

Dr. Steven M. Kinsella, CPA, Superintendent/President

GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
BOARD FACILITIES UTILIZATION AND DEVELOPMENT COMMITTEE

November 21, 2016, 6:00 p.m.

Gavilan College, 5055 Santa Teresa Blvd., Gilroy
Student Center, North/South Lounge

Committee Members: Mark Dover, Jonathan Brusco, Walt Glines, Adrian Lopez

MINUTES

I. OPEN SESSION 5:00 p.m.

1. Call to Order

The meeting was called to order by Wade Ellis.

Roll Call

Committee Members: Mark Dover, Jonathan Brusco, Walt Glines, Adrian Lopez

Resources: Fred Harris, Ron Hannon, and Jeff Gopp

Mary Paxton (City of Hollister), Jan Bernstein Chargin, David DiDenti, Eric Ramones, Kathleen Rose, Kathleen Moberg, Kent Child, Lois Locci, Laura Perry, Tom Breen, Sherrean Carr, Bill Avera (City of Hollister), Steve White (IBI), Donna Martin (Gilbane).

2. Approve Minutes, February 9, 2016

MSC (_____) unanimously approved minutes.

3. Comments from the Public:

None

4. Status on current projects

Fred Harris provided a handout; "Update to Project Status Report" which he said is the same that is shared at the Board Meeting. The athletic fields and swimming pool project are the next projects to be coming out of DSA and then will be ready for bid. The swimming pool project should go to the Board in February. The athletic fields, gym roof, bleachers and floor projects are moving along nicely. The Board has approved the Student Center Seismic Upgrade.

There was a concern about the athletic fields not being done in time for football. The plan is to move football to the soccer field, and to also contract with Gilroy Unified School District to use their field. The project will start in spring which is out of season for football.

Coyote Valley -- The JPA is ready to move into the Coyote Valley site on December 23rd, with classes starting in January. Gavilan classes will start on January 30th. Cement will be poured tomorrow.

- This is a multiple prime project which makes it more complex
- Furniture and electronics will be delivered and working by December 23rd



Board of Trustees:

**Walt Glines, Tom Breen, Jonathan Brusco, Kent Child, Mark Dover,
Lois Locci, Ed.D., Laura A. Perry, Esq., Adrian Lopez-Student Trustee**

Student Center – Should be complete by the beginning of May. This has been a reconstruction project as the contractors have had to reopen ceilings, and reattach roof to walls and refresh everything.

The students did take part in the redesign of the interior.

Fire Alarm – Jeff stated that the fire suppression and water were up and running today. This project should be wrapped up next week.

Sports Fields – The committee would like to see the renderings (not the construction drawings) for the football and baseball fields.

Pool -- ___ asked where the students are going to go who already had classes scheduled. ___ stated that they will be absorbed into other classes or moved to different facilities. The pool is completely closed. The spring swim class is being offered at Christopher High School.

Prop 39 – Years 4 and 5 monies will combine to work on the chillers in the Theater.

STEM Meadow Project – STEM is moving along and ahead of schedule. It will be a regional draw in terms of having regional species there.

Kathleen Rose joined the meeting by telephone.

Undocumented Structures on Campus – Getting support and funding to seismically upgrade the Mayock House and Chapel is a long-term project. Access is restricted until that occurs. We may need a Board Resolution to have a sign outside of the Mayock House and Chapel saying they are not to be accessed at this time. The Hollister Booster Group wants the Chapel back, but they do not have the funds to make it happen. Gavilan restored the Chapel. It was decrepit when our first President moved it here. Regarding the Golf Course Clubhouse, we may be able to put up a different structure fairly soon. Retrofitting the current clubhouse would not be cost effective. The Gilroy Golf Course was recently in the same situation and they also handled it with a portable building. Fred suggested looking into getting a bond for these major construction projects.

5. Habitat Mitigation status for Coyote Valley and Fairview Corners sites

This will be a Board Agenda item. We've achieved the mitigation for Phase I of Coyote Valley. Because we were denied participation in the HCP for Phase II by the Department of fish and Wildlife Services, we have gone the route of purchasing mitigation land of Mariposa Peak at the juncture of Merced, San Benito, and Santa Clara Counties. It is one of the few sites that have an acceptable (to the regulatory agencies) Salamander Habitat. The Board approved a \$420,000 purchase for a conservation easement on that site. 80% went to the French's and 20% is being held in escrow. When Coyote Valley was purchased, part of the agreement with the Sobrato's was purchased, part of the agreement with the Sobratos was for them to either purchase mitigation, or we would and they would reimburse us about \$800,000. They renewed the agreement and are giving us a 3-year timeline to get the actual easement. We are trying to get the regulatory agencies which are the Fish and Wildlife Services, the Regional Water Quality Board, and the Army Corps of Engineers approval. Because of the terms, we are trying to secure the mitigation before we are actually building the project and before we have the funds.

Kathleen explained that we are getting to know the Sobratos and are making steps to get to know the opportunities that Gavilan will have in the Coyote Valley. Developers are in the area, and it is a prime area to them.

Fred read a handout of his interaction with Dividend Homes.

6. Sign for Fairview Corners site

There has been interest from Board Members to have a sign at Fairview Corners. Fred talked with Dividend Homes about this. Normally, non-state agencies have to go to the County to get a permit for this, but Fred talked with our attorney and according to Government Code, we do not have to comply with Building Ordinances with the counties or cities. A suggestion for the sign is "Future Home of Gavilan College." It was decided by the committee to place this interest on the Board Agenda as a discussion item.

7. Solar Panels for Gavilan Gilroy Campus

Fred welcomed Clyde Murley and Steve Nielson from Murley Consulting Group. Clyde's firm works with the Community College League of California and provides consultation for districts to get the best solar pricing. Clyde explained that his firm does not sell anything and that the League is not profit seeking. They have our back. Steve is the money expert and helps identify bonds, etc. Clyde stated that the best way to start is to do an RFP because we want to find a committed vendor that backs themselves up with a performance guarantee. With an RFP, there will be more competition between vendors to make the best offer.

Clyde reviewed the Preliminary Solar Assessment handout. He walked the site and analyzed our energy usage. They also looked at PG&E rates that we are eligible for, and looked ahead at what changes may be coming in the future. Right now we would benefit in building as much as 1.5 megawatts of a Solar PV System in our park lots A and C. These are the best lots due to sun. Some concerns were raised over the Motorcycle Safety Course that takes place in Lot C. We could potentially shorten the solar in the C Lot and it would not make a huge difference. Kathleen talked about looking long term at the Motorcycle Safety Course as the solar project should take precedence. Health and Welfare did not want solar in the A lots due to the loss of trees. Possibilities are available in Lot E as they need lights anyway and it would be a great upgrade. Vendors will look into these ideas further when an RFP is issued and help navigate the best options.

We would like to have this project in front of the Board in May so that construction can start in the summer of 2017. This can be done in two phases if necessary, to have less impact on parking.

It was asked if there are any downsides to going solar. There can be issues if the vendors do not have guarantees in place. Murley would ensure that vendors will back their promises by monitoring and maintaining their guarantees.

Fred mentioned that solar can shift the costs off the 50% law and it is a major benefit. It creates a net savings into the General Fund from the beginning, and if we do a bond and pay it off early, the benefit grows even bigger.

8. Electric Car Charging Infrastructure for Gavilan Gilroy Campus
Fred reviewed a Proposal from EVgo. They are involved with a settlement where they have to pay for car charging stations. They can pay up to \$3,000 for the infrastructure of a car charger. They did an assessment of our campus, and they could fund 37 spaces; 30 of them at 100%, and 7 would be up to \$3,000. They estimate that for a \$119,000 project, they would contribute \$110,000 to the infrastructure of the car charging stations. This item is informational, as Fred will need to gather more information after the holidays. Health and Safety approved to pursue this interest as well.
9. Planning for the next District General Obligation Bond
Fred read a handout stating that \$10 billion of local bonds have been passed. A couple of measures did not pass, but only by a very small margin. Fred was setting the stage for the interest when looking at a General Obligation Bond for the District. We have started the Educational Master Plan process which will complete this spring, and then the plan is to begin the Facilities Planning Process. It was suggested that we get a consultant on board as soon as possible as this can be a 2-year process. Kathleen stated that we also need to be sensitive because we are in the projects of building relationships and trust. The timing needs to be strategic. For example, many people are excited about solar, but some do not want any expenditures until something is built in Hollister. We need to be careful and have the proper messaging.
10. The meeting was adjourned at approximately 7:48 p.m.