

**CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES
WORKSHOP MEETING**

**MINUTES
JUNE 6, 2006**

PLACE

Chabot-Las Positas Community College District, 5020 Franklin Dr., Pleasanton, California 94588.

CALL TO ORDER

The meeting was called to order at 6:30 p.m. Recording Secretary Beverly Bailey called the roll. All Board Members were present at the time of roll.

ATTENDANCE

Members Present:

Dr. Arnulfo Cedillo
Mrs. Isobel F. Dvorsky
Mr. Donald L. "Dobie" Gelles
Dr. Hal G. Gin
Dr. Barbara F. Mertes
Dr. Alison Lewis
Mr. Carlo Vecchiarelli
Mr. Nathan Cornejo

Members Absent:

None

Managers Present:

Dr. Susan A. Cota, Chancellor
Dr. Robert Carlson, President, Chabot College
Mrs. Karen Halliday, President, Las Positas College
Mrs. Jennifer Aries
Mr. Andrew Howe
Dr. Joel Kinnamon
Mr. Robert Kratochvil
Ms. Pam Luster
Mrs. Jeannine Methe
Ms. Anita Morris
Dr. Ronald Taylor

Recording Secretary:

Mrs. Beverly Bailey

Others Present: Mr. Dave Bautista, URS
Mr. Michael D. Dell’Isola, DMJM+N, Inc.
Mr. Craig Fernandez, DMJM+N, Inc.
Mr. Byron A. Kamp, Measure B Citizens’ Oversight
Committee
Ms. Melissa Korber, President, Las Positas College
Faculty Senate
Ms. Kayla Moreland
Ms. Zahra Noorivazini, DMJM+N, Inc.
Mr. Eloy Retamal, DMJM+N, Inc.
Mr. Todd Steffan, President, Las Positas College Classified
Senate

PUBLIC COMMENTS

There were no Public Comments offered at this meeting.

GOOD OF THE ORDER

President Dvorsky, along with Ms. Methe and Ms. Aries, in fun presented Dr. Cota with a framed award for her sponsored table at the Blooming Affaire. The award was for the “table that most makes you want to party.”

Dr. Lewis apologized that she would need to leave tonight at 7:30 p.m.

APPROVAL OF MANAGEMENT PERSONNEL

Motion No. 1

Dr. Mertes made a motion, seconded by Dr. Gin, to approve the Management Personnel.

Motion carried unanimously, 7-0.

Dr. Mertes wished Ms. Anita Morris and Ms. Mazie Brewington good fortune in their new positions and thanked them for all the good work they have done for the District.

Mr. Gelles questioned the title change of Controller to Director of Business Services and asked if there was a change in salary. Mr. Legaspi explained that his goal is to make Business Services more service oriented. The title of Controller did not lend itself to that. He also reported that there is no change in salary.

Mr. Gelles requested that in the future, it clearly indicate if there is or is not a change in salary.

INTRODUCTION – STUDENT TRUSTEE

Mr. Nathan Cornejo, Student Trustee, introduced himself, noting that he is thrilled to be on the Board.

ADOPTION OF RESOLUTION NO. 34-0506 – AUTHORIZATION FOR DESIGNATION OF SIGNATURE AGENTS

Motion No. 2

Dr. Mertes made a motion, seconded by Mr. Gelles, to adopt Resolution No. 34-0506 authorizing the Board of Trustees and designated agents of the District to sign orders drawn on funds in its behalf as outlined in Education Code Section 85232.

Mr. Gelles questioned the changes to this authorization. Dr. Cota reported that the resolution reflected the change in title to Director of Business Services and addition of the title of Vice Chancellor, Educational Services and Planning.

Motion carried by the following roll call vote:

AYES:	Cedillo, Dvorsky, Gelles, Gin, Lewis, Mertes, Vecchiarelli
NOES:	None
ABSENT:	None
ABSTENTIONS:	None

PRESENTATION: FIVE-YEAR PLAN FOR ESCALATION OF MEASURE B PROJETS, CHABOT COLLEGE AND LAS POSITAS COLLEGE

Dr. Cota reported that with cost escalations, the colleges have reprioritized the list of projects.

President Halliday reported that it is estimated that the original plan to build out Las Positas College would have cost \$300 million with only \$217 million available. The College is doing three things:

- 1) Not building some things
- 2) Reducing what is being built
- 3) Accelerating the building to reduce escalation costs

President Halliday reported that the revised plan was discussed at Town Meetings as well as the Facilities Committee and College Council. She reported that priorities were established before cuts were discussed. She believes the College is comfortable with the plan.

President Halliday also reported that the College is hoping to go after corporate donations to augment the building funds.

Dr. Carlson reported that there have been extensive discussions at the College. A draft plan was presented to the Facilities Committee. A subcommittee was formed and the entire College was invited to participate. Over a six week period a plan was presented to the Facilities Committee and approved with minor changes and then to the College Council where it was also approved. He believes everyone is willing to live with the plan.

Mr. Eloy Retamal gave a PowerPoint Presentation on the Las Positas College Measure B Bond Program, 5 Year Implementation Plan. The presentation reviewed construction sequence diagrams as well as a bond dollar distribution analysis, which is within budget. He reported that all work at Las Positas College is to be completed by October 2010.

Dr. Lewis raised the question of LEED certification in response to Mr. Retamal's report that all projects will be at least LEED Silver Equivalent. Mr. Retamal explained that new buildings will be LEED certified. Renovations will be LEED Equivalent due to budget constraints.

Dr. Carlson explained that some buildings that were originally planned to be rebuilt will now be renovated, reducing the budget over half. All interior spaces will be left standing and interior materials will be left in place. He explained that it is hard to LEED certify a building unless you "take it down to the walls."

Mr. Gelles expressed concern that the public was told we would LEED certify. Dr. Cota reported that the community did not ask for that and it was not stated in the Bond Measure. She reported that LEED certification was decided by the District. It was explained that Las Positas College's new buildings will be LEED Silver or Gold.

Dr. Lewis requested a written explanation of the LEED certification as the Board agreed to LEED certified.

In response to a question raised by Mrs. Dvorsky, Mr. Retamal reported that technology specifications will be state of the art.

In response to a question raised by Dr. Mertes concerning State funding, President Halliday reported that the Science Expansion is the only one which Las Positas College will be eligible. She reported that the College will match the State funds with bond funding.

In response to a question raised by Mr. Vecchiarelli, Dr. Cota reported only some of the projects would come under a PLA. It is still in negotiations as to which projects would come under a PLA and negotiations should be finished in the next month.

Mr. Vecchiarelli expressed concern of staffing these buildings when growth rate is only 5%. Dr. Cota shared his concern, noting that Chabot did not reach CAP. She reported that as a District, we did reach CAP thanks to growth at Las Positas College.

Dr. Cota reported that there will be a discussion at the next Board Meeting on the use of One Time Monies for a very aggressive marketing plan (i.e. International Students), especially for Chabot College.

Mr. Gelles questioned if things change (economy and/or industry), will there be a priority list to bring back the projects we weren't able to do at this time? President Halliday reported that at Las Positas College, they are deferring a classroom building and track and soccer fields. In addition, they reduced the amount they can spend toward renovations and were not specific on how they would spend that money. It will be a few years until they have to commit to that renovation money.

Mr. Craig Fernandez, Project Manager at Chabot College, gave a PowerPoint Presentation highlighting the Chabot College Measure B Bond Program, 5 Year Implementation Plan. The presentation reviewed construction sequence diagrams as well as a bond dollar distribution analysis, which is within budget. He reported that all work is to be completed by January 2011.

As a clarification, Dr. Carlson reported that at this time next year, three buildings will be "coming down"—Buildings 400, 600 and 700.

In response to a question raised by Mr. Vecchiarelli, Dr. Carlson reported that there has to be an enrollment impact with the planned construction, even with the sequencing of construction. Plans are to offer afternoon classes as well as using portables to help alleviate this impact. A maximum of four instructional buildings will be out of service at one time.

Mr. Vecchiarelli suggested we ask the State for an amnesty during this time of transition.

In response to a question raised by Mr. Gelles, Ms. Korber reported that Faculty at Las Positas College understands the constraints both colleges are under and know that the changes must be made. However, they also have concerns about growth, classroom space, and a few complaints about the physical education build out.

Mr. Gelles expressed that he “wants to see us do 100% of what we told the voters we would do.”

PRESENTATION: VALUE ENGINEERING

Mr. Michael D. Dell’Isola, Vice President, DMJM Management, gave a PowerPoint Presentation on Value Engineering, which is “an organized effort directed at analyzing the functions of systems, equipment, facilities, services, and supplies for the purpose of achieving the essential functions at the lowest life cycle cost consistent with the required performance, reliability, quality, and safety.”

- Value Engineering Definition,
- Value Engineering Methodology,
- Value Engineering and Design, and
- Program Expectations.

In response to a question raised by Mr. Gelles, Mr. Dell’Isola explained that cost is based on per project and is generally a modest ¼ percent. He explained that the process is intense but short, completed over a few days.

Mr. Stutzman reported it is critical to bring VE into the process early.

Mrs. Dvorsky expressed that hopefully VE will save the District money in the long run.

Dr. Gin reported he is impressed with the aggressive Five Year Plan and appreciates the schematic handouts provided. He raised the question of asbestos. Mr. Retamal reported that it is budgeted to hire consultants to do hazardous materials surveys.

Dr. Mertes stressed that VE has to be planned into the architectural designs.

NEXT MEETING

The next Board of Trustees Meeting is scheduled for Tuesday, June 27, 2006 at the District Office at 6:30 p.m.

ADJOURNMENT

There being no further business, the Regular Meeting was adjourned at 8:28 p.m.

Minutes completed by:

Beverly Bailey

Secretary, Board of Trustees
Chabot-Las Positas Community College District