



**CITIZENS OVERSIGHT COMMITTEE MINUTES  
PASADENA AREA COMMUNITY COLLEGE DISTRICT  
REGULAR MEETING NO. 53  
Wednesday, July 22, 2015  
6:00 P.M. in C-233 – President's Conference Room**



**Meeting No. 53**

The Citizen's Oversight Committee met for a Regular Meeting, No. 53, on Wednesday, July 22, 2015 in the President's Conference Room, C-233 at Pasadena City College, 1570 East Colorado Boulevard, Pasadena, California 91106.

*All documents/handouts provided to the Measure P Citizens' Oversight Committee are posted to the Measure P website under News & Events. Agenda items may not have been discussed in order listed.*

<http://www.pasadena.edu/departments/newsevents-v2.cfm?dept=bond>

**Members Present:**

Kelly Banh  
Berlinda Brown  
Ron Carter  
Marla Felber  
John McLean  
Anthony Portantino, Chair  
Allen Shay  
Vernon Wickstrom

**Members Absent:**

Roger Chandler  
Sandra Greenstein  
Dennis Murphy  
Lonnie Schield  
Felicia Williams

**District/Support Staff Present:**

Dr. Rajen Vurdien  
Dr. Bob Miller  
Jack Schulman  
Stephanie Pulcifer

**Guests:**

Thomas Hunsucker

**1. Call to Order, Roll Call and Introductions**

The meeting was called to order at 6:04 pm by Mr. Portantino, Chair. Introductions were made by the committee to welcome Dr. Rajen Vurdien, Superintendent/President and new Student Trustee, Kelly Banh.

**2. Approval of Minutes – Meeting No. 52, April 22, 2015**

**ON MOTION OF** Ms. Berlinda Brown and seconded by Mr. Shay, the Committee voted to approve the minutes with no objections and Mr. Chandler, Ms. Greenstein, Mr. Murphy, Mr. Schield and Ms. Williams absent and Mr. Portantino abstained.

Mr. Portantino moved up public comment and will keep it open until the end of the meeting.

**3. Measure P Finance Report (Schulman)**

- a. Mr. Schulman advised there were no significant changes to the provided budget. He expressed that the release of the extended funds were not captured in this report but will be captured in the next report.

The purpose of said Bond Election shall be for the voters of the District to vote on the following proposition (the "Bond Measure") which is to appear on the card notice of election and upon the ballot as follows:

"Shall the Pasadena Area Community College District repair and rehabilitate its facilities to meet current health, safety, accessibility and instructional standards, replace worn-out plumbing, upgrade existing electrical systems to better access technology, replace aging heating, ventilating and air conditioning systems, renovate outdated classrooms and other vocational training facilities, and construct other facilities to relieve overcrowding, by issuing \$150 million in bonds, at interest rates within the legal limit, and appoint a citizens oversight committee to oversee expenditures."

#### **4. Board Authorization to Extend Funds**

- a. Construction Holding Account: Ms. Pulcifer advised that these funds are reflected in the budget summary but have not been distributed to the individual projects.
- b. Mr. Schulman distributed a packet titled "Proposed Measure 'P' Projects to Complete" and advised of the following:
  - i. Project funding increased in the Dental Program due to release of additional funds. Ms. Brown received confirmation that the funding was distributed per the Board's approval of funds.
  - ii. Project funding increased in the Math Resource Center due to the release of funds
  - iii. Project funding increased for the Geosciences due to the release of funds
  - iv. Restroom Upgrade projects were funded due to the release of additional funds
  - v. Elevator Upgrade projects were funded due to the release of additional funds
- c. Ms. Pulcifer distributed the layouts for the "Proposed Ceramics, Sculpture, Architecture, Woodshop and TLC Remodels" at \$1.4m
  - i. Ms. Pulcifer advised that eight different programs were involved in the cooperation of the provided layouts. All involved are very passionate about their students and advocated for them. She expressed her appreciation to all involved in meeting this agreement.
  - ii. Ms. Pulcifer advised that there is \$1.4 m in funding for these modifications. The blue area on page A.0 will be assigned to Sculpture. The green area will be going to Ceramics. (Z Building)
  - iii. Print Making: Their current facilities are in need of an upgrade. The current design is to take the two existing rooms, gut them and reutilize the space in R building 5<sup>th</sup> floor, R520 & R523.
  - iv. V Bldg-1<sup>st</sup> floor:
    - 1. The pink modular will be assigned to the Woodshop. They have agreed to shrink their space to accommodate others. The modular will serve jewelry making, sculpture and other programs.
    - 2. Sculpture will take the green space and will be able to better utilize the entire space instead of chopping up spaces.
    - 3. TLC will utilize the blue space. The TLC will undergo a large increase of growth. The new space will allow them to grow and accommodate new students. Dr. Miller expects this area to grow from 1,900 to 2,900 students this year.
    - 4. V-103: The student gallery will be relocated
  - v. V Bldg-2<sup>nd</sup> Floor: Architecture will move from the first floor to the second floor to have more efficient space and will obtain a technology upgrade. The department will be trading drafting tables for computer design models.

Ms. Pulcifer advised that there was a compromise made by many areas to open up spaces and upgrade equipment. Dr. Miller stated it was a collaborative effort and took the cooperation of many to make these compromises.

Mr. McLean congratulated Stephanie and the team on their success of putting this together.

Mr. Shay advised that after the last meeting, he evaluated the challenges and spent several hours with individuals. This is a great accomplishment and would like to know how long the transition will take.

Mr. Schulman advised that Measure P will now take over the conceptual designs to develop schematic designs. It is expected that all will be completed by Fall 2017. Dr. Miller advised that projects have to work around calendars and all individuals involved are satisfied with the timeline.

Mr. Portantino inquired if all of these projects fall within the terms of Measure P, are approved projects and if there are contingency funds in place. Mr. Schulman confirmed there are contingency funds in place. Dr. Miller confirmed that these projects do fall within the bond terms. Ms. Brown supported the confirmation and that the Board would only approve the projects because they did fall within the terms of the Bond.

Dr. Miller advised that the District is still settling the issue with surety for the Center for the Arts. It is anticipated that some of the \$1.2m will be needed, perhaps \$500,000 and that whatever funds are left will go to minor infrastructure repair. Measure P will continue until all projects are completed and finally closed out. The College took \$150m bond and received a great amount of work.

#### **5. Measure P Public Communications Video (Smith)**

A video was shown to the committee ([https://www.youtube.com/watch?v=lqPbf5fD\\_0A](https://www.youtube.com/watch?v=lqPbf5fD_0A)) summarizing Measure P at the request of Mr. Chandler.

Ms. Brown inquired about the U building and if it is included in the bond. Dr. Miller advised that the building was constructed in 1971 and that the major issue is the seismic concern which is why the building is vacant. The U building was never included in the Measure P bond. The final project plan was given to the state as a category A-3 at \$60m. If there is a state building bond in November, those funds will be assigned to the District for the replacement of the building. The Centennial Facilities Master Plan process continues to move forward and committees continue to work on this project which include Dr. Kossler and Lonnie Schield. Dr. Miller advised that Dr. Vurdien is being brought up to speed on the progress of the CFMP and will then the Board will decide on how to fund the next CFMP. Mr. Shay expressed his surprise that the U building has not been addressed and has been unoccupied for three years and wondered if it was not prudent to just do the seismic repairs and make use of the space. Ms. Pulcifer advised that a matrix was done which included four different options. These options were leasing, seismic retrofit, buying properties and demolition/rebuild. The building age supported the demolition/rebuild of the building. Dr. Miller advised that the Science Village far exceeds the technology of the U building. The Science Village can be used for the next four years. As the building is replaced, the Science Village space can be used for swing space. Mr. Shay expressed his concern from a cost analysis standpoint, having a vacant building for such a long period of time. Dr. Miller advised that the current cost estimate is \$1-2m to demolish the current building but it may not be the most important way to spend funds. Mr. Shay advised looking at private sector-perhaps private donors to leverage building instead of relying on what we might get from the State.

#### **6. Questions and Answers**

Mr. Wickstrom stated that he heard litigation was occurring with the previous contractor and would like to know what the result was. Dr. Miller explained the issue with the Center for the Arts and that the original builder went bankrupt and liberty mutual who is the surety made an agreement with Kemp Bros to finish the project. There is discussion about what is owed to Kemp and liquidated damages during the time of take over. The \$1.2m left in reserves is set aside pending the outcome. Hugh Lee, the District's attorney, is working very closely with him, Measure

P, and Facilities to finalize this. Kemp Bros did an outstanding job in completing the building. Mr. Schulman advised \$550,000 was received in liquidated damages but the surety would like to recover the funds.

Ms. Felber would like to know where the project was at when the bankruptcy occurred. Mr. Schulman advised it was about a quarter of the way through. He also indicated that Kemp Bros keeps providing excellent service even as items are out of warranty. There are no liens against the property. PCC was one of 12 large jobs that Edge Development walked away from when they filed bankruptcy.

**7. Future Agenda Items**

Nothing to report.

**8. Committee Comments**

Nothing to report.

**9. Public Comment**

Mr. Thomas Hunsucker stated that two meetings ago it was brought to the committee's attention that the Measure P funds were not expended to combine sculpture, ceramics and print making as was implied in materials distributed in the Master Plan 2008. Mr. Hunsucker expressed his appreciation to the committee for bringing the issue to the Board of Trustees. He thanked Dr. Miller and Ms. Brown for making sure plans were accommodated before all Measure P funds were expended. He again thanked the committee for doing its duty to shed light on the issue.

Dr. Miller followed up with expressing his appreciation for the efforts of Mr. Hunsucker, department instructors, students and all involved with working with the District (Ms. Pulcifer, Mr. Schulman and Mr. Smith) to make accommodations work. Dr. Miller again thanked Mr. Hunsucker for his efforts.

**10. Future Meeting Dates:**

- a. Wednesday, October 28, 2015 at 6:00 pm
- b. Wednesday, January 27, 2016 at 6:00 pm
- c. Wednesday, April 27, 2016 at 6:00 pm

**11. Adjournment**

Meeting adjourned at 6:55 pm.