



MT. SAN ANTONIO COLLEGE

REGULAR MEETING OF THE CITIZENS OVERSIGHT COMMITTEE

Thursday, May 7, 2009

MINUTES

Prior to the regular meeting, Gary Nellesen, Director, Facilities Planning & Management, and committee members Steve O'Sullivan, Alta Skinner, Drexel Smith, and Fidel Vargas toured the newly-renovated Planetarium. Joining the tour were Mike Gregoryk, Vice President, Administrative Services; John Beckton, Project Executive, Bovis Lend Lease; and Steven Yip, Project Manager, Bovis Lend Lease.

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 Thursday, May 7, 2009.

CITIZENS OVERSIGHT COMMITTEE MEMBERS PRESENT

Albert Chang	Jim Grivich (6:10 p.m.)
Yesenia Leon	Sylvia Mendoza
Steve O'Sullivan	Alta Skinner
Drexel Smith	Fidel Vargas, Sr.

CITIZENS OVERSIGHT COMMITTEE MEMBERS ABSENT

Walter Allen	Heidi Gallegos
Mariana Lake	

STAFF PRESENT

Mike Gregoryk, Vice President, Administrative Services
Gary Nellesen, Director, Facilities Planning & Management
John Beckton, Project Executive, Bovis Lend Lease
Clarence Brown, Director, Marketing & Public Affairs
Diana Casteel, Executive Assistant to the President and Board of Trustees

GUEST PRESENT

Fred Chyr, President, Board of Trustees

1. INTRODUCTION OF NEW COMMITTEE MEMBER

Steve O'Sullivan was introduced as the newest member of the Citizens Oversight Committee. Mr. O'Sullivan has been a member of the College Foundation Board of Directors since 2007 and has served as President of the Foundation since 2008. He is a former executive editor of the Tribune newspapers and past board member of Pomona Valley Red Cross. Mr. O'Sullivan holds an MBA from Claremont Graduate University and is pursuing a Ph.D. in higher education. Currently, Mr. O'Sullivan teaches ethics and organizational communication at Cal Poly and the University of La Verne.

Vice President Gregoryk reported that, in March, Mr. O'Sullivan was appointed by the Board of Trustees as the College Advisory Council/Foundation representative.

2. APPROVAL OF MINUTES

It was moved by Alta Skinner, seconded by Drexel Smith, to approve the minutes of the February 5, 2009, meeting. Motion carried unanimously.

3. PUBLIC COMMENTS

None.

4. MARKETING UPDATE/COMMUNICATION PLAN

The principal charge of the Citizens Oversight Committee is to inform the public at least annually through a written report on the expenditure of the bond proceeds. Last year's report to the community was reviewed, and committee members were asked to offer input on how they want this year's report produced. It was pointed out that this isn't the only information shared with the community – regular updates are provided in each college class schedule and catalog, as well as on the college website. After discussion of various options, committee members decided to prepare a document similar to last year's report. The report will focus on the past year; however, it would list all projects completed by Measure R. It was suggested that the report be included on the College website as well as distributed via an email blast.

Committee members suggested that the report should include a comment about our inability to proceed on specific projects because of the delay in State funding.

5. REPORT ON BOND RATINGS MEETINGS

Vice President Gregoryk said that Dr. Nixon and he went to New York in April and made presentations to both Standard & Poor's and Moody's ratings agencies. He said that, in the past, the College has received excellent bond ratings and he anticipates that will be the case this year.

Mr. Gregoryk noted that the College is ready to proceed with the issuance and sale of the first series of general obligation bonds approved with the passage of Measure RR. The exact amount to be issued will be determined once the College reviews the latest assessed valuation report. It is hoped that we will be able to issue a minimum of \$65 million in bonds.

6. PROGRESS REPORT ON MEASURE R PROJECTS AND PHASE 1 OF MEASURE RR PROJECTS

Gary Nellesen, Director of Facilities Planning & Management, presented committee members with a detailed financial report and schedule of the following Measure R Projects that have changed since the last meeting:

- Project 171 - Math
The budget for this project has increased by approximately \$200,000, under "Owner Added Scope." Mr. Nellesen reviewed added items and associated costs.
- Exterior Improvements
Mr. Nellesen pointed out that the source of funds for this project comes from many different sources, including Measure R. The major funding comes from COPS (Certificates of Participation). The COPS will be paid off by Measure RR.
- Planetarium
Mr. Nellesen said there have been a few additional costs on this project because of needed tests and inspections. The budget has increased by \$55,000. The project is nearly completed.

Mr. Nellesen said that most Measure R projects are wrapping up. The last major Measure R project is the Design Technology Center, and it could be delayed as we wait for State funding. All Measure R projects should be finished by 2011. Until then, the College will be constructing projects using funds from both Measure R and Measure RR.

Measure R projects that are moving from the construction phase to the operational phase include:

- Math/Science Building
- Classroom Renovation Project
- Exterior Improvement Project
- Student Services Building Renovation
- Planetarium

Measure R projects still actively in construction include:

- Agricultural Sciences Project. This project is about two months behind schedule due to rain this winter. It includes a number of out buildings for farm space.
- Design Technology Center. Design has been completed on this 70,000-square-foot project. DSA has approved plans. As mentioned above, we need approval from the Department of Finance (that State funding is available) before we can begin the bidding process. When this project begins, it will also include demolition of some of the row buildings.
- Information Technology has now moved out of building #5. Once it is demolished, the College will build a food service facility in that area.
- Athletic Storage Facility – This has long been needed to store expensive equipment.
- There is about \$1 million out to bid on two landscape projects.

There was brief discussion as to whether the College is having issues with contractors and/or architects as projects close out. Mr. Nellesen said the College has been fortunate in

this area; however there is one settlement with a contractor for \$50,000 that will be taken to the Board. There is another issue with a contractor who has done nearly \$20 million of work on campus. The basic dispute relates to interpretation of construction documents and could be in the neighborhood of \$200,000. The College has just begun the process of meeting with legal counsel and is still far from arbitration. Committee member Grivich asked that this information be included with Mr. Nellesen's quarterly reports to the Committee.

Committee member Skinner left at 6:25 p.m.

Measure RR

Mr. Nellesen reported that we don't know the amount of bonds we will be able to issue in the first series; however, we estimate it will be about \$65 million. Using that figure as a base, Mr. Nellesen distributed the preliminary expenditure plan for Measure RR. He reviewed the projects that would be funded either partially or fully from this initial series.

Vice President Gregoryk reiterated that the College has promised voters that we would keep their costs to \$25 per \$100,000 of assessed valuation. The determination on the amount of the first series will be made in June when the College receives the Assessor's and Treasurer's reports.

7. COMMITTEE COMMUNICATION

- Mr. Vargas, who also serves as a member of the Baldwin Park Unified School District Bond Citizens Oversight Committee, said he appreciates receiving the information on a project-by-project basis where funding for each project is clearly delineated.

8. NEXT MEETING

The next meeting will be held on Thursday, August 6, 2009, at 6:00 p.m., in Founders Hall.

Future meetings:

November 5, 2009
February 4, 2010
May 6, 2010

9. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

JSN:dc