



HARTNELL COLLEGE

Citizens' Bond Oversight Committee for Measure T

Minutes

DATE: October 31, 2018, 3 p.m. APPROVED

Location: 411 Central Avenue, Building E, Room E-112, Salinas, CA 93901

MEMBERS

Name	Member Category	Present	Absent
1. Muñoz, Alfred - CHAIR	College Support Organization	x	
2. Franscioni, Wendy	At-Large		X
3. Gish, Vearl	Senior Citizens' Organization	x	
4. Guss, Deneen	At-Large	x	
5. Kimbrough, Carol	At-Large	x	
6. LeBarre, Mike	At-Large	x	
7. Leonard, Grant CO-CHAIR	At-Large	x	
8. Miguel, Timothy	At-Large	x	
9. Mori, Sam	At-Large	x	
10. Richardson, George (Ted)	Taxpayer Organization	x	
11. Vacant	Business Representative		
12. Silva, Elizabeth	At-Large		x
13. Wong, Frances	Student	x	

Others

Name	Title or Representing	Present	Absent
Willard Lewallen	Superintendent/President, Hartnell College	X	
Ben Figueroa	VP, Administrative Services, Hartnell College	x	
Joseph Reyes	Executive Director, Facilities Planning and Construction Management, Hartnell College	x	
Suzie Payne	Controller - HCCD	x	
Alex Reynoso	[ISA] In Studio Architecture	X	
Luis Vargas	[ISA] In Studio Architecture	X	

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 3:04 PM

Alfred Muñoz

ADOPTION OF THE AGENDA

Agenda unanimously adopted.

Alfred Muñoz

Hartnell College Vision Statement: Hartnell College will be nationally recognized for the success of our students by developing leaders who will contribute to the social, cultural, and economic vitality of our region and the global community.

Hartnell College Mission Statement: Focusing on the needs of the Salinas Valley, Hartnell College provides educational opportunities for students to reach academic goals in an environment committed to student learning, achievement and success.

PUBLIC COMMENTS

There were no public comments.

ACTION ITEMS

1. Consider: Adoption of previous meeting(s) minutes – July 25, 2018 Alfred Muñoz
Motion: Vearl Gish, **2nd:** Grant Leonard. **Motion carried unanimously**
2. Consider: Approval of 2017-18 Annual Report Alfred Muñoz
Motion: Carol Kimbrough, **2nd:** Mike LeBarre. **Motion carried unanimously**
Mr. Muñoz announced that the auditor's visit will be November 14th.
The approval today of the 2017-18 Annual report is with the stipulation that the audit report, when presented to the committee in November, will have no findings/opinions that are of a negative report of Measure T. Should there be findings to the contrary, the report will be modified and edited at that time.

INFORMATION/DISCUSSION/PRESENTATIONS

1. [ISA] In Studio Architecture – Soledad Education Center Alex Reynoso, Luis Vargas
A Power Point presentation of the Soledad Education center was given to the committee.
The presentation identified the location at Mertz Road (Hwy 146) and Orchard Lane.
The presentation provided exterior and interior conceptual and layout drawings. A question and answer period following the presentation ensued.

Questions were (paraphrased):

- Will there be re-use of water from the roofs? – Will be used for irrigation.
 - What is LEED status? – Project is not formally going for LEED certification but would satisfy Silver requirements.
 - Bus transportation being thought of? – Yes, college is working with MST which came out of the Community Forum last month. A bus stop is part of the project.
 - Will there be auto charging stations? – Yes.
 - In regards to photo voltaic (solar) – Is battery storage being installed at this stage, or at minimum the infrastructure for it? – Yes.
 - Parking is approximately 72 stalls – What is the capacity of Community Room? – Approximately 60 persons.
 - Play fields – Dr. Lewallen gave a brief commentary on the playing field area. This part of the parcel is for joint use for future development with the city.
 - In area of the future site – Has Hartnell been approached regarding use for ECE/daycare? (Similar to Alisal Campus). – No.
2. Financial Review Benjamin Figueroa/Suzie Payne
The 2017-18 financial document, a 2-page document (part of the Financials 2017-18 document) and the two Fund 46 general ledger accounts (*Trial Balance through Sept. needs to be corrected*) were identified and briefly reviewed. Dr. Lewallen pointed out that budgeted construction costs are running over, however the District is not looking at cutting costs at this time. The bond was broken into three phases with the first being loaded with the most important projects. Series A is not where to look for cost cutting. It was also identified that California is looking to be on track for a state wide education bond in 2020. If that happens, then Series B (2nd phase of the bond) which is comprised of the buildings F, G and H projects could receive matching state funds, possibly to the amount of \$10-

\$14 million dollars. The district has already done an Initial Project Proposal (IPP) and positioned itself to qualify for those funds.

Sale of the next phase (Series B) of the bond would start at time of construction start of the first phase projects. The "burn down" of the bond is anticipated to be 8-10 years, and should not run into the problems that were experienced on Measure H.

3. Measure T Project Construction Status

Joseph Reyes

Five projects in the Series A.

- i. Nursing and Health Sciences
- ii. Renovation of Building D and E and the commons area
- iii. Expansion of King City Education Center
- iv. Education Center at Soledad (new)
- v. Education Center at Castroville (new)

The first four projects listed above are in Construction Document phase. All will be sent to the Department of State Architect (DSA) by end of year. The DSA will review and approve plans. Should go out to bid (Request for Proposals) in late spring or early summer.

Castroville will have a Design / Build delivery as opposed to the traditional Design / Bid / Build of the other four projects. Currently this project is at the stage of finalizing the agreement with the master architect for the bridging documents. The design/programming committee for this project will meet with the master architect in development of the criteria documents. This project will be approximately 4,000 square feet smaller than Soledad, but similar in what it will offer the students and community.

Dismantling of the Lot #3 solar panels to make way for the nursing and health sciences building will begin on Monday Nov. 5, 2018. These panels will be reinstalled at other locations on campus with a few being stored for future use.

Other projects: Performing Arts Building is to have its ribbon cutting ceremony on November 14th, 2018. (*Time will be identified and sent to all members*). The Gala is on November 17. (Ticket booth was partially funded with Measure T dollars).

Kiosk Welcome Center – has had its structural framing installed. Should be completed approximately February.

4. Committee Vacancies

Dr. Lewallen

Student vacancy can be addressed at the time of the normal completion of terms as we still have one student on the committee to satisfy requirements. The committee has now lost both Business representatives. The current need is to fill at least one vacancy for the remainder of the term noted (2017-19). It is felt that through the committee and agencies of the district the position can be filled through solicitation of business acquaintances, colleagues, etc. The application will be sent to all CBOC members as well as the link where it is housed on the Hartnell website. Applications can be turned into Dawn Henry or the president's office.

OTHER ITEMS/BRIEF ANNOUNCEMENTS

1. Special Meeting of Committee for auditor's report. Benjamin Figueroa
As noted earlier in the meeting, the auditor's will be on campus November 14th, 2018. They will meet with the District, the Foundation, and the CBOC. They will report their findings on the audit and answer any questions of the committee. The CBOC meeting with the auditors is at 3:00 pm.

NEXT MEETING(S)

January 16, 2019 Wednesday @ 3:00 pm Location E112

ADJOURNMENT

Alfred Muñoz

The meeting adjourned at 4:22 pm]