



Measure J – Citizens' Oversight Committee Minutes
September 15, 2021
3:00 pm
Tulare College Center-Building A & Zoom

Members Present: Marla Borges, Larry Dutto, Josh McDonnell, Alexis Silveria

Members Absent: Joey Airoso

COS Representatives Present:

Brent Calvin, Ron Perez, Louann Waldner, Byron Woods, Karen Pauls

1. **Call to Order** – Brent Calvin called the meeting to order at 3:03. He welcomed everyone and thanked the members for serving on the Measure J Oversight Committee. He provided a brief background on the \$60M Measure J Bond originally passed by voters in 2008.
2. **Self-introductions by Committee Members and Staff**-Each person present introduced themselves and identified their business or position with the District.
3. **Public Comments**-None
4. **Review Committee Roles, Responsibilities, and Bylaws**-Ron Perez reviewed the below items from the Amended and Restated Bylaws. There were no questions from the committee.
Committee Purpose, Duties, Authorized Activities, Membership, Meetings, District Support, Reports, Officers, Amendments to the Bylaws, and Termination of the Committee.
5. **Organizational Business**
 - a) **Appointment of Chair**-Brent Calvin solicited committee members to volunteer to be Chair. Marla Borges received the appointment.
 - b) **Elections of Co-Chair**-Alexis Silveria nominated Josh McDonnell as Co-Chair and Larry Dutto seconded the motion. No further discussion. Motion carried.
6. **Report on Bond Sale**-Ron Perez provided information about the sale of the remaining \$22.8M in unissued bond proceeds. He pointed out that the District had a Moody's credit rating of Aa3. He discussed how the refunding (refinancing) of two Measure J Bonds series, healthy assessed value growth, enrollment growth trend (prior to pandemic, and low OPEB liability assisted with the credit rating. He also shared that the refunding of the two Measure J Bond series is saving taxpayers \$3.6M over the life of the bonds. He reviewed the combined estimated cost of almost \$31.2M for the Tulare Phase II A/B projects. There is \$22.8 million available from the bond sale and the District was able to transfer 20-21 one-time funds of \$5M to this project. The District is anticipating being able to fully fund the additional \$5M for Phase II A/B at the end of this fiscal year.
7. **Measure J Construction Program Presentation**-Byron Woods provided an overview of the programs that will be housed in the new building along with an analysis of the square footage needed for each program (totaling 34,273 sq. ft.). He reviewed the site plan and pointed out that it's a preliminary layout. The canopy structure listed on the site plan is an outdoor instructional space requested by faculty. He reviewed the estimated time schedule for the project. Currently, the project is a couple of months behind, but the ultimate goal is to start construction in December of 2022. TETER is the architect for this project. There was discussion about the 7.5% contingency and the spiraling cost of construction. With the cost estimates of \$650 per sq. ft. for construction and \$2M for equipment the 7.5% contingency should be enough as the contingency is for unknowns on the site and the site is a clear slate. Once we pin down the exact scope of work and we have a contractor on site then we will know what the construction cost is going to be and where the budget stands. This is an aggressive timeline for completing this project and to make up some of the time the architect has suggested possibly using the Design Build process or CM at Risk. Byron will be reviewing these options with TETER.
8. **Future Meeting Dates Discussion** – The committee discussed future meeting dates and determined March 16, 2022 would be the next meeting. At the March meeting the committee will review the preliminary plans, financials, and also take a tour of the facility.
9. **Questions and Discussion by Committee Members**-None
10. **Adjourn** – 3:53