

COLLEGE OF
MARIN

**Board of Trustees Special Meeting
November 1, 2010
Minutes**

A. Special Meeting

Call to Order and Roll Call

The Board of Trustees of the Marin Community College District met in the Deedy Staff Lounge on the Kentfield campus, all members having received notice as prescribed by law. Board President Long called the meeting to order at 4:50 p.m. All publicly elected Trustees were present except Trustee Namnath, who participated by telephone from Davis, California. Student Trustee Parker was absent.

Public Comment

George Adams, COM track and field coach, advocated for a new, state-of-the-art track which would enable us to host community college and invitational track meets. This would help us recruit high school athletes and raise money for equipment. He wants us to have a first class facility for the whole community and also suggested cross-curricular use of the track (combining nursing and health programs with our athletic programs).

Brian O'Connor commented on information in the Board packets, asking for clarification of the statement "a tier 3 structural analysis revealed that Austin does not meet the life safety performance objective." He said it was shocking to find out that ASC is in such need of repair. He asked if increasing the size of the New Academic Center (NAC) would trigger the EIR. When he read the conclusion page of the Measure C Bond Program presentation he noticed that we stated that we needed to request input and feedback from academic and operational groups on campus and said that one group is missing – the public.

Dixie James, speaking on behalf of Special Olympics, stated that Special Olympics athletes have used our track for decades and that our track provides inclusion for them and helps them maintain their independence. She stated that she hopes the Board will complete the renovation of the track.

Joan Bennett echoed some of Brian O'Connor's comments and asked for an explanation of tier 3 structural analysis and also for the basis and standard for the rule of thumb that when the modernization of a project exceeds 50% of the replacement cost, then a new building should be considered. She also asked how many bids (and the range of the bids) have been obtained for renovation of the track and seismic upgrades to the Austin Science Center.

Vivien Bronshvag commented on the parking report in the Board packets. She stated that she served on the parking task force and that they never had a final meeting that she was aware of and that she never saw a final report. Ms. Bronshvag questioned the 42% overall average occupancy figure in the Kentfield Parking Mitigation Report and suggested that the parking task force be reconvened.

Board Study Session – Measure C Modernization Program

President Harrison stated that this Study Session was designed to answer questions about the Austin Science Center, the Child Development Center, the parking situation, and renovation of the track. He commented that we are not in a bidding situation on the track and that Abey Arnold Associates, Landscape Architects gave us the four cost estimates (in the Board packets) for renovation of the track.

Leigh Sata of Swinerton Management & Consulting gave a presentation (copy attached) on the Measure C Bond Program, focusing on options for use of the Austin Science Center (ASC) and answers to design and construction questions related to the Child Development Center (CDC).

He stated that a tier 3 structural analysis done by licensed structural engineers a few years ago revealed that the ASC has structural issues. When this type of structural analysis is done a plan has to be put forward to either renovate the building or show what you will do in the future to demolish or remove the building from service. A decision was made a few years ago to take the ASC out of service, use it as swing space and then demolish the building, so that is our current plan. We don't have to renovate the building to use it as swing space.

The tier 3 structural analysis revealed that the ASC does not meet the life safety performance objective and as a result seismic, ADA and life safety upgrades, and paint and patch at the seismic work are required in order to preserve the ASC for future use. The estimated cost to upgrade the ASC is \$13 to \$19 million. Mr. Sata asked for more time to develop detailed cost estimates if the Board wants to pursue upgrading the ASC. A question that needs to be addressed is whether upgrading the ASC at a cost of \$13 to \$19 million is the best use of funds.

Pending issues requiring input from the Board and academic and operational groups

on campus include:

- Classrooms – how many?
- Austin – upgrade or remove?
- New Academic Center (NAC) – downsize or increase size?
- Portables – remove if possible
- CDC – location, scope and size?
- Program Extension – funding required

Additional time is required to conduct more detailed analysis and to develop sound and acceptable solutions.

Board members wanted to make sure the ASC is currently safe to use as swing space and were told that, like many buildings in the California community college system, it does not meet code requirements and needs to be upgraded. President Harrison reiterated that we don't have to do anything to the building to use it as swing space, but if we change the use of the building that could require DSA approval. If we do any work on the building we will have to bring it up to code. He explained that once you have a structural study of the type we had that declares a certain deficiency, there is a liability exposure if the deficiency is not addressed.

With regard to the Child Development Center (CDC) Leigh Sata stated that the modernization team has identified a location and a size and scope that they think is appropriate to the program. Modular, pre-fabricated construction is under consideration. The current facility in the basement of the Administrative Center is non-ADA accessible and is inadequate to meet programmatic needs. The proposed new center is 5,000 square feet in size and will include a standard size classroom and adequate outdoor play space. Alternative construction techniques and project location can be explored if desired by the Board. The project is on hold pending additional design fees to complete the programming phase.

Trustee Namnath expressed sticker shock at the cost of this Child Development Center, thinks construction costs could be lower, and said he wants more direct comparisons with costs at other academic institutions. He submitted information (copy attached) on day care center construction costs in San Rafael which he researched.

Trustee Long expressed concern about having enough classroom space in the future. President Harrison commented that we are currently working on enrollment projections and that there is currently no good projection calculation model in the state. He distributed COM enrollment projection figures for 2010-2013 (copy attached) based on the Chancellor' Office Projection Calculation model which indicate a decline in FTES.

Board members were given a report (copy attached) on the Child Development

Program prepared by Lyda Beardsley, Peggy Dodge and Laura McCarty in response to questions submitted by Board members. The Trustees thanked staff for preparing this report and said they would review the information.

Public Comment

Peggy Dodge, COM's ECE Coordinator, commented that she has been reading the bond language and that references to upgrading job training and increasing classroom facilities encompass the ECE program. She brought copies of three years worth of Program Reviews for the ECE Program and commented that the CDC is integral to the instructional ECE Program. To clear up a misconception about the Gateway she commented that she was in the user group for the CDC and stated that it was decided early on that the CDC would be placed somewhere other than the Gateway because of the need for outdoor play space.

Nancy van Ravenswaay, a retired educator and a member of the League of Women Voters, commented that she is convinced that what our ECE program here embodies is a wonderful role model that needs to be extended farther and farther. She urged the Board to continue to support this program.

Sara McKinnon, Academic Senate President, stated that over the past year the Board has on numerous occasions appeared to take the opinions of community people who have no stake in the success or failure of this college over the counsel of our staff and faculty. She reminded the Board that COM has a participatory governance system and integrated planning system. This planning and resource allocation model is required by WASC and the Board is to abide by these policies. Planning is to be evidence based and to follow the participatory governance channels until final recommendations are made to the Board. Title 5 also dictates that the Board rely primarily on the Academic Senate regarding academic and professional matters. Ms. McKinnon asked the Board to support academic achievement and student access through COM's amazing Early Childhood Education Program. A copy of her statement is attached to the minutes as part of the official record.

To clarify the classroom issue Sara McKinnon stated that Dr. Dunmire's study includes lecture classrooms across the Kentfield campus in all buildings except the Performing Arts Building and the science labs.

Lyda Beardsley, Director of COM's Child Care Programs, commented that the proposed increase in square footage of the Child Development Center (CDC) includes a classroom for ECE and other students, offices for the director and core faculty, and a room for students to do curriculum development. These things are currently spread out on other parts of the campus and could be combined in one area under this proposal.

Tim O'Rourke advocated for track renovation, noting that our Academic Senate has asked for a track for the students and defined it as an academic issue. He stated that the track has to be funded if it is needed for students.

Mimi Willard urged the Board to consider the Mondo Track Surfacing approach to renovate the track. She commented that it is the most expensive of the estimates given to the Board for information but that it has a better warranty and lifespan and would be the most cost effective. She urged the Board to fully fund the track so that it can be renovated during the summer of 2011. She thinks there should be funds available from Measure C savings to fund the renovation.

Sunny Blende stated that we need a fully functional track and appealed to the Board to allocate money from Measure C to renovate the track.

Earl Downing, a high school track coach, asked the Board to consider funding renovation of the track as soon as possible. He commented that a lot of high school students in the area participate in track and field and need to be able to continue their education and athletic activities at COM.

Greg Hanna asked the Board to support renovation of the track and field facility and to consider his ideas about offering collaborative programs such as exercise physiology, physical therapy assistant training, exercise rehabilitation, and healthy lifestyle education that would use the PE facilities and track and field for the education of the students and community health. A copy of his statement is attached to the minutes as part of the official record.

Margaret Kettunen Zegart stated that she thinks the track should be kept and that she hopes the surface will be biodegradable and that we will consider environmental impacts. She thanked the Board for the handicapped parking spots by the Fine Arts Building and asked if there will be some by the new Fine Arts Building. She commented that public transportation coordination with the campus is almost nil and many students can't afford parking fees.

Jon Gudmundsson commented that the Board should take a look at the condition of the Austin Science Center. He stated that the new science building will have a steel frame and be much safer than the old building. Mr. Gudmundsson stated that he would appreciate working in a building that won't fall down during an earthquake.

Diane Ascher stated that COM had an amazing track team last year and won several medals. She commented that we can't get into a lot of track meets because you have to host in order to be invited. She stated that her scholastic abilities improved when she started participating in track and that she

understands the mind-body connection. Ms. Ascher hopes that we will renovate the track.

President Harrison stated that he thinks staff can come up with a win-win set of solutions and find a way to move the final project forward in the best interests of the students. He stated that more time is needed to do cost estimates and see where money can be reallocated. Answers to questions about the number of classrooms needed, how to handle portables, what to do with the Austin Science Center, and the feasibility of moving classes to IVC need to be answered.

Adjournment

M/s (Hayashino/Kranenburg) to adjourn the meeting. The motion passed by a unanimous vote of 7-0 and Board President Long adjourned the meeting at 7:45 p.m.