



MT. SAN ANTONIO COLLEGE

REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE

Tuesday, August 8, 2006

MINUTES

Prior to the regular meeting, Gary Nellesen, Director, Facilities Planning & Management; Jerry Jones, Senior Project Manager, Bovis Lend Lease; and committee members Marlen Garcia, Miguel Del Mundo, Sylvia Mendoza, and Don Sachs toured the Science Building. Joining the tour were Vice President Mike Gregoryk, Executive Assistant Diana Casteel, and Student Trustee Gisselle Regalado.

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, August 8, 2006.

CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT

Mei Lien Chang	Miguel Del Mundo
David Fierro	Marlen Garcia
Jim Grivich	Laurie Marshall
Sylvia Mendoza	Don Sachs

CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT

Drexel Smith	Jackson Wen
Sally Wieck	

STAFF PRESENT

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

1. WELCOME AND INTRODUCTIONS

Chair Garcia welcomed new member David Fierro and asked each committee member to give a self-introduction and explain what constituency they represent on the committee.

Representing business/community are: David Fierro, Marlen Garcia, Laurie Marshall, Sylvia Mendoza, and Don Sachs.

Jim Grivich is the taxpayer's representative.

Miguel Del Mundo represents the student organization.

Mei Lien Chang is the representative of the college advisory council or foundation.

Though not present, Sally Wieck is the senior citizens' organization representative, and Drexel Smith and Jackson Wen are business/community representatives.

Chair Garcia asked if anyone who participated in the tour of the Science Building prior to the meeting had any comments. Member Sachs said he was very impressed. Member Mendoza said the building is remarkable, state-of-the-art, meets all ADA standards, and provides a very nice environment for students. Member Del Mundo said he is excited to be in school. Chair Garcia said the College is using every space available to make sure students get an excellent education. She commended President O'Hearn and staff for their work.

2. APPROVAL OF MINUTES

It was moved by Don Sachs, seconded by Mei Lien Chang, to approve the minutes of the May 16, 2006, meeting. Motion unanimously carried.

3. PUBLIC COMMENTS

Student Trustee Regalado said she believes students will be very excited about the new Science Building, adding that she is looking forward to taking a class there.

4. BOND RATING

Vice President Gregoryk reported that Mt. San Antonio College is recognized throughout the State as being in the forefront of managing its bond measure prudently and efficiently. The College was able to start its building program much sooner than many other districts that passed a bond measure at the same time. To date, the College has issued \$115 million of the bonds and is ready for the third issuance of \$80 million. He and Dr. O'Hearn will be making presentations next week to both Standard & Poor's and Moody's ratings agencies to receive a rating for the third bond series. The College has received excellent bond ratings in the past. According to Vice President Gregoryk, the College is in excellent fiscal condition this year, probably among the top two or three in the state, so he expects to again receive an excellent bond rating.

5. PROGRESS REPORT ON CONSTRUCTION PROJECTS

Gary Nellesen provided the following progress report summary of construction projects:

- The College has completed \$125 million in construction. This includes some of the funds we have leveraged from the State with Bond dollars.
- We have \$40 million of construction in progress.
- There are \$70 million in construction projects awaiting Division of State Architect (DSA) approval.
- The College has \$25 million in construction on the 2006 Statewide facilities bond, if approved by the voters.
- The College has applied for an additional \$70 million in State funds for future projects.
- This past year, the College completed construction on over 150,000 sf of new and renovated space, and completed installation of nearly 100,000 sf of temporary space.

Mr. Nellesen provided the following update on specific phase 1 and 2 construction projects:

- *Science Laboratories – Project 1.* This project is essentially complete, with a few exceptions such as several fume hoods that were delivered late, installation of some of the audio visual equipment, clean-up, punch list and final air balancing. Faculty will begin moving in this weekend and the building will be ready for classes on August 28.
- *Music Expansion – Project 17g.* This project has been a challenge because it is nestled in the heart of our Performing Arts Center and has been delayed by a Division of State Architect (DSA) required structural redesign. Construction activities have begun again. The occupancy date has been extended to April 2007.
- *Classroom Renovation Project – Project 7.* This will be a phased construction project (4 phases) because of its size and should last about 2½ years, with a budget of \$23 million. Phase 1 – Social Sciences Building – Demolition is complete and rough construction has begun (includes mechanical, electrical, and plumbing systems). Phase 2 – Natural Sciences Building – Move-out begins this weekend. Demolition activities will begin September 9. This project requires a tremendous amount of temporary space including math modular units and additional modular units at the site of the old welding building.
- *Founders Hall – Project 17f-11.* Construction is progressing and is nearly 70% complete. Occupancy date has been extended to October or November. The project is going well; however, there is a problem with one of the subcontractors who may need to be replaced.
- *Student Services Renovation – Project 13.* This project is in the Bid-Award phase. We expect to present the bids to the Board of Trustees at its September meeting. Construction is scheduled to begin in October 2006. This is another phased construction project and is expected to last one year – 6 months per each phase.

During this project, half the building will be renovated while we occupy the other half. This is being done so students can be properly served.

- *Bonita/Walnut Intersection – Project 17e.* Major construction activities are taking place with construction of utility systems, walls, and road widening. This area is being upgraded because eventually there will be three new buildings added around this intersection and we don't want it to be a choke point for traffic. These roads will be open to student traffic prior to the start of the fall semester.
- *New Staff Parking Lot – Project 17f-31.* Construction activities are underway with the goal of opening the lot for staff parking prior to the fall semester. Other activities, such as landscaping masonry construction, will continue. This will provide staff with about 100 additional spaces.

Mr. Nellesen also mentioned the following miscellaneous summer projects:

- Temporary student parking lot on the southwest corner of Bonita and Temple
- Arts exterior painting
- Language Center additional fire sprinklers (DSA)
- Farm Infrastructure to manage storm run-off
- Gym floor replacement and interior improvements
- Classroom modular units – will add an additional 100,000 sf. The last six classrooms are going in now.
- Natural Sciences Division office relocation
- Student Services temporary units
- Photography temporary space
- Many scheduled maintenance projects – Last year the College completed 64 scheduled maintenance projects ranging in size from \$15,000 to \$400,000.

Mr. Nellesen provided the following design projects update:

- *Math/Science Building – Project 17i.* This building is a three-floor, 70,000 square foot classroom building which will include all the math labs, and will be part of the four-building complex just to the east of the Administration Building. Design is complete with documents submitted to DSA in March. Construction should begin in February 2007, pending DSA approval.
- *Agricultural Sciences – Project 5.* This project is being funded with both State funds and Bond funds. It is a five-building project and is part of the Farm Master Plan. It includes a two-floor lab building, support structures for animal care, and a retractable roof greenhouse. Design is complete with documents submitted to DSA in June. Construction is scheduled to begin in March 2007, pending DSA approval.
- *Child Development Center – Project 6.* This is a four-building complex housing child care centers previously located in several areas of campus, teaching space previously located in the row buildings, and a new observation space that meets current State standards. Design documents are nearing completion with DSA submission in July 2006. Construction is expected to begin in May 2007.

- *Athletics Field House – Project 17f-15.* This was formerly the Health Careers Building. Design documents are nearing completion with expected DSA submission in September.
- *Planetarium Reconstruction – Project 17f-17.* Documents have been received from DSA. The College now needs to determine if the project needs to be re-bid.
- *Bonita/Walnut Intersection Phase 2 – Project 17e.* Documents will begin design next month. Utility relocation documents are under review. This will involve the utility structure for agriculture and will involve more road work.
- *New Data Center – Project 17h.* Project design is complete and the bid award phase will begin next week.
- *Phase III Energy Conservation Projects – Project 3.* Project planning and preliminary engineering is complete for seven new energy conservation measures, including:
 - Extension of chilled water central plant
 - Piping to the pool heating system to use waste heat from the cogeneration system for pool heating
 - Installation of separate systems for cooling data control and server rooms
 - Improvement of existing building systems to improve the operational efficiency of the new chilled water central plant
 - Incentives in excess of 20% of project cost are currently available

Mr. Nellesen said the College has been able to leverage some funds from the Public Utilities Commission. This helps with both cost avoidance and energy savings.

Mr. Nellesen said there is an incredible amount of construction on campus adding that he never ceases to be impressed with how well Mt. SAC staff work together to accommodate the amount of work going on. According to Mr. Nellesen, Mt. SAC is seen as a flagship throughout the State and he often receives calls from consultants asking how we are able to complete so much construction so quickly.

President O'Hearn said he doesn't believe there's another college doing the quantity of construction all at once that we are. He said logistically it's a nightmare trying to figure out how to not interrupt instruction. In working on construction projects, Dr. O'Hearn said that first and foremost come students and teaching and learning. We accommodate the building around students.

Vice President Gregoryk addressed the following ancillary concerns and what the College is doing to address them:

- *Parking/Signage.* We don't have enough parking. During the first two weeks of the semester when a larger number of students are on campus, we will double the number of public safety staff members on campus. Some will be in lots helping students find parking. For students who park in the lots south of Temple, we will provide shuttle service to bus them across the street. We will have students helping students. We will have nearly 150 directional signs on campus to help students get around. We don't want students leaving Mt. SAC because they are frustrated about parking and/or finding where they need to go. Especially during

this time of construction, we want to do everything we can to ensure students' safety. Dr. O'Hearn added that it is our goal to create an environment where students want to come and want to stay.

Committee member Grivich asked for more information on the "required structural redesign" that DSA required in the Music Expansion project. Mr. Nellesen explained that the expansion was designed to fit into a 'U' shaped courtyard, which made for a challenging construction project. This was very complicated in terms of structural engineering. It is been revised so it will work with the existing building.

Dr. O'Hearn reported that the College has done an excellent job of managing its Bond money appropriately – to the benefit of the taxpayers, the institution, and the State. Vice President Gregoryk pointed out that when an institution issues bond dollars, they have three years to spend those dollars. If those funds aren't spent within the three years, the State can take all the interest earned on those funds within that period of time, which could be significant. Mt. SAC has been right on target in meeting these goals. As a matter of fact, the College is on a 2 to 2½ year plan for spending monies. Randy Hartman said Mt. SAC is working faster, better, and more aggressively than any other college. He thought the College's ability to leverage State monies with local Bond monies was a key factor.

Member Fierro asked for more clarification on how Bond dollars are repaid. Since Member Fierro is new to the Committee, Vice President Gregoryk provided him with a brief history of the College's General Obligation Bonds. In November 2001, the voters in the Mt. SAC district approved a \$221 million bond measure. Once the College receives a bond rating, based on its financial condition, the bond brokers sell those bonds. The debt is then assumed by the public. Mr. Gregoryk said Mt. SAC's bond measure costs residents about \$20 per year of \$100,000 assessed valuation.

Member Chang asked if staff could develop a bar chart including anticipated completion dates for projects and money spent so they could each share this information with the community.

Dr. O'Hearn said the College is considering the possibility of going out for another Bond measure in 2008. As mentioned by Chair Garcia earlier, no one anticipated construction costs to increase by 40%. As a result, there were projects that the College was unable to complete. It is important to inform the community how well the College has done with these bond funds. The College is laying that groundwork in many of its marketing campaigns. Member Chang suggested that the College give a presentation at each of the City Council meetings in the district. Many of these meetings are televised and would reach community members as well. Member Chang recommended that the College consider including a Citizens Oversight Committee member with a College staff member at these meetings.

6. NEXT MEETING

The next meeting will be held on November 28, at 5:30 p.m. A tour will be scheduled at 4:30 p.m., for those interested in attending.

7. ADJOURNMENT

The meeting adjourned at 6:55 p.m.

CCO:dc