GLENDALE COMMUNITY COLLEGE DISTRICT
MEASURE G BOND OVERSIGHT COMMITTEE

SC 212
July 2, 2007
4:30 p.m.

AGENDA

1. Review of Minutes of March 5, 2007
2. Review of Projects
3. Board of Trustees Quarterly Measure G Report
4. Nomination of New Measure G Committee Members
5. Acknowledgement of Out-going Members

6/ Next Meeting Date – Sept 10, 2007

ADMINISTRATIVE SERVICES

Glendale Community College District

Date: **July 6, 2007**

To: **Measure G Bond Oversight Committee**

From: **Lawrence R. Serot**

Subject: **July 2, 2007 Minutes**

ATTENDING: Nick Hacopian, Armen Janian, Gary Kemper, Karla Mercado, Christine Olliff, Bhupesh Parikh, Marc Stirdivant, Wendell Will

Staff: Larry Serot, Bill Taylor

1. Minutes of March 5, 2007 meeting were reviewed.

2. Mr. Taylor reviewed the status of current Measure G projects.

    a. **Parikh Health Sciences Building** – There are 6 pages of punch list items. The building will be available for limited classes for the Second Summer Session. There will be an Open House for the new building and the parking structure on August 29 from 5:00 to 7:00.
    b. **Parking Structure** – City has begun work on Mountain Street. CalTrans has not yet released the permit for the college's work on the north side of the street. This work will take at least 45 days and may not be completed by the beginning of school. Elevators have been hoisted into the elevator towers and the elevator contractor will begin the construction of the elevators. Construction trailers have been relocated and site work on the parking lot will begin soon. A sewer line on the south side of Mountain Street interferes with the new retaining wall and will have to be moved.

        Mr. Will asked if the college was paying for this and Mr. Taylor said yes. Mr. Will stated that he thought it was improper for the college to pay for all the improvements to Mountain St. Mr. Serot reported that the college has had a number of meetings with the City on this issue and all requests for financial assistance have been turned down. Mr. Will said that the Board of Trustees need to talk to City Council; that nothing will be accomplished talking to staff.

        Mr Kemper moved that Mr. Will write to the Board of Trustees informing the Board that the Measure G Committee did not consider it proper for Measure G funds to pay 100% of the widening of Mountain St. Mr. Janian seconded and the motion passed 7-0 with one abstention. Mr. Will asked Mr. Serot to

draft a letter and to include reference to the fact that student parking fees are going to pay for the widening costs.

c. **Biology Lab Remodel** – This project is about one-third completed and is currently on schedule.

d. **Garfield Campus –** The college is in the process of purchasing the property at 918 S. Adams and has made offers on the property at 920 S. Adams and the property at 1130 E. Garfield. The college has also hired the firm California Eminent Domain Law Group to advise it on the eminent domain process. A question was raised concerning the size of the lots and their costs. The lot at 918 S. Adams is 6,795 sq. ft. The purchase price is $1,150,000. The lot at 920 S. Adams is 6,791 sq. ft. The offer made by the college was $1,200,000. The lot at 1130 E. Garfield is 8,795 sq. ft. An initial offer of $775,000 was made in September 2006 and the college has had no communication with the owner. It is expected that the sale price will be comparable to the offers made for the Adams properties.

   The rising cost of construction was discussed in terms of delays caused by the eminent domain process. Mr. Serot mentioned that under eminent domain the college would have the added cost of relocation of tenants. Mr. Janian (?) said that a City Ordinance ('Just Cause Eviction') required the City to pay relocation costs whether or not it used eminent domain. Staff is to review this ordinance and determine if the college as a state agency must comply.

e. **Laboratory/College Services Building** – State funding as been appropriated in the 2007-08 state budget for working drawings. Once these funds are released by the state work on the building will begin. Mr. Serot noted that the college has a new president and two new vice presidents who should have an opportunity to review the preliminary plans and make suggestions so long as the scope of the project that was approved by the state is not changed.

f. **Health and Wellness Project** – The air conditioning of the Vaquero Gym is going well and will be completed on schedule in August.

3. Mr. Taylor reviewed the Quarterly Measure G financial report. Mr. Will suggested that it would be positive if there was a report on Measure G in the Newspress. It was suggested that Mr. Will write a letter or column for the Newspress. Mr. Will will investigate the possibility.

4. Mr. Serot discussed the need to replace for of the Measure G Oversight Committee members: Mr. Hacopian, Mr. Janian, Ms. Olliff and Mr. Ortiz as their terms have expired. All four were original members of the Measure G Committee. A list of perspective members was developed and Mr. Serot is to contact these people and determine their interest.

5. Next meeting is scheduled for September 17, 2007 at 4:30 p.m. in SC 212. Please note that this is later in the month than normal due to the Labor Day holiday and a Special Board of Trustees meeting.