

**VENTURA COUNTY COMMUNITY COLLEGE DISTRICT**  
**Board Construction Subcommittee**  
**May 27, 2003**

Meeting Notes

**PRESENT:** Trustee Art Hernandez, Trustee Mary Anne Rooney, Interim Chancellor Jim Walker, Deputy Chancellor Mike Gregoryk, Handel Evans, President Larry Calderon, President Eva Conrad, President Ledesma-Reese, Les Dickey, James Hawkes, Rod Rose, Bob York, Al Nordquist, Jack Miller, Mary Anne McNeil, Diane Stephens

**CALL TO ORDER:**

The meeting was called to order at 4:05 p.m.

**PUBLIC COMMENTS ON AGENDA ITEMS:**

None

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Old Business

None

New Business

(There was a request to reorder the agenda by moving item 6.9.7 under "New Business" to the end of the agenda after the "Report by the JCM Group.")

1. **Moorpark College Learning Resources/Telecommunication Center Approval of contract with Doug Manzelli (6.9.1)**  
The original Inspector of Record for this project has resigned. It is a statutory requirement of the Division of the State Architect that an inspector be on site daily; therefore, this presents for approval the contract with the new inspector, Douglas Manzelli. Approved.
2. **Oxnard College Community/Student Services Building Approval to purchase furniture (6.9.2)**  
This item requests approval to purchase furniture and equipment for the Community/Student Services Building at Oxnard College. Bond funds, which will be deducted from another project on the campus, will be used for this purchase. Approved.
3. **Moorpark College Child Development Center Approval of contract with Spencer/Hoskins (6.9.3)**  
The architectural firm of Spencer/Hoskins was previously approved for this project, pending successful negotiations. This item presents for approval the completed contract, which falls within State guidelines for this type of work. Approved.

- 4. Oxnard College Physical Education Facilities  
Approval of contract with Gonzalez/Goodale (6.9.4)**  
The architectural firm of Gonzalez/Goodale was previously approved for this project, pending successful negotiations. This item presents for approval the completed contract, which falls within State guidelines for this type of work. Approved.
- 5. Moorpark College Physical Education Facilities  
Approval of contract with Gonzalez/Goodale (6.9.5)**  
The architectural firm of Gonzalez/Goodale was also previously approved for the programming and preliminary work to be done on this project. This item presents for approval the contract for the initial planning stages. Approved.
- 6. Oxnard College Child Development Center  
Approval of contract with Martinez Architects (6.9.6)**  
The existing Child Development Center facilities at Oxnard College will be renovated and expanded. This item presents for approval the negotiated contract with Martinez Architects to begin this work. Approved.

### **Report on Measure S**

#### **1. General Oversight Report**

Mr. Evans updated the committee on the Measure S bond program. Several letters expressing concern about the proposed Project Labor Agreement have been received and are being appropriately answered. Mr. Hernandez indicated his intention to meet with Bob Guillen of the Ventura County Building and Construction Trades Council, to address issues surrounding the Project Labor Agreement.

Mr. Evans alerted the Board to an item on the P.O. list covering the costs of consulting services provided by HE Consulting. It was decided to submit a separate agenda item for this expenditure.

Mr. Evans reviewed the circumstances leading to the appointment of the JCM Group as construction managers to the District. As a part of these deliberations, attention was paid to the ability of the JCM Group to provide both academic and capital planning expertise. This highly specialized combination was a significant factor, along with an industry acceptable fee structure and knowledge of statewide requirements, in their selection by a cross-District interview committee.

As a part of the general discussion that took place prior to the JCM Group presentation, Mr. Hernandez clarified the Board's concerns as to the currency of the individual campus academic master plans and their relevance to the District Capital Program, specifically Measure S funding. Mr. Hernandez further indicated the Board's wishes to provide a forum for each campus President to present and discuss individual campus academic

goals and intentions. The forum for this discussion would be the newly constituted ad hoc Academic Policy Subcommittee. In response to this discussion, Mr. Evans indicated that the presentation to follow was based upon current campus academic planning intentions.

**2. Report by the JCM Group**

Rod Rose of the JCM Group presented the Executive Report to the committee. The report, covering progress to date on each individual campus and an implementation plan for the completion of the Measure S bond program, presented for the committee's approval an outline of the Board presentation to be given at the June 17 Board of Trustees meeting. Discussion followed.

**New Business (cont.)**

**7. JCM Group**

**Approval of Contract with JCM Group (6.9.7)**

This item presents for approval a continuation of the contract with the JCM Group for construction and program management of the Measure S Capital Construction Program. Mr. Evans elaborated on the assignments given to the consultants with regard to issues raised within the Measure S bond program. He continued by describing the cost breakdowns generally accepted by the construction industry with regard to such work and explained that the management fee requested was well within such standards. Mr. Evans related to the committee that the JCM performance to date was exemplary; however, the original JCM contract, with its various amendments, will expire on June 30, 2003. This item requests to continue their appointment. Discussion took place with regard to the terms of the contract, specifically, the advisability of a three-year duration versus a year-to-year contract. President Ledesma-Reese expressed her concern that, in a time of operational and general budget reductions, such a contract would be presented at this level of magnitude for capital construction and planning. Approved.

**ADJOURNMENT**

**The meeting adjourned at 6:00 p.m.**