



Board of Trustees

Los Angeles Community College District
770 Wilshire Blvd., Los Angeles, CA 90017 (213) 891-2000

AGENDA

ORDER OF BUSINESS - REGULAR MEETING

Wednesday, May 23, 2012

Closed Session 8:30 a.m.

Public Session 3:30 p.m.

**Educational Services Center
Board Room – First Floor
770 Wilshire Blvd.
Los Angeles, CA 90017**

- I. Roll Call (8:30 a.m.)
- II. Requests to Address the Board of Trustees – Closed Session Agenda Matters
- III. Recess to Closed Session in accordance with The Ralph M. Brown Act, Government Code sections 54950 et seq., and the Education Code to discuss the matters on the posted Closed Session agenda pursuant to Government Code section 54954.5.
- IV. Reconvene Regular Meeting (3:30 p.m.)
- V. Roll Call
- VI. Flag Salute
- VII. Reports from Representatives of Employee Organizations at the Resource Table
- VIII. Public Agenda Requests
 1. Oral Presentations
 2. Proposed Actions
- IX. Reports from the Board
 - Report on Actions Taken in Closed Session – May 23, 2012
 - Reports of Standing and Special Committees
- X. Reports from the Chancellor
 - Reports from the Chancellor regarding District activities or pending issues
 - Presentation on the Dolores Huerta Labor Institute
- XI. Recommendations from the Chancellor
 - CH1. Appointment to the District Citizens' Oversight Committee for Propositions A/AA and Measure J Bond Programs
- XII. Recess to Capital Construction Committee
 - A. Roll Call
 - B. Public Speakers
 - C. Proposed LEED™ and Parking Structure Projects – Presentation and Approval
 - Los Angeles Valley College Multi-Purpose Community Services - \$16.9 Million (Design Build)

D. Presentations/Initiative Reviews

- 2010-2012 Bond Program Performance Audit
- Board Resolutions
 - District Bond Reserves (BT1)
 - Deferred Maintenance (BT2)
- Construction Economic Study Update
- LACCD Van de Kamp Innovation Center Options

E. New Business

F. Adjourn Capital Construction Committee

- XIII. Reconvene Regular Meeting of the Board of Trustees
- XIV. Roll Call
- XV. Recommendations from the Board
- BT1. Resolution – Adopt a Policy for Funding of the District’s Bond Program Reserve to Address the Level of Risks and Work Remaining on the District’s Building Program
 - BT2. Resolution – Adopt Policies for set Aside of District Operating Funds to Address Deferred Maintenance and Repair of Existing Facilities
- XVI. Notice Reports and Informatives – None
- XVII. Announcements and Indications of Future Proposed Actions
- XVIII. Adjournment

Next Regularly Scheduled Board Meeting
Wednesday, June 13, 2012
(Public Session scheduled for 3:30 p.m.)
Educational Services Center
Board Room – First Floor
770 Wilshire Blvd.
Los Angeles, CA 90017

In compliance with Government Code section 54957.5(b), documents made available to the Board after the posting of the agenda that relate to an upcoming public session item will be made available by posting on the District’s official bulletin board located in the lobby of the Educational Services Center located at 770 Wilshire Boulevard, Los Angeles, California 90017. Members of the public wishing to view the material will need to make their own parking arrangements at another location.

If requested, the agenda shall be made available in appropriate alternate formats to persons with a disability, as required by Section 202 of the American with Disabilities Act of 1990 (42 U.S.C. Section 12132), and the rules and regulations adopted in implementation thereof. The agenda shall include information regarding how, for whom, and when a request for disability-related modification or accommodation, including auxiliary aids or services may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting.

To make such a request, please contact the Executive Secretary to the Board of Trustees at (213) 891-2044 no later than 12 p.m. (noon) on the Tuesday prior to the Board meeting.



Board of Trustees

LOS ANGELES COMMUNITY COLLEGE DISTRICT
770 Wilshire Boulevard, Los Angeles, CA 90017 213/891-2000

AGENDA

ATTACHMENT A

CLOSED SESSION

Wednesday, May 23, 2012
8:30 a.m

**Educational Services Center
Board Room – First Floor
770 Wilshire Boulevard
Los Angeles, CA 90017**

- I. **Public Employment**
(pursuant to Government Code section 54957)
 - A. College President, East Los Angeles College
- II. **Conference with Labor Negotiator**
(pursuant to Government Code section 54957.6)
 - A. District Negotiators: Adriana D. Barrera
Employee Unit: All Units
All Unrepresented Employees
 - B. District Negotiators: Mary Gallagher
Employee Unit: Clerical/Technical
 - C. District Negotiators: Daniel J. LaVista
Employee Unit: Executives
- III. **Public Employee Discipline/Dismissal/Release/Charges/Complaints**
(pursuant to Government Code section 54957)

- IV. **Public Employee Evaluation**
(pursuant to Government Code section 54157)
 - A. College Presidents

- V. **Conference with Legal Counsel - Existing Litigation**
(pursuant to Government Code section 54956.9 (a))
 - A. *Van de Kamps Coalition v. LACCD (two cases)*

- VI. **Discussion with Real Property Negotiator as may be announced prior to closed session**
(pursuant to Government Code section 54956.8)
 - A. Property: Approximately 35,000 square feet at
Los Angeles Harbor College
District Negotiators: Los Angeles Unified School District
Negotiating Party: Marvin Martinez; Kevin Jeter
Under Negotiation: Terms and conditions of payment



Board of Trustees

Los Angeles Community College District

ACTION

Com. No. CH1

Division

CHANCELLOR

Date: May 23, 2012

Subject: APPOINTMENT TO THE DISTRICT CITIZENS' OVERSIGHT COMMITTEE FOR PROPOSITIONS A/AA AND MEASURE J BOND PROGRAMS

Appoint the following individual for membership on the District Citizens' Oversight Committee (DCOC) to serve as the Foundation Representative:

Stuart Laff

Background:

Chancellor LaVista recommends Mr. Stuart Laff to serve a two-year term as the Foundation representative to the DCOC beginning on May 24, 2012.

Mr. Laff currently serves as a member of the Los Angeles Community College District Foundation.

Mr. Laff, Associate Principal at Rottet Studio, has more than forty years of real estate and facilities experience. His work includes construction projects, financial analysis of real estate opportunities, improving real estate business processes, promoting advances in real estate technology, operational efficiencies/process improvements of real estate departments and facilitating lease transactions. Outside his work at Rottet Studio, Mr. Laff serves as a Board Member for the California Conservation Corps and as a Facilities Oversight Committee Member for the California Institute of Regenerative Medicine (CIRM).

Before joining Rottet Studio, Mr. Laff served as Senior Vice President of Consulting at DMJM H&N (AECOM). While at DMJM H&N, he established real estate consulting as a key component in the vertical integration of project delivery by the firm. Prior to joining DMJM H&N, Mr. Laff was a Senior Manager at Deloitte & Touche. He established and led their corporate real estate consulting practice, including financial evaluation of real estate assets, owner's representative, organizational planning, site selection based on economic incentives, development groups, communities, centralization of functions, and efficiency and effectiveness studies. Before his work at Deloitte & Touche, Mr. Laff was Executive Vice President of Real Estate at First Interstate Bank responsible for real estate, architecture, design, construction, and operations management of 1,700 facilities, more than 17 million square feet, and an operational budget of \$235 million.

Approved by: _____

Danfel J. LaVista, Chancellor

Chancellor and
Secretary of the Board of Trustees

By _____ Date _____

Candaele _____	Santiago _____
Field _____	Svonkin _____
Park _____	Veres _____
Pearlman _____	Batham _____ Student Trustee Advisory Vote



Board of Trustees

Los Angeles Community College District

ACTION

Com. No. BT1

Division

Board of Trustees

Date: May 23, 2012

Subject: RESOLUTION – ADOPT A POLICY FOR FUNDING OF THE DISTRICT 'S BOND PROGRAM RESERVE TO ADDRESS THE LEVEL OF RISKS AND WORK REMAINING ON THE DISTRICT'S BUILDING PROGRAM.

The following resolution is presented by Trustees Santiago, Veres, and Field:

WHEREAS, Proposition A and AA did not fund a reserve and the Measure J reserve was not adequately funded; and

WHEREAS, An original amount of \$158 million was identified for a District Bond Program Reserve at the establishment of the Measure J Bond Issue, \$140 million of which was nearly immediately distributed to City College, Trade Tech College and Valley College, to address requested needs associated with the age of the campuses and infrastructure; and,

WHEREAS, Nearly \$2.7 billion of work remains to be completed on the Building Program, and there are several outstanding claims and known risks remaining on the already completed \$3.5 billion of work; and,

WHEREAS, The current District Bond Program Reserve is not set or funded at an appropriate order of magnitude for the remaining work; and

WHEREAS, The Board President created an Ad Hoc Committee to consider implementation of the recommendations from the Building Program Review Panel and certain of those recommendations dealing with the moratorium have been evaluated; now, therefore, be it

RESOLVED, That the Board of Trustees accepts the recommendation from the Ad Hoc Committee for the District to set aside \$160 million of the remaining \$2.7 billion as a District Bond Program Reserve to provide funds for the many risks associated with contractor claims, defaults, unforeseen conditions, DSA close-out, and post warranty design and construction issues, and other yet unbudgeted-for risks, particularly as the Building Program moves into the later stages of completion with limited funds remaining; and be it further

RESOLVED, That a risk assessment firm shall be retained to document the level of reserve to maintain, when the funds may be reduced, and at what time after the Building Program has been completed any potentially remaining funds may be fully distributed; and be it further

RESOLVED, That this District Bond Program Reserve is in addition to the project design and construction contingencies that each college is responsible for budgeting and controlling; and be it further

RESOLVED, That the Chancellor shall ensure that a detailed policy and procedure is consulted, developed and issued to control access and distribution of those funds, including a provision that all future bond interest will go to this District Bond Program Reserve; and be it further

RESOLVED, That the Bond Construction Program operates within the established program budget.

Chancellor and
Secretary of the Board of Trustees

By _____ Date _____

Candaele _____	Santiago _____
Field _____	Svonkin _____
Park _____	Veres _____
Pearlman _____	Batham _____
	Student Trustee Advisory Vote



Board of Trustees

Los Angeles Community College District

ACTION

Com. No. BT2

Division

Board of Trustees

Date: May 23, 2012

Subject: **RESOLUTION – ADOPT POLICIES FOR SET ASIDE OF DISTRICT OPERATING FUNDS TO ADDRESS DEFERRED MAINTENANCE AND REPAIR OF EXISTING FACILITIES**

The following resolution is presented by Trustees Santiago, Veres, and Field:

WHEREAS, The District has pursued and completed a significant proportion of its bond-funded capital construction program; and

WHEREAS, In addition to newly constructed and renovated buildings and infrastructure, existing buildings, systems, components and infrastructure remain for which maintenance, replacement and upgrades have been deferred, resulting in a backlog of such needs; and

WHEREAS, State funding for the deferred maintenance and repair of the District's existing buildings, infrastructure, and major equipment has ceased since 2008, is not expected to be reinstated in the foreseeable future, and bond funding may not be used for this purpose; and

WHEREAS, Funding of such deferred maintenance work is critical for the longevity, efficiency, safety and proper functioning of the District facilities; and

WHEREAS, The Board President created an Ad Hoc Committee to consider implementation of the recommendations from the Building Program Review Panel and certain of those recommendations dealing with the moratorium have been evaluated; now, therefore, be it

RESOLVED, That the Board of Trustees accepts the recommendation of the Ad Hoc Committee to establish a policy that the District shall set aside a fixed amount each year from the District's Unrestricted General Fund Operating Budget to be used only to address postponed and future deferred maintenance requirements.; and be it further

RESOLVED, That one half percent (0.5%) of the Unrestricted General Fund revenue will be set aside for Fiscal Year 2012-2013, and be it further

RESOLVED, That the amount is to be increased each year with the intent to increase the set-aside to the industry standard of 2%; and be it further

RESOLVED, That the Chancellor shall ensure that a detailed policy and procedure is consulted, developed and issued to control access and distribution of those funds.

Chancellor and
Secretary of the Board of Trustees

By _____ Date _____

Candaele _____	Santiago _____
Field _____	Svonkin _____
Park _____	Veres _____
Pearlman _____	Batham _____
	Student Trustee Advisory Vote