

AGENDA  
Special Meeting  
BOARD OF TRUSTEES  
STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704  
4:00 p.m., January 20, 2000

- I. Call to Order
- II. Introduction of Guests
- III. Reports of Chancellor and Staff

A. PRESENTATIONS

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|--------------------------------|--|
| 1. Districtwide Facility Needs | Judith Redwine/Staff                       |
| 2. Madera Phase IB Review      | Jon Sharpe<br>Ed Darden, Project Architect |
| 3. Clovis Center Status        | Jon Sharpe                                 |

B. GENERAL

- |   |         |            |
|---|---------|------------|
| 1. Consideration to Approve Purchase of Relocatable Classrooms, Reedley College                                 | [00-26] | Jon Sharpe |
| 2. Consideration to Approve Purchase of Relocatable Classrooms, Vocational Training Center, Oakhurst Center     | [00-27] | Jon Sharpe |
| 3. Consideration to Approve Purchase Agreement, Julio and Marion Pistoresi and the County of Madera             | [00-28] | Jon Sharpe |
| 4. Consideration to Ratify Creation of Madera Center Avenue 12 Maintenance District                             | [00-29] | Jon Sharpe |
| 5. Consideration to Approve Submittal of Initial Project Proposal, FCC Vocational Training Center Modernization | [00-30] | Jon Sharpe |
| 6. Consideration to Approve Submittal of Initial Project Proposal, FCC Technical and Industrial Modernization   | [00-31] | Jon Sharpe |

B. GENERAL (continued)

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|---|---------|------------|
| 7. Consideration to Approve Summittal of Initial Project Proposal, Clovis Center  | [00-32] | Jon Sharpe |
| 8. Consideration of Resolution Authorizing Submittal of Final Project Proposal, Reedley College Learning Resource Center Addition | [00-33] | Jon Sharpe |
| 9. Consideration to Approve Submittal of District's Five-Year Construction Plan   | [00-34] | Jon Sharpe |

IV. Closed Session

- A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Introduction of Litigation pursuant to subdivision (c) of Section 54956.9 (one potential case)
- B. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to subdivision (b) (2) of Section 54956.9 (one potential case)
- C. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9 (one potential case)

V. Adjournment

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The Board chairperson, under Board Policy 9320.1, has set a limit of three minutes each for those who wish to address the Board. General comments will be heard under Agenda Section Delegations, Petitions and Communications at the beginning of the meeting. Those who wish to speak to items to be considered in Closed Session will be given the opportunity to do so following the completion of the open agenda and just prior to the Board's going into Closed Session. Individuals wishing to address the Board should fill out a Request Form and file it with the Vice Chancellor-Personnel, Dr. Padden, at the beginning of the meeting.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Purchase  
Relocatable Classrooms,  
Reedley College

ITEM NO. 00-26

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EXHIBIT: None

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Background:

In the past several years, the Board of Trustees has approved the purchase of relocatable classrooms at various District locations by piggybacking from a valid bid through the Mariposa County Unified School District for purchase from Design Mobile Systems, Inc. By piggybacking these relocatable purchases, the District has been able to obtain advantageous pricing from a larger quantity purchase and has expedited the acquisition of these buildings. While the Mariposa County bid is still valid and cost effective, an additional bid has been identified as meeting the educational needs of the District. This new bid, available through the Newhall School District, offers several floor plans from Aurora Modular Industries that are unavailable through our current provider.

In December 1999, the Board of Trustees approved funding from additional General Fund monies for three (3) relocatables at Reedley College. The relocatable classrooms from Aurora Modular Industries have been identified as meeting the educational needs and site requirements at Reedley College. These relocatables, as identified below, will provide five additional classrooms and will be placed adjacent to the Library. The 24' X 60' relocatables will be divided into two classrooms each for general instruction purposes and the 24' X 40' relocatable will be set up for use as a computer classroom. The pricing for these buildings is as follows:

Location	Quantity	Type	Manufacturer	Cost
Reedley College	2	24 x 60 Classroom	Aurora Modular	\$ 48,937.00
Reedley College	1	24 x 40 Computer Classroom	Aurora Modular	\$ 35,904.00

ITEM NO. 00-26 - Continued

Page 2

In order to place these relocatable classrooms in a timely and cost effective manner, and to ensure utilization for Fall 2000, staff is recommending utilization of the Newhall School District bid with Aurora Modular Industries for this acquisition. The total cost for this purchase from Aurora Modular Industries is \$133,778.00 with funding to be provided by additional General Fund monies approved and allocated by the Board of Trustees in December 1999.

Recommendation:

It is recommended that the Board of Trustees approve the purchase of three (3) relocatable classrooms, from Aurora Modular Industries, utilizing the Newhall School District bid, in the amount of \$133,778.00, and authorize that purchase orders be issued against this contract.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Purchase  
Relocatable Classrooms,  
Vocational Training Center, Oakhurst Center

ITEM NO. 00-27

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EXHIBIT: None

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Background:

At the January 11 board meeting, the Board of Trustees approved 1999-2000 Partnership for Excellence funding for the placement of a Child Development Lab and two (2) portable classrooms at the Vocational Training Center. The placement of these relocatable buildings will expand the existing facilities to meet the necessary class and program development and expansion of services to that segment of the population pursuing certificated training.

The Board of Trustees also previously approved the placement of a Science Classroom Building at the Oakhurst Center. This building will be used to accommodate student growth as well as science programmatic requirements at this site. Funding for this relocatable classroom will be provided by the District Capital Projects Fund.

As with past purchases of relocatable classrooms, staff is again recommending purchase of these buildings through the piggyback process. These necessary relocatable classrooms of various styles and functions as noted and available through the Mariposa County Unified School District from Design Mobile Systems, Inc., would be priced and placed as follows:

Location	Quantity	Type	Manufacturer	Cost
VTC	2	24 x 40 Classroom	D.M.S.I.	\$ 33,635.00
VTC	1	36 x 40 Child Dev. Lab	D.M.S.I.	\$ 95,342.00
Oakhurst	1	36 x 40 Science Classroom	D.M.S.I.	\$167,743.00

As is the case with both the Vocational Training Center and the Oakhurst Center, the purchase of these relocatable classrooms will allow acquisition from a competitive, cost effective contract while matching the architectural design of existing relocatable buildings on the campuses. The combined cost for the purchase of these classrooms is \$330,355.00, with delivery and installation to be scheduled prior to the Fall 2000 term.

Recommendation:

It is recommended that the Board of Trustees approve the purchase of four (4) relocatable classrooms, from Design Mobile Systems, Inc., utilizing the Mariposa County Unified School District bid, in the amount of \$330,355.00, and authorize that purchase orders be issued against this contract.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
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PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Purchase Agreement, ITEM NO. 00-28  
Julio and Marion Pistorosi and the County  
of Madera

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EXHIBIT: None

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Background:

As part of the Madera Center off-site improvements, the District was required to provide improvements on Avenue 12 to accommodate the increased traffic generated by the campus expansion, as well as future growth in the area. Avenue 12 is currently being improved to allow for an eventual four-lane super arterial. Currently, two lanes are being constructed westbound on the north side of Avenue 12 with a median island and one lane eastbound. As development occurs on the south side of Avenue 12, it will eventually be expanded to a total of four lanes, including two eastbound. In order to accommodate the widening of Avenue 12 and future expansion, which is initially being created by the District, it will be necessary to encroach on property currently providing crops as well as frontage to the Vintage House restaurant. This property is currently owned by Julio and Marion Pistorosi and, because the District is disrupting current crops and commercial access, it is necessary for the District to mitigate this impact and acquire the property, which is then deeded to the County.

The District's engineers have reviewed the amount of crop loss and requirements to restore parking access and egress into the Vintage House restaurant and have determined the total cost to be \$44,000.00. It is therefore appropriate to compensate the Pistorosi's for the crop losses and necessary improvements. In return for this purchase, the District will obtain a grant deed which will be signed over to the County to allow for the roadway expansion. In approving this arrangement, the Pistorosi's will be responsible for making all frontage improvements from the purchase price.

Recommendation:

It is recommended that the Board of Trustees authorize the Chancellor or Vice Chancellor-Business to take the following action:

- (a) enter into a purchase agreement with Julio and Marion Pistoresi for the property fronting Avenue 12 and crop losses in the amount of \$44,000.00; and
- (b) that a grant deed be executed to the County of Madera dedicating frontage property on the south side of Avenue 12 to allow for future road expansion.



STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Ratify Creation of  
Madera Center Avenue 12  
Maintenance District

ITEM NO. 00-29

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EXHIBIT: None

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Background:

The Madera Center Phase 1A Off-Site Construction Project currently underway consists in part of widening the Avenue 12 frontage to the Madera Center campus. Included in the required road improvements is the establishment of a median separating the eventual four-lane superarterial. Because the County receives no additional funding for maintaining these median roadways, the District must establish either a Service Area or Maintenance District to provide funding and maintenance of the median area. After considerable discussions with the Madera County Road Department, it has been determined that a Maintenance District is most appropriate and beneficial to the District for maintenance of the median. A Maintenance District can be established much more expeditiously than a Service Area, which requires LAFCO's approval of the boundary. In addition, as future development occurs on Avenue 12, annexation will be made to the Maintenance District and frontage property owners will be responsible for their portion of the median maintenance. Features needing maintenance include overhead street lights, concrete curbs and gutters, and concrete valley gutters, together with median island landscaping and irrigation improvements.

Through analysis of the District's engineers and the Road Department, it has been determined that the District's estimated annual cost for its median maintenance, including street lighting, sweeping, landscaping, and irrigation maintenance, will total \$8,064 per year. It is believed that these costs coupled with the future economies of scale of additions to the Maintenance District as development expands are more cost effective than the establishment of a Service Area in which the District would provide or contract for the frontage area.

Recommendation:

It is recommended that the Board of Trustees authorize ratification of an Agreement to provide for a Maintenance District for the Madera Center Avenue 12 median.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Submittal of  
Initial Project Proposal, FCC Vocational  
Training Center

ITEM NO. 00-30

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EXHIBIT: None

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Background:

The Fresno City College Vocational Training Center consists of buildings which were acquired in 1960, as well as buildings that were added in the early 1980's. Over the years the occupational programs provided at VTC have changed significantly and, therefore, efforts have been made to update the existing facilities to accommodate these programmatic changes. In recent years with the significant advancement of technology and due to the configuration, age, and limitations of the facilities' utilities, the Center is significantly restricted in the type of programmatic offerings available. Similar to the FCC T & I Division, in order to meet today's occupational training needs, it is necessary to enhance the electrical capacity to support additional technologies and computers, as well as remodel existing classrooms and labs to provide an improved teaching environment.

Based upon the identified need for modernization and remodeling of the Vocational Training Center, the District is required to submit an Initial Project Proposal (IPP) to the State for consideration of future State funding for these improvements. Ultimately, funding for these projects would be determined by eligibility under the Capital Outlay Funding criteria, as well as passage of future statewide bond measures or additional State construction proceeds. In order to be eligible for any statewide funding, an IPP must be submitted by the District. It is, therefore, recommended that an IPP be submitted for the Modernization and Reconstruction of the Fresno City College Vocational Training Center facilities.

Recommendation:

It is recommended that the Board of Trustees approve the submission of an Initial Project Proposal for the Modernization and Reconstruction of the Fresno City College Vocational Training Center facilities.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Submittal of  
Initial Project Proposal, FCC Technical  
and Industrial Modernization

ITEM NO. 00-31

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EXHIBIT: None

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Background:

The District is required annually to submit Initial Project Proposals (IPPs) for projects which the District believes are important and worthy of consideration by the State for future State funding. Although the District submitted an IPP for the modernization of the Fresno City College Technical and Industrial vision in January 1999, it is necessary for future consideration to continue to submit an IPP until the project advances to the Final Project Proposal stage under the State Capital Outlay Funding Priority List.

As was presented in 1999, the Technical and Industrial Division facilities were constructed approximately 40 years ago, and, although they have been well maintained, with the changing advent of technology, significant upgrades are needed in these areas. Therefore, it is appropriate for the District to once again submit an IPP for consideration of modernization of the Technical and Industrial Division facilities, which would include additional electrical capacity to accommodate technological advances, as well as remodeling of the classrooms and laboratory areas to function properly in today's teaching environment.

Recommendation:

It is recommended that the Board of Trustees approve the submission of an Initial Project Proposal for Modernization and Remodeling of the Fresno City College Technical and Industrial Complex.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Submittal of  
Initial Project Proposal, Clovis Center

ITEM NO. 00-32

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EXHIBIT: None

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Background:

In December 1999, the Board of Trustees approved a resolution requesting formal center status for the Clovis Center educational facilities. Because of the tremendous growth and inability of the Clovis Center to adequately house all students attending the Clovis Center, it is recommended that the Board of Trustees consider submitting an initial project proposal for future facilities at the Clovis Center.

An initial project proposal provides the state with notification that the District has local needs and a desire to access state capital outlay funding for facilities expansion. It is a rather broad and general statement of purpose of expanding the facilities to meet current and future needs. Typically, an IPP (Initial Project Proposal) would identify the location for the expansion; however, because of the uncertain status of future growth at the Clovis Center, it is unknown at this time whether a recommendation for expansion to the current site or a future site would be in the best interest of the District.

In consultation with the Chancellor's Office, it is believed that the District can obtain consideration for an IPP for Clovis expansion, with the site to be designated in the near future. This site would be the result of a future Board decision resulting from the establishment of a recommended subcommittee to study the issue. By submitting an IPP at this time, the District will obtain recognition of the need and eligibility for future capital outlay funding. If the District does not submit an IPP at this time it must wait another year, and therefore lose a year in the process.

As previously mentioned, the IPP would be rather general and include the initial phase of state funded construction for a Clovis Center site. The IPP would estimate the initial phase at approximately 35,000 assignable square feet. This would house some basic lecture, lab, and office space, as well as areas dedicated to library, AV, and support services. In essence, the submission of an IPP initiates the process for consideration of state funding for the Clovis Center campus and establishes a placeholder for a future Board decision on a center expansion.

Recommendation:

It is recommended that the Board of Trustees authorize the submission of an (IPP) Initial Project Proposal for the Clovis Center to the State Chancellor's Office.

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

AMENDED  
DATE: January 20, 2000

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SUBJECT: Consideration of Resolution Authorizing  
Submittal of Final Project Proposals, Reedley  
College Learning Resources Center Addition

ITEM NO. 00-33

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EXHIBIT: Resolution

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Background:

The State Capital Outlay Program includes various steps to ultimately receive State approval and funding for capital outlay projects. The initial step includes the submission of an Initial Project Proposal (IPP) for identification of needed campus projects. Once an IPP is accepted by the State and it receives priority status, authorization is given for a district to submit a Final Project Proposal (FPP). This Final Project Proposal, when accepted, leads to the prioritization for funding of preliminary plans and working drawings leading to the ultimate funding of the construction phase of the project.

The District has previously submitted an Initial Project Proposal for the expansion of the Learning Resource Center on the Reedley College campus. Recently, we have been advised by the Chancellor's Office to submit FPPs for the Library expansion and accompanying furniture and equipment. Library expansions have recently become a priority at the statewide level and, therefore, it appears that the District will be in line for funding of preliminary plans and working drawings leading into the construction phase in the future. This authorization for submission of FPPs is actually an accelerated timeline over what was anticipated for the project.

In addition to the submission of the FPPs, which will include the square footage, costs, and expansion plans as reviewed with the Board of Trustees, it is necessary to submit a Resolution to the Chancellor's Office authorizing submittal of the Final Project Proposals. A Resolution is not necessary at the Initial Project Proposal phase.

Recommendation:

It is recommended that the Board of Trustees approve a Resolution authorizing submittal of Final Project Proposals for the Reedley College Learning Resource Center Addition, including furniture and mobile equipment.

RESOLUTION NO. 00-33

BEFORE THE BOARD OF TRUSTEES  
OF THE STATE CENTER COMMUNITY COLLEGE DISTRICT  
AUTHORIZATION TO SUBMIT FINAL PROJECT PROPOSALS

WHEREAS, under provisions of Education Code Section 81800, et al., of the California Community College Construction Act of 1980, State Center Community College District is required to submit Final Project Proposals, as requested for the 2001-2002 fiscal year funding; and

WHEREAS, the requested projects are part of the District's 2001-2005 Five-Year Construction Plan;

NOW, THEREFORE, BE IT RESOLVED that the President and Secretary of the Board be, and they are hereby, authorized to submit proposed projects, as directed by the Chancellor's Office, California Community Colleges, under said Act, and to execute the necessary application, assurance, and authentication forms for the following projects:

Reedley College Learning Resource Center Addition

Reedley College Learning Resource Center Furniture and Equipment

THE FOREGOING RESOLUTION was adopted by the Board of Trustees of the State Center Community College District at a meeting of the Board held on January 20, 2000.

AYES:

NOES:

ABSENT:

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H. Ronald Feaver, Secretary  
Board of Trustees  
State Center Community College District

STATE CENTER COMMUNITY COLLEGE DISTRICT  
1525 E. Weldon  
Fresno, California 93704

PRESENTED TO BOARD OF TRUSTEES

DATE: January 20, 2000

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SUBJECT: Consideration to Approve Submittal of  
District's Five-Year Construction Plan

ITEM NO. 00-34

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EXHIBIT: None

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Background:

Annually, the District is required to complete and submit a Five-Year Construction Plan identifying facility-related needs and information to the State Chancellor's Office. This Plan includes District-identified construction projects in order to meet the enrollment and programmatic needs for the future five-year period (2001-2005).

Recommendation:

It is recommended that the Board of Trustees approve the Five-Year Construction Plan for the years 2001-2005.