



Los Angeles Community Colleges

City • East • Harbor • Mission • Pierce • Southwest • Trade-Technical • Valley • West
Administrative Offices • Mark Drummond, *Chancellor*

BOND STEERING COMMITTEE – MINUTES

February 3, 2009

LACCD sixth-floor video conference room

In attendance: Larry Eisenberg, Adriana Barrera, David Beaulieu, Judith Valles, Alexia Nalewaik, Dan Minkoff, Don Gauthier, Marvin Martinez, Judy Johnson, Coby King, Roland Chapdelaine, Jack Daniels, Tom Hall, Stu Silverstein, Mark Drummond, Camille Goulet, Jamillah Moore.

MINUTES

Dan Minkoff with BuildLACCD will be taking minutes for bond steering meetings and distributing to the committee.

SUSTAINABLE INSTITUTE PROPOSAL

Vice Chancellor Martinez explained how he is working to seek federal funds for a sustainability institute. For the past two weeks he has refined a draft of concept, which would create a district-wide strategy to unite educational and workforce development systems with business and industry. It would include an academic enhancement strategy to create a certificate program and develop degrees in sustainability and environmental studies. There will be green teams at each campus. There is a pilot program at Valley and will be one at East for the fall semester.

The proposal would request \$1.5 million per year over three years from various federal sources, including the Labor Department, Education Department, Small Business Administration and the Department of Energy. Budget would cover program, technology, curriculum development, classroom equipment, and provide professional development opportunities and internship opportunities for faculty and students.

This effort will require letters of support. He has identified a number of programs. Not all colleges will need all the components, but the idea is to provide enough components so that the institute can serve all colleges one way or another.

David mentioned that it is not predicated on a fixed location, but academic enhancement and green teams should be at all campuses. Architecture, for example, would receive a stipend to develop courses and curriculum to work across the district.

Other universities are doing similar things, but primarily in research. LACCD will develop a research component, but community colleges haven't done it to this scale.

FIRESTONE SITE STATUS

Larry: The south side will be the education center, the north side will be the manufacturing and technology center. There are four buildings, including a large warehouse and a four-story building. There's a total of 1 million square feet of space.

The education center would provide programming for 12,000 students. The South Gate site currently serves 6,000 and demographics show demand for more. South Gate is one of the densest areas west of the Mississippi. Half of the students walk and don't drive, partly due to economic status and part due to proximity. The site is seven or eight miles from ELAC and is not convenient. We don't expect increased enrollment would affect other colleges and it the site should be self-sustaining.

This evening is first planning EIR meeting with community. A master plan is being developed. It will be at a very high level and not include a lot of detail.

Firestone gives us the opportunity to create different learning environments in an old factory that is largely devoted to green industry and then mix with that with curriculum across the street to create a linkage for internships, jobs and education with an interactive program.

The site could perhaps include a solar manufacturer, and then industries would commit and ongoing revenue would come back to the college in the lease.

David added that the original plan has evolved to the point that it now has a future as an independent college, and issues about ELAC and SW. The discussion has changed due to the cost of renovation due to seismic issues, etc.

Chris said that this point there is a lot of resistance to take on such a massive space, but I'm not sure that's what we signed up for.

Judith said the committee needs to plan beyond our tenure, but the sustainability institute and this are both great opportunities.

Chancellor said it is a little scary, it's so big and he's not sure one college should be saddled with the responsibility because the cost could sink a college. It is a tremendous idea if we can strike a deal with the feds. But there are really two conversations here: One is the educational needs of the community and what we promised them. If East wants to take a piece and do adaptive reuse, that's a possibility. The other conversation is the institute and the big picture.

Camille said we need to define them both and not separate.

Larry said the community, the city of South Gate and the seven-city area around it is behind the idea.

We have some ‘A’ money and new money under J for a total of \$170 million to focus on this, plus a separate \$400,000 for ELAC.

Escrow closes in 6-9 months, and when the EIR and environmental clearances are done, we can move forward.

Don suggested that students do soil testing.

Larry said absolutely, he will coordinate.

MEASURE J FUND ALLOCATION

Larry: Measure J multicampus and districtwide project budgets – money that is outside the college budgets – each will be allocated \$350 million. This money is for multicampus and districtwide project, satellites, ADA, technology, energy program, etc.

The idea is to work backwards and decide how much construction dollars each project will take. Project management and CPM costs are associated. The only noncollege allocation is \$4 million for upgrading the district office. The project breakout is 15% of project cost and represents soft cost for the project.

The initial confusion is that soft costs will be in separate account. Under A/AA, we would send a bill to college and they were doing a lot of paperwork to do the accounting. For J, we just created an accounting shift and put those funds in an account for each college and when those costs come in, they will be paid out of that account and it will ease paperwork for the CPM trailers.

The interest income in the L.A. County account is generated and must be paid for capital projects and allocated on pro rata basis, so if Mission is 13% then it gets 13% of interest.

David said there was confusion from two large colleges that there was more than a half billion dollars in unallocated money.

Larry said initially there was a \$40 million pot for reserve, but after a final pitch from Valley, that money was put into Valley projects.

Chancellor said we should continue revisit this in case of some unexpected windfall, we will need to reallocate. Also, we have to revisit because the discussion about public art has never come full course.

FF&E AND 2% REBATE

Don asked, “Where does the money go?”

Larry said the concept on master contracts has several advantages:

1. We get good pricing;
2. Quality;
3. We can change the marketplace because of volume;
4. We get extra service like warranty and takeback; and
5. It eliminates the bureaucracy of buying on three-quote basis and the need to get board approval.

We spend as much in staff time as we do to buy small items. The idea began in context of our furniture program. The Board agreed we need public art program and whether they could withstand criticism of spending bond dollars on public art. So we created a 2% rebate on master contracts to support public art at the college

We used the California Community Foundation help with furniture contacts and the fee used up the 2% rebate. Now we're doing it in house and the fund should start to grow.

There's also an FF&E concern with product choice and timing. We have been advising the CPMs and move managers that when a project goes into construct, that's when they should decide what movable items go into the project. They need to make that decision at the of start of construction and then schedule delivery and specify an exact time of day and date so there are no storage problems. It's a very sophisticated industry.

It is not true that purchases are limited to what's on a master contract. There are no limitations, but it makes more sense to purchase with a master contract.

Right now have roughly \$10,000-\$20,000 in the art fund.

ART PROGRAM SET ASIDE

Larry said Trustee Mercer has been interested in a concept establishing a set-aside program of 0.5% districtwide for the art program; \$17 million could be across colleges. It would fund sculptures, light works, mosaics in lobbies, etc. Public art would go outside and be visible to the public; it would not be meant to hang on faculty office walls or be hidden in an office.

Chris said this also implies that the public is involved in commissioning, just like choosing an architect.

Chancellor said there must be good documentation and minutes for the process.

Larry said decisions would go to the cabinet for review, then to board committee – maybe infrastructure and budget and finance.

David suggested that maybe facilities or bond committees could weigh in.

Larry said the cabinet and the college presidents can carry ideas back to campuses and see if there is support.

NORTHEAST CAMPUS STATUS

Jamillah said City College does not have the operating funds to run the Northeast Campus when it opens in fall 2009. The shared governance committee voted to approve that the district run Northeast for the next five years and then revisit the issue to see if the district would continue or if it should return to LACC.

There was one abstention and zero ‘no’ votes.

There are 24 community groups within the Northeast community that, since before construction began, were interested in the educational component. Jamillah said she has started to call those groups to let them know the current disposition. She also talked to L.A. City Council President Eric Garcetti’s office and they understand given the current economic situation.

The chancellor said the concerns are:

1. Finishing renovation, ensuring quality, getting fencing around the site and there are security and exposure issues that need to be addressed;
2. Cleaning the place up; need to get businesses to relocate to the site to improve appearance and;
3. Make it self sufficient.

There are also related to nearby Glendale College and compatible use.

Adriana said district administration is developing a business plan and exploring opportunities. We must disseminate information to the community and fulfill our commitment to community when the EIR was first proposed. We will include a childcare program and some other things.

Camille pointed out issues with the acquisition of additional property that isn’t contiguous and that it is not just a local concern.

Chancellor said district is leaning towards the site being a workforce development center, but it could still have other programs if that’s what the faculty wants.

Jamillah said once programming is in place, we will have a community meeting to introduce the concept.

David asked about \$50 million given to City in AA?

Larry said that money has been exhausted. There is \$10 million in J to acquire frontage properties.

OTHER

Meeting adjourned.