

Hartnell College

Measure T Citizens' Bond Oversight Committee (CBOC)

2019 / 2020 Annual Report

November 12, 2020



SOLEDAD FRAMING BEGINS ON ACADEMIC WING



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JULY 2019

17 - CBOC: First quarterly meeting
18 -Castroville: Design/Build presentations
27 - Bldg. D & E: Request for Proposal (RFP) issued

AUGUST 2019

2 - Bldg. D&E: Pre-bid mandatory site walk
16 - Bldg. D&E: Bid opening
19 - Nursing: DSA plan approval received
26 - Castroville: Design/Build entity selected: Dilbeck & Sons and In Studio Architecture

SEPTEMBER 2019

5 - Soledad: DSA plan approval received
6 - Bldg. D & E: Pre-construction meeting
9 - Bldg. D & E: Notice to Proceed (NTP) mailed
13 - Soledad: Request for Proposals (RFP) issued

16 - Bldg. D&E: Ground breaking
20 - Soledad: RFP (2nd ad printed)
26 - Soledad: Mandatory pre-bid site walk

OCTOBER 2019

2 - Nursing: RFP (2nd ad printed)
10 - Soledad: Bid opening / King City: DSA plan approval

11 - King City: RFP issued
16 - Soledad: NTP issued

17 - Nursing: Mandatory pre-bid site walk
16 - Soledad: NTP issued

23 - CBOC 2nd quarterly meeting
25 - King City: Mandatory pre-bid site walk

28 - Soledad: Ground breaking
31 - Nursing: Bid opening

NOVEMBER 2019

6 - Nursing: NTP issued
8 - King City: Bid opening

December 2019

2 - King City: NTP issued / Nursing: Ground breaking

16 - King City: Ground breaking
19 - CBOC Audit meeting

JANUARY 2020

15 - CBOC 3rd quarterly meeting

MARCH 2020

18 - COVID-19 SHELTER IN PLACE

APRIL 2020

7 - Resolution 20:7 passed by BOT: Public Works projects essential - work continues

22 - CBOC 4th quarterly. mtg. (ZOOM)

MAY 2020 - Work continues all 5 projects

JUNE 2020

11 - Castroville: DSA assigns project number

MEASURE T ACTIVITY IN 2019-2020

Activity during the July 2019 through June 2020 time period saw the first part of the fiscal year (Fall Semester) devoted to issuing Requests for Proposals (RFPs), holding bid walk-throughs, bid openings, selection of contractors and issuing Notices to Proceed.

All projects had broken ground by December 2019. Castroville being a DesignBuild project did have presentations made by the top three qualifying designbuild entities. The finalist was selected in August 2019.

Contractors: Building D and E were Avila Construction; Nursing - Tombleson, Inc., King City - Avila Construction, Soledad - Dilbeck & Sons, Inc. Castroville. Design/Build entity selected was Dilbeck and Son's and ISA: In Studio Architects, both local firms.

December saw the area (north and south) receive heavy rains which did create some delays.

Management of the projects included weekly Owner, Contractor, Architect meetings (OAC) to keep lines of communication open and identify areas needing clarification. Made sure that contractors followed new protocols for COVID-19. OAC meetings went virtual.

Three furniture vendors provided presentations to the project management team. The district is looking for costs savings in addition to other sources to assist and augment the bond funds in areas such as fixtures, furniture and equipment.

COVID—19 has not stopped the progress of the projects. Projects were identified as essential projects via the Board of Trustees (BOT) Resolution 20-7 which identified the public works projects as essential per Monterey County's definitions of "Essential Businesses" and the guidelines of Governor Newsom's executive orders responding to COVID-19.



KING CITY—NEW EXPANSION COVERED WITH SHEER WALL ANTICIPATING INSTALLATION OF THE WINDOWS

AUDIT AND REPORTS

INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS June 30, 2020

The accounting firm of CWDL, Certified Public Accounts presented the Annual Independent Financial and Performance Audits for 2019-20 to the Citizens' Bond Oversight Committee on October 28, 2020. The 2019-20 audit will be presented to the Board on December 15, 2020. In addition to issuing an unqualified opinion, the audit found the financial statements to fairly portray the financial position and changes in Measure T fund balance in accordance with accounting principles generally accepted in the United States. These audits are available at: www.hartnell.edu/bond-oversight-reports-and-audits-0.

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the public and to the Board of Trustees by the Hartnell College Citizens' Bond Oversight Committee in partial fulfillment of the Committee's responsibilities as set forth within Article XIII.A, Section 1 of the State of California Constitution and Sections 15278 through 15282 of the State of California Education Code. The Committee is in agreement that the District is in compliance for the period of this Annual Report.

The table to the left identifies the three Series or Phases (issuance) of the Measure T funds. The white lettering indicates work begun or completed during this report's timeframe. The two items, Bldg. K in Phase II and Bldg. H in Phase III, was work determined necessary in the current Phase I to mitigate potential damage or for sequencing of the project. These were re-roof projects and Measure T contribution to the Bldg. K ticket booth. The figures in yellow indicate budgets for current Phase I projects and future Phase II and III projects. White indicates funds expended to date.

BOND ISSUANCE

District voters approved the issuance of \$167 million of general obligation bonds.

Project	Expenditure to Date (June 2020)	Issuance / Budgeted Amount
Phase I Projects	First Issuance	\$70,000,000
King City Expansion	\$3,115,780.00	\$8,175,155.00
Soledad Education Center	\$4,491,437.00	\$13,180,636.00
Nursing Health Science Building	\$5,272,988.00	\$21,813,640.00
Renovation of Buildings D & E	\$9,621,790.00	\$14,382,866.00
Castroville Education Center	\$1,690,673.00	\$10,890,176.00
Phase II Projects	Second Issuance	\$48,500,000
Alisal Classroom Building		\$13,735,281.00
Renovation Building J		\$9,442,433.00
Renovation Building K	\$982,230.00	\$16,372,248.00
Phase III Projects	Third Issuance	\$48,500,000
Renovation of Buildings F, G, H	\$914,318.00	\$22,655,498
Renovation Building N		\$13,312,619
Projects Contingencies/ Construction Cost Escalation/High School Matching Funds/ Secondary Effect Projects	240,320.00	\$23,039,448.00
Swing-space Reno/Operations/Legal/ Construction Management/Master Planning/Measure T Bond Election	\$2,187,565.00	Costs are allocated to individual projects but for clarity itemized together
IT Equipment, ADA, Safety & Security, Energy Efficiency	\$933,851.00	Costs are allocated to individual projects but for clarity itemized together
TOTALS	\$29,450,951.00	\$167,000,000

ADA Project front of buildings D & E and Student Center



Dear Community Members,

What a year it has been! As we all continue to adapt to the “new realities” COVID-19 and the year 2020 have given us, it is important to take time to acknowledge the things that have gone right in the last year.

The on-going implementation of Measure T is clearly one of those successes that we should celebrate. This year saw significant advances in the construction of a new campus in Soledad, an expanded campus in King City, improved facilities at the main campus, and development of designs for a new campus in Castroville. Hartnell College has been able to move these projects continuously forward throughout all the challenges our community has faced this year. For that, we thank all the staff who work hard to keep the bond projects moving forward!

I want to take this opportunity to welcome Hartnell College’s new interim President, Dr. Raúl Rodríguez. On September 23, 2020, the Hartnell College Board of Trustees extended Dr. Rodríguez’s term through early 2023. We look forward to working with Dr. Rodríguez on the development of Measure T projects.

When voters approved Measure T on November 8, 2016, they did so with intent that the bond be closely monitored by a Citizens’ Bond Oversight Committee (CBOC). The CBOC is responsible for:

- * Reporting to the public, District compliance with California Constitution Article XIII A, Section 1 (b) (3) as provided for by the attorney general’s opinions.
- * Monitoring expenditure of bond funds.
- * Informing the public of bond expenditures and revenues.
- * Ensuring expenditures are for the purpose approved by the voters.
- * Providing an annual report to the Governing Board and the community.

The Committee is pleased to present our 2019-20 Annual Report to the Hartnell CCD and the public and reports that, to the best of its knowledge, the District is in full compliance with the responsibilities as described in Article XIII A of the California State Constitution. (This article of the State Constitution is posted on the Hartnell College Measure T website for review.) With this report, the CBOC members assure the community that Measure T bond expenditures have been issued properly, and only for projects identified in the bond measure and that no funds were used unlawfully for teacher or administrator salaries. This assurance is supported by the financial and performance audits that were completed on November 30, 2017, November 14, 2018, November 21, 2019, and October 28, 2020 by the accounting firm CWDL, Certified Public Accountants in which Hartnell College was found in full compliance in all respects.

As the projects are being constructed and moving closer to realization, the Committee continues to follow project costs compared to the original estimated project budgets. Construction costs are currently running higher than the estimated budgets due to a hot construction market that has put a strain on available labor and materials. In response to this, the District is maximizing the bond dollars by frontloading key projects into Phase I of the bond. The District is also continuing to seek matching state funding to augment and support Measure T funding. Projects in Phase II, such as the renovation of Buildings F and G (the oldest on campus), will be supported with matching funds. Projects in Phase III, the final bond phase, have the greatest potential to be effected by higher construction. At this time, Phase III is currently underfunded and the District is continuing to review funding opportunities to support these projects.

The CBOC will continue to fulfill its duties over the next several years until all expenditures have been made as stated in Measure T. It has been my pleasure to serve as CBOC Chair and to work closely with the committee and college staff in preparing the Annual Report to the community.

Thank you,

Grant Leonard, Chair

Citizens’ Bond Oversight Committee



Preparation of Parking Lot #3 for new Nursing and Health Sciences Building on West Alisal Street

MEASURE T 2019-20 FINAL SUMMARY & A LOOK TO 2020-21

The 2019-20 fiscal year saw actual work on the projects commence. Slightly higher than anticipated costs came back and the district is monitoring what can be done to keep in control and react to them. In March, the projects were identified as essential work and continued to progress in spite of COVID-19 shelter-in-place.

Looking towards 2020-21 -

Series B sale of Measure T bond funds will be completed.

Programming/Design committees will begin to meet for the projects of Series B.

Projects will be the renovation of Building J (visual arts), Building K (performing arts—interior), and a new building at the Alisal Campus. In addition, Measure T funds have been set aside as matching funds for high school projects. High schools were contacted in 2019-20 regarding the funds. Development of the logistics for the high school projects and matching funds will be developed in the coming year.

Groundbreaking at the Castroville project, last of the Series A Bond projects, will take place in mid-October 2020.

Students hopefully will be back in 2020-21.



**Rendering of new Castroville Educational Center
10241 Tembladara Street, Castroville, CA 95012**

Bond Oversight Committee Members

Grant Leonard, Member At-Large and Chair

Deneen Guss, Member At-Large

Mike LeBarre, Member At-Large

Kimbley Craig, Member Business Organization Rep.

Sam Mori, Member At-Large

Timothy Miguel, Member At-Large

George Richardson, Member - Taxpayer Organization Representative

Vearl Gish, Member - Senior Organization Representative

Frances Wong, Student Member

RESPONSIBILITIES OF CITIZENS' BOND OVERSIGHT COMMITTEE

- ♦ To monitor expenditure of bond funds
- ♦ Assure the expenditures are for the purpose approved by the voters
- ♦ Inform the public of bond expenditures and revenues
- ♦ Report to the public, District compliance with California's Constitution Article XIII A Section 1(b)(3) as provided by the Attorney General's opinions.