



## Regular Meeting Citizens' Oversight Committee

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District Board Room  
1370 Adams Avenue  
Costa Mesa, CA

JUNE 14, 2006  
2 P.M.

### MINUTES

A Regular Meeting of the Citizens' Oversight Committee of the Coast Community College District was held on June 14, 2006 in the Board Room at the District Office.

#### I. Call to Order

New Committee Chair, Katrina Foley, called the meeting to order at 2:05 p.m.

#### II. Roll Call

Members Present: Katrina Foley, Savoth Hy, Hank Panian, Kim-Oanh Nguyen-Lam, and Keith Parker

Members Absent: Tony Aguilar, Alex Alvarez

District Staff: Ken Yglesias, C.M. Brahmbhatt, Erin Curtis, Bob Dees, Janet Houlihan, Kevin McElroy, Rich Pagel, Ardith Richey, Richard Kudlik, Martha Parham, Mark Thissell and Paula Brady

Guests Present: Robert Schafer, Rimma Gutnik and Chris Meinhardt

#### III. Opportunity for Public Comment

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

#### IV. Welcome New Members

Chair Foley introduced and welcomed two new Committee Members, Savoth Hy and Keith Parker. Member Hy is the new student representative replacing Member Bowen. Last year Hy served as Vice President of Associated Students at Golden West College and currently serves on the District's Student Council. Member Parker represents the Orange County Taxpayer's Association, replacing Member Silbar. He is an attorney specializing in property tax and general business litigation. Both terms will expire in March 2007.

**V. Approval of Minutes**

Chair Foley asked if anyone had questions or additions to the minutes from the March 8, 2006 meeting. Member Nguyen-Lam requested that the spelling of her first name be corrected to read Kim Oanh. Motion made by Member Parker to approve minutes from March 8, 2006 meeting. Motion was seconded by Member Nguyen-Lam. Minutes were approved by a unanimous vote.

**VI. Future Projects' Cost and Cost Estimating Process**

Chief Estimator from C.W. Driver, Robert Shafer, passed out materials for his presentation on "Estimates of Probable Cost for Bond Measure C Projects." The presentation included an overview on C.W. Driver, summary of the current Southern California construction market, a mini seminar on cost estimating, and how to deal with potential cost escalation. Beginning in 2004, construction costs increased 30 percent and continue to increase. Mr. Shafer presented a comprehensive project matrix which included 48 projects for the District in the future. He provided a sample estimate summary which will be provided for each project and an estimate of probable costs showing a comprehensive cost breakdown for each project. The goal is to provide the District realistic estimates that reflect today's costs.

The presentation was followed by a question and answer session. In order to help grasp the scope of Measure C, Member Panian said he would like to see more of a total picture of each project, from original estimate to present. He inquired about an orientation for new members. Chair Foley agreed it would be advantageous to hold a Measure C orientation for all new committee members. Vice Chancellor Brahmbhatt said an orientation on Measure C is planned for the next Citizens' Oversight Meeting on September 13.

Vice Chancellor Brahmbhatt continued to report that C.W. Driver is providing the District more realistic estimates to reflect today's costs, and helping to mitigate some of the problems that have resulted in high inflation. C.W. Driver will also assist the District in finding alternative resources in order to complete as many projects as possible.

Given the fact that inflation costs are so high, Member Parker asked if it would be advantageous to do a more specific analysis of where costs increase will occur in the future. Mr. Shafer responded saying internal numbers are based on bid day numbers and they must also work around DSA approvals.

Member Nguyen-Lam inquired if it is possible to identify where cost inflation is highest, whether labor, material or overall. Mr. Shafer said that many factors affect costs therefore inflation costs are projected as a blend of all these factors.

Member Nguyen-Lam further inquired as to who will decide which projects will go forward if unable to complete all projects due to inflation costs. Vice Chancellor Brahmbhatt assured the Committee that other funding options are available, including funding from the State. He added there is potential for new revenue from land lease and added the District is always looking for alternative means for additional funding.

**VII. Measure C Project Update**  
**Quarterly Report: January 1, 2006 – March 31, 2006**

Vice Chancellor Brahmbhatt gave a status report on the numerous projects underway District-wide.

Completed Projects

- OCC Watson Hall Phase I demolition is complete
- CCC Westminster Learning Center completed in January is already offering 30 more sections in the Spring and potential 30 sections in the Fall serving 1,800 additional students.
- OCC Faculty House Utility Upgrade
- OCC Fitness Center – Baseball Field Renovation Phase I

In Construction (Totaling \$90 million)

- GWC structural repair
- OCC Arts Pavilion Café
- OCC Watson Hall Phase II, III, IV
- OCC Fitness Center
- OCC Learning Resource Center

Bid

- OCC Learning Resource Center, Phase II and III
- GWC Swimming Pool Renovation/GWC Locker Room Renovation Project has started

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

- GWC Classroom Improvement – International Students
- GWC Utility Infrastructure Master Plan
- GWC Student Services Remodel

Architect Hired, working drawings underway (\$150 million)

- District Administration Building
- OCC Theater/Music Complex
- OCC Center for Applied Science Renovation
- OCC Consumer Health & Science Building
- GWC Student Services Remodel
- GWC Design of Library/Learning Resource Center
- OCC Student Union Building
- OCC Campus Signage Design
- OCC Campus wide Exterior Lighting
- GWC Health Sciences Building
- OCC East & West Utility Upgrade
- CCC HVAC Infrastructure Upgrade
- OCC & GWC Environmental Impact Report

Future RFQ's and RFP's

- OCC Hall (formerly named OCC Interdisciplinary Building)
- OCC Landscape Architect
- OCC Math & Information Technology Building

#### COASTLINE UPDATE

CCC Vice President McElroy reported on the heating and cooling system upgrade and energy management system (EMS) for the College Center, the main administrative building in Fountain Valley. The building is approximately 55,000 square feet, built in 1984. The project is coming in close to the estimate and project costs are projected to be recovered in total energy savings within 7-10 years. Member Foley suggested utility bills be brought in for comparison after completion. Vice President McElroy said a \$50,000 rebate from Edison was factored into the estimate.

#### GOLDEN WEST UPDATE

Pool/Locker Room Renovation – GWC Vice President Houlihan reported the Pool/Locker Room Renovation Project went to DSA as one project.

Campus-wide Infrastructure – The goal is for more creative effective energy savings. Proposals have been received from five ESCOs (Energy Savings Companies). Soil engineers and structural engineers are involved in the analysis. Vice President Houlihan said the estimate for this project was not obtained at the time of original bond but the current estimate is same as original estimate.

Structural Repair to Concrete – The structural repair is being done by a process called “liquid dirt”. This is a difficult project for the campus but is going well. Chancellor Yglesias noted that because of exposed rebar and safety issue, the majority of funding for structural repair has been from the State.

Health Sciences/Health Center Building – Member Panian inquired how many students the new health center will accommodate. Vice President Houlihan said the facility itself is not expected to house more students but the new facility will be state of the art. More students will be accommodated by adding a weekend nursing program from monies received by a State grant. Member Panian added the public will benefit from the program with their contribution to local community and hospitals.

#### ORANGE COAST UPDATE

Vice President Rich Pagel introduced the new Orange Coast College President, Bob Dees to Committee members. He extended an invitation to the members to tour the campus saying they were free to call him any time.

Library/Learning Resource Center – Vice President Pagel reported the new construction is on target. The Center is expected to be ready for the Spring Semester, 2008.

Arts Pavilion and Café – The project has come in under budget and the savings will be extended to other projects. Chancellor Yglesias commended Doug Benoit and the OCC Foundation for their role in helping to fund the project. Spring 2007 marks the 60<sup>th</sup> anniversary of Orange Coast College and an art show will be presented in the new Arts Pavilion.

Watson Hall Renovation – Watson Hall is expected to open the end of August with occupancy in October. Vice President Pagel will get the date for the grand opening and all committee members are invited. Dr. Watson has visited the site a couple times and will be at the opening.

Theatre Arts/Music Complex – Pending State funding, this project will be in two phases. Phase I will include renovation and expansion of the theater, drama lab, and restroom facilities. Phase II is State funded and will include renovation of music buildings.

Fitness Center-Baseball Field – The Baseball Field is complete and is in use. Public must be enrolled in classes to use the field. The Fitness Center steel framing is going up. The project is on target.

Early Childhood Education Lab School – The classroom addition for the ECEL is near completion and will be ready for Fall classes. The water problem is resolved. The project came in under budget and currently in final negotiation with the contractor. The District may receive a credit from the contractor.

Vice President Pagel reiterated his invitation to members to contact him if they would like a walking tour or tour by golf cart of the OCC campus.

#### **VIII. Financial Report**

Vice Chancellor Brahmbhatt presented the financial report to Committee Members. The report is categorized by project. The District is required to spend 85% of funds in the first three years.

The District met with Citigroup which resulted in the issuance of bonds totaling \$260 million. He expects all bonds to be sold by the second or third week in July. The target completion date for all projects is 2010-2011.

Vice Chancellor Brahmbhatt reported on two ratings the District received for the G.O. Bond. A rating of AA- was assigned by Standard & Poor's and Aa2 by Moody's.

A hard hat tour is scheduled for Orange Coast College on September 13 from 10:00 am to 12 noon, before the next Citizens' Oversight Committee meeting. Lunch and an in-service meeting to include Measure C orientation will follow at the District Site. David Casnocha from Stradling Yocca Carlson & Rauth (Bond Counsel) will be invited to explain the Committee bylaws. A representative from the State Chancellor's office and Robert Shafer from C.W. Driver will also be present at the meeting.

A hard hat tour is scheduled for Coastline College and Golden West College in the Spring.

Member Panian inquired what safeguards are used for invested monies. Vice Chancellor Brahmbhatt said the bond monies are invested through the Orange County Treasurer's Office with an expected rate of return of 4.5 – 5.5 percent.

**IX. Discussion of Future Meetings**

Meetings are held quarterly on 2<sup>nd</sup> Wednesday of the month. The next scheduled meetings are as follows:

Wednesday, December 13, 2006 at 2:00 p.m.  
Wednesday, March 14, 2007 at 2:00 p.m.  
Wednesday, June 13, 2007 at 2:00 p.m.

**X. Additional Comments**

A public information plan will be presented at the next meeting and a new member orientation will be held. Chair Foley thanked the District for having information so organized.

Vice Chancellor Brahmbhatt invited committee members to view the District site plans at the close of the meeting.

**XI. Adjournment**

There being no further business, Chair Foley adjourned the meeting at 3:40 p.m.