



**REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE**

**Tuesday, May 17, 2005**

**MINUTES**

Prior to the regular meeting, Gary Nellesen, Interim Vice President, Administrative Services; Rebecca Mitchell, Interim Director, Facilities Planning & Management; and Committee members Marlen Garcia, Barbara Price, and Don Sachs took a drive-by tour of future building sites and some projects in progress, and a walking tour of the Student Health Services 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, May 17, 2005.

**CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT**

Marlen Garcia	Lina Ledford
Edward Lo	Richard Malooly
Becky Meza	Barbara Price
Don Sachs	Mike Spence

**CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT**

Armando Macedo	Laurie Marshall
Roy Test	

**STAFF PRESENT**

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

**1. APPROVAL OF MINUTES**

It was moved by Mike Spence, seconded by Don Sachs, to approve the minutes of the February 15, 2005, meeting. Motion unanimously carried.

## 2. PUBLIC COMMENTS

Biological Sciences Professor Deidre Vail told Citizens Oversight Committee members that, in the proposed remodeling of the Social Sciences Building, the lecture hall is going to be removed. She said this room is extensively used and asked if there were any plans for an equivalent room. According to Professor Vail, the lecture hall in the Technology Building is much smaller than the one in the Social Sciences Building. She also said that, while functions could be held in the Clarke Theater, it is very expensive to use.

## 3. UPDATE ON PROJECTS

Citizens Oversight Committee members were reminded that they are invited to attend the dedication ceremony next Wednesday, May 25, 4:00 p.m., for the Language Center, Health Careers Center, Student Health Services Building, and the AIRC/Welding Buildings.

Gary Nellesen reported that the bond building program is actually a three-phase project. The first phase is completed, or very nearly completed. In looking at the big picture, Mr. Nellesen said that \$60 million of construction work has been completed. Thirty-five million dollars of construction work is in progress; and \$60 million of construction work is in the design process. He provided the following projects update on phase 2 projects:

### Construction Activities

- *Science Laboratories.* This is a project that is co-funded with State and local funds. We are approaching 50% completion. Forty-five working days were lost due to the rain. Current completion date is May 2006.

Committee members asked about the impact of the 45-day rain delay. Mr. Nellesen explained that the impact is substantial with costs expected to exceed \$100,000. The College hasn't been hit with delay claims by contractors, but that is a possibility. The secondary cost is that a rain delay gets things out of sequence, resulting in increased pressure to keep projects on schedule.

- *Seismic Upgrade – Art Building and Information Technology Building.* The project is approximately 50% complete. This project is also co-funded with State and local funds. Scope of work includes demolition, seismic retrofitting, and installation of fire alarm systems.
- *Staff Center Renovation and Music Building Expansion.* Construction is expected to begin within the next 60 days.
- There are about seven smaller, active renovation/repair and major maintenance projects occurring all across the campus.
- *Language Center/Health Careers Center, AIRC/Welding Buildings and Athletic Fields Projects.* These projects are going through the final punchlist work and small owner-driven changes.

Mr. Nellesen reported that, including projects just wrapping up, the College currently has 56 open construction contracts.

Design Activities

- Five major projects are in the design phase – one has been sent to the Department of State Architecture. All five major projects have just completed a comprehensive “Architectural Programming” process. This process does the following:
  - Evaluates specific needs for the buildings
  - Works out exact room types
  - Works out space requirements
  - Revises cost estimates
  - Revises architectural agreements
  - Revises project budgets, as necessary
- There are currently 22 small- to medium-sized projects in the design phase. These include small renovation projects, demolition, temporary space, and infrastructure work.

Mr. Nellesen gave specific updates on the following projects:

- *Child Development Center.* This project has been studied in-depth and will be expanded to include teaching space that goes along with the child care function of the project. The Center will be located on the northwest corner of Bonita and Walnut where there should be less traffic congestion for parents.
- *Math/Science Building.* This building will include all the math labs. The current plans are for the whole math department to be in one building.
- *Agricultural Sciences.* The College is currently re-evaluating the site for this project.
- *Classroom Renovation.* Major mechanical/electrical improvements and asbestos abatement are being added to this project.
- *Gymnasium.* The College is evaluating site issues related to the proposed gymnasium.
- *Design Technology Center.* This project is co-funded with the State from the November 2006 election and local bond funding. It is a 75,000 sf facility, that includes computer design labs for Architecture, Animation, Fashion Design, and Photography; faculty offices and a 450-person lecture hall to replace the one removed from the Social Sciences Building.

Randy Hartman reported on an event he and Gary Nellesen attended Monday evening at Citrus College where Southern California colleges had an opportunity to present an overview of college facilities projects. The event was actually a fund-raiser for the 2006 bond for educational construction funds. Mr. Hartman said that, after hearing the progress made by other community colleges, Mt. SAC should be very proud of the progress it has made in its construction program. As reported earlier by Mr. Nellesen,

Mt. SAC has spent nearly \$60 million in construction. Mr. Hartman said no other community college in Southern California, and possibly the state, has accomplished that amount of building in a three-year period of time.

Mr. Hartman told a horror story of one Southern California college where the Citizens Oversight Committee had requested an independent report on the college's bond program. The result was that the college is losing \$2,000 per million dollars each month due to inflation. He said the College's "process" is strangling the building program.

Mr. Hartman again commended President O'Hearn, the Board of Trustees and facilities staff because they have worked so successfully on the Mt. SAC building program.

Trustee Hall asked Mr. Hartman to elaborate on design and consulting costs, and how they vary from college to college. Mr. Hartman explained that the agreement the College has with Bovis Lend Lease is for program project consultant management and is a fixed fee of 7%, which means multiple prime. Some colleges in Southern California are paying up to 12% in fixed fees.

Committee member Lo asked how increased construction costs are affecting bond projects. Mr. Nellesen said as costs of projects increase, we have to build more efficient buildings; however, the bottom line is that, when costs increase, you have to build a smaller building.

Committee member Ledford asked if Committee members could receive an updated listing of bond projects with the current projected budgets and completion dates. Mr. Nellesen said that information would be provided to Committee members at the August meeting.

#### **4. NEXT MEETING**

The next meeting will be held on Tuesday, August 16, 2005, at 5:30 p.m. A tour will be scheduled at 4:30 p.m., for those interested in attending.

#### **5. ADJOURNMENT**

It was moved by Edward Lo, seconded by Lina Ledford, to adjourn the meeting at 6:40 p.m. Motion unanimously carried.

CCO:dc