



MEASURE D CITIZEN'S OVERSIGHT COMMITTEE

February 13, 2007

Minutes

The meeting of the Measure D Citizen's Oversight Committee was held at, 6500 Soquel Drive, room 804A, Aptos, CA on Tuesday, February 13, 2007.

Present: Harriet Duzet, Bob Peterson, Kris Reyes, Mike Siegel, Lou Tuosto

Absent: Rodney Brooks, Tila Guerrero

Cabrillo College staff members in attendance: Paul Anderson, Pegi Ard, Doug Deaver, Rob Ingram, Brian King

Harriett informed the committee of a recent meeting she had with staff regarding ideas for an innovative senior care project. Harriett was inspired to pursue the idea for Cabrillo when she learned of a recent land donation to the Foundation and read an article in the AARP Newsletter. She contacted Pegi who facilitated the meeting with appropriate staff.

Kris called the meeting to order at 10:11 am.

I. Agenda Modifications

It was requested to add final issuance of bonds to the agenda.

II. Approval of Minutes of August 8, 2006

The minutes of August 8, 2006 were approved unanimously. The November 13, 2006 Minutes will be postponed until the next meeting.

IV. Project Status Update—Paul Anderson, Doug Deaver, Rob Ingram

Doug reviewed the Facilities Master Plan update that went to the Board February 5, 2007. Staff expects that additional funds will be required to complete the Student Activities Center and Arts Education projects; therefore budgeted Measure D interest income of approximately \$2 million earned in 2006-07 and 2007-08 will be allocated as necessary to these two projects to ensure completion. Staff expects several claims to be submitted by Contractors and Consultants on the Student Activities Center project.

Lou asked if the budgets included potential litigation costs. Project budgets do not reflect any of these potential claims at this time.

Doug also distributed a handout detailing Measure D funding on all projects to include projects completed, in progress, and anticipated. The committee requested that these documents be sent out in advance of future meetings with the agenda.

Arts Education Complex

Rob explained that there has been good progress on the site with an aggressive concrete contractor and dry weather. The goal is to be finished with all buildings by August 2008, but, minimally, to provide classes in 2D and 3D buildings in fall 2008. It will take 2-3 months to tune the buildings acoustically. The \$69 million budget has \$770,494 unallocated.

- The Allied Health Parking

The remaining \$161,603 is very tight to complete the project and it is behind schedule. Department of State Architect (DSA) approval is pending on the fire safety plan: the large red fire pump in Lot Q will be located in the parking structure. Full occupancy is anticipated in 6-8 weeks, partial occupancy in 3-4 weeks. ADA accessibility between the 700 and 800 buildings will be worked on in the next few days.

- Allied Health Buildings: The current budget of \$28 million includes \$11 million of state matching funds that were approved by the voters in the November 2006 election. The original budget exceeded the current available funding. The goal is to have a 55,000 sq. ft. usable building; staff is working on value engineering aesthetics to be sure to stay within budget. The budget was reduced by \$1.8 million without affecting instructional programs. The largest items that were taken out are an exterior panel and metal siding that now will be stucco. Air conditioning will not be in all areas of the building, only in those that require it; however, there will be operable windows. Landscaping was reduced by \$100,000 but the irrigation system will be retained. It is hoped that some site work will be done over the summer; then go to bid for the building in early fall. Full occupancy is anticipated fall of 2009.

Lou asked if Arts Education Classrooms could be value engineered to free up funds for Allied Health Classrooms. Staff replied that significant value engineering was done prior to bids and that no opportunities to further value engineer exist at this time.

The challenge with state funding is that it is based on an approved footprint of a building. If you downsize the scope of a project after DSA approval, you will end up paying the same amount of money for less building over time with the inflationary effect.

- The Student Activities Center: It is anticipated that occupancy will be by the end of May. The street is reopened and the framing is in on both upper stories. The plaza level is waterproofed and concrete is in on main stair area and amphitheatre. The stairs connecting to the existing bridge has been poured; the handrail will be installed next. 900 building grading is in progress. The building should be occupyable by the end of May. We are going to bid now for bookstore fixtures then furniture. There is 1,000 sq. ft. for a food venue.
- Watsonville Library Acquisition: Negotiations with the city to acquire the library are going well, but no agreement has been reached yet. The city has requested to close the deal in October. Staff is considering using the facility for vocational and

technical education: 17,000 sq. ft. with 5 reasonably large classrooms. The architect is reviewing the building with DSA to see if renovating the existing building is an option. It was built in the 70's and does not meet current Title 24 or Field Act requirements. The district has formally submitted a grant application to EDA to receive \$2.5 million for construction and equipment to provide career technical training in the facility. In addition to the Federal Government EDA grant, there is also a potential pool of money for community colleges in the Governor's budget.

- Scotts Valley: Pegi apologized to the committee for not inviting them to the grand opening. There are 5 classrooms and classes are full. Tenant Improvements were done in time for classes to start this semester. There is a smart classroom component in each classroom. Parking is the limitation. 40 spots are allotted in the parking area during the day and the city put 20 street parking spots in quickly. In the evening, 80 spaces are allotted to Cabrillo but it is understood that more parking can be used. Brian distributed his card to each business in case issues arise.

Committee members asked if the students in Scotts Valley were new students. Staff replied that the research office staff will soon be able to compile statistics on new student enrollments in Scotts Valley. Brian added that the number of high school students is declining in the county; it would be encouraging to see Scotts Valley enrollments as all new students.

The Scotts Valley lease is for 3 years with an option to extend for two 2-year extensions. Staff is considering the pros and cons of being a tenant vs. owner of a facility in Scotts Valley. No Measure D funds were used for the facility; general operating and RDA funds from Scotts Valley were used. Staff has been contacted by a builder in Scotts Valley to participate in the town center project. Kris commended staff on the opening of the facility; the residents appear pleased to have Cabrillo's presence there.

- Secondary Effects: A Request for Proposals (RFP) is currently being drafted to solicit a facilitator to assist the college is designing a process to reallocate existing space as it is freed up. Upgrades to classroom and labs are also in progress.

Brian noted that real estate is at a premium in mid-county, and Cabrillo staff has been contacted by local health care providers to lease space and to provide internships for students.

- Issuance of next bonds: In March, staff will submit a resolution to the Board to issue the remaining \$58.5 million dollars in bonds. This will produce an additional line item on property tax bills.

The next meeting will be Tuesday, May 8, 2007 at 10:00 a.m. in room 804A. Kris requested a tour of the Measure D projects. The audit will be available in March.

The meeting was adjourned by Kris Reyes at 11:12 a.m.