

Minutes  
DCOC  
September 11, 2009  
12:00 noon – 2:00 p.m.  
District Office  
LACCD Board Room

In attendance: Nancy Carson, Los Angeles Harbor College; Donna Slamon, Pierce College; Henry Porter, Los Angeles Southwest College; Elliot Axelband, West Los Angeles College; Reginald Byron Jones-Sawyer, At Large Representative; Bob Courtney, Foundation Representative, Richard Slawson, Labor Representative; Dr. Adriana Barrera, Deputy Chancellor, LACCD; Larry Eisenberg, Executive Director, Facilities and Planning, LACCD; Tom Hall, Director Facilities Planning and Development, LACCD; Stu Silverstein, Public Affairs Director, LACCD; Coby King, MWW; Todd Cozolino, BuildLACCD.

The meeting was called to order at 12:10. Donna Slamon chaired the meeting until 12:40 when she turned it over to Vice-Chair Reginald Byron-Jones Sawyer.

**Welcome and Self-Introductions:**

Board of Trustees President Mona Field welcomed the new members and thanked everyone for their service. Their volunteerism is especially appropriate on this meeting date, 9/11/09, which has been designated as a national day of service.

Dr. Tyree Wieder, Interim Chancellor, LACCD, welcomed the committee members and also thanked everyone for their service to the community.

The chair asked for a moment of silence to honor those who died and served in the destruction of 9/11/01.

**Review of minutes:**

A correction should be made to the May 15, 2009 minutes to indicate that the vote on the public art resolution should reflect that the colleges “may” spend up to ½ of 1%, not “should” spend that amount. Since there was no quorum, no vote was taken.

**Program status reports:** Todd Cozolino

There has been an increase in the number of bids per project, with an average now of 10 bids per project; many of which are coming in significantly below the engineers’ estimates.

The program has become more experienced at estimating project costs; if bid is submitted with a significant variance, Larry will hold a meeting to insure that the bidder isn’t giving a low bid with the intention to come to later submit a change order.

Legally, under the design-bid-build system, the District must accept the low bid.

A bidder cannot be disqualified based on past performance unless something significantly illegal was done. A contractor can be debarred but the requirement is also very strict.

If a contractor can’t finish the job, the District can cancel a contractor and rebid the work.

A more efficient system for the LACCD is the design- build process which doesn't require the acceptance of low bids. The LACCD piloted this process with 5 buildings at Los Angeles Southwest College and the parking garage at Los Angeles Trade Technical College. The state legislature has adopted a law to include small projects, remove the sunset provisions, and include all community colleges around the state. Our district has moved actively in this arena.

(Under the design-bid-build model, a college hires an architect who designs the building; then the contractor and subcontractors submit their bid. Under design-build, the contractor and architect together propose the project and submit a general price.)

BUILD-LACCD has pre-qualified a number of teams for projects, sorting by the cost and type of building. This has created opportunities for small firms and teams to compete, per the goals of the LACCD Board of Trustees. Pre-qualifications are based on price, safety record, small business outreach, and project and design management. The list is on the BUILD LACCD website, and available to the public and the contracting community.

The dashboard report, which summarizes status of all building projects in the District, is also available on the website:

[http://www.build-laccd.org/bidding\\_and\\_contracting/index.asp?pg=pr\\_r\\_dr](http://www.build-laccd.org/bidding_and_contracting/index.asp?pg=pr_r_dr)

The District has partnered with Cal-OSHA for best practices regarding safety measures and with the Department of State Architects (DSA) to more expediently review designs prior to construction. DSA adopted this process statewide for all community college districts. The collaboration has greatly shortened the turnaround time on drawings review.

In response to a member's request, the committee was informed about the issues and solution which arose with the parking structure and the retaining wall at Los Angeles City College.

#### **Video update:**

The committee saw a video produced by MBI, which highlighted the projects under construction at all nine colleges. Vice Chair Jones-Sawyer complimented MBI on the great improvement in the video.

#### **Need for Independent Program Evaluation: (Hickling Study)**

Three years ago, under the direction of the DCOC and the Board of Trustees, the District contracted with Hickling & Associates to review the bond program and to benchmark it against other higher education programs similar in size and scope.

Mr. Hickling presented his firm's findings to the DCOC and the Board. The report made helpful observations and recommendations, many of which had not been included in the ongoing performance audits. The Board has suggested that the District invite the firm back for a follow up review; and compare the current performance to the previous report. The Board or the DCOC could request that the firm conduct a review on a particular topic.

The initial review cost \$45,000. Since the program has increased in size and the review could be more extensive, the cost could double

Some of the items of concern in the first report were: the amount of staff managing the program; the efficiency of the program management team; the CPM's responsibilities, and the cumbersome relationship between shared governance and the CPM. Also of concern was the ratio between

hard costs (construction costs) vs. soft costs (design, legal, insurance.) While Larry hoped for 19% soft costs; Mr. Hickling said 30% soft costs were the norm. In fact, the program's soft costs are 22%.

Dr. Barrera said that the Board is looking for a benchmark. The program has been significantly changed since the initial study, in terms of planning and construction, personnel, and staffing levels.

There was no quorum for a vote but the majority of the committee is interested in pursuing the discussion further.

**Los Angeles Times Inquiry:**

Stu Silverstein updated the committee on Los Angeles Times inquiry. The Times has assigned two reporters to the story. They are taking a long term, in-depth look at the bond program, focusing on three areas: the energy program, construction issues, and compensation issues. Members of the committee were told that there had never been a public complaint to the DCOC about the bond program.

**Intern Program Update: Student Success Video;**

Mona Garber, director of outreach programs at BUILD, introduced Michael Flores who described the internship program, which is designed to help the at-risk community by offering job training, and support services. The program includes over 400 businesses, and more than 750 students, earning an average starting salary of more than \$11/ hour.

Michael Rendler then introduced a video featuring the architecture students at the e7 studios.

**Update of events:**

10/8/09: Los Angeles Valley College: Herzberg Library groundbreaking

10/21/09: Pierce College: Student Services Building dedication

11/5/09: Los Angeles Mission College: Health and Fitness dedication

11/18/09: Los Angeles Valley College Allied Health and Science Building and pool dedication

All members of the DCOC are invited to attend.

Request for clarification on legal exposure for members of the DCOC:

The members would like a written statement describing their legal exposure. It is recommended that the General Counsel, Camille Goulet, attend the next meeting.

Next meetings: 12/19/09; 2/27/10/ 5/15/10

