

**MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT  
GOVERNING BOARD OF TRUSTEES  
SPECIAL MEETING**

Monterey Peninsula College  
980 Fremont Street  
Monterey, California 93940

Thursday

June 12, 2008

3:00 p.m. – Closed Session

Child Development Center Conference Room

4:00 p.m. – Open Session

Child Development Center, Room 201

MINUTES

The Chair of the Board, Mr. R. Lynn Davis, called the Governing Board meeting to order at 3:00 p.m. Roll call was taken by Ms. Phillips and Mr. Davis declared a quorum present.

MEMBERS PRESENT: Mr. R. Lynn Davis, J.D., Chair  
Dr. Loren Steck, Vice Chair  
Mr. Charles Page, J.D.  
Mr. Carl Pohlhammer  
Dr. Jim Tunney  
Ms. Eleanor Morrice, Student Trustee

MEMBERS ABSENT: None

STAFF PRESENT: Dr. Douglas Garrison, Superintendent/President  
Mr. Joe Bissell, Vice President for Administrative Services  
Dr. John Gonzalez, Vice President for Academic Affairs  
Mr. Rich Montori, Public Information Officer  
Ms. Vicki Nakamura, Office of the President  
Ms. Victoria Phillips, Executive Assistant to the Superintendent/  
President and the Governing Board

OTHERS PRESENT: Mr. Alan Butler, TLCD Architecture  
Mr. Philip Korchek, HGHB Architects

Mr. Davis asked if there were any items which needed to be added to the agenda. No one replied in the affirmative.

Mr. Davis reported that the Special Closed Session Topic of Discussion:

The Governing Board will meet in Closed Session to consider matters appropriate for Closed Session as authorized by Sections 3549.1 and 54956.7 through 54957.7, Government Code and Section 72122, Education Code, and as otherwise provided by law. Required action on these matters will be taken when the Board meets in Open Session (or at the next public meeting). Item/s under discussion this date:

1. Conference with Legal Counsel regarding potential litigation. There is one (1) potential lawsuit.

#### Comments from Visitors

There were no comments from the public before the Closed Session began at 3:05 p.m. The Closed Session adjourned at 3:58 p.m. The public session was called to order by Mr. Davis at 4:11 p.m. following roll call.

Mr. Davis said there was nothing to report from the Closed Session.

#### Comments from Visitors

There were no comments at this time.

#### Special Study Session Business

Dr. Garrison reported that this Study Session will serve as “First Reading” of the following three projects which the District will be submitting to the Chancellor’s Office at the end of June 2008:

- MPC REGIONAL PUBLIC SAFETY TRAINING FACILITY AT PARKER FLATS (IPP)
- ARTS COMPLEX (FPP)
- MUSIC AND THEATER BUILDINGS (FPP)

Dr. Garrison introduced Mr. Michael Gilmartin and Ms. Vicki Nakamura who gave a presentation on the Initial Project Proposal (IPP) for the Regional Public Safety Training Facility at Parker Flats and the Final Project Proposals (FPPs) for the Arts Complex and the Music Theatre project. Dr. Garrison invited the Trustees to ask questions and informed them that these projects will be placed on the June 24<sup>th</sup> Governing Board meeting agenda for action. It is the aim of the District to have the questions asked and answered before we approve projects so that changes won’t be necessary after we have signed contracts. Change orders are expensive and we don’t want to increase the cost of projects unnecessarily.

Ms. Nakamura began the presentation with a review of the State capital outlay funding process and the differences between the initial and final project proposals. She indicated that she and Mr. Gilmartin would provide an overview and background for each project and the architects would follow with a review of the plan for the facilities. Budgets and timelines would also be discussed.

Ms. Nakamura reported that the College has been planning for a public safety officer training facility to serve law enforcement, firefighter, park ranger, corrections, and emergency response needs since 1993, when the application for surplus property at Fort Ord was submitted. The facility was originally planned to be located at the East Garrison site, which was also requested by Monterey County for a housing development. After many years of negotiations, a compromise with the County was reached in 2002. The resulting land exchange gave the College the parcels at Parker Flats as well as the MOUT facility.

Ms. Nakamura said the Public Safety Officer Training Center project will be constructed at Parker Flats after the property has been transferred to the College following completion of munitions cleanup. Site planning for these parcels was initiated in 2001 and re-evaluated in 2006 when the College submitted the first IPP to the Chancellor's Office. The IPP was subsequently resubmitted in June 2007. The IPP being submitted this year has been scaled down in scope from earlier versions to meet budget constraints. The project includes a high speed emergency vehicle operations course, a live burn building for firefighter training, a firing range, and associated infrastructure. These are the basic laboratory facilities required by the law enforcement, fire, park ranger, and emergency response programs. The lecture portion of the programs will be provided at the Colonel Durham facilities, which are conveniently located near to the Parker Flats site. Ms. Nakamura noted that the Colonel Durham facilities in conjunction with the Parker Flats project and the MOUT facility combine together to largely fulfill the original vision for the training center, initially planned 15 years ago. She said the training center will eventually be augmented by a short-term housing facility which has been proposed for the Bachelor's Officer Quarters, also due to be conveyed to the College.

Ms. Nakamura reported that Dr. Gonzalez convened a meeting on May 12<sup>th</sup> with the architect, Alan Butler, local police and fire personnel, and staff to review the scope and budget of the concept plan for Parker Flats.

Ms. Nakamura introduced Alan Butler, architect with TLCD Architecture in Santa Rosa, to review the facilities and budget. Mr. Butler reported that this project will include fencing, basic utility infrastructure, a high speed driving course, a live burn building, and a 100 yard rifle/pistol range. He also talked about the construction costs and inflation factors. Mr. Butler reported that this is a \$12,159,401 project.

Mr. Butler also discussed the Military Operations Urban Training (MOUT) facility. It has 35 concrete masonry block buildings and the District needs to evaluate the construction methods used as well as their structural integrity.

Mr. Butler said there are still unresolved issues facing the project such as timing and availability of utilities to Parker Flats property; grading of the 100 yard rifle range; cost escalation; noise mitigation of rifle range relative to possible future development; support buildings; restrooms, office and control

room for burn tower; storage; teaching area; and structural compliance of MOUT buildings for community college use.

Ms. Nakamura said the Initial Project Proposal (IPP) will be submitted to the Chancellor's Office by July 1, 2008. If the Chancellor's Office looks favorably on the project, the District will submit the Final Project Proposal (FPP) by July 2009. If the FPP is approved, the District would be notified in December 2009. However, it could be 2012 before the project gets funded and 2015 before the facilities are ready for students. Ms. Nakamura said it is projected that FORA will transfer Parker Flats to Monterey Peninsula College in 2011.

Dr. Garrison said this project would be a 50/50 split; half funded by the State and half by bond funds.

Mr. Gilmartin introduced the Final Project Proposal (FPP) for the Arts Complex as the next topic. This project includes five existing buildings. The Drafting building will be demolished and the graphic arts and PC computer lab will be moved into the International Center Building. The Art Dimensional building will house the metal arts, sculpture and photography program. The Photography lab will move into the Art Dimensional building from the International Center Building. The Art Studio building is currently housing a classroom for Art History and art studios. We are redesigning the two art studios and moving Art History into the Art Ceramics Building. Finally, the Art Ceramics Building is redesigned to make it much more efficient and a state of the art facility/complex. The existing International Center offices will move into the Student Center.

Mr. Gilmartin introduced Mr. Phil Korchek from HGHB Architects who presented Building 1 – Art Studio, which includes 3 office spaces, support room, lab classroom, and 2 studio labs. Building 30, Art Ceramics, will include a Ceramics Lab, kiln room, two small supply areas, a Ceramics Lab, and an Art History Lecture classroom. Building 19, the International Center, includes three classrooms, PC lab, photography lab, MAC classroom, two office spaces, PC lab and a Mac lab. It is all on the first floor and will have skylights in it. Building 21, Art Dimensional, includes an Art Sculpture Lab, Metal Art Lab, Photography Classroom/Lab, three office spaces, storage area, Lab support area, and Photography studio. Construction cost of \$8,646,382. Project budget is \$9,579,938 which includes preliminary drawings. The District still needs to plug-in equipment money, which brings the total project to \$11,002,000. Mr. Gilmartin stated that there are no changes planned for the Nursing facilities. The timeline for this project is that we submit a FPP no later than July 1, 2008. We hear back from the Chancellor's Office in December 2008 or January 2009. However, it will be 2013/2014 before we start on the construction, if we receive approval from the Chancellor's office.

Ms. Nakamura reported on the Music and Theater Buildings FPP which is being resubmitted to the Chancellor's Office in July. She described the FPP as a modernization project that provides for the construction of a new music building adjacent to the existing theater building, creating a center for the performing arts.

Ms. Nakamura indicated the current music facilities will be demolished. These facilities are 35 to 46 years old and in deteriorating condition. They will be replaced with a 300 seat recital hall, a computerized music technology lab, a rehearsal room, a recording control room, office spaces, and support space for the Music Program.

Ms. Nakamura noted that the theater building is 40 years old and in need of new building systems. The facility also does not comply with disability access regulations. In this project, the theater will be completely renovated and an elevator installed. The orchestra pit, sound, and lighting systems will be upgraded. The box office will be expanded.

Ms. Nakamura reviewed the planning history for the project. The District first submitted the IPP in 2005 with a 38% local match. In July 2006, the FPP was submitted and the District match was increased to 50%. The Chancellor's Office requested further elaboration on the project and the revised FPP was resubmitted last year. She reported the FPP is being resubmitted this year with the addition of 6% for escalation in construction costs. The project will cost approximately \$23 million and we are seeking 50% funding from the State. If this project is approved for State funding, the timing will be delayed if there is no State bond on the ballot in November.

Dr. Garrison again reminded the Trustees that these three projects will be on the June 24<sup>th</sup> Governing Board meeting agenda for action.

#### Adjournment

The Open Session meeting was adjourned at 5:54 p.m.

Respectfully submitted,

Douglas R. Garrison, Ed.D.  
Secretary to the Board