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Mike Loganbill: Hi, Dr. Curry.

00:09:10.000 --> 00:09:12.000

Keith Curry: Good morning.

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Keith Curry: Alright, no, good afternoon, sorry.

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David Lelie: And then, if everyone could just, uh, write your name.

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David Lelie: Uh, company, uh, email address in the chat, that'd be appreciated.

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Mike Loganbill: Dr. Kerr, we're going to give just people one more minute, just in case there's any stragglers, then I'll turn things over to you, if that's okay.

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Keith Curry: Got it, thank you.

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Mike Loganbill: Okay, let's get started. So, welcome everyone to the non-mandatory information session for RFP CCC091.

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Mike Loganbill: Student Housing Property Management Services.

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Mike Loganbill: So before I go into any more details or any logistics, I would like to turn things over to Dr. Curry.

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Keith Curry: Thank you very much. Uh, my name is Keith Curry, President and CEO of Compton College. I've been at this institution since August 15th.

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Keith Curry: 2005, in this role since March, uh, 11.

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Keith Curry: 2000... March 16th, 2011. Um, so I'm really excited about the opportunity for Compton College to be opening student housing in the summer of 2027. This was made possible.

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Keith Curry: from the... through, uh, funding from the state of California of \$80.3 million.

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Keith Curry: And I'm really excited about this project because the need... because it's going to address the needs of our students as it relates to housing.

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Keith Curry: on the call from our organization are some very important people who I just want to recognize as it relates to this work. We have Dr. Linda Owens-Jackson.

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Keith Curry: who is our Chief Facilities Officer, and who's responsible for working with the construction management firm.

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Keith Curry: And, uh, the contractors as it relates to this project on behalf of the district.

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Keith Curry: We also have Reuben James, I was given a doctor, I shouldn't have done that. Uh, Reuben James.

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Keith Curry: who is our Director of Purchasing and Auxiliary Services, is on this call. His office is responsible for the request for proposals.

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Keith Curry: for this project, uh, here at Compton College. So, my goal is to say that this project is a top priority, not all... not just because... not just with the Board of Trustees.

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Keith Curry: But also with the administration, but it's very important for our community, and we want to make sure that we get a really good.

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Keith Curry: applicants as ways to manage the facility, and what I mean by really good is that we want to make sure there's a broad number of individuals who are applying who can help us figure this out.

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Keith Curry: Some of the work that we're doing with regards to student housing, this is our first time doing it, and also the managing of the facility is so important to make sure that we make no mistakes.

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Keith Curry: So, we want to make sure that who's selected know that this is a partnership, and we'll be working together to ensure the success.

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Keith Curry: of the Compton College Student Housing Project. This will be the first on-campus student housing project.

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Keith Curry: in Los Angeles County for a community college. And so, by being the first, we want to make sure that what we do is a model for other colleges to follow.

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Keith Curry: And so I'd like to say thank you to all the individuals who are here today for, uh, this information session, and I can turn it over to Mike to begin the conversation.

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Mike Loganbill: Great. Thank you very much, Dr. Curry. So, a few kind of housekeeping things just want to go through first.

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Mike Loganbill: Um, already mentioned that this is a non-mandatory information session. Our goal today is to provide some context and background.

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Mike Loganbill: Uh, talk a little bit about the structure of the RFP and highlight some of the key dates.

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Mike Loganbill: Um, and other key elements we just want to make sure that you pick up from the RFP.

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Mike Loganbill: It's very important that I make the note that no... nothing I say...

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Mike Loganbill: Between what I say or what you hear today versus what's in the RFP, the written formal RFP rule, so that's very important, and because of that, we're not going to be able to accept.

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Mike Loganbill: Any questions on this call, but we encourage you to submit any questions you have.

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Mike Loganbill: per the...

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Mike Loganbill: rules, or per the guidelines in the RFP.

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Mike Loganbill: Um...

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Mike Loganbill: Yeah, and you'll see it in the RFP, but all those questions will be in writing via email to Dr. Owens-Jackson, and her email address is provided.

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Mike Loganbill: Then it'll also be important.

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Mike Loganbill: That you check back regularly to the website, the same website where you downloaded.

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Mike Loganbill: this RFP because any kind of addendum or any additional information related to the RFP will be posted to that website. So I just want to be clear.

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Mike Loganbill: There is not a mechanism to outreach to people who we know are proposing to give them information, so it is the responsibility of all of you to make sure you're checking that website regularly.

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Mike Loganbill: David already asked you to, uh, please add your name and organization.

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Mike Loganbill: To the chat, so thank you for that, and just briefly before I move on, I just want to acknowledge some members of my team.

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Mike Loganbill: Um, also, let me introduce myself. Mike Loganbill with Vols Company, part of the GAFCON VOLS team.

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Mike Loganbill: Providing construction management and housing.

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Mike Loganbill: advisory services. So, uh, David Lilly is, uh, really leading the construction management part of our effort with GAFCON.

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Mike Loganbill: Alexia, Leonardo, and Andrea Stiber with Foles Company, so thank you all to the team.

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Mike Loganbill: Okay, I'm gonna share my screen.

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Mike Loganbill: Bear with me just a moment.

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Dr. Linda Owens Jackson: Hey Mike, it looks like there's a few people who... did not...

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Dr. Linda Owens Jackson: Put information in the chat.

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Dr. Linda Owens Jackson: Maybe Casey, and... and then De La Rosa?

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Dr. Linda Owens Jackson: If you could please add your information, that'd be great.

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Mike Loganbill: Thank you, Dr. Owens-Jackson.

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Mike Loganbill: Okay, so here is our building.

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Mike Loganbill: Already gave an overview of what we're gonna...

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Mike Loganbill: Go over in the next 15-20 minutes.

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Mike Loganbill: I want to touch on briefly the strategic objectives. Dr. Curry gave a great overview of why and.

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Mike Loganbill: how meaningful this will be to the community and to Compton College students, but just wanted to show.

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Mike Loganbill: that, um, what you see here are the strategic objectives that were determined and developed by faculty, staff, and students at Compton College, so...

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Mike Loganbill: really showing what's most important to them. Just... I want to highlight the first one, where.

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Mike Loganbill: Of course, the overarching goal is to provide cost-effective housing, but we also want to.

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Mike Loganbill: ensure that what we create with our property manager partner is something that's sustainable financially. So it's... needs to be.

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Mike Loganbill: Financially viable for our students, but also sustainable for the district and the college over... over time.

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Mike Loganbill: being able to create a place that calls home. Of course, a lot of

that is done with the architecture, but.

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Mike Loganbill: just as much, or I would argue even more, is with the relationship and the actions of the property manager and.

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Mike Loganbill: And what they do to really create a sense of community and a sense of place.

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Mike Loganbill: The local community here, the third bullet, is... there's just... the local community is so strong and so invested in the college, and in...

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Mike Loganbill: this initiative that...

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Mike Loganbill: Looking for ways to involve them and engage with them is, is critical and we don't want to miss opportunities.

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Mike Loganbill: And then, student retention. You know, we always talk about how student housing can really affect that.

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Mike Loganbill: That is also very important here.

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Mike Loganbill: At Compton College.

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Mike Loganbill: So, between Dr. Curry and the strategic objectives, and all of you, and you all knowing your business, I think we understand why.

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Mike Loganbill: why we need housing and why this is going to be great for our students. So now I just want to go right to the overview of what's being built.

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Mike Loganbill: So, um...

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Mike Loganbill: our architects, HPI, have created a...

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Mike Loganbill: very striking building. I'm honored to say just a few weeks ago, I was on site with members of my team. We saw the last.

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Mike Loganbill: Module, so this is modular construction, but the last module was put in place.

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Mike Loganbill: So its construction is moving right along. It's a combination of these modular components, and then also traditionally built.

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Mike Loganbill: Uh, stick-built, as we say, components.

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Mike Loganbill: It's at the northeast corner of campus, so you see it here.

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Mike Loganbill: At the top right, organized really in two sections. There's...

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Mike Loganbill: Depending on how you look at it, there's 2 or 3 sections, but we're really divided into two different wings.

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Mike Loganbill: Centered around a courtyard.

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Mike Loganbill: And, um, it's in a really great place where it's on campus, which has its benefits, but it's not necessarily in the heart or in the middle of a bunch of academic buildings.

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Mike Loganbill: on the edge.

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Mike Loganbill: Um, very close to the Student Services Building, which is also a positive.

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Mike Loganbill: Within the two wings, or 3 different areas, there's really 3 types of units.

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Mike Loganbill: We have our traditional doubles, our semi-suites, and our studios. And the reason we say there's a range of total beds is there's conversations about taking.

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Mike Loganbill: The 50 studios that have... were designed with the idea that they could house students with dependents.

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Mike Loganbill: But also looking at taking some of those and having them be...

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Mike Loganbill: double occupancy single students. So that's what gets you the range of between 250 and \$290.

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Mike Loganbill: We have a director's unit.

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Mike Loganbill: Uh, for an on-site, someone who works on behalf or for the property manager.

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Mike Loganbill: And then the areas in gray that you see are.

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Mike Loganbill: Common areas, student support areas, so think leasing office, study rooms.

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Mike Loganbill: Um, other common amenities and common rooms.

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Mike Loganbill: Just to orient you, I'll go back a slide, or two slides. So this, the entrance that we're looking at here.

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Mike Loganbill: um, is this entrance as you look at the bottom left side of the page. So that's what welcomes you, and then you disperse to your different.

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Mike Loganbill: Parts of the building where your... your actual residential units or apartments are.

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Mike Loganbill: And then, just a little closer look at what these...

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Mike Loganbill: These units actually look like, at least in a plan view and with some renderings.

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Mike Loganbill: Most, if not all, of what I'm showing is part of the RFP.

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Mike Loganbill: So you can reference it there.

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Mike Loganbill: Okay, so that's the building. Now I want to move on to some details about the RFP. Again.

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Mike Loganbill: everything I'm gonna say is taken directly from the RFP and the RFP will govern if there's any...

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Mike Loganbill: slight discrepancies, although there shouldn't be. And what I'm saying, we're just looking to highlight a few of the key parts.

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Mike Loganbill: So, Dr. Curry alluded to the need to have a partner, and really finding the right partner to work with the college.

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Mike Loganbill: That includes working very closely prior to opening. So.

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Mike Loganbill: Right now, opening is... move-in, and slash opening is slated for fall of 27.

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Mike Loganbill: But we really want and need to start working with our property management partners.

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Mike Loganbill: Basically, right away, very soon, to begin working together.

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Mike Loganbill: To create the policies, the standard operating procedures, etc, etc.

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Mike Loganbill: That will be critical to our success. These next two bullets are very similar, but just...

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Mike Loganbill: Making sure the...

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Mike Loganbill: Proposers know that.

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Mike Loganbill: Uh, they'll be responsible for creating a...

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Mike Loganbill: Developing and managing and creating the team who's going to be on site.

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Mike Loganbill: And really doing the lion's share of...

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Mike Loganbill: of work at the... at... at our... in our housing community, and we all know, I think.

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Mike Loganbill: How, you know, student housing is a lot different than.

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Mike Loganbill: Traditional market rate housing, and then community college student housing is also very unique.

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Mike Loganbill: And the level of service and wraparound support that our residents will need is just an important thing to understand and acknowledge, and.

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Mike Loganbill: Make sure we've... we fine-tune our approach.

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Mike Loganbill: To really meet the needs of, um, not just community college students.

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Mike Loganbill: that's more general, but specifically Compton College students.

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Mike Loganbill: The licensing...

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Mike Loganbill: Marketing occupancy will be very important, goes back to financially sustainable, making sure.

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Mike Loganbill: That we're... we're fully occupied, or as close as possible to fully occupied, and just owning and really leading.

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Mike Loganbill: That whole process, of course, working in partnership and in...

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Mike Loganbill: Still working with the college.

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Mike Loganbill: The financial administration reporting is very important.

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Mike Loganbill: Uh, we have found there's delinquents... things like delinquencies, and...

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Mike Loganbill: Communication and education to residents and students about financial commitments is important.

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Mike Loganbill: So that's a key part of the scope. And then the last one is a bit of a catch-all to...

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Mike Loganbill: You know, all this while...

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Mike Loganbill: Uh, being in compliance with applicable laws and working very closely, as I've mentioned a few times in.

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Mike Loganbill: Partnership and in collaboration with the district.

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Mike Loganbill: Briefly, on the exhibits that you've probably all seen, the first one, Exhibit A, is.

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Mike Loganbill: is similar to what you... some of the imagery you've seen in this PowerPoint, it's to make sure you have an understanding of.

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Mike Loganbill: Of what the housing community is. Hopefully you're hearing from us how proud we are of what we're creating and.

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Mike Loganbill: And what a key part it's going to be to the campus.

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Mike Loganbill: Exhibit B, operational requirements. This is important, and this is...

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Mike Loganbill: For lack of a better way to phrase it, a long list of.

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Mike Loganbill: As our team has met with.

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Mike Loganbill: stakeholders from Compton College, what are things that are important to them, what are their expectations? So it's... it is a long list, and part of.

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Mike Loganbill: the RFP response, we've asked you if you...

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Mike Loganbill: don't agree with any things or think that those would not fall within your scope, it's important for.

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Mike Loganbill: For the college to understand that ahead of time.

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Mike Loganbill: Exhibit C and D are similar.

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Mike Loganbill: What we were trying to do here is set a level of expectation, or show... and or show examples.

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Mike Loganbill: Of some of the things and some of the level of.

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Mike Loganbill: care and level of coordination that will be needed, so just as an example, Exhibit C with the.

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Mike Loganbill: prioritization rubric. It's not quite as simple as just saying, okay.

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Mike Loganbill: who wants to live here? There's requirements, there's eligibility requirements around being a student.

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Mike Loganbill: There's requirements set forth by the state.

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Mike Loganbill: As part of the grant, so it's... it's just a little more nuanced, um...

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Mike Loganbill: I wouldn't say it's difficult, it's just...

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Mike Loganbill: will take an extra level of care. So I wanted to point that out, and similarly, Exhibit D, it's trying to show the same thing, that it might just be a little.

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Mike Loganbill: An extra few steps or an extra few layers than what a typical.

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Mike Loganbill: Application and acceptance process or workflow might be.

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Mike Loganbill: schedule. Again, all these dates are in the RFP. Questions are due.

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Mike Loganbill: Um, January 8th, so please, any questions you have, and in the RFP it tells you to send them.

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Mike Loganbill: to Dr. Owens Jackson, to her email.

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Mike Loganbill: Proposals are then due...

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Mike Loganbill: Uh, the end of January on Wednesday the 28th.

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Mike Loganbill: As of right now, and as you all know, this is... this could change. We're hoping that it will not, but we're targeting.

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Mike Loganbill: Interviews to, um, at least a few shortlisted.

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Mike Loganbill: institutions or firms the week of February 9th.

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Mike Loganbill: Uh, and then really looking to move quickly. And we just...

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Mike Loganbill: Um, with the licensing preparation, the point we're trying to make here is if we're planning to open fall of 26.

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Mike Loganbill: The goal that the college has set forth for being ready to lease and, you know, being really ready to go is a full year before that.

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Mike Loganbill: Not saying we're gonna start leasing.

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Mike Loganbill: A full year before that, and the property manager who is selected may have ideas of.

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Mike Loganbill: Of timing and appropriateness, but just from a planning perspective, we want to be ready.

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Mike Loganbill: A year ahead of time, because that also buys us a little bit of...

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Mike Loganbill: If there's a few...

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Mike Loganbill: Residual items that aren't quite finalized or aren't done, it just gives us a little bit of a buffer.

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Mike Loganbill: Okay...

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Mike Loganbill: And then just a few more slides. Actually, this is our last slide.

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Mike Loganbill: Just a reminder, please submit your entire response as a single PDF.

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Mike Loganbill: check the file size, make sure there's nothing larger than 13 megabytes, and I've already mentioned previously.

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Mike Loganbill: But just any concerns or conflicts with what's shown or described in Exhibit B, please make sure to identify.

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Mike Loganbill: And then, with scoring.

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Mike Loganbill: This is a best value approach, so although fee and cost.

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Mike Loganbill: is important. Even more important, as you can see from the points here, is experience and the specific approach.

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Mike Loganbill: That's... that our property manager is proposing to take.

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Mike Loganbill: So, if you bear with me just for a bit, I want to read through my notes, make sure I covered everything.

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Mike Loganbill: We meant to...

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Mike Loganbill: And I would... so I have, I just would like to open up to my team or the college. Is there anything to add, or anything that I... you think I forgot?

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Mike Loganbill: Thank you, Dr. Owens-Jackson.

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Mike Loganbill: Okay.

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Mike Loganbill: We're not hearing any additional comments or objections.

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Mike Loganbill: Again, thank you very much for, um, attending this non-mandatory informational call, and very much look forward to seeing your proposals.

00:28:56.000 --> 00:28:58.000

Mike Loganbill: Thank you all very much.