A. Board Study Session

1. Call to Order, Roll Call and Adoption of Agenda

The meeting of the Board of Trustees of the Marin Community College District was called to order at 4:45 p.m. by Board President Treanor in the Internet Café at the Indian Valley Campus, all members having received notice as prescribed by law. All publicly elected Trustees were present except Trustee Kranenburg, Trustee Dolan, and Trustee Long, who participated by teleconference from Tampa, Florida.

M/s (Brockbank/Hayashino) to approve the agenda as printed. The motion passed unanimously (5-0) with an advisory aye vote from Student Trustee Tam.

2. Citizens’ Request to Address the Board on Non-Agenda Items

None.

3. Modernization Workshop

a. Project Stabilization Agreement (PSA) Study: V-Anne Chernock, Director of Modernization, introduced Jeff Gee, Program Executive for Swinerton Management & Consulting, and attorney Mike Vlaming of Scarth-Lyons & Associates, who led the Board through a discussion on a sample PSA. Mr. Gee and Mr. Vlaming asked Board members to reference the Chabot-Las Positas Community College District agreement in their packets. Mr. Gee and Mr. Vlaming reminded the Board that this was not a workshop to discuss negotiation points, but rather was an informative discussion as to how a PSA might work at College of Marin. Mr. Vlaming reviewed each article in the agreement and noted where there might be room for additions specific to College of Marin. Trustees were allowed time at the conclusion of the presentation for questions and comments.

b. Follow-up to Issues with IVC Main Building:

i. Rich Graziano, Program Manager for Swinerton Management & Consulting, presented answers to questions on the foundation for the main building at IVC. He distributed a map of the campus with geologic descriptions of the conditions of the various soils throughout the campus. This map noted some of the original boring locations from soil studies in the 1970’s, as well as those from the soils study completed in May. Mr. Graziano specifically
noted that there were no specific findings as to soil quality in the current parking lot (the site of the main building at IVC), and that it is believed that this site was used as a parking lot because it was a flat space. Mr. Graziano also distributed a handout called “IVC Main Building Preliminary Schedule - Fast Track Compared to Standard Design Submittal to DSA.” This chart noted the time that has been saved by running schematic design and the final soils study simultaneously.

ii. V-Anne Chernock, Director of Modernization, addressed feature selection, funding sources for additional foundation costs, and window options with Board members. Board members were given the opportunity to discuss optional aesthetic features for the building. The circular balcony and wind turbine were left on the table for discussion. It was suggested that the balcony be designed as a bid alternate and that a stub for the wind turbine be designed. Director Chernock reported that they have put together nearly $500,000 of left-over money from completed projects which can be used toward the additional costs of the IVC main building foundation. Director Chernock gave a report on the benefits of non-operational windows. She distributed a handout prepared by AlphaTech that supported the position. From a LEED standpoint, it was reported that we get one point for operational windows and seven points for fixed windows. Board members present agreed to proceed with the fixed-window design.

c. Process Changes: V-Anne Chernock, Director of Modernization, reported that the Modernization Department is making changes in the way that they report information to Board members. Changes will be made in reporting all future sub-consulting agreements, specifically naming all contractors and future professional services contracts and amendments. Changes will also be made in reporting budgets, expenditures, schedules, and sequence changes brought to them for approval.

d. Criteria for Allocation of Reserves: Board members were asked to set criteria for using reserve funding. Trustees were in agreement that they did not want to consider using reserve money for anything until it is determined whether or not College of Marin will be approved for funding through the state for the Gateway Building. Director of Modernization V-Anne Chernock discussed other funding options with Board members, which included (1) reducing the scope of the project, (2) reducing the scope of another project, and (3) canceling a project.

4. Other Action Items

M/s (Long/Brockbank) to approve the projects and contracts for the Summer 2007 Bond Projects listed in the Board of Trustees’ packet. The motion passed unanimously with an advisory aye vote cast by Student Trustee Tam.

5. Adjournment

M/s (Brockbank/Long) to adjourn the meeting. The motion passed unanimously and Board President Treanor adjourned the meeting at 9:50 p.m.