Citizens’ Bond Oversight Committee for Measure T Minutes
October 24, 2017, 3 p.m.
411 Central Avenue, Building E, Room 112, Salinas, CA 93901

Table of MEMBERS

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

Table of Others Attending

<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>x</td>
<td></td>
</tr>
<tr>
<td>Ben Figueroa</td>
<td>VP, Administrative Services, Hartnell College</td>
<td></td>
<td>x</td>
</tr>
<tr>
<td>Joseph Reyes</td>
<td>Executive Director, Facilities Planning and Construction Management, Hartnell College</td>
<td>x</td>
<td></td>
</tr>
</tbody>
</table>

CALL TO ORDER & INTRODUCTIONS
The meeting called to order at 3:00 PM by Chair Muñoz.

ADOPTION OF THE AGENDA
Motion to adopt agenda (Mike LeBarre)  Al Muñoz
Second (Sam Mori)
Motion Carried (All in favor)

PUBLIC COMMENTS
No public comments were made at this meeting.
ACTION ITEMS

1. **Consider re-address of January and May meeting dates**  
   Chair Muñoz opened floor to discussion on the January and April meeting dates for the committee. Explanation was offered that there is a conflict with the College Planning Committee which Dr. Lewallen also attends. It was identified that January 24 at 3 pm will work for all members and that the April date will be determined at the January meeting. Meeting place will be in Steinbeck Hall.

2. **Consider contact information for members on website**  
   Chair Muñoz opened floor to discussion on how the members wanted their information posted on the website. All agreed to have their email used for contact. It was also requested to include a brief statement of what each member does and constituency they represent. It was asked of all members to provide Dawn with a statement to be included in the Oversight Committee Table.

3. **Consider start dates to be posted on Committee website pages**  
   Start date will be July and end June (follow District’s fiscal year). It was requested if the application for membership be included on the website. This will be added

INFORMATION/DISCUSSION/PRESENTATIONS

1. **Bond Credit Ratings**  
   In August, a presentation was made by District representatives to Moody’s Investors Service (Moody’s) and Standard & Poor’s (S&P) in San Francisco. Basically, the District was selling the school to the rating agencies. Hartnell College had strong ratings to begin with and it is very hard to move a rating at the level the District was at. However, the presentation was successful in upgrading one rating. S&P’s rating went from AA- to AA. This is actually a huge move, and it was achieved due to the District’s ability to demonstrate that the OPD or retirement health care account is completely funded. It is actually at 102% funded. Our rating at Moody’s is AA2. Only basic aid districts (high property tax districts of which there are only 5 in the state of California), have a AAA rating.

2. **Measure T Bond – Series A Press Release**  
   On August 30, 2017 a press release was issued to inform the community that the bond had been sold and the District was in receipt of the bond money. It was felt that in all the timing was good; took about a half hour to sell. Financial service companies are always looking for large institutions to sell as they can get investors who are always looking for public bonds. This is because ratio for debt repayment is very good. (Below 2:1) Dollar repayment is factored on the interest rate.

   Q - Will there be a way to show savings? A more complete picture when savings is deducted out?
   A - Reality is in any given year savings can be less or more depending on the assessment of properties – there is an amortization but it will be down the road from now to help in providing that picture.

   Q - Have you received any phone calls in regards to the Bond?
   A – Joseph Reyes did receive a phone call. The caller wanted to know how far out they would be paying for this bond. The Average life of a bond is 30 years.
   Q – Request was made for clarification on the new phone system, how it was purchased. There is no financing of the phone system?
   A – No, the new system is being paid for from the bond funds. Equipment is being purchased out right.
A brief discussion ensued on whether using funds that are being financed to pay for a short term system (phone) was fiscally prudent. It was pointed out that in actuality, there are many systems that will go into a building that also does not have a long term cost of ownership and which will be shorter than the bond term. (e.g. was given such as wiring that is going into buildings will advance via technology and will need to be replaced or upgraded many years before 30 years pass.)

**Q** – This is being referred to as Series A, and there are three more series. How was Series A decided? How did the District arrive at the $70 million figure?

**A** – The projects were reviewed and cost estimated. Discussions with the industry were done to make sure the estimates were viable. The Series A was “front loaded” with the most projects. This was done to take advantage of the current interest rates (low now and would keep the tax rate in line for the taxpayers). Secondly, construction costs are escalating and projected to continue to do so throughout the life of the bond projects. To keep construction costs down would need to do the most projects up front. There are 5 major projects and a few smaller ones. (Roofs on H and K) that were identified to be the most that the District can manage at one time.

**Q** - Are they all going to be started at same time? –

**A** - All will be simultaneous. The Nursing and Health Sciences Buildings will be the longest project – approximately three and a half years to complete with the others being about 3 years. It is a huge undertaking, but one that was scrutinized and determined to be doable. The longer projects wait to be started the higher the costs will be according to industry predictions at hand.

### October 20, 2017 Open Forum:

Last Friday an open forum was held at Steinbeck Hall for the campus community and public. Conceptual designs and preliminary information on Bond Projects was shared with the audience as well as two additional non-bond projects. A recap of the information provided can be found on the Measure T website page for Open Forums – [Link to Open Forums page on website](http://www.hartnell.edu/open-forums-college-and-public-feedback)  
**UPDATE: 12/2017** – The survey link was closed December 16, 2017.

The concept drawings were set up for the committee’s review.

These projects were presented with conceptual designs:

**Nursing and Health Science Building - impact on parking.** This was presented by Dr. Lewallen. The new building will increase program space from 8,000 sf to 24,000 sf. Part of the impact of this building will be its effect on Lot #3 parking. Investigative was found that the parking garage was under-utilized and will help alleviate the impact. More information can be found on the web page.

The second presentation was the welcome safety kiosk. This will be placed at the Main entrance to parking garage at the southeast corner. It will house two to three people and allow for information to be better dispersed to those coming onto the campus. It will allow safety staff to view cameras on all campuses. This is currently in the proposal phase, and is not a part of Measure T.

Third project presented was ADA improvements to the campus open area and is a part of the Building D and E renovation. Adding an exterior elevator to the Bldg. D and E configuration will provide safer
and easier access to those students who need assistance. The open area will also enhance mobility around the campus and be given a new look to make a more dramatic impression.

Requests for Architectural Proposals have gone out on this project. They are due to the District October 27, 017. Four different architects were pre-qualified for Measure T work.

Kasavan Associates is proposing on the King City Education Center expansion; [ISA] In Studio is submitting a proposal for the Soledad Education Center; HGB is working on the ADA Bldg. D & E renovation; Belli/gkk is submitting the Nursing and Health Science building proposal.

Belli Architects, In Studio and Kasavan Associates are all Salinas, CA firms. HGB is from Monterey and gkk works has an office in Sunnyvale and headquarters in Irvine. They have extensive healthcare and education experience.

These last two architectural groups have also been aiding in the implementation and staging of the projects. After the Series A projects are completed will come projects along the line of renovations. These have been placed at the end of the Measure work as they are more work due to displacement of staff and classes.

The last presentation was on a licensed Starbucks store. The Board has received this presentation. It is not part of Measure T.

The data that is provided to the committee will be Measure T projects. Occasionally information will be shared on other projects but the committee will not be brought costs etc. or expected to review these types of projects.

After proposals are received and accepted, they will go to board for approval of agreements. After that committees will be formed to provide input and assistance to the architects for design of the buildings.

The 5th project is the North County Education Center. The District is still identifying and acquiring a lot for the building. There are potential sites. Once a site has been selected and purchased, then the District will go forward with a design build. This is in contrast to a design-bid-build (traditional delivery for a project). In a design-build model the Architect and contractor form a team and work together from the onset of the project. The District looked at all models of project delivery and decided to go with one project as a design-build. With the scope of Series A it was determined that one project as design-build would be sufficient as the District is new to the module. Stayed with design-bid-build (traditional model) for the four other projects.

Q – Will solar panels be a part of the nursing building?
A – Yes. The panels will be relocated to lots 4 and 6. The District will not lose any solar units. Currently, the plan is to put additional panels on top of the building.

Q – What will the impact on the parking be exactly?
A – Mr. Reyes explained the impact. Lot 3 and Lot 4 will be down for 3 to 4 years. As noted, a survey of the garage parking structure was done and identified it’s under usage. There is thought to
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.

designate staff/faculty space in the lower level for employees. Students still park on street as it is free.

Q – What extra measures for safety are being considered for Castroville?
A - Projects are being developed by specific standards (developed with a master architect). What is built at one campus ill be done at another, however safety will be reviewed site specific with the Director of Public Safety. Site specific input will be incorporated and addressed as each building requires. There will be safety/security officers at each city location also. Will be for the hours of operation.

Q - Soledad is a unique city with different codes and regulations – is that being addressed?
A – Yes, the architect submitting the proposal for this project has worked with the City before and knows the regulations.

Q – Community room – explain why? Will a community room be available to local organizations?
A – These will be joint use rooms. They are District rooms but will be made available to the communities as they don't have such rooms and struggle to meet their obligations with a lack of facilities. When the District campaigned for Measure T this need came up and HC committed to this; to provide joint use room. This is also in the education code, that a public space have space available, but how it is used and scheduled is up to the district to make those rules.

Q – Will there be food services at remote facilities? –
A – The district is not looking at that yet, but will look at it when design phase starts. There is food vending at the King City Education Center, yes, but not enough. There are attempts to get contract(s) for high end vending and with enough locations will get better interest in a bigger contract.

OTHER ITEMS/BRIEF ANNOUNCEMENTS

1. Due to an administrative oversight, the minutes for July’s meeting were omitted for approval. The July minutes and October minutes will be on the January Agenda for ratification.  

Al Muñoz

NEXT MEETING(S)
JANUARY 24, 2017 3:00 PM – STEINBECK HALL in the Student Center – Building C
Room C124 (next to the cafeteria)
Map Links:  

ADJOURNMENT

MOTION TO ADJOURN (Carol Kimbrough)
SECOND (Liz Silva)
MOTION CARRIED (All in favor)

The meeting adjourned at 4:25pm