

Approved

HARTNELL COMMUNITY COLLEGE DISTRICT BOND OVERSIGHT COMMITTEE MEETING

Minutes
February 9, 2011

PRESENT

Bob Perkins
Terry McHenry
Bruce Adams
Vearl Gish

NOT PRESENT

Celia Perez-Martinez

PRESENTER

Joseph Reyes - Hartnell College
Kent Stephens - Hartnell College
Damon Felice – Felice Consulting Services

GUESTS

Candi Depauw

CALL TO ORDER

The meeting was called to order at 3:05 PM by Bob Perkins

**ADOPTION OF
AGENDA**

Approved and adopted by consensus.

MINUTES

Minutes from November 17, 2010 meeting were approved by a 3-0 vote

PUBLIC COMMENT

Ms. Depauw stated she was happy to be at the meeting.

**BOND
OVERSIGHT
COMMITTEE MEMBER
COMMENTS**

The group also requested that all board action item documents be presented to the group at each meeting. Staff stated they would make sure to get that info to the group.

It was also requested that the five year plan be presented to the group for their review.

**INFORMATION
ITEMS**

**MEASURE H AND
CONSTRUCTION
UPDATE /DISCUSSION**

SEE ATTACHED

**MEASURE H AND
CONSTRUCTION
FINANCIAL REPORT**

Mr. Felice present the group with a proposed format for future reports and the group agreed on the format. Mr. Felice will prepare these expanded reports for the five largest active projects and will have a current Datatel report for all as well.

ACTION ITEMS

Last years to review - if same format is appropriate (change info and pictures) we will move forward with what

Update members

New Facilities to show

Format is fine - Bruce

Project update - 2page fairly simple

Bob - would like to see prominently featured - in comment letter up front, refer several times to the \$131M - would like to see, "we are now here .. as of date of report .. we've spent--" Maybe a bar chart of what has been used of bond - Maybe even show what amounts have been matched by state - Show whats been spent / what is left

Largely boiler plate - want to see the dollars billboarded - Maybe swap the front / back

Maybe even see the dollars / expenses shown on each project (Bruce Q who gets this? would get posted to board of trustees, do they build what they want on budget? those kinds of Q's The list approved now - impossible to do now.

Terry - perfectly honest - Measure H has 6 listed - which are not 6 mentioned - not specifically a parking structure - Should match the original language of the measure Point is well taken to match the language

FUTURE AGENDA ITEMS:

NONE

NEXT MEETING

MAY 11. 2011 AT 3PM IN LRC 105

ADJOURNMENT

The meeting was adjourned at 4:07 P.M. by chair Bob Perkins

**CONSTRUCTION UPDATE
AS OF 02/09/2011**

CURRENT DESIGN, PLANNING AND CONSTRUCTION PROJECTS

PLANNING PROJECTS

- **Alisal Campus Master Plan (CAT East Campus - 745034)**
 - **As part of the 142 acre Alisal Campus a master plan will be need for a few reasons. First, the District needs to determine the best locations for current construction projects and second this document will be needed once an Environmental Impact Report (EIR) is prepared for the site.**
 - ▷ The District has begun the planning process for the 142 acres of the Alisal Campus
 - ▷ The process will include two master plans, (1) for the +/- 42 acre campus and (1) for the remaining +/- 100 acres
 - ▷ Once a master plan is complete the EIR process will begin with the City of Salinas
 - ▷ The land swap with the City of Salinas is currently underway. It is anticipated that this will take between 18 and 24 month. We are currently 12 months into the process.
- **Main Campus Facilities Master Planning Process**
 - **The main campus has prepared a master plan for the campus which is a living document and needs to updated as needed. Not only is this something that Hartnell College needs but it is also something that the California Community College Chancellors Office (CCCCO) needs to be updated on a yearly bases. This document has been used to place the current buildings but was also used to place the Science Building and the Health Science Building.**
 - ▷ The 5-year Capital Outlay Plan was completed and submitted to the CCCCCO on June 29, 2009.
 - ▷ The 2009-10 IPP for a new Health Sciences & Nursing Building was completed and submitted to the CCCCCO on June 29, 2009.
 - ▷ A modified Health Sciences & Nursing Building IPP was prepared based off of the newly released enrollment projections and will be submitted to the CCCCCO by August 31, 2010.
 - ▷ The updated facilities master plan was completed and will be submitted to the CCCCCO on August 31, 2010.
- **Science Building FPP (Science Center - 813026)**
 - **In order for Hartnell to get states funds for project two important documents need to be prepared and Initial Project Proposal (IPP) and a Final Project Proposal (FPP).**
 - ▷ Lionakis, out of Sacramento, is the Architect of Record for this project, which includes the preparation of the FPP.
 - ▷ The kick-off meeting for the FPP took place on 02/19-20
 - ▷ The stakeholders took a trip to Cal Poly on 03/09 to look at their facilities
 - ▷ At our second meeting a few general layouts were established and we are working from those layouts
 - ▷ The group took its second field trip to look at both San Mateo and San Jose City College's new science building
 - ▷ The last programming meeting was May 8 and all the user groups concerns were addressed
 - ▷ Lionakis completed the FPP and the Board Approved the document on June 8, 2009 and the FPP was submitted to the CCCCCO on June 29, 2009.



- ▷ The project has been approved by the CCCCCO for funding but because the state has no money it has been put on a shelf until a GO bond passes.

DESIGN PROJECTS

- **CAB Building Renovation (811200)**
 - **As part of the District master plan the College Administration Building (CAB) was to be renovated. This project will be the renovation to the first floor of the CAB.**
 - ▷ The programming for this project has started
 - ▷ The pre-qualification package for a Design/Build entity was out to prospective teams in December and was due on January 7, 2010. A total of 25 teams submitted.
 - ▷ The short-list has been created and the letter to those firms have been sent out. Additionally letters were sent to the remaining 20 firms who submitted pre-qual packages.
 - ▷ Of the 25 DBEs a total of 24 firms met the pre-qual minimum requirements
 - ▷ The list was shortlisted to the top five scores, which ended up yielding a total of 6 DBE teams:
 - Rudolph & Sletten - Lionakis
 - Dilbeck & Sons - HBFL
 - Kitchell - Smith Group
 - Blach Construction - BFGC-IBI
 - Lusardi Construction Company - Davy Architecture
 - Soltek Pacific Construction Company - Mosher Drew Watson Ferguson

- **City Sidewalk Replacement (843006)**
 - **As part of the EIR which was approved in 2005 one of the mitigations was to replace the sidewalk around the campus, as needed. In addition to the sidewalk Monterey Salinas Transit (MST) requested that a bus turnout be installed on Alisal St.**
 - ▷ An RFQ was put out on the street for interested civil engineering firms interested in design the sidewalk, bus turnout and misc infrastructure projects on the campus.
 - ▷ A total of three firms submitted and all were shortlisted and issues and RFP.
 - ▷ C3 Engineering was chosen based off of the firms experience and cost proposal.
 - ▷ The design work will start on May 5th and we are currently working with the City of Salinas and MST to finalize the plans.
 - ▷ Both the City and MST have agreed on both items and City is making final comments
 - ▷ District to meet with the City of Salinas to finalize the encroachment permit on 11/16. Once that meeting takes place the project can go out to bid.
 - ▷ Th project bid on January 20, 2011 with a total of nine responsive bidders.
 - ▷ The low bidder for the project is Norcal Contractors at \$236k
 - ▷ The project is schedule to get started on March 1, 2011 pending weather

- **Campus Infrastructure #2 (830201)**
 - **In 2004 infrastructure phase I was completed and as part of that project new power, water, gas, data, sewer and storm drains. This project will install water and gas isolator valves to all the existing buildings. In addition the old data lines will be terminated and the new data lines will be connected to all buildings.**
 - ▷ An RFQ was put out on the street for interested civil engineering firms interested in design the sidewalk, bus turnout and misc infrastructure projects on the campus.
 - ▷ A total of three firms submitted and all were shortlisted and issues and RFP.
 - ▷ C3 Engineering was chosen based off of the firms experience and cost proposal.
 - ▷ The plans are close to completion



- **Keyless Entry and CCTV System (843007)**
 - **As both a safety precaution, a tracking mechanism and future cost savings to the District, the District is investigating the installation of both a keyless entry system and Closed Circuit Television cameras campus-wide.**
 - ▷ Aurum Consulting Engineers will be preparing a campus wide design of a keyless entry and CCTV system for the main campus and King City Center.
 - ▷ We have a meeting scheduled for Feb 1 to finalize proposed camera locations.
 - ▷ **The keyless system is currently installed at the Alisal Campus and the final locations for the CCTV is being determined for installation**

- **CAB Chiller and Boiler Replacement (811200)**
 - **As part of an energy efficient project on campus the 30 year old chiller and boiler on the roof of the CAB will be replaced. As part of that project and energy efficient cool roof will also be installed.**
 - ▷ Axiom Engineers will be preparing a design of a new energy efficient chiller and boiler for CAB
 - ▷ We will also be working with PG&E to investigate a possible rebate for the delta between the existing units and the new units
 - ▷ The anticipated schedule is as follows:
 - Design Period - April 7 - June 30
 - DSA Review - July 1 - November 1
 - Issue RFB for Chiller and Boiler Units - July 1
 - Bid Period - December 2010 - February 2011
 - Construction - February 2011 - July 2011
 - ▷ Axiom and Skyline Engineering are working on the design of the project
 - ▷ The District plans on bidding the equipment (chiller & boiler) in the next few weeks so the an order can be placed and the equipment can arrive sooner
 - ▷ Once the design is completed we will bid the work per the above schedule
 - ▷ The District is also working with PG&E to get a rebate for the energy efficient changes which are being made.
 - ▷ The design is complete and will be submitted to DSA for review and approval.
 - ▷ We have received bids on both the Chiller and the Boiler and the District has purchased them.
 - ▷ Both the Chiller and Chiller have been ordered.
 - ▷ The plans are currently at DSA for review and approval

- **Technical Training Building (813028)**
 - **This will be the second building constructed on the Alisal Campus. The building will house diesel and auto mechanics as well as green construction. The building is slated to be between a 10k and 15k building and will be seeking LEED Certification.**
 - ▷ Hartnell issued a request for qualifications (RFQ) for architectural services related to the design of the Technical Training Building on the Alisal Campus. A total of eight firms submitted an RFQ. A group of faculty and staff(the users of the building) met and shortlisted a total of 5 firms for interviews. The shortlisted firms were: NTD (Salinas), Paul Davis Architecture (Monterey), W, R & D (Monterey), BAG (Salinas) and Kasavan Architects (Salinas).
 - ▷ The users then interviewed the firms and they selected NTD based off of previous similar project experience and cost.
 - ▷ The team had its first programming meeting on 7/14 and a schedule was put together on the remainder of the meetings.
 - ▷ The team took a trip to Delta College to look at their facilities and our next time will be to Cal Poly to look at their CM program
 - ▷ Programming on the building continues



□ **PE Field House**

- **As part of the PE master plan the second phase was a new field house which will house locker rooms, restrooms, a classroom, a training room and a concessions area for food.**
 - ▷ Currently there is an RFQ out for architectural and engineering services. The due date for the RFQ is December 16, 2010.
 - ▷ A total of 16 firms submitted RFQs and the selection team is currently reviewing those documents and will be shortlisting in the next few weeks.
 - ▷ The short-list was determined by the user group with the interviews taking place on February 15th.

CONSTRUCTION PROJECTS

□ **Alisal Campus Center for Applied Technology (CAT East Campus 813018) & (CAT East Campus 814018)**

- **This is the first building be constructed at the Alisal Campus. It is a 50/50 Stated funded project, meaning that the State covers costs up to \$14M and the District must cover the remainder of the cost. The building is a 55k sq ft. building will replace many of the programs currently housed in the VoTech building on the main campus.**
 - ▷ Kasavan Architects is the AOR for the project
 - ▷ Dilbeck construction is the GC for this project (\$19,340,000)
 - ▷ Construction began on July 14, 2008
 - ▷ The project will be completed in 2010
 - ▷ All structural steel has been erected
 - ▷ Interior metal studs and drywall is currently going up
 - ▷ The roofing and exterior siding is currently going up
 - ▷ Check out the webcam on the Measure H website, <http://webcam.hartnell.edu/popup.html>
 - ▷ Interior finishes are continuing to be placed in the building.
 - ▷ The welding equipment is scheduled to be ordered on May 5th and all will be installed by August 1st and will be ready for classes to start in fall.
 - ▷ Permeant power was switched over on June 1
 - ▷ Work continues on the interior finishes of the building.
 - ▷ 65% of the landscaping around the building has been completed.
 - ▷ All of the furniture and AV equipment has been ordered for the new building and are anticipating a early August delivery date.
 - ▷ The Oskar welding equipment will be delivered during the first few weeks of September for installation.
 - ▷ Floor finishes are going down in wing C and furniture will be installed starting on Nov. 1 and Audio Visual (AV) equipment will follow with a January 24, 2011 scheduled opening
 - ▷ The VoTech Building was moved over to the CAT Building over the break so the building is currently not being used by faculty and staff.
 - ▷ Furniture was installed in the classrooms and office over the winter break and currently all the computers and phones are being hooked up by Hartnell staff.
 - ▷ Punch-list items are currently being performed in anticipation of the January 24th opening.
 - ▷ **The project is substantially completed with punch-list items currently being completed**



- **Student Center Renovation/Remodel Project (College Center Remodel 813006)**
 - **The Student Center project is a complete renovation to the building. The project includes new finishes, HVAC units, a complete overhaul of the servery and all new furniture.**
 - ▷ BFGC is the Architect of Record for this project
 - ▷ DMC Construction was the low bidder and will be the GC for the project
 - ▷ Construction started on November 17th and is scheduled to be completed by September 2010
 - ▷ The new bookstore in Steinbeck Hall is the first scope of work
 - ▷ DMC finish the heavy demo work over the break and they are now finishing up the Steinbeck side of the building.
 - ▷ During spring break the move of the bookstore and the reopening of Steinbeck Hall took place
 - ▷ DMC is working on the whole building and the Steinbeck Hall, bookstore, servery and faculty lounge will be completed by 8/15.
 - ▷ The remainder of the building will be opened some time in September/October.
 - ▷ The furniture for Steinbeck Hall and the staff lounge will be delivered on 08/09
 - ▷ The servery was opened on 8/23
 - ▷ The center and west portion of the building are still being worked on with a move in date slated for November 29
 - ▷ Furniture and equipment was installed in the building prior to the opening of the building.
 - ▷ Over the winter break a number of items like the aluminum cladding, the atrium, finishes and punch-list items were worked on and completed.
 - ▷ **The project is substantially completed with punch-list items currently being completed**

- **Alisal Campus Landscape Project (813030)**
 - **As part of the expansion to the Alisal Campus the entrance needed to be brought up to ADA compliance as well as make the area a safe area for the new students who will be attending class on the campus. The project includes the landscaping of the entrance at Alisal St. and will have new planted areas, accessible paths and lighting.**
 - ▷ The project is currently out to bid with construction starting in November and will be completed by 01/23/11
 - ▷ The project bid on 10/20 with a total of six contractors bidding the project. The apparent low bidder was Perma Green Hydroseeding and we are awaiting Board approval before that work can start.
 - ▷ The tentative schedule is for work to start on 10/15/10 and be substantially completed by 01/23/11.
 - ▷ Perma Green Hydroseeding has started the submittal process and is in the process of identifying all underground infrastructure. Work will start once all underground items are identified.
 - ▷ Currently all the hardscape has been placed and we are waiting for the site to dry out so work can continue.
 - ▷ The site has dried out and underground utilities are being installed.
 - ▷ **Currently underground work is being completed with planting starting within the next week**

- **CAB Refresh #4 (813029)**
 - **This is the fourth refresh project which will take place in the CAB. The project includes new finishes in a number of rooms, hallways as well as making a number of classrooms smart.**



- ▷ The project is currently out to bid with construction starting in December and will be completed by 01/23/11
 - ▷ The project bid on 10/19 with a total of seven contractors bidding the project. The apparent low bidder was DMC Construction and we are awaiting Board approval before that work can start.
 - ▷ The tentative schedule is for the work to start on 12/18/10 and be completed by 01/23/11.
 - ▷ The District has started having weekly meetings with DMC so the work will be ready to start once finals end.
 - ▷ Work started as scheduled on December 20th and work took place over the winter break and most work will be completed by the first day of classes.
 - ▷ The only outstanding items will be a few of the new light fixtures which are being placed in all four stair towers, which is scheduled to be completed by the end of the week.
 - ▷ **The project has been completed**
- **Portable Trailers**
 - ▷ **For almost 5.5 years there have been a number of trailers which were used for swingspace at the northwest side of the campus and all have been removed except for HR, the old facilities trailer and the portable restroom.**
 - ▷ **A total of 10 trailers were removed from November thru January**

COMPLETED PROJECTS

- **CAB Refresh #1**
- **CAB Refresh #2**
- **CAB Refresh #3**
- **NE Landscape Project**
- **PE Renovation Project**
- **CALL Building**
- **Pool Renovation**
- **Lighting Phase II**