

**VENTURA COUNTY COMMUNITYCOLLEGE DISTRICT**  
**Board Construction Subcommittee**  
**April 28, 2004**

**Meeting Notes**

**PRESENT:**                **Trustee Mary Anne Rooney, Trustee Art Hernandez, Bill Studt, Mike Gregoryk, Handel Evans, Al Nordquist, Les Dickey**

**CALL TO ORDER:**

The meeting was called to order at 4:07 p.m.

**PUBLIC COMMENTS ON AGENDA ITEMS:**

None

**AGENDA ITEMS:**

**Old Business**

**New Business**

1.     **OC EIR: Approval**  
Copies of the Oxnard College Facilities Campus Master Plan EIR Executive Summary were distributed. Mr. Evans indicated that time should be allotted at the next Board meeting for a public hearing on the EIRs.
  
2.     **OC North Parking Lot: Award of contract to lowest responsible bidder**  
Bid opening is Friday, April 30. There will be a name and amount added to this Board item next week after the lowest responsible bidder is determined.
  
3.     **OC North Parking Lot: Contract with MTGL for testing services**  
This contract covers geotechnical inspection and on- and off-site materials testing for the proposed new construction of the North Parking Lot and West Campus Drainage Improvements at Oxnard College.
  
4.     **OC Warehouse: Approval to appoint architect**  
The trustees interviewed the firms of Kulwiec and Anderson Design for the Oxnard College Warehouse project. A recommendation will be made to the full Board at its May 11 meeting.
  
5.     **OC Monitoring Wells: Contract with CJ Seto Support Services**  
CJ Seto Support Services will install additional monitoring wells at the Maintenance and Operations facility at Oxnard College, prepare a

feasibility study and monitor the wells for a period of nine months, as required.

**6. OC Easements: Approval**

The easement agreements between Oxnard College and the City of Oxnard are ready for approval by the Board and the City. A resolution will be presented to the Board for the easement on Oxnard College property that will be granted to the City.

**7. MC Track and Field: Contract with Fugro West for testing services**

This contract covers the geotechnical testing of the existing subsurface soil conditions and on- and off-site materials testing for the proposed new construction at the track and field at Moorpark College.

**8. MC Physical Education Facilities: Approval of contract with Albert & Rachlin**

The contract with Albert & Rachlin for the Moorpark College Physical Education Facilities project has been finalized, and the fees are within State guidelines.

**9. MC Health Sciences Building: Approval of contract with Perkins & Will**

The contract with Perkins & Will for the Moorpark College Health Sciences Building has been finalized, and the fees are within State guidelines. Mr. Nordquist explained the campus' procedures for ranking the shortlisted firms and making a recommendation of the final two firms.

**10. MC Athletic Fields: Increase contract amount to Granite Construction**

This item supplements the contract amount for Granite Construction to cover insurance costs that the contractor will supply, rather than purchasing insurance through the District-sponsored Owner-Controlled Insurance Program provided by Keenan & Assoc. Granite Construction is able to purchase insurance at a lower rate, which will save money on this project.

**11. VC EIR: Approval**

Copies of the Ventura College Facilities Campus Master Plan EIR Executive Summary were distributed. Mr. Evans indicated that time should be allotted at the next Board meeting for a public hearing on the EIRs. Interim President Gregoryk indicated that he has reviewed the EIR, that it is well written, and there are very few comment letters on file.

**12. VC East Parking Lot: Contract with MTGL for testing services**

This contract covers geotechnical inspection and on- and off-site materials testing for the proposed new construction of the East Parking Lot at Ventura College.

- 13. VC Science Building Counters: Award of contract to lowest responsible bidder**  
A. Bates General Contractor was the only bidder on this project. The bid of \$49,100 was within the project budget.
- 14. VC Warehouse: Contract with Kulwiec Architects**  
The contract with Kulwiec Architects for the Ventura College Warehouse has been finalized, and the fees are within State guidelines.
- 15. VC Maintenance & Operations: Fuel Tank Removal and Installation**  
This item requests approval to award a contract to JEM Industries, the lowest responsible bidder for this project.
- 16. VC Athletic Field: Approval of DSA fees**  
District projects which come under the purview of the DSA are subject to plan check and reviews prior to commencement of construction. This fee covers the plan check for the athletic fields at Ventura College.
- 17. Fire/Sheriff's Academy: Contract with Carrier Johnson**  
There was significant discussion regarding the timetable for the construction of this building and its relationship to the negotiations recently undertaken between the District and the Sheriff's Office with regard to funding of the academic program. Concern was expressed by the trustees as to the understanding between the District and the Sheriff's Department on the use of the new facility. Of particular interest was the responsibility of both parties to the expenditure of funds for the design and construction of the Sheriff's complex. The trustees asked for reassurances that the District would be protected in the event that the Sheriff withdraw from the agreement. After discussion and the understanding that a significant amount of preliminary work needed to be accomplished, the trustees directed the Chancellor to present the contract with Carrier Johnson, but with the understanding that approval would only be given through the schematic phase of the project at this time. The Chancellor was further directed to discuss the Board's concerns with the Sheriff and to negotiate an understanding between the two parties with regard to responsibilities prior to the signing of a formal lease document for the facility. Discussion took place with regard to the environmental survey of the Camarillo site. Understanding that such findings are in their preliminary stages, the trustees requested a copy of the report as it became available.
- 18. Lease with the Ventura County Fire Protection District**  
The lease of real property to the Ventura County Fire Protection District was discussed. It was noted that this lease is subject to notification and approval of the United States Department of Education.

**19. Change Order Summary Sheet**

This item presents change orders #17 and #18 for FTR International. Mr. Evans mentioned that legal counsel will attend the next Board meeting to discuss the pending arbitration issues.

**Report on Measure S**

**1. General Oversight Report**

**a. Report of Measure S Bond Expenditures (under \$25,000)**

The report of Measure S bond expenditures under \$25,000 was reviewed.

**Other**

**1. OC Warehouse: Architect Interviews**

After interviewing Kulwicz and Anderson Design, the trustees will recommend the firm of Anderson Design to the full Board.

**2. Citizens Oversight Committee**

Mr. Evans reported that the terms of the members of the Citizens Oversight Committee will be expiring in October. Members have the option of continuing for a second two-year term, if they wish, and have been asked to make this decision soon so that the process of replacing them may begin. Currently there are 18 members left of the original 23, and reaching a quorum has been an issue. COC Chairman Michael Wesner will write a letter to Interim Chancellor Studt suggesting a reduction in the number of committee members. Mr. Evans also reported that the process and procedure for replacing committee members was discussed at the meeting.

**3. Director of Facilities Position**

Trustee Hernandez requested an update on the filling of the Director of Facilities position. Interim Chancellor Studt is working on rewriting the job description.

**4. Ventura College Theater**

Trustee Rooney asked that when the Ventura College theater project is ready for design, a serious look be taken at the capacity of the women's restroom facilities there.

**ADJOURNMENT**

The meeting adjourned at 6:50 p.m.