UNAPPROVED

GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
Board Facilities Development and Utilization Committee
August 20, 2013

Committee Members:  Tom Breen, Mark Dover, and Walt Glines
Committee Resources: Steve Kinsella and Terry Newman
Other Attendees:  Nancy Bailey, Susan Cheu, and Jeff Gopp

1. **Call Meeting to Order** - Trustee Tom Breen called the meeting to order at 4:30 p.m.

2. **Approve minutes** - Minutes from the May 20, 2013 meeting were approved. MSC (Glines/Dover)

3. **Comments from the public** - No comments.

4. **Status of application, location, and build out for two new educational centers: Coyote Valley site and Hollister site** – President Steven Kinsella reviewed with the committee that the Measure E budget included funds for development of the new property in San Benito County and Coyote Valley which could also be used for expanding the off-sites into educational centers. In addition, at the August 13 Board of Trustees meeting, approximately $6 million designated for the Library/Media project was made available for reallocation to other ME projects at the Board’s discretion. A total of $13 million could be allocated for off site development. This would not cover both sites. President Kinsella also reviewed that the committee had been provided estimated expansion costs for the Briggs site and phase I cost estimates with a conceptual plan for the Fairview property. President Kinsella asked the committee for input and direction.

   The committee discussed the option of expanding at the Briggs site and the financial rationale of the decision. The proposed new structures for that location would be modular and not considered permanent for long term development use. The committee wanted to know how the City of Hollister viewed the proposed expansion at the Briggs’s location and if it fit into their general plan. Gavilan staff will contact the city for that opinion.

   Trustee Breen asked if the conceptual plan provided for the Fairview site was compatible for future build out of the campus and President Kinsella indicated it was. Funds expended for the educational center on that property would be the first phase of property development.

   Terry Newman, Interim Senior Director of Administrative Services, reported that French Ranch remains as the habitat mitigation site for the Fairview property. The Habitat Conservation Plan for the mitigation site and related permits are moving along but with no firm time frame. She added that Dividend Homes will share in the Plan costs.

   Environmental permits are still being sought for the Coyote Valley property. Habitat mitigation is the delay for both sites.

   President Kinsella noted that the District has until 2016 to exhaust the Measure E bond funds. Funds could be focused on developing one (1) of the two (2) off-sites. Coyote Valley may have more growth potential whereas Hollister has a lot of existing students that could be served at a San Benito County Educational Center. President Kinsella noted that the Chancellor’s Office is implementing new requirements for educational center status which are more rigid including a new formula for the 500 FTE count.

   Responding to Trustee Dover, President Kinsella reviewed the status of the South Bay Regional Public Safety Training Consortium (SBRPSTC). He indicated that lease rates for the Consortium will go up annually starting next year at the current training facility at San Jose Evergreen College. The Consortium generates 470 FTES for the District. Another location will have to be found for the training center with options being Coyote Valley, rental space at the IBM site or something else. SBRPSTC has a subcommittee that is working on funding issues such as rental money. President Kinsella said that all members of the Consortium are working with limited financial resources.
The Trustees discussed the value to the community and to the District of providing a police academy training program. President Kinsella said that he would pursue an answer from the owners of the IBM site to determine if that is an affordable option for the SBRPSTC and report back to the Committee.

In summary, Trustee Dover identified the priorities of the committee. The Trustees were interested in protecting the on-going efforts of the SBRPSTC. Also, they sought an opinion from the City of Hollister regarding the proposed Briggs site plan. If the modular buildings are not part of the downtown master plan, the Trustees were interested in site development on the District owned property at Fairview Corners.

5. Present Wadsworth Foundation and First Tee Business Plan for golf course property – Terry reported that she, President Kinsella, and Don De Lorenzo met with representatives of Wadsworth Foundation and First Tee earlier in the month. They provided information on a short course and a 10 year pro forma based on a remodeled facility. The Wadsworth Foundation and First Tee will raise funds for the remodeling of the grounds which is estimated to be a 1 year project. President Kinsella sought input from the committee on whether to go out for bid on a joint use project; the District would provide the land/course and the contractor would provide course management. All interested parties would be welcome to submit a joint response to the bid request.

The Trustees noted that the District is currently generating income from the course in addition to providing a recreational site for the community. Trustee Dover requested that the contract include language on Gavilan’s continued use of the course for instructional programs.

The Trustees agreed to the development of a Request for Proposal (RFP) for a joint use project. President Kinsella will determine whether Board of Trustee action is required and if not will provide continued information on the status of the project.

6. Review draft Measure E Bond Budget Alignment – Ms. Newman reviewed the proposed budget adjustments which include moving funds from closed projects and an increase in funds for the Parking Lot C expansion. In addition, the district’s match for the Library/Media remodel of $6 million was transferred to a newly created fund – Local Funds-Offsite Development. This action was approved at the August 13, 2013 Board of Trustee meeting.

Ms. Newman reported that the Lot C expansion was originally estimated at $500,000 for infrastructure improvements. However, environmental permits and mitigation costs have been significant. In response to Trustee Glines’ question, Ms. Newman said that Gilroy Unified School District (GUSD) is aware of our traffic concerns for student drop-off and pick-up and a new configuration will help alleviate that. In addition, President Kinsella has shared with GUSD Gavilan’s desire not to have a fence around the GECA site. He hasn’t received a response back from GUSD on other options.

7. Facility projects’ updates: Ms. Newman reported that Santa Clara County has not yet responded to Gavilan on the question of a required Environmental Impact Report at the San Martin Airport site.

8. Adjournment – Meeting adjourned at 5:25 p.m. MSC (Glines/Dover)