Present:

Members:
Elliot Axelband, Senior Citizens’ Representative
Kate Barlow, Taxpayer Representative
Eloise Crippens, WLAC Faculty Representative
Charles Herbertson, Culver City Representative
Rose Marie Joyce, WLAC (Ex Officio)
Ahmed Mohsin, Student Organization Representative
Gerry Sallus, Foundation Representative

Resources/Guests:
Jim Walker, Turner Construction, Resource

Absent:
Joel Forman, Business Representative

1. **Welcome**: John Oester called the meeting to order at 11:50 AM and welcomed everyone.

2. **Approval of Meeting Minutes**: M/S/P: to approve the minutes from December 16, 2010, meeting as presented.

3. **LA Times Article**: Jim Walker pointed out to the claim made by the *LA Times* in its April 7, 2011, article that West “spent $39 million to design and start construction of four major buildings...then scrapped the projects...It lost $10 million more to mistakes in the management of renewable energy program.”

   The statement was incorrect. The $10 million referred to for renewable energy program actually was a District project and not West. Jim continued with giving a breakdown of the design and start-up costs on the canceled Watson and Allied Health projects that came up to approximately $16.3 million rather than $39 million. The costs for North Parking Structure project were not considered wasted because the college owns the design and when money becomes available in the future, the project can be built. At this point, it was unclear as to what source was used by the *LA Times* to come up with the number. One of the *LA Times* writers attended an internal Building Program Management Committee (BPMC) meeting (January 27, 2011) where a draft document was handed out as informational document for the members. The *Times* may have used the draft information for the article.
President Rose Marie Joyce regretted the exaggerated, unflattering image of the college painted by the LA Times articles. The college and District were pursuing the LA Times to do a correction. The LA Times have requested more copies of emails and documents pertaining to the issue. President Joyce also shared information about the District Building Program Review Panel. She stated that while the LA Times exaggerated the poorly spent construction funds at West, funds were misspent and going forward improved management will be necessary.

4. **Overview of Building Program**: Jim Walker showed photos of the various building projects to members and gave status updates. The Teaching and Learning Center (TLC) (design-build team: FTR International and Leo A. Daly) was waiting for the last permit from DSA to continue construction.

Charles Herbertson asked about what measures have been put in place to avoid the over commitment issue to occur in the future. President Joyce explained that among other things she, VPAS, and Facilities Manager meet with Turner CPM and staff on a weekly basis; ongoing budget report is produced on regular basis; closer review on paper work is done by the president and VPAS; and regular update is presented to the BPMC that also gives feedback and makes recommendations to president on projects. At the District level, LACCD Executive Director of Facilities Planning and Development and BuildLACCD Project Manager are monitoring the projects more closely. URS known as BuildLACCD manages the bond construction program.

Elliot Axelband commended President Joyce for taking positive steps and her transparent leadership style. He explained that he had been invited to attend CCOC meetings over two years ago by the prior administrator but to his knowledge the December 16, 2010, meeting was the first one that had been held. Kate Barlow commented that her experience was the same. Axelband further explained that under an MOU that existed between WLAC and the signatory HOAs, similar meetings were to be held every six weeks, but these were sporadic, none were held in the last six months of the prior administrator’s tenure, and construction details that were to be provided per the MOU were not provided.

Jim went over the Phase I Projects (Alternate B). The projects on the list were identified through a West internal participatory process. The total is estimated at $21 million.

Eloise Crippens suggested that the college installed security cameras for safety reasons. John Oester shared that there is a District-wide task force that addressed security issue and recommended that the college should wait for the task force to identify projects.

5. **Budget Update**: Turner, BuildLACCD and District went through a comprehensive budget review and confirmed the $21 million balance and that the contingencies set aside for these projects are appropriate, that is barring surprises, funds are available to complete the identified projects.

**ACTION:** Elliot requested the planned and actual schedules for the construction program as a whole, and its significant projects, as well as the planned and actual budgets for them, as well as an explanation for any significant schedule and budget differences between planned and actual.

6. **Parking Issue**: John Oester reported that the campus currently has over 2,000 parking spaces, and the current need is approximately 1,325 on a typical day during the regular semesters. With
enrollment for the coming year projected to decline, 1,270 spaces will meet the parking need. With the North Parking Structure, the college will have 2,623 spaces. Without the North Parking, the campus will have 2,124 spaces with the removal of the A Bungalows. The college will have sufficient parking and meet the EIR requirement for parking until year 2021. In addition, as a reserve, the soccer field can hold 450 cars.

The question on 10100 Jefferson property was brought up. The college and District are still exploring the possibility of selling depending on the result of the appraisal on the value of the property, the decision to sell may be postponed until the value rises. The District is seeking for a fair market value. No interest has been expressed by potential bidders.

There is no update on the Campus Airport project (located on the corner of 98th Street and Sepulveda). A small portion of the $40 million bond money allocated for the development (District owns the property) has been used to explore possibilities. There is currently a long-term lease contract for parking use on the site. The District has submitted a large proposal to the Federal Government for funds to rehabilitate the building on this site that will use funds earmarked for this purpose.

7. **Proposed meeting dates:** The next meeting will be held on August 11, 2011, at 11:30 AM to 1 PM in the Winlock Lounge.

The meeting was adjourned at 1:17 PM.