

Additional Information
April 24, 2018 Board Meeting

The following additional information was provided regarding the April 24 Board meeting agenda:

Item 3.c, Award Bid #17/18-24, Cypress College Parking Lot 5 Expansion:

1. Is this a permanent addition of 385 spaces? **The expansion project will permanently add 385 spaces to Lot 5. However, when construction on the SEM building starts, we anticipate losing 200 spaces in Lot 7. The permanent net gain is 185 spaces.**
2. What surface is being proposed for replacement parking? **The surface is pavement, consistent with the parking areas on the rest of the campus.**
3. Is replacement parking permanent or temporary? **This is a permanent parking expansion as identified in the Educational Master plan.**
4. If temporary, will lawn, or a portion of it be restored? **The parking area is not temporary. The grass area is on the east side of Gym II as identified on the Master Plan and will not be restored, but there are remaining grassy and tree areas closer to the buildings that will remain and are not affected by this parking renovation.**
5. If permanent, what kind of shade trees might be incorporated in the replacement? If so, what might the shade/ratio to hardscape be? **The intent of the project is to maximize the parking area. Although we have tried to keep the trees along the buildings, adding more trees within the parking area will minimize the number of spaces added. Presently, there are no shaded areas of parking on the entire campus. However, we have been exploring the possibilities of adding shaded structures with solar panels on several areas of the campus. We just added several new shade structures near NOCE and additional shaded tables that are also charging stations for students.**

Item 3.d, Amend Architectural Agreement with LPA, Inc. for the Cypress College SEM Project:

1. Reconfiguration of classrooms and office: What are the Intermediate Distribution Frame (IDF) rooms? **The IDF rooms are the central location for the building's data, voice, telecommunications and equipment. Inside the rooms are wall-mounted cabinets and racks for the fiber optic, cabling and wiring. These rooms must be stacked to provide seamless vertical riser backbones for the cables to be pulled and connected to the IDF room cabinets.**
2. Reconfiguration of classrooms and office: Why wasn't the design change done earlier in the design process rather than in the "construction document phase" when it caused substantial disruption and additional expenses? **In the Design Development drawings, a 3-story Science, Engineering, and Mathematics (SEM) building consists of one Building Distribution Facility (BDF) room on the 1st floor, two Intermediate Distribution Facility (IDF) rooms on the 2nd floor, and one IDF room on the 3rd floor. In the lab wing, the BDF and IDF rooms stack floor to floor and service all the spaces in that wing of the facility. The second IDF room on the second floor is located in the classroom wing in the center of the building, both vertically and horizontally, to feed all the classrooms (floors 1, 2, and 3) on that half of the facility. This proposed solution was presented during the early**

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stages of design as a means to maintain industry standard cable lengths for that side of the facility without adding extra square footage to every floor in that wing. This design solution was approved in the Schematic Design Phase. In October 2017, the design relating to IDF rooms was communicated by the IT team to not conform with district standards. To accommodate the two additional IDF rooms in the classroom wing, and comply with the requirements of the district standards for vertical stacking of these rooms, the overall layout of each of the three floors of the classroom wing had to be reconfigured. To accommodate the two additional IDF rooms within the defined limit for the entire facility of 106,023 square feet, the office suite on the first floor had to be redesigned. This reconfiguration was not only a floor plan shift but a full structural analysis and recalculation of the entire wing. Although the redesign occurred after design development, the college was able to work with the architect and construction manager to ensure that the project could still be submitted for DSA review in March 2018. Further, the redesign anticipates budget savings related to construction.

3. Biology Lab Design: Why was this change requested by the campus (and done by LPA) after the floor plans and utility connection schedules and locations had already been set? Why is there a lab change? Is new data suggesting there is a larger demand for anatomy? **The College's original plan was supporting the anatomy lab within the general biology lab or the general physiology lab. When furnishings were being reviewed in December 2018, the college realized that anatomy could not be taught in these rooms because it lacked the ventilation required for dissections. In order to grow the program, one of the general biology labs was redesigned to an anatomy lab.**

4. It appears that the LPA "coordination" fee to work with Dovetail Decision Consultants is approximately 50% of their original fee for furniture design and management. How was this amount arrived at? It seems a bit high. **The fee is only an estimate. Actual costs will be billed for time and material as these services are needed.**

Item 3.e, Amend Agreement with LPA, Inc. for the Cypress College Veterans Resource Center Project:

1. Paragraph 5: The CC pond will require "significant rework" because of the VRC. Why wasn't this anticipated and included in LPA's existing contract scope? **The plans were to remove the small pond as it relates to the expansion of the Student Activity Center to accommodate the VRC. The additional pond work is related to relocating the pumps/utilities and resurfacing the pond as a secondary effect of the VRC project.**

We realized that it made sense to do this work at the same time, on the larger, permanent pond. In addition the ponds have not been resurfaced during their entire history. Since we will be draining the ponds during the VRC work, it is much more cost effective to do the water conservation patch work needed in these aging ponds.

2. What portion of this was originally in the Bond measure and which portion was to be raised with private funds? Where does the reconfiguration of the pond fall in this portion of the project? **Removal of the south pond is required due to the footprint of the VRC expansion. This will also require relocation of utilities and water pump for the pond, both of which costs will be covered by the Measure J funds. The Memorial Bridge and Veterans' Plaza**

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hardscape and landscape including the resurfacing of the larger permanent pond are paid out of fundraising and campus funds.

Items 3.f, 3.g, and 3.h, Dovetail Decision Consultants, Inc.: It seems like the contracts with Dovetail add considerable costs for consulting services (\$150,000 + 139,000; \$258,800 \$94,000) PLUS fees for coordination w/ LPA. Will these expenses pay off in the long run? Was the District spending more than these incurred expenses in previous construction projects on changes due to lack of furniture co-ordination? Do these amounts include the cost of furniture? **These amounts do not include furniture, but due to the nature of the building scope and specialized science lab demands, the cost to provide FF&E services is higher than a typical project. Dovetail was also requested to assess existing FF&E for potential reuse in the new building to reduce purchasing new, where possible.**

The contract with Dovetail for a third party furniture consultant is a cost that was not included on previous projects. What we learned from prior construction projects was that users felt that completed projects did not meet their needs, more specifically, that furniture arrangements did not align with functionality expectations.

There are considerable costs, but staff expects that the return will come with user satisfaction upon completion of the project. In addition, with the additional work of evaluating existing equipment and planning for some reuse, there will be some savings on the final equipment expense. On previous projects there were always change orders for modifications related to furniture. With the services provided by Dovetail, staff expects the amount of change orders to be reduced or eliminated.

The cost does not include the cost of the furniture, but rather the selection, coordination and oversight of the installation.

Item 3.i, Award RFP #17/18-15 to Sodexo America, LLC to Operate the Food Service Program at Fullerton College:

1. How was it determined that Associated Students and Athletics would receive additional monies? **As part of their proposal, Sodexo indicated that they would allocate \$2,500 cash to both Associated Students and Student Athletes per year.**

An amount for associated students and student athletes was initially discussed with Sodexo during negotiations for renewal of their expiring contract in June of 2017. Since that time the College opted to release an RFP for food service providers and Sodexo elected to submit it as part of their proposal.

2. Page 3.i.4, C.2: Who was included in the nearby account? **Sodexo has local contracts with the following colleges:**

- **Chapman University**
- **Mt. San Antonio College**
- **University of La Verne**
- **Cal Poly Pomona**
- **Cal State San Bernardino**

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- **Loyola Marymount University & Law School**
- **Pepperdine University**
- **Grossmont College**
- **Cuyamaca College**
- **CSU San Marcos**
- **California Lutheran University**

Item 3.I, Bid for Sale of Property: This item will be pulled from tonight's agenda and will be resubmitted for consideration at the May 8 Board meeting.

Item 4.a, NOCCCD CCAP Dual Enrollment Partnership Agreement 2018-2021 Template:

1. Since this is now a 3 year agreement, what kind of evaluation might the respective boards receive to measure the anticipated results listed in the 2nd whereas on Page 4.a.3 re: high school diplomas, enrollment in a community or 4 year college, full-time basis, etc. **While the template is now a 3-year agreement, the actual agreements with specific school districts will still be done on an annual basis and submitted for Board approval at both the community college district and school district. The 3-year timeline has no impact on the evaluation of the dual enrollment program. A report evaluating results will be produced on an annual basis.**

2. Page 4.a.7, Section 6.5: Should it be "objectives as outlined?" **Yes. The correction will be made.**

3. Page 4.a.8, Section 6.14: On remedial courses offered, will there also be evaluation on the increase in students who are college ready as a result of this collaborative effort? **Yes, although we have yet to offer any remedial courses in the dual enrollment program.**

Item 3.m, Agreement with Modo Labs for Cypress College Mobile App: This item will be pulled from tonight's agenda and will be resubmitted at a future Board meeting.

Item 5.c, Professional Experts: Page 5.c.2: What is the Optitex training on? Optitex is a software system used in the Fashion industry. It is a 3D digital pattern making system, that allows a user to design patterns for creating garments.