our knowledge, the College is in full compliance with responsibilities as described in Article XIII A. The CBOC members assure the community that Measure T bond expenditures have been appropriately expensed, and only for projects identified in the bond measure, and that no funds were used unlawfully for teacher salaries, faculty and college administrator salaries/pensions, and/or other operating expenses. This assurance is supported by the financial and performance audits that were completed for years ending June 30, each year from 2017 through this fiscal year 2025, by the accounting firm Crowe Horwath and by CWDL, in which Hartnell College was found to be in full compliance with no findings in any aspect for each year.

The CBOC will continue to fulfill its duties over the next several years until all expenditures have been made as stated in Measure T.

I am grateful for the opportunity to serve as the CBOC chair and to work closely with the committee and college staff in preparing this Annual Report to the community.

Thank you,

Sonia Jamarillo, Chair - Citizens' Bond Oversight Committee for Fiscal Year 2024-25



**NEW QUAD SINK FOR PAINTING/SCULPTURE STUDIO**

## **MEASURE T 2024-2025 FINAL SUMMARY & A LOOK TO 2025-26**

The Citizens' Bond Oversight Committee has met the maximum number of times allowed by its by laws. The committee meets once a quarter in July, October, January and April. This year the April meeting was held in May. At these meetings the members are provided opportunities to review current financials of the bond expenditures, ask questions concerning documentation, have information presented to the members, to hear about how Measure T funds and projects are being utilized to meet the mission goals of the district. The district representatives have openly provided information when requested. The district has reported to the committee its commitment to search for and utilize additional funds to stretch the bond dollars, consistently working with the contractors and architects to assure the best value of work and materials is being delivered and incorporated into each project. Some of these measures are using school funds previously identified that overlap intent and usage such as deferred maintenance funds (i.e. re-roofing and HVAC systems) and utilizing an in-house management team vs. outside entities which can use up a minimum of 10% of the bond amount. The Committee was also presented as it is every fiscal year with a presentation of the current audit. As has been in all past audits, the current audit was unmodified and entirely clean.

With the passage of the state wide general obligation bond (Proposition 2) \$1.2 billion is earmarked for community colleges. The matching funds for the F, G, and H buildings project will be from this "pot of funds". In anticipation of additional funds being available the district has filed a Final Project Proposal to secure matching funds to augment the remaining Measure T project Building N or Merrill Hall. As of the writing of this annual report, the sale of Series C was concluded and 100% sold for \$27,000,000. The projects identified in the final phase are the renovation of the physical education complex, buildings F, G and H and the renovation of Building N. These are the two oldest buildings on the main campus. As stated earlier, Building N will be the completion of Measure T projects.

Projects to be started in the upcoming fiscal year will be the Soledad CTE building, which concludes the projects in Series B, and the renovation of the Buildings, F, G and H. Some preliminary work will also be done for building N as well.

### **Bond Oversight Committee**

#### **Members**

**Sonia Jamarillo, Co-Chair,  
Business Organization  
Representative**

**Paul Farmer, Member  
Business Organization Repre-  
sentative**

**Colleen Stanley, Member At-Large**

**Willard Lewallen, Member  
College Support Organization Rep.**

**Norma Aguilar - Member @ Large**

**Lupe Kinnear, Senior Member**

**Student Organization- Vacant**

**Tax Representative - Vacant**

### **RESPONSIBILITIES OF CITIZENS' BOND OVERSIGHT COMMITTEE**

- ♦ To monitor expenditure of bond funds
- ♦ Assure the expenditures are for the purpose approved by the voters
- ♦ Inform the public of bond expenditures and revenues
- ♦ Report to the public, District compliance with California's Constitution Article XIII A Section 1(b)(3) as provided by the Attorney General's opinions.