Board Agenda
Compton Community College District
1111 E. Artesia Blvd., Compton, CA 90221

Closed Session to Commence at 4:00 P.M.
Open Session to Commence at 6:00 P.M.

Tuesday, September 16, 2008
District Board Room
1111 E. Artesia Boulevard
Compton, California 90221

I. Call to Order at 4:00 p.m.

II. Roll Call

III. Requests to Address the Board of Trustees – Closed Session Agenda
Matters

IV. Recess to Closed Session for Discussion and/or Action on the following
items in accordance with the Brown Act, Government Code Section
54950 et seq., and the Education Code and pursuant to Government
Code Section 54954.5

A. CONFERENCE WITH LEGAL COUNSEL - PENDING
LITIGATION:

1. Conference with legal counsel--existing litigation (Subdivision (a) of
Section 54956.9)
   a. Crosbie vs. Compton CCD
   b. Minutemen vs. Compton CCD
      Docket No. 05-78-SP
B. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION:

1. Significant exposure to litigation pursuant to Government Code Section 54956.9(b)(1) and (3)(A): three cases.
2. Significant exposure to litigation pursuant to Government Code Section 54956.9(b)(1) and (3)(C) the following claims or complaints:
   a. Claim of Boroudjerdi, Ghafelebashi, and Villalobos etc. et.al
   b. EEOC Charge of John Rabun
   c. EEOC Charge of Eugene Benson

C. INITIATION OF LITIGATION PURSUANT TO SUBDIVISION (C) OF SECTION 54956.9:

(Three cases)

D. PUBLIC EMPLOYEE EMPLOYMENT PURSUANT TO SECTION 54957:

1. Provost/CEO

E. CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO SECTION 54957.6:

1. Agency designated representative: Dr. Lawrence Cox, CEO/Provost
   Employee organizations: Compton Community College
   Federation of Employees, Classified Employees
   Federation of Employees, Certificated Employees

2. Unrepresented Employees: Provost/CEO; Agency Designated Representative: Peter Landsberger

F. PUBLIC EMPLOYEE DISCIPLINE/DISMISSAL/RELEASE:

(Three Matters)

V. Reconvene to Open Session at 6:00 p.m.

VI. Roll Call

VII. A Reflective Moment

VIII. The Pledge of Allegiance

IX. Report of Actions Taken in Closed Session Pursuant to Government Code Section 54957.1
X. Reports from Representatives and Employee Organizations
   A. Student Trustee Report – Ryan King
   B. Faculty Representative Report – Jerome Evans
   C. Classified Representative Report – Vacant
   D. Academic Senate President Report – Saul Panski
   E. CCCDFE Certificated Employees Report – Toni Wasserberger
   F. CCCDFE Classified Employees Report – Joseph Lewis
   G. Confidential/Supervisory Representative Report – Roy Patterson
   H. Associated Student Body Report – Rob Pitts, Acting ASB President

XI. Requests to Address the Board of Trustees – Agenda/Non-Agenda Matters
    (including Closed Session Items)

XII. Information/Presentation – Chief Executive Officer
    A. Ms. Sonya Doelker, Retirement Services Manager, SchoolsFirst Federal Credit Union – 403(b) Third Party Administrator
    B. Dr. Lawrence Cox – Center and District Update

XIII. Approval of Minutes of August 19, 2008

XIV. Discussion/Action Agenda
    A. Business Services Actions/Consent Calendar
       Consent Calendar
       BSD 1 Purchase Orders
       BSD 2 Agreements/Contracts
       BSD 3 Approval of Stale Dated Warrants

       Action Calendar
       BSD 4 Resolution for Authorization for Temporary Interfund Cash Borrowing Between Funds – Fiscal Year 2008-2009
       BSD 5 Notice of Public Hearing – 2008-2009 Budget
       BSD 6 Adoption of Facilities Master Plan Bridge Document & Resolution
       BSD 7 Adoption of the Revised Measure CC Project List & Resolution
       BSD 8 Authorization of an Energy Service Contract with Southland Industries & Resolution
       BSD 9 Authorization of a Professional Services Agreement with Creative Enterprise Opportunities, Inc. & Resolution
       BSD 10 Authorization of a Professional Services Agreement with S&K Engineers & Resolution
       BSD 11 Authorization of a Professional Services Agreement with tBP Architecture
       BSD 12 Amendment to Bergman & Dacey Agreement
       BSD 13 Approval of Final Project Proposal Utilities Infrastructure Replacement Project Phase 2
       BSD 14 Approval of Final Project Proposal Allied Health
B. Human Resources Consent Calendar
   HRD 1 Management Team Personnel Action
   HRD 2 Academic Employment and Personnel Changes
   HRD 3 Classified Personnel
   HRD 4 Temporary Non-Classified Service Employees

XVI. Next meeting date: October 14, 2008 (Originally scheduled for October 21, 2008)
     Closed session begins at 4:00 p.m.
     Open session begins at 6:00 p.m.

XV. Adjournment

Please note: If you would like a copy of any of the support documents/attachments, please contact Paula VanBrown at (310) 900-1600, Ext. 2274.
Thank you!
I. The Board of Trustees Meeting was called to order at 12:02 p.m.

II. Roll Call
   Members Present:
   Dr. Peter Landsberger, Special Trustee

III. Requests to address the Board of Trustees – Closed Session Agenda Matters – None

IV. Recess to Closed Session at 12:04 p.m. for Discussion and/or Action in accordance with the Brown Act, Government Code Section 54950 et.esq, and the Education Code and pursuant to Government Code Section 54954.5.

V. Reconvene to Open Session of the Board of Trustees at 4:04 p.m. in the Board Room

VI. Roll Call
   Members Present:
   Dr. Peter Landsberger
   Dr. Lawrence Cox
   Dr. Willie O. Jones, Elected Trustee
   Lorraine Cervantes, Elected Trustee
   Andres Ramos, Elected Trustee
   Ryan King, Student Trustee

VII. A Reflective Moment – Trustee Jones

VIII. Pledge of Allegiance

IX. Report of Actions Taken in Closed Session (Subdivision (a), Section 54956.9)
   No Reportable Action

X. Reports from Representatives and Employee Organizations
   1) Student Trustee Report – Ryan King
   2) Faculty Representative Report – Jerome Evans
   3) Academic Senate President Report – Saul Panski
   4) CCCDFE Certificated Employees Report – Rodney Murray
   5) CCCDFE Classified Employees Report – Joseph Lewis
   6) Confidential/Supervisory Representative Report – No Report
   7) Associated Student Body Report – Rob Pitts, Acting ASB President

XI. Requests to address the Board of Trustees – Agenda/Non-Agenda Matters
   Those who spoke are listed below:
   1) Trustee Cervantes introduced Councilman Steve Bradford of Gardena and Public Relations Director of Southern California Edison. Introducing Proposition 7 related to renewable energy, that will be on the November ballot.
2) John Williams – Universal College of Beauty; Thanked District for contract
3) Nehasi Lee, student – Thanked the Board for changing the time of the meetings and introduced some articles on board policies that he researched.
4) Fredwil Hernandez – Concerned about length of waiting time to see counselors

XII. Information/Presentation – Provost /CEO
A. Dr. Lawrence Cox – Center and District Update
   1) Recognized Toni Wasserberger as the new President of Certificated Employees and Rodney Murray as the new Dean of Vocational Technology
   2) Thanked his staff for their support, advice and service
   3) Thanked the Board for their support and Trustees Jones and Cervantes for introducing him to community leaders and politicians
   4) Introduced two staff members from El Camino, Barbara Perez and JoAnn Higdon
   5) Has three main goals: Increase student enrollment, build to capacity, and restore credibility in this community. In responding to these goals we have been dedicated to implementing the professional and legal standards of the FCMAT report, which became available today.
   6) There are five areas of management for improvement:
      • governance and community relations
      • academic achievement
      • personnel management
      • facilities management
      • financial management
   7) Great strides are being made in making the campus visually appealing
   8) M & O is being more responsive; creating a preventive maintenance plan, as well as,
   9) a maintenance schedule and have completed Phase I of the Facilities Master Plan
   10) Human Resources is updating employee files and improving processes for better customer service
   11) Academic Affairs is working on the completion of the Educational Master Plan
   12) Increasing student enrollment; 54% over summer of last year
   13) We are getting back on track to full recovery

B. Reagan Romali, CBO – Business Services Strategic Recovery Plan
   Reviewed all FCMAT and audit findings; categorized findings into twelve major projects
   1) Properly staff and professionally develop business services
   2) Create a budget development process
   3) Clean up cash controls
   4) Handling of ASB funds
   5) Resolve payroll problems
   6) Resolve restricted funds problems
   7) Resolve GL (general ledger) accounting problems
   8) Handle issues related to financial side of construction and M & O oversight
   9) Purchasing
   10) Risk management
   11) Assets/Inventories
   12) Other
The bulk of the problems, in terms of number, fall into four major categories:

1) Budget
2) Staffing & Professional Development in Business Services
3) Cash Controls
4) General Ledger Accounting

C. Financial Aid Report
Mytha Pascua, Director, Financial Aid – Distributed copies of the 2007-2008 Financial Aid Office Report

XIII. Approval of Minutes of July 15, 2008 – Approved

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<tr>
<th>Action</th>
<th>Jones</th>
<th>Cervantes</th>
<th>Ramos</th>
<th>King</th>
<th>Dr. Landsberger</th>
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XIV. Discussion/Action Agenda
A. Business Services Actions/Consent Calendar
   BSD 1 Purchase Orders
   BSD 2 Agreements and Contracts
   1. Ratification of Agreement with Drew Child Development Corporation. The Contractor desires the use of Real Property for its Program
   2. Ratification of Agreement with XAP Corporation to Participate in an Online Electronic Admission Application System for the California Community College Systems known as CCCApply, Operated by XAP
   3. Ratification of Agreement with Martin Ludlow, Contractor to Develop an Appropriate set of Messages and Themes for use by the District’s Governing Board, Special Trustee and Chief Executive Officer. The Consultant Shall also Provide the Special Trustee and Chief Executive Officer with Advice on the Development and Implementation of a Strategic Plan for Community Outreach and Resource Development
   4. Agreement with Juanita Cruz, Contractor to Provide Services as a Bilingual Instructor for a Series of Parenting Classes for Foster & Kinship Care Education Training Program on an as needed basis
   5. Agreement with Pamela Edwards, Contractor to Provide a Series of Parenting Classes for Foster & Kinship Caregivers on an as needed basis
   6. Agreement with Donna Jones, Contractor to Provide Services as a Bilingual Instructor for a Series of Parenting Classes for Foster & Kinship Care Education Training Program on an as needed basis
   7. Agreement with Bobbie Lanham, Contractor to Provide a Series of Parenting Classes for Foster & Kinship Care Education Program on an as needed basis
   8. Agreement with Dione Washington, Contractor to Provide a Series of Parenting Classes for Foster & Kinship Care Education Program on an as needed basis
   9. Agreement with EB5C, LLC, Contractor to Provide Guidance and Strategic Planning Services to Assist with the Business Services Recovery Plan
  10. Agreement with Universal College of Beauty, Inc. to Provide a Vocational Education Program for the Benefit of Selected Students of the District Under the California State Plan For Vocational Education and the Federal Vocational Act
  11. *Agreement with SavanJoy, Contractor to Assist the District’s Staff in Projects Related to Fiscal Recovery
  12. *Ratification of Agreement with Carey C. Roth, Contractor to Assist Business Services with the Strategic Recovery Plan
BOARD OF TRUSTEES MEETING MINUTES
August 19, 2008

Page 4

Par. 3

Grant Information U.S. Department of Education Title III, PBI CCRAA

Par. 4

Grant Information U.S. Department of Education Title V, HSI CCRAA

Par. 5

Approval of Stale Dated Warrants

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*Amendments: BSD 1, Fund 01 – Delete PO #200150, and PO #200204
BSD 2, Item #11 and Item #12 Pulled for further review

Par. 6

Agreement with El Camino Community College Compton Center Associated Student
Body Financial Settlement Agreement

Par. 7

Resolution of the Board of Trustees of the Compton Community College District
Regarding Its Intention to Issue Tax-Exempt General Obligation Bonds.

Par. 8

Authorizing the Issuance of Compton Community College District, Los Angeles
County, California General Obligation Bonds, Election of 2002, Series 2008B.

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B. Human Resources Actions/Consent Calendar

HRD 1 Management Team Personnel Action

HRD 2 Academic Employment and Personnel Changes

HRD 3 Classified Personnel

HRD 4 Temporary Non-Classified Service Employees

HRD 5 New Classification for Classified Position

<table>
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XV. Comments from board members:

Ms. Cervantes: City of Compton Gospel Festival will be held September 6, 2008;
11:00 a.m. -5:00 p.m.; tickets may be purchased for $10, $20 and $40 at various places
in Compton including the City Clerk’s Office

Dr. Jones: Stated that he is disappointed that there were no programs on the campus this summer for young
people. He asked Dr. Cox to have someone look into the NYSP program that we had in previous years. NYSP
provided sports for children, character building and lunch.

Next Scheduled Regular Meeting: September 16, 2008

Closed Session: 4:00 p.m.
Open Session: 6:00 p.m.

XVI. Adjournment 7:25 p.m.

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Compton Community College District
1111 East Artesia Boulevard - Compton, California 90220
Agenda for the Compton Community College District Board of Trustees from Administrative Services Reagan Romali, Interim CBO

Consent Calendar

BSD 1  Purchase Orders
BSD 2  Agreements/Contracts
BSD 3  Approval of Stale Dated Warrants

Action Calendar

BSD 4  Resolution for Authorization for Temporary Interfund Cash Borrowing Between Funds – Fiscal Year 2008-2009
BSD 5  Notice of Public Hearing – 2008-2009 Budget
BSD 6  Adoption of Facilities Master Plan Bridge Document & Resolution
BSD 7  Adoption of the Revised Measure CC Project List & Resolution
BSD 8  Authorization of an Energy Service Contract with Southland Industries & Resolution
BSD 9  Authorization of a Professional Services Agreement with Creative Enterprise Opportunities, Inc. & Resolution
BSD 10 Authorization of a Professional Services Agreement with S&K Engineers & Resolution
BSD 11 Authorization of a Professional Services Agreement with tBP Architecture
BSD 12 Amendment to Bergman & Dacey Agreement
BSD 13 Approval of Final Project Proposal Utilities Infrastructure Replacement Project Phase 2
BSD 14 Approval of Final Project Proposal Allied Health
BSD 1      PURCHASE ORDERS AND BLANKET PURCHASE ORDERS FOR AUGUST 2008
The following purchase orders have been issued in accordance with the District's purchasing policy and authorization of the Board of Trustees. It is recommended that the following purchase orders be approved and that payment be authorized.

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<th>P.O. Number</th>
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Fund 01 Total: 40 $474,458.41

Fund 10 Restricted-Compton Ed Center

Board Meeting: September 16, 2008
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Agenda for the Compton Community College District Board of Trustees from Administrative Services
Reagan Romali, Interim CBO

BSD 2 AGREEMENTS/CONTRACTS
1. Ratification of Agreement with Helene Ansel of the Ansel Group, Contractor to Plan, Organize and Manage the Promotion and Delivery of Marketing Materials
2. Ratification of Agreement with Tracy Breshears, Contractor to Provide Specialized Services and/or advice in connection with Event Photography
3. Ratification of Agreement with Karen Dow to Provide Specialized Services and/or Connection with Graphic Design for Publications and Logo Design
4. Ratification of Agreement with Mary Ann Harmon, Contractor to Provide Writing/Editing Services
5. Ratification of Agreement with Dr. Bradley Thomas, Contractor to Provide Medical Services to the Compton District Student Athletes During the 2008-2009 Academic Year
6. Ratification of Agreement with Bright Star Academies. The Contractor will Provide Part-Time Work for CalWORKS Students
7. Ratification of Agreement with Cambrain Homecare. The Contractor will Provide Part-Time Work for CalWORKS Students
8. Ratification of Agreement with Carol’s Kids. The Contractor will Provide Part-Time Work for CalWORKS Students
10. Ratification of Agreement with Nothing but Babies Enrichment Center. The Contractor will Provide Part-Time Work for CalWORKS Students
11. Ratification of Agreement with Walker Family Child Care. The Contractor will Provide Part-Time Work for CalWORKS Students
12. Agreement with Lighted Pathway Productions, Contractor to Provide The Compton Community College District with Three DVD Copies of the New Student Orientation in English and Spanish
13. Agreement with National Benefit Services, LLC and SchoolsFirst Federal Credit Union to Perform Services as Required for the Proper Administration of the District’s Retirement Plans
15. Ratification of Agreement with S & B Foods to Provide Cafeteria and Catering Service to the District
16. Ratification of Agreement with Backstrom McCarley Berry & Co., LLC, Contractor to Provide Co-underwriting Services for the Measure CC Bond
17. Ratification of Agreement with Liebert Cassidy Whitmore, Contractor to Provide Six Days of Group Training Workshops to Cover Employment Relations
18. Amendment of Agreement with Drew Child Development Corporation. The Contractor desires the use of Real Property for its Program and to Extend the Date
1. RATIFICATION OF AGREEMENT WITH HELENE ANSEL OF THE ANSEL GROUP, CONTRACTOR TO PLAN, ORGANIZE AND MANAGE THE PROMOTION AND DELIVERY OF MARKETING MATERIALS

CONSULTANT: HELENE ANSEL OF THE ANSEL GROUP
SERVICES: To Plan, Organize and Manage the Promotion and Delivery of Marketing Materials
REQUESTING DEPT: PUBLIC INFORMATION
DATES: 07/01/08 – 06/30/09
NTE: $50,000.00/$50.00 per hour

2. RATIFICATION OF AGREEMENT WITH TRACY BRESHEARS, CONTRACTOR TO PROVIDE SPECIALIZED SERVICES AND/OR ADVICE IN CONNECTION WITH EVENT PHOTOGRAPHY

CONSULTANT: TRACY BRESHEARS
SERVICES: To provide specialized services and/or advice in connection with event photography
REQUESTING DEPT: PUBLIC INFORMATION
DATES: 08/01/08 – 06/30/09
NTE: $5,000.00 / $120.00 per hour

3. RATIFICATION OF AGREEMENT WITH KAREN DOW TO PROVIDE SPECIALIZED SERVICES AND/OR CONNECTION WITH GRAPHIC DESIGN FOR PUBLICATIONS AND LOGO DESIGN

CONSULTANT: KAREN DOW
SERVICES: To Provide Specialized Services and/or Connection with Graphic Design for Publications and Logo Design.
REQUESTING DEPT: PUBLIC INFORMATION
DATES: 07/01/08 – 06/30/09
NTE: $15,000.00/$50.00 per hour

4. RATIFICATION OF AGREEMENT WITH MARY ANN HARMON TO PROVIDE WRITING/EDITING SERVICES

CONSULTANT: MARY ANN HARMON
SERVICES: To provide writing/editing services.
REQUESTING DEPT: PUBLICATIONS
DATES: 07/01/07 – 06/30/08
NTE: $15,000.00/$60.00 per hour
5. RATIFICATION OF AGREEMENT WITH DR. BRADLEY THOMAS, CONTRACTOR TO PROVIDE MEDICAL SERVICES TO THE COMPTON DISTRICT STUDENT ATHLETES DURING THE 2008-2009 ACADEMIC YEAR

CONSULTANT: DR. BRADLEY THOMAS
SERVICES: To provide medical services to the Compton District Student Athletes during the 2008-2009 Academic Year
REQUESTING DEPT: STUDENT AFFAIRS
DATES: 09/05/08 – 06/30/09
NTE: $5,000.00

6. RATIFICATION OF AGREEMENT WITH BRIGHT STAR ACADEMIES. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: BRIGHT STAR ACADEMIES
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWORKS pays 75% of salary; Contractor pays 25%

7. RATIFICATION OF AGREEMENT WITH CAMBRAIN HOMECARE. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: CAMBRAIN HOMECARE
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWORKS pays 75% of salary; Contractor pays 25%

8. RATIFICATION OF AGREEMENT WITH CAROL’S KIDS. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: CAROL’S KIDS
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWORKS pays 75% of salary; Contractor pays 25%

9. RATIFICATION OF AGREEMENT WITH HOME AWAY FROM HOME DAY & NIGHT CARE. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: HOME AWAY FROM HOME DAY & NIGHT CARE
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWORKS pays 75% of salary; Contractor pays 25%

10. RATIFICATION OF AGREEMENT WITH NOTHING BUT BABIES ENRICHMENT CENTER. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: NOTHING BUT BABIES ENRICHMENT CENTER
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWorks pays 75% of salary; Contractor pays 25%

11. RATIFICATION OF AGREEMENT WITH WALKER FAMILY CHILD CARE. THE CONTRACTOR WILL PROVIDE PART-TIME WORK FOR CALWORKS STUDENTS

CONSULTANT: WALKER FAMILY CHILD CARE
SERVICES: The contractor will provide part-time work for CalWORKs students
REQUESTING DEPT: CALWORKS
DATES: 09/01/08 – 06/30/09
NTE: CalWorks pays 75% of salary; Contractor pays 25%

12. AGREEMENT WITH LIGHTED PATHWAY PRODUCTIONS, CONTRACTOR TO PROVIDE COMPTON COMMUNITY COLLEGE DISTRICT WITH THREE DVD COPIES OF THE NEW STUDENT ORIENTATION IN ENGLISH AND SPANISH

CONSULTANT: LIGHTED PATHWAY PRODUCTIONS
SERVICES: To provide Compton Community College District with Three DVD copies of the New Student Orientation in English and Spanish
REQUESTING DEPT: STUDENT AFFAIRS
DATES: 09/17/08 – 12/01/08
NTE: $8,000.00

13. AGREEMENT WITH NATIONAL BENEFIT SERVICES, LLC AND SCHOOLSFIRST FEDERAL CREDIT UNION ADMINISTRATION OF THE DISTRICT’S RETIREMENT PLANS

CONSULTANT: NATIONAL BENEFIT SERVICES, LLC AND SCHOOLSFIRST FEDERAL CREDIT UNION
SERVICES: To perform services as required for the proper administration of the District’s retirement plans that qualify under the 403(b) and 457 plans pursuant to changes initiated by the Internal Revenue Commission (IRC)
REQUESTING DEPT: HUMAN RESOURCES
DATES: 10/01/08 – 12/31/10 then ongoing until cancelled
NTE: No Cost
14. RATIFICATION OF AGREEMENT WITH THE COMMUNITY COLLEGE FOUNDATION (TCCF) PARTNERING FOR SAFETY AND PERMANENCE – MODEL APPROACH TO PARTNERSHIP IN PARENTING TRAINING SERVICES (PS-MAPP)

CONSULTANT: THE COMMUNITY COLLEGE FOUNDATION
REQUESTING DEPT: MAPP
DATES: 08/01/08 – 12/31/08
NTE: $5,000.00 (REVENUE) – Agreement Sum

15. RATIFICATION OF AGREEMENT WITH S & B FOODS TO PROVIDE CAFETERIA AND CATERING SERVICE TO THE DISTRICT

CONSULTANT: THE COMMUNITY COLLEGE FOUNDATION
REQUESTING DEPT: STUDENT AFFAIRS
DATES: 08/19/08 – 08/19/09
NTE: Will pay a seven percent (7%) commission to the District on Catering Services and Special Events

16. RATIFICATION OF AGREEMENT WITH BACKSTROM MCCARLEY BERRY & CO., LLC, CONTRACTOR TO PROVIDE CO-UNDERWRITING SERVICES FOR THE MEASURE CC BOND

CONSULTANT: BACKSTROM MCCARLEY BERRY & CO., LLC
SERVICES: To provide co-underwriting services for the Measure CC Bond
REQUESTING DEPT: BUSINESS AFFAIRS/FACILITIES
DATES: 07/01/08 – 06/30/09
NTE: Fee Schedule for the Series 2008A Bonds

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<td>Greater than $25MM</td>
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<tr>
<td>Special Assignments</td>
<td>Scope to be Negotiated</td>
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17. RATIFICATION OF AGREEMENT WITH LIEBERT CASSIDY WHITMORE, CONTRACTOR TO PROVIDE SIX DAYS OF GROUP TRAINING WORKSHOPS TO COVER EMPLOYMENT RELATIONS

CONSULTANT: LIEBERT CASSIDY WHITMORE
SERVICES: To provide six days of Group Training Workshops to cover employment relations
REQUESTING DEPT: HUMAN RESOURCES
DATES: 07/01/08 – 06/30/09
NTE: $1,250.00, payable in one payment prior to August 1, 2008. The fee, if paid after August 1, 2008 will be $1,350.00

18. AMENDMENT OF AGREEMENT WITH DREW CHILD DEVELOPMENT CORPORATION. THE CONTRACTOR DESIRES THE USE OF REAL PROPERTY FOR ITS PROGRAM AND TO EXTEND THE DATE

CONSULTANT: DREW CHILD DEVELOPMENT CORPORATION
SERVICES: The contractor desires the use of temporary classroom and playground space, while their location will be undergoing renovations
REQUESTING DEPT: FACILITIES
DATES: 06/19/08 – 10/20/08
NTE: $4,500.00/$1,500.00 at the beginning of each month
BSD 3  APPROVAL OF STALE DATED WARRANTS

LACOE has determined that certain payroll checks have not been cashed and processed through the banking system. After six months, LACOE makes an entry to debit the uncashed amount back in the Cash Account of CCD. An “Other Local Income” account is credited for the same amount. The amount due to each employee will now need to be issued as a B-Warrant. It is recommended that the Special Trustee approve the following Stale Dated Warrants:

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<td>W7765976</td>
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BSD 4  RESOLUTION FOR AUTHORIZATION FOR TEMPORARY INTERFUND CASH BORROWING BETWEEN FUNDS – FISCAL YEAR 2008-2009

It is recommended that the Special Trustee approve the Resolution for Authorization for Temporary Borrowing between Funds for Fiscal Year 2008-2009.
Los Angeles County Office of Education  
Division of School Financial Services  

Compton Community College District  

RESOLUTION  

TEMPORARY INTERFUND CASH BORROWING  

WHEREAS, Special Emergency Session Assembly Bill X34, signed February 16, 2008, relieved the State of California from distributing the July Advance Apportionment payment to School Districts until the end of September 2008.  

WHEREAS, The District may temporarily find that they do not have enough cash to meet their fiscal obligations in the general or other operating funds due to the shortage of funds created by the deferral of the July apportionment payment or the lack of an authorizing State Adopted budget which delays the release of other state funds normally received during this period.  

WHEREAS, The District may temporarily borrow, as identified under Education Code 42603, cash from any fund of the district.  

NOW THEREFORE, The Governing Board hereby approves this blanket resolution to authorize the use of an aggregate cash balance in all district funds if the need arises. The maximum amount that is allowable in the borrowing shall not exceed 85 percent of anticipated revenues accruing to the district.  

Passed and adopted on Tuesday, September 16, 2008, at a regular meeting of the Governing Board by the following vote:  

Ayes: ____________________  

Nayes: ____________________  

Absent: ____________________  

I certify that the foregoing Resolution was duly introduced, passed and adopted as stated.  

________________________________  
Dr. Peter Landsberger, Special Trustee
Los Angeles County Office of Education  
Division of School Financial Services  

CASH BORROWING RESOLUTION  

Temporary Transfers from the Los Angeles County Treasurer  

WHEREAS, sufficient cash is needed to pay obligations for current operating requirements lawfully incurred in the fiscal year, and;  

WHEREAS, Article XVI, Section 6, of the California Constitution allows for borrowing from the Los Angeles County Treasurer (Treasurer), and;  

WHEREAS, the following restrictions apply to this authorization:  

1. Maximum amount of authorized borrowing shall not exceed 85 percent of anticipated revenues accruing to the district.  
2. For Fiscal Year: 2008-2009  
3. Shall not exceed 85 percent of the anticipated revenues accruing to the district.  
4. Shall not be made prior to the first day of the fiscal year nor after the last Monday in April of the current fiscal year.  
5. Shall be replaced from revenues accruing to the district before any other obligation of the district is met from such revenue.  

NOW, THEREFORE, BE IT RESOLVED, that the Governing Board of the Compton Community College School District hereby requests the Treasurer to make temporary transfers of funds.  

Certification of the Clerk of the Governing Board  

The agenda with this item for action was posted as required by law.  

This resolution was adopted by the governing board on Tuesday, September 16, 2008.  

__________________________________________  
Dr. Peter Landsberger, Special Trustee
BSD 5  NOTICE OF PUBLIC HEARING – 2008-2009 BUDGET

It is recommended that the Special Trustee approve a public hearing to be held at Compton Community College District Board Room, Administration Building, on October 14, 2008 at 6:00 p.m.

The proposed budget will be on file and available for public inspection at the Compton Community College District Administration Building, in the Provost’s Office, from September 25, 2008, through October 14, 2008, during normal business hours.

Additionally, on October 14, 2008, at the Board Meeting for the Compton Community College District, the Special Trustee will act to adopt a budget for 2008-09 for the General Funds Unrestricted and Restricted, Student Financial Aid Fund, Workers’ Compensation Fund, Child Development Fund, Capital Outlay Fund, General Obligation Bond Fund, Property and Liability Self-Insurance Fund, Dental Self Insurance Fund, Special Reserve Fund-Retiree Health Premiums, Bookstore Fund, Associated Students Fund, and Auxiliary Services Fund.
BSD 6  ADOPTION OF FACILITIES MASTER PLAN BRIDGE DOCUMENT

BACKGROUND
In January 2008, the Board of Trustees approved a contract with tBP Architects to develop a Facilities Master Plan Bridge Document. With the imminent start of a state-funded utility infrastructure replacement project and with other major building projects anticipated to be implemented over the next ten years or more, direction as to the future footprint of campus development is required at this time.

During the period of January - June 2008, the firm of tBP Architects and other consultants performed a facilities condition assessment and met with stakeholder groups to develop the current iteration of the Facilities Master plan bridge document. This document was presented for input and approval to the shared governance committees, an all campus meeting, a public meeting as well as the Compton Community College District Board of Trustees, the El Camino College President's Cabinet and the Measure CC Bond Oversight Committee.

It should be noted that while the general framework for these projects is established in the adopted master plan bridge document, additional planning and programming work will be required to fully implement many of the anticipated projects. This effort includes, for example, coordination with Educational and Technology Master Plans, Environmental Impact Reports, detailed building programming, detailed building site studies, detailed facility justifications and educational space programs for individual projects.

RECOMMENDATION
It is recommended that the Special Trustee adopt and execute Resolution for the Facilities Master Plan Bridge Document (under separate cover)

BACK-UP INFORMATION
Facilities Master Plan Bridge Document (under separate cover)
2008-09 5-year Construction Plan (under separate cover)

RESOURCE PERSON
Mr. Frederick J. Sturner
RESOLUTION FOR THE FACILITIES MASTER PLAN BRIDGE DOCUMENT

RESOLUTION NO. 08-09/091608

WHEREAS, the critical need for renewal and/or replacement of aged and/or failing infrastructure, utilities, systems, buildings and appurtenant structures has been identified in the Facility Condition Assessment; and

WHEREAS, the Facilities Master Plan Bridge Document has been developed consistent to both the Facility Condition Assessment and the Shared Governance process; and

WHEREAS, based upon the acceptance of this recommendation, the College will be able to proceed with Phase 1 of the Utilities Infrastructure Replacement Project; and

WHEREAS, based upon the acceptance of this recommendation, the College will be able to more effectively seek state Capitol Outlay funding through the California Community Colleges Chancellor's Office.

WHEREAS, the CEO of the Compton Community College District recommends the following action;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOLVES AS FOLLOWS:

1. That the Facilities Master Plan Bridge Document be adopted as a guide to replacement/renewal of aged and/or failing facilities; and be it further

2. That preparation of the annual “5-year Construction Plan” for 2008-09 be prepared based upon the Facilities Master Plan Bridge Document and submitted to the California Community Colleges Chancellor's Office.

PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustees meeting.

By: ____________________________
Dr. Peter Landsberger, Special Trustee

By: ____________________________
Dr. Lawrence M. Cox, Provost/CEO
BSD 7    ADOPTION OF REVISED MEASURE CC PROJECT LIST

BACKGROUND
Measure CC authorized the District to issue up to $100 million of general obligation bonds for improvements to the campus. The Board of Trustees approved initial allocations from Measure CC for 29 projects. Three construction projects were already in the planning and design phases of the time of the passage of Measure CC: Stadium retrofit, Learning Resource Center (LRC), and the Child Development Center, (CDC). Each of these had prior funding from the State Capital Outlay Program.

In November of 2007 a campus Facilities Master Plan Study was started which included a complete facilities assessment of structures, utilities and infrastructure systems. As a result of the Master Plan study and the facility assessment, it has become apparent that the project priorities and scope enumerated in the original Measure CC Project List need to be revised.

The revised project list includes 20 Projects and is based upon recently updated facilities information and the Facilities Master Plan Bridge Document. The projects included on the list are consistent with applicable codes and the Measure CC Ballot language. The total budget for the projects on the revised list is $77,992,425. Sources for this funding are $58,780,000 from the State Capital Outlay Program; $560,000 from an insurance claim; and $18,652,425 from Measure CC Bonds.

RECOMMENDATION
It is recommended that the Special Trustee adopt the revised Resolution Measure CC Project List.

BACK-UP INFORMATION
Original Measure CC 29 Project List
Revised Measure CC Project List
Capitol Facilities Construction Program Sources and Uses of Funds Spreadsheet
Letter from Bond Counsel
“Exhibit A” from Ballot Proposition of the Compton Community College District, Measure CC Election 11/5/02

RESOURCE PERSON
Mr. Frederick J. Sturner
RESOLUTION OF REVISED MEASURE CC PROJECT LIST

RESOLUTION NO. 08-09/091608B

WHEREAS, a critical need for renewal and/or replacement of aged and/or failing infrastructure, utilities, systems, buildings and appurtenant structures has been identified in the Facility Condition Assessment; and

WHEREAS, the projects on the original Measure CC Project List are inconsistent with the Facilities Master Plan Bridge Document and do not address critical facility needs; and

WHEREAS, the projects on the Revised Measure CC Project List (Exhibit A) are consistent with the Facilities Master Plan Bridge Document, the Measure CC Ballot language and address critical facility needs; and

WHEREAS, the projects on the Revised Measure CC Project List are required to support the Educational Programs at the Compton Center; and

WHEREAS, funding is, or will be, available to proceed with the projects on the Revised Measure CC Project List at the Compton Center; and

WHEREAS, based upon the acceptance of this recommendation, the College will be able to proceed with the necessary replacement and/or renewal of aged and/or failing infrastructure, utilities, systems, buildings and appurtenant structures; and

WHEREAS, the CEO of the Compton Community College District recommends the following action;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOLVES AS FOLLOWS:

1. That the Revised Measure CC Project List be adopted as presented.

PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustees meeting.

By: ________________________________

Dr. Peter Landsberger, Special Trustee

By: ________________________________

Dr. Lawrence M. Cox, Provost/CEO
COMPTON COMMUNITY COLLEGE DISTRICT

Revised Capital Facilities Projects

<table>
<thead>
<tr>
<th>FUNDING SOURCES</th>
<th>TOTAL FUNDING</th>
<th>STATE FUNDED</th>
<th>CAPITAL FAC. (LOCAL)</th>
<th>MEASURE CC (LOCAL)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Measure CC 1st Issuance Balance July 1, 2008</td>
<td>$3,791,188</td>
<td>$3,791,188</td>
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<tr>
<td>Measure CC 2nd Issuance</td>
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<td>$15,000,000</td>
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<td></td>
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<tr>
<td>Insurance from Allied Health Claim</td>
<td>$560,000</td>
<td>$560,000</td>
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<tr>
<td>State Capitol Outlay Program</td>
<td>$58,780,000</td>
<td>$58,780,000</td>
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<td>$18,791,188</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$78,131,188</strong></td>
<td><strong>$58,780,000</strong></td>
<td><strong>$560,000</strong></td>
<td><strong>$18,791,188</strong></td>
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</table>

<table>
<thead>
<tr>
<th>FUNDING USES (PROJECTS)</th>
<th>CURRENT TOTAL</th>
<th>STATE FUNDED</th>
<th>CAPITAL FAC. (LOCAL)</th>
<th>MEASURE CC (LOCAL)</th>
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<tr>
<td>Cafeteria (New Equipment)</td>
<td>$160,000</td>
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<tr>
<td>Allied Health Preliminary Design/FPP - Architect</td>
<td>$120,000</td>
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<tr>
<td>LRC Close-out (completion of project)</td>
<td>$200,000</td>
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<td>$200,000</td>
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<tr>
<td>LRC Reprogramming - Required Improvements</td>
<td>$1,200,000</td>
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<td>$1,200,000</td>
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<tr>
<td>LRC Equipment</td>
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<tr>
<td>Utility Infrastructure Design</td>
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<tr>
<td>Little Theater (Remodel Existing Building)</td>
<td>$1,750,000</td>
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<td>$1,750,000</td>
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<tr>
<td>Legal, Insurance, Accounting, Management</td>
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<td>$580,425</td>
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<tr>
<td>Facilities Construction Master Plan</td>
<td>$383,000</td>
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<tr>
<td>Campus Wide Improvements</td>
<td>$151,000</td>
<td>$151,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Server Room HVAC and Emergency Generator</td>
<td>$840,000</td>
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<td>$840,000</td>
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<tr>
<td>VocTech/Math Science Retro-commissioning</td>
<td>$1,353,000</td>
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<td>$1,353,000</td>
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<tr>
<td>Playing Field Enhancements</td>
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<tr>
<td>Campus Wide Wireless Connectivity Deployment</td>
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<td>$375,000</td>
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<tr>
<td>MIS Building (Remodel &amp; New Equipment)</td>
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<tr>
<td>Utility Infrastructure Project - PH 1</td>
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<td>Utility Infrastructure Project PH 2</td>
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<tr>
<td>Allied Health Project (Remodel &amp; New Equipment)</td>
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<td>$440,000</td>
<td>$1,560,000</td>
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<td><strong>EXTENT OF CURRENT AND 2ND ISSUANCE MEASURE CC FUNDING</strong></td>
<td><strong>$77,992,425</strong></td>
<td><strong>$58,780,000</strong></td>
<td><strong>$560,000</strong></td>
<td><strong>$18,652,425</strong></td>
</tr>
</tbody>
</table>

It should be noted that the budgets indicated above are estimates only and although they are the products of extensive analysis and calculations, changes to budgets may arise from factors such as inflation, fluctuations in construction cost, program and/or scope changes and unknown conditions. The project list and schedules are therefore subject to revision as additional information becomes available.
# Revised Capital Facilities Project List September 16, 2008

<table>
<thead>
<tr>
<th>Project</th>
<th>Start</th>
<th>Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cafeteria (New Equipment)</td>
<td>Sep-08</td>
<td>Oct-08</td>
</tr>
<tr>
<td>2. Allied Health Preliminary Design/FPP - Architect</td>
<td>Sep-05</td>
<td>Sep-05</td>
</tr>
<tr>
<td>3. LRC Close-out (completion of project)</td>
<td>Sep-08</td>
<td>Aug-05</td>
</tr>
<tr>
<td>4. LRC Reprogramming - Required Improvements</td>
<td>Sep-08</td>
<td>Oct-05</td>
</tr>
<tr>
<td>5. LRC Equipment</td>
<td>Sep-08</td>
<td>Aug-05</td>
</tr>
<tr>
<td>6. Utility Infrastructure Design</td>
<td>Oct-08</td>
<td>Oct-08</td>
</tr>
<tr>
<td>7. Little Theater (Remodel Existing Building)</td>
<td>Oct-08</td>
<td>Aug-08</td>
</tr>
<tr>
<td>8. Legal, Insurance, Accounting, Management</td>
<td>Sep-08</td>
<td>Nov-08</td>
</tr>
<tr>
<td>9. Facilities Construction Master Plan</td>
<td>Sep-08</td>
<td>Sep-08</td>
</tr>
<tr>
<td>10. Campus Wide Improvements</td>
<td>Sep-05</td>
<td>Jan-08</td>
</tr>
<tr>
<td>11. Server Room HVAC and Emergency Generator</td>
<td>Sep-08</td>
<td>Sep-08</td>
</tr>
<tr>
<td>12. VocTech/ Math Science Retro-commissioning</td>
<td>Sep-06</td>
<td>Dec-05</td>
</tr>
<tr>
<td>13. Playing Field Enhancements</td>
<td>Sep-08</td>
<td>Jun-08</td>
</tr>
<tr>
<td>14. Campus Wide Wireless Connectivity Deployment</td>
<td>Nov-05</td>
<td>Feb-08</td>
</tr>
<tr>
<td>15. MIS Building (Remodel &amp; New Equipment)</td>
<td>Nov-05</td>
<td>Jan-10</td>
</tr>
<tr>
<td>16. Campus Wide Lighting Project PH 1</td>
<td>Sep-07</td>
<td>Sep-10</td>
</tr>
<tr>
<td>17. Utility Infrastructure Project - PH 1</td>
<td>Sep-08</td>
<td>Nov-10</td>
</tr>
<tr>
<td>18. Utility Infrastructure Project PH 2</td>
<td>Jul-10</td>
<td>Jul-12</td>
</tr>
<tr>
<td>19. Allied Health Project (Remodel &amp; New Equipment)</td>
<td>Sep-10</td>
<td>Sep-12</td>
</tr>
</tbody>
</table>

The project list and schedules are subject to revision as additional information becomes available.
BSD 8  AUTHORIZATION OF AN ENERGY SERVICE CONTRACT WITH SOUTHLAND INDUSTRIES

BACKGROUND
The HVAC systems in the Math/Science and Vocational Technology Buildings have not been operating efficiently for quite sometime. Those systems are noisy and do not adequately cool or heat large portions of the building interiors. Associated energy costs from these inefficiencies are excessive. A recent review of these systems and the central plant with our consultants reveals that modifications to the central plant, lighting, HVAC systems and controls and a reprogramming of the energy management system in these buildings will yield substantial savings and provide adequate heating and cooling throughout the buildings. This project also qualifies for IOU/CCC rebates and credits, however the project needs to be completed before December 31, 2008 to do so.

Currently the central plant is in very poor condition from years of neglect and requires frequent servicing and emergency repairs to maintain its operational status. This project includes replacement of major components in the central plant necessary to keep the plant in operation until a new central plant can be constructed and brought on line.

Because significant engineering work needs to be done in order to fully define project scope, Southland has submitted a not to exceed proposal for $1,600,000 to complete the work. As more data is developed and the scope is defined it is expected that this number will drop.

When the work is completed initial projections are for a 17% reduction in energy costs or $112,000 annually. At this rate of savings it will take 14 years to break even on the work. This economic advantage by and of itself is not sufficient to justify this project, more so is the efficient operation of the Math/Science and Vocational Technology Buildings that will be gained and, ensuring that the existing central plant will stay in operation. Also, the state is counting this as a local match toward the funding of Phase 1 of the Utility Infrastructure Replacement Project.

RECOMMENDATION
It is recommended that the Special Trustee authorize the execution and Resolution on behalf of the District of an energy service contract between the Compton Community College District and Southland Industries.

BACK-UP INFORMATION
Southland Industries Proposal

RESOURCE PERSON
Mr. Frederick J. Sturner
RESOLUTION OF AN ENERGY SERVICE CONTRACT WITH
SOUTHLAND INDUSTRIES

RESOLUTION NO. 08-09/091608C

WHEREAS, Government Code sections 4217.10 to 4217.18 authorize public agencies, including community college districts to enter into energy service contracts for the implementation of energy related improvements if the district board finds that it is in the best interests of the district to enter into such energy service contract, and that the anticipated cost to the district for thermal or electrical energy or conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the district of thermal, electrical, or other energy that would have been consumed by the district in the absence of those purchases; and

WHEREAS, the cost to the Compton Community College District for the energy service contract by and between the District and Southland Industries, for the implementation of certain energy measures for thermal or electrical energy or conservation services will be less than the anticipated marginal cost to the District in the absence of the implementation of the improvements under the energy service contract.

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOVLES AS FOLLOWS:

1. The Board finds that it is in the best interests of the Compton Community College District to enter into an energy service contract with Southland Industries, for the implementation of certain energy related improvements to District facilities as described in the attached proposal.

2. The Board finds that the anticipated cost to the District for thermal or electrical energy or conservation services provided by the energy conservation facility under the contract will be less than the anticipated marginal cost to the District of thermal, electrical or other energy that would have been consumed by the District in the absence of those purchases.

3. The Board hereby authorizes the execution on behalf of the District of an energy service contract by and between the Compton Community College District and Southland Industries in a form acceptable to the District and generally conforming to the Proposal from Southland Industries attached to this resolution as “Exhibit A”, for the implementation of certain energy related improvements to District facilities in accordance with these findings and Government Code sections 4217.10 to 4217.18.
PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustee meeting.

By: __________________________________________

Dr. Peter Landsberger, Special Trustee

By: __________________________________________

Dr. Lawrence M. Cox, Provost/CEO
August 25, 2008

Mr. Fred Sturner  
Director of Facilities Management & Planning  
El Camino College - Compton Center  
1111 E. Artesia Blvd.  
Compton, Ca 90221-5393

Re: Retro-Commissioning Project  
Proposal #LU5578275

Dear Mr. Sturner:

Southland has completed our review of the mechanical needs of the campus. As we have discussed on several occasions there are critical issues that will require immediate action to meet IOU/CCC rebate requirements. These include the mechanical and controls retro-commissioning tasks we have discussed with Lisa Hannaman, SCE, and Dan Estrada, CCCCCO.

There are two tasks which will need to be completed in order for the campus to sustain an environment for learning and student retention. The first task is the upgrade of the central plant and campus infrastructure. This task is currently being reviewed with the support of your engineering firm. As this is a larger task the projected implementation for the work is 2009. The second item to address is the immediate HVAC issues that are forcing unstable and inconsistent space conditions as well as excessive energy use throughout the campus.

After our meeting with Southern California Edison on August 6th, it was determined that the CCC/IOU Retrofit Program could be applied to the HVAC retro-commissioning as long as the work was completed by December 31, 2008. This opens the door to the available rebates to help offset the repair and/or retrofit costs.

**Campus Condition:**

Southland has performed multiple inspections of the campus. The most recent inspection was conducted on August 8th. The conditions found during this inspection were similar to
the conditions found during all the other site inspections over the last year. The following will summarize the general operating conditions found.

- The Math/Science and Voc Tech facility HVAC systems were running during total unoccupied environment. The building automation system scheduled the systems to run based on calls from the room thermostats. The equipment running consisted of 19 air handlers, 60 ½ HP fan coils, 47 VAV boxes, an array of exhaust fans ranging from fractional HP to 15 HP and building chilled water loop pumps. This equipment required the use of one of the 250 ton chillers and associated condenser water and chilled water pumps. This condition consumes an excess amount of energy and causes wear and tear on the equipment.

- There were several areas or classrooms that had the lights on with no one in the space. These included room 213, 208 and every hallway and lobby in the Voc Tech facility. The lighting in the Math/Science was under better control as they were operated by motion sensors; however the hallway and lobby lights were still on in the Math/Science building.

- The motion sensors in the Math/Science building were very erratic and it was difficult to get the lights to turn on and stay on. The system currently in operation needs to be replaced or upgraded. Over the past year there have been complaints about the lights turning off when the students were taking tests.

- The lighting in the Math/Science building consists mainly of 2x4 foot fixtures using (4) four 32 watt/T-8 lamps. Consideration needs to be given to replacing the 32 watt bulbs with 28 watt bulbs and possible delmaping certain fixtures where it makes sense. This will require some testing to determine the specific details.

- The #1 heating hot water boiler has failed in the Math/Science building. This boiler provides heating hot water for the fan coils in the building. Should the other boiler fail there will be no heat for the building. This boiler needs to be replaced before the cooler weather arrives.

- There are numerous damaged ceiling tiles in the Math/Science building. The ceiling tile damage is caused by leaking condensate water from the un-insulated chilled water lines feeding the fan coils. The fan coil chilled water lines need to be re-insulated and the ceiling tiles replaced. Once repaired, the energy waste will be eliminated and the system will run more efficiently. Additionally, risk of student or teacher injury from falling tiles will be minimized.

- There are numerous ceiling tiles missing in the Math/Science building. These tiles were removed during the installation of an overhead projector system for the classrooms. The tiles need to be reinstalled prior to re-commission of the mechanical and controls systems.

- Over the last year there have been complaints about hot and cold spots in the classrooms. This is caused by a long history of poorly maintained equipment and a need to re-air balance the air distribution system. Southland will need to air balance the mechanical systems to properly distribute conditions air to the space.
• The central plant system was designed to operate using a thermal energy storage system to efficiently provide chilled water to the five buildings. Our research has identified some flaws within the system including a leaking TES tank. Further research has identified the TES Concept was not recommended by Southern California Edison. Currently the central plant is operating in a bypass mode. The Alerton control system needs to be reprogrammed to operate the central plant in the most efficient manner while still in a TES bypass mode. This needs some research to determine the best approach.

• The mechanical systems in the five facilities have been operating while the facilities are unoccupied. This is due to the flaws in the Alerton control system program. The Alerton system needs to be re-commissioned and the systems tested in a start up mode. This task will be critical to determine the full capacity of the systems to meet the current campus heating and cooling demand. Correcting the Alerton program will also reduce the central plant requirement.

• The #9 chilled water pump has failed due to damaged bearings. Additionally, the pump insulation has been damaged. The #9 chilled water pump needs to be rebuilt and reinsulated. Currently the only available pump is #8. Should pump #8 fail, the entire chilled water system will fail.

The HVAC systems have suffered from a long history of deferred maintenance, planning, deferred repairs and a direction on what the systems are designed to do. Based on our last meeting on August 6th, Southland was tasked with preparing a budget cost to perform the retro-commissioning of the following buildings:

1. Math-Science
2. Voc/Tech
3. Learning Resource Center
4. Child Development
5. MIS-Print Shop

Attached is a summary of Southland’s Scope as well as a budget for the proposed repairs/re-commissioning.

Southland’s Scope:

Based on our discussion and our site inspections, Southland would propose the following scope of work:

1. Engineering Analysis

   • Recent site inspections have identified areas where the existing systems may not be capable of maintaining the load based on current space usage. Southland will review the as-built documentation. (NOTE: As built CAD documentation will need to be provided in disk form by the College)
• Southland will walk the sites, and review the current and proposed usage, which may be different from the one shown on the as-built documents.

• Southland will prepare engineered calculations and compare them to the as built drawings and make our recommendations based on the comparison.

• Where possible, Southland will incorporate the changes during the rebalancing of the air distribution systems. This assumes that the specific air handler, fan coil, VAV box or pump can be increased without addition of new equipment or components.

• Should the addition of new equipment be required to achieve the correct result, Southland will provide a proposal which will include the associated costs to make the change.

2. Alerton Building Automation System

• Re-Commission the 1700+ points on the Alerton Controls System for all five facilities. This includes the central plant, air handlers, fan coils, VAV boxes, lighting control panels, boilers, pumps etc. The re-commission will require a complete system operation to verify that each system and component operates as required.

• Review the existing program and sequence and re-write the program sequences to achieve better efficiency

• Provide a copy of the new program which will reflect the program changes and current conditions

• Add five (5) package units and twenty four (24) exhausts fans on the Voc-Tech building to the existing Alerton system

3. Mechanical Re-Commission

• Re-Commission the mechanical equipment on all five buildings to include the following:

  - All Fan Coils
  - All VAV Boxes
  - All Central Plant Equipment
  - All Air Handlers both Variable and Constant Volume
  - All Variable Speed Drives
  - Boilers and Boiler Pumps

• Develop a new set of As Built drawings which will reflect the actual system conditions. (NOTE: CAD drawings on disk will need to be provided by the College)

• Record all system re-commission notes, readings, temperature, pressures and notations.
4. **Air Balance**

   - Air Balance the air distribution on all five buildings. The engineering review will be required to determine the required CFM to each space. NOTE: In some cases the system may not be capable of producing sufficient CFM for the current space usage. Should this be the case, Southland will make a recommendation to resolve the condition.

   - Provide a complete air balance report upon completion.

5. **Math Science - Boilers**

   - Currently there is one boiler that has failed in the Math Science building. The boiler is used to supply heating hot water to the fan coils in the ceilings

6. **Math Science – Condensation Leaks**

   - During the site inspections, it was noted that numerous ceiling tiles were damaged by water. One of the sources of the leaks is the condensation of the chilled water piping. Over the years the pipe insulation has been removed or is damaged. Southland will replace this insulation on the damage fan coils (approximately 20 fan coils)

7. **Math Science – Classroom Lighting Motion Sensors**

   - During the site inspections, it was noted that the classroom lighting control was erratic. It took as long as 3 minutes for the motion sensor to detect movement and turn on the lights. In some cases extensive movement was required to activate the lights. Southland will review the current motion sensor system and upgrade the system to be more reliable using both motion and infrared sensors.


   - During the site inspections, Friday, August 9th, it was noted that the classroom HVAC systems were running at 100% and there were only two people in the Math/Science building and limited people in the Voc Tech building. This includes 60, ½ HP, fan coils, 16 air handles and a central plant supplying chilled water to these systems. Southland will review the Alerton program and work with the college to establish a more efficient operating program

9. **Voc Tech – Exhaust Fans / Package Units**

   - During the site inspections, it was noted that five 1.5 ton package units and 24 exhaust fan, (from 1.5 HP to 15 HP) were running and there was no evidence of the
fans turning off other than manual control. Southland will interface these systems to the existing Alerton system and apply a more appropriate control strategy.

10. Central Plant – CHW Pump #9 Rebuild

- Currently CHW Pump #9 has failed due to bad bearings. This pump needs to be rebuilt as the college only has one pump operating to supply chilled water to the campus. The pump and motor needs to be rebuilt and then reinsulated.

The above items represent the tasks that need to be addressed in the Retro-Commissioning program. Once completed, the classroom environment will be improved and the energy used to operate the lighting and HVAC in the classrooms will be reduced. Additional benefits will be seen in reduced complaints and reduced repair costs.

The first item that needs to be addressed is the engineering analysis of the five buildings. This task will provide the baseline point to move forward. The retro-commissioning of the equipment and controls will focus on providing the right temperatures and air distribution to meet the revised engineering requirements.

**NOTE:** Southland will need full mechanical and electrical drawings to complete this project. These drawings will need CAD and on disk.

### Budget Costs

Due to the lack of sufficient data at this time, Southland would propose to accomplish the above scope for a NOT TO EXCEED cost of $1,600,000. Once the final engineered analysis is complete, Southland will provide a firm cost to complete the above items; however will NOT EXCEED the $1,600,000.

The above scope of work will identify system errors that have impacted the classrooms over the years. Southland will correct the minor problems such as bad sensors, relays, adjustments to linkages and air flow. Should Southland find major mechanical problems, a report will be written and provided to the college with associated cost impacts.

As we have discussed, it is critical that we complete the above projects by December 31, 2008. This is the deadline for obtaining the CCC/IOU rebates. Southland has already met with Southern California Edison and their auditor to review the overall scope of work. The final engineering calculations will be completed once we have completed the engineering phase of the project. The final energy savings calculations will be used to apply for the CCC/IOU rebate program.

In order to meet the December 31, 2008 deadline, Southland must have authorization to proceed no later than September 15, 2008.

Should you have any questions, please call me direct at (714) 901-5800 ext. 2105
Respectively,

Lance English  
Business Development
BACKGROUND
In order to qualify for IOU/CCC rebates and credits a use profile of our existing energy consumption needs to be compiled and an energy conservation strategy specific to that profile needs to be developed. These documents form the basis of submission to the IOU/CCC (Investor Owned Utilities/California Community Colleges) program. Creative Enterprise Opportunities, Inc. specializes in doing this analysis and in preparing these documents for submittal to the program.

The proposed services to be provided by Creative Enterprise Opportunities, Inc. are specific to the Math/Science, Vocational Technologies and LRC buildings. When the work identified by this study is completed, initial projections are for a 17% reduction in energy costs or $112,000 to accrue annually. In addition to this, Southern California Edison will pay the District an incentive for reducing energy consumption. Initial projections indicate that this incentive will be between $100,000 and $140,000. Creative Enterprise Opportunities, Inc. fees are performance-based and will be 17% of the utility incentive.

Creative Enterprise Opportunities, Inc. is recognized in performing the services and preparing the type of documentation and performing the type of calculations necessary for submittal to the utilities and is well-known within the community college system, the chancellor's office and with local utilities. He has been working with us and with Dan Estrada from the California Community Colleges Chancellor's office to expedite our participation in the IOU/CCC program.

RECOMMENDATION
It is recommended that the Special Trustee authorize the execution and Resolution on behalf of the District of a professional services agreement between the Compton Community College District and Creative Enterprise Opportunities, Inc.

BACK-UP INFORMATION
Creative Enterprise Opportunities, Inc. Proposal

RESOURCE PERSON
Mr. Frederick J. Sturner

RESOLUTION OF AN AGREEMENT WITH CREATIVE ENTERPRISE OPPORTUNITIES, INC.

RESOLUTION NO. 08-09/091608D
WHEREAS, Creative Enterprise Opportunities, Inc. is uniquely qualified to provide the required professional services; and

WHEREAS, the need to achieve energy efficiency within the California Community Colleges system is well documented; and

WHEREAS, the overall financial incentives to the district both from rebates and energy costs savings are substantial and will offset necessary modifications to the Math/Science and Vocational Technologies buildings; and

WHEREAS, the CEO of the Compton Community College District recommends the following action;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOLVES AS FOLLOWS:

1. The Board hereby authorizes the execution on behalf of the District of an professional services agreement by and between the Compton Community College District and Creative Enterprise Opportunities, Inc. in a form acceptable to the District and generally conforming to the Proposal from Creative Enterprise Opportunities, Inc. attached to this resolution as “Exhibit A”.

PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustees meeting.

By: Dr. Peter Landsberger, Special Trustee

By: Dr. Lawrence M. Cox, Provost/CEO

BSD 9

CEO

Board Meeting: September 16, 2008
Mr. Fred Sturner
Director of Facilities Management & Planning
El Camino College – Compton Center
1111 E. Artesia Blvd.
Compton, CA 90021

Subject: CCC/IOU Energy Rebate Program – Upgrade of Whole System – Math/Science/Vocational Tech/Learning Resource Center

Reference: Quotation Number: 1221287

Dear Fred,

CEO is pleased to provide you with the following proposal to provide consulting and application services for the CCC/IOU Energy Rebate Program for El Camino College – Compton Center.

Scope of Service:

CEO proposes to provide application service submittals to Southern California Edison (SCE) for CCC/IOU Energy Retrofit Projects in year 2008.

• Meet with contracted mechanical company to understand project scope for new installation of automation controls, HVAC retrofits and new Energy Conservation Measures (ECM) to be implemented.
• Meet with SCE energy program managers for approvals on identified energy projects.
• Develop applications for energy projects meeting CCC/IOU program requirements.
• Provide energy calculations for each application measure to be implemented.
• Provide name plate data, measured pre kWh consumed and amperage.
• Work on the client behalf to obtain the highest possible incentive dollars available.
• Provide participation letter, submittal application and owners incentive agreement.
• Provide follow up on applications and energy measurements of kWh and amperage consumed after energy retrofits with SCE representative for final project acceptance.

Service Fees:
The consulting fee will be 18% of rebate incentive dollars received by El Camino College – Compton Center from Southern California Edison (SCE). Service fee will be paid to CEO within 30 days following recite of incentive rebate checks paid by Southern California Edison/CCC/IOU program.

This proposal is firm for acceptance within thirty (30) days and includes all consulting hours, mileage and application processing. Thank you for the opportunity to provide service to you!

Sincerely,

Scott Collins
Account Representative

21712 Regal Way Lake Forest CA, 92630

Agenda for the Compton Community College District Board of Trustees from
Administrative Services
Reagan Romali, Interim CBO
BACKGROUND
In July of 2007, the District submitted a Final Project Proposal to the State of California, Department of Finance for Capitol Outlay Funds to construct Phase 1 of a 2 phase project to replace aging and failing utility infrastructure, including a new Central plant, and to install new fire-life-safety and security systems throughout the campus.

The final Project proposal was approved and with due consideration from the Department of Finance to the critical need manifested by the condition of the utility infrastructure at the Compton Center, funding was accelerated and made available in the 08-09 budget year. Funding for preliminary plans and construction drawings for phase 2 of the project was also made available in the 08-09 budget year to facilitate efficient and expedient development of necessary planning and construction documents.

S & K Engineers was retained to evaluate existing utility infrastructure conditions and needs and to perform the preliminary engineering and planning services necessary to obtain this state funding. S & K Engineers is well-qualified to provide these services and has specific knowledge germane to the Compton Center and recent experience developing the same type of planning and construction documentation for neighboring community colleges.

S& K engineers are proposing to provide the necessary professional services for a fee of $3,641,465. It is expected that the duration of their contract will be five years. The State of California, Capitol Outlay Program is providing $3,203,000 of the funding for these services, the balance of $438,465 will be funded as a local match.

RECOMMENDATION
It is recommended that the Special Trustee authorize the execution and Resolution on behalf of the District of a professional services agreement between the Compton Community College District and S & K Engineers.

BACK-UP INFORMATION
S & K Engineers Proposal

RESOURCE PERSON
Mr. Frederick J. Sturner
RESOLUTION OF AN AGREEMENT WITH S&K ENGINEERS INC.

RESOLUTION NO. 08-09/091608E

WHEREAS, S & K Engineers, Inc. is qualified to provide the required professional services and possesses special knowledge, capabilities and skills applicable to the nature, conditions and geographic location of the services required at the Compton Center; and

WHEREAS, S & K Engineers has provided professional services to the District in the investigation existing utilities in infrastructure and, the development of the preliminary programming documents for the utility infrastructure replacement project; and

WHEREAS, the District has reviewed the fee proposed by S & K Engineers for the development of the utilities infrastructure master plan; the utilities infrastructure replacement construction drawings and other related professional services and found them to be reasonable and consistent with similar firms providing similar services in this area; and

WHEREAS, the CEO of the Compton Community College District recommends the following action contingent upon the availability of state capital outlay funding and approval of the state budget by the Governor of the State of California;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOLVES AS FOLLOWS:

1. The Board hereby authorizes the execution on behalf of the District of a professional services agreement by and between the Compton Community College District and S & K Engineers in a form acceptable to the District and generally conforming to the Proposal from S & K Engineers attached to this resolution as “Exhibit A”.

PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustee meeting.

By:  
Dr. Peter Landsberger, Special Trustee

By:  
Dr. Lawrence M. Cox, Provost/CEO
February 11, 2008

Frederick J. Stumer
Director of Facilities Management and Planning
El Camino College - Compton Center
1111 East Artesia Blvd.
Compton, CA 90221

Project: Utility Infrastructure Master Plan and Implementation/Program Peer Review & Coordination
S&K Proposal # P08009

Dear Fred:

Thank you for the opportunity to submit the following fee proposal for engineering services. We believe we are uniquely qualified to perform this work and are prepared to begin immediately.

Currently, Compton College is in the FPP process with the State to secure funding for a complete utility infrastructure upgrade at the campus. This proposal is to provide engineering services for a comprehensive, coordinated utility master plan and for the design implementation of the master plan. This proposal also provides engineering fees for peer review and program coordination for various proposed renovation projects at the campus.

GENERAL PROJECT DESCRIPTION

A. This project includes the following major tasks:
   1. Task #1 - Preparation of an overall Utility Master Plan that addresses the needs of the FPP.
   2. Task #2 - Preparation of design documents to implement the Utility Master Plan.
   3. Task #3 - Peer review, construction support, and program coordination for various renovation projects on the campus including:
      a. MIS Building Design-Build Upgrades
      b. Central Plant Design Build Upgrades
      c. LRC Reprogramming
      d. Little Theatre Renovations
      e. Other miscellaneous projects.

B. The FPP prepared by the College requires that the infrastructure implementation project be constructed in two separate phases. Phase 1 consists primarily of the southern portion of the campus and Phase 2 consists primarily of the northern portion of the campus. In order to provide the appropriate phasing the implementation of the project will be designed as two separate bid packages, one for each phase.

C. The infrastructure project includes the following utility systems:
   1. Sanitary Sewer
   2. Storm Drainage/On-Site Retention
   3. Domestic Water
   4. Fire Water

421 East Huntington Drive, Monrovia, California 91016
626.930.1383 PH, 626.930.1385 FAX, www.skengineers.com
5. Natural Gas
6. Chiller Water System including Central Plant Modifications/Upgrades
7. Heating Hot Water
8. Electrical Site Distribution
9. Site Lighting
10. Integrated Campus-wide Security Systems
11. Fire Alarm
12. Data/Voice Technology

D. The infrastructure project is for site utilities only. Work inside buildings is included only to the extent that it affects the site utility distribution. Examples include work inside the central plant for chilled water; work inside the MIS Building for technology upgrades; locations for new fire alarm and security panels, etc.

TASK #1 - OVERALL UTILITY MASTER PLAN

A. The first major task of the project includes the preparation of a utility master plan.

B. The Master Plan will provide an integrated solution for campus-wide utility system modifications and upgrades.

C. Investigation:
1. We will visit the site to review existing conditions. We will review readily visible conditions only. Destructive demolition is not included. Also, any "track and trace" work required to identify hidden conditions is not included in our scope of work. The Owner will be responsible for hiring a contractor to provide these services.
2. We will review available record drawings of the campus.
3. We will meet with campus personnel for interviews regarding existing utilities.
4. We will meet with any contractors/construction managers currently under contract to the College.
5. We will review the Architectural Building Master Plan and meet with the Master Plan Architect.
6. We will contact local utility companies to get input for the modifications.

D. The Utility Master Plan will provide the following:
1. Review and layouts of existing conditions.
2. Proposed upgrades for each system with written descriptions and conceptual site plans.
3. Recommendations for modifications to each system. The recommendations will be based in part on overall campus energy efficiency and sustainability.
5. Previously prepared fire alarm and security system planning documents will be incorporated into the overall utility master plan.

E. Deliverables:
1. Eight bound copies of the final Utility Master Plan.
2. One electronic copy in pdf format.

F. Compensation:
1. Our fee will be a lump sum fee of $225,000 (two hundred twenty five thousand dollars).
   This is our total fee including our sub-consultants.
2. The fee will be billed monthly based on progress of completion.
3. Any work for additional services beyond those in the scope of this project will be billed on an
hourly basis according to the attached rate schedule. Additional services work by our consultants will be billed at 1.10 times their hourly rates.
4. Reimbursable expenses will be billed at 1.10 times direct expense.

TASK #2 - IMPLEMENTATION AND DESIGN OF UTILITY MASTER PLAN

A. General
   1. The project consists of the design and implementation of the utility master plan.
   2. We will prepare construction documents for two separate bid packages for bidding purposes.
   3. The design will be based on the results of the utility master plan.

B. The following services are not included in our scope of work:
   1. Geotechnical services including soils reports.
   2. Environmental engineering.
   3. Additional surveying.
   4. Utility annexation.
   5. Off-site or street improvement work.

C. Investigation
   1. We will visit the site to review existing conditions. We will review readily visible conditions only. Destructive demolition is not included. Also, any “track and trace” work required to identify hidden conditions is not included in our scope of work. The Owner will be responsible for hiring a contractor to provide these services.
   2. We will review available record drawings of the campus.
   3. We will meet with campus personnel for interviews regarding existing utilities.
   4. We will meet with any contractors/construction managers currently under contract to the College.
   5. We will review the Architectural Building Master Plan and meet with the Master Plan Architect.
   6. We will contact local utility companies to get input for the modifications.

D. Design
   1. We will prepare two construction documents bid packages for bidding purposes.
   2. Our work assumes that none of the design work will require submission to DSA or any other plan checking agencies. Any portions of the work that require plan check submission will required additional services.
   3. Construction Documents will be prepared in incremental phases:
      a. Schematic Design - 20% Construction Documents
         (1) Plans will include preliminary equipment sizing and locations, preliminary calculations, conceptual riser diagrams.
      b. Design Development - 50% Construction Documents
         (1) Plans will include layouts of all major equipment, all major utility corridors, single-line diagrams, preliminary details.
      c. Construction Documents - 95% Construction Documents
         (1) Plans will include detailed design for plan Owner and constructability reviews.
      d. Bid Documents
         (1) Plans will include all constructability comments.
   4. In order to design two separate bid packages we will be required to design both bid packages to a design development level. Once that is complete Bid Package 1 can be completed to
100% ready for bidding. The remainder of Bid Package 2 can be designed at a later date.

5. Deliverables:
   a. Schematic Design/Design Development/Construction Documents
      (1) 5 hard copies of drawings
      (2) one electronic copy in pdf format
      (3) One bound copy of specifications and one electronic copy in pdf format.
   b. Plan Check Documents
      (1) One set of reproducible drawings and one set of specifications to the College.
      (2) Three sets of reproducible drawings and specifications to plan check agencies.
   c. Bid Documents
      (1) One set of reproducible drawings and specifications to the College.
      (2) Printing and reproduction of all bid documents is the responsibility of the College.
      We can provide this service as a reimbursable expense if requested by the College.

6. Specifications: The College will be responsible for providing all Division 0 contracting
   information and boilerplate specifications.

7. Our design work assumes that the project will be designed and bid in not more than 2 phases
   and we will provide one bid package for each phase. Additional bid packages or phases will
   be an additional service.

E. S&K Engineers will assist the Owner in evaluating bids and bidders.

F. Construction Administration
   1. Work for construction observation will include review of submittals and response to normal
      questions from the field.
   2. Job site visits will be provided at appropriate intervals to monitor the progress of the
      construction work, with each job site visit to be followed by a written report.
   3. Biweekly meetings with the contractor with meeting reports are included.

G. Compensation
   1. Our fee will be billed based on a percentage of the actual total construction cost for the project.
      Our fee will be equal to 9.75% of the actual construction cost. If any of the project is not
      constructed or bid the fee will be based on the last cost estimate prepared during the design.
      Attachment A is a breakdown of our fee by Bid Package and by Design Phase. The fees are
      estimates based on the current construction costs in the FPP.
   2. We will bill monthly based on progress of completion.
   3. Our fee during the design will be calculated based on the opinion of probable construction cost
      prepared for each phase.
   4. At the end of construction our total fee will be adjusted based on the total actual construction
      cost including all change orders. Our fee will also include the cost of all bid alternates whether
      deductive or additive. Deductive alternates will be counted as a positive number.
   5. Redesign work or additional design work that does not add value to the project will be billed on
      an hourly basis according to the attached rate schedules.
   6. Any additional services will be billed on an hourly basis according to the attached rate
      schedule. Additional services of our consultants will be billed at a rate of 1.10 times their hourly
      rates.
TASK #3 - PEER REVIEW/CONSTRUCTION SUPPORT/PROGRAM COORDINATION

A. Task Description
   1. This task consists of providing miscellaneous engineering services including:
      a. Participation, coordination, and input for a steering committee.
      b. Participation on selection panels for project design services.
      c. Preparation of design development documents for various design-build type projects
         including a central plant.
      d. Providing construction phase support to review shop drawings and submittals, attending
         construction meetings, assisting with constructability issues, assisting with project
         commissioning and assisting with project close-out submittals.
      e. Peer review of engineering documents for various projects.
      f. Provide coordination activities to ensure seamless integration between various projects
         and the campus utility infrastructure.

B. Deliverables: The deliverables will vary with project and specific activity.

C. Compensation:
   1. Due to the unforeseeable projects and activities involved, this task will be billed on an hourly
      basis according to the attached rate schedule.
   2. We recommend an allocation of $250,000 (two hundred fifty thousand dollars) which we will
      bill against. If this allocation becomes exhausted we will submit a proposal at that time for
      additional services.

Again, thank you for the opportunity to submit this proposal. If you have any questions please feel free to
call. Please indicate your acceptance of this proposal by signing below and returning a copy to our office.

Sincerely,
S&K Engineers

Accepted by,
EL Camino College - Compton Center

Kevin Keyfauver, P.E.
Principal

Name (Printed)

Signature

Date

P:\2008 Proposals\P08037 Compton College Utility Infrastructure Master Plan and Implementation.wpd
## ATTACHMENT A - FEE SCHEDULE

<table>
<thead>
<tr>
<th>Task</th>
<th>FPP Const. Cost. (1)</th>
<th>Design Fee</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Task #1 - Utility Master Plan</td>
<td></td>
<td>$ 225,000</td>
<td>$ 225,000</td>
</tr>
<tr>
<td>Task #2 - Utility Master Plan Implementation</td>
<td>$ 21,497,901</td>
<td>$ 419,209</td>
<td>$ 628,814</td>
</tr>
<tr>
<td>Bid Package -1</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Schematic Design</td>
<td>20%</td>
<td>$ 419,209</td>
<td></td>
</tr>
<tr>
<td>Design Development</td>
<td>30%</td>
<td>$ 628,814</td>
<td></td>
</tr>
<tr>
<td>Construction Docs.</td>
<td>30%</td>
<td>$ 628,814</td>
<td></td>
</tr>
<tr>
<td>Construction Admin.</td>
<td>20%</td>
<td>$ 419,209</td>
<td></td>
</tr>
<tr>
<td>Sub-Total</td>
<td>100%</td>
<td>$ 2,096,045</td>
<td></td>
</tr>
<tr>
<td>Bid Package -2</td>
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<tr>
<td>Design Development</td>
<td>30%</td>
<td>$ 321,126</td>
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<td>Construction Docs.</td>
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<td>Construction Admin.</td>
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<td>Sub-Totals</td>
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<td>$ 1,070,420</td>
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<tr>
<td>Task #3 - Program Coordination</td>
<td></td>
<td>$ 250,000</td>
<td>$ 250,000</td>
</tr>
</tbody>
</table>

(1) FPP Construction Cost Estimate includes hard construction costs and contingency. It does not include fees, inspections, tests, or FFE.
(2) Total fixed lump sum fee for preparation of Utility Master Plan.
(3) Total estimated design fee for preparation of complete Bid Package 1. Fee includes Bid Package 2 design through design development to allow complete design for Bid Package 1.
(4) Fee is for completion of Bid Package 2.
(5) This is a fee allocation only. We will bill our time on an hourly basis against this allocation. We will prepare an additional services proposal if this allocation becomes exhausted.
## Hourly Rate Schedule

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<thead>
<tr>
<th>Classification</th>
<th>Rate per Hour</th>
</tr>
</thead>
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<tr>
<td>Principal</td>
<td>$225</td>
</tr>
<tr>
<td>Project Manager / Senior Engineer</td>
<td>$185</td>
</tr>
<tr>
<td>Engineer / Senior Designer</td>
<td>$160</td>
</tr>
<tr>
<td>Designer</td>
<td>$140</td>
</tr>
<tr>
<td>Drafter / CAD operator</td>
<td>$100</td>
</tr>
<tr>
<td>Clerical</td>
<td>$75</td>
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</table>

## Reimbursable Expenses

<table>
<thead>
<tr>
<th>Expense</th>
<th>Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blueine or Bond Prints</td>
<td>$0.25 per sq. ft.</td>
</tr>
<tr>
<td>Plotting</td>
<td>$20.00 ea.</td>
</tr>
<tr>
<td>Xerox 2080 Copies</td>
<td>$5.00 ea.</td>
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<tr>
<td>Copying (8.5&quot; x 11&quot;)</td>
<td>$0.10 ea.</td>
</tr>
<tr>
<td>Color Copies (8.5&quot; x 11&quot;)</td>
<td>$1.50 ea.</td>
</tr>
<tr>
<td>Local Travel</td>
<td>$0.485 per mile</td>
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</table>

The above rates are effective through December 31, 2008.
BSD 11  AUTHORIZATION OF A PROFESSIONAL SERVICES AGREEMENT  
WITH tBP ARCHITECTURE

BACKGROUND
The California Community Colleges Chancellor's office requires a yearly update submission of the campus of space inventory. The space inventory here at the center, although updated last year, has not accurately reflected the location, size, use and configuration of rooms here at the campus. An accurate space inventory is necessary to manage the facility and prepare accurate assessments of space usage.

tBP Architecture has prepared the facilities master plan bridging document and a five-year construction plan under a previous agreement. The preparation of the space inventory is a logical antecedent to those prior services rendered.

tBP Architecture has proposed to provide these services for the fee of $40,000.

RECOMMENDATION
It is recommended that the Special Trustee authorize the execution on behalf of the District of a professional services agreement between the Compton Community College District and tBP Architecture to provide these services.

BACK-UP INFORMATION
tBP Architecture Proposal

RESOURCE PERSON
Mr. Frederick J. Sturner
RESOLUTION OF AN AGREEMENT WITH tBP ARCHITECTURE

RESOLUTION NO. 08-09/091608F

AUTHORIZATION OF A PROFESSIONAL SERVICERS AGREEMENT WITH tBP ARCHITECTURE

WHEREAS, tBP Architecture is qualified to provide the required professional services and possesses special knowledge, capabilities and skills applicable to the scope of the services required at the Compton Center; and

WHEREAS, tBP Architecture has provided professional services to the District in the preparation of the Facilities Master Plan Bridging Document and the Five-year Construction Plan; and

WHEREAS, the District has reviewed the fee proposed by tBP Architecture for the development of the Detailed Space Inventory found it to be reasonable and consistent with similar firms providing similar services in this area; and

WHEREAS, The Detailed Space Inventory is required to be updated and submitted annually to the California Community Colleges Chancellor's Office yearly; and

WHEREAS, the CEO of the Compton Community College District recommends the following action;

NOW, THEREFORE, THE BOARD OF TRUSTEES OF THE COMPTON COMMUNITY COLLEGE DISTRICT RESOLVES AS FOLLOWS:

1. The Board hereby authorizes the execution on behalf of the District of a professional services agreement by and between the Compton Community College District and tBP Architecture in a form acceptable to the District and generally conforming to the Proposal from tBP Architecture attached to this resolution as “Exhibit A”.

PASSED and ADOPTED by the Special Trustee of the Compton Community College District of Los Angeles County, California, on this 16th day of September, 2008 at the regularly scheduled Board of Trustee meeting.

By: ________________________________
   Dr. Peter Landsberger, Special Trustee

By: ________________________________
   Dr. Lawrence M. Cox, Provost/CEO
July 31, 2008

Mr. Fred Sturmer, Director of Facilities
El Camino College Compton Educational Center
1111 East Artesia Boulevard
Compton CA 90221

Subject: 2008 Facilities Space Inventory
El Camino College Compton Center
tBP Project No.: 20719.00

Dear Fred:

We are pleased to submit this proposal to assist the El Camino College Compton Center in the development of your 2008 Space Inventory. We propose to work with you to develop building diagrams, conduct onsite inspections, validate numbers and enter the data in FUSION in order to meet your October 1\textsuperscript{st} deadline to the Chancellor’s Office.

The space inventory diagrams, summary and data input will be prepared in accordance with the requirements of the Chancellor of the California Community Colleges.

Scope of Work

tBP/Architecture will provide the following services:
1. Prepare draft building diagrams.
2. Conduct an onsite, physical inspection of campus instructional and non-instructional facilities to confirm data required for the Space Inventory.
4. Prepare drafts of the building diagrams and Facilities Space Inventory for review and approval by campus staff.
5. Upon campus approval, enter validated and updated Facilities Space Inventory data into FUSION, the database of the California Community Colleges.

Client Responsibilities

For an efficient and successful process, the client is expected to contribute the following information:
1. 2007 Facilities Space Inventory, building floor plans, campus maps (current and old), and floor plans of new buildings not yet included on the Inventory (i.e. the LRC)
2. Class schedule, hour-by-hour classroom assignments (such as Schedule 25 report), list of office assignments, diagrams of room numbers or other similar, available information.
3. List of all off-campus sites where WSCH is captured by Compton Center.
4. Assistance during site visit by campus staff who are knowledgeable about facilities scheduling and uses.
5. Actual WSCH by discipline and headcount enrollment for the most recent available academic year.

Other campus information may be requested for assist in the preparation of the Facilities Space Inventory for campus review and approval.
Deliverables

The following deliverables are included as part of the proposed scope of work:

- 8½ x 11 building floor plans with room numbers
  - Print binders (3 copies)
  - Electronic files (in pdf format)
- Space Inventory Report (from FUSION)

Compensation:

tBP proposes to provide professional planning services based on the scope of work described in this proposal for the following not to exceed fee.

**2008 Space Inventory & Building Diagrams $40,000**

*Reimbursable Expenses are in addition to the fee and include those expenses incurred in the interest of the project. We recommend a budget allowance of approximately $2,000 for these expenses.*

Should the scope of work change requiring an increase to the estimated fee stipulations as indicated above, approval will be obtained from the District prior to proceeding with those scope changes.

If this proposal accurately reflects the scope of services we have discussed, please sign and return the attached agreement with a Purchase Order so that we can begin the process. As always, it is a pleasure providing our services to the El Camino Community College District and it is an honor to be part of your team.

Sincerely,

tBP/Architecture

Deborah Shepley, A.I.A. LEED AP
Managing Principal

Cc: John McMurray, CEO, tBP/Architecture
    Jay Malone, CFO, tBP/Architecture
    File 1.1
BSD 12 AMENDMENT TO BERGMAN & DACEY AGREEMENT

BACKGROUND
As a result of the Board action BSD4 at the September 28, 2004 meeting of the Board of Trustees of the Compton Community College District, the District executed an agreement with Bergman and Dacey to provide legal services which was dated January 4, 2005. BSD4 contained the language “Not To Exceed $50,000.00”. In the intervening time between the execution of that agreement and the present, fees billed to the District by Bergman and Dacey, and other firms listed on BSD4 have exceeded the $50,000 threshold. The actual agreement and attached exhibits have no such fee restriction. In order to correct BSD4 the addition of an “Exhibit C” to the agreement that reads “Fees and costs shall not be expended except upon receipt and approval by the District of projected budgets received from Bergman & Dacey, Inc. for each matter for which they are engaged. Cumulative annual costs not to exceed $50,000 without prior approval of the Special Trustee of the Compton Community College District”.

RECOMMENDATION
It is recommended that the Special Trustee approve the modified language for BSD4 and the modification of the Bergman & Dacey Agreement with the addition of “Exhibit C”.

BACK-UP INFORMATION
BSD4 9/28/04
Bergman & Dacey Agreement
Exhibit “C”

RESOURCE PERSON
Mr. Frederick J. Sturner
AGREEMENT BETWEEN
COMPTON COMMUNITY COLLEGE DISTRICT
AND
BERGMAN & DACEY, INC.
(Attorney At Law)

This agreement is made and entered into this 1st day of September, 2004, by and between, Compton Community College District (hereinafter referred to as “District”) and Bergman & Dacey, Inc. (hereinafter referred to as “FIRM”).

RECITALS

WHEREAS, the District is authorized to contract for the procurement of professional services as authorized by law; and

WHEREAS, The FIRM is specially licensed, trained, experienced and competent to perform the services described herein pursuant to this agreement;

NOW, THEREFORE, in consideration of the mutual covenants and conditions hereinafter contained, the parties hereby agree as follows:

AGREEMENT

1. SERVICES PERFORMED BY CONSULTANT: The FIRM shall perform the services set forth in EXHIBIT “A” (SERVICES TO BE PROVIDED) in compliance with specifications and standards set forth in that Exhibit, attached to and incorporated in this agreement. Any adjustment to fees, rate schedules, or schedule of performance can only be adjusted pursuant to written agreement between the parties.

2. WARRANTIES. The FIRM warrants and represents that it is specially trained, qualified, duly licensed, experienced, and competent to provide the Services. The FIRM warrants that Services furnished hereunder will conform to the requirements of this agreement. All warranties, including special warranties specified elsewhere herein, shall inure to the District, its successors, assigns, and users of the goods or services.

3. FEES. For services satisfactorily performed by the FIRM under this agreement, District shall pay the FIRM as set forth in EXHIBIT “B”, in accordance with the terms and conditions of this Agreement, attached to and incorporated in this Agreement. Payment shall be made by the District’s Accounts Payable Office upon submittal of invoices(s) approved by the District.

4. EXPENSES. The FIRM shall assume all expenses incurred in connection with performance except as otherwise provided in EXHIBIT “B” to this agreement.
5. TERM AND TERMINATION OF THIS AGREEMENT: This Agreement will become effective on the Effective Date stated above and will continue in effect until terminated as provided herein. Specifically, the FIRM is providing services to the District on an as-needed basis. Accordingly, either the District or the FIRM may, with or without cause, terminate this Agreement upon ten (10) days written notice to the other, as provided herein.

6. RIGHTS IN DATA. All technical communications and records originated or prepared by the FIRM pursuant to this agreement including papers, reports, charts, and other documentation, relating to this agreement shall be delivered to and shall become the exclusive property of the District, and the District may use all or any portion of the work submitted by the FIRM as the District deems appropriate.

7. RELATIONSHIP OF PARTIES. With regard to performance hereunder, the FIRM is an independent contractor and not an officer, agent, partner, joint venturer, or employee of the District. The FIRM shall not, at any time, or in any manner, represent that it or any of its agents or employees is in any manner agents or employees of the District.

8. DISTRICT REPRESENTATIVE. The contact person, as determined by the College President, shall represent the District in the implementation of this agreement.

9. DISPUTE RESOLUTION. Any dispute between the parties to this Agreement regarding attorneys’ fees and/or costs charged by the FIRM shall be resolved as follows: if a fees and/or costs dispute arises, the FIRM will provide the District with written notice of the District’s right to arbitrate under Sections 6200, et seq of the California Business and Professions Code. The District and the FIRM may thereafter agree that the arbitration will be binding or that the dispute will ultimately be resolved in another manner. Parties to any arbitration proceeding shall have the right to discovery as provided under Section 2016, et seq of the California Code of Civil Procedure and the parties hereto agree that in the event of an arbitration, any dispute as to discovery shall be determined by the arbitrator. This provision shall not restrict, however, either party’s right to obtain injunctive relief to enforce any provision of this Agreement in any court of competent jurisdiction.

10. INDEMNITY. The FIRM agrees to defend, indemnify, and hold harmless the District, the Board of Trustees, and as applicable, its and their members, trustees, officers, employees, agents and representatives, from any and all loss, liability, claim, suit or action brought by any third person(s) for personal injury or property damage caused by the negligence of the FIRM or any person employed by the FIRM in the performance of this agreement.

11. INSURANCE. Without limiting the FIRM indemnification of the District and as a material condition of this agreement, the FIRM shall procure and maintain at its sole expense, for the duration of this agreement, insurance coverage with limits, terms and conditions at least as broad as set forth in this section. The FIRM shall secure and
maintain, at a minimum, insurance as set forth below, with insurance companies acceptable to the District to protect the District from claims which may arise from operations under this agreement, whether such operations be by the FIRM or any subcontractor or anyone directly or indirectly employed by any of them. As a material condition of this agreement, the FIRM shall furnish to the District certificates of such insurance and endorsements, which shall include a provision for a minimum 30 days notice to the District prior to cancellation of or a material change in coverage.

<table>
<thead>
<tr>
<th>General Liability</th>
<th>Bodily Injury and Property Damage</th>
<th>Per Occurrence</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Form Products/Completed Operations</td>
<td></td>
<td>$ 1,000,000</td>
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</tbody>
</table>

Professional Liability

Errors & Omissions

Per Occurrence

$ 2,000,000

The FIRM shall file, with the District, Certificates of Insurance indicating a thirty-day (30) cancellation notice. The Certificates will also name the District as a additional insured. Furthermore, all the FIRM attorneys working for the District pursuant to this Agreement shall secure and maintain automobile insurance, at a minimum, as required by California law.

12. ASSIGNMENT. This agreement may not be assigned or otherwise transferred, in whole or in part, by either the District or the FIRM without prior written consent of the other.

13. COMPLIANCE WITH LAWS. In performing services under this Agreement, the FIRM not only agrees to comply with all terms of this Agreement, but also agrees, represents and warrants that he/she/it will conform to the standard of care in his/her/its field in which he/she/it is performing services per this Agreement and will comply with all applicable laws concerning such services.

14. GOVERNING LAW. This agreement shall be deemed to have been executed and delivered within the State of California, and the rights and obligations of the parties hereunder, and any action arising from or relating to this agreement, shall be construed and enforced in accordance with, and governed by, the laws of the State of California or United States law, without giving effect to conflict of laws principles. Any action or proceeding arising out of or relating to this agreement shall be brought in the county of Los Angeles, State of California, and each party hereto irrevocably consents to such jurisdiction and venue, and waives any claim of inconvenient forum.

15. NONDISCRIMINATION. The FIRM hereby certifies that in performing work or providing services for the District, there shall be no discrimination in its hiring, employment practices, or operation because of sex, race, religious creed, color, ancestry, national origin, physical disability, mental disability, medical condition, marital status, or sexual orientation, except as provided for in section 12940 of the Government Code. The
FIRM shall comply with applicable federal and California anti-discrimination laws. The FIRM agrees to require compliance with this nondiscrimination policy by all subcontractors employed in connection with this agreement.

16. EQUAL OPPORTUNITY EMPLOYER. The FIRM, in the execution of this agreement, certifies that it is an equal employment opportunity employer.

17. ATTORNEYS’ FEES AND COSTS. If either party shall bring any action or proceeding against the other party arising from or relating to this agreement, the prevailing party in such action or proceeding shall be entitled to recover, in addition to any other amounts, reasonable attorneys’ fees and cost of such an action.

18. SEVRABILITY. The FIRM and the District agree that if any part, term, or provision of this agreement is found to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect other parts, terms, or provisions of this agreement, which shall be given effect without the portion held invalid, illegal, or unenforceable, and to that extent the parts, terms, and provisions of this agreement are severable.

19. CONFLICTS OF INTEREST. The FIRM agrees not to accept any employment or representation during the term of this agreement which is or may likely make the FIRM financially interested (as provided in California Government Code Sections 1090 and 87100) in any decision made by the District on any matter in connection with which the FIRM has been retained pursuant to this agreement.

20. WAIVER. Any party’s failure to enforce any provision or provisions of this Agreement shall not in any way be construed as a waiver of any such provision or provisions, or prevent that party thereafter from enforcing each and every other provision of this Agreement. The rights granted to each of the parties herein are cumulative and shall not constitute a waiver of said party’s right to assert all other legal remedies available to it under the circumstances.

21. NOTICES. All notices required to be given hereunder shall be given in writing and shall be personally delivered or sent by registered or certified mail, postage prepaid, return receipt requested, at the following addresses, unless a written notice of a change of address has been provided to the District or Consultant by the other, in which case notice will be given to the latest identified address:

NOTICE TO COMPTON COMMUNITY COLLEGE DISTRICT:

Ulises Williams
President/Superintendent
Compton Community College District
1111 E. Artesia Blvd
Compton, California 90221

With Copies To:

Bonnie R. James
BRJ & Associates, LLC
Compton Community College
1111 E. Artesia Blvd
Compton, California 90221
(310) 900-1408

NOTICE TO BERGMAN & DACEY, INC.:  

Gregory M. Bergman  
John P. Dacey  
10880 Wilshire Blvd., Suite 900  
Los Angeles, California 90024  
(310) 470-6110

22. ENTIRE AGREEMENT. This agreement, including EXHIBITS “A”, & “B” comprises the entire agreement between the parties as to its subject matter and supersedes all prior or contemporaneous understandings, negotiations, or agreements between the parties, whether written or oral, with respect thereto. This agreement may be amended only in writing signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this agreement in Compton, California, on the date set forth above.

DISTRICT:

COMPTON COMMUNITY COLLEGE DISTRICT
1111 E. Artesia Blvd
Compton, California 90221

By: ____________________________ Date: 01/04/10
Name: Ulis Williams
Title: President/Superintendent
CONSULTANT:

BERGMAN & DACEY, INC
(Attorney At Law)
10880 Wilshire Blvd., Suite 900
Los Angeles, California 90024
(310) 470-6110

By:  
Name: JOHN P. DACEY
Title: SENIOR PARTNER

Date: 12/1/04
EXHIBIT “A”

SCOPE OF SERVICES

The FIRM shall provide legal advice and representation as may be requested by the District from time to time (hereinafter, the “Services”) in compliance with the specifications and standards set forth hereunder. The FIRM shall represent the Compton Community College District in connection with providing legal advice on matters related to design bid preparation documents and construction contracting and litigation, including, but not necessarily limited to, drafting of form contracts.

The District shall have the right to direct changes to the Scope of Work, or to the Services to be performed, with any applicable version of the compensation paid hereunder agreed upon by the District and the Attorney. Any adjustment to fees, rate schedules, or schedule of performance can only be adjusted pursuant to written amendment of this Agreement.
EXHIBIT “B”

SCHEDULE OF PAYMENT

TOTAL FEE: The FIRM shall charge a blended rate of Two Hundred Twenty ($220) per hour for Services rendered during the period of this Agreement.
Modification on September 16, 2008 to the agreement dated January 4, 2005 by and between the Compton Community College District and Bergman and Dacey.

Fees and costs shall not be expended except upon receipt and approval by the District of projected budgets received from Bergman & Dacey, Inc. for each matter for which they are engaged. Cumulative annual costs not to exceed $50,000 without prior approval of the Special Trustee of the Compton Community College District.
Agenda for the Compton Community College District Board of Trustees
from
Administrative Services
Reagan Romali, Interim CBO

BSD 13  APPROVAL OF FINAL PROJECT PROPOSAL UTILITIES INFRASTRUCTURE REPLACEMENT PROJECT PHASE 2

BACKGROUND
A Final Project Proposal defines the scope and budget for the remodel of the current LL Building (Library) into a One Stop Student Services Center.

The Final Project Proposal (FPP) is the second step in the State’s Capital Outlay funding sequence. Initial Project Proposals (IPP) are submitted and the viable, state supportable projects proceed to the FPP stage. Successful FPPs compete for funding from State bonds. The successful FPPs will be funded for Preliminary Plans and/or Working Drawings in the 2010-2011 Fiscal Year.

The project involves Phase 2 of the repair and replacement of the existing, failing site infrastructure at the Compton Center. Most of the existing infrastructure was constructed in the 1950s to early 1960s, with some parts dating back to the 1930s. Since that time, additional buildings have been added to the campus, instructional methods and equipment have changed thereby increasing demands on the infrastructure, and safety issues and environmental requirements have also increased significantly. As a result, the current campus faces serious risks to the health and life safety of the students, staff, faculty and general public if the infrastructure that supports the campus is not properly updated, upgraded and corrected. The FPP represents the least cost approach to stabilizing the campus infrastructure to support the current needs of the Center.

The projected cost of Phase 2 is $18,696,000 of which $17,248,000 is being provided by the State Capitol Outlay program and $1,448,000 is a local match.

RECOMMENDATION
It is recommended that the Special Trustee authorize submission of the FPP for phase 2 of the Utilities Infrastructure Replacement Project.

BACK-UP INFORMATION
JCAF32 for FPP ph 2 Utilities Infrastructure Replacement Project

RESOURCE PERSON
Mr. Frederick J. Sturner
BSD 14  APPROVAL OF FINAL PROJECT PROPOSAL ALLIED HEALTH

BACKGROUND
A Final Project Proposal defines the scope and budget for the remodel/renovation of the current Allied Health Building.

The Final Project Proposal (FPP) is the second step in the State’s Capital Outlay funding sequence. Initial Project Proposals (IPP) are submitted and the viable, state supportable projects proceed to the FPP stage. Successful FPPs compete for funding from State bonds. The successful FPPs will be funded for Preliminary Plans and/or Working Drawings in the 2010-2011 Fiscal Year.

The project involves the renovation and reactivation of the Allied Health Building to provide functional, efficient and modern facilities for Allied Health instruction. The program has been displaced from the 13,983 ASF Allied Health Building because the facility was damaged by a flood in December 2006. The Allied Health Building is available for reuse, but it cannot be reactivated without a major restoration and renovation to repair flood damage, correct failed systems, update the building layout, and modernize the instructional technology infrastructure. The proposal is submitted as a Ready Access project.

The architect met numerous times with the users to identify their space needs. A preliminary floor plan was developed to assist in the development of the project budget. Once funding for the project is awarded, the user groups will again meet with the design team to finalize design.

The projected cost of the Allied Health Project is $11,965,000 of which $9,965,000 is being provided by the State Capitol Outlay program and $2,000,000 is a local match.

RECOMMENDATION
It is recommended that the Special Trustee authorize submission of the FPP for the Allied Health Project.

BACK-UP INFORMATION
JCAF32 or the Allied Health Project

RESOURCE PERSON
Mr. Frederick J. Sturner
Agenda for the Compton Community College District Board of Trustees
from
Human Resources Division
Rachelle Sasser, Dean, Human Resources

Consent Calendar

HRD1. Management Team Personnel Action
HRD2. Academic Employment and Personnel Changes
HRD3. Classified Personnel
HRD4. Temporary Non-Classified Service Employees
HRD 1 – MANAGEMENT TEAM PERSONNEL ACTION

1. Salary Reclassification - It is requested that the Special Trustee approve the salary range reclassification of the position of Administrative Dean of Academic Affairs from Level M5 to Level M6.

2. Salary Increase – Dr. Jane Harmon, Interim Administrative Dean of Academic Affairs, from Level M5, Step 5 to Level M6, Step 3, effective June 1, 2008.

3. Amendment to Contract – It is requested that the Special Trustee approve the amendment to the agreement between the Compton Community College District and Dr. Lawrence Cox, correcting his annual compensation from $175,000 to $177,996 and authorizing reimbursement for moving expenses in the amount of $20,000.

HRD 2 – ACADEMIC EMPLOYMENT AND PERSONNEL CHANGES
It is recommended that the Special Trustee approve the employment and personnel changes for academic employees as shown below.

1. Unpaid Leave of Absence – Mr. Ivan Crosbie, Associate Professor of English/Journalism, Class IV, Step 23, for the period of August 23 – December 12, 2008.


5. Ratification (employment) – Ms. Judy Crozier, part time English instructor, Class II, Step 1, effective August 23, 2008.


7. Ratification (employment) – Ms. Regina Massich, part time ESL instructor, Class II, Step 1, effective August 23, 2008.

8. Ratification (employment) – Ms. Susan Hashemi, part time ESL instructor (non-credit courses only), Class IV, Step 1, effective August 23, 2008.


10. Ratification (employment) – Mr. Albert Neal, part time English instructor, Class II, Step 3, effective August 23, 2008.

11. Ratification (employment) – Dr. Frances Hayes-Cushenberry, nursing instructor (overload), Class VI, Step 3, effective August 19, 2008.

12. Ratification (employment) – Ms. Michele Green, part time nursing instructor, Class VI, Step 1, effective August 19, 2008.

13. Ratification (employment) – Mr. Kevin Coffelt, part time EMT instructor, Class I, Step 1, effective August 19, 2008.

14. Ratification (employment) – Mr. Eugene D. Benson, part time welding instructor, Class I, Step 1, effective August 19, 2008.
HRD 3 – CLASSIFIED PERSONNEL

B. It is recommended that the Special Trustee approve the employment and personnel changes for classified employees as shown below.

A. Resignation


2. Resignation -- Adrienne Hall - Categorically Funded Program Assistant, Range CFP1, Step E, EOP&S/CARE, Student Affairs Area, effective August 27, 2008.

B. Employment


D. Charmaine Nowlin - Assistant Shipping and Receiving Clerk, Range 17, Step A, Maintenance and Operations, Administrative Affairs Area, effective September 17, 2008.


C. Provisional Employment

A. Ratification -- Andrew Williams – Instructional Associate, Range 22, Step A, Fine Arts, Academic Affairs Area, effective August 23, 2008 through December 12, 2008, not to exceed 120 days. (NTE 18 hours per week).

B. Latasha Millender - Accounting Assistant, Range 21, Step F, Business Services, Administrative Affairs Area, effective July 1, 2008 through September 16, 2008, experience salary adjustment, not to exceed 120 days. (NTE 35 hours per week).

HRD 4. TEMPORARY NON-CLASSIFIED SERVICE EMPLOYEES:

It is recommended that the Special Trustee approve the employment and personnel changes for non-classified employees as shown below.

1. Ratification – Jesus Garcia – Student Worker, $8.25 per hour, Monday through Friday (days vary), hours between 8:00 a.m. to 8:00 p.m. (hours vary), effective June 9, 2008 through August 15, 2008, Theatre Arts, Academic Affairs Area, to serve the expanding theatre program, assist students in classroom activities in theatre, not to exceed 120 days. (NTE 30 hours per week).
2. Ratification -- Nicolei Ocana – Teacher Associate, $22.80 per hour, Monday through Friday (days vary), hours between 8:00 a.m. to 8:00 p.m. (hours vary), effective July 1, 2008 through September 1, 2008, Upward Bound Math/Science, Student Affairs Area, to assist with Upward Bound Math/Science students, not to exceed 120 days. (NTE 30 hours per week).