

**GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
FACILITIES DEVELOPMENT AND UTILIZATION COMMITTEE
COMMITTEE TO THE BOARD OF TRUSTEES**

Wednesday, June 7, 2017

5:30 p.m. – 7:30 p.m.

Room: MP 116

Minutes

Committee Members: Mark Dover (Chair), Jonathan Brusco, and Walt Glines. ABSENT: Daniel Chavez

Resources: Dr. Kathleen Rose and Fred Harris

Other Attendees: Dr. Eric Ramones, Wade Ellis, CPA, Ron Hannon (via telephone), Bobbie Jo Palmer, Casey Michaelis, Andrea Mendoza, Derek McKee, Steve Sowa, Shari Gratke, and Debbie Britt-Petty (recorder)

1. Call Meeting to Order at 5:34 p.m.: The meeting was called to order by Mark Dover at 5:34 p.m.
2. Approve Minutes: Minutes from the March 22, 2017 meeting were approved. MSC (W. Glines/J. Brusco) 3 ayes, 0 nays to **approve**.
3. Comments from the Public: No comments.
4. Athletic Fields Project: Fred Harris introduced attendees from Gilbane Company and IBI who were present. He then reported on the bid results for the Athletic Fields Project. Ten firms were interested in the project, six firms were expected to bid, and we received two bids from Teichert Construction and Schreder Construction. Those two bids were only \$20,000 apart and came in at approximately \$9.4 million each, which is 35% over the project construction budget of \$7 million. These bids reflect the super-heated nature of the current construction market in our area.

Harris reported that the lowest responsive and responsible bidder was Schreder Construction; they have been a very good partner on many of our previous projects. They are very confident that they can finish the project by January 1, 2018 for \$6.9 million. By delaying the track & football field portion of the project, approximately \$2.5 million in savings could be realized, thereby aligning the new scope of the project with the available construction budget.

Dr. Kathleen Rose stated that this is a difficult situation because she, just like everyone else, wants it all. When out in the community, they always talk about football. However, delaying the entire project to go out for a re-bid would have a major impact on instruction in the Kinesiology and Athletics Program. Prices are only going to go up because of the area and market we live in. When looking at other sources of revenue, there is too much risk for the district to accept the entire \$9.4 million on the bid without including a deductive alternate. There are upcoming opportunities to raise money and find money for the football field. She feels that we need to move forward and complete the

Baseball/Softball/Volleyball fields now to keep our promise to the community. The Athletics and Kinesiology staff have worked hard to secure substitute fields for the teams. She made it clear to our contractors that when they need to complete the job in January 2018, and there is no going back on that promise.

Jonathan Brusco expressed concern that the current bid is not a good deal for the district or the taxpayers, and that cutting \$2.5 million thereby delaying the football field is not a good choice. We should be getting everything for \$7 million. Mark Dover cannot understand how our estimate was so far off.

Brusco asked what would happen if we chopped the project up into pieces. Steve Sowa with IBI stated that chopping the project would require a redraw, which would have to be resubmitted to DSA. This would cause delay in the project and the fields would not be ready for spring 2018. If we just delayed the football portion, it is more of a "clean cut" and would not require a redraw. Also, most of the prep work will be done for the football project (electrical, underground, etc.) as part of this project.

Wade Ellis shared that we need to spend the bond money on facilities in a reasonable period of time or we could be at issue with the IRS. Walt Glines said that he was at an event recently where he spoke to many general contractors, and they do not expect the market to change for at least 18 months. If we delay, we will be penalized and may get more expensive bids.

Gavilan College Educational Foundation Coordinator Bobbi Jo Palmer asked if we can talk to the contractor about using a less expensive turf. Casey Michaelis with Gilbane stated that since it is a public bid, there are rules about asking them for that option. We could pull that item from the bid and do it ourselves if it is more affordable. Palmer stated that we owe this project to students, athletes, and the school. If we don't move forward, it will be a sore spot in the community.

Dean of Kinesiology Ron Hannon reminded the committee that this project has been ignored for several years. The facilities are worn out because they were built in 1967, and he does not think they will hold up much longer. Also Title IX parity comes into play. Other schools in our community have already made improvements to their fields. We are only one of four colleges in California that plays on high school campuses.

Ellis commented that he has worked with multiple prime bids before, and it can be a nightmare dealing with so many different contractors. He feels it is best to re-bid the football field separately, as it seems to be what is overpriced. Sowa stated that they worked on a multi-prime project in Milpitas. They received no bids for an electrical contractor, and many others were over-bid. It can be risky. Harris suggested that we could delay the volleyball courts to add in the lighting for the fields. Once again, the committee was concerned with Title IX issues with that decision. Palmer said she will consider ideas on how the Foundation could raise money for lights.

Dover and Glines stated that they will vote YES at Tuesday's Board Meeting to approve the Baseball/Softball/Volleyball fields, and delay the track and football field portion of the project. Brusco will abstain and voice his opinion at the board. He would prefer to go out to bid again and he is not worried about the delay.

Harris reported that the Board will be asked to approve the entire \$9.4 million bid to Schreder Construction on Tuesday, and then there will be a deductive change order at the July Board Meeting with the smaller project at \$6.9 million. The Board Committee Members acknowledged this.

5. Adjournment: The Committee was adjourned at 7:21 p.m.