

SADDLEBACK COMMUNITY COLLEGE DISTRICT
 28000 Marguerite Parkway
 Mission Viejo, California 92675

The Special Meeting of the Governing Board of the Saddleback Community College District was held in Room 212 of the Library-Classroom Complex at 28000 Marguerite Parkway, Mission Viejo, California, Thursday, November 7, 1974, at 7:30 p.m.

SPECIAL MEETING

Dr. Marshall, Vice President of the Board of Trustees, called the meeting to order; Mr. Dean gave the Invocation; and Dr. Marshall led the audience in the Pledge of Allegiance.

There were present:

PRESENT

Mr. Robert C. Bartholomew
 Mrs. Donna C. Berry
 Mrs. Norrisa P. Brandt
 Mr. William E. Dean
 Dr. James W. Marshall
 Mr. Lawrence W. Taylor

BOARD MEMBERS

Dr. Robert A. Lombardi, Superintendent
 Mr. R. L. Platt, Dean of Instruction
 Mr. Roy N. Barletta, Business Manager

STAFF MEMBERS

There were absent: (excused)

ABSENT

Mr. Patrick J. Backus

Dr. Marshall asked that Dr. Lombardi open a discussion on the Master Plan.

Dr. Lombardi commented that the District has been in operation for a number of years and that the initial plan was a good one but had not been carried out. It was his hope that the Board of Trustees would consider all phases of several possibilities for types of construction, location of facilities, ultimate number of buildings, as well as how and when these facilities will be financed.

Dr. Marshall introduced Hippe and Randell, District Architects. They requested that the Agenda be revised by discussing Item B first, Review of the District's Master Plan and Potential Methods of Financing, followed by Item A, Report on Modifications of the Proposed Music-Arts Building and on the Plans and Specifications for the proposed Gymnasium-Physical Education Building. This request was approved.

Mr. Randell displayed the General Master Plan. The focal point now, he stated, is one vast "megastructure." The buildings are larger than enrollment indicates they should be. There are two buildings of this type completed and two others under consideration. The General Master Plan calls for buildings of five or six stories following the contour of the land.

He then presented the Master Plan as it might become. The primary differences being a narrowed roadway, three or four lanes instead of a double roadway; and buildings constructed as a group (village-like, similar in construction to the lower campus buildings). These can be built in phases with additions easily made. The plan gives more flexibility and reduces cost. He stated that he had reviewed the above with the faculty members involved and that they had approved the plan.

The Master Plan Outline was reviewed as follows:

1. Research
2. Formulating of a Program (definition of a problem)
3. Analysis (problem solving)
4. Recommendations (and revisions)
 - A. Site Studies
 1. Climatology
There was a rather complete study made around 1970, which needs updating.
 2. Geology
A geological study has been done and it is fairly complete.
 3. Traffic
Traffic studies are fairly complete.
 4. Building Groupings
The plans are well established and logical.
The accoustical factor should be investigated.

The site study is virtually complete.

B. Educational

The educational factor is represented through the Ten-Year Plan. The Architects need to know if this is firm, including enrollment, educational, consultants, and research, as this is the basis of any Master Plan.

C. Architectural

1. Construction
Inflation forces us to take a new look at construction.
2. Civil
We have good documentation, but it needs to be updated.
3. Mechanical and Electrical
In light of the energy crisis, we need to take another look at this item.
4. Landscape
No planned landscaping has been accomplished. This should be done on a campus-wide basis.

D. Cost Factor Studies

Needs considerable updating.

Mr. Hippe presented data on construction and cost factors. He discussed Types One, Two, Three, Four, and Five of construction. He distributed a document explaining what these buildings actually consist of. Most school buildings, he stated, are Types One, Two, or Three because of size and height requirements. Consideration should be given to the type of space which can be created with types of usable materials.

Mr. Hippe used the Music-Arts Building and the Gymnasium-Physical Education Building as examples, showing the difference in cost factors - Type One versus Type Three. Structure costs produce the major difference. There proved to be approximately an 18% savings in both examples.

When asked about Type Four, he explained that this is metal construction while Type Three can be concrete block, and that there may be a 5% to 10% difference in cost between these two.

Maintenance cost was discussed. This is a major consideration over a long period of time between Type One versus Type Three or Type Four construction.

Mr. Hippe discussed the sequence of buildings and their costs, based on the Board of Trustees' previously decided upon sequence. From 1975 through 1981 (taking inflation into consideration), the estimated total cost would be \$27,000,000.

Parking, landscaping, lighting, and site design are not included in this figure and he estimates that this effort would cost \$3,000,000 more. The total estimated cost would be \$30,800,000. This is based on one campus of 10,000 students, it was noted. It does not include a second campus which must be considered before 1981.

Dr. Lombardi mentioned that this is the last Ten-Year Plan that the District will be required to prepare, since the State will require only a Five-Year Plan in the future.

Dr. Lombardi stated that if the Board of Trustees wishes to change from previous plans that it must decide upon a course of action and give instruction. However, he stated that he was not requesting a decision at this time.

Mr. Randell explained that the buildings had not been re-designed, since the Architects had not been instructed to do so, but that they had come to the Board of Trustees with suggestions. He presented a rendering of the Music-Arts Building and the Gymnasium-Physical Education Building as they now exist and explained suggestions for modification.

Mr. Randell stated that the Architects' fee would probably be 3-1/2%, rather than the previous 7%.

FOR THE REDESIGN OF THE MUSIC-ARTS BUILDING AND THE GYMNASIUM-PHYSICAL EDUCATION BUILDINGS

The Music-Arts Building houses three functions: drama, music, and art. The Architects suggested an "explosion" plan wherein the previous structure is divided into three separate buildings of approximately 20,000 square feet each with plans to delete only non-assignable areas such as stairways, elevators, and corridors, using outside access instead.

Grading was discussed. There will be a considerable amount involved since buildings will be placed on more level ground, but they still plan to follow the lay of the land.

Dr. Lombardi said that according to the State we have excessive space and our plans have been excessive. If the District wants funds from the State we must build according to its requirements.

Mr. Coleman, representing himself, asked questions regarding State funding, and a discussion ensued.

The Gymnasium-Physical Education Building was then discussed. The original plan was for a four-level building. The Architects' proposal is to make it into several one, or possibly two-story buildings. The major savings would be

to delete the "bridge" concept, elevators, and stairways, again using outside access. Each level was discussed and ideas and suggestions made. Again, it was mentioned that if the areas were built separately they would be easier to enlarge at a later date.

The size of the auditorium and the gymnasium was one major point of discussion, and the Architects were requested to devise alternates. Larger facilities were suggested to make it possible for community participation and competition sports.

Dr. Lombardi said that consideration of a larger auditorium facility, although desirable in many aspects, should be undertaken only if other agencies, both public and private, would participate in funding and that it is not reasonable to expect community colleges, solely on the basis of tax, to provide music-center type facilities. He further explained that the community college taxing powers are highly limited and monies expended for such facilities are dollars removed from the general operation of the educational facility.

The Architects requested "work sessions" on individual projects with the Board of Trustees.

The Board of Trustees would like an idea of the cost of such facilities. The Architects had not been instructed to have this information available.

Mr. Dean asked that we make a list of areas which the Board of Trustees must discuss and make decisions on:

1. Whether or not to depart from the present Master Plan, and, if so, is it to the one that has been suggested tonight or do we want to see another one.
2. There have been questions asked regarding whether or not the Board of Trustees intend having Hippe and Randell as District Architects. That question must be settled.
3. The Board of Trustees can begin to make decisions regarding funding for future buildings. Are we going to use bonds or other methods.

Mr. Barletta distributed a report on Construction Plan - Projected Funding Requirements which included the estimated tax rate levy for both revenue limit elections and bond elections. This was discussed in detail. His

calculations were based on a total price of \$25,000,000 over an eight-year period. This differed from the Architects' estimate in that the rate of inflation varied. He explained that a bond must be carried by a two-thirds majority, a tax override by a simple majority, and construction act funds, i.e. Stiern Tax, requires only majority vote of the Board of Trustees. A bond would condense the eight-year plan to four years and could be sold in four separate amounts.

Dr. Lombardi commented that this report gives the tax revenue picture and shows us some options.

Mr. Barletta said we could levy a tax in 1975-76 and again in 1976-77 to complete the Music-Arts Building and the Gymnasium-Physical Education Building, as well as some of the perimeter roads and parking. At the end of that period we could go out for a bond and might be well received after proving our efforts to cut costs.

Motion by Mrs. Berry, seconded by Mrs. Brandt and unanimously carried, to extend the meeting for a 15-minute interval (from 10:30 to 10:45).

MEETING
EXTENDED

Mr. Dean returned to his list.

4. Schedules of construction must be decided upon.
5. A decision must be made regarding the Architects' fee on the redesign of the Music-Arts Building and the Gymnasium-Physical Education Building. They are willing to look at data available and propose a fixed price.
6. State participation.
7. Mrs. Brandt wanted to add the fact that we must consider construction alternatives.
8. Dr. Lombardi stated that we should have an Educational Master Plan, which he plans to provide.

Item 1, whether or not to depart from the present Master Plan, was discussed.

MODIFICATION OF
THE MASTER PLAN

Motion by Mr. Taylor, seconded by Mrs. Brandt and unanimously carried, to modify the Master Plan as it relates to the Music-Arts Building and the Gymnasium-Physical Education Building.

APPROVED

Regarding Item 2, whether or not the Board of Trustees intend to have Hippe and Randell as District Architects, the Architects will report on their fees at the Regular Meeting to be held Tuesday, November 12, 1974, at 7:30 p.m.

Motion by Mr. Dean, seconded by Mrs. Berry and unanimously carried, to extend the meeting for another 15-minute interval (from 10:45 to 11:00).

MEETING
EXTENDED

Funding and bonds were again discussed.

Dr. Marshall turned the meeting over to Dr. Lombardi for conclusion.

Dr. Lombardi said we have not made a presentation for the Board of Trustees to make decisions tonight. He mentioned that the elections last Tuesday might have an effect on community colleges and that this should be taken into consideration.

Mrs. Brandt asked Mr. Barletta to make a comparison of our tax rates with other community college districts.

Motion by Mr. Taylor, seconded by Mrs. Berry and unanimously carried to extend the meeting for another 15-minute interval (from 11:00 to 11:15).

MEETING
EXTENDED

Mr. Barletta presented the following classified personnel items to the Board of Trustees for its approval:

CLASSIFIED
PERSONNEL -
REGULAR ACTION

Frank V. Husson, Custodian II, Grade 25, Step 1, \$649.00 per month plus \$25.00 shift differential for a total of \$674.00 per month, effective November 12, 1974.

Gerrie L. Walker, Professional Model, on an "as-needed" basis at \$4.50 per hour, effective November 12, 1974.

Motion by Mr. Taylor, seconded by Mr. Dean and unanimously carried, to approve the above classified personnel items as presented.

APPROVED

Mr. George Denny, Language Department Chairman, asked what is to become of the Language Department, where will it be housed? That problem, Dr. Lombardi replied, will be part of the Educational Plan.

Motion by Mr. Taylor, seconded by Mrs. Berry and unanimously carried, to adjourn the meeting.

Dr. Marshall adjourned the Special Meeting at 11:07 p.m.

ADJOURNMENT


R. A. Lombardi, Secretary to the Board of Trustees