

Yosemite Community College District

Measure E Citizens' Bond Oversight Committee Meeting Minutes

YCCD Board Room
July 2, 2008, 6:00 p.m.

Members Present: James West, Patrick Sweeney, Nick Cretan, David Geer, Betty Ann Prescott, Richard York, Donald Bunce, Terry Plett, Gary McKinsey

Members Absent: Gary Hampton, Jayme Johnson, Debbie Paffendorf

Others Present: Roe Darnell, Connie Mical, Teresa Scott, Nick Stavrianoudakis, Judith M. Lanchester, Marie Otaya, Gary Whitfield, Bill Strand, Graciela Molina (recorder)

1. Call to Order

Citizens' Bond Oversight Committee (CBOC) Meeting was called to order by Richard York at 6:02 p.m. in the YCCD Board Room.

2. Approval of Minutes of April 2, 2008 Meeting

The meeting minutes of April 2, 2008 were approved by the Citizens' Bond Oversight Committee. A motion was made by David Geer and seconded by Betty Ann Prescott. The motion carried unanimously.

3. Comments from the Public

No comments from the public.

4. Committee Membership

Chancellor Roe Darnell reported that College Foundations were contacted to request nominations for applicants to fill a vacancy in the College Support Organization category. An effort will be made to contact alumni associations as well as a general public notice to all of our service areas. Chair Richard York reported that Donald Bunce tendered his resignation effective July 31, 2008. Mr. Bunce thanked everyone for their time and participation, especially the members who have consistently attended all the meetings. Chancellor Darnell also thanked him for his service.

5. Nomination for Vice-Chair

Chair Richard York called for nominations for the position of Vice-Chair on the Citizens' Bond Oversight Committee. Nominations were opened; Nick Cretan nominated James West for the position then nominations were closed. James West accepted the nomination and was voted in as Vice-Chair of the Citizens' Bond Oversight Committee.

6. Project Status Report

Mark Newton reviewed with CBOC members the YCCD Measure E Project Status Report which was provided to members prior to the meeting.

COLUMBIA COLLEGE: A design team was assigned for the *Parking Lot* project; *Public Safety* bid is under budget and construction has started; *Madrone* bid out today and *Buckeye* has bid and is underway. Mark Newton reported that local contractors and trades have been incorporated into the bidding process, in response to Nick Cretan's inquiry about local contractors from Twain Harte.

MODESTO JUNIOR COLLEGE: The District and MJC submitted a grant for the *Library* project. *Allied Health* is awaiting approval from DSA. Mark Newton reported that the architects working on *Loop Road* are tBp Architects; Lionakis has been selected for

Founders Hall Modernization and the High Tech Center. Mark Newton provided a brief overview of the *Science Community Center & GVM (Great Valley Museum)*. This project has significantly increased; the entire department will move to West campus, including the GVM. He reviewed electronic renderings with members; the first floor of the building is the lobby area, GVM and planetarium; the second floor includes science labs, prep space, and faculty offices. The building incorporates a roof/observatory deck allowing for stargazing. The project is under budget and moving forward to design development. Chair Duke asked about control of observatory from the planetarium and vice-versa. Mark Newton confirmed that the planetarium would serve as a large lecture hall and have the capabilities to use and control the observatory.

David Geer asked about financial fluidity of vendors with the economic decline; Mark Newton responded that the District requires a performance bond which insures the job will be completed to the end. In response to Chair Richard York who requested to know where excess/surplus funds end up, Chancellor Roe Darnell reported that any excess/surplus stays at the college. He has requested that the designs be as cost effective as possible, committees have been instructed to develop the core needs and identify additive alternates; any excess/surplus funds stay at the college with possibility of augmenting other projects, ultimately staying within the scope of the bond project(s). If the District finds that there is a legitimate savings and bond monies left over there will be returns to the taxpayers; even with savings being experienced and projects moving forward rapidly, there is a lot that has fallen off of the table. The Chancellor is not as optimistic that there will be a savings in the end.

7. Bond Update

Update provided as part of Item #6 Project Status Report.

8. Bond Quarterly Expenditure/Revenue Report

Mark Newton reported that the Citizens' Bond Oversight Committee members previously received a copy of the Measure E Quarterly Expenditure Report. He provided an overview of the total expenditures as of April 30, 2008. Program-wide total expenditures amount to almost \$44 million, encumbrances of \$18.3 million, and an ending balance just over \$264 million. Discussion ensued regarding material costs and petroleum based products still on the rise. Mark Newton reported that decline in the cost of labor is based on the decline of the housing market; in order to keep staff busy vendors are taking bids at a lesser cost, therefore, projects are currently falling under bid.

Chancellor Roe Darnell reported that Angels Camp is still in property negotiations; there is a request to hold off on the close until the first of the year. The County has agreed to share the property and remove indebtedness tied to the property. Currently, College and District staff have toured four sites within the Oakdale city limits; the goal is to purchase land and develop an educational site taking into account the Oakdale bypass.

9. MJC Student Services Building

Chancellor Darnell reported that the YCCD Board of Trustees have determined the location for the MJC Student Services building; the future site will be on the MJC East Campus, corner of College Avenue and Coldwell Avenue; the process of compaction and soil testing has started in order to finalize the site; the project committee will meet at the end of July to adjust the floor plan according to the location; unfortunately, the delay has cost an estimated \$400,000; issues have now been resolved and the project is moving forward. Chair Duke York stated that the issues on this project brings to light the disconnect within the committees.

Originally, one of the proposed locations was adjacent to the Art building. Currently, there is a review of the Art building specific to safety issues that came up when looking at possible sites for the Student Services building; an effort to resolve these issues is taking place; Kitchell has met with the Art Department and anticipates a reporting out at the next CBOC meeting. Chancellor Darnell reported that similar discussions with regard to the Library project are taking place; seismic issues come to light when new structures are attached to existing structures.

Donald Bunce stated that due to the events that took place with this project there is increased communication between the committees. In response to an inquiry from David Geer, Chancellor Roe Darnell reported no cost difference in placing the building on any of the three proposed sites. He acknowledged that the area has beautiful trees and is working with faculty specialists who can determine the life of the trees; the goal of the project is to minimize the number of trees coming out, first removing those that are at the end of their lifespan. The Chancellor will keep the community posted by working with the media. This project is scheduled to begin construction the fourth quarter (Q-4) of 2009.

10. Westside Educational Site Update

Chancellor Roe Darnell reported that a land donation in Patterson was provided to YCCD by Mr. Jon Maring. The site planning is taking place; YCCD is looking into the use of modulars, similar to site-build construction; these modulars are on the ground and have approximately an 80-year lifespan, the manufacturer specializes in Field Act Projects. The use of modulars on the site reduces construction and approval time since these buildings are premanufactured and preapproved by the Department of State Architects (DSA). YCCD is looking at the concept of a lease-back approach, fast track construction; this approach has been used by Patterson USD. The current 10 acre donation is going through the due diligence process, foreseeing any environmental issues, there shouldn't be any problems seeing that the property owner and land donor are one in the same. Once title is transferred, there will be an option to purchase additional acreage in the future. The District foresees a future use of 40 acres total with a purchase option agreement for the future.

Chair York asked if the donated site is set for infrastructure; it was reported that the location is right on the edge of the Patterson Sports Park; sewer lines run approximately 300-400 feet away and access to utilities is minimized. According to the Patterson General Plan proposals, the location will be in the city's sphere of influence. The Chancellor stated that it is a great location to attract students from Newman and Crows Landing; he expects to begin with approximately 8-10 classrooms to include day and evening classes; currently, MJC only offers evening classes in Patterson. He reported that we will establish capacity and then measure growth. In response to David Geer, Chancellor Roe Darnell reported that the previous donation fell through.

11. MJC Parking Update

Chancellor Roe Darnell reported that final documents for the purchase of land for the revised MJC Parking location were signed on July 1; formal closing and deed in hand is expected by July 8. Mitigation of hazards will be conducted as soon as things go through. DSA approval will take about 30 days; immediately after approval from DSA, a call for bid of demolition and construction for the parking lot will be placed. True activity is scheduled for August, an effort to time the loss of parking is a challenge, every effort to minimize student impact will take place; the current agreement with the local church to use their parking lot will continue; it was noted that students and staff will regain parking lost during

the auditorium renovation. The Chancellor reported that the number of increased parking stalls is closer to 280/290 due to an easement that exists on the property. Donald Bunce recommended that construction to the parking lot begin after Fall Semester drop deadline.

12. Comments from Committee Members

Donald Bunce reported that he had an opportunity to tour the Auditorium; he commented that it is an excellent job. James West reported that the mechanisms/control center used in the Auditorium is the same as what is found at the Gallo Center for the Arts in downtown Modesto. Betty Ann Prescott expressed appreciation for the projects that have been seen to date. David Geer was enthused to find out that a consultant was hired to assist with the control center for the Auditorium. Mark Newton noted that it was very important to be on the cutting edge, emulating the workforce.

Terry Plett thanked Donald Bunce for his service on the Measure E Citizens' Bond Oversight Committee; it was noted that he's done a great job in asking the important questions and has learned from him; he wished him the very best. Richard York stated that he reluctantly accepted Mr. Bunce's resignation; he stated that having a student perspective is important to the community and to the Board and student peers; he requested that Donald Bunce encourage other students to get involved. Chair Richard York also reported on the annual report subcommittee, the committee is identified and will meet in August once final figures for the fiscal year ending June 30th are received.

13. Adjournment

James West made a motion to adjourn the meeting and it was seconded by Terry Plett. The Citizens' Bond Oversight Committee meeting was adjourned at 7:21 p.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, October 1, 2008, at 6:00 p.m., in the Yosemite Community College District Board Room.