



# MT. SAN ANTONIO COLLEGE

## REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE

**Tuesday, February 19, 2008**

### MINUTES

Prior to the regular meeting, Gary Nellesen, Director, Facilities Planning & Management, and committee members Albert Chang, Heidi Gallegos, Yesenia Leon, Alta Skinner, and Drexel Smith, were given a driving tour of the campus. Joining the tour were Manuel Baca, College Board President; John Beckton, Project Executive, Bovis Lend Lease; and John Nixon, Interim President/CEO.

#### CALL TO ORDER

The regular meeting of the Mt. San Antonio College Citizens Oversight Committee was called to order at 6:01 p.m. on Tuesday, February 19, 2008.

#### CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT

Walt Allen	Albert Chang
Heidi Gallegos	Jim Grivich
Yesenia Leon	Sylvia Mendoza
Alta Skinner	Drexel Smith
Sally Wieck	

#### CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT

Mariana Lake	Ron Wood
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#### STAFF PRESENT

John S. Nixon, Interim President/CEO  
Mike Gregoryk, Vice President, Administrative Services  
Gary Nellesen, Director, Facilities Planning & Management  
John Beckton, Project Executive, Bovis Lend Lease  
Diana Casteel, Executive Assistant to the President and Board of Trustees

#### GUESTS PRESENT

Dr. Manuel Baca, President, Board of Trustees  
David K. Hall, Clerk, Board of Trustees

## 1. INTRODUCTION OF NEW COMMITTEE MEMBERS

Vice Chair Mendoza welcomed new members Walt Allen, Heidi Gallegos, Albert Chang, Mariana Lake, Yesenia Leon, Alta Skinner, and Ron Wood. Each committee member gave a self-introduction and explained what constituency they represent on the committee.

Representing business/community are: Walt Allen, Heidi Gallegos, Albert Chang, Mariana Lake, Sylvia Mendoza, Alta Skinner, and Drexel Smith.

Sally Wieck is the senior citizens' organization representative.

Jim Grivich is the taxpayers' representative.

Yesenia Leon represents the student organization.

Ron Wood is the representative of the college advisory council or foundation.

Speaking to the new members, committee member Drexel Smith said that, when Measure R passed in 2001, the College made some pretty strong commitments to the community about managing these funds. Mr. Smith said he believes the committee has to be independent of College staff and the Board of Trustees and honestly offer opinions. He said the College will need additional funds to finish needed construction, and he thinks committee members have an obligation to come on strong and be the voice to the community. He wants this committee to be able to say that it took an independent review of Measure R and then either advocate or not advocate for another bond.

Board President Manuel Baca thanked committee members for volunteering their time in support of the College. Trustee Hall told committee members that they wouldn't be on this committee if the College Board didn't respect their positions in the community. He added that the Board expects committee members to be their eyes and ears in the community.

Interim President Nixon added his welcome, especially to new committee members. Having the new members' names attached to the College and this committee is very much appreciated.

Dr. Nixon said it is important for new members to review their binders before the next meeting because they include information on the committee's purpose and activities. One of the committee's responsibilities is to report to the community each year on how bond dollars are being spent. We also report regularly on the College web site and in other documents that go out to the community, such as the Annual Report to the Community and the Class Schedules. A copy of last year's Report to the Community will be mailed to committee members.

## **2. ELECTION OF CHAIR/CO-CHAIR**

It was moved by Sally Wieck, seconded by Drexel Smith, to nominate Sylvia Mendoza for the Citizens Oversight Committee Chair. There were no other nominations. Motion unanimously carried.

It was moved by Drexel Smith, seconded by Sally Wieck, to nominate Heidi Gallegos for the position of Vice Chair. There were no other nominations. Motion unanimously carried.

## **3. APPROVAL OF MINUTES**

It was moved by Drexel Smith, seconded by Jim Grivich, to approve the minutes of the November 27, 2007, meeting. Motion unanimously carried. New members abstained from voting.

## **4. PUBLIC COMMENTS**

None.

## **5. CONSTRUCTION PROJECTS UPDATE**

Gary Nellesen, Director, Facilities Planning & Management, provided the following update on phase 1 and 2 construction projects:

- *Math Classroom Building – Project 17i.* This building is in the middle of construction. It is framed; concrete floors have been installed; exterior framing is underway. Construction began in March 2007. This is a 70,000-gsf classroom building consisting of 27 classrooms, three very large math laboratories, faculty offices and division administrative offices. The project budget is \$22.6 million. The project is on schedule and proceeding with very few changes. The project is slated for a September 2008 completion and occupied in time for the spring semester.
- *Agricultural Sciences – Project 5.* This is a six-building complex, two buildings of which were completed in 2003, on the east side of the campus. The project budget is \$26.5 million and consists of a 40,000-gsf laboratory building, faculty offices and support spaces for farm operations. Revised seismic analysis of the site and redesign efforts are complete. Committee members were reminded that a fault runs from Upland to the north of the Mt. SAC campus. Redesign documents have been approved by the Division of State Architect. The bid and award process has begun and will take place over the next several months. Infrastructure and site preparations are complete. This will be a 1½-year construction project.
- *Remodel Classroom Buildings 7, 11, and 26 – Project 7.* This is a 210,000 gsf major renovation, being conducted in four phases, with a budget of \$36 million, which includes \$9 million in State funding. Phases 1 and 2 are essentially complete with punch list items expected to be completed by next week. Mr. Nellesen pointed out that nearly 50 classrooms and 70 offices were relocated during the fall semester. That accounts for almost 20 percent of the classrooms on campus.

- *Design Technology Center – Project 10.* This is a 70,000-gsf specialized design center which includes drafting, photography, fashion design, and other computer-based design disciplines. The budget for this project is \$28 million, including \$14 million in State funding. Preliminary plans have been approved by the State Public Works Review Board and were submitted to DSA in November. Because planning for this building was done collaboratively with DSA, it is expected to reduce the approval timeline from over a year to six months. This building will replace row buildings 13, 14, and 15.
- *Student Services Center Renovation – Project 13.* Phase 1 of this 51,000-gsf renovation was completed in September, and construction on Phase 2, which is the north half of the building, is underway. This is a \$5 million project. This project is expected to be completed in about six months.
- *Music Expansion – Project 17g.* This is a 5,500 gsf expansion of the music building with a project budget of \$3.5 million. The project is complete.
- Mr. Nellesen commented briefly on the following miscellaneous projects:
  - College Data Center – This project entails moving the College's Information Technology Department to the other side of Temple.
  - Landscape Projects – The College is working with a landscape architect to address needs across campus. As a building is completed, they move in and address landscaping needs. Where possible, plants grown on campus are used. We also work within our community to trade plants we grow for plants they have available.
  - Science Labs – We are currently doing case work in this area as well as other smaller projects.
  - Planetarium Renovation – A new dome is the last piece of scope work added to this project. The dome should be installed in the next 30-60 days. Completion is anticipated this summer.
  - Parking Improvements (Lots S and B) – The addition of Parking Lot S added an additional 240 parking spaces to campus. Pay Lot B is being reconfigured to improve traffic flow on campus. That lot will open on Monday, February 25.
  - Demolition Projects – The College will see some old row buildings coming down in the next six to eight months.
  - Restroom Building – This restroom facility for the athletic fields across the street is underway.
  - Energy Projects – Finishing up phase 3 of this project. The College is now able to heat the pool with wasted heat, which is saving about 30,000 BTU per month.
  - Athletics Field House – The project has been designed. Documents are approved and ready to go; however, at this time, there is no funding available.
  - Technology Infrastructure – The College is preparing to install underground duct banks and will be completed in early 2008.
  - Scheduled Maintenance – Seventy projects are ongoing right now on campus – from small projects to major projects, such as roofing.
  - State funds for future projects – The College is aggressively working to obtain State dollars for future projects.

For the benefit of new members, Mr. Nellesen provided a list of successfully completed Measure R projects.

Committee member Chang asked if projects normally come in within budget. Mr. Nellesen said that, in the early construction years, projects did come in within budget; however, as construction costs doubled, projects went over budget. As an example, Mr. Nellesen said the College constructed the Language Center for about \$165-\$170 per square foot. The exact same building today would cost about \$300-\$320 per square foot.

Committee member Grivich asked what percentage of the Measure R list was not completed because of budget problems. Mr. Nellesen said there are four projects we hope to complete in the future – Business Center, Gymnasium, Child Development Center, and the Student Center. In dollars, the College completed approximately 60-70 percent of the projects. Mr. Nellesen noted that construction costs have lowered because of the housing problems. Right now, the College is building in five percent for cost escalation.

Committee member Gallegos said it would be helpful to her if we could gather information on the projects so she had a better understanding of why expenses increased as we report out to the community. Committee member Allen said he would also appreciate receiving a summary of project cost increases along with justification as to why we couldn't complete them and why we need another bond. Vice President Gregoryk said that information will be provided. In addition, at the next Citizens Oversight Committee meeting, a detailed report will be presented on the Master Plan 2008. The College is also aggressively applying for state funding. Should state bonds pass, the College is in line to receive \$130 million in funding. Mr. Gregoryk said we will try to provide committee members with this information prior to the meeting for members to review and come to the meeting prepared with questions.

Committee member Grivich indicated he is interested in information related to utilization ratios. He wants to make sure that usage/student demand justifies future projects. Mr. Grivich said the state thinks colleges are over-constructing classrooms and under constructing lab space. Mr. Nellesen said he agrees with Mr. Grivich and believes that has been the key to Mt. SAC receiving approval to receive state funds. Mt. SAC has a good ratio of classroom space and lab space.

## **6. COMMITTEE MEMBER COMMUNICATION**

- Committee member Smith said committee communication is an item he has been concerned about because, in previous years, the staff and board members were in the community talking about the bond program, and information was in the newspapers highlighting college construction projects. While those things are wonderful, they don't meet the responsibility of this committee in reporting to the community. After discussion at the last Citizens Oversight Committee meeting, it was decided that a *Committee Briefs* would be prepared by committee members and posted on the web. We also need to begin thinking about the annual report to the community and how we want to communicate the report this year. Diana Casteel will send each committee member a copy of last year's report to the community.
- Committee member Skinner suggested that the College may want to contact cities within the district and ask if they will put a link on their web sites to the College.

## **7. PRESIDENT'S REPORT**

Dr. Nixon reported that committee member Ron Wood was absent from tonight's meeting due to some recent surgery.

Dr. Nixon said we need to double our efforts in terms of communicating with the community – to both celebrate our successes and explain our needs. He is very impressed with the progress the College has made since beginning its building program six years ago. Dr. Nixon said he doesn't know of another college that has completed as many projects or that has as many projects under construction as Mt. SAC. While we are very proud of that, at the same time, the College continues to experience growth and needs additional space.

## **8. NEXT MEETING**

The next meeting will be held on Thursday, May 29, at 6:00 p.m., in Founders Hall. A driving tour will be scheduled at 4:30 p.m., for those interested in attending.

## **9. ADJOURNMENT**

The meeting was adjourned at 7:10 p.m.

JSN:dc