



## **Regular Meeting Citizens' Oversight Committee**

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**District Board Room  
1370 Adams Avenue  
Costa Mesa, CA 92626**

**June 17, 2009  
2:00 P.M.**

### **MINUTES**

A Regular Meeting of the Citizens' Oversight Committee of the Coast Community College District was held on June 17, 2009 in the Board Room at the District Office.

#### **I. Call to Order**

Committee Chair, Keith Parker, called the meeting to order at 2:00 p.m. He welcomed new members Ed Fawcett, Richard McGann, and Charles Thompson to the meeting. New Student Representative, Reema Chand, was not present.

#### **II. Roll Call**

Members Present: Ed Fawcett, Richard McGann, Keith Parker, Edward Romeo, Sharon Sunda, Tom Sutro and Charles Thompson

Members Absent: Reema Chand, Norma Brandel Gibbs

Others Present: Kim Allen, Brad Avery, Cheryl Babler, Don Bailor, C.M. Brahmbhatt, Sheri Crow, Ding-Jo Currie, James Farrow, Frank Fonseca, Jr., Janet Houlihan, Richard Kudlik, Rich Pagel, Martha Parham, Ardith Richey, Mette Segerblom, and Paula Brady, recorder

#### **III. Election of Officers**

Chair Parker opened the floor for nominations for new Chair. Member Romeo nominated Keith Parker to serve a second term as Chair. Member Sunda seconded the motion. Chair Parker was approved by unanimous vote to serve a second term as Chair for the Citizens' Oversight Committee. Chair Parker opened the floor for nominations for new Vice Chair. Member Sunda nominated Edward Romeo. Member Sutro seconded the motion. Member Romeo was approved by unanimous vote to serve as new Vice Chair for the Citizens' Oversight Committee.

**IV. Approval of Minutes**

Chair Parker asked if members present at the March 18, 2009 meeting had any comments or additions to the minutes. There were no comments or changes to the minutes. Member Sunda moved that the minutes from March 18, 2009 be approved. Member Sutro seconded the motion. The minutes were approved by a unanimous vote.

**V. Opportunity for Public Comment**

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

**VI. Measure C Project Update**

**Quarterly Report: January 1, 2009 – March 31, 2009**

**A. Project Summary**

Vice Chancellor Brahmbhatt reported on the overall G.O. Bond project status saying that a tremendous amount of progress has been made with nearly \$300 million in completed projects over the last four years. There are seven projects currently in construction. The Campus Vice Presidents will provide more detailed information on these projects. There are a few projects remaining at DSA or ready to be submitted to DSA for approval. All Measure C projects are projected for completion by December 2011 particularly due to extensive regulatory process required to move forward with the Newport Beach Learning Center.

Vice Chancellor Brahmbhatt summarized the status of G.O. Bond projects as of March 31, 2009:

Completed Projects

- OCC Soccer Fields
- GWC Library/Classroom Improvements
- OCC South Campus Utilities Upgrade
- GWC Student Center Remodel
- District Transportation Facility
- OCC "F" House Electrical Upgrade
- CCC Westminster Learning Center (Le-Jao Center)
- OCC Baseball Field Renovation
- OCC Early Childhood Education Lab School – Classroom Addition
- GWC Campus-Wide Classroom Improvement
- GWC Information Technology Infrastructure
- OCC Campus-Wide Classroom Improvement
- OCC Information Technology Infrastructure
- OCC Faculty House Upgrade
- OCC Watson Hall
- OCC Arts Pavilion Café
- CCC HVAC Infrastructure Upgrade
- OCC Fitness Center
- OCC Campus-Wide Exterior Lighting
- OCC & GWC Environmental Impact Report
- GWC Structural Repair to Concrete
- GWC Swimming Pool/Locker Room Renovation

- OCC Theater Arts / Music Complex
- OCC Library / Learning Resource Center
- OCC Campus-Wide Signage
- OCC East & West Utility Upgrade
- OCC Lewis Center for Applied Science Renovation
- District Administration Building
- GWC Health Sciences / Student Health Center Building

In Construction

- GWC Campus-Wide Infrastructure
- OCC Sailing Center – Women’s Locker Room and ADA Upgrade
- OCC Track Relocation
- GWC Learning Resource Center
- OCC Student Center Renovation (Phase 1)
- OCC Consumer Health & Science Building (ABC Building)  
(Relocation of Utilities only)
- OCC Softball Field Relocation

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

- OCC Interdisciplinary Classroom Building (Math, Business & Computer Lab)
- OCC Student Center Renovation (Phase II and III)
- OCC Special Services Renovation

Architect Hired, working drawings underway

- GWC Utility Master Plan
- Theater Modernization – Phase II

**B. Coastline Community College**

Vice Chancellor Brahmbhatt introduced Vice President of Instruction, Cheryl Babler, who attended the meeting in behalf of Vice President McElroy. Interim Chancellor Currie presented the report for the new Newport Beach Center. She reported that Vice President McElroy is working diligently with the City of Newport Beach, whose representatives are going out of their way to be helpful through the EIR process. LPA Inc., the architect for this project, is currently looking at the footprint of the property. At this point, everything is on target and on schedule. One EIR concern is how traffic in the area will be impacted. A public hearing is scheduled the latter part of July. Escrow is expected to close August 10. The learning center project is receiving widespread support from the surrounding area homeowners’ associations, Newport Beach Economic Committee as well as the Banning Ranch.

**C. Golden West College**

Vice President Houlihan reported on projects for Golden West College.

Golden West College is down to two main projects, the Campus-Wide Infrastructure Project and the GWC Learning Resource Center.

Campus-Wide Infrastructure – This massive HVAC project is finishing its final phase, connecting the final group of buildings to the central plant. The village, which provided temporary classroom space, will be completely removed by July 20, and the area will again be available for parking. The project is being completed on time and on budget. The original project was estimated at \$13 million. After an engineering assessment was done, the budget was increased to enhance the scale of the project. In response to Chair Parker's question regarding funding, Vice President Houlihan said that the entire project was funded with Measure C funds.

Learning Resource Center – The new LRC building is underway however there are some delays due to construction design issues. The ultimate goal is to have the Center ready by fall 2010. The budget is staying firm at \$32 million. This project is also being solely funded by Measure C.

#### **D. Orange Coast College**

Vice President Pagel reported on the status of Measure C Projects for Orange Coast College.

Sailing Center, Women's Locker Room and ADA Upgrade – Vice President Pagel recognized Frank Fonseca, Jr., OCC Project Manager, and staff from the OCC Sailing Center; Mette Segerblom, Sheri Crow, and Brad Avery who all played a significant role in the success of this project. The Sailing Center Upgrade Project which included an ADA upgrade to the women's locker room facilities, expansion of training space, and overall facility improvement of the sailing base is now in the punch list phase. The total budget was funded at \$4.4 million. \$600,000 of funding came from the OCC Foundation.

Vice President Pagel invited Brad Avery, Director of the OCC Marine Program, to give a brief background in the development of the OCC Sailing Center which began when Dr. Watson gained a ground lease of the Newport Beach Bay property in 1955 from the County of Orange. The property was initially leased on a 10-year cycle. Two years ago, the lease was extended for another 35 years. The property is very visible to the public, located on Pacific Coast Highway next door to the Boy Scouts of America. The original building was built in 1970. Important aspects coming from this project are a seismic upgrade, ADA compliance and badly needed parking for students. More importantly, the programs that have developed at the center will be better equipped to handle competitive rowing, sailing classes, and vocational education for careers in the Marine Industry. The public is very active in taking classes in all aspects of rowing and boating safety with 2,000-3,000 participants each year. The facility is open seven days a week from 6 a.m. to 10 p.m. Recognition by the Newport Beach community as the center for boating education in the area has helped the Sailing Center in its fundraising. Salaries and operational costs for the Sailing Center are covered with income received from non-credit programs and gifts received through the Foundation. It is a unique situation afforded by partnering with the District, Orange Coast College, community and students.

Member Fawcett asked if a bridge across Pacific Coast Highway is being planned. Mr. Avery said the District is currently leasing the property across the street and looking at options to purchase and build a vocational program. Connecting the two properties would provide students with better access to the water and parking. In answer to Member

Romeo's question about the types of programs taught, Mr. Avery said the facility is certified by the Coast Guard and teaches recreational and professional courses with both hands on and classroom instruction.

Consumer Health, Lab and Biology (ABC) Building – This project is funded in part with State Capital Outlay funds of \$16.6 million and the remaining project cost of \$35.6 million is funded through Measure C. There were over 300 bidders for this multi-prime project and bids came in under expectations. Vice President Pagel commended Ardith Richey for her help in receiving the State funding. Chair Parker raised some concern on the confidence of receiving these State funds in light of the current budget crisis. The District received an allocation approval letter from the State and is confident the State will follow through with their commitment. Vice President Pagel said since this project was bid several million under budget, there will likely be remaining funds to roll over to another Measure C project.

Member Romeo questioned if bids are coming in lower than budgeted, will the State adjust their committed contribution? Vice Chancellor Brahmbhatt explained how the State funding may shift in allocation (i.e., project management), but will not be taken away.

Member Sutro also expressed his concern for guaranteed funding from the State and asked about prior history in receiving funds from State. Vice Chancellor Brahmbhatt said the State has been reliable for last 20 years in following through on their commitment. Some payments have been delayed for reasons such as bonds not being sold in timely manner, but all past claims have been honored by the State.

Softball Field and Track Relocation – This is another Title IX project to relocate the softball and track fields. The \$3.1 million budget is holding firm and will be completed in December 2009.

Special Services Renovation – This smaller project to modernize the Special Services Building and improve ADA access came in with very competitive bids. The budget is estimated at \$625,000. The project is planned for completion in August 2009.

Student Center Renovation – OCC is partnering with students for the remodel of the OCC Student Center. It is being constructed in two phases rather than three as initially planned. Phases were combined to speed up DSA approval process. Phase I to replace the chiller is complete. Phase II, new classroom addition, culinary arts and kitchen remodel, and expansion of Associated Student area is planned for completion in spring 2010. The renovation will cause a disruption in services for a nine-month period, so temporary facilities will be required which may increase the current budget of \$2.5 million.

Campus Signage, Phase II – A budget of \$507,000 is being allocated to upgrade signage throughout the campus to include LED signs, campus directional and informational signage.

Information Technology Upgrades – This project will upgrade Information Technology throughout the campus with increased storage and IT infrastructure improvements. Installation of media storage devices and new servers will be installed by fall 2010 with an estimated budget of \$669,000.

Parking Lot Improvements – \$400,000 is being allocated to resurface, restripe and patch three campus parking lots during summer of 2009 and summer of 2010. Campus is currently in the process of developing scope and receiving bids.

Walkways and Landscaping – Landscape improvements along walkways, parking and student areas are planned. Budget may be less than the \$1 million projected amount.

Temporary Buildings – Three temporary buildings have been set up to house the construction management for Measure C and two are being utilized to house mathematics and other disciplines during construction. A total of \$2.78 million is allocated.

Music Modernization – This project is a remodel and modernization of the original 1950's campus music buildings. \$3.69 million is allocated from State funding and \$4.0 million from Measure C funds. Modernization will include new music labs, recital room, expanded music computer lab, and reconfiguration of offices and storage.

Business, Math, and Computer Building – Also referred to as the ABC building, is expected to have DSA approval by end of summer 2009. The project timeline is dependent upon available funding. The project is estimated at \$42 million with \$10 million currently available from Measure C. This project is a top priority for the campus.

Vice President Pagel extended his offer to anyone who would like to take a tour of the campus over the summer.

Member Romeo asked if there are other facilities on campus that need modernization or replacement. Vice President Pagel said OCC is working on a Vision 2020 Master Plan. With the OCC campus being over 60 years old there are numerous upgrades and expansions needed. The campus will continually work with the State and look at other resources to create a master plan for the future.

## **E. Financial Report**

Vice Chancellor Brahmbhatt provided the third quarterly report for period January 1, 2009 – March 31, 2009. The G.O. Bond expenditures for the third quarter was about \$7.9 million. Two major projects will be wrapped up during the fourth quarter, the OCC Sailing Center and the GWC Campus-Wide Infrastructure. Overall, the amount spent for G.O. Bond Projects from 2003 through March 31, 2009 is \$296.7 million.

Vice Chancellor Brahmbhatt provided the Committee with a Measure C Program Update which gave a snapshot of G.O. Bond projects in construction, the net available Measure C funds for future projects, and the net shortage of funds when factoring in the OCC Interdisciplinary Building and the CCC Newport Beach Learning Center. Vice Chancellor assured the District will not move forward with new bids or embark on any new projects until new funding is secure. Chair Parker requested that the progress report be updated for the next Citizens' Oversight Committee meeting.

**VII. Discussion of Future Meetings**

Chair Parker reminded members that the next meeting will be on Wednesday, September 16, 2009. Future meetings are held quarterly on the third Wednesday of the month with exception to the December meeting to coincide with Board of Trustees meeting.

Wednesday, September 16, 2009 at 2:00 p.m.  
Wednesday, December 9, 2009 at 2:00 p.m.

**VIII. Adjournment**

There being no further business, Member Sutro moved that the meeting be adjourned. The motion was seconded by Member Fawcett. The motion carried with a unanimous vote.

The meeting adjourned at 3:10 p.m.