



REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE

Tuesday, February 15, 2005

MINUTES

Prior to the regular meeting, Gary Nellesen, Interim Vice President, Administrative Services; Randy Hartman, Vice President, Bovis Lend Lease; Rebecca Mitchell, Interim Director, Facilities Planning & Management; Jerry Jones, Senior Project Manager, Bovis Lend Lease; and Committee members Lina Ledford, Armando Macedo, Richard Malooly, Don Sachs, and Roy Test took a tour of the South Science Building.

CALL TO ORDER

The regular meeting of the Mt. San Antonio College Citizens Oversight Committee was called to order at 6:00 p.m., on Tuesday, February 15, 2005.

CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT

Marlen Garcia	Lina Ledford
Edward Lo	Armando Macedo
Richard Malooly	Barbara Price
Don Sachs	Mike Spence
Roy Test	

CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT

Laurie Marshall
Becky Meza

STAFF PRESENT

Christopher C. O'Hearn, President/CEO
Gary Nellesen, Interim Vice President, Administrative Services
Rebecca Mitchell, Interim Director, Facilities Planning & Management
Randy Hartman, Vice President, Bovis Construction
Diana Casteel, Executive Assistant to the President and Board of Trustees

GUESTS PRESENT

David K. Hall, President, Board of Trustees
Richard Thompson, AC Martin, Inc.

1. APPROVAL OF MINUTES

It was moved by Don Sachs, seconded by Lina Ledford, to approve the minutes of the November 23, 2004, meeting. Motion unanimously carried.

2. PUBLIC COMMENTS

- Deidre Vail, Professor, Biological Sciences, said that, as a member of the Biology Department, she wants to make sure the Interactive Exploratorium and a location to house the Meek Collection are included in the Science Building. Professor Vail said there are plans to renovate the Staff Center and she questioned where those funds were coming from since they were not included in the original list of bond projects. Professor Vail said it's important to her that we don't lose instructional space for students in order to support other projects that don't directly serve students.
- Eric Kaljumagi, Professor of Learning Assistance, said the responsibilities of the Citizens Oversight Committee include actively reviewing and reporting on the proper expenditure of bond funds. He said that good construction is occurring on campus and that progress is going well. Professor Kaljumagi said there are some unhappy murmurings on occasion because it appears that new classrooms will be so small that class size will have to be cut. He said it could mean there are details that are, perhaps, being overlooked and he encouraged Committee members to be careful. Professor Kaljumagi said he thinks things are going well – but not perfectly well. He cautioned Committee members not to take everything at face value.
- Jim Manson, adjunct faculty member, commented on the proposed revisions to the Master Plan. He said that, once plans are changed, it is important to communicate with both the local community and the campus community.

3. MASTER PLAN UPDATE

Dr. O'Hearn introduced Gary Nellesen, who has recently assumed the role of Interim Vice President, Administrative Services due to the retirement of Nancy Rice. Dr. O'Hearn also introduced Rebecca Mitchell, who is serving as Interim Director, Facilities Planning & Management.

Mr. Nellesen introduced Richard Thompson, from AC Martin Architects, who presented Committee members with an update on the College's Master Plan.

Mr. Thompson said his company was retained by Dr. O'Hearn last May to review and update the College's 2000-01 Master Plan. In doing that, AC Martin revisited the campus growth assumptions and the Measure R program. They wanted to be sure to balance space plans with the State Chancellor's Office Criteria (confirm space inventory), and reallocate/reprioritize individual project funds and the entire Measure R budget to maximize construction effectiveness. They also reworked the physical Master Plan to address identified weaknesses.

Mr. Thompson reviewed the construction projects that have been completed, are under construction, and those in the design and development stages.

In critiquing the College's current Master Plan, Mr. Thompson pointed out such things as a poorly functioning primary campus entry, less than optimal Child Development Center location, and a landscape plan that is not tied to the definition of open spaces and pathway hierarchy.

In developing the College's new Master Plan, the following goals were addressed:

- Work toward an east/west traffic flow because of the College's topography.
- Build a new entrance to the College on Temple between Mt. SAC Way and Bonita Avenue to alleviate some of the traffic congestion.
- Review the College lighting plan to assure a safe environment.
- Move the Child Care Center to a less congested area of campus (Bonita and Walnut)

According to Mr. Thompson's projections, the College should have sufficient parking spaces for the next 10-15 years.

Dr. O'Hearn said the Board of Trustees has reviewed the proposed Master Plan, and that it will be presented to them for adoption next month.

Dr. O'Hearn stressed that the College's Master Plan is a living document, much like the College budget, that changes as circumstances change. For example, modifications to the original plan were necessary because of the increased cost of construction. To further explain his point, Dr. O'Hearn pointed out that the original plans called for an ESL Building. While that may have been good thinking at that time, Dr. O'Hearn said the plan was later modified to include other languages in the building – credit ESL, sign language, foreign language, etc. He said the College will continue to make modifications that are prudent and responsive as we go.

4. UPDATE ON PROJECTS

Becky Mitchell provided the following update on the following projects:

- *Agricultural Sciences – Project 5.* The project team has reviewed a number of scenarios for the location of the Agricultural Sciences building. The decision has been made to place it in the pasture by Bonita Street and Parking Lot F. The project includes a nearly 40,000 sf Agricultural Sciences building as well as a greenhouse, raptor rehab facility, animal care unit, and equine tack building, totaling an additional 13,000 sf. The project is expected to be complete in Fall 2007. This project is both State and locally funded.
- *Child Development Center – Project 6.* The project team is currently working on programming the space. The project is scheduled for completion at the end of 2007.
- *Classroom Improvements – Project 7.* Design development is complete and construction drawings are currently under development. Project is on schedule for construction to begin in January 2006. The project is approximately 1/3 State funded and 2/3 bond funded. The biggest challenge related to this project is organizing the surge space required for such a large project.

- *Design Technology – Project 10.* A Final Project Proposal (FPP) has been accepted for the State to fund 50 percent of this project, if the State Bond Measure passes. The project is scheduled for completion in Fall 2008.
- *Physical Education – Project 11.* The project team is currently working on programming the new space and determining the renovation of existing space. Project is scheduled for completion in Fall 2007.
- *Student Services – Project 13.* This project is in the construction drawing development stage. Construction is scheduled to begin in January 2006.
- *Math/Science – Project 17i.* Project is in programming phase. Construction is scheduled for completion in Fall 2007.
- *Music Expansion – Project 17g.* Project is currently being bid. Bids are scheduled to go to the Board of Trustees in April. Construction is scheduled to be completed by the end of the year.
- *Infrastructure – Project 17e.* Two more electrical/plumbing/sewer projects are in development.
- *Staff Center – Project 17f.* This project is ready to go to bid. Construction is scheduled to begin this summer.

Randy Hartman reported on the following projects under construction.

- *Science Building – Project 1.* The steel erection for the South Science Building is 98 percent complete. This is a 64,000 sf building that will include 21 classrooms, 14 of which are labs. Construction is expected to be completed in February or March 2006.
- *Art Studios Renovation – Project 17f.* The scope of this work includes demolition of interior finishes, restroom renovations, reconstruction of interiors, lighting, plumbing, and the removal of asbestos-containing material. Demolition has been completed by the general contractor and interior framing is underway.
- *Auxiliary Services Renovation – Project 17f.* Scope of work includes interior remodel work which includes ADA restroom renovations as well as new flooring, walls, electrical, lighting, fire alarm and security systems. Exterior work includes a new ADA ramp and path of travel from the parking lot to the building. Interior work is on schedule. The roof top air conditioning unit installation is complete. Scheduled move in date is April 2005.
- *Student Health Services – Project 16.* This project is partially funded by Student Health Services funds. It is a new 12,402 sf building, with a projected move in date of March 30, 2005. The building includes seven classrooms, five of which are labs.
- *Seismic Upgrade – Art Building and Information Technology Building.* Demolition is occurring right now. Scope of work includes demolition, seismic retrofitting, and installation of fire alarm systems. Projected completion is April 2005.
- *Music Expansion – Project 17g.* Project is currently out to bid. Bids are due March 24. Construction is scheduled to begin on this 5,376 sf building on May 15, 2005.

Dr. O'Hearn commented on the following changes to the originally planned bond projects and said they are further examples of the evolving Master Plan:

- The plan originally called for a new gym to be built. The College had budgeted \$10 million for the gym; however, the actual cost was in the neighborhood of \$18 million. The College conducted a study to determine if the current gym could be modified in order to save some dollars. The study indicated that the current structure could be modified at a significant savings.
- Originally, the College had planned to build a workforce training center. The current thinking is that we don't need to be putting into a new building because it is working better for the College to actually go to the workplace to train employees.

By being fiscally prudent, the College is able to accomplish all that was promised to the voters, but still save money to either enhance projects or help offset increased construction costs. All changes made to the original plan are within the appropriate guidelines. Dr. O'Hearn stressed that the primary goal of the College building program is teaching and learning. It is not the intention of the College to modify projects if it's to the detriment of students.

Randy Hartman, Vice President of Bovis Lend Lease, said he is involved in the construction program at several Southern California community colleges. He said that, as a consultant, there is no other district and no other bond program that has done what this College has done and the Committee members need to be proud of that.

Dr. O'Hearn thanked those faculty members in attendance. Since he believes the Staff Center remodel is of concern to some, he offered a sense of where we are going with that project and why. The building program is moving the College further east. As a result, the current Administration Building will be further from the heart of the campus. Dr. O'Hearn said one of his missions is to be accessible and involved in campus life as much as possible. He was also very interested restoring the former President's house to its original luster.

The addition to the building will house the President, his assistant, the Board of Trustees meeting room, and a separate meeting room. This facility will also be used as a showcase for the "College of Champions."

Dr. O'Hearn pointed out that part of this building plan is being done with fund-raising in mind. It is an attractive building that has been left untouched in terms of maintenance and that is unfortunate. As the Foundation expands, the College will be doing more and more fund-raising, and the College needs a location that is appropriate to honor donors.

Funds to renovate the Staff Center are coming from a category of Measure R funds called Campuswide Improvements; consequently, no bond dollars scheduled for the major buildings presented to the voters will be used for the project.

Barbara Price said the College Foundation is also looking at some of these projects. They are just finishing up the fund-raising for the Planetarium project. She said private funding is going to be the lifeline of all college campuses. The Foundation is looking at partnering with the College on some of these construction projects.

6. NEXT MEETING

The next meeting will be held on Tuesday, May 17, 2005, at 5:30 p.m. A tour will be scheduled at 4:30 p.m., for those interested in attending.

7. ADJOURNMENT

It was moved by Don Sachs, seconded by Lina Ledford, to adjourn the meeting at 7:13 p.m. Motion unanimously carried.

CCO:dc