



## MEASURE D CITIZEN'S OVERSIGHT COMMITTEE

April 22, 2008

Minutes

The meeting of the Measure D Citizen's Oversight Committee was held at, 6500 Soquel Drive, room 804A, Aptos, CA on Tuesday, April 22, 2008.

Present: Rodney Brooks, Diane Craddock, Bob Petersen, Kris Reyes, Lou Tuosto, Bud Winslow

Absent: Leflora Cunningham

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

Kris called the meeting to order at 10:02 am.

I. Introductions:

The committee members introduced themselves.

II. Agenda Modifications

The agenda was approved unanimously.

III. Approval of Minutes of January 22, 2008:

The minutes of January 22, 2008 were approved (Petersen/Craddock).

IV. Comments from the Public: Kris asked if there were any comments from members of the public. There were none.

V. Project Status update

The committee was invited to the Grand Opening of the Student Activities Center on Thursday, April 25, 2008.

- The Student Activities Center (SAC): The punch list items are being resolved. The coffee shop will likely be open later in the fall semester. That will complete all of the activities in the Student Activities Center. Kris asked how many parking spaces are behind the building. 26 spaces are available for 25 cents per hour intended for use by

patrons of the SAC and café. A few spaces are also set aside for bookstore operations. The SAC is occupied.

- AEC. Staff has worked hard to maximize leveraging power to complete the classrooms with state money. The 3 classroom buildings to open in the fall; theater and music to open later. Rodney asked if this will be the last season for the old theater. No. Summer 2009 productions might still be in the old theater due to commissioning and training staff in how to operate the theater. Bob Petersen asked if the state has slowed down in delivering the matching money. No. Rodney asked about claims from the overspray incident. The contractor does have insurance, some employees have settled directly with the firm but many had to go through their insurance and subrogate.
- Health and Wellness: An apparent low bidder was identified but there was a bid protest by Carpenter's Local 505. The carpenters have taken the position that the low bidder failed to provide required subcontractor information which would make their bid non-responsive. Staff is hopeful to get it resolved at the May 5<sup>th</sup> Board meeting. The bid is under budget by \$1.5-\$2 million. All bids were close, within a million of each other, which speaks well of the plans. Bob asked if it is unusual that the union would appeal a bid. Generally bids come in within minutes of the bid opening and errors are not uncommon. Staff is working to resolve this with counsel. Each bid has been evaluated by counsel and each has an error of some form. Rodney asked whether the reasonableness of the bids means that it is harder to get work. Yes. Public work is the majority of work available these days, but the cost estimation by the architects was also good. The apparent low bidder has an extensive resume of public works and community college projects. If the Board does not accept the award staff will rebid.
- Campus wide signage: There is a mandate from the Office of Civil Rights ("OCR") to install handicap accessible way finding signs. Staff would like to get it done this summer. A prototype is designed and tentative locations are identified.
- Handicap accessible seating in Stadium. Over the last few years, much has been done to make campus more accessible for students and staff including new ramps and elevators. One of the last items to complete is accessible seating in the stadium. The goal is to bid that project by football season.
- Space reallocation: BFGC is assessing current space needs, storage, etc. and is conducting interviews with faculty and staff. Results are anticipated by fall, 2008. Diane asked if the WASC accreditation gave some ideas about space utilization. No, it focused on student learning outcomes. Pegi noted that the domino effect is a large opportunity for change on campus. Bob noted that long term planning is a wonderful opportunity. Staff is pleased with BFGC, a respected expert in the field. It is also anticipated that administration will move to a new location to free up needed classroom space.
- Watsonville Library Acquisition: Plans are to close escrow in summer 2008, to demolish the exiting library in fall 2008 and begin construction of a new facility in summer 2009. The bid climate with SAC and AEC projects were different due to the fact contractors were very busy; today's climate is much more stable. Construction funding consists of \$2.5 million of bond funds and \$2.5 million of federal money. The building is envisioned to be an industrial training center and could include courses in construction energy management including solar voltaic. The structural

assessment did not match current building standards; therefore it is most cost effective to demolish the old building and construct a new one. . Asbestos abatement is part of the demolition. Kris asked if there are objections from Watsonville to demolish the library. No. Brian noted that the new library is a spectacular space. Staff would like to close Trafton Street during demolition and will need to have public hearings for that, which may bring out some discussion about the property. Rodney asked if a price has been agreed upon. Yes. \$5 million is for construction; land acquisition, inspectors, archaeological studies, etc. are all additional costs. Dick Solari's last major donation was to this project.

- Building 300 renovation. Remodel of building 300 to provide ten classrooms for English and Humanities program. Staff is in the process of selecting an architect, to begin construction in summer 2009.
- Allied Health Secondary Effects. When programs move into the new buildings, more space will be freed up. Plans are to renovate portions of buildings 500, 600, 1500, 1550 and 1600 that will be vacated. This project is contingent on an Education bond that is scheduled for November of this year. Not all funding is in place today.

Kris asked about plans for the Scotts Valley Center. This project uses Measure C funds, not Measure D. The community response has been good and is limited by space and parking. There will be a lot of community involvement in developing the long-term educational plan then facility needs will be assessed. \$1.8 million is set aside for the project. Pegi attends Town Center meetings. We demand a lot of parking, space and parking is a challenge.

Bob asked whether parking was considered when the new theater was designed. Yes, 260 spaces are part of the project, there are 80 spaces near the Early Childhood Education center and Cabrillo shares parking with Twin Lakes. Brian noted that there was discussion about where to locate the new parking structure, near the Allied Health buildings or the theater. With the stairway through the middle of the SAC, it is very easy to get across Soquel Drive now. Bob noted that the stairs in the parking structure are easy to negotiate, they are shorter and wider.

Doug summarized that these are the top ten priorities. Brian thanked Doug, Pegi, Paul and Rob for their good work and juggling a lot of projects at once.

Bud asked about the solar project. Doug noted that no money is allocated for the solar project and it was not part of the bond. Doug explained that part of the master plan was to buy power and convert it through transformers on campus, the 21KV project. Completing that transformer circuit decreased our energy costs from 14 cents to 10.5 cents per kilowatt, a 30% reduction. Now that we are paying one of the best possible rates for power, it makes it difficult for a solar project to improve on energy costs for investors to obtain a reasonable return. A group approached staff and submitted a grant on behalf of Cabrillo. While staff wanted a majority of panels on hillside rather than roofs, the investment group insisted on rooftops rather than the hillside. Staff is in the process of getting a structural analysis to see if rooftop installation is possible. Usually, panels are installed when new roofs are installed; installing panels now would stagger life expectancy and impact roof warranties. If weight is increased by more than 5%, DSA

would need to approve the project. Staff is in the process of getting a professional analysis of roofs. Rodney noted that this project could be put on hold until energy costs to go up or more funds are available for panels. The project has changed significantly from the original intent.

- VI. Annual Report: the committee agreed that the same format will be utilized and staff will draft text for their review prior to the next meeting. A picture of the committee will be taken for the next meeting. Kris will present the annual report at the September Board meeting. Include web address.

New members will be recruited in July to start in September. Rodney, Lou and Kris have served two consecutive terms.

Next meeting date: July 15, 2008 at 10:00 am in 804A.

The meeting was adjourned by Kris at 10:55 a.m.