
LAND DEVELOPMENT COMMITTEE MEETING MINUTES

Coast Community College District

Date: July 22, 2009 2:00 p.m.

Board of Trustees Office Conference Room

1370 Adams Avenue, Costa Mesa, CA 92626

1. **Call to Order** – the meeting was called to order at 2:00 p.m.
2. **In Attendance** - Chair Walt Howald; Trustee Jerry Patterson; Interim Chancellor Dr. Currie; Vice Chancellor of Administrative Services, C.M. Brahmbhatt; Interim President Orange Coast College, Denise Whittaker; Vice President of Administrative Services, Coastline College, Kevin McElroy; Vice President of Administrative Services, Golden West College, Janet Houlihan, Acting President Coastline College, Dr. Cheryl Babler; Vice President of Administrative Services, Orange Coast College, Richard Pagel; District Risk Services Manager, Bill Kerwin; Construction Manager of VRS, Dennis Ackle; Rob Eres of Nexus, Curt Olson of Nexus, Cory Alder of Nexus, Shawn Nevill of Michael Brandman Assoc., and Toliver Morris of WM Commercial Real Estate and Secretary of the Board of Trustees, Christian Teeter
3. **Opportunity for Public Comment**

There were no requests to speak during Public Comment.
4. **Approval of Minutes: Regular and Special Meetings of June 3, 2009**

It was moved by Mr. Howald and seconded by Mr. Patterson to approve the Regular and Special Meeting Minutes of June 3, 2009
5. **Report on District's Purchase of Monrovia Avenue Properties: 1527-1533 Monrovia Avenue, Newport Beach, CA and 1505 and 1515 Monrovia Avenue, Newport Beach, CA – Coastline Community College Learning Center. Discussion of Agreement, Entitlements, and Timeline Status for Planning and Development**

Dr. Currie noted that there had not been much activity and there were no major hiccups at this point. There are no further reports.
6. **Golden West College Land Development Issues**
 - a. **Report and Discussion from Janet Houlihan, Vice President of Administrative Services, William F. Kerwin, District Risk Services Manager and Construction Manager regarding status of construction at Golden West College Learning Resource Center**

Ms. Houlihan noted that there are some concerns, concerning an architect on the Learning Resource Center. The architect issued a "stop notice" on the project. Ms. Houlihan noted that the work is back on track, and that the work has been completed. The costs were about \$60,000 to \$70,000 for the change. There are some delay claims pending from contractors. Mr. Howald asked for the cause. Ms.

Houlihan noted that the cause was from the architect and the facility engineer. Ms. Houlihan referred to Dr. Currie's letter, which confirms where the District stands. Dr. Currie emphasized that the project should continue without interruption. Mr. Patterson asked construction manager, Dennis Ackle, about the project. Mr. Patterson asked about the delay: Mr. Ackle noted that it took 44 days. There were 4 weeks to come up with the resolution of the issue. Mr. Ackle noted that this issue triggered a redesign of the entire building. Mr. Ackle noted that the builders tried to take the engineer's concepts – they worked with the team to come up with something that was more viable. Mr. Howald asked about the estimate in terms of effect for student use. Ms. Houlihan noted that the building would be finished in May 2010, but with this issue, the project would be done in July 2010 with anticipated opening in Fall 2010. Mr. Howald asked for a follow up report in the next three months. Mr. Patterson thanked Dr. Currie for her efforts on the letter.

b. Report and Discussion on Boys and Girls Club of Huntington Valley project at Golden West College, including construction, agreement and amendments

Boys and Girls Club – Ms. Houlihan met with the executives of the Club, and discussed updates at DSA, concerning status. Ms. Houlihan noted that DSA had concerns about the Club's capital campaign. Ms. Houlihan noted that an amendment would be under review. Mr. Howald asked when an amendment would be brought to the LDC. Ms. Houlihan indicated that an update could be provided within the next two months. Concerning the amendment, Dr. Currie noted that Dr. Lipton had finished the first draft of the amendment. Dr. Currie anticipated a review would be finished by staff in the next week, and it would be forwarded to the Boys and Girls Club for its review. Mr. Patterson asked if staff could meet with the Boys and Girls Club to review the amendments. Mr. Patterson asked for this topic to be brought back to the next Land Development Committee on August 27 at 10:00 a.m., with the amendment completed, or with a report on its status.

7. Informational Report from Interim Chancellor on Land Development Matters on KOCE-TV Lease at Golden West College

Dr. Currie indicated that KOCE had notified the District that it would like to stay at the present Golden West site, but were looking at what they can do about eliminating a lease at another location, and consolidating the facility back to Golden West College. Dr. Currie sent KOCE a letter, advising that the District needed to know if the consolidation would take place, and asking what the terms would be in a new lease. KOCE is requesting to reduce the number of square footage for the studio site, and will reconfigure some its existing facility. Dr. Currie noted that the consolidation will not take place, but noted that KOCE had asked for a new lease. Dr. Currie will be meeting with Mel Rogers, KOCE President, to discuss the terms of a new lease. Mr. Patterson asked about the issue of KOCE for a separate delivery address, and why the college would not allow KOCE to use the same delivery address, etc. Ms. Houlihan indicated that the college had difficulties with various deliveries intended for KOCE in the past, but that the issue could be revisited. Mr. Patterson asked that since KOCE has one lease that it can't get out of, and if it has to lease something else on the college, he thought that an accommodation could be made.

8. Orange Coast College Land Issues

a. Informational Report on Student Center Modernization at Orange Coast College

Mr. Howald welcomed Interim OCC President Denise Whittaker. Mr. Pagel, noted that concerning the student center renovation, the college will start a modernization in 2010. Mr. Pagel noted that the project is going through the facilities planning committee. There will be a temporary location required for some facilities. Mr. Pagel described a handout of updates concerning the facility. Mr. Patterson asked for more information. Mr. Pagel noted the renovation of the student center and cafeteria. Mr. Pagel described the phases of the project as indicated on the handout provided. Mr. Patterson asked about the funding. Mr. Pagel noted that the funding was from the Measure C funds. Mr. Pagel noted that a tent facility would be used for substitute facilities, and it would be placed adjacent to the college's softball facilities and noted that the college was considering a construction manager for this project. Mr. Pagel noted that temporary power, water, sewer and gas would be included as part of this temporary facility.

b. Informational Report on Interdisciplinary Building at Orange Coast College

Mr. Pagel noted that there are funding concerns on the interdisciplinary building and that DSA approvals for the facility would be forthcoming by the end of Summer 2009. Mr. Brahmhatt indicated that he wanted the Board to be advised that alternatives will be explored for funding sources for the building. Mr. Brahmhatt noted that the administration is watching the progress of the American Graduation Initiative and that it was not clear when funding would be available for the District to apply for. Mr. Brahmhatt noted that the money would be available either by grant or by loan, but that more information was needed. Mr. Patterson asked for clarification on the project cost. Mr. Pagel noted that the Math, Business and Computer Center would be \$42 million. The Social Science, Literature and Language building would cost approximately \$36 million. Ms. Whittaker noted that the college has half of the funding available at this time, and that the college should position itself so it can be ready when the funds materialize. Mr. Brahmhatt noted that this project will pull a lot of the programs together – it will be a signature project for the college. Mr. Howald asked if the project would generate any savings, and had these kinds of issues been looked at. Dr. Currie noted that the American Graduation Initiative may not provide many capital project dollars to California, given its track record of providing capital funding for building of new projects though bond funds. Mr. Howald asked for an update at the August 27 Land Committee meeting. Mr. Pagel noted that this facility would replace facilities that had been in place since the 1950s, as well as temporary facilities. Mr. Patterson requested more information about which buildings would be replaced. Mr. Howald suggested that a copy of each college's master plan would be helpful for a future committee meeting. Mr. Pagel commented that many of the college's Vision 2010 projects had been accomplished, thanks to the Measure C bond initiative.

Mr. Patterson asked if each campus could be featured with their campus site, and the Vision 2010, and beyond, plans, for discussion at the next Land Development Committee Meeting. Orange Coast College staff volunteered to present first, at the August meeting.

9. Set Future Meeting Dates

The next Land Development Committee Meeting was set for August 27, 2009 at 10 a.m.

10. Adjourn

It was moved by Mr. Howald and seconded by Mr. Patterson to adjourn the meeting.

There being no further business, the meeting was adjourned by Chair Howald at

2:45 p.m.

The Committee reconvened the Special Meeting of the Land Development Committee at 2:55 p.m.

Secretary of the Board of Trustees