HARTNELL COMMUNITY COLLEGE DISTRICT

Board of Trustees – Board Workshop
CALL-208
411 Central Avenue
Salinas, California
October 18, 2012

MINUTES

OPEN SESSION
Trustee Padilla-Chavez called the meeting to order at 5:00 p.m.

PLEDGE OF ALLEGIANCE
Trustee Gonzalez-Castro led the pledge of allegiance.

ROLL CALL
Erica Padilla Chavez, President
Candi DePauw, Vice President
Patricia Donohue
Elia Gonzalez-Castro
Bill Freeman (arrived at 5:30 p.m.)
Ray Montemayor (left at 7:20 p.m.)
Elaine Student Trustee – (advisory vote per Board Policy 1030)

ABSENT
Demetrio Pruneda

PUBLIC COMMENTS
There were no public comments.

FACILITIES PLANS AND UPDATES
Dr. Lewallen explained the purpose this evening's facilities presentation is two-fold: 1) to provide an update on current facilities projects, and 2) to provide an update on where the college is headed in future construction projects.

Joseph Reyes, Director of Facilities and Operations and Asset Management, Damon Felice, Felice Consulting Services and Dr. Willard Lewallen facilitated the presentation.

The presentation included:
PE Field House
Science Building
Technical Training Building (Alisal)
Renovation of CAB North, First Floor
Solar Project Funding Options (Alisal)
Emergency Phone Tower – Code Blue
Emergency Notification – Interior of Buildings
Campus Signage and Maps
Demolition of Annex
Expenditure Plan for Facilities Projects

During the presentation, the board asked several questions related to the projects to which Dr. Lewallen, Joseph, and Damon responded. The board thanked Dr. Lewallen, Joseph Reyes, and Damon Felice for the presentation. (Appendix A)
CLOSED SESSION
The Board of Trustees and Dr. Willard Lewallen, Superintendent/President, Cindra Smith, facilitator, moved to Closed Session at 6:45 p.m. to consider legal, personnel, labor and/or contract matters authorized for Closed Session per Government Code Sections 3549.1, 54956.9, 54957, and/or 54957.6.

1. Performance Evaluation of Superintendent/President

RECONVENE OPEN SESSION – REPORT OUT FROM CLOSED
Trustee Padilla-Chavez reconvened the open session at 7:45 p.m. and stated there was no reportable action from Closed Session.

ADJOURNMENT
The meeting adjourned at 7:46 p.m.

_________________________________________  ______________________________
Erica Padilla-Chavez                          Willard Lewallen
Board of Trustees President                   Board Secretary
FACILITIES – PE/FIELD HOUSE

Estimated Completion Date: July 2013
Total Cost: $2.3 million

FACILITIES – PE/FIELD HOUSE

- 5,000 SF BUILDING TO SUPPORT PE AND ATHLETICS PROGRAMS
  - TEAM MEETING ROOMS/LABS/CLASSROOMS
  - SATELLITE TRAINING ROOM
  - SMALL LOCKER ROOM
  - CONCESSION FACILITY
  - PUBLIC RESTROOMS

FACILITIES – SCIENCE BUILDING

Estimated Completion Date: December 2015
Total Cost: $28 million
FACILITIES – SCIENCE BUILDING

- 56,690 SF BUILDING
  - CURRENT SCIENCE BUILDING IS 43,337 SF WITH 17,736 ASSIGNABLE SF AND IS 40% EFFICIENCY
  - STATE OF THE ART CLASSROOMS, LABS, AND TECHNOLOGY
  - STATE OF THE ART PLANETARIUM

FACILITIES – TECHNICAL TRAINING BUILDING

Estimated Completion Date: January 2014
Total Cost: $6.2 million

FACILITIES – TECHNICAL TRAINING BUILDING (AT ALISAL CAMPUS)

- 15,600 SF BUILDING
  - LEED CERTIFIED
  - DIESEL TECHNOLOGY PROGRAM
  - AUTOMOTIVE TECHNOLOGY PROGRAM
  - CONSTRUCTION MANAGEMENT PROGRAM
FACILITIES - CAB NORTH FIRST FLOOR

• PROGRAMS

- HUMAN RESOURCES
- VICE PRESIDENT ACADEMIC AFFAIRS
- DEANS
- TRIO
- SUPPORTING STAFF

PARKING LOT SOLAR PROJECT

• Alisal Campus

- CALIFORNIA SOLAR INITIATIVE PROGRAM $336,000 OVER 5 YEARS
- OPTION 1 $1,026,660 SAVINGS OVER FIRST 5 YEARS
- $5,985, 582 SAVINGS OVER 25 YEARS
- EDUCATIONAL PROGRAM COMPONENTS
**FUNDING OPTIONS**

1) **100% CAPITAL FUNDED**  
General Fund Savings Over 25 years ($5,985,982)

2) **50% CAPITAL FUNDED 50% FINANCED OVER 15 YEARS**  
Interest Rate (3.1%)  
General Fund Savings Over 25 Years ($4,329,497)

3) **50% CAPITAL FUNDED 50% FINANCED OVER 16 YEARS**  
Interest Rate (3.25%)  
General Fund Savings Over 25 Years ($4,275,263)

4) **100% FINANCED OVER 17 YEARS**  
Interest Rate (3.4%)  
General Fund Savings Over 25 Years ($2,484,851)

---

**EMERGENCY PHONE TOWER**  
(CODE BLUE)

**TALK A PHONE**

- EMERGENCY PHONE  
  MASS NOTIFICATION  
  INTERCOM SYSTEM

- AREA OF REFUGE

- CAMPUS SECURITY

---

**MAIN CAMPUS MAP (CODE BLUE)**
ANNEX DEMO

- SECONDARY AFFECT
  - RELOCATION OF PROGRAMS
  - TUTORIAL CENTER
  - MATH LAB
  - TRIO
  - HEP
  - MINI CORP
  - FOSTER AND KINSHIP

FACILITIES PROJECTS & PLANS

HARTNELL CCD FACILITIES PROJECTS AND PLANS

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>TOTAL</th>
<th>POSTED</th>
<th>BEGIN</th>
<th>END</th>
<th>BUDGET</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRIO</td>
<td>250,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEP</td>
<td>700,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MINI CORP</td>
<td>800,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FOSTER AND KINSHIP</td>
<td>500,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TUTORIAL CENTER</td>
<td>150,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATH LAB</td>
<td>250,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TRIO</td>
<td>250,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEP</td>
<td>700,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MINI CORP</td>
<td>800,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FOSTER AND KINSHIP</td>
<td>500,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TUTORIAL CENTER</td>
<td>150,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MATH LAB</td>
<td>250,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

$39,419,508 - MEASURE H REMAINING FUNDS AS OF 9/18/12

PRIORITY PROJECT BUDGET EXPENSES TO DATE REMAINING FUNDS SOURCE OF FUNDS

1. P E / A T H L E T I C F I E L D H O U S E $2,304,000 $250,000 $2,054,000 MEASURE H ($1,604,000) & FOUNDATION ($700K)
2. TECHNICAL TRAINING BUILDING $6,402,850 $200,000 $6,202,850 MEASURE H
3. EMERGENCY PHONE TOWER (CODE BLUE) $240,000 $0 $0 CAPITAL OUTLAY
4. EMERGENCY NOTIFICATION SYSTEM (VISAPLEX) $165,000 $0 $0 CAPITAL OUTLAY
5. SCIENCE BUILDING $28,065,000 $600,000 $27,465,000 MEASURE H
6. DEMO ANNEX $317,500 $50,000 $267,500 MEASURE H
7. ANNEX / CAB SWING SPACE $50,000 $0 $50,000 MEASURE H
8. CAB MODERNIZATION - NORTH FIRST FLOOR $1,850,000 $0 $1,850,000 MEASURE H
9. CABADA COMPLIAN (EXTERIOR) $541,500 $0 $541,500 MEASURE H
10. CABADA COMPLIAN (EXTERIOR) $541,500 $0 $541,500 MEASURE H
11. CABADA COMPLIAN (EXTERIOR) $541,500 $0 $541,500 MEASURE H
12. DEMO MERRILL HALL MODERNIZATION FOR CONT. USE $777,500 $0 $777,500 MEASURE H
13. CAMPUS SIGNAGE, BUILDING SIGNAGE & MAPS $126,000 $0 $126,000 MEASURE H

SUB-TOTAL $41,330,850 $1,100,000 $39,825,850

ADDITIONAL PROJECTS, UNFUNDED

1. COVERED PARKING SOLUTION PROJECT AT ALISAL CAMPUS $2,500,000 $0 $2,500,000 UNDEFINED
2. KEYLESS ENTRY & SAFETY CAMERAS $1,827,500 $50,000 * $1,777,500 UNDEFINED
3. CAB MODERNIZATION - SOUTH FIRST FLOOR $700,000 $0 $700,000 UNDEFINED
4. PAVING AND PATCH WORK THROUGHOUT CAMPUS $500,000 $0 $500,000 UNDEFINED
5. PARKING AND LANDSCAPING AT FORMER VOTECH BUILDING SITE $1,752,500 $50,000 * $1,702,500 UNDEFINED

SUB-TOTAL $7,280,000 $100,000 $7,180,000

TOTAL $48,610,850 $1,200,000 $47,410,850

* DESIGNATORY W/NO MONETARY AWARD