



Regular Meeting Citizens' Oversight Committee

District Board Room
1370 Adams Avenue
Costa Mesa, CA 92626

September 17, 2008
2:00 P.M.

MINUTES

A Regular Meeting of the Citizens' Oversight Committee of the Coast Community College District was held on September 17, 2008 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.

II. Roll Call

Members Present: Tony Aguilar, Kim Oanh Nguyen-Lam, Hank Panian, Keith Parker, Sharon Sunda, Tom Sutro, and Jereme Van Dal

Members Absent: Norma Brandel Gibbs, Edward Romeo

District Staff Present: C.M. Brahmhatt, Armando Ruiz, Joyce Black, Kevin McElroy, Rich Pagel, Kim Allen, Richard Kudlik, Martha Parham, Ardith Richey, Jim McIlwain, Don Bailor, Dale Berry, David Cant, James Farrow, Georgie Monahan, Michael Battistone, and Paula Brady, recorder

III. Approval of Minutes

Chair Parker asked if members present at the June 18, 2008 meeting had any comments or additions to the minutes. There were no comments or changes to the minutes. Member Sutro moved that the minutes from the June 18, 2008 meeting be approved. Member Sunda seconded the motion. The minutes were approved by a unanimous vote.

IV. Opportunity for Public Comment

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

V. Measure C Project Update
Quarterly Report: April 1 – June 30, 2008

A. Project Summary

Vice Chancellor Brahmbhatt summarized the status of G.O. Bond projects as of June 30, 2008. Two new buildings are now being occupied. The second and third floors of the Student Nursing/Health Sciences Building at Golden West College is currently in use by students while the final punch list is being worked on. Expectation is to have 100% completion by middle of October. Likewise, the Orange Coast College Lewis Center for Applied Sciences which was completed as of June 30, 2008, is wrapping up final punch list. Two other large projects are moving forward after DSA approval including the OCC Consumer Health & Science Building, also known as the ABC building. This project will be handled as a multiple prime similar to the new District facility. The second large project to begin is the GWC Library/Learning Resource Building. Committee members will receive an invitation for the ground breaking on October 1. The OCC Interdisciplinary Classroom Building is waiting for final DSA approval. Following is a summary of the status for all G.O. Bond projects as of June 30, 2008:

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 Classroom Improvement – International Students
- OCC Classroom Improvements
- 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

In Construction

- OCC East & West Utility Upgrade
- GWC Campus-Wide Infrastructure
- OCC Lewis Center for Applied Science Renovation
- District Administration Building

- GWC Health Sciences / Health Center Building
- OCC Sailing Center – Women’s Locker Room and ADA Upgrade

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

- GWC Design of Library / Learning Resource Center
- OCC Consumer Health & Science Building (ABC Building)
- OCC Interdisciplinary Classroom Building (Math, Business & Computer Lab)
- Softball Field/Track Relocation

Architect Hired, working drawings underway

- GWC Utility Master Plan
- OCC Student Center Renovation
- OCC Special Services Renovation
- Theater Modernization – Phase II

B. Coastline Community College

There are no current or new projects for Coastline College.

C. Golden West College

Golden West College Vice President Houlihan reported on the status of projects for Golden West College.

Campus-Wide Infrastructure – The new central plant and upgrades to campus buildings are still underway with the third group of buildings being retrofitted. The fourth group of buildings, which includes the Humanities Building and Forum I is underway with completion planned for middle of October. The next set of buildings (group 5) includes the Bookstore and Student Center. Southland Industries has agreed to move forward ahead of schedule with the Student Center at no additional cost in order to be open for students in Fall 2009. The old Health Science building will serve as swing space for the Bookstore. The goal is to have no down time to affect students during the move.

Southland Industries has been very flexible in accommodating their schedule to have the least possible impact on students and still keep the project on task. The project is currently ahead of the November 2009 estimated completion date with a possibility of wrapping up in June 2009. The contract cost is \$33 million and they are staying within that amount.

Learning Resource Center – This project is now in the construction phase. It was decided it would be a more efficient process to manage this project as a multi-prime. The construction manager is URS. Vice President Houlihan extended an invitation for the ground breaking on October 1. The Parking will be affected during construction and is being evaluated by campus safety, maintenance and facilities management. Construction costs for this project are expected to increase and will show in next quarterly report.

Health Sciences/Health Center Building – The goal was met to have classes in session for the Fall semester. The second floor is the skilled lab, human patient simulator, and computer lab. The third floor is flexible classrooms. The first floor houses health sciences faculty offices and the Student Health Center. Move in on this floor is planned for next

month. The wrong carpet was installed with understanding that it will be replaced at contractor's expense. The landscaping surrounding the building is also being worked on. One small change order needed to be brought to the Board regarding structural changes with caissons and reinforcement. Final punch list is being worked on.

Renovations to classrooms will continue while working on the HVAC project. Upcoming projects include replacement of gym bleachers in the Fall and begin design of the old library for the future One-Stop Center.

Member Nguyen-Lam inquired about the increased budget for the HVAC project. Vice President Houlihan explained that initially the project was a central plant only. The campus decided to divert monies from other projects and prioritize the HVAC needs of the campus thereby increasing the scope of the project. Member Nguyen-Lam asked where remaining funds go if project comes in under budget. Vice President Houlihan said remaining funds would be moved into another project. Vice Chancellor Brahmbhatt replied that savings on a given campus will stay with that campus. However, it is important to utilize all G.O. Bond monies where needed among the campuses. Member Panian asked if Member Nguyen-Lam had received copies of minutes from the OCC Facilities Planning Committee with reference to transfer of funds. OCC Vice President Pagel will provide additional copies and minutes from the most recent meetings.

D. Orange Coast College

Orange Coast College Vice President Pagel reported on the status of projects for Orange Coast College.

Lewis Center Modernization – Construction on the renovation and seismic upgrade of the Lewis Center which began last year is near completion. The contractor, The Seville Group worked hard to finish in time for the Fall 2008 semester. The first floor will house the Marine Science Program which has nearly doubled, the geology labs, which have also doubled in size, and the deans' and faculty offices. The second floor will house the physics lab, astronomy, engineering, and general purpose classrooms. The grand opening will coincide with "Science Night", tentatively scheduled for October 17, 2008 at 4pm. Invitations will be mailed out to committee members and confirm the date and time. The project will finish under budget with remaining funds to give towards other campus projects.

Sailing Center, Women's Locker Room and ADA Upgrade – Jim McIlwain is the project manager on this project along with Cordoba Construction. The project was impacted by the soil liquid fraction issues which needed to be stabilized before construction could begin. The new parking lot is going in, as well as the stabilization and underground utilities, while being impacted by close proximity to Pacific Coast Highway. Classes have been moved to the Newport Aquatic Center and the City of Newport Beach has been very accommodating. The Facilities Planning Committee agreed to increase the budget from \$3.6 million to \$4.0 million due to these issues and the tight working quarters at the Marine Base. Project will be completed in May 2009.

Student Center Renovation – The remodel of the OCC Student Center will take place in three phases. Phase I, will be paid from matched State funding of \$500,000 from deferred maintenance. This phase will replace the HVAC and will be ready for completion the end of

September. Phase II will add a new classroom and expand the Associated Student area. The Associated Students agreed to contribute \$550,000 towards this project. Phase III will be a remodel of the Culinary Arts and Kitchen. Both Phase II and III are in working drawings expected for DSA approval in October 2009.

Member Panian asked if there will be any changes to the Captain's Table. Vice President Pagel said that this facility was remodeled about ten years ago and is not included in the remodel.

Special Services Renovation – The scope of this project is to improve ADA access and renovate the interior of the Special Services building which offers assistance for disabled students. The working drawings are currently at DSA for approval. The estimated budget of \$625,000 looks pretty solid at this time.

Softball Field and Track Relocation – The Track relocation project is expected to have DSA approval any day now. The Softball Field will bid in October or November 2008. Both should be ready for the Spring 2010 semester. It was necessary to relocate some of the athletic fields in order to make room for future construction of the Interdisciplinary Building.

Upcoming Campus Projects – The total budget estimate for construction of the new Consumer Health, Lab, Biology (ABC) Building received State funds for \$17 million with addition of remaining Measure C funding for a total of \$52 million. Plans to build the OCC Interdisciplinary Building to house Math, Science and Business is another large classroom project to be constructed in two phases. Measure C funding for Phase II of the Theater Modernization is also being maximized by State funding.

E. District

Vice Chancellor Brahmbhatt reported that Phase II of the District Administration building is coming to a close. Phase II includes demolition of the old buildings and completion of parking, landscaping, and Adams Street turn-in lane to the District Building. The project will be finalized by the end of September.

The Board of Trustees offered the vacated 3.73 acres of District property to Sunrise Assisted Living and they are working with the City of Costa Mesa on due diligence. Vice Chancellor Brahmbhatt will keep the Committee posted on the progress of this development.

The District staff has been in the new facility for nearly three months. Flooring installation in the lunch room and some break rooms was defective and was upgraded and reinstalled by the contractor at no cost to the District. It is being recommended to the Board to have the new board room and conference rooms available for community use. Member Nguyen-Lam asked if there would be a charge for rental of District meeting facilities. Vice Chancellor Brahmbhatt noted there would be a fee, but would be non-profit to cover overhead expenses.

In answer to Member Panian's question about entering the District site; Vice Chancellor Brahmbhatt said there is a new entrance off of Adams Street in addition to the entrance off of Pine Creek.

F. Financial Report

Vice Chancellor Brahmbhatt presented the financial report to Committee Members. G.O. Bond expenditures for the fourth quarter, April 1 – June 30, 2008, totaled \$24,921,467. The total expenditures from inception through June 30, 2008 totaled \$265,661,458. Several major projects are closing out. The target date for completion of all projects is June 30, 2010, but no later than December 2010. The District has aligned to receive more dollars from the State for additional projects at the campus level, however, due to the current State budget situation, these may have to be postponed another year.

District Facilities Director Ardith Richey announced awards received for G.O. Bond building projects. Vice President Pagel accepted an Award of Honor from the State Community College Facility Committee for OCC's LRC Building. He had previously received a programming award for their ABC Building. Coastline campus received their first rebate from Edison for their HVAC upgrade and the District will also be receiving a rebate from Edison for close to \$300,000. Orange Coast College will also be receiving rebates for three of their new buildings and is looking into receiving LEED's certification for two of these buildings.

Chair Parker officially welcomed Jereme Van Dal, as the new student representative for the Citizens' Oversight Committee. He reminded Committee members to look for their invitations for the upcoming events at Golden West and Orange Coast Colleges.

Chair Parker asked that minutes from prior OCC Facility Planning meetings with reference to transfer of Measure C funds towards same campus projects be included in the member packet mailed out to Committee members.

VI. Discussion of Future Meetings

Chair Parker reminded members that the next meeting will be on Wednesday, December 10, 2008 which is the second Wednesday of the month. Future meetings will be held quarterly on the third Wednesday of the month, to coincide with Board of Trustees meeting. A reminder that the next facility tour will be in March 2009.

Wednesday, December 10, 2008 at 2:00 p.m.

Wednesday, March 18, 2009 at 2:00 p.m. (facilities tour prior to meeting)

Wednesday, June 17, 2009 at 2:00 p.m.

VII. Adjournment

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

The meeting adjourned at 2:36 p.m.