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# LAND DEVELOPMENT/ MEASURE M COMMITTEE MINUTES

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Coast Community College District  
Regular Meeting of the Land Development/ Measure M Committee

Date: July 30, 2013 at 10:00 a.m.

Board of Trustees' Conference Room  
1370 Adams Avenue, Costa Mesa, CA 92626

1. **Call to Order** - The meeting was called to order at 10:05 a.m.

2. **Roll Call**

Trustees Present: Trustee Patterson and Trustee Grant  
Trustees Absent: None

**In Attendance** - Mr. W. Andrew Dunn, Vice Chancellor of Finance and Administrative Services; Mr. Jerry Marchbank, Senior Director of Facilities, Planning and Construction; Ms. Julie Frazier-Mathews, Board Secretary; Mr. John Eriksen, Purchasing Director; Dr. Richard Pagel, Orange Coast College Vice President of Administration Services; Ms. Janet Houlihan, Golden West College Vice President of Administration; Dr. Dennis Harkins, Orange Coast College President; Mr. Doug Bennett, Orange Coast College Foundation Director; Mr. Brad Avery, Orange Coast College Marine Program Director; Mr. Mike Carey, Orange Coast College Recycling Center Coordinator; Ms. Bertha Cerda, Dougherty & Dougherty Project Manager; Mr. Paul Komer, Brailsford & Dunlavey Project Director; Mr. Bob Bush, Member of the Public; Mr. Andrew Perez, Brailsford & Dunlavey Assistant Project Manager, and Mr. Larry Frapwell, Hill Partnership, Inc. (HPI) architectural firm representative.

3. **Opportunity for Public Comment**

There were no requests to address the Land Development/Measure M Committee during public comment.

4. **Approval of Minutes: April 11, 2013**

It was moved by Trustee Patterson and seconded by Trustee Grant to approve the Special Meeting Minutes of April 11, 2013.

Motion carried with the following vote:

Aye: Trustee Patterson and Trustee Grant  
No: None  
Absent: None

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**5. Discussion and Possible Action to Approve Board of Trustees' Committee Calendar**

Ms. Frazier-Mathews provided the Committee with an analysis and proposal for standing Committee Meetings for fiscal year 2013-2014.

It was moved by Trustee Patterson and seconded by Trustee Grant to approve a quarterly Land Development/Measure M Committee meeting, to be held on the third Thursday of the month at 10.00 a.m.

Motion carried with the following vote:

Aye:	Trustee Patterson and Trustee Grant
No:	None
Absent:	None

**6. Presentation on the Orange Coast College Recycling Center – Design Development**

Ms. Cerda presented an overview of the Orange Coast College Recycling Center design development, and Dr. Pagel addressed questions from the Committee regarding its new location.

**7. Housing Consultants – Discussion of Committee Recommendation for Orange Coast College Student Housing/Mixed Use Consultant**

Dr. Pagel introduced Mr. Komer and Mr. Perez from Brailsford & Dunlavey, an architectural firm specializing in student housing/mixed use feasibility studies. Dr. Pagel proposed to have Phase I: Preliminary Analysis, and Phase II: Detailed Feasibility added to the August 21st Board of Trustees' Meeting agenda. He indicated that once both phases had been completed, Orange Coast College would have a better understanding of whether student housing/mix-use would benefit the college.

**8. Update on the Orange Coast College Planetarium Project**

Mr. Frapwell updated the Committee on the Orange Coast College Planetarium Project master plan by providing a schedule of the project deadlines and presenting the site plan of the planetarium.

Mr. Marchbank added that the next step would be to have the Board authorize the construction documents at the August 21st Board Meeting so that Hill Partnership, Inc. (HPI) Architecture could proceed with construction documents starting September 2013.

**9. Report to Committee Regarding Fairgrounds, Parking, OCC/OC Fair Joint-Use Parking Structure, Use of JPA and Fair Boards Interests, for Discussion and Possible Action**

Dr. Pagel updated the Committee on the OCC/OC Fair Joint Use Parking structure and use of JPA and Fair Boards interests. Dr. Pagel indicated that Dr. Lipton would be reviewing the benefits of the JPA Use Parking Structure.

Mr. Dunn added that he saw a joint development as a benefit to Coast Colleges and to the Fair Boards because each party would have use of the structure.

**10. Report on the Orange Coast College Interdisciplinary Complex Project**

Mr. Marchbank updated the Committee on the Orange Coast College Interdisciplinary Complex project.

**11. Review and Discussion of Revisions to General Conditions for District Construction Contracts**

Mr. Dunn provided a presentation that included revisions from selected articles that were part of General Conditions for District construction contracts. The presentation included draft contract language to be included in all construction contracts for local hires, the hiring of veterans, equal opportunity, prevailing wages and benefits, students and apprenticeships, and working conditions, to guarantee the highest and best use of Measure M funds.

**12. Update on the OCC Maritime Training Center and Land Lease/Purchase, for Discussion and Possible Action**

Mr. Avery provided an update on the Maritime Training Center and Land Lease/Purchase. He informed the Committee that the Orange County Sanitation District now preferred to lease the land rather than sell it. Mr. Avery requested direction from the Committee on what the District preference would be so that he could relay their desires to the Sanitation District.

Mr. Patterson requested the Land Lease/Purchase be reviewed by General Counsel before continuing forward and for it to go to the Board Meeting Closed Session, if needed.

Mr. Grant proposed as an option a joint power with the Orange County Sanitation District if they decline to sell the land, as opposed to leasing the land.

**13. Future Agenda Items**

There were no request for future agenda items for the next meeting.

**14. Set Future Meeting Dates**

Ms. Frazier-Mathews announced the dates of future meetings for the 2013-2014 fiscal year as follow:

Thursday, October 17, 2013, 10:00 a.m.

Thursday, January 16, 2014, 10:00 a.m.

Thursday, April 17, 2014, 10:00 a.m.

**15. Adjourn**

There being no further business, it was moved by Trustee Grant and seconded by Trustee Patterson to adjourn the meeting.

Motion carried with the following vote:

Aye:	Trustee Patterson and Trustee Grant
No:	None
Absent:	None

The meeting was adjourned by Trustee Patterson at 11:41. a.m.

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Secretary of the Board of Trustees