

COMPTON COMMUNITY COLLEGE DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

November 12, 2020

MEETING MINUTES

- I. **Called to order at 5:01 p.m.**
- II. **Roll Call – Members Present:**
 - Irene Shandell-Taylor, Chair
 - Adele Johnson
 - Rodney Lister
 - Mayra Castro Martinez
 - Marjorie Shipp
 - Juanita Wright
 - Linda Owens-Jackson, Chief Facilities Officer

Member Absent:

 - Elizabeth Atkinson
 - Danielle Daniels
 - Jacqueline Olazaba (resigned 01/06/2021)
- III. **Introductions – None**
- IV. **Pledge of Allegiance – All**
- V. **Approval of Agenda**

Motion to approve the Agenda made by Adele Johnson. Motion carried.
- VI. **Approval of Minutes of September 10, 2020**

Motion to accept the Minutes of September 10, 2020 made by Adele Johnson. Motion carried.
- VII. **Public Comments on Agenda/Non-Agenda Items – No public requests to speak.**
- VIII. **Discussion/Action Items**
 - A. Financial Reports – Linda Owens-Jackson, Chief Facilities Officer, reviewed the Compton Community College District Budget and Actual Expenditure Report for Measure CC, as of November 2, 2020 which included:
 - Measure CC – Budget and Actual Expenditures as of November 2, 2020
 - Totals: New Construction, Renovations, Site Projects, Campus-wide projects

Budget	\$ 14,147,000
Expenditures	\$ 8,234,911
Remaining Balance	\$ 5,912,089

Linda Owens-Jackson reviewed the individual Measure CC projects which included:

- New Construction for Instructional Buildings #1 and #2; Project Support Services; Student Services Building.
- Renovations for Math/Science Building; Child Development Center
- Campus-wide Projects: Master Plan; Legal and Audit; Campus-wide Improvements; Roofing Projects.

Discussion:

Rodney Lister asked if the bids for the Child Development Center and for the MIS Building have gone out yet. Linda Owens-Jackson responded that it will take a couple of years for both of those projects. The projects are split between Measure C and Measure CC projects, and they are currently working on the renovation of the Vocational Technology Building and have not started on the Management Information Systems (MIS) or Child Development Center yet.

Rodney Lister said he sees the cost of the MIS Building is \$600,000, which is obviously an estimate based on construction estimates, but in a couple of years would that have to be augmented because of inflation. Linda Owens-Jackson replied yes, it might have to be.

Rodney Lister asked, in regards to Instructional Buildings, how is the money reimbursed by the state; what is the process. Linda Owens-Jackson replied that the District has to pay the contractor first. Once the check is cashed, the information is shared with the State and then they reimburse the District. She said they try to pay the contractor within 30 days, but the State is a little slower to respond, probably because of the coronavirus.

➤ Measure C – Budget to Actuals

- Totals: New Construction, Renovations, Site Projects, Campus-wide projects
- | | |
|-------------------|---------------|
| Budget | \$100,000,000 |
| Expenditures | \$ 7,526,221 |
| Remaining Balance | \$ 94,473,779 |

Linda Owens reviewed the individual projects which included:

- New Construction for Instructional Building #1 and #2; Student Services Building; Administration Building; P.E. Complex; Student Activity Center; Visual and Performing Arts Complex.
- Renovations for Math/Science Building; Vocational Technology Building
- Site Projects - P.E. Complex (Swimming Pool and Fields)
- All Campus-wide Projects
- Contingencies

➤ Measure C – Expenditure Detail – Linda Owens-Jackson reviewed the Expenditure

Details for the New Construction Projects which totaled \$7,053,694.

B. Facilities Update – Linda Owens, Chief Facilities Officer, gave an update on Compton College Projects, which included:

Bond Projects:

1. Student Services Building (SSB)/Administration Building – BOND
The Architect of Record is tBP Architecture. The Project Manager is PCM3. TELACU is the General Contractor. TELACU was issued a Notice to Proceed on February 19, 2020. Their contract amount is \$19,550,000 with a 666 day project duration. A Pre-construction meeting was held on March 10, 2020 with the Trade Groups and the PLA Monitor, CS & Associates, as part of the Community Benefits Agreement for the project. The demolition of the Old Library is complete, and over-excavation for the foundation continues. The expected completion is December 2021. The Project Budget is \$25 Million.
2. Administration Building Renovation – BOND
The Architect of Record is tBP Architecture. The Project Manager is PCM3. The Administration Building Renovation will start after the completion of the Student Services Building. The Project Budget is \$5 Million.
3. Vocational Technology Building Renovation – BOND
The Architect of Record is tBP Architecture. The Project Manager is PCM3. tBP continues to work with the District to design the renovations of the Vocational Technology Building, and eventually will work on designs for the MIS, Math Science and Abel Sykes buildings. The Vocational Technology Building Budget was reduced to \$10.8 Million due to the increased cost of the Student Services Building Project.
4. MIS/Math Science Building Renovation – BOND
The Architect of Record is tBP Architecture. The Project Manager is PCM3. The first phase of the MIS Project - a multi-phased project- upgraded our internet/ data infrastructure and was completed in 2011. The next phase will renovate the MIS office area due to a necessary increase to our IT staff/services. The last phase will renovate the Math Science Building after the Vocational Technology Building is renovated. The District has completed renovating C-39. C-39 will temporarily house the MIS staff while the MIS building is under design and renovation. The Math Science Project will be a multi-phased project to minimize disruption to classrooms and labs during construction. The MIS Project Budget was reduced to \$1 Million; and the Math/Science Project Budget was reduced to \$7.3 Million due to the increased cost of the Student Services Building Project.
5. Child Development Center (CDC- - Bldg. T.) Renovation – BOND/STATE
The Architect of Record is tBP Architecture. The Project Manager is PCM3. The CDC/Building T Renovation project will include upgrading existing finishes, plumbing, electrical and HVAC. An Initial Project Proposal (IPP) for the CDC Renovation was submitted for State FPP consideration. The current CDC Project Budget is \$3.0 Million.
6. Instructional Building #1 – BOND/STATE
The Architect of Record is DLR Group. The Project Manager is PCM3. TELACU is the General Contractor. Construction is ongoing. Major steel has been erected

- and they working on interior walls. The expected completion date is February 2021. The Project Budget is \$21.3 Million.
7. Instructional Building #2 – BOND/STATE
The Architect of Record is tBP Architecture. The Project Manager is PCM3. TELACU is the General Contractor. Construction is ongoing. The mat slab has been poured. Recently, the contractor also poured the grade beams and concrete foundation for the building. Expected completion is September 2021. The Project Budget is \$25.4 Million.
 8. P.E. Complex Replacement – BOND/STATE
The Project Manager is PCM3. The Department of Finance approved moving forward with this Project for the 2020/21 State Budget. The District recently held interviews with six of the 22 respondents/architectural firms to an Architect of Record Request for Qualifications. A recommendation to award will be forthcoming from the Selection Committee for Board Approval in October 2020. Currently, the project budget is \$46,037,000 (\$23,326,000 from the State with District match of \$22,711,000).
 9. Visual and Performing Arts - STATE
A Final Project Proposal (FPP) for the Visual and Performing Arts Project was finalized by the Architect, Gensler, and campus VAPA committee. The VAPA FPP was approved on the July Board Agenda. The estimated budget is \$9.7 Million.
The District’s annual 5 Year Construction Plan, the Final Program Proposal for the Visual and Performing Arts, and the Initial Program Proposal for the CDC were approved by the Board in July and submitted to the State Chancellor’s Office before August 1, 2020. The District is waiting for a response from the State to the Final Program Proposal and the Initial Program Proposal submissions.

Discussion:

Rodney Lister asked if they could get some pictures of the various buildings that are under construction. Linda Owens-Jackson replied that yes, she will provide some pictures of the construction projects.

Irene Shandell-Taylor asked if it would be possible to arrange for the committee to come on campus to look at some of these projects. Linda Owens-Jackson said that is a question for Dr. Curry. Adele Johnson suggested that Ms. Shandell-Taylor call Dr. Curry, to which she agreed. Adele Johnson said it has been several months since they have seen these projects. Rodney Lister agreed that he also would be interested.

IX. Other Items

None suggested.

X. Comments by Oversight Committee members

Marjorie Shipp said it was nice to see everyone, even on zoom.

Adele Johnson said kudos to the campus because she read an article in a reputable publication stating that Compton Community College is one of the 100 best colleges for Hispanic students pursuing degrees in the trades and occupations and that is a mark on what the college is doing and who is benefitting.

Mayra Castro Martinez had no comments.

Juanita Wright wished everyone to have a happy Thanksgiving and to stay safe.

Rodney Lister commented that is nice to see everyone and he is happy they have not lost anyone. Please continue to be healthy and take care of yourselves. He thanked Paula VanBrown for always promptly responding to his emails and questions.

Irene Shandell-Taylor had no other comments.

Linda Owens-Jackson mentioned that Irene Shandell-Taylor has termed out and this will be her last meeting, per Dr. Curry. Linda Owens-Jackson thanked Irene Shandell-Taylor for her service to the Citizens' Bond Oversight Committee.

Motion to adjourn made by Marjorie Shipp. Motion approved.

XI. The next Citizens' Bond Oversight Committee Meeting is scheduled for:
Thursday, February 11, 2021 @5:00 p.m. via Zoom.

XII. Adjournment at 5:55 p.m.

***Compton Community College District – 1111 East Artesia Boulevard
Compton, California 90220***