

# MONTEREY PENINSULA COMMUNITY COLLEGE DISTRICT

## CITIZENS' BOND OVERSIGHT COMMITTEE

August 7, 2006

3:00 PM, Sam Karas Room, Library & Technology Center

### Meeting Minutes

MEMBERS PRESENT: Mr. Howard Gustafson, Jr.  
Mr. Jay Hudson  
Mr. Rick Johnson  
Mr. David Lewis  
Ms. Eleanor Morrice  
Mr. Leon Stutzman  
Mr. Ken White

ABSENT: Mr. Rick Heuer  
Dr. Melvin Kline  
Mr. Steven Vagnini

STAFF PRESENT: Mr. Joe Bissell, Vice President for Administrative Services  
Dr. Douglas Garrison, Superintendent/President  
Ms. Vicki Nakamura, Assistant to the President

OTHERS PRESENT: Mr. Joe Demko, Kitchell CM

#### 1. Call to Order

The regular meeting of the Citizens' Bond Oversight Committee of Monterey Peninsula College was called to order at 3:00 PM.

#### 2. Introductions

Dr. Douglas Garrison, the college's new Superintendent/President, and new member, Mr. Leon Stutzman, representing the Gentrain Society, were introduced.

#### 3. Public Comment

None.

#### 4. Approval of Minutes

It was moved by Mr. Johnson and seconded by Mr. Lewis to approve the minutes of the June 12, 2006 meeting. Motion carried unanimously.

#### 5. Accept Bills and Warrants Report

A question was asked regarding a vendor, Private Bank of California, for the Physical Education field and track project on page seven of the report. Mr. Bissell explained that a certain portion of the expense was placed in a retention account in Private Bank of California. Mr. Gustafson noted this is a common practice in Monterey County public works projects.

Mr. Bissell also directed the Committee's attention to the Child Development Center project and the entries for San Jose Blue on page five. He explained that the College contracted with San Jose Blue to provide plans in an electronic format to bidders who were charged \$125/plan copy. These fees are being credited to the College as shown on the report. This method of providing plans saves the time and expense of photocopying and delivery.

It was moved by Mr. Gustafson and seconded by Mr. White to accept the bills and warrants report. Motion carried unanimously.

#### **6. Bond Expenditure Status Report**

Mr. Demko reviewed the May and June reports. He commented that the amounts will increase dramatically on the upcoming reports as invoices for the work on the Physical Education stadium project and the Child Development Center are received.

#### **7. Update on Facilities Projects, Timelines and Schedules**

Mr. Demko reviewed the specific facility projects.

##### Stadium

The stadium project is moving along, making up for time lost due to rain delays. The field and track have been laid out and the artificial turn is being installed. All site infrastructure has been installed, constituting 1/6 of the campus utility systems. Mr. Bissell added that an exploded shell had been found and removed from the site, left over from the National Guard's use of the former Armory building on campus.

Mr. Gustafson asked if reclaimed water would be used at the stadium. Mr. Bissell said that it is hoped that the stadium and all irrigation on the campus would eventually utilize reclaimed water. Mr. Gustafson stated that 300 acre feet of reclaimed water per year would be delivered to the Monterey area in a year or so.

##### PE Fitness New Building

The steel framing and electrical utilities have been completed for the building.

##### Satellite Campus (Fort Ord)

Two used portable classroom buildings have been purchased and relocated to the site at 12<sup>th</sup> Street and Imjin Parkway in Marina. A third portable building will house restroom facilities. Mr. Bissell said it will take three years to construct the classroom building; the portable buildings will allow classes to be offered at the site next year. He also announced there would be a ribbon cutting ceremony held on August 16, from 5:00 – 7:00 PM, to celebrate the opening of the College's classroom facilities at the UCMBEST Center in Marina.

##### Public Safety Training Center (Fort Ord)

Three used relocatable buildings were purchased and transported three weeks ago to the site at Col. Durham Road in Seaside. The site has been prepared and utilities installed to support these buildings which will house offices for the police and fire programs. These programs will move from the old Library building on the main campus during early January 2007.

### Infrastructure

Upgrade and installation of infrastructure will be a two-year program at a cost of \$16 million. To avoid disruption of the campus, 16 phases are planned. The Lecture Forum pedestrian bridge will also be replaced as part of this plan as the utility lines are carried across the ravine by the existing bridge.

### Building Standards Committee

This committee continues to meet.

### Facilities Master Plan Reworking Committee

In 2002, the projected cost to complete facilities bond projects was estimated to be \$212 million. Currently, a more realistic figure is \$300 million. To address this disparity, the Committee has been tasked with prioritizing projects, using realistic cost figures. A Board study session has been scheduled for August 8 to review the Committee's progress. Mr. Bissell commented that it will be necessary to re-evaluate projects again in the future as assumptions will change. Mr. White asked if the district's bond measure enhanced the College's ability to get state funding. Mr. Bissell responded yes and explained the state uses a point system to evaluate facility projects. A college would receive 50 points by providing 50% matching funds.

### Student Center Renovation

This project is on hold until the student committee members return from summer break. The bond budget for this project is \$4.7 million and the project team has asked the architect for information on what can be done for this amount of funding.

### Child Development Center

Construction bids for this state-funded project were received June 20, 2006 and Tombleson was the low bidder. Grading of the site has begun.

### Old Library

Structural issues were identified requiring alterations in the design. This renovation is a 50% state funded project. Construction is expected to begin in early 2007.

### Student Services Building

This project will provide space for all student services functions to be housed under one roof. The adjacent parking lot will be renovated at the same time.

### Business/Math Building

A Final Project Proposal (FPP) was submitted to the Chancellor's Office by the July 1 deadline. This project has been reworked to eliminate the new Math building as district capacity load ratios indicated additional classrooms were unnecessary. Instead, Math classrooms will be housed in the Business building.

### Music/Theater Project

A Final Project Proposal for this project was also submitted to the Chancellor's Office by July 1. Although the state funds only one FPP per year, the College submitted two FPPs to maximize the possibility of state funding approval.

Lecture Forum HVAC

Plans are currently being reviewed by DSA.

Mr. Demko concluded his update noting a structural engineer has reviewed all campus buildings and recommended 7 buildings for some work. The College is currently evaluating what needs to be done.

Dr. Garrison asked about the secondary effects of the old Library renovation. Mr. Bissell replied that centralizing administrative functions will free up space in various buildings on campus that can be used for instructional purposes. Also, he noted the current Administration Building can be used to provide swing space over the next ten years for other projects. The ultimate plan is to demolish the building. Mr. Stutzman asked about moving the MPC Foundation office to the current Administration Building. Mr. Bissell explained that the existing Foundation office is 400 square feet and the Foundation's new office in the old Library will be approximately 600 square feet. In comparison, the current Administration Building is 8,000 square feet. There is currently too much space on campus according to state standards and the College needs to be more efficient.

**8. Tour of Facilities Projects**

A tour of campus facilities projects was proposed for the November meeting. It was suggested that the tour be conducted prior to the meeting to ensure there is adequate daylight.

**9. Meeting Schedule**

It was noted the annual organizational meeting is scheduled for November 6, 2005. The meeting will begin with the tour at 2:00 PM.

**10. Suggestions for Future Agenda Topics and Announcements**

Dr. Garrison distributed a handout regarding committee member terms. He noted there were several members who will be termed out in November. Dr. Garrison requested suggestions for new members to be forwarded to him. The Board will then take action to approve new members in time for the March 2007 meeting. Mr. Hudson read aloud the section in the By-Laws regarding member appointments. Mr. Lewis noted he may not be able to attend the November meeting. Mr. Hudson thanked him for his service on the Committee.

**11. Adjournment**

The meeting was adjourned at 3:46 p.m. Refreshments were served at an informal reception to welcome Dr. Garrison.