



BOARD OF TRUSTEES  
OF THE  
PERALTA COMMUNITY COLLEGE DISTRICT

Minutes of the Board of Trustees Regular Work Session, May 24, 2005, 5:15 PM, 333 E. 8<sup>th</sup> Street, Oakland, California, 94606.

Present: Trustees Clifton, González Yuen, Gulassa, Handy, Hodge, Withrow, President Riley  
Absent: Student Trustee Watkins-Tanner

The Regular Work Session was convened into open session at 5:15 PM by President Riley for the purpose of reporting to the public the topics to be discussed in closed session. The closed session convened at 5:15 PM by President Riley who presided; the closed session adjourned at 6:28 PM; the regular work session convened at 7:00 PM by President Riley who presided. The roll was called by the recording secretary.

#### REPORT OF CLOSED SESSION ITEMS

President Riley reported that there were no items to report from closed session.

#### APPROVAL OF AGENDA

**ACTION:** Upon a motion by Trustee Withrow, seconded by Trustee González Yuen, the Board voted to approve the agenda as presented. Student Trustee Watkins-Tanner was absent.

#### RECOGNITIONS, AWARDS AND PRESENTATIONS

##### 1. Recognition of Faculty and Staff

Vista College President recognized the following Vista College faculty and staff for outstanding accomplishments:

- Joseph Bielanski, Faculty, will receive his Doctor Degree of Education in Educational Leadership, St. Mary's College. His dissertation title is "*The Wall is Cracked and Doesn't Need Mending: an Exploratory Study of California Community College Presidents Who are Women of Color.*"
- Fabian Banga, Faculty, has received his Ph.D. in Spanish, U.C. Berkeley
- Terry Tricomi, Staff, received her MFA in English/Creative Writing, Mills College. Ms. Tricomi also won the Amanda Davis Fiction Thesis Second Place Award for her work entitled, *Drought-Adapted Life*, a novel set in the Anza Borrego Desert
- Dr. Laura Ruberto, Faculty, is the winner of a Fulbright Research Scholarship. Dr. Ruberto will travel to Italy where she will study the effects of emigration from Africa and Eastern Block countries to Southern Italy
- Louise Stanley, Faculty, received a \$25,000 Gottlieb Foundation Award

#### COMMUNICATIONS FROM MEMBERS OF THE PUBLIC

Speaker Doans, SUDA, addressed Trustees formally withdrawing SUDA's proposal to enter into an ENA with Peralta. Mr. Doans thanked the Board members who expressed support for the plan. Mr. Doans stated that on a business level the plan would have been a difficult transaction to undertake; on a principle level, he came before the Board with a compelling plan for the students and faculty. Following the conclusion of the strategic planning process and after students and faculty have had an opportunity to weigh in on the plan, Mr. Doans would be willing to re-submit his proposal and make himself available.

Speaker Knight asked the Board to withdraw action to sell Laney land.

All significant items will be reviewed by the Chief Financial Officer and General Counsel prior to the items being placed on meeting agendas for approval by the Board of Trustees. Significant items are items that, as a matter of law or Board policy, require approval by the Board of Trustees and meet one of the following criteria:

- Expenditure of bond funds;
- Exception to the bidding requirements under Public Contract Code 20651
- Non-routine, non-predetermined legal procedures
- Contracts that have rights or commitments extending for three or more years
- Requested by one of more members of the Board of Trustees

Upon review of the above-referenced agenda items, the Chief Financial Officer and General Counsel will each indicate on the agenda materials whether they approve the items as to fiscal soundness and legal form, respectively.

**ACTION:** Upon a motion by Trustee Withrow, seconded by Trustee González Yuen, the Board approved the significant items listed in this item for inclusion as district policy. Student Trustee Watkins-Tanner was absent.

**ACTION ITEMS (*Time Sensitive Items*)**

7. Consider Resolution 2004/05-43, Honoring Student Trustee Lisa Watkins-Tanner

Trustees were requested to consider Resl. 04/05-43 honoring Student Trustee Lisa Watkins-Tanner. The Chancellor recommended approval.

8. Approval of Project Scope and Budget, Renovations to Building A, Laney College

Approval was requested to increase the scope and approve the project budget for the Renovations to Building A project at Laney College. General Services Director Ikhara and the project architect, Dave Cartnal, BFGC Architects Planners, Inc., will make a presentation to the Board on this project. The project budget is \$10,400,000.

9. Approval of Additional Architectural Services, Ratcliff Architects, Vista College Permanent Facility

Ratcliff Architects has requested an increase in fees for professional services performed beyond the original scope of their agreement dated May 1, 2001. The additional fee proposed by Ratcliff Architects is \$176,075, and includes:

- An increase in the fee for Ratcliff's structural engineering consultant, Forell/Elsesser Engineers, Inc., in the amount of \$51,435. The additional fee request is due to the extension of the project duration and the unanticipated level of effort that has been necessary during the structural phase of the project.
- An additional fee of \$124,640 for Ratcliff's professional services related to obtaining a U.S. Green Building Council LEED certification for the Vista facility. When the project is completed and LEED-certified, it is anticipated that the District will receive local utility

incentives, which will result in payments to the District that will easily offset the cost of the professional fees.

The total proposed increase in fees for Ratcliff Architects is \$176,075.

15. Request for Authorization to apply for Continued Funding with California Community College, Tech-Prep and Peralta Community College District

This project supports articulation of courses and programs linking high school academy programs, Regional Occupational Programs (ROP), and related career-technical programs. The project also funds career-technical curriculum and program development activities at both high schools and community colleges as well as staff development activities for community college and high school instructors and counselors. It is recommended that Trustees approve entering into a grant agreement contract with the State Chancellor's Office in the amount of \$301,000. The Chancellor recommended approval.

16. Request for Authorization to Apply for Continued Funding from the California Community College, Chancellor's Office, VETEA and Peralta Community College District

Funds provide for program improvement and new program implementation at each campus. It is recommended that Trustees approve entering into a grant agreement contract with the State Chancellor's Office in the amount of \$792,407. The Chancellor recommended approval.

17. Request for Authorization to Apply for Continued Funding from the California Community College, Chancellor's Office, Center for International Trade Development (CITD), Vista Community College

The center will continue to provide one-on-one counseling technical assistance, referral and information dissemination, business conferences and workshops to small business owners and prospective owners in Alameda County. The center will also organize and host educational and informational seminars and workshops on international trade to Peralta Community Colleges students and employees. It is recommended that Trustees approve entering into a grant agreement contract with the State Chancellor's Office in the amount of \$178,875. The Chancellor recommended approval.

18. Approval of Medi-Cal Administrative Activities Program Contract

In partnership with the Contra Costa County Office of Education Leader Services and the US Dept. Of Health and Human Services, Laney College has the opportunity to participate in the Medi-Cal Administrative Activities Program. The program connects students already served with low and no-cost health insurance program and services while simultaneously earning much needed supplemental revenue for college departments. Coupled with Laney's new Planned Parenthood services on campus which are covered by Medi-Cal, eligible students can receive family planning services at the Laney College Health Services Office at little or no cost. Laney College expects to earn \$50,000-100,000 in its first year of the Medi-Cal Administrative Activities program implementation, with plans to increase the participation and revenue stream substantially in years to come. Trustees were requested to approve the contract as presented.

19. Request to Advertise

<u>Management</u>	<u>Location</u>
Business & Administrative Services Manager	Merritt College

20. Short-Term Hourly

Pursuant to AB500, below is a report that contains the name, classification, and date of hire, assignment end date, hourly rate, classification, position title, location, background and experience department, and fund source of candidates recommended for short-term assignments in non-academic classified positions. Below are the names and classifications of these candidates. Each candidate's assignment will not exceed the District's established fiscal-year limit of 184 days.

				Assistant II	
Tran	Au Thui	6/9/05	6/30/05	Child Care Assistant II	A
Velasquez	Diana	6/25/05	6/30/05	Instr Asst II/DSPS	V
Velasquez	Diana	6/20/05	6/30/05	Lifeguard	L
Watson	Verlisa	6/9/05	6/30/05	Child Care Assistant II	A
Willis	Curtis	6/9/05	6/30/05	Child Care Assistant II	A

**ACTION:** Upon a motion by Trustee Handy, seconded by Trustee González Yuen, the Board voted to approve Items 7, 13, 14, 15, 16, 17, 19, 20 by the following called vote:

**AYES:** Trustee Clifton, González Yuen, Gulassa, Handy, Hodge, Withrow, President Riley  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Student advisory vote Watkins-Tanner

*Speaking to Item 8, Approval of Scope and Budget, Renovations to Building A, Laney College, pulled for discussion, General Services Director Ikharo and project architect Dave Cartnal (BFGC Architects Planners, Inc.) addressed the Board highlighting the background of the Building A project. The building replacement cost is \$22.5 million; construction cost is \$8.1 million. At tonight's meeting, General Services requested the total project budget, not merely the construction budget that had been originally approved. The scope of work for this project includes hazardous materials abatement, air conditioning, electrical system upgrade, interior renovation and bathroom upgrades. User groups have met and are ready to move to working drawings. Secondary effects that must be considered are swing spaces for the weight rooms and the addition of an elevator. The total for construction costs is \$8.175 million, total project cost \$10.4 million and the timetable for move-in is July 2007.*

In answer to Trustee inquiries, the original project was approved in 1999, and the contract was signed in 2004. If this project is approved, the balance remaining in Measure E funds would be \$38 million. Trustee González Yuen noted that the Board approves many items in the millions of dollars without an overall plan of how those projects affect the district's bond monies as well as the possible delay of other needed projects. In answer, Chancellor Harris stated that when the bond was originally passed, 2000, there was a lack of planning; that is not the case at this time.

**ACTION:** Upon a motion by Trustee Withrow, seconded by Trustee Clifton, the Board voted to approve Item 8 as presented by the following called vote:

**AYES:** Trustees Clifton, González, Gulassa, Handy, Hodge, Withrow, President Riley  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Student Trustee Watkins-Tanner

*Speaking to Items 9 and 10, Approval of Additional Architectural Services, Ratcliff Architects, Vista College Permanent Facility, Approval for Additional Testing Services, HP Inspections, Inc., Vista College Permanent Facility, Chancellor Temple stated that he was not recommending these items since he had not had ample opportunity to thoroughly review each item. Regarding Item 9, General Services Director Ikharo and Ratcliff Architects Tom Patterson explained the LEED construction process, stating that Vista will be the first green building in Berkeley.*

**MOTION:** It was moved by Trustee Withrow, seconded by Trustee Gulassa, to accept Items 9 & 10 as information and request that the items come back through the Chancellor with further details so that the Chancellor is comfortable to make a recommendation.

In answer to a Trustee inquiry with regard to the timetable for the strategic planning process, Chancellor Harris indicated that everyone involved needs to be educated with regard to the definition of an exclusive negotiating agreement. The Doan's ENA was only for development of a project not the sale of lands. The strategic planning process must continue. There will be enough information for the Board to be briefed by July regarding the land use process stemming from the work done by the district and college facilities committees. The final land use plan will be completed within 90 to 120 days after the July briefing. Trustee Clifton reiterated that there was never a proposal brought to the Board to develop any of Laney's lands, only district and the Laney parking lot land.

Trustee Handy requested that the Chancellor's Office publish a newsletter by Fall 2005 explaining ENA's and the process for strategic planning.

*Speaking to Item 18, Approval of Medi-Cal Administrative Activities Program Contract*, Laney College President Johnson explained the program and its benefits to Laney College.

**ACTION:** Upon a motion by Trustee González Yuen, seconded by Trustee Clifton, the Board voted to approve Item 18, as presented. Student Trustee Watkins-Tanner was absent.

**ADJOURNMENT:** Time: 8:48 P.M.

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Elihu M. Harris, Chancellor  
Secretary to the Board of Trustees  
PERALTA COMMUNITY COLLEGE DISTRICT

