

**Minutes of the Study Session of the Board of Trustees  
San Mateo County Community College District  
July 9, 2014, San Bruno, CA**

**The meeting was called to order at 8:15 p.m.**

**Board Members Present:** President Karen Schwarz, Vice President Patricia Miljanich, Trustees Richard Holober, Dave Mandelkern and Tom Mohr, Student Trustee Rupinder Bajwa

**Others Present:** Chancellor Ron Galatolo, Deputy Chancellor Jim Keller, Cañada College President Larry Buckley, College of San Mateo President Michael Claire, Skyline College President Regina Stanback Stroud

**STATEMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS**

None

**DISCUSSION OF POTENTIAL GENERAL OBLIGATION BOND INITIATIVE (14-7-1C)**

The Board discussed the lists provided to them showing projects recommended for a \$388 million bond measure and those recommended for a \$477 million bond measure. Trustee Mohr said he appreciates the considerable amount of work undertaken to examine projects and identify which are the highest priority to serve the strategic needs of the Colleges. He asked for an explanation of the process used for choosing some projects and not others to bring forward to the Board. José Nuñez, Vice Chancellor of Facilities Planning, Maintenance and Operations, said a project list was presented to the Board in several sessions, beginning in February 2012. He said the lists presented at this time are in accordance with the needs of the Colleges and District, taking into account the strategic plans and educational master plans of each College.

Vice President Miljanich said she appreciates hearing that there has been input from the Colleges' leadership teams and that there are recommended projects at each of the Colleges. She said she is sorry that some projects had to be removed from the bond list but recognizes the necessity to do so in order to be successful with a bond measure. She said the survey results were positive and she continues to support moving forward with a bond measure.

Trustee Mandelkern said the lists of bond projects presented tonight are different than the projects listed in the Five-Year Capital Construction Plan which the Board approved on June 25; some projects are removed from the lists and there are significant differences in cost estimates for the same projects. Vice Chancellor Nuñez said some projects, such as Building 2 at Skyline College, were removed because the probability of obtaining State funding is not high. He said cost estimates were adjusted to meet the two different amounts of a potential bond measure. Chancellor Galatolo said the Skyline College Kinesiology Center was also removed from the bond list because it is a very expensive project and would require a different solution. He said it is necessary to manage expectations with the reality of available resources. Chancellor Galatolo cautioned against giving much credibility to the Five-Year Capital Construction Plan. He said it is a rolling plan that changes each year and is used by the State to demonstrate to the Legislature the need for a bond, even though no bond has been on the ballot for eight years. He said the Facilities Master Plan is the vision of the District's strategic planning.

President Schwarz said it is prudent to be general when publicizing a bond measure in order to allow flexibility to deal with unforeseen circumstances during construction. Trustee Holober said he understands the comments regarding the Five-Year Capital Construction Plan and understands the need for flexibility, but wants to make sure that the lists provided at this meeting reflect the intended plans if the Board decides to go forward with a bond measure. Vice Chancellor Nuñez confirmed that the projects on the lists are the major projects remaining to be completed. Trustee Mandelkern said he believes the inability to articulate what the bond money would be used for was one reason for the failure of the District's last bond measure. He cited the success or failure of three other measures put forth by other entities. Vice President Miljanich said she did not have that same experience when conversing with the public during the last bond campaign.

The Board discussed several individual projects, including the Environmental Science and Early Childhood Education Buildings at Skyline College, the Kinesiology and Wellness Building at College of San Mateo, the Math/Science and Engineering Building at Cañada College, and Districtwide Data Center and Network Infrastructure and Phone System Upgrade. The Board also discussed which projects are most likely to be supported by the public as indicated by the results of the survey conducted by Godbe Research.

President Schwarz asked what the difference in projects is when comparing the lists for a \$388 million bond and a \$477 million bond. Vice Chancellor Nuñez said the core difference is the \$89 million allocated for the Skyline College Kinesiology and Wellness Building in the \$477 million list.

Trustee Holober said that prior to the 2005 bond, the Board discussed and approved goals that were part and parcel of the bond measure. One of the goals was sustainable/green building and this has been implemented successfully. Another goal stated that a very large construction project affords the opportunity to enable underserved and at-risk youth to learn skills and pursue stable careers. To achieve that goal, Trustee Holober said he and President Schwarz met with Vice Chancellor Nuñez, President Claire and others to try to develop a pre-apprenticeship program targeted to providing avenues for at-risk youth to get into the workforce. He said he does not fault anyone at the District for this goal having not come to fruition. He said the Board recently adopted statements of goals and core values and principles and both have references to reaching out to underserved populations and at-risk youth. He said he believes language requiring a pre-apprenticeship program should be written into any future bond measure to assure that it is carried out. He said he believes this should be part of the commitment that contractors make and should be built into bid requests. He said there are successful models in other parts of the State. President Claire said he and others have been working for the past several months with the apprenticeship community and he is pleased to announce that a pre-apprenticeship program will launch this fall on the College of San Mateo campus through Community Education. The program will be based on a national curriculum.

Chancellor Galatolo said he recalls that the Board was clear that a pre-apprenticeship program was an important objective prior to the 2005 bond. He said staff was diligent in working on meeting the objective and all agree it could provide an opportunity for many young adults to enter careers that could offer long-term benefits. He said it became problematic because the trades have their own procedural guidelines and rules for accepting apprentices and the District seemed to want to override this structure. Bill Nack, Business Manager of the Building and Construction Trades Council of San Mateo County, agreed that this was one issue. He said he believes this issue can be resolved with some, but not all, apprenticeship programs. He said a larger issue is that, while it is commendable to have an idea about a pre-apprenticeship program, money is needed to implement the program. He said neither the apprenticeship programs nor the unions have money to do so. Mr. Nack said it might be helpful for a member of the committee working on launching the District's pre-apprenticeship program to talk with the Board and said he would be glad to arrange this. He said the program was launched through California Assembly Bill 554 which fostered collaboration among Workforce Investment Boards, community colleges and apprenticeship programs. He said the program would not have been possible without securing grant dollars, as the cost is \$60,000 to \$70,000 for one class.

Vice President Miljanich asked if those who complete a pre-apprenticeship program have a greater chance of being accepted into an apprenticeship program. Mr. Nack said some apprenticeship programs allow a pre-apprenticeship certificate to act as a direct entry; however, everyone must pass all of the other requirements. He said having the certificate may provide an advantage in some cases because it shows a commitment on the part of the applicant. Mr. Nack said that apprenticeship programs and hiring halls are government regulated and must be careful about not committing discriminatory practices.

Chancellor Galatolo said he is sensitive about including things in a bond measure that have not been tested in the survey. He said he would recommend that the pre-apprenticeship issue be dealt with by making it a requirement at the contract level and that staff work with Mr. Nack and his team to make sure there are no issues of discrimination. President Schwarz suggested that the requirement could be added to prequalification language. Vice Chancellor Nuñez said it could be used for design-build contracts. Chancellor Galatolo said it is important the program be funded.

Trustee Holober asked that Chancellor Galatolo consult with appropriate staff and attorneys to (1) examine language used by community colleges and other jurisdictions that has withstood legal challenge, and (2) examine how the program could be funded, i.e. can it be legally included in a bond. President Schwarz said she does not want to ignore what is already happening with the District's pre-apprenticeship program that will be offered through Community Education. Vice President Miljanich said she is supportive of a pre-apprenticeship program but would not be in favor of deciding not to place a bond measure on the ballot if language regarding this issue could not be included.

Trustee Mohr said this provides an example of the difference between goals and actions. He said the Board should take the opportunity to look at plans and accompanying actions that will accomplish a stated goal. He said it has always been his impression that plans to accomplish a goal would be brought to the Board to examine and decide whether to approve and fund them. He said that such approval and funding immediately indicate that it will be done and that responsibility will be assigned to make sure it is done. Trustee Mohr said he said he believes most people consider apprenticeship programs to

be very desirable and plans to accomplish this goal could be brought to the Board for approval and funding rather than through inclusion in bond language.

President Schwarz said placement of a bond measure on the November 2014 ballot can be brought to the Board as a possible action item at the July 23<sup>rd</sup> meeting if the Board agrees. The Board discussed a \$388 million measure vs. a \$477 million measure and how they tested with the voters. Chancellor Galatolo said the dollar amounts per \$100,000 Assessed Valuation (AV) which were tested in the survey were based on a 3% AV growth rate, which is extremely conservative given that the average over the last 20 years is more than 5%. He said John Sheldon, Executive Director at Morgan Stanley, ran the numbers at a 3.9% AV growth rate. The differences in the estimates are:

3% AV Growth Rate (tested in survey)

\$388M bond - \$9 per \$100,000 of AV  
\$477M bond - \$11 per \$100,000 of AV

3.9% AV Growth Rate

\$388M bond - \$8.22 per \$100,000 of AV  
\$477M bond - \$9.87 per \$100,000 of AV

Trustee Mandelkern said that the 3.9% estimated growth rate numbers were not tested in the survey. He said only the \$9.00 per \$100,000 of AV provided a margin beyond the error rate in the survey and \$9.87 is close to the \$10.00 “breaking point” for voters. He said he believes the \$388 million bond would be more prudent if the decision is made to pursue a bond measure.

Vice President Miljanich said she would like to have time to reflect on the two bond amounts. Chancellor Galatolo said staff will prepare documents based on both amounts and bring them to the July 23<sup>rd</sup> meeting for the Board to discuss and possibly take action on.

**STATEMENTS FROM BOARD MEMBERS**

Trustee Mandelkern said he appreciates the Board adjourning the joint meeting held earlier tonight in memory of former State Assemblymember and Redwood City Mayor Ira Ruskin. He said he and Trustee Mohr attended a funeral service for Mr. Ruskin earlier today, at which people spoke about what a great man he was and how he served his country well. Trustee Mandelkern said Mr. Ruskin will be mourned by many.

**ADJOURNMENT**

It was moved by Vice President Miljanich and seconded by Trustee Holober to adjourn the meeting. The motion carried, all members voting “Aye.” The meeting was adjourned at 9:51 p.m.

Submitted by

Ron Galatolo  
Secretary

Approved and entered into the proceedings of the July 23, 2014 meeting.

Patricia Miljanich  
Vice President-Clerk