

**VENTURA COUNTY COMMUNITYCOLLEGE DISTRICT**  
**Board Construction Subcommittee**  
**February 22, 2005**

**Meeting Notes**

**PRESENT:**            **Trustee Mary Anne Rooney, Trustee Bob Huber, Handel Evans, Lydia Ledesma-Reese, Ray DiGuilio, Ken Bailey, Mary Anne McNeil, Vic Belinski, Michael Boulton, Chris Cardell, James Meznik**

**CALL TO ORDER:**

The meeting was called to order at 5:32 p.m.

**PUBLIC COMMENTS ON AGENDA ITEMS:**

None

**AGENDA ITEMS:**

**Capital Planning, Design and Construction**

**A.     District-wide PBX Replacement Project – Contract with Thoma Engineering**

This item presents for approval a contract with Thoma Engineering in the amount of \$85,000 to provide architectural and engineering services for a due diligence study of the existing rooms at Moorpark, Oxnard and Ventura colleges that will be renovated for the equipment to be supplied during the District-wide PBX Replacement Project. It was noted that the PBX system will also service the Fire/Sheriff's Academy, which has yet to be constructed. Recommended for approval.

**B.     District-wide Legal Services Contract Supplement for Orbach, Huff & Suarez**

This item presents for approval a supplement, not to exceed \$225,000, to the professional services contract with the legal firm of Orbach, Huff & Suarez LLP for various construction-related issues. This figure is an estimate of the fees that will be required through the end of this fiscal year. Trustee Huber suggested that if the District continues to use the firm of Orbach, Huff and Suarez for the remainder of the bond term and their rate schedule changes, the Board should be so informed. Recommended for approval.

**C.     District-wide Approval of a contract with JCM for Five Year Plan, 2007-11**

This item presents for approval the award of a contract to the JCM Group for a total of \$6,000 to provide capital planning services in support of the Five Year Capital Construction Plan 2007-11, which is due to the State Chancellor's Office on June 1. Mr. Evans noted that JCM completed the Five Year Plan last year, and this is a very reasonable cost for completing it again this year. Recommended for approval.

**D. Approval of Measure S Priority Lists**

This item presents for approval the Measure S priority lists. These lists are a culmination of the discussions that took place with the Board at their February 3, 2005, study session. It was requested that the “architect” column on the attachment be removed. Mr. Evans pointed out that these projects are not necessarily in order of construction and that some of the projects further down on the list may actually be done first. The trustees requested that these lists be referred to as a “cluster of priorities” to avoid confusion. Trustee Huber requested that the Board item be reworded to explain more fully what is being approved and also that this item be an “action” item. Recommended for approval.

**E. Approval of Revisions in State Funding for the Moorpark College Health Science Building and the Oxnard College OCTV/Auditorium**

This item presents for approval revisions in State funding based upon revised FPPs submitted to the State in the amount of \$7,011,000 for the construction of a new Health Science building at Moorpark College and in the amount of \$5,037,000 for the new OCTV/Auditorium at Oxnard College. It was reported that these revisions in the State funding are explained more fully in the attached JCM memo; however, the State will now be issuing its funding from the beginning of the project. It was recommended that the references to the OCTV/Auditorium include the bond language wording “performing arts classroom.” This will be added to the item. Recommended for approval.

**F. Approval to Issue a Finding of Categorical Exemption for the Warehouse Project at Moorpark College**

This item seeks authorization from the Board to issue a Finding of Categorical Exemption for the Warehouse project at Moorpark College, which will allow the District to file the proper notification with the State of California. Mr. Evans reported that before this item comes before the Board, there will be a meeting with the City of Moorpark to discuss the status and any concerns regarding this categorical exemption. Recommended for approval.

**G. Approval to Proceed with Discussions with the City of Oxnard Regarding the Design and Construction of Public Utilities to be Installed on the Oxnard College Campus**

This item presents for approval permission to proceed with discussions with the City of Oxnard regarding the design and construction of public utilities to be installed on the Oxnard College campus. The current water lines and related equipment on the campus are at least 25 years old and hard to maintain. These discussions with the City revolve around installing a new water main service on the campus at District expense and giving the City an easement to maintain the lines. Such an arrangement would be beneficial to both the City and the College. This item is simply seeking approval to proceed with the discussions with the City. The fees will be negotiated. Recommended for approval.

- H. Approval of a Contract with Pat McCarthy Construction Company for the Interior Renovation of the Gymnasium at Oxnard College**  
This item presents for approval the award of a contract with Pat McCarthy Construction Company in the amount of \$592,000 for the renovation of the gymnasium at Oxnard College. Pat McCarthy Construction Company was the low bidder for this project. It was noted that this company just finished the renovations of the Oxnard College Child Development Center and did an excellent job. Recommended for approval.
- I. Approval of a Contract with Sturdisteel Company to Supply and Install New Stadium Seating at Oxnard College**  
This item presents for approval the award of a contract to The Sturdisteel Company, a division of Schultz Industries, in the amount of \$152,000, for the purchase and installation of the proposed new exterior stadium bleachers at Oxnard College. Recommended for approval.
- J. Approval to Execute a Contract with Paul Murdoch Architects to Provide Architectural and Engineering Services for the Renovation of the Learning Resource Center at Oxnard College**  
This item presents for approval the authorization for management to execute a professional services contract in the amount of \$1,207,395 with the firm of Paul Murdoch Architects to provide architectural and engineering services for the design and construction of the renovation of the Learning Resource Center. Mr. Boulton noted that almost 80% of the sub-consultants that Paul Murdoch is using are from Ventura County. This information will be added to the Board item. Recommended for approval.
- K. Approval of a contract with Plowboy Landscapes, Inc. for the Landscape Improvements to the Detention Basin and New Street Lighting at Oxnard College**  
This item presents for approval the award of a contract to Plowboy Landscapes, Inc. in the amount of \$397,280 for landscape improvement work to the North Parking Lot Detention Basin and to provide street lighting and associated electrical work on South Campus Drive at Oxnard College. Recommended for approval.
- L. Approval of a Contract for the Track and Field Improvements at Oxnard College**  
This item presents for approval the award of a contract for the construction of the Track and Field Improvements at Oxnard College. This blind bid was opened by Purchasing, but the name of the contractor will not be revealed until tomorrow after the bids have been fully reviewed. The low bid was \$4,385,000. Recommended for approval.

- M. Approval of the Schematic Design Drawings for the Student Services Building and Food Service Facility at Oxnard College**  
This item presents for approval the final schematic design drawings of the new Student Services Building and Food Service Facility. Trustee Huber requested a copy of page 2 of the presentation. Recommended for approval.
- N. Approval to increase the Contract with KBZ Architects for Increased Fees for the Learning Resource Center at Ventura College**  
This item presents for approval an increase in the contract to KBZ Architects in the amount of \$86,381 for additional architectural services in connection with the new Learning Resource Center. The District's previous architectural contract stated that when the cost of a building increased, the architect received an automatic increase in fees. This project utilized the previous architectural contract; therefore, additional funds are being requested. Recommended for approval.
- O. Approval of Schematic Design Drawings of the Building F (Communications) Renovation Project at Ventura College**  
This item presents for approval the final schematic design drawings for the Building F Renovation project at Ventura College. Recommended for approval.
- P. Approval of Schematic Design Drawings for the West Parking Lot Renovation at Ventura College**  
This item presents for approval the final schematic design of the West Parking Lot Renovation Project at Ventura College. Discussion ensued regarding the placement of this project in the overall campus priority list for the Measure S bond. It was pointed out that this is a project from early in the bond program that met the criteria for the then "Phase I" projects. The committee requested clarification on this issue and asked that the final project priority lists Board item, discussed earlier, reflect this discussion.
- Q. Approval of Contract for the Renovation of the Athletic Fields at Ventura College**  
This item presents for approval the award of a contract for the renovation of the athletic fields at Ventura College. Recommended for approval.
- R. Approval of Contract with Oilfield Electric, Inc., for the Electrical Substation Replacement for Buildings "B" (Student Activities/Campus Center) and "C" (Small Gym) at Ventura College**  
This item presents for approval the award of a contract with Oilfield Electric, Inc. in the amount of \$212,150 for the replacement of the electrical substations in Buildings "B" and "C" at Ventura College. Recommended for approval.

**S. Approval to increase the contract with KBZ Architects for Increased Scope of Work on the Building “D” (Old Library) and “CR” (Counseling and Student Services) Remodel at Ventura College**

This item presents for approval an increase in KBZ Architects’ contract for increased architectural services, not to exceed \$30,600, in connection with the renovation of Buildings “D” and “CR” at Ventura College. A change in scope on this project necessitated additional work by the architect. Recommended for approval.

**T. Acceptance of Change Order “Summary Report of Capital Projects**

This item presents for approval the Change Order Summary Report for Capital Projects. Recommended for approval.

**Action Items:**

• **Action to Accept or Reject Bid Protest as Filed by Morillo Construction for the Child Development Center at Moorpark College**

This item presents for determination the acceptance or rejection of the bid protest filed by Morillo Construction, Inc., the second apparent low bidder of the Child Development Center project at Moorpark College. Mr. Evans recommended that this item be tabled until after discussion with legal counsel. These items will be discussed under “Pending Litigation” during closed session at the March 8, 2005, Board meeting.

• **Approval of Contract with S.C. Anderson, Inc., for the Construction of the New Child Development Center at Moorpark College**

This item presents for approval the award of a contract in the amount of \$6,290,000 with S.C. Anderson, Inc., the lowest responsible bidder for the construction of the new Child Development Center at Moorpark College. Mr. Evans recommended that this item be tabled until after discussion with legal counsel. These items will be discussed under “Pending Litigation” during closed session at the March 8, 2005, Board meeting.

**Report on Measure S**

**1. General Oversight Report**

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

Trustee Rooney asked for clarification on the cost of the plaque for the Ventura College Learning Resource Center and when the revised plaque will be installed. This will be investigated.

**Other**

Next meeting: March 29, 5:15 p.m., DSC conference room

**ADJOURNMENT**

The meeting adjourned at 8:10 p.m.