Citizens’ Bond Oversight Committee for Measure T Minutes
January 24, 2018, 3 p.m.
411 Central Avenue, Building C, Room 104, Salinas, CA 93901

[APPROVED]

MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Member Category</th>
<th>Present</th>
<th>Absent</th>
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</thead>
<tbody>
<tr>
<td>1. Muñoz, Alfred</td>
<td>Chair College Support Organization</td>
<td></td>
<td>x</td>
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<tr>
<td>2. DiMarco, Angelo</td>
<td>Student</td>
<td></td>
<td>x</td>
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<td>3. Firth, Steven</td>
<td>Business Organization</td>
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<td>x</td>
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<td>4. Franscioni, Wendy</td>
<td>At-Large</td>
<td></td>
<td>X</td>
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<td>5. Gish, Vearl, Co-Chair</td>
<td>Senior Citizens’ Organization</td>
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<td>6. Guss, Deneen</td>
<td>At-Large</td>
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<td>7. Kimbrough, Carol</td>
<td>At-Large</td>
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<td>8. LaBrier, Robert</td>
<td>Business Organization</td>
<td></td>
<td>X</td>
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<td>9. LeBarre, Mike</td>
<td>At-Large</td>
<td></td>
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<td>10. Leonard, Grant</td>
<td>At-Large</td>
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<td>11. Miguel, Timothy</td>
<td>At-Large</td>
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<td>X</td>
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<td>12. Mori, Sam</td>
<td>At-Large</td>
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<tr>
<td>13. Richardson, George (Ted)</td>
<td>Taxpayer Organization</td>
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<td>14. Silva, Elizabeth</td>
<td>At-Large</td>
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<tr>
<td>15. Wong, Frances</td>
<td>Student</td>
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Others

<table>
<thead>
<tr>
<th>Name</th>
<th>Title or Representing</th>
<th>Present</th>
<th>Absent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Willard Lewallen</td>
<td>Superintendent/President, Hartnell College</td>
<td></td>
<td>x</td>
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<tr>
<td>Ben Figueroa</td>
<td>VP, Administrative Services, Hartnell College</td>
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<tr>
<td>Joseph Reyes</td>
<td>Executive Director, Facilities Planning and Construction Management, Hartnell College</td>
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<td>x</td>
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<tr>
<td>Candi DePauw</td>
<td>Trustee – HCCD Board of Trustees</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>Suzie Payne</td>
<td>HCCD – Controller (Interim)</td>
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CALL TO ORDER & INTRODUCTIONS  
Vearl Gish

The meeting called to order at 3:10 PM by Mr. Gish

Mr. Muñoz had a conflict in his schedule and Mr. Gish will be presiding over today’s meeting.

Ms. Depauw, Trustee and Ms. Payne were introduced to the committee.

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.
ADOPTION OF THE AGENDA        Vearl Gish
Motion to adopt (Carol Kimbrough)  
Second (Mike LeBarre)  
Motion Carried (All in favor)  

PUBLIC COMMENTS  
No public comments were made at this meeting  

ACTION ITEMS  
1. Consider: Adoption of previous meeting minutes – July 19, 2017  
   Vearl Gish  
   Corrections: None  
   Motion to Adopt: Deneen Guss  
   Second: Elizabeth Silva  
   Passed: All in favor  

2. Consider: Adoption of previous meeting minute - October, 24, 2017  
   Vearl Gish  
   Corrections: None  
   Motion to Adopt: Elizabeth Silva  
   Second: Carol Kimbrough  
   Passed: All in favor  

INFORMATION/DISCUSSION/PRESENTATIONS  
1. Design Teams for Measure T Projects  
   Willard Lewallen  
   Dr. Lewallen identified that there will be five design teams assembled for the Measure T projects.  
   Four of the five teams have been created. They are comprised of a variety of HCCD employees from  
   staff, faculty, administrators and students. The Board of Trustee who has a project in their area  
   made a recommendation for representation of their community at large and community leadership.  
   The committees are all about the same size from 12-14 members. The Nursing and Health Sciences  
   building is the largest committee as alumni from the nursing field have also been identified to  
   participate.  
   The North Monterey County committee will be delayed as acquisition of the land is still in progress.  
   Property has been identified and hopefully will come together by end of February.  

   Q – Has the property been identified? Is it near the High School? This would be a poor location – too  
   distant from anything. The inclusion of students on the committees is a great idea. Is there  
   awareness that TMC is looking at changes to traffic flow with Merritt Blvd?  
   A- Yes. Property has been identified. Until acquisition is complete and Board has taken action  
   announcement of specific location will not be made. Not aware of any TMC projects on Merritt Blvd.  

   Q – Who will lead the committees?  
   A – That will be determined in the meetings, but in simple terms, the Architects will. Could be the  
   lead architect or possibly their project manager.  

   Q – Is the acquisition of land for North Monterey County part of Measure T?
A - Yes. The District’s goal is to acquire land through donation, but when that fails, the Measure was worded to be able to acquire land through its funds. Soledad is an example where it is not costing the district any funds for purchase. The Soledad property was donated to the city by a current developer. They in turn donated to the City, who is deeding it to the District.

Q – What is next for North Monterey County?
A - Once acquisition is complete it will then go into the design stage. An RFP is ready for services and will go out once the sale is final and land received. This project will also have a different delivery method. The four other projects are on a traditional, design-bid-build delivery. North County will be a Design/Build delivery. The distinction is that in the Design phase the architect and contractor have already formed their relationship at the start of the project and work together at the beginning of the design phase.

Comment – Mr. Gish has noted that many construction firms/companies have added design arms to their businesses to enable them to contract in just this type of delivery method.

2. Meeting date for April 2018 Vearl Gish

The meeting date of April 25, 2018 (WEDNESDAY) was verified by group consensus. This is the last meeting that has been pre-determined.

3. Building Tours discussion Joseph Reyes

In answer to the request for tours, Mr. Reyes noted that once the projects are into construction, then tours are typically scheduled. With the new buildings, once a design is finalized, the Architects will be brought in to the Oversight Committee to present the building designs, and then in the later part of the construction phase tours are given. A tour of the new STEM building can be done at the next meeting for those members interested.

Q - Once a design is finalized what does a project timeline look like?
A – The architect(s) will complete their design after input from the design committees and make presentation(s). The Board will need to approve the designs. Once that approval is obtained the approved drawings are submitted to the Department of State Architect (DSA) for plan review and approval. The local jurisdiction does not review the district construction jobs. Once it comes back approved from DSA, a Notice to Bidders will go out with request for bids. Walk through meeting will be conducted and a construction company will be selected, and Board approval sought. With an approved contractor, a Notice to Proceed will then be issued. This timeline is about a year to year and a half for each of the four projects to arrive at the ground breaking phase. North County will be slightly behind the other four projects. The Design/Build delivery may also shorten the timeline slightly.

4. Status of Measure T Series A Projects Joseph Reyes

The Re-roofs of building H and K are almost complete. Bldg. K (Performing Arts) is about 99% done, and Building H (gym) has the roofing complete and the contractor is currently finishing the coping and some drain repairs in the next few days. Scaffolding will be coming down next week.

**Hartnell College Mission Statement**

Hartnell College provides the leadership and resources to ensure that all students shall have equal access to a quality education and the opportunity to pursue and achieve their goals. We are responsive to the learning needs of our community and dedicated to a diverse educational and cultural campus environment that prepares our students for productive participation in a changing world.
As noted, design committees are being formed and polled for meeting dates. Who is on each committee will be provided at the next meeting. For the four projects currently going forward (Soledad, King City Expansion, Nursing and Health Sciences, Building D and E renovations) due diligence is being done in hiring firms to do preliminary soils, geotechnical and California Environmental Quality Analysis (CEQA) work.

As additional information to the Committee the following is status on other projects:

Solar Project: Third level of parking garage solar canopy – should be complete by August 2018. Welcome/Safety Kiosk: Will be sent to DSA in February and should also be complete by August 2018. Starbucks agreement is being finalized.

Q – How will Starbucks affect the Cafeteria?
A - It is anticipated that the Starbucks will augment the cafeteria.

Q – Is this a co-op?
A - The District will run and manage the store.

Q – Will Starbucks cards be accepted?
A - Yes

In the process of completion is the transition of 7 classrooms in Merrill Hall. The District received a grant (Non-Measure T funds) that are being used to rehabilitate the labs in Merrill Hall (Bldg. N) into useable regular classrooms. Renovation of the existing buildings on campus puts the focus on the need for space as the work renders typically available classroom space unusable. This is called the secondary affect. This is a large reason why Merrill Hall was not torn down. It is becoming the swing space for those classes and offices being made “homeless” during the renovation work. When renovation starts, it will be to one building at a time so that Merrill will be able to absorb some of those displaced classes.

Q – What is “Master Planning?”
A - This is how to sequence this work. gkkworks and Belli Architect were hired to develop master plans to aid in sequencing each project and to establish design standards for the District. This enables an architect on a project to have information at his hands on equipment, furniture, etc. that will be utilized in all current projects and into the future. The wheel is not being reinvented each time, and the plan allows for consistency throughout the district’s facilities.

Measure T is divided into different series. Currently these five (5) projects are in Series A. Series B and C will be spelled out and the scope of each project is to come. That scope will be a little easier since a master plan and design standards have already been identified.

Q – Does the standards also include furniture?
A – Yes. Furniture, fixture and equipment are part of the master planning and design standards.

Part of the work of the design committees are to think of out the box. Create learning spaces vs classrooms. The Standards and master plan were created to cover the future as well as now.

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Q – Will there be classrooms for online.
A – No. The centers will be a facilities where they can come and connect. Come and get online through open technology, but not a specific class room for an online course. Looking outside that box to create space that student can carve out an area to connect in many different ways. While Measure T provided for funds to build, it does not provide funds to staff. Will need technology to help with services as well as instruction.

Comment – Mr. LeBarre identified augmenting reality and create a mixed reality – technology costs are coming down. Virtual reality headsets can put a student at the same table as others in different city. Can work together with others not just observed, be in one place at same time even when each person is in a different location.

5. Status of Web Site  Dawn Henry
Ms. Henry reviewed current status. Requests for application to be on web pages was followed through on. This is at the bottom of the Committee Member table and is below the link to the Ethics Policy Statement. The table was updated with Mr. Mori’s background information which has been provided since last meeting. This table was also updated with the term month and year dates.

Additional request to have the complete text of Measure was also added to web page. It is on the home page of Measure T middle of page “MEASURE T BOND FULL TEXT OF BALLOT MEASURE” is the link to go to the text.

The audit presented tonight is on the “Bond Oversight Reports and Audits page.

OTHER ITEMS/BRIEF ANNOUNCEMENTS

1. 1 year term members conclude at April meeting

NEXT MEETING(S)
April 25, 2018 (Wednesday) 3:00 PM – 5:00 PM
Meeting will be in STEM Building Conference Room D218.

ADJOURNMENT  Vearl Gish

The meeting adjourned at 3:55 pm