



Citizens Bond Oversight Committee

Thursday, September 27, 2012

✓ Members Present

✓ Robert E. Hahn, Chair	Member at large
✓ Nicole Nicholas Gilles	Member at large
✓ Robert E. Hahn	Member at large
✓ Timothy E. Kelley	Member representing a business organization
Jackie Loper	Member at large
Gil Perez	Member representing taxpayers association
Everett Taylor	Retired member
✓ Lisa Nichole Tylenda	Student Representative
Joe Vogel	Member IVC Foundation IVC Foundation

Members pending appointment:

✓ Jerry Brittsan	Member representing taxpayer association
✓ Gabriel Contreras	Member at Large

Others present

John Lau, Vice President for Business Services; Jimmy Sanders, Architect; Niel Pollock, Brent Goodwin, and Nick Paluso, Nielsen Construction; Khushroo Gheyara, Caldwell Flores Winters; Rick Webster, IVC Director of Maintenance and Operations; Mary Carter, Recorder; Bill Gay, David Zielinski, Jim Pendley

Call to Order

The meeting was called to order by at 12:10 p.m. on Thursday, September 27, 2012 by Robert Hahn, Committee Chairperson. The meeting was held in the IVC board room.

Welcome and Introduction

Chairperson Hahn welcomed all the members and visitors. Jerry Brittsan, Holtville City Council member was introduced as an incoming committee member to replace Gil Perez (taxpayer association representative) and Gabe Contreras, owner of So-Cal Gadgets was introduced as a member-at-large. Both new members are pending appointment by the IVC Board of Trustees.

Approval of Minutes

No action taken due to lack of a quorum.

Project Update

Jimmy Sanders, Architect gave an update on projects. The 400 Building modernization and Bus Transfer Terminal are complete. John Lau, VP for Business Services, reported that the College was able to access \$2 million in State transportation funds for the bus terminal and \$2 million in State capital outlay funds for the 400 building modernization. VP Lau stated that the college was able to keep much of the bond funds in the local community, and will be able to increase local participation in the Career Tech building

through the lease/leaseback process. The goal is to have about 70% local participation. The Career Tech building will be delivered at a guaranteed maximum price of \$19,601,967.

Bus Transfer Terminal II: Architect Sanders reported that the project has alleviated traffic problems with buses and has improved traffic flow. The first phase of the Bus Transfer Terminal was completed a year and a half ago and was for the large buses. Phase II has a para-transit drop-off and student drop-off area, emergency phones, new hardscape in front of the gym, card access gate system and landscaping. The project received very high marks on a recent state audit/visit.

400 Building Modernization: The 400 building has all new electrical, mechanical and HVAC systems. The building was gutted down to its structural elements and modernized with new finishes and hardware. The building has a card access system, smart classrooms, and is very energy efficient. The building houses the Assessment Center, classrooms, and faculty offices.

Career Technical Education Facility: The project is now under construction, and the pad is complete. The 3100 building will house labs for electronics, HVAC, concrete masonry, renewable energy and welding. The labs will have built-in flexibility in order to adapt to the changing demand for classes and technologies.

The 3200 Building will house the POST academy, fire academy, emergency medical classes, with lecture and support space, a CSI lab and public safety lab.

Jim Pendley asked about facilities for the Auto Tech program. Architect Sanders responded that modernization of the existing 1100, 1200 and 1300 buildings is the next scheduled project. VP Lau stated that the timeline will be based on when the district will be able to sell its next series of bonds (depending on its assessed valuation). The project will cost approximately \$3 million to \$4 million.

Brent Goodwin of Nielsen Construction reported to the committee on Nielsen's Construction efforts to increase local participation in the Career Tech project. They have used a multi-prong approach, and by breaking down bid packages to fit the local contracting scene. Four outreach programs have been held for local contractors with seminars on bonding, insurance, BIM and LEED. The economic effect of using local contractors also benefits local suppliers.

VP Lau stated that the district is trying to get LEED certification on all new projects and its goal is to maximize energy efficiency in all modernization projects.

VP Lau stated that the college is experiencing flat enrollment, and the Career tech building will be the last new construction project. Renovating existing facilities will give the college the best bang for its buck going forward.

The committee asked about the investment of bond funds; VP Lau stated that all funds are invested by the County Treasurer in very conservative investments.

Student Representative Lisa Tylenda was asked what the student's reaction was to the bond funded improvements and projects. She stated that the 2700 building compares very favorably to facilities she has seen at UCLA. It is really an asset to students to have a nice environment, it makes the college more enjoyable and brings a sense of pride to students. The beautiful campus has had a positive effect on the students.

Expenditure Report

John Lau, Vice President for Business Services, reported that Measure L has a balance of \$2,128,131 as of 9/27/12 and Measure J has a balance of \$21,107,009. A detail report of expenditures was distributed and discussed.

Membership Update

The committee reviewed a list of current and outgoing committee members. Members Gilles, Kelly and Perez are coming to the end of their second terms and must be replaced. Members Tylenda and Loper are ending their first terms and will be reappointed. The term of Doug Kline, member at large expired September 15, 2012, but he declined a second term. The appointments of Jerry Brittsan and Gabriel Contreras will be on the IVC Board of Trustees agenda for approval at the October board meeting. Local attorney Ryan Childers will be submitting his application.

Next meeting

The committee agreed to meet twice a year in March and September. The chair asked for committee members to send agenda items and questions to him directly. VP Lau invited committee members to tour the campus. The bond audit and annual report will be on the March agenda.

Meeting adjourned at 1:05 p.m.