

Regular Meeting
Measure C
Citizens' Oversight Committee
Coast Community College District

District Board Room

June 8, 2005, 2:00 p.m.

MINUTES

A Regular Meeting of the Citizens' Oversight Committee of the Coast Community College District was held on June 8, 2005, in the Board Room at the District Office.

1. Call to Order

Committee Vice Chairman Ron Linsky welcomed committee and audience members, and called the meeting to order at 2:01 p.m.

2. Roll Call

Members Present: Todd Bowen, Neel Buell, Katrina Foley, John Lindgren, Ron Linsky, David Quatman, Lisa Silbar

Members Absent: None

Others in

Attendance: Staff: Ken Yglesias, Kim Allen, C.M. Brahmhatt, John Breihan, Wes Bryan, Erin Cohn-Curtis, Frank Fonseca, Janet Houlihan, Kevin McElroy, Jim McIlwain, Rich Pagel, Martha Parham, Ardith Richey, Armando Ruiz, Nancy Sprague, Daniela Thompson.
Others: Dave McGlothlin, Paul Ruig

3. Election of 2005-06 Chair and Vice Chair

It was moved by Committee Member Foley and seconded by Committee Member Bowen that Vice Chairman Ron Linsky serve as the 2005-06 Committee Chair. Motion carried with a unanimous vote.

It was moved by Committee Member Buell and seconded by Committee Member Foley that Committee Member Lisa Silbar serve as the 2005-06 Committee Vice Chair. Motion carried with a unanimous vote.

4. Discussion Regarding Committee Membership and Terms

Committee Chairman Linsky requested that the agenda item concerning committee membership and terms be moved to this point in the meeting, following the election of officers, in order to provide for continuity of discussion regarding committee makeup. The Board unanimously agreed. ■ Chancellor Yglesias provided background information on two current vacancies on the Measure C Citizens' Oversight Committee. The term of office for former Committee Member Tony Almagar expired, creating one vacancy. Additionally, former Committee Chairman Jim Garmon resigned in order to be able to devote his time to personal pursuits, such as traveling. Dr. Yglesias extended his appreciation to both gentlemen for their service to the Coast Community College District. ■ In light of the two vacancies, Dr. Yglesias advised that candidate recommendations would be made to the Coast Community College District Board of Trustees at an upcoming Board meeting. Based on research, recommendations may include Mr. Alex Alvarez, a businessman in Huntington Beach, and Mr. Hank Panian, an active community member from Costa Mesa. ■ In closing, Dr. Yglesias welcomed Todd Bowen as the student representative to the Committee, and shared that Mr. Bowen is an active student government leader at Orange Coast College who has been quite involved in several campus construction projects.

5. Opportunity for Public Comment

There were no requests to address the Committee under Public Comment.

6. Approval of Minutes

It was moved by Committee Member Buell and seconded by Committee Member Quatman that the minutes of the March 9, 2005, meeting be adopted as presented. Motion carried with a unanimous vote.

7. Measure C Project Update

Vice Chancellor Brahmhatt provided a status report on Measure C projects based on the Quarterly Report covering January 1 – March 31, 2005. The report included highlights of the status summary of the Phase I projects as of March 31, 2005, including projects completed; in construction; architects hired, working drawings created and submitted to the Division of State Architect (DSA) for approval; architect hired, working drawings underway; Request for Quotes/Request for Proposals (RFQs/RFPs) for architectural services that went out in Spring 2005, and will go out in Fall 2005.

Projects reviewed included:

Completed Projects

- OCC Soccer Fields
- OCC Stadium Renovation Phase I
- GWC Library Classroom Improvements
- OCC South Campus Utilities Upgrade
- GWC Student Center Remodel

Projects in Construction

- CCC Westminster Learning Center
- District Transportation Facility
- OCC Student Parking Lots

Architects hired, working drawings created and submitted to DSA for approval

- OCC Learning Resource Center (LRC)
- OCC Arts Pavilion Café
- OCC Watson Hall Seismic Reconstruction
- GWC Classroom Improvement – International Students
- OCC Fitness Center (formerly Field House Complex)

Architect hired, working drawings underway

- District Administrative Building
- GWC Swimming Pool Renovation
- GWC Utility Infrastructure Master Plan
- OCC Theater/Music Complex
- OCC Center for Applied Science Renovation
- OCC Consumer Health & Science Buildings (FPP)

RFQs/RFPs for architectural services for projects that went out in spring 2005

- GWC Student Services Remodel
- GWC Design of Library/Learning Resource Center
- OCC Student Union Building
- OCC Campus Signage Design

RFQs/RFPs for architectural services for projects that will go out in fall 2005

- OCC Interdisciplinary Building
- GWC Math/Science Building Renovation
- GWC Cosmetology Building Renovation
- GWC Health Sciences Building
- OCC & GWC Environmental Impact Report

Coastline Community College Update

Kevin McElroy, Coastline Vice President of Administrative Services, reported that the Westminster Learning Center project is proceeding as planned. The final completion date has been delayed until September 2005 due to construction days that were lost as a result of the extremely rainy winter. In response to an inquiry from Chairman Linsky regarding the potential impact of the weight of the structure on the rain-soaked soil, Mr. McElroy advised that the pilings were completed prior to the heavy rains, and that compliance with DSA requirements necessitated the pilings reach 65 feet deep to bedrock. Mr. McElroy further advised committee members that the budget has been adjusted to reflect increased construction costs that were a direct result of the higher-than-anticipated steel and concrete costs, which is not only a local issue, but also a nationwide and worldwide issue. It was agreed that all future budget reports will reflect separate columns to differentiate between the original and revised estimated costs. In closing, Mr. McElroy noted that instruction is anticipated to begin during the second, eight-week classes of fall 05, or during the winter session.

Golden West College Update

Janet Houlihan, Golden West College Vice President of Administrative Services, announced that their major project is the structural repair to the exterior concrete throughout the campus. The state of California will pay \$2.7 million toward this repair because it is a safety issue, and \$800,000 will be paid from Measure C bond funds. The completion date is expected to be March 2006.

Upcoming Projects in Phase I include:

- Programming for new Health Science Building
- Renovate the Pool and Locker Rooms
- Upgrade Physical Education (e.g.: gym bleachers, locker rooms, etc.)
- Utility Feasibility Study
- Renovate Parking Lot Lighting and Walkways
- Replace Outdated Lab and Classroom Equipment
- Upgrade Maintenance and Operations Facility
- Programming for new Learning Resource Center
- Programming for Student Services Center
- Programming for Cosmetology/Math Building
- Renovate Classrooms

Orange Coast College Update

Rich Pagel, Orange Coast College Vice President of Administrative Services, acknowledged Todd Bowen for his participation on the campus Facilities Committee.

Library/Learning Resource Center - Vice President Pagel introduced Project Manager Lloyd Suhiro of Swinerton, and reported that the bid will be awarded in August 2005, with construction to begin immediately thereafter. In response to an inquiry from Committee Member Silbar, Vice President Pagel introduced Ardith Richey, a member of the Programming Team and District Director of Physical Facilities. Ms. Richey provided background information on the impact of Proposition 57 that has resulted in the District paying for specific project elements, such as preliminary drawings (the State pays for working drawings), the cost for a Construction Manager and specialty consultants. In general, the State Capital Outlay funds are fixed amounts, with the remainder of the costs paid from Measure C funds.

Arts Pavilion and Café - Approval has been obtained from the Division of State Architect, and funding for the project will be split equally by the OCC Foundation and Measure C funds.

Watson Hall Renovation - Contracts have been awarded for Phase II of the project. Vice President Pagel introduced OCC Information Systems Technician Kevin Riley, who was instrumental in installation and maintenance of a web cam that has been taking pictures of the renovation every hour. The photos will provide a nice time-lapse presentation. It is hoped that a live demonstration will be conducted at the next Citizens' Oversight Committee meeting. The project is estimated to cost \$28.5 million, which includes the higher than anticipated concrete, steel, and glass costs. Campus representatives will

examine the Master Plan during summer and fall to review the status of the remainder of the campus projects.

Theater Arts/Music Complex - This project includes renovation and expansion of the theater, drama lab, theater lab, and music buildings. Additional funding will be requested from the State through the project proposal process. If granted, these funds will be added to the project in Phase II, estimated in 2008-2009. The total project is estimated at \$7.2 million in Measure C funds.

Fitness Center & Baseball Field (formerly named Field House Complex) – The scope of this project is construction of a new Fitness Center, Part II construction of stadium ADA requirements, modernization of the baseball field and restroom/ticket office building, and renovation of the baseball field. Committee Member Foley advised that she would forward details to District staff regarding information for an athletic field bond, and Chancellor Yglesias noted that our staff would make inquiries with the appropriate representatives at Huntington Beach and Newport Mesa Unified School Districts.

Early Childhood Education Lab School – Classroom Addition – This is a new project, which is an 800 sq. ft. classroom addition.

Sailing Center – Part II Upgrades – This project includes new docks, ADA accessibility, dock fire lines and sidewalk repair, and is Part II of the Sailing Center project.

Student Parking Lots and District Transportation Facility – The Student Parking Lot is finished, and District employees will begin working in the new Transportation Facility in July 2005.

Completed Projects – Completed projects include Stadium Modernization, Part I; Soccer Field; and Communications/Information Technology. Money saved from all completed projects will be returned to the total OCC Measure C budget and will be reallocated to other projects.

8. Financial Report

Vice Chancellor Brahmbhatt reviewed the financial report as organized by project. He stated that from this point forward, approximately \$7-9 million would be spent every quarter on projects. There are currently enough funds to carry the projects through 2005-06, and it is anticipated that no bonds will be issued during this period. The second series of bonds may be issued after addressing the rising construction costs with the campuses; second phase projects may require prioritization and adjustments. Since voters passed the general obligation bond in November 2002, the square footage construction cost has increased from approximately \$300 to \$450. ■ Chancellor Yglesias informed Committee Members that Vice Chancellor Brahmbhatt, Director of Fiscal Affairs Kim Allen, and their staffs, renegotiated the bond, which enabled approximately \$10 million to be added to the money available for projects. Other districts have used this creative approach, originated by District staff, to enhance their available funds. Vice Chancellor Brahmbhatt noted that market conditions, including high interest rates and increased assessed values, enabled this to occur. He stressed that there will not be any additional charges to the taxpayers. ■ There was follow-up discussion concerning the Attorney General's opinion regarding Proposition 39, which was distributed during the March 9, 2005, Committee Meeting, and the use of bond

funds to hire staff to work solely on bond-related work. It was noted that Coast has not charged salaries to the G.O. bond. If needed, Coast may consider this option for Phase II. However, when feasible, Coast utilizes the expertise of professional experts at a much lower cost than an outside company. ■ It was moved by Committee Member Silbar, seconded by Committee Member Foley, that the Quarterly Report for January 1 – March 31, 2005, be accepted. Motion carried with a unanimous vote.

9. Future Meetings

Vice Chancellor Brahmbhatt noted that the two vacant committee seats would be filled in time for the next meeting and, therefore, recommends waiting until the new members are on board before scheduling the entire year's meetings. The next meeting was set for 2:00 p.m. on Wednesday, September 14, to be preceded with a hard-hat tour of the Orange Coast College projects at 10:00 a.m. ■ Chancellor Yglesias acknowledged Coast Community College District Armando Ruiz, who made a brief appearance.

10. Adjournment

It was moved by Committee Member Silbar, seconded by Committee Member Quatman, that the meeting be adjourned. Motion carried with a unanimous vote.

The meeting adjourned at 3:08 p.m.