



# WEST HILLS COLLEGE LEMOORE

555 College Avenue  
Lemoore, CA 93245

CITIZENS' BOND OVERSIGHT COMMITTEE for  
Measure E – School Facilities Improvement District (SFID) No. 3, Lemoore Area  
Golden Eagle Arena 2<sup>nd</sup> floor conf. rm. (680A)  
September 25, 2013 4:00 pm

## MINUTES

Members Present:	Members Absent:	WHCL/WHCCD Staff	Others Present
Les Brown, Chair Tom Hernandez, Vice Chair Lynda Lahodny Linda Balcazar Maureen Azevedo	Buddy Brooks Jim McGee Ken Stoppenbrink	Don Warkentin, President Samantha Macfarlane, Admin. Asst.,	AP Architects: Richard Treece, Byron Woods

### 1. Call to Order

Chairman Brown called the meeting to order at 4:00 p.m. He led the committee in the flag salute. He asked if there were any comments from the public. There were no comments. Mr. Brown further welcomed Samantha Macfarlane.

### 2. Action Items

- Citizen’s Oversight Bond Committee Meeting Minutes of May 29, 2013**

Lynda Lahodny motioned to approve the minutes of the May 29, 2013 meeting; it was seconded by Tom Hernandez, all were in favor. There being no further comments, the motion passed.

- Appointment of Student Representative to SFID No. 3**

Chairman Brown welcomed Linda Balcazar back to the group and thanked her for her willingness to be on the committee. Lynda Lahodny motioned to approve the appointment of Linda Balcazar as the student representative to SFID No. 3; it was seconded by Tom Hernandez, all were in favor. There being no further comments, the motion passed. Mr. Hernandez asked about Ms. Balcazar’s progress with her education. She noted that due to the recent birth of her second child, a girl, her education was delayed; however, she has one more year to go.

### 3. Information/Discussion/Presentations

- Update on Avenal Measure E Allocation - Don Warkentin**

Mr. Warkentin recalled that Dr. Gornick attended the meeting this past May and gave the committee an overview of the Avenal allocation. By way of history, when Measure E passed in 2008, it included Avenal as part of SFID No. 3 as they are part of our district. Avenal was allocated two million dollars for their own educational type center. However, since 2008 there have been drastic budget and operating cuts and, as a result, there is now no way to build, staff and maintain that educational center. As such, the district has now

proposed that we modernize the science facilities at Avenal High School which would include co labs wherein high school students could use the facility during the day and we could offer classes in the evening. Additionally, several sites were also looked at and cost of ownership breakdowns were done, but there isn't anything the district can do for the two million dollars. Mr. Warkentin noted that just recently the City of Avenal offered some land in the foothills where their city yard/animal control facility is located. The issue with that land is that it would require a lot of infrastructure and money in order to bring it up to speed, i.e., buildings, parking lots, utilities and so forth. When the science facilities upgrade was presented to a joint meeting of the Avenal City Council and high school board, there were several members who were very much opposed stating we had promised them a standalone educational center. Following that, a phone survey of the citizens of Avenal was done asking them what they would prefer. The community was in favor of having a standalone center; however, in the end, they felt the best way to use the funds was to partner with Avenal High School. On October 1, 2013, there will be an open forum public meeting in Avenal involving city council and the school board to discuss this issue. Mr. Brown asked whether Measure E spoke to a standalone facility. Mr. Warkentin stated the wording on the ballot stated the "District *may*." We are still trying to bring educational opportunities to Avenal and are trying to build something, but we only have two million to work with. Mr. Warkentin commented that we also offered to partner with Paramount Farms at their CDC facility; however, they declined as they thought it may create a safety issue.

Mr. Woods noted he has studied all of the sites we were interested in and confirmed the science lab is the best bang for buck in terms of total cost of ownership. Lynda Lahodny asked whether it will be presented at the upcoming meeting. Mr. Warkentin stated it would, but the problem lies in that the committee felt they voted for the start of a college and that's what they were hoping for. Ms. Lahodny asked if we could bring in some portables for a show of good faith. Mr. Woods noted that they looked at the animal control site, which included a master plan of six, but the typography there is not in our favor. Mr. Treece noted at that location you would spend the two million dollars on just site work alone. Mr. Woods added that two million cannot be used to staff the facility, so it would cost even more. Mr. Warkentin reported that some folks are very upset in Avenal, feeling we let them down.

- **Student Union Update – Don Warkentin**

Mr. Warkentin noted that our Chancellor has signed off on the Student Union project and it is going to Division State Architects (DSA). Mr. Woods confirmed it will be sent next Wednesday. It will take four months for DSA to approve/request revisions; therefore, hopefully by the first of the year, we can go out to bid. Mr. Warkentin offered to show the Power Point presentation depicting the facility; however, members declined as they had seen it previously. The Student Union will be 24,000 sq. ft. It will be a dining facility and a bookstore and will serve seating for dining (250), banquet (350), theater (700-800). Mr. Brown asked whether there were any further questions. There were none.

- **Total Cost of Ownership – Don Warkentin**

Mr. Warkentin directed members to the handouts provided by Architect, Chris Addington. He noted that as part of the accreditation process as we build new facilities, we are now required to compute what the cost will be to operate the facility over time. The first handout reflects the total project cost for the Student Union to be \$12,448,597. Page two of second handout entitled "Total Cost of Ownership Analysis" reflects \$34,958,629 which is the 50 year lifecycle cost for the building and includes the cost to operate, maintain, and staff the facility. We will provide this document to the accreditors. The Student Union will be a dining facility and bookstore. Mr. Brown commented that if we were to extrapolate the numbers out and apply them to the Avenal project, we would then have something to show the Avenal folks what operating costs are. Mr. Brown asked if there were any questions or comments. There were none. Mr. Brown thanked Mr. Warkentin.

- **Other Measure E Facility Projects Update – Richard Treece**

Mr. Treece distributed several draft spreadsheets entitled “Revisions” and “Completion Recap 8/31/2013.” He further reported they are in the process of splitting Measure E from Measure L. Mr. Treece discussed the completion recap sheet noting the highlighted yellow portions. The recap sheet reflects where Measure E will be as of today. Mr. Treece then reviewed each of the following projects:

Project 501-Master Planning/CEQA (Revision No. 72). Budget increased by \$43,779.

Project 510 Student Center (Revision No. 68). This was split into two phases with funding because future bond sales were going to cover the rest of construction. Budget was reduced by \$2,117,333. Remaining portion will be picked up in Measure L.

SM Planning and Programming (Revision No. 73). Scheduled maintenance planning budget was reduced by \$20,000. Mr. Treece indicated that it was a \$200,000 budget but is now at \$180,000. Mr. Woods noted this is for scheduled maintenance planning and programming, and not for typical scheduled maintenance projects on campus.

Reauthorization Section \$12,656,255 (Measure L):

- Avenal Ph. 1. This will stay in Measure E; therefore, there are no changes.
- 514 Field Sports and 538 Inst Bldg./Allied Health. Both of these projects are being moved from Measure E to Measure L since they are future projects and we don’t need those funds yet. The district has authorization to sell Measure L bonds, but they haven’t sold them yet. The Capital outlay portion and the district local match have both been reduced and zeroed out.

Project 561 – Riverdale Science. Mr. Warkentin noted there is one million dollars allocated for Riverdale, but it is on hold until the summer of 2014. Riverdale wanted to remodel their science facilities into co-labs, but the cost far exceeds the one million dollars allocated, so they are looking for other projects. Mr. Treece noted that for all the Measure E funds, the district has sold all of the bonds. Previously they sold all the bonds with the exception of \$12,656,255. Last November, the voters authorized Measure L, therefore, the district can sell those remaining funds. All Measure E has been sold, but Measure L has not.

Project 514 - Field Sports (No. 66). Budget was reduced by \$1,997,000.

Project 539 - Inst/Bldg/Allied Health (No. 67). Budget was reduced by \$1,318,652.

Project 513 - Riverdale Ph. 1 (No. 71). Mr. Treece noted this was part of getting the infrastructure. All the satellite sites on the bond helped pay a portion of the infrastructure to go into distance learning. This project is now closed and \$15,428 in funds were reallocated.

Project 556 – Student Center Phs II (No. 69). Phase II has been moved from Measure E into Measure L, it was closed out and funds (\$7,270,603) were reallocated.

Project 716 Multi Use –(No. 70). Project is closed and finished at \$38,872 over budget. Mr. Treece noted that wasn’t too bad as it was a \$17 million dollar project.

Lastly, Mr. Treece noted on the Revisions sheet, that line item 74 reflects \$12,656,255 which is a sum of all revisions made. Total balance reflects zero. Mr. Warkentin questioned where the \$7,270,603 million went. Mr. Treece indicated that used to be in 556 Student Center Phs II but it has been zeroed out. He then referenced the completion recap spreadsheet dated 4/30/13 provided during past meeting noting that project was zeroed out as those funds were moved from Measure E to Measure L. Originally Measure E was \$31 million dollars, but now Measure E total is \$18,343,745. The draft completion recap for Measure E (second sheet) is a cleaned up version with the results. Now a combination of Measure E and Measure L totals the \$31 million dollars. Mr. Brown noted that if we add the \$18 million in Measure E and the \$12 million in Measure L, that we reach the \$31 million figure. Mr. Warkentin then questioned total project costs of \$35,662,041. Mr. Treece reported that is a combination of Measure E-\$18,343,743, \$2,174,013-Other, \$150,000-Grants, \$100,000-SM match monies, and \$14,967,000-Capital Outlay Funds. Mr. Treece said we’ve almost doubled the bond funds reporting that we took \$18 million and got \$35 million worth of property for that. Mr. Treece

then reviewed the projects remaining for Measure E. Mr. Brown suggested waiting to review remaining worksheets under the Measure L meeting. Mr. Brown thanked Mr. Warkentin for asking the tough questions. He further asked whether there were any questions. There were none.

4. **Future meeting dates:** January 29, 2014 - May 28, 2014

#### **5. Announcements**

Mr. Warkentin announced that last night WHCL was host to the Honor Flight fund raising program which was sponsored by EECU. The event was held to raise funds to fly WW2 vets to see the WW2 memorial. In attendance were two WW2 veterans, one from Hanford and one from Lemoore. Mr. Warkentin noted we only have about a million WW2 veterans left and they are passing on at 1,000 per day. They saw a movie that was very moving. The first flight with 75 veterans is booked for October 24 and there are still many on the waiting list. The cost is \$1,500 per veteran, including meals, buses, and hotel. The veteran also has a guardian accompany them at a cost of \$500. Mr. Warkentin noted it was a very worthwhile event

Mr. Warkentin also announced that the Jose Ramirez boxing event will be held at the Arena on November 9, 2013.

There were no further announcements at this time.

#### **6. Committee Member Comments and Requests**

There were no further comments.

#### **7. Adjournment**

The meeting was adjourned at 4:37 p.m.