COLLEGE CITIZENS’ OVERSIGHT COMMITTEE
MEETING MINUTES
Thursday, December 16, 2010
11:00 a.m., President’s Conference Room
9000 Overland Avenue
Culver City, CA 90230

Present:

Members:
Elliot Axelband, Senior Representative
Kate Barlow, Taxpayer Representative
Eloise Crippens, WLAC Representative
Joel Forman, Business Representative
Michelle Long-Coffee, WLAC
Ahmed Mohsin, Student Organization Representative
Gerry Sallus, Foundation Representative

Ex Officio:
Rose Marie Joyce, WLAC
John Oester, WLAC

Guests:
Steven Jacobson, Turner Construction, Resource
Jim Walker, Turner Construction, Resource

Absent:
Charles Herbertson, City Representative

Rose Marie Joyce called the meeting to order at 11:05 AM.

1. **Welcome:** Committee members introduced themselves. Rose Marie announced that the search process for West’s president position will be started in the spring. She gave an overview of the meeting agenda and introduced Jim Walker from Turner Construction, the new College Project Manager (CPM), who joined the project in late July 2010.

2. **Overview of Building Program:** Jim gave an overview on the college bond construction projects. The Recap of A/AA and J Construction document showed projects that are complete, under construction, approved, reprogrammed or on hold.

   The opening of the new road is still pending for the LA County approval related to easement with Southern CA Edison. The County also requires a 4-6 feet high landslide wall being built to prevent the slope from falling onto the road.

   Elliot Axelband brought up the traffic control and construction schedule management issues. With the North Parking Structure project on hold, future decision will have to be made; so that the College can meet the SEIR requirement on parking. Currently the North parking structure is put on
hold due to insufficient budget; however, when more money is available in the future, the project will be reconsidered.

3. **Visual Overview:** Committee members did a brief overlook of the General Classroom Building (GCB), Student Services Building (SSB), and the Teaching and Learning Center (TLC), and toured the Math and Science Building (MSB).

4. **Report on Building Project in Progress:** The CPM Jim Walker reported on the status of the General Classroom and Student Services buildings. He showed photos of the interior and the exterior of the current building projects.

Rose Marie announced that the LACCD Board of Trustees in its December 15 meeting had taken an action to sell the properties on 10000 and 10100 Jefferson Blvd. which were acquired for the construction of the new access road. As stated in the Settlement Agreement with the City of Culver City, the Home Owners Associations (HOA) requested the opportunity to review the Request for Proposals (RFP) on development of the 10100 Jefferson property. Turner, the District and the College are working closely with a consultant to make sure that the steps taken are in compliance with the terms in the Settlement Agreement.

5. **Budget Update:** J. Walker distributed and reviewed the *Budget Update* (Draft/Working Document). Estimate shown for the completed/continuing projects is expected to bring the projects back within the budget. Contingency has been accounted into the estimate.

A question was raised regarding the construction plans exceeding the budget. Rose Marie explained that the former president had considered money coming from other sources. Only the original budgeted amounts from Measures A, AA, and J are being used for current planning. The College has a current balance of $21M for reprogrammed projects. The College uses bond funds for expenditures that fall within the Bond Use guidelines.

The increase in maintenance needs was acknowledged. It is an issue of concern District wide. The College will have to cover the costs using its operating budget; no Bond funds can be used for operations.

On a positive note, the Motion Picture and Television Production (MPTP) program is on board with getting a scaled down building to replace the original Watson Center design. The staff has been working with Turner staff on the design of the scaled down Watson II to focus it on a craft training program education rather than an entertainment center.

Turner Construction is working closely with Build-LACCD and its support services in acting as an agent for the College. Costs for Build-LACCD and their support services are regulated by the District.

6. **Space Planning:** A list of projects yet to be scheduled was distributed. The College through its participatory governance process will prioritize which projects will move forward.

7. **Bylaws:** A copy of the Bylaws was handed out to each CCOC member. Members inquired as to the availability insurance for CCOC members. Rose Marie will make an inquiry to LACCD Legal Counsel and report back at the next meeting.
Dr. Joyce addressed some HOA related questions regarding traffic flow from College Blvd. (new entrance) and Overland, parking issues, and usage of College Blvd. as a cut-through route to Overland. Dr. Joyce assured the committee that the College will continue with the required mitigations as delineated in the SEIR.

Dr. Joyce responded regarding the issue of Culver City bus service. Last summer, the former president, in an effort to be responsive to the surrounding HOA, agreed to discontinue the bus service on campus. There were no summer classes at that time. The bus line has been running continuously for 30 years (the HOA have been in residence for about 20 years.). Michelle Long-Coffee added that the College was able to utilize shuttle buses using the bond funds during the construction of the South Parking Structure. With the funds no longer being available, the shuttle service had to be discontinued. The discontinuation became a significant concern for our students’ safety and convenience. That was why the College decided to bring back the bus service to campus. The College negotiated with the HOA through the City. As a result, mitigation measures were taken, e.g., the buses are no longer going to Stocker Street.

8. **Review and approve proposed meeting dates for 2011 (Third Thursdays at 11 AM):** The Committee approved April 28, 2011, at 11:00 AM as the next meeting dates. The subsequent meeting dates will be determined at the April meeting.

9. **Announcement: LACCD Whistleblower Hotline:** Flyer on the new LACCD Whistleblower information was distributed.

The meeting was adjourned at 1:10 PM.