



**RIO HONDO COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES
Special Meeting/Study Session, November 18, 2019, 6:00 PM
Board Room
MINUTES**

1. OPENING ITEMS

A. Call to Order (6:00 PM)

Mr. Valladares called the meeting to order at 6:03PM.

B. Pledge of Allegiance

Mr. Rafael Gutierrez, Director of Facilities led the pledge of allegiance.

C. Roll Call

Members Present:

Oscar Valladares, President (Presiding)
Rosalva Lomeli, Vice-President
Gary Mendez, Member
Lina Campillo, Student Trustee

Members Absent:

Ms. Norma E. García and Ms. Vicky Santana were reported absent.

Staff Members:

Dr. Kevin Smith, President, Academic Senate
Ms. Reneé Gallegos, Recorder
Mr. Scott F. Gaudineer, Principal Architect, Flewelling-Moody

D. Open Communication for Public Comment

No public comments were made.

2. STUDY SESSION

E. Preliminary Discussion Related to Prospective General Obligation Bond Election & Discussion of Facilities Project Interests

Scott Gaudineer facilitated the discussion and review of the proposed sample Bond Project List.

BOARD OF TRUSTEES: Norma E. García, Rosaelva Lomeli, Gary Mendez, Vicky Santana, Oscar Valladares
Carolina "Lina" Campillo, Student Trustee

Scott Gaudineer gave an overview from the preliminary project list and shared his perspectives regarding electrical systems, equipment, technology upgrades rapid change of space, swing space to accommodate construction impacts, going green, student, faculty and staff experiences with shared spaces, growth, furniture trends, facilities needs and planning projecting 10 and 20 years.

Gary Mendez reported that it behooves us to have green technology throughout the project list since this is a statewide initiative and will help the district reach compliance. He was concerned about limiting ourselves by stating specifically “faculty office space” or should the wording be changed to faculty preparation rooms to accommodate faculty needs? He also noted that we should add possible acquisition of new property if permissible for use as a potential Health Science Center or future educational center.

Oscar Valladares reported that she is supportive of Trustee Mendez’s thoughts regarding expansion and we have to keep in mind the LA County Habitat space that may be a possible use for long term leasing.

Gary Mendez reminder all that the Board working with staff comes out with a priority list and looks to increase the Board’s oversight of the priority list. He asked what is actually written in the Bond language? The first time the District went out we made commitments that maybe we did not want to do because things changed, such as the parking structure and do we want to get away from being specific in that process? HE would like the list consistent and to be in alignment.

Scott Gaudineer reported that tonight, is more about prioritizing the list and that would fall under the Facilities Master Plan. At the last meeting, Khush cautioned the Board about putting something ahead of yourselves and how do you report back to the voters. So, a broader list is what is recommended. The priorities can shift over time.

Three factors to keep in mind are;

- 1.) Capture the Attention - Telling a little bit of a story through the campaign committee that has no direct connection to the college.
- 2.) The Campaign - Once you have that information, then you ask how the college is doing? Most information will be from the Whittier Daily News. You want to test the environment, community involvement and engagement with the college.
- 3.) Initial Project List - Start to ask questions on the “why are doing this?” Needs based.

Dr. Kevin Smith requested the 2004 bond language that went out be shared with the group.

Gary Mendez proposed adding the Student Lounge and Student Activities space.

Lisa Chavez, Dean of Counseling representing Vice President Gee reported that she does not know the entire Bond language. VP Gee did ask her to share information about the Student Union and Student Services buildings. VP Gee shared at the time the original plans were shared that it was supposed to be a 60,000 sq. ft facility. The projection of costs was way more because of increases in materials. The actual space as it stands now is 19,000 sq. ft. Combined with the Student Union it is 49,000 sq. ft. Lisa agrees that the student support areas are very disjointed with Dreamer Center in the LRC, RISE and Student Equity being located in different spaces throughout campus and it would be nice to have it centralized. In addition, a student welcome center would be beneficial in the space that includes charging stations etc. so we can offer more services to our students.

Gary Mendez, speaking as an individual Board member and from experience reported that the Student Services building was a mistake, now we have a building with reduced space. It was proposed to the Board through campus groups and then user groups that designed the space.

Process was open and participatory and from that time, point forward six months the Board was shown a rendering to save space and money because the plan was going to DSA the very next day. These are tax-payer funds. This is the Board of Trustees who is asking the tax-payers to foot the bill. We should have had oversight and we were shown one plan, then another. There was no participation from the Board and now we have an ill designed space. He rejects the idea and the Taxpayers are charging the Board with building capacity to serve students in the future.

Scott Gaudineer reported that Nursing and really Health Sciences areas may have more gravitas with the common community. Athletics and recreational activities are covered and that is not to say that these won't make in the test polling questions. Most spaces that have the highest the impact are ones that service the community, classroom spaces, and unless you have a nationally ranked baseball team that may not rank very high. A lot will be filtered out on how the voters respond either positively or negatively. You have to take that data along with how you message the program and how you campaign for the Bond. A Performing Arts Center that is a space that you can rent out and there are not too many in this area.

Oscar Valladares reported that he would like to see in the near future student housing for the CTE/Public Safety Programs like Fire and Police. Those students who are going through our academy. Perhaps profitable living spaces where students are sponsored by agencies or their employers. If they can be housed here, then that would be something to leverage.

Scott Gaudineer reported one is program space and maximizing those and the second part is student housing. El Camino and other colleges in Northern California are approaching this new concept. Part of that is due to the current economic climate in California along with the cost of affordable housing. We want to be careful on how it is phrased and if you leave nurses out for example, it is better to leave the language more general.

Gary Mendez cautioned the Board that there is a negative connotation with student housing so that must be kept in mind and how this is phrased in the language to the community.

Dr. Kevin Smith asked if the language includes the water tower? It is his belief that classrooms would be hugely impactful, the fact that it just talks about CTE programs will that limit our efforts?

Scott Gaudineer reported that it's his belief that the District may want to lead with key programs.

Gary Mendez reported that we will have an open process just like this where we discuss items. You heard me say classrooms, classrooms, classrooms including Science, Business and Administration buildings. That process should start right after the election is that right Scott?

Scott Gaudineer responded "yes," a parallel track and that would include the new Director of Facilities and would align with the Facilities Master Plan. By the time you get the first amount of funds that would give you plenty of time. That would come to a conclusion on the priorities but if we don't have the infrastructure then we can't build the building. We have to prepare the campus to receive the new building and the activity that will take place will need many listening sessions and they are all priorities. The questions becomes how do we sequence in an order of 1, 2, 3, 4, 5? What other external forces are driving the decisions such as eligibility for State funds? How do we take advantage of that? If the state bond passes in March 2020, then that becomes available in six months. If we have projects that have been on the back burner, how do we prioritize those? That is a year or two of dialogue and discussion. Planning and discussion are key. You must set aside time every year to revisit the Facilities Master Plan. If you wait and do that every five years you are going to pay a lot of money to have it redone every five or six years.

There are other items that were brought up and, in the planning, and discussions. The zero-net energy, materials and the maintenance of a green campus are excellent ones. One thing that came from the facilities assessment over the summer is the roof leaks. The last thing you want to do is put in new technology in a space and have it get wet.

Dr. Kevin Smith reported that there will be a nonstop list. He has been at RHC for 12 years. What we had before to now, there is that perspective. He remembers what the lower quad looked like before and what it is now. There are some parts of the campus that have not changed one of them is his classroom. From the paint, to the rug stains, the white boards. He does have new tables and he only got these because he declared the old ones as a safety hazard. It is important to look at history and there is a lot of relevance to what was done and in the past. While he does not envy the Board, this is an amazing opportunity and with Guided Pathways this would give us the opportunity to redesign our spaces and bring in support services. As an example, we have 25 full time faculty in the BSS Division. There are currently about 15 housed in the Division and the remainder are scattered around campus. The BSS Counselor is close by down the hall. How amazing would it be to have the entire division together in one cohesive space? We have a table in the middle of the area and students doing their homework. If we could design spaces that are utilized by all of us, then he looks at this as an opportunity and we should all keep that lens in mind.

Scott Gaudineer responded that one of the joys that he has in his field is that he gets to show you what is possible. We can visit other campuses, look at places online and the interspatial design. There are gathering spaces for students, high bar tables that becomes a hub of activity. Students appreciate the space and they are not sitting under a tree. This allows for collaboration and socialization naturally happens. This is a critical part of the planning process to see the best to get the best. There are thousands of campuses. He appreciates the great comments shared tonight.

Lina Campillo reported that the general comments have all been good but to piggyback on what Dr. Smith said the project list should be student success centered since that is also the focus of the new funding formula. The list touches student success, but it needs to be more direct. Cohesion of divisions/departments for faculty office hours would be so helpful to have in the same space. That way there is no excuse for students and that would help students be successful and change our outcomes. This is a way to reach voters and we can leverage that.

Gary Mendez reported that he wants to help out, so if the firms can draft Bond language, the Educational Master Plan and the Facilities Mater Plan and at some point, they come forward to the Board who can develop the guiding principles on the priorities in terms of what impacts the student experience, he believes that this would have an immediate impact to student success along with a positive student experience. That starts out in the classroom. Hopefully we, the board, can develop guiding principles. If some of our projects such as the Arts Center impact our ability to increase FTEs and those are things that we need to drive we may have to revisit. He regrets that the Board did not monitor projects more closely in the past. He is hoping that as a board, they monitor things more closely this time around and can assure themselves and the taxpayers.

Scott Gaudineer reported that is why there is an oversight committee. That is the rear-view mirror overview.

Dr. Kevin Smith reported that age shows differently in a classroom, then it does in a theater. Fifty years ago, you could have had a projector and do things on a board, but now you can't. Ten years ago you did not have the technology that exists today.

Gary Mendez reported that other campuses were behind in their programs but now they have built their facilities to have the opportunity to grow. This is what we must do. We have to encourage participation and user groups were sold to us heavily in the past. Somebody lost the message the last time. Some programs did well last time – linking public transportation to the community. That polled well in the past. Looking at the past and formulating how we move in the future will benefit the college. In the past Police, Fire, Nursing and Alternative fuels polled well. The product of the last bond is on the walls in the President's Office now and you see it visually – Police and Fire were sold.

Scott Gaudineer reported that it is the pollster's job to select things that polled well

Dr. Laura Ramirez reported that she worked with her staff to add items to the list in blue. She thinks that there should be caution regarding growth with the educational centers in that we are not currently at capacity.

Oscar Valladares reported that he thinks there is a critical need for a performing arts complex and/or facility to do our own graduations ceremonies.

Rosaelva Lomeli reported that she sees that the academic area provided feedback. Will the classified have an opportunity to weigh in and what are the next steps in the process?

Dr. Kevin Smith reported that the Educational Master Plan Consultant, Dr. Diane White is currently meeting with staff and the Classified President will get an entire hour with her soon.

Lisa Chavez reported that safety is a big item in the Student Services area. She wanted to emphasize the HVAC system. She has heard time and time again that students are in rooms that are so cold they can see their breath or at the other extreme that classrooms are too hot. What kind of learning is happening when basic comforts are non-existent?

Scott Gaudineer reported that the Central plant needs to be updated. That does not get a lot of attention from the public perspective and it took three summers to complete this type of work at another campus he was involved with. He picked up on the safety aspect and that is on the preliminary list. The ADA piece requires a certain level of light. Many of the items speak to campus safety such as cameras, monitoring, blue lights, operational costs are the back side of this. You can do research and set those aside.

As for next steps we have a quick turn around where we have to share the revised project list with Bond Counsel, CFW and the pollsters in order for them to develop the questions. They will be in touch with the President to see how to move forward and cover all the possibilities we think we have captured the essence of items for consideration. We should have some updates by the end of next week. Please keep in mind that we will lose time with the Thanksgiving holiday. The next Board meeting will be December 3rd and that is our deadline for action. Thank you for making the time on such short notice. Please include the photos of the easel sheets in the minutes.

**Rio Hondo Community College District
Sample Preliminary Bond Project List for Discussion**

- Construct, modernize and improve facilities including classrooms, labs, and learning spaces for career education programs in fields such as nursing, fire and police academies, automotive and alternative fuels, and other programs
- Replace portable classrooms and spaces with new permanent facilities
- Improve college safety and security by upgrading lighting, fire alarms, and security and communication systems
- Enhance seismic and earthquake preparedness of existing facilities
- Upgrade and replace water and plumbing systems including water storage for domestic and firefighting use, supply to shower and locker rooms, science labs, drinking fountains, irrigation, fire sprinkler systems, and hydrants
- Construct and improve roadways, parking facilities, walkways, grounds, wayfinding and signage
- Replace or renovate facilities and equipment, including elevators, to comply with federally mandated Americans with Disabilities Act (ADA) requirements
- Upgrade and construct restrooms
- Repair and replace heating, air conditioning, and ventilation systems
- Repair and replace roofs, windows, doors and fixtures, as needed
- Upgrade electrical systems to support student access to technology and specialized equipment
- Provide up-to-date information and technology systems and equipment, including cable infrastructure, network expansion, wireless access points and administrative systems
- Improve irrigation systems, landscaping, and athletic and physical education facilities
- Upgrade and improve ~~faculty office spaces~~ **faculty preparation rooms, to accommodate faculty needs.**
- Finance or refinance real property leases, or prepay leases
- Provide furnishings, fixtures, and equipment to support new and modernized learning spaces
- Provide temporary facilities during facilities construction and renovations

Feedback from Academic Area

- Athletics: Baseball and softball field seating, concession, lighting and restrooms.
- Update gymnasium (air conditioning and floor).
- Health Sciences Center Building: currently nursing is in swing space, no space allocation for Ortho-tech, biotech, dietician/nutrition, and coding programs.
- College needs a large venue for performances and graduations.
- STEM building for existing programs; addition of engineering, computer science.
- CTE may expand into advanced manufacturing, electrical, and construction.
- Campus: parking, electrical, lighting, and HVAC infrastructure.
- Public Safety: modernization of annex for training of incumbent workforce.

Feedback from BOT Study Session on 11/13/19

- Hard wired blue light emergency system throughout campus.
- Strong Safety Systems/continuous monitoring.
- Camera systems throughout out the campus.
- Infrastructure, sewers, streets, plumbing.
- Campus Police sub-station/Command Center
- Parking Structure/Parking behind Science Building and on Lot F.
- Accessibility throughout campus/ADA compliance.
- Solar Escalators from the bottom of parking lot one.
- Larger Centralized Student Support Space ~~Student Union~~ (Room for students to rest, eat, gaming area, charging stations, etc.)
- ~~Health Science Center~~-duplicate
- Up-to-date Baseball venue.
- Add lighting and paving to the pathway to the observatory.
- Additional classroom space.
- Land acquisition for growth/expansion.
- Zero Net Energy - defined as “ZNE campus – “An energy-efficient campus where, on a source energy basis, the actual annual consumed energy is less than or equal to the on-site renewable generated energy.”
- Facilities department showers/locker room, emergency treatment area.
- Upgrading and improving the safety of the vehicle Facilities department equipment.

Feedback and edits BOT Study Session 11/18/19

- Profitable student housing for Police/Fire/CTE programs.
- Water Tower
- New Property/Student Housing
- Facilities Campaign focus should be centered around student success and align with new funding formula as a way to reach voters
- Revisit what polled well in 2004, what worked and what didn't

Rvsd. November 18, 2019

* PROPERTY

* STUDENT SUPPORT/SERVICES SPACES
 (STUDENT UNION/WELCOME CTR.
 CHARGING STATIONS - CENTRALIZED)

* ADDITIONAL CTE PROGRAM SPACES (HEALTH,

* STUDENT HOUSING

* LARGE VENUES
 (Performing arts / graduation)

STUDENT SUCCESS!
 FACILITIES/CAMPAIGN
 MESSAGING
 NEED TO EXPLAIN
 WHAT IMPACTS THE ABILITY TO
 BE SUCCESSFUL

WHAT ROLLED WELL LAST TIME

- * TRANSPORTATION CTR
- * POLICE/FIRE/NURSING/ALT FUELS

3. ADJOURNMENT

It was moved by Gary Mendez, seconded by Rosaelva Lomeli that the Board of Trustees adjourn the meeting at 7:15PM.

Final Resolution: Item Carries (4-0).

Yeas: Gary Mendez, Oscar Valladares, Rosaelva Lomeli

Nos: None.

The Student Trustee was yea.

A. Next Special Board Meeting – Tuesday, December 3, 2019, 6:00 PM

B. Next Regular Meeting/Annual Organizational Meeting – Wednesday, December 11, 2019, 6:00PM.