Dear West,

For those of you who could not attend the recent Town Hall meeting on December 6, I wanted to provide a recap.

DECEMBER 2010: TOWN HALL RECAP

- Revised Construction Budget are On Track
- Build-LACCD Weighed in on Causes of Over Commitment
- College Budget Update - $1.6 Million Over Budgeted & The Plan
- Permanent Presidential Search
- Power & Internet Outages

BUILDING PROGRESS

All in-progress projects are currently running within their budget allocations.

Math/Science Building: Turner has submitted this building for LEED Gold status.

General Classrooms & Student Services Buildings: Construction is progressing well. The facades are nearly complete. Utilities are installed in General Classrooms and dry walling and some finishing has begun in both buildings. The plan is to complete both buildings in late Spring 2011 and begin move-in next summer.

Teaching Learning Center: Excavation and compacting of the soil is complete. We are awaiting DSA’s approval on the foundation before we can proceed further.

Central Plant: This building is located behind MSA. The first phase of construction is complete. Among other features, it houses a cooling unit that produces ice during off-peak hours. That ice is then used to cool buildings during peak hours which creates a significant power expense savings for the college. The second phase of work on the building is being scaled back appropriately to fit the needs of the scaled back construction program.

The Road: We have cleared the hurdles with the County to open the road. Temporary mud slide barriers in place will be replaced with a permanent wall. Currently, we are awaiting paperwork from Southern California Edison regarding access to their utilities. When that is finalized, we should be able to open the road. We have no firm date on when that will be but it is expected soon.

We have settled with the owners of the property we acquired through eminent domain. The settlement was for $4.5 million which is a bit of a savings over what we had anticipated paying. Additionally, the LACCD Board of Trustees is anticipated to approve the beginning of the process needed to sell the 10000 and 10100 Jefferson properties on either side of the road. The minimum asking price is expected to be $40 million. The process begins with advertising the intent to sell the land in newspapers for 3 weeks to allow for public comments. First rights to purchase the land go to other public agencies. If none are interested, the land is available for sale to any party. In any case, we can ask for fair market value.
BUILDING BUDGET & SPACE INVENTORY
As pointed out earlier, all projects in progress are currently projected to be completed within their allocated budget. Our remaining funds are still $21 million. On January 27, Turner will submit its recommendations to the Building Program Management Committee as to how the remaining $21 million is to be spent and where a number of programs are to be located within proposed new buildings and existing buildings. They are working with user groups, program directors and the deans to create their recommendations. The $40 million expected from the sale of the Entrance Road property is not being considered at that time.

BUILD-LACCD’S RESPONSE ON WEST LA COLLEGE BOND BUDGET
The District, Build-LACCD and West were asked to document, from each perspective, what led to the $123 million over commitment and what steps are being taken to get back on track. Dr. Joyce created West’s response with input from BPMC and the College Council, and it had been submitted to the District. The response document from Build-LACCD was shared with BPMC and the College Council. Some factual errors were noted and will be sent to Build-LACCD with a request to amend their document. Significant learning that came from their document included the fact that oversight of the bond funds had been decentralized in 2007 from the District and Build-LACCD to the colleges. The responsibility to monitor and track the budget now falls to the college CPM. Additionally, West was the only college to decline budget oversight assistance from the District’s program management firm Build-LACCD. This summer, Jim Walker replaced the previous CPM who was dismissed.

COLLEGE BUDGET
Chancellor LaVista reported that there is no good news for the State budget on the horizon. The State currently has a $25 billion shortfall which translates to a $200 million shortfall for the California Community Colleges. West is currently $1.6 million over budget this year. We anticipate some money for growth and some from the District’s reserves to compensate for increased benefit expenses; however, we are in a wait-and-see mode until February 2011. At that time, we should know what funds can be expected and begin to shrink our deficit.

Next year, we must tackle our budget differently. Rolling over this year’s budget will not be appropriate given the fact that financial problems in the State will persist. We must be ready to budget for what is essential (can not do without).

As I stated in the Town Hall meeting, I have seen this campus work collegiately through tough circumstances. I have every confidence that you will face the budget challenges with your characteristic collegial problem solving putting students first.

NEW PRESIDENT (this was covered in College Council, not the Town Hall)
Fran Leonard, College Council chair, made it clear to the District that the campus wishes to be involved and help shape the selection process from the beginning. The search process is expected to begin in Spring 2011.

INTERNET AND POWER OUTAGES in conjunction with construction may occur throughout January. Notice of exact dates will be circulated when available.

DATES TO KNOW: Campus Closed Dec 23 -26 & Dec 29 – Jan 2

Together Forward,
Rose Marie Joyce, Ph.D.
Interim President