

Hartnell College

Measure T Citizens' Bond Oversight Committee (CBOC)

2023 / 2024 Annual Report

DECEMBER 2024



Building J—Visual Arts Building Exterior Rendering



THIS ISSUE

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JULY, AUGUST, SEPTEMBER 2023

- CBOC holds July 2023 meeting
- Bldg. K Bi Weekly Owner, Contractor Architect meetings take place on Wednesdays.
- Legacy starts Bldg. K re-roofing project.
- Practice Field Modular building receives DSA approval.
- Building J—begin work with staff on program needs and wish lists for program equipment. Conduct walk-throughs with programming committee
- Building J holds mandatory walk through for bidding contractors.

OCTOBER, NOVEMBER, DECEMBER 2023

- CBOC holds October meeting.
- Bldg. K construction continues on course. November first punch walk with Architect done. Furniture installed prior to winter break.
- Bldg. J walk throughs with staff and faculty continue to assist in establishing program needs. Bid opening scheduled for Oct 5, 2023. Meetings with IT move forward for building requirements. Move out of unused equipment and idle fixtures begins. Pre-Construction walk held. Contracts for Bldg. J drafted. Project registered with Dept. of Industrial Relations.
- Architect meetings for the practice field begin.
- Practice Field holds bid— walk, Bid opening Dec. 2 challenges made, one for materials another for timing—both are resolved.

JANUARY, FEBRUARY, MARCH 2024

- CBOC holds January meeting
- Bldg. K holds interim punch list walk through. District provided equipment installed. Chiller installation completed
- Bldg. J. project formally starts. Large equipment removed from building, contractor starts with demolition and continues through normal stages. Meetings held weekly.
- Practice Field preconstruction walk through started. Project is registered with DIR. Weekly meetings begin.
- Soledad CTE building program and design meetings.

APRIL, MAY, JUNE 2023

- CBOC holds April meeting.
- Bldg. K— has final punch list walk-through. Paperwork reviewed, final pay applications submitted.
- Bldg. J — renovation work continues on schedule, meetings with staff and faculty continue on program needs.
- Practice Field — Progress continuing, modular building complete. Field prepped for turf.
- Soledad CTE Bldg. — meetings with and between architects, staff, faculty and stakeholders are held.

MEASURE T ACTIVITY IN 2023-2024

Fiscal year 2023-24 began on July 1, 2023 and finished on June 30, 2024. The District has reported to the committee the following projects were in various states of deployment during this fiscal period: Building K Performing Arts renovation and roof replacement, Building J Visual Arts Building renovation and roof replacement, Practice Field renovation and new modular building, and a new CTE (career technical education) building at the Soledad Campus.

Building K: Well into its renovation at the start of this fiscal year, having begun January 2023. This project was a complete re-roof, overhaul of the heating, ventilation air conditioning systems (HVAC), electrical upgrades and renovations to the classrooms. As reported by the district the project has been proceeding smoothly, with few delays (material supplies are more reliable than the experience during the COVID years), and was ready for use and move in for the Spring Semester. The project was completed under budget.

Building J: During the first part of the fiscal year (Fall semester) this project went through the bidding phase. While Building J was submitted to the DSA prior to Building K, it was not approved by the DSA until after Building K. The project was officially started in January of 2024 and is scheduled for completion and for use for the Spring 2025 semester. The project is a complete re-roof, upgrade to the HVAC and electrical systems and moderate revisions to classrooms (updating for current programs). This project has been reported to be on schedule.

Practice Field and New Modular building for storage and restrooms: Went through the design phase (meetings with all stakeholders and architects) in the early part of the fiscal year. It went out to bid before the end of the Fall 2023 semester and a notice to proceed was issued for work to start on February 12, 2024. The project met with some weather delay (a few days) as the early part of Spring semester 2024 saw rain. By the close of the 2023-24 fiscal year, a new modular building was in place which holds new bathrooms and storage, the field was prepped for new turf (to be installed in the next few months). While it was identified to be completed at the end of this coming August the project looks to be complete by first week of October 2024.

Soledad Campus CTE Building: The district Board of Trustees began a review of the next project slated to be at the Alisal Campus. The review began in the previous fiscal year, and the conclusion in this time period was that the Soledad campus would be better suited to house the new CTE building identified in the bond language. The original architect of the initial building at Soledad was selected and began the design phase of this project which is where it stands at the conclusion of June 2024.

District voters approved the issuance of \$167 million of general obligation bonds, known as Measure T.



EXTERIOR BUILDING K

BOND ISSUANCE

Project	Expenditure to Date (June 2023)	Issuance / Budgeted Amount (Nov. 2016)
Phase I Projects	Funded Aug. 2017 (A)	\$70,000,000
King City Expansion*	\$11,362,949.00	\$8,175,155.00
Soledad Education Center*	\$12,200,564.00	\$13,180,636.00
Nursing Health Science Building	\$24,936,730.00	\$21,813,640.00
Renovation of Buildings D & E	\$15,669,987.00	\$14,382,866.00
Castroville Education Center	\$13,559,617.00	\$10,890,176.00
Building C Re-Roof	1,497,231.00	\$1,507,426.00
Phase II Projects	Funded Aug. 2020 (B)	\$70,000,000
Soledad CTE Building	\$110,500.00	\$13,735,281.00
Renovation Building J	\$4,695,921.00	\$9,442,433.00
Renovation Building K	\$8,179,248.00	\$16,372,248.00
Building B 2nd Floor renovations	\$2,269,315.00	\$2,000,000.00
Football/Practice Field	\$4,752,971.00	\$7,000,000.00
Phase III Projects	Third Issuance (C)	\$27,000,000.00
Renovation of Buildings F, G, H	\$914,318.00	\$22,655,498.00
Renovation Building N	\$12,100.00	\$13,312,619.00
Swing-space Reno/Operations/Legal/Construction Management/Project Management/Master Planning/Project Contingencies/Secondary Effect Projects	\$3,956,458.00	\$12,532,022.00 (Costs are allocated to individual projects but for chart purposes are itemized)
IT Equipment, ADA, Safety & Security and, Energy Efficiency	\$1,327,821.00	Costs are allocated to individual projects but for clarity itemized together
TOTALS	\$105,445,730.00	\$167,000,000.00

**Measure T Expenditures
as of
June 30, 2023**

AUDIT AND REPORTS

**INDEPENDENT FINANCIAL AND PERFORMANCE AUDITS
June 30, 2024**

The accounting firm of CWDL, Certified Public Accounts issued the Annual Independent Financial and Performance Audits for 2023-24. A presentation of the audits was made to the Citizens' Bond Oversight Committee. In addition to issuing an unqualified opinion, the audit found the financial statements to fairly portray the financial position and changes in Measure T fund balance in accordance with accounting principles generally accepted in the United States. These audits are available at: www.hartnell.edu/about/t/bond-overight-reports-and-audits-0.html.

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the public and to the Board of Trustees by the Hartnell College Citizens' Bond Oversight Committee in partial fulfillment of the Committee's responsibilities as set forth within Article XIII.A, Section 1 of the State of California Constitution and Sections 15278 through 15282 of the State of California Education Code. The Committee is in agreement that the District is in compliance for the period of this Annual Report.

The table to the left depicts the 3 Phases (issuance) of the Measure T funds. Projects are listed in the first column. The second column is actual expenditures to June 30, 2023. The third column identifies the bond issuance amount (yellow and A, B, C). It also provides initial budgets (2016-17). The budgetary figures may not add up to the phase issuance total, as two groups (IT and Swing spaces) are listed separately, for identification purposes, but are actually accounted for in the budgets/actual expenditures. The table does not reflect additional funds (interest) that accrued over the fiscal year(s).

Phase I projects are complete. Phase II projects have all been started with exception of the Alisal project. This project has been reviewed and found it would better serve our students to move the project to the Soledad campus. Phase III bond funds have not been released for sale. However some portions of work (roofs) were completed to minimize further damage to the building prior to renovation work being started.

Numbers were rounded up or down

RENOVATED PRACTICE FIELD AND TRACK



Dear Community Members,

Hartnell College's Measure T Citizens' Bond Oversight Committee (CBOC) is pleased to present our 2023-24 Annual Report regarding the ongoing implementation of Measure T funds. The college continues to make good progress in maintaining and constructing facilities to serve the needs of its students and the community.

The CBOC closely monitors the expense of the bond funds approved by the voters with the passage of Measure T on November 8, 2016. All projects have been completed within budget.

The CBOC is responsible for the following:

- To inform the public Concerning the expenditure of bond proceeds
- To review expenditure reports produced to ensure that bond proceeds were expended only for the purposes as described in Measure T
- To present to the Board an annual written report which includes:
 - ◊ A statement indicating whether the Hartnell College is in compliance with Article XIII A, Section 1(b)(1-3) of the California Constitution
 - ◊ A summary of the Committee's proceedings and activities of the preceding year

The projects undertaken with Measure T funding are divided into three phases. Phase I Projects are complete, and Phase II Projects are well on their way to completion. The remainder of Phase II projects include the Football/Practice field with new modular restrooms and storage, and the Visual Arts Building. The design phase of the new CTE building to be housed on the Soledad Campus is also complete.

The ribbon-cutting ceremony for the newly completed practice field and track was held on December 3, 2024. The projects identified in the final phase, Phase III, include the renovation of the physical education complex, buildings F, G, and H, and the renovation of Building N. These are the oldest buildings on the main campus. The improvements to the campus are beautiful and welcoming and we look forward to the completion of Phase III.

As part of our work, the CBOC attests to Hartnell College and the public that, to the best of our knowledge, the College is in full compliance with the responsibilities as described in Article XIII A. The CBOC members assure the community that Measure T bond expenditures have been appropriately expensed, and only for projects identified in the bond measure, and that no funds were used unlawfully for teacher salaries, faculty and college administrator salaries/pensions, and other operating expenses. This assurance is supported by the financial and performance audits that were completed for year endings of June 30, each year from 2017 through this fiscal year 2024, by the accounting firm of Crowe Horwath and CWDL in which Hartnell College was found to be in full compliance with no findings in all aspects for every year.

The CBOC will continue to fulfill its duties over the next several years until all expenditures have been made as stated in Measure T.

I am grateful for the opportunity to serve as the CBOC chair and to work closely with the committee and college staff in preparing this Annual Report to the Community.

Thank you, Sonia Jaramillo, Chair Citizens' Bond Oversight Committee for Fiscal Year 2023-24



06 RENDERING

ARCHITECT RENDERING NEW CTE BUILDING—SOLEDAD

MEASURE T 2023-24 FINAL SUMMARY & A LOOK TO 2024-25

The Citizens’ Bond Oversight Committee has met the maximum number of times allowed by its by-laws. The committee meets quarterly in July, October, January and April. At these meetings, the members are provided opportunities to review current financials, ask questions concerning documentation, and information presented to the members, and hear about how Measure T funds and projects are being utilized to meet the mission goals of the district. The district representatives have openly provided information when requested. The district has reported to the committee its commitment to search for and utilize additional funds to stretch the bond dollars, consistently working with the contractors and architects to ensure the best value of work and materials is being delivered and incorporated into each project. Some of these measures are using school funds previously identified that overlap intent and usage such as deferred maintenance funds (i.e. re-roofing) and utilizing an in-house management team vs. outside entities which can use up a minimum of 10% of the bond amount.

The district reports that the November election ballot included a state-wide general obligation bond (Proposition 2) that because it passed, has earmarked \$1.2 billion for community colleges. In anticipation of this, the district has filed a Final Project Proposal to secure some of those funds to augment the remaining Measure T bond funds. Following the fall 2024 semester as well as the start and completion of the new CTE building on the Soledad Campus.

Bond Oversight Committee

Members

**Sonia Jamarillo, Co-Chair,
Business Organization
Representative**

**Paul Farmer, Member
Business Organization Rep-
resentative**

Colleen Stanley, Member At-Large

**Willard Lewallen, Member
College Support Organization Rep.**

Lupe Kinnear, Senior Member

Student Organization— Vacant

Tax Representative - Vacant

**RESPONSIBILITIES OF
CITIZENS’ BOND
OVERSIGHT
COMMITTEE**

- ♦ To monitor expenditure of bond funds
- ♦ Assure the expenditures are for the purpose approved by the voters
- ♦ Inform the public of bond expenditures and revenues
- ♦ Report to the public, District compliance with California’s Constitution Article XIII A Section 1(b)(3) as provided by the Attorney General’s opinions.