

VENTURA COUNTY COMMUNITY COLLEGE DISTRICT
Board Construction Subcommittee
November 4, 2003

Meeting Notes

PRESENT: Trustee Art Hernandez, Trustee Mary Anne Rooney, Interim Chancellor Bill Studt, Deputy Chancellor Mike Gregoryk, President Eva Conrad, President Lydia Ledesma-Reese, Handel Evans, John Sinutko, Mary Jones, Tom Kimberling, Mary Anne McNeil, Al Nordquist, Les Dickey, Diane Stephens

CALL TO ORDER:

The meeting was called to order at 3:05 p.m.

PUBLIC COMMENTS ON AGENDA ITEMS:

None

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Old Business

None

New Business

1. Rincon Consultants, Inc. contract – Phase II Environmental Assessment, Camarillo Airport Site

The Camarillo Airport site is part of the old Oxnard Air Force Base and was used as a storage facility, weapons disposal area and still houses old ammunition bunkers. This area was evaluated in Phase I of the bond program and was recommended for further analysis of the physical conditions as a Phase II project. Trustee Rooney questioned whether or not this contract would include hazardous materials. The survey will include hazardous material sampling. Mr. Gregoryk mentioned that because this is an old federal government site, there may be some federal funds for clean-up assistance. The final report will take 60-90 days to complete.

Discussion took place regarding the bidding process. There were five firms that submitted qualifications in response to the original environmental consulting services RFQ. Of those five, three submitted bids for this particular project. The highest bid submitted was \$92,000; Rincon Consultants was the lowest.

- 2. Rincon Consultants, Inc. contract – EIR for Conejo Education Center**
This item requests approval to contract with Rincon Consultants for an environmental impact report for the proposed Moorpark College Conejo Education Center. The “Letter of Intent” will be held until after the Board approves the project, but once it is approved, it is important that our response time to questions on environmental issues be immediate in order to facilitate the planning/costing process. Trustee Rooney questioned whether the Conejo Valley Unified School District will share in the cost; this has yet to be determined.
- 3. Carrier Johnson contract – Fire/Sheriff Training Academy, Camarillo Airport Site**
This item was pulled from the agenda.
- 4. Martinez Architects, Inc. contract – Scheduled Maintenance projects, Oxnard College and Camarillo Airport Site**
This item seeks approval of the contract with Martinez Architects for scheduled maintenance roofing projects at Oxnard College and the Camarillo Airport site.
- 5. Martinez Architects, Inc. Contract – Child Development Center, Oxnard College**
This addition to the existing contract with Martinez Architects covers additional civil engineering services that are needed, mostly relating to drainage issues. It was noted that the requirements for child care centers are very strict. This additional cost was factored into the original cost of the project.
- 6. 2003-04 SM Projects Priority List**
Because of the State budget situation, the District has only received \$175,000 from the State and that was included with the instructional equipment money this year. The difference will be funded with \$300,000 from the District and the remainder will come from bond funds.
- 7. Phase IIA Construction Projects at Moorpark College**
There is approximately \$26 mil of work in the Phase IIA projects at Moorpark College. There are now four projects included on the list, and the campus needs to decide on the sequencing of these projects. It was noted that the Academic Center has changed in scope and the Administration Center is no longer being funded with bond funds. There was concern expressed that the proposed remaining projects in Phase III are over-extending the bond money. If that happens, President Conrad noted that Moorpark College is prepared to remove the Simi Valley Satellite project from Phase III, which should solve that problem. Trustee Rooney is concerned that the projects seem to be growing in scope. The trustees would like to see a side-by-side comparison between previously

approved projects and this new amendment. Mr. Evans explained that this spreadsheet was the best estimate at this time, but that it will undoubtedly change again as projects are further defined.

There was a suggestion that a report or document be published to update the public on the status of the bond projects. Discussion centered around the type of document it should be and how to best distribute it. Mr. Evans will add this item to the agenda for discussion at the January Citizens Oversight Committee meeting.

8. Process for Selection of Architects

This item presents for approval a formal process for the selection of architectural firms. The original RFQ for architects brought approximately 85 responses. This suggested process incorporates all facets of the college community with the final approval resting with the Board of Trustees.

It was noted that an architectural firm may be picked for more than one job, and this is not unusual. Trustee Rooney expressed concern with the part of the selection process that states that “interested members of the Board of Trustees may also be present.” She felt that the integrity of the process was jeopardized if the trustees were in attendance, and that perhaps they could not effectively evaluate the process at the end if they have been a part of it. It was pointed out that no one can be excluded from attending these selection interviews, so there was no need to specifically mention that the trustees may be present. The meetings are open to the public because public funds are being spent. Discussion ensued on the topic. President Ledesma-Reese mentioned that this is a change in past practice and that the campus committees used to recommend one name to the Board. She asked for direction on how to respond to faculty inquiries as to why the process is changing. Trustee Hernandez responded that the bond expenditures are public monies and the trustees need to be responsible and accountable to the community; therefore, the final decision rests with them. Mr. Evans was directed to amend the proposal to reflect the committee’s discussion.

9. Change Order Summary Report

A discussion took place vis a vis Ventura LRC and Moorpark LRTC.

10. Kulwiec Group contract – Re-roofing projects at VC (for information only)

This item was already reviewed at the September 30 Board Construction Subcommittee meeting; however, it was inadvertently left off the October Board agenda. It is on the agenda again to ensure its placement on the November Board agenda.

Report on Measure S **General Oversight Report**

1. Project Labor Agreement

Mr. Evans reported on the progress that has been made toward reaching an agreement between the various parties, the AGC, unions and the Ventura County Contractors Assn. The biggest issues of concern deal with labor compliance and benefits. To try and resolve these issues of concern, the District will schedule meetings within the next two weeks to present another draft Project Labor Agreement. It was noted that it would be beneficial to all parties if a compromise could be reached.

Trustee Hernandez asked if the Board could get a summary of what has taken place to this point.

2. Santa Paula Center

Tom Kimberling reported that Ventura College, along with the STRATUS group consultants, plans to make a presentation at the November Board meeting regarding the Santa Paula Center. He noted that much work has already been done on this project (census track data, enrollment projections, future trends, etc.) and the preliminary notice has already been drafted, but the site location is the first issue that must be resolved for center status. CPEC will not proceed with approval until a site is identified. It was noted that Ventura College is not asking for any decision on this project, but hopes to receive some direction from the pursuing dialogue.

ADJOURNMENT

The meeting adjourned at 4:50 p.m.