

Minutes: Board of Trustees Meeting, April 22, 2008

BOARD OF TRUSTEES
OF THE
PERALTA COMMUNITY COLLEGE DISTRICT

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Minutes of the Board of Trustees' Regular Meeting, April 22, 2008, 5:00 P.M., District Administrative Center, 333 E. 8th Street, Oakland, California.

Present: Trustees González Yuen, Guillén, Handy, Hodge, Riley, Withrow, President Gulassa, Student Trustees Hurd and James.

Absent: None

The regular meeting was convened into open session at 7:06 P.M. by President Gulassa for the purpose of reporting to the public the topics discussed in closed session. The closed session was convened at 5:03 P.M. by President Gulassa who presided; the closed session adjourned at 6:35 P.M.; open session convened at 7:06 P.M. by President Gulassa who presided. The roll was called by the recording secretary.

REPORT OF CLOSED SESSION ITEMS

Vice President González Yuen reported that at tonight's closed session the Board voted to approve the public employee appointment contract of Director of Enterprise Services (Information Technology) – District office by the vote of:

AYES: 7; NOES: 0; ABSTAIN: 0; ABSENT: 0.

APPROVAL OF THE AGENDA

ACTION: Upon a motion by Trustee González Yuen, seconded by Trustee Riley, the Board voted unanimously to approve the agenda as presented.

Tenure Track Faculty Recognition

At tonight's meeting, the Board of Trustees formally recognized tenure track faculty. A reception honoring these tenure track faculty members was held just prior to convening of the regular Board meeting.

COLLEGE OF ALAMEDA

Robert Brem
Carlotta Campbell
Christa Ferrero
Steven Gerstle
Glen Pearson
Kelly Pernel
Derek Piazza
Rufino Ramos
Wanda Sabir

DISCIPLINE

Political Science
Communication
ESL
Librarian
Music
Developmental Math
ADAM
Auto-Tech
English/Basic Skills

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Trulie Salcedo Thompson
BERKELEY CITY COLLEGE

Laura Alvarez-Bollentino
Laurie Brion
Siraj Omar
Cleavon Smith
LANEY COLLEGE

Rajeev Banerjee
John Beam
Frederic Bourgoin
Arturo Davila-Sanchez
Jackie Graves
David Huie
John Reager
Inger Stark
Sydney Thomas
Michael Torres
Christopher Weidenbach
MERRITT COLLEGE

Siri Brown
Guy Forkner
Isela Gonzalez-Santana
Grace O. Idowu
Todd Johnson
Lesley Scurry

Counselor
DISCIPLINE

Counselor (Artic. Officer)
ESL
Chemistry
English/Basic Skills
DISCIPLINE

Micro-Biology
P.E./Football Coach
Math
Spanish
English
Culinary Arts (Baking)
Music
Sociology
Cosmetology
Theater Arts
English
DISCIPLINE

Afr-Am/Ethnic Studies
Real Estate
English
LVN Nursing
English
Counselor

APPROVAL OF THE MINUTES of the April 8, 2008 meeting.

On Item 32, CCTC Board elections, the record should read that Trustee Guillén cannot vote on the item.

ACTION: Upon a motion by Trustee Withrow, seconded by Trustee Riley, the Board voted unanimously to approve the minutes of the April 8, 2008 meeting as amended.

ASSOCIATED STUDENT GOVERNMENT REPRESENTATIVES REPORT

Speaker Yvonne Thompson, Laney College Associated student President shared how successful the "honoring our own" program was. She presented a number of certificates to some of our additional Peralta women leaders. She reported on a conference on student leadership that students attended. She reported on moving the dates of the student elections and its problematic effects on students. She asked for further details as to why they were postponed. Laney has an ATM machine, from which student government is supposed to receive a portion, which they have not yet received. She shared her hopes that the universal bus pass be funded by the parking lot fees.

COMMUNICATIONS FROM MEMBERS OF THE PUBLIC

Speaker Barry Luboviski from the Alameda County Building Trades Council spoke representing the local construction building units. He passed out a handout which is attached. Workers from the unions were introduced to the Board. He expressed concerns from union workers about the building trades' union agreements. He strongly supports local hire. He feels that contractors should be fined if they don't hire locally. He feels they benefit the local economy. He feels our "carve out" isn't in the best interest for local hires. He asks for an interim agreement to iron out over the next few months, and wants a working session

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to discuss the underlying issues. The Chancellor is asked to enter into a resolution of these problems for the benefit of the workers and the District, and that this issue return to the Board at the earliest opportunity. There is already a tentative agreement on the rest of the items.

Speaker Juana Alicia Montoya and two of her students wanted to give an update on the proposed BCC mural design. They are proposing a mural for the student lounge and ask for the Board's support. The students spoke on the importance of adding art to the building and to involve the entire student community in the project. They are working on fundraisers and grants for this project. They showed the Trustees drafts of the sketches. The Trustees have asked to be informed about future fundraisers as they are scheduled. President Inclan commented on this project.

IDENTIFICATION OF ITEMS TO BE REMOVED FROM THE CONSENT CALENDAR FOR DEBATE:

Item 6, Revision of District-wide Strategic Plan, Item 15, Ratification of Change Order 15, and Item 19, Increase Fees for Daily Metered Parking and Semester Parking Passes.

IDENTIFICATION OF ITEMS TO REMAIN ON THE CONSENT CALENDAR AND PULLED FOR DISCUSSION

Item 5, CIPD and Academic Senate Report, Item 7, Decision to Postpone Student Elections, Item 9, CITD office funding, and Item 13, Roof Replacement at the College of Alameda Aviation Maintenance Training Facility.

REPORTS AND PRESENTATIONS

College Program of Distinction -- Presenter: President Inclan

President Inclan presented a report regarding Berkeley City College's Program of Distinction: MultiMedia Department. A handout was distributed, which is attached. Trustee Guillén shared that Peralta is a great asset and that we're creating future community leaders, and that we need to have our alumni share their resources, funds, and talents with our current students. Trustee James shared that we should start having student assist to produce commercials with Peralta TV, as well as assisting with the student orientation videos.

Report on Solar Energy at Peralta- concept presentation with possible timeline

Vice Chancellor Ikharo made a presentation on the District's plans to partner with Chevron Energy Solutions to carry out an audit and develop a plan to reduce Peralta's energy use and to explore alternative methods of energy generation. One such idea is a bold project for solar energy generation on parking lots at Laney College, Merritt College and the College of Alameda. We spend \$3.1 million on utilities, with \$1.8 million on electricity, and \$800 million on gas and water. A question and answer period followed.

Trustee Handy is excited with this information. She's concerned that Chevron is now bringing this to us, whereas five years ago, the issue was presented by small, local businesses. Trustee James asked about safety for people and property, especially in terms of how dark our parking lot areas are. He's also concerned about conducting business with Chevron. The hope is that solar panels would hugely improve our parking lot illumination, and we hope to also add future security cameras to be monitored by the Peralta Police Services in our parking areas, as well. Many other community colleges in the state have worked with Chevron energy services. We want to reduce our expenses to PG&E, and put it back into the classroom. Trustee Guillén requested a cost-benefit analysis of this project, as well as a social benefit analysis and the impact on our community. He's interested in the useful life of the equipment, and the maintenance cost of the equipment overtime, and if maintenance will be part of the negotiated contract. Trustee González Yuen shared that we need to get in line for the solar modules, as well as tax credits, and that time is of the essence for this to

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proceed. He suggested that we press them to be our energy partners, including energy education, job development, internships, solar installation classes, contractor employment, and other areas to be a full community partner. Laney College is concerned about the loss of some of the funds from Laney parking lot, and he hopes that we can replace those funds for Laney College from some of these other avenues. Trustee Handy would like to add into the contract the issue of social responsibility, and to share our expectations with the company. Trustee Guillén feels it's important to partner with other communities, such as in the Mojave desert, and to explore getting solar farms in other regions onto our grid. Trustee González Yuen shared that this particular branch at Chevron was developed by a group of green, business, environmental activists. Trustee Hodge echoes the concerns previously shared, and is interested in seeing what this branch of Chevron is contributing to the community.

CONSENT/CALENDAR (FOR ACTION)

5. Consider Approval of Program and Course Additions, Deactivations and Changes **Presenter: Vice Chancellor Perdue**

Included for approval are proposed course and program adjustments as recommended by the Council for Instruction, Planning and Development (CIPD). The packet entitled "Curriculum and Instruction Recommendations - April 2008" contains curriculum items approved by the college curriculum committees and CIPD in April 2008. Recent changes to Title 5 now require board approval of a course prior to its being scheduled. To facilitate course and program development, curriculum materials will be submitted monthly or on an as need basis. The Chancellor recommends approval.

REPORT FROM THE ACADEMIC SENATE

6. Consider Revision of the District-wide Strategic Plan **Presenter: General Counsel Nguyen**
Consider Revision of the attached District-wide Strategic Plan. The Chancellor recommends approval.

7. Ratification of Decision to Postpone Student Elections **Presenter: General Counsel Nguyen**
Ratification of Decision to Postpone Student Elections under Board policy 4.90, the Student Elections Code. The Board Student Services committee, under advisement of General Counsel, recommended that the Chancellor to postpone student elections to allow for the proper publicity and procedures to be followed. The Chancellor recommends approval.

8. Consider Approval of On-going and New Contract – Jennifer Kennedy
Presenter: Vice Chancellor Yee

Request approval of ongoing and new contracts for Jennifer Kennedy to render consulting services for Laney Plan, Tech Prep Five Year Plan, Bay Area Regional Tech Prep Consortium Final Report (District), RFA 07-0174 Linking After-School Employment to Career Pathways grant (State Chancellor's Office), Career Advancement Academies project request for renewal (Laney). The amount to be approved shall not exceed \$20,700, which brings the contract amount above \$25,000. It is anticipated this will cover expenses for the entire fiscal year 2007-08. Fiscal Source: Grants mentioned above. The Chancellor recommends approval.

9. Consider Request for Authorization to apply for continued funding with California Community College State Chancellor's Office, Center for International Trade Development and Peralta Community College District. **Presenter: Vice Chancellor Yee**

The Center for International Trade Development (CITD) is one of the ten state initiatives administered through the California Community College's Economic and Workforce Development Program. The Mission of the Centers for International Trade Development Initiative is to advance California's economic development and global competitiveness by providing quality training and services to small to medium sized

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enterprises that are potential or current exporters or importers. The East Bay CITD (EBCITD) is one of 14 Centers located throughout the state of California and covers the four counties of Alameda, Solano, Napa and Contra Costa. In July 2007, EBCITD relocated from Vista College (previously Berkeley City College) and is now under the direct supervision of Peralta Community College's Chancellor's Office. Since July, EBCITD has been very active in the community, hosting over 30 events and serving over 1,300 people. We have repositioned the center as a visible community resource for students and small and medium-sized businesses that are interested in or engage in international trade and business. The Center has also welcomed delegations from all over the world including China, Belgium, Mazatlan, and Ghana, as well as offered courses on importing, exporting, and financing. Board committee's recommends approval of contract with the State Chancellor's Office in an amount not to exceed \$205,000. Fiscal Source: Grant from the California Community College State Chancellor's Office. The Chancellor recommends approval.

10. Consider Approval of Independent Contractor Agreement Extension – Venti Ventures
Presenter: President Cervantes

Consider approval of Independent Contractor Agreement extension for Venti Ventures to render consulting services for College of Alameda's Basic Skills Best Practices and Self-Assessment. The amount to be approved shall not exceed \$23,700, which brings the contract amount above \$25,000. Any new contracts submitted in the future will need approval regardless of the amount. Fiscal impact: None. Funding source: Fund 02, Basic Skills. The Chancellor recommends approval.

11. Consider Approval of Contract Extension with RWD Technologies, LLC
Presenter: Associate Vice Chancellor Perdue

Approval is sought for a contract extension with RWD Technologies for the period of May 5, 2008 through August 29, 2008 to assist Peralta with Development of Instructor-Led Training Courses and Web-based Training Course. The total cost shall not exceed \$331,000.00. Peralta implemented the PeopleSoft HR and Financials in 2006 due to lack of end user preparation and support. Based on the HR/Financials implementation outcome, and the success of the Student Administration implementation thus far, Peralta is including additional Change Management in the continued rollout plan for the Student Administration implementation. The Chancellor recommends approval.

12. Resolution 07/08-45, Acceptance and Retention, Re-Paving Parking Lots at Merritt College, College of Alameda and Laney College, American Asphalt Repair & Resurfacing Company, Inc. **Presenter: Vice Chancellor Ikharo**

On April 24, 2007, this Board awarded a contract to American Asphalt Repair & Resurfacing Company, Inc. for Re-Paving Parking Lots at Merritt College, College of Alameda and Laney College. The work has now been completed, and the project engineer recommends acceptance. There have been no change orders to the contract. This resolution accepts the work as complete and provides for a retention payment of ten percent (10%) of the total contract price (\$179,511.37). Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, District-Wide Projects, "Walkways, parking lots, landscaping, and handicap accessibility improvements."

13. Resolution 07/08-46, Accept Bid and Award Contract, Roof Replacement and Repairs at the College of Alameda Aviation Maintenance Training Facility – Building A, Bid No. 07-08/37, State Roofing Systems **Presenter: Vice Chancellor Ikharo**

The project consists of installation of a new Energy-Star roof, which will aid in energy conservation by lowering the temperature of the roof and building. The existing roof is leaking and past its useful life. This project involves, but is not limited to, the following:

1. Removal of unused equipment/flashings.
2. Furnish and install new insulation and retrofit board.
3. Furnish and install new roofing system with all new flashings.

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4. Furnish and install new metal terminations at designated locations.
5. New flashings on all equipment supports and duct bases.
6. Repair of existing duct work and housing.
7. Repair and coating of existing gutters.

Seventeen (17) contractors attended the mandatory site visit. A formal bid was conducted for the project (07-08/37), and a bid opening was held on April 10, 2008. Eleven (11) bids were received, as follows:

CONTRACTOR	LOCATION	TOTAL BID
State Roofing Systems, Inc.	San Leandro, CA	\$125,000
Priority Roofing Solutions, Inc.	San Jose, CA	\$125,200
Reinhardt Roofing	Newark, CA	\$141,561
Legacy Roofing & Waterproofing	Sacramento, CA	\$146,384
Petersen Dean Roofing Systems	Newark, CA	\$154,350
Fidelity Roof Company	Oakland, CA	\$181,540
IMR Contractor Corp.	San Francisco, CA	\$182,400
Pioneer Contractors Inc.	San Francisco, CA	\$186,710
Western Roofing Service	San Francisco, CA	\$197,950
Southwest Construction	San Francisco, CA	\$208,206
BEST Contracting Services Incorporated	Hayward, CA	\$220,000

The lowest responsible and responsive bid was submitted by State Roofing Systems, in the amount of \$125,000. This resolution formally accepts the bid and authorizes the contract award to State Roofing Systems for the Roof Replacement and Repairs at the College of Alameda Aviation Maintenance Facility – Building A. The project is funded from a Measure E budget in the amount of \$1,500,000 for District-wide roof repairs and replacement that was approved at the Board meeting of September 26, 2006. Funding Source: Measure E. The Chancellor recommends approval.

14. Resolution 07/08-47, Accept Bid and Award Contract, Roof Replacement and Repairs at Merritt College – Building E, Bid No. 07-08/36, State Roofing Systems **Presenter: Vice Chancellor Ikharo**

The project consists of roof replacement for Building E at Merritt College. The existing roof is leaking and past its useful life. This project involves, but is not limited to, the following:

1. Removal of existing roofing, insulation and flashings to substrate.
2. Repair of substrate as required.
3. Installation of new Title 24 insulation, cold applied built up roofing and cool roof surfacing.
4. Installation of new metal flashings, coping and terminations.
5. Installation of new details at walls, penetrations and drains.
6. Repairs to related areas.

Nineteen (19) contractors attended the mandatory site visit. A formal bid was conducted for the project (07-08/36), and a bid opening was held on April 10, 2008. Ten (10) bids were received, as follows:

CONTRACTOR	LOCATION	TOTAL BID
State Roofing Systems, Inc.	San Leandro, CA	\$258,000
Western Roofing Service	San Francisco, CA	\$262,718
Priority Roofing Solutions, Inc.	San Jose, CA	\$285,900
Reinhardt Roofing	Newark, CA	\$295,233
Legacy Roofing & Waterproofing	Sacramento, CA	\$296,341
BEST Contracting Services Incorporated	Hayward, CA	\$325,000
Pioneer Contractors Inc.	San Francisco, CA	\$337,990
Fidelity Roof Company	Oakland, CA	\$373,224
Southwest Construction	San Francisco, CA	\$408,409
IMR Contractor Corp.	San Francisco, CA	\$459,875

The lowest responsible and responsive bid was submitted by State Roofing Systems, in the amount of \$258,000. This resolution formally accepts the bid and authorizes the contract award to State Roofing Systems for the Roof Replacement and Repairs at Merritt College – Building E. The project is funded from a Measure E budget in the amount of \$1,500,000 for District-wide roof repairs and replacement that was approved at the Board meeting of September 26, 2006. Funding Source: Measure E. The Chancellor recommends approval.

15. Ratification of Change Order 15, Renovations to Buildings R and P, Merritt College, West Coast Contractors, Inc. Presenter: Vice Chancellor Ikharo

Ratification is requested for Change Order 15 to the contract with West Coast Contractors, Inc. for the Renovations to Buildings R and P (One-Stop Student Services) at Merritt College, in the amount of \$115,417. Including Change Order 15, the approved change order total to date is \$1,843,635, which is 18.5% of the original contract amount (\$9,982,000). This is the final change order on the contract. Further information on the change order items is included in Board members' materials. It should be noted that approximately 46% of the total change order amount (\$857,061) is attributed to District requested changes to the contractor's scope of work. If the District requested changes to the scope after bidding are excluded from the total, the current change order amount would be \$986,574, which is 9.9% of the original contract amount. The District requested changes include:

- Renovation of Building R and P roofs at a cost of \$205,101, which was a District request after the bid had been awarded.
- Provide and install new conduit and wiring for the telephone conduits and cabling for building R at a cost of \$71,263.
- Furnish CAT 6 cable in lieu of CAT 5e cable for the new IT system at a cost of \$80,112.
- Install a new alarm system at a cost of \$49,618.
- Provide owner required CAT 6 patch cables at a cost of \$18,391.
- Provide complete new IT system in three IDF rooms and one MDF room, including all supplemental cooling systems for independent operation, at a cost of \$154,229, which was a District requested item from the Technology Department.

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- Provide and install a new waterproof Elastomeric coating to the entire exterior of Building R at a cost of \$143,047.
- Provide and install a new fire alarm panel in order to accommodate all system devices at a cost of \$22,906.
- Provide specialized programming for the new LED displays, in order to address campus requirements, at a cost of \$6,263.
- Reconfiguration of Building P at a cost of \$73,251.
- Relocation of equipment and material from lower P while finish work was ongoing because occupancy was requested by the District, at a cost of \$3,430.
- Additional cleaning services prior to occupancy of Building P, including vacuuming of all existing ductwork, at a cost of \$4,181.
- Fabrication and installation of a safety rail at the new roof mounted chiller, at a cost of \$5,229.
- Installation of blinds at additional internal office windows, at a cost of \$573.
- Installation of temporary lock cores in Buildings R, at a cost of \$1,169.
- Acceleration costs for flooring subcontractor, in order to occupy building, at a cost of \$3,732.
- Added roof flashing on Building P, at a cost of \$14,566.

The contractor was authorized to perform the work so that the schedule would not be delayed and the sequencing of the work would not be affected. Approval was requested from the Chancellor for the change order work, and the item is now brought before the Board for ratification. Funding Source: Measure E. The Chancellor recommends approval.

16. Approval of Extended Move Management Services, Laney College Short-Term Projects, IPA Planning Solutions, Inc. **Presenter: Vice Chancellor Ikharo**

IPA Planning Solutions, Inc. (IPA) is one of the three vendors previously approved by the Board to conduct move management services for the District. Approval is requested for an extension of move management services provided by IPA for the Laney College Short-Term Projects, at a fee of \$85,340. The original proposal term ended on March 31, 2008. This amendment will provide compensation for an additional nine months of move management services, through December 31, 2008. The total fee will increase from \$64,627 to \$149,967. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College, "Classroom and facilities repairs and grounds improvements." The Chancellor recommends approval.

17. Approval of Extended Move Management Services, College of Alameda Renovations to Building A, IPA Planning Solutions, Inc. **Presenter: Vice Chancellor Ikharo**

Approval is requested for an amendment to the contract with IPA Planning Solutions, Inc. to extend the end of the contract term from December 30, 2007 to September 30, 2009. The Building A Renovation project was placed on hold in early 2007 due to construction permitting delays. (This was subsequent to approval of the original contract with IPA Planning Solutions, Inc.) The project is now underway and moving services will need to resume later next year. The term extension will allow for intermittent moves, as well as the final move back into the renovated Building A during the summer of 2009. This request is to extend the time only, not the contract amount. Funding Source: No increase in funding is requested. The Chancellor recommends approval.

18. Approval to Accept Proposal from Johnson Controls, Inc. to Provide Security Systems for the Beginner's Inn Culinary Kitchen at Laney College **Presenter: Vice Chancellor Ikharo**

Approval is requested to accept a proposal from Johnson Controls, Inc. in the amount of \$32,365.64 to provide electronic security equipment along with the installation of the security systems, programming, panel

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terminations and testing for the Beginner's Inn Culinary Kitchen at Laney College. This system is an addition and will tie into the existing Johnson Controls Security Management System, which is the District standard. Although the cost is below the bid threshold, Board approval is required because the total of purchase orders issued to JCI exceeds the threshold. Funding Source: Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, Exhibit A-1, Laney College "Equipment, technology upgrades, and facility and classroom improvements for the college's following programs: Biology, Business, Chemistry, CIS, Culinary Arts, Dance, Environmental Control Technology, Foreign Languages, Geography, Math, Theater Arts, and Welding." The Chancellor recommends approval.

19. Consider Approval to Increase Fees for Daily Metered Parking and Semester Parking Passes at College of Alameda, Laney College and Merritt College **Presenter: Vice Chancellor Ikharo**

Approval is requested to increase the fee for District parking lot meters located at College of Alameda, Laney College and Merritt College, and to increase the fee for semester parking passes as follows:

Type of Parking	Current Fee	Proposed Fee
Parking Lot Meter Fees (Daily)	\$ 0.50	\$ 1.00
Semester Passes (Fall/Spring)	\$20.00	\$40.00
Semester Passes (Summer)	\$10.00	\$20.00

Parking fees have not been increased for more than fourteen years. The proposed increases will allow the District to recover more of the costs associated with parking expenditures, such as upgrading and maintaining the college parking lots and meters. (Fiscal accounting regulations limit the use of the parking fee revenue. Revenue cannot be used for specific projects such as student government/club spending or parking security.) A survey was conducted of the Bay 10 colleges to determine what other districts charge for parking. Fees ranged from highs of \$50 per semester (College of Marin) and \$6 for daily parking (Solano) to Peralta, who charges the lowest daily fee and is among the lowest for the semester fees. (The complete table is included with Board members' backup materials.) Approval is requested to increase District parking fees and modify Board Policy 6.43 PARKING AND TRANSPORTATION SERVICES FEES to reflect the increased fees. The proposed fee increases have been discussed at the Board Facilities and Land Use Committee. As due diligence, a request has been made to Student Trustees to arrange a forum for the Department of General Services and students to discuss the proposed fee increases. Funding Source: The increased fees will provide additional funds for parking maintenance. The Chancellor recommends approval.

20. Consider Approval of Short-Term Assignments - Hiring of Non-Academic Classified Short-Term Employees on an Emergency Basis

Pursuant to AB500, attached 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.

Last Name	First name	Date of Hire	End Date	Position Title	Site
Golden-Gray	Edward	04/24/08	06/30/08	IA/DSPS	BCC
Taylor	Gregg	04/24/08	06/30/08	Lifeguard	Laney
Swafford	Daniel	04/24/08	06/30/08	Sr. Clerical Asst.	Laney

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MOTION: It was moved by Trustee Guillén, seconded by Trustee Handy to approve the Consent Calendar as presented, including items 5, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, and 20.

Speaking to Item 5, CIPD and Academic Senate Report, CIPD report and academic senate report, Speaker Bielanski offered a report and feedback that is attached.

Speaking to Item 7, Decision to Postpone Student Elections, Vice Chancellor Yee reported that he attended the recent Board Student Services committee meeting. It was noted there that there was some lack of consistency in following the election procedures and notice deadlines, with two reported as being complete, and two reported as being incomplete. The General Counsel and the committee recommended that the Chancellor postpone the process, to allow for further publicity of the elections and to set a timeline consistently. Trustees James and Hurd had asked that the elections be postponed, and Trustee James shared how some students didn't have the appropriate forms to run for office. The student services committee was concerned to hear that student needs weren't being considered on the election. There were students concerned that they didn't know about the student elections, and many students were happy to hear about the postponement. Trustee James listed some of the violations about which he was aware. He also serves as an editor of the Laney Tower. He attempted to interview some candidates and was met with some resistance, and discovered election irregularities. There was some resistance by the student services departments over the election, and there was a concern to ensure that the election was open and democratic. The Chancellor made the final decision to allow more time for students to campaign. Student services needs to be improved to unify our efforts Districtwide, and standard operating procedures need to be developed so that mistakes such as these aren't repeated. Trustee González Yuen shared that there was no dispute at the meeting that the Student elections' code was not being consistently applied, and two of the student services Vice-Presidents shared that there were problems in the process. There was no dispute that this was the right thing to do. Trustee Hurd said it wasn't an easy decision to make, but that they listened to the students, and the students felt they weren't getting access. Feedback from the students have shared that they are happy with the postponement. Trustee James felt that a student who had not previously filed could have been the opportunity to apply, but that hasn't occurred, and the student was told he could only run as a write-in. Staff needs to make the direction of these issues.

Speaking to Item 9, CITD office funding, Trustee Handy asked where this program is located at this time. It's operating through the Chancellor's office with a grant through the World Trade Center, which is located offsite. The programs are being held on the campuses under CITD. The Chancellor can ask for a presentation at a future Board meeting. Trustees would like to know more about future CITD events.

Speaking to Item 13, Roof Replacement at the College of Alameda Aviation Maintenance Training Facility, Trustee Withrow asked if we own this building. President Cervantes answers that we own the building, but we probably don't own a ground lease. He asks if there is sufficient time under the lease to amortize the cost of the roof. The roof will be intact for the next 10-15 years, which is covered as district property under the current lease. The exact dates of the lease will be provided to the Board.

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ACTION: The motion to pass the consent calendar passes unanimously.

Speaking to Item 6, Revision of District-wide Strategic Plan, Vice Chancellor Yee legal counsel and Trustee Withrow would like to receive provisional approval before the Accreditation visit, with the details to be discussed later.

MOTION: There was a motion by Trustee Gulassa, seconded by Trustee Guillén, that the interim version be approved, and that Trustee Withrow serve as the Board's representative to finalize the document.

All Trustees are asked to give their comments to Trustee Withrow as the document is revised. The Board wants to document to be a living document that is continually revised. Trustee Withrow feels that the revisions will be done shortly.

ACTION: The motion passed unanimously.

Speaking to Item 15, Ratification of Change Order 15, Trustee Withrow expressed concern about the cumulative 18.5% in change orders. The law defines that we can't exceed a ten percent change order threshold.

MOTION: There was a motion by Trustee Withrow, second by Trustee Riley to acknowledge, not approve, that this has occurred, with guidance to the Chancellor that we incorporate the necessary procedures and process, such that we don't get caught in this type of situation again.

Legal counsel won't sign approval for change orders over ten percent. Vice Chancellor Ikharo explained that this was an old project that started five years ago. The issues of practicality must also be evaluated, and to do otherwise, such as re-starting the bidding process, would have cost the District more and caused terrible delays. The company has already been paid. Trustee Guillén doesn't know the legal significance of an acknowledgement. On principle, he feels this motion sends the wrong message to contractors and our institution. Trustee González Yuen appreciates knowing the history of the item. He feels that our process of design, bid, and build should be re-evaluated, with alternatives evaluated, with no criticism meant to staff. Dr. Ikharo shares that there won't be any such change orders in the future, and that many components went wrong in this particular case. The architect of this project did not do due diligence to ensure that the drawings submitted was comparable to reality of what was going on on the ground. One item after another was not well-thought out or planned, and the product delivered was poor. The end user should also not add to the project during the project. Once it has been signed off, then the colleges can't add issues. There will be appropriate time for input before the project, and other departments, such as IT, also need to be involved from the start.

ACTION: The motion passes. Trustee Guillén voted no.

MOTION: There was a motion by Trustee González Yuen, second by Trustee Riley to pass Item 19, Increase Fees for Daily Metered Parking and Semester Parking Passes.

Minutes: Board of Trustees Meeting, April 22, 2008

Trustee James is wary of any increases and taxes on students, however he's aware of the costs associated with the parking lot fees. He shared portions of sections 76361 and 76360 from the Education code about transportation fee limitations. He feels if this increase is a source of funds for the AC Transit bus passes, that these codes indicate a problem. He notes there is a threshold of \$60 that could be applied to transportation, and he's concerned that that would only leave \$20 after the \$40 month fee going to transportation. He appreciates past boards that didn't want to levy this tax on students. Chancellor shares that we make more money off of parking tickets than off of parking lot fees, which are both \$40. Trustee Hurd shares that the students have not yet been allowed enough time to discuss this item, and that perhaps the issue should be tabled. Trustee González Yuen feels we are massively subsidizing the cars that come into our lots, and that it's time for those who drive their cars to contribute to the fees. Trustee James feels that Merritt college student voices weren't heard on this issue.

Dr. Ikharo shares that we don't cover our expenses on the parking lots, and that our costs for paving and lighting issues is over \$1 million dollars. The meters are old and need updating. Survey information from other districts was provided to the Trustees, and our costs are the still low for our students.

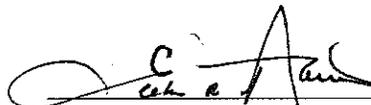
ACTION: The motion passes. Trustees James and Hurd vote no.

Reports

The Chancellor and the Colleges have no comment due to the late hour in the evening.

Trustee Guillén invited everyone to the Foundation golf tournament on April 25th and to celebrate Linda's birthday. There is an upcoming Hispanic affairs council lunch in Newark. The listening sessions asked that the policy be changed to increase charges we make for our facility rentals. Trustee James testified at a hearing for Peralta transportation affordability act, which passed in the legislature. Trustee Hurd shared that there was a rally at the State capital on April 21st with wonderful attendance. Phones were made available on the bus for the students to call their legislators. President Inclan invites people to the BCC open house on April 27th.

ADJOURNMENT: Time: 10:04 P.M.



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