The Board of Trustees, acting as the Governing Board of the Pasadena Area Community College District, met for Meeting No. 3, a Special Meeting, on Tuesday, January 24, 2006, in the Circadian of Pasadena City College, 1570 East Colorado Boulevard, Pasadena, California 91106.

III. OPEN SESSION

A. CALL TO ORDER, ROLL CALL
The meeting was called to order at 5:03 p.m. by Mr. Geoffrey Baum, President.

ROLL CALL
Trustees Present
Mr. Geoffrey L. Baum, President
Ms. Consuelo Rey Castro, Vice President
Mr. John Martin, Clerk
Dr. Hilary Bradbury-Huang
Dr. Jeanette Mann
Ms. Susanna Miele
Mrs. Beth Wells-Miller
Mr. Stephen Juarez, Interim Student Trustee

Administrative Officers in Attendance
Dr. James Kossler, Superintendent/President
Mr. Peter J. Hardash, Vice President, Administrative Services
Dr. Jacqueline Jacobs, Vice President, Instruction
Dr. Lisa Sugimoto, Vice President, Student and Learning Services
Dr. Jorge Aguñiga, Dean, Human Resources
Ms. Janet Levine, Dean, External Relations

Administrative Officers Absent
Dr. Stuart Wilcox, Dean, Institutional Planning and Research

The Academic Senate was represented by Ms. Kay Dabelow.
The Classified Senate was not represented.
The Associated Students Board was represented by Candice Borromeo.
The Management Association was represented by Mr. Dale Pittman.

B. PLEDGE OF ALLEGIANCE
Mr. Juarez led the Pledge of Allegiance.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS
There was no public comment on non-agenda items.

D. PRESENTATION, WITH DISCUSSION AND POSSIBLE ACTION: STATUS OF MEASURE P PROJECTS
Dr. Kossler opened the discussion by reviewing the original ballot statement regarding the Measure P Bond Initiative, pointing out that it does not include specifics of the number of buildings, square footage, or programming. He stated that, although an inflationary factor was
D. PRESENTATION, WITH DISCUSSION AND POSSIBLE ACTION: STATUS OF MEASURE P PROJECTS (Continued)
built into the original budget, escalating construction costs have surpassed the amount that was budgeted. Dr. Kossler said that this has been a problem throughout the state and many districts are eliminating some of their projects, but that the construction management team at PCC has attempted to find creative ways to construct the buildings as planned, with some minor changes.

Dr. Kossler then reviewed some of the estimated cost figures for the Industrial Technologies Building (ITB). At the present time, the estimated project cost is $515,895 over budget. He explained, however, that there is sufficient funding from the savings in the Parking Structure and the interest that has accrued in Measure P to cover that additional cost. Mrs. Wells-Miller asked if the faculty in the various programs were involved in the planning. Dr. Kossler said that the faculty in each area worked directly with the architect and the Measure P staff to design the space within their available area. Mr. Baum asked whether people from the programs were informed of the need to reduce the building from three floors to two floors and to rearrange the programs to be housed in the new building. Dr. Kossler said that the ITB Committee was taken through all of the changes at their last meeting. Dr. Mann said that the shortfall in this project is almost exactly equal to the amount approved for the artificial turf in Robinson Stadium. Dr. Kossler agreed that the amounts are very close, but pointed out that one project is in the Capital Outlay Fund and this project is in the Measure P Fund. There is enough in the savings from the Parking Structure and the interest accrued in Measure P to cover the projected shortfall in the ITB.

Dr. Kossler then opened the discussion of the Campus Center. This project includes replacing the existing campus center as well as the bookstore. The cost to construct new buildings for both components exceeds the budget by several million dollars. The Measure P staff and the architect have examined the possibility of remodeling the existing campus center building and building a new structure for the bookstore. This construction/reconstruction approach would allow the project to remain within budget. Dr. Mann asked if the students were informed about this change. Mr. Juarez said they have not yet seen this proposal but that the Campus Center Committee will be meeting next week. Dr. Kossler indicated that space within the “reconstruction” concept has not yet been laid out, but that, if the concept is approved by the Board, the allocation of space will be done in consultation with the committee.

Dr. Kossler then discussed the Arts Building. Current estimates place this project somewhere between $3M and $6M over budget, depending on the efficiency of the design. Dr. Kossler asked Mr. Hardash to explain the proposal for dealing with the funding shortage. Mr. Hardash suggested that he would like to bring back to the Board for consideration a proposal for refinancing the existing bonds and a schedule for drawing down the unissued bonds. By changing the way the bonds are drawn down and financed, the projected shortfall in the Arts Building budget should be able to be covered. Dr. Mann suggested that private donations also be solicited.

Mr. Martin thanked Dr. Kossler for a comprehensive review and expressed confidence in the people managing the projects. He requested that the Board audit subcommittee meet with the Administration and bring back a proposed refinancing plan. Ms. Rey Castro thanked the Administration for the thorough report and expressed her satisfaction with the creative approaches to the possible scenarios. Mrs. Wells-Miller also complimented the report and commended the recommendations which would allow the projects to be completed in spite of a budget shortfall.

Mr. Baum stated that he would like to see the projects completed with the funds from the Bond Measure so that the college wouldn't need to go back to the voters for additional money. He also asked what impact the refinance might have on the taxpayers in the form of higher property taxes. Mr. Hardash stated that it's a very complex process and suggested that the Audit Subcommittee be “walked through” the entire process so that they are able to understand and articulate it to the Board.
D. PRESENTATION, WITH DISCUSSION AND POSSIBLE ACTION: STATUS OF MEASURE P PROJECTS (Continued)
Dr. Bradbury-Huang expressed delight with the creative approach to problem solving and asked that the core purpose be re-stated. Dr. Kossler responded that there had been no improvement of campus facilities for many years and these projects were designed to replace outdated facilities and improve the campus to match the quality of the instructional programs. Dr. Mann expanded on that statement by adding that PCC is looking to create an environment where student success can occur. The core value is excellence.

Dr. Bradbury-Huang inquired about the timeline. Dr. Kossler said that all of the major projects in Master Plan 2010 are still scheduled to begin before 2010.

MOTION: ON MOTION OF Mr. Martin and seconded by Ms. Rey Castro, the Board voted, by a majority vote of the seven members present, to authorize the Administration to bring back to the Board, when appropriate, a request to go to bid for the Industrial Technology Building, based on the financial guidelines which have been presented to the Board.
   Aye: Baum, Rey Castro, Martin, Bradbury-Huang, Miele, Wells-Miller
   No: Mann
   Advisory Vote: Aye

MOTION: ON MOTION OF Ms. Miele and seconded by Mrs. Wells-Miller, the Board voted, by a unanimous vote of the seven members present, to authorize the Administration to pursue an alternative construction/reconstruction approach to the Campus Center project.
   Advisory Vote: Aye

MOTION: ON MOTION OF Ms. Miele and seconded by Ms. Rey Castro, the Board voted, by a unanimous vote of the seven members present, to authorize the Administration to present to the Board Ad-Hoc Subcommittee on the Audit, and eventually, to the whole Board, a proposed refinancing plan for the Measure P projects, including private donations, that will allow the Arts Building to be constructed reasonably close to the Master Plan 2010 parameters.
   Advisory Vote: Aye

E. DISCUSSION, WITH POSSIBLE ACTION: L.E.E.D. (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN)
Dr. Bradbury-Huang stated that it was her intent to bring information to the Board about L.E.E.D. and defined it as a tool to reduce or eliminate the negative impact of buildings on the environment and occupants through market transformation. She commented that the City of Pasadena now requires L.E.E.D. certification on all new buildings, and that PCC has a history of being environmentally friendly. Dr. Bradbury-Huang then showed a short video about “green buildings”.

Dr. Kossler stated that PCC is committed to building energy-efficient facilities, and that those associated with the Measure P projects are aware of L.E.E.D. Dr. Mann asked that the L.E.E.D. standards be addressed when the Board reviews the building designs and Dr. Kossler suggested that the L.E.E.D. checklist might be used to determine what is economically feasible to incorporate into the design of the PCC projects. He added that this is something that should be addressed in the early stages of design, otherwise major changes could result in significantly higher costs. Dr. Mann and Ms. Miele concurred that L.E.E.D. principles should be considered during the initial design phase. Mr. Martin remarked that the Board wants campus buildings to be “green sensitive” and asked the Administration to bring back a process which incorporates and addresses the Board’s sensitivity to this issue.

F. ADJOURNMENT
Meeting No. 3 was adjourned at 7:29 p.m.
MOTIONS CARRIED AT MEETING NO. 3– January 24, 2006

1. Approval to authorize the Administration to bring back to the Board, when appropriate, a request to go to bid for the Industrial Technology Building, based on the financial guidelines which have been presented to the Board.

2. Approval to authorize the Administration to pursue an alternative construction/reconstruction approach to the Campus Center project.

3. Approval to authorize the Administration to present to the Board Ad-Hoc Subcommittee on the Audit, and eventually to the whole Board, a proposed refinancing plan for the Measure P projects, including private donations, that will allow the Arts Building to be constructed reasonably close to the Master Plan 2010 parameters.

Geoffrey Baum, President
James Kossler, Secretary
Board of Trustees
Board of Trustees