

31704
APPROVED - BOARD OF TRUSTEES
COMMUNITY COLLEGE DISTRICT NO. 508
JANUARY 10, 2013

BOARD OF TRUSTEES OF COMMUNITY COLLEGE DISTRICT NO. 508
COUNTY OF COOK AND STATE OF ILLINOIS

MINUTES

REGULAR BOARD MEETING
FRIDAY – DECEMBER 7, 2012
DISTRICT OFFICE - 226 W. JACKSON BOULEVARD, ROOM 300

Pursuant to provisions of the Public Community College Act, as amended, of the State of Illinois, County of Cook, the regular meeting of the Board of Trustees of Community College District No. 508 was held on Friday, December 7, 2012 at 9:00 a.m., District Office, 226 W. Jackson Boulevard, Room 300, Chicago, Illinois 60606.

ATTENDEES

TRUSTEES

Paula Wolff, Chair
Ellen Alberding, Vice Chairperson (absent)
Larry R. Rogers, Sr., Secretary
Marisela Lawson
Everett Rand
Pastor Charles Jenkins (absent)
Susan Santiago (absent)
Zakeia Hampton, Student Trustee

CHIEF ADVISOR TO THE BOARD

Olga Gutierrez

ASSISTANT BOARD SECRETARY

Regina Hawkins

CHANCELLOR

Cheryl L. Hyman

GENERAL COUNSEL

James Reilly

PROVOST/CHIEF ACADEMIC OFFICER

Kojo Quartey

INSPECTOR GENERAL

John Gasiorowski

OFFICERS OF THE DISTRICT

Jim Frankenbach, Chief Operating Officer (absent)
Craig Lynch, Chief of Staff and Enterprise Services
Melanie Shaker, Vice Chancellor Finance (absent)
Chief Financial Officer
Diane Minor, Vice Chancellor, Administrative Services/
Procurement
Eugene Nichols, Associate Vice Chancellor,
Human Resources
Joyce Carson, Vice Chancellor, Business Enterprise
Joseph DeLopez, Vice Chancellor, Safety and
Security
Laurent Pernot, Vice Chancellor, Institutional
Advancement
Arshela Stevens, Vice Chancellor, Office of
Information Technology
Willa Iglitzen Lang, Vice Chancellor, Workforce
and Economic Development
Scott Martyn, Executive Director of the Center for
Operational Excellence

COLLEGE PRESIDENTS

President Jose Aybar, Daley College
President, Donald Laackman, Harold Washington College
President Anthony Munroe, Malcolm X College
President Jim Palos, Wright College
President Reagan Romali, Truman College
President Craig Follins, Olive-Harvey College
President, Joyce Ester, Kennedy-King College

FACULTY COUNCIL PRESIDENT

Christine Aguila – Truman College

<u>FIRST NAME</u>	<u>LAST NAME</u>	<u>DEPARTMENT/COMPANY/OTHER</u>
LaTonya	Orange	Office of Information Technology
Floyd	Bednarz	CCLOC
Alicia	Rankin	CCC- District Office
JR	Dempsey	District Office
John	Gasiorowski	OIG
Carole	Wood	CCC-District Office
Shawn	Burnett-Whitaker	CCC-District Office
Rebecca	Ford	CCC-District Office
David	Sanders	CCC-District Office
Roy	Garcia	CCC-District Office
Katheryn	Hayes	CCC-District Office
Cecilia	Lopez	CCC-District Office
Delores	Withers	Local 1708
Audrey	Butler	Local 1708
Antonio	Guitierrez	CCC-District Office
Kimberly	Sangster	CCC-District Office
Charles	Ansell	CCC-District Office
Sharod	Gordon	CCC-District Office
Nicole	Lacey	CCC-District Office
Ralph	Passarelli	CCC-District Office
Tanya	Garrett	CCC-District Office
Candace	Montgomery	CCC-District Office
William	Scott	SOULoutions
Michael	Maltenfort	CCC-District Office
Mo	Siddiqi	Jacobs
Sara	Hess	Mayer Brown LLP
Dan	Dutchak	CCC-Reinvention
David	Narefsky	Mayer Brown
Jim	M.	Wight

I. PUBLIC PARTICIPATION

There was one request to address the Board:
William Lawrence Scott

Mr. William Lawrence Scott began his comments by stating he is an advocate for the City Colleges of Chicago student leaders. He mentioned that he spoke at the City Colleges of Chicago Board meeting four years ago to urge Board members, and the college presidents, to send the student trustee and student presidents to the inauguration of Barack Obama. He stated that he is here today to urge the Board members to operate all of the levels of Chicago clout and power, corporate and otherwise, to see to it that the student trustee, as well as the student presidents can attend the upcoming inauguration. He stated that Cliff Kelly, Steve Harvey, and Val Warner are all ready to support the

students’ trip to the inauguration, and that he has already sent his request to CPS Barbara Byrd-Bennett. He stated that he’s honored to see student trustee Zakeia Hampton representing all of the students of City Colleges of Chicago, and that there’s nothing he would love to see more than for Student Trustee Hampton to witness a great moment of history. Mr. Scott stated he wants to go out full speed ahead to get Student Trustee Hampton and each of the seven college’s student presidents to the inauguration.

II. CALL TO ORDER REGULAR BOARD MEETING

Chair Wolff called to order the December 7, 2012 regular Board Meeting at 9:09 a.m. and asked that everyone rise for the pledge of allegiance.

III. ROLL CALL

The Assistant Board Secretary called roll:

Chair Paula Wolff	Present
Vice Chair Ellen Alberding	Absent
Trustee Larry Rogers, Sr., Secretary	Present
Trustee Everett Rand	Present
Trustee Susan Santiago	Absent
Trustee Pastor Charles Jenkins	Absent
Trustee Marisela Lawson	Present
Student Trustee, Zakeia Hampton	Present

Chair Wolff acknowledged that in accordance with the Illinois Public Community College Act and the Illinois Open Meetings Act, there was a quorum.

IV. REMARKS FROM CHAIR WOLFF

Chair Wolff began her remarks thanking Assistant Board Secretary Regina Hawkins for her 13 years of service to City Colleges of Chicago, and in particular for her work in the office of the Board of Trustees. She mentioned that it was Ms. Hawkins last Board meeting, and that the trustees wanted to wish her well in her assignments in the future, which will include taking care of herself and her family, as she has taken care of City Colleges so well in the past. Chair Wolff acknowledged Ms. Hawkins mother, Pauline Morris, who was in attendance, and asked her to stand.

Chair Wolff formally welcomed Chief Advisor of the Board Olga Gutierrez, who has formally assumed the responsibility for helping to organize the Board meetings, and most importantly organize the trustees. She thanked her for all the work she’s done, and look forward to working with her in the future.

Chancellor Hyman thanked Ms. Hawkins for welcoming her when she came to City Colleges. She stated that Ms. Hawkins did a great job, and she once again thanked her for her service at City Colleges.

V. FACULTY COUNCIL REPORT

Professor Christine Aguila, Faculty Council President, Truman College, presented the Faculty Council report by providing a brief update on what the City Colleges of Chicago is doing to nurture the mind of the students.

<http://apps.ccc.edu/brpublic/2012/December/31701.pdf>

Professor Aguila began her remarks stating that in 2010, when the Higher Learning Commissioner representatives interviewed Truman College's faculty council, the HLC representatives looked the faculty council right in the eye and asked, what is the faculty council doing to nurture the life of the mind of Truman's students? She stated that immediately a lively discussion ensued, a discussion which will remain confidential, but Truman faculty came to love the phrase, and completely embraced it as a light that guides Truman faculty path and their mission and educators.

Professor Aguila stated that the phrase--the life of the mind--was recently evoked in her reading of course materials for an Open Yale Course entitled "The Early Middle Ages, 284-1000", taught by Paul H. Freedman, Chester P. Trip Professor of History. She mentioned that in lecture 13 entitled "Monasticism", Freedman describes the life of the monks and the states, "The closest thing to a monastery is a college. She stated there are many obvious differences, but like the monastery, colleges and universities are devoted to the leisure in the modern intellectual contemplation. She mentioned that Freedman does not use the term leisure in the modern sense, that is to say, the leisure to walk in the afternoon or play tennis on the weekend; but, means it in the sense of freedom--as a free person—to read, explore, and contemplate the great ideas of the past and present—the big ideas like truth, justice, honor, virtue, duty, logic, and art—the contemplation on the nature of meaning, the practice of scientific method—the understanding of culture, and the activity of citizenship. She stated that by culture, she does not suggest what's happening on YouTube, TV, or the consumer magazines obsessed on celebrity culture, and by citizenship are solely the importance of casting of one's vote-though that is very important-or the liking of a cause on Facebook. She stated that she's referring to the deep understanding of people and culture and meaningful and active participation in civic life.

Professor Aguila stated that she teaches English 101, introduction to literature, and creative writing, and this semester she had an amazing creative writing class. She stated it was a small class as a creative writing class should be, because the professor's use the writer's workshop method and that can't be done with huge classes. She mentioned that

the background of each of the students was revealed, and all of them had major challenges and life experiences. She stated that at the end of the semester, the students turned in their final portfolios, and were asked to present the key ideas in their reflective papers, and that those ideas address the question of what did they learn about their artistic process, and also what are their future goals with their writing,

Professor Aguila shared a statement that one of her students made as they were having a roundtable discussion. Professor Aguila stated that this student had a major life changing situation that threatened her physical person, her emotional person, materialistic challenges, and family challenges. She stated that City Colleges has embraced the student, and she's taking the creative writing class, music, and theater. Professor Aguila stated that the student started to make a connection between all of these disciplines, and how they've helped in her quest for voice and how it has made her more confident and more like a member of society. She stated that the student said that she has no money, no man, and has kids, but is so happy that she has a voice. She mentioned that the student cried as she said that she has never been so happy before in her life. Professor Aguila mentioned that the student's happiness wasn't just stemming from having a fun experience in the classroom, because she had to contend to the syllabus, meet the student learning outcomes, maintain, participate, come to class, and turn in all of her assignments. She stated that the student actually experienced deep education, and came out of it blossoming, thriving, and joyfully tearful.

Professor Aguila gave an example from her literature 110 class, which she mentioned how she is always amazed at the honesty of students when she is working with them. She stated that in introduction to literature 110, her class read Langston Hughes' poem Harlem Sweeties. She mentioned that at the end of the semester the students have an option to either write a traditional research paper, or they can do a creative project, meaning they can take any creative skill they may have and use it to engage with the piece literature the class read for the semester. She stated that this semester she had a student who presented two paintings to the class. Professor Aguila stated that the student confessed that she didn't have much experience with people of color, and after reading Langston Hughes' poem, she realized that she had not allowed herself the experience to have relationships with people of color. Professor Aguila stated that the student showed a painting, which had people of color in the abstract with no real life to them, and she then showed a beautiful lovely sensuous painting of all the lovely women in Langston Hughes' poem, Harlem Sweeties, and she brought life and dimensions to the paintings. Professor Aguila stated that the trustees and City Colleges of Chicago administrators should all be very proud that the two experiences shared happened at the City Colleges of Chicago, and that they have in fact nurtured the life of the mind. She stated that this is the kind of space and atmosphere and tone and experience that the faculty would like to set for the students. She stated that she gave just a few of the many examples of students at all of the colleges who have made invaluable discoveries about the physical world,

the world's people and cultures, and most importantly themselves—their voice and its power in civic participation—this fall semester.

Professor Aguila mentioned that in October she attended the College Board conference held in Florida, and during the keynote speech, the newly appointed president, David Coleman, spoke on education as a civil rights issue. She stated she agrees with his point, and would like to add that it's a civil rights issue for students of a certain economic class. She stated that education is a civil rights issue that requires all at City Colleges to protect their students' right to any degree or certificate program where the liberal arts, in both spirit and deed, permeate throughout. She stated that she knows students want jobs and businesses need employees, but all at City Colleges must protect the students' civil rights and access to rich contemplation on the big ideas—that is, City Colleges must maintain the integrity of the liberal arts and academic rigor for the students in the context of today's educational challenges and goals.

Professor Aguila stated at the end of the last FC4 council meeting, the provost spoke briefly about starting discussions about taking academics to the next level. She stated there was brief talk of an honors program and a study abroad program, and that FC4 is willing to continue this discussion as well as all the many discussions started this fall semester.

Professor Aguila ended her remarks quoting a colleague who said, “We need to create a space of intellectual exploration.” She stated that she agrees, so that City Colleges can provide the intellectual adventure that she always tell students they are going to have.

VI. CHANCELLOR'S UPDATES

Chancellor Cheryl Hyman began her remarks stating that earlier this year, she and Mayor Rahm Emanuel announced a five year, \$524 million capital plan that will bring enhancements to all of the seven City Colleges. She stated that the plan will allow City Colleges of Chicago to build state-of-the-art facilities to prepare students with the skills they need to succeed in fast-growing fields and to address the nation's skills gap. She mentioned that the plan includes a new \$251 million campus for Malcolm X College, including an Allied Health Academy, and a \$45 million new transportation, distribution and logistics center at Olive-Harvey College, both to support the College to Careers effort.

Chancellor Hyman stated that the Board will hear today about the conclusion of months of work, from the internal team, external experts and the AdHoc Construction Committee, on the construction and financing approach to the new Malcolm X College campus. The plan is to pursue a fast track design-bid-build delivery method and alternative bonds as a financing mechanism. She stated that this approach is designed to

allow City Colleges of Chicago to complete the project on-time and on budget, and is fully doable under CCC's existing statutory authority. She stated under this approach, CCC will be able to transfer risk by entering into a guaranteed maximum price contract with the selected bidder that will also include safeguards against delays.

Chancellor Hyman thanked the team who has worked to support the ambitious undertaking, especially Deputy Chief Operating Officer David Sanders, Vice Chancellor Joyce Carson, Vice Chancellor Laurent Pernot, Vice Chancellor Diane Minor, and CFO Melanie Shaker, who helped keep things on track. She rendered a special thanks to COO Jim Frankenbach who has been very involved over the phone—even taking calls from the hospital. She mentioned that she is very happy to report he is out of the hospital now and recovering.

Chancellor Hyman recognized the departure of Wright College President Jim Palos, who is resigning at the end of December. She thanked President Palos for his 18 months of service with City Colleges. She mentioned that in the time that President Palos has been here, City Colleges achieved an increase of more than 20 percent in the number of degrees awarded to Wright students. She stated that Wright's graduation rate has risen from 9 to 11 percent to match the CCC average. She stated that Wright College undertook significant accreditation efforts and secured new programs, including most recently being named the City Colleges' hub for information technology.

Chancellor Hyman stated that while a search for a successor is underway, Donald Laackman, President of Harold Washington College, will serve as interim president. She stated that President Laackman will do double duty—continuing as president at HWC, to which he will return full-time upon completion of the Wright College presidential search. She thanked President Laackman in advance, and mentioned that she knows that President Laackman has assembled a great team at Harold Washington, who will ensure support for teaching and that learning continues seamlessly in the interim period.

Chancellor Hyman stated that the Board will today consider three key new team members – Vice Chancellor of Strategy, Human Resources, and AVC of Enrollment. She looks forward to introducing those individuals in the New Year, and they are all seasoned leaders in their respective fields.

Chancellor Hyman ended her remarks sharing the highlights of a study City Colleges discussed months back, entitled "Time to Bachelor's Degree for Students who Started at Community Colleges." She stated that it was an entrepreneurial study completed by VC Gutierrez and his research team. She stated that the report showed that CCC students who completed an associate degree were almost twice as likely to finish a bachelor's degree as those students who transferred without completing. She stated that this demonstrates the importance of associate degree completion, and the relevance of City Colleges of Chicago strategic direction. She stated that so many members of the

Reinvention team are doing innovative work just like the study previously mentioned, that is helping to take CCC to the next level. She thanked everyone – faculty, staff, and students – for their continued hard work.

Chair Wolff acknowledged and thanked Vice Chair Alberding, Trustee Lawson, and Trustee Rand who serves on the AdHoc Construction Committee. She also thanked the assembled multitude who worked very hard to put together the report that will be presented in today's meeting.

Chair Wolff thanked President Palos for his work and all he's done at Wright College. She mentioned that she's visited Wright College several times and really appreciates his graciousness, service and also the support that the faculty and students had for him.

Chair Wolff commented on the three new key members. She stated that she thinks behind the scenes most people do not see the level of recruitment that goes on for City Colleges and the chancellor's leadership on that. She stated that after many years of working with organizations, she's determined that the single most important thing is the quality of the people who are in the organization. She stated that a lot of time an effort goes into finding really first-grade people to take on responsibilities, and she congratulated Chancellor Hyman for her efforts. She stated that she looks forward to working with all of the new team members.

Chair Wolff stated that she, Chancellor Hyman, Vice Chair Alberding, and other members of the team met with the mayor recently. She stated that City Colleges couldn't have a better advocate with the mayor than Chancellor Hyman. She stated that the Chancellor comes in and explains to him what's going on at City Colleges, and he's already ready the briefings that he gets on a regular basis and he knows more about City Colleges than she could have imagined such a busy man would be able to know. She stated that the mayor asks great questions and his instructions are exactly what the Chancellor gives to City Colleges, which is to focus on the students and their outcomes. She stated that the mayor is really committed to making sure that all of the students who come to City Colleges get the best possible experience of the credential that's going to help them be successful from his perspective because that's really key to the success of the city of Chicago.

President Jim Palos thanked Chancellor Hyman and the Trustees for the opportunity to serve the students of the City Colleges of Chicago. He also thanked the trustees for the opportunity to serve alongside the Officers of the District, and his fellow presidents. He rendered a special thanks to President Donald Laackman for stepping up and taking a special load at Wright College in the interim. He stated that his decision to resign was very difficult. He thanked Chancellor Hyman for providing great leadership to the institution. He stated that he will remember the friendship, the understanding, and concern of Chancellor Hyman when he first made his decision to resign, and he is very

grateful to her. He wished Chancellor Hyman and everyone else continued success in producing good results for the students.

VII. DISTRICT UPDATES

There was one PowerPoint presentation presented to the Board:

- 1) Finance and Delivery Method for the new Malcolm X College – David Sanders, Deputy Chief Operating Officer

FINANCE AND DELIVERY METHOD FOR THE NEW MALCOLM X COLLEGE

<http://apps.ccc.edu/brpublic/2012/December/31702.pdf>

Deputy COO David Sanders began his presentation mentioning in July the Board authorized City Colleges of Chicago to engage Public Financial Management and Jacobs Construction Management companies to provide recommendations on the financing of City Colleges five-year \$524 million capital projects program and in developing the delivery model and construction program for the new Malcolm X Allied Health and general education campus. He stated that today he's prepared to present to the Board CCC's recommended financing and construction pathways.

COO Sanders stated that CCC has received a report from Public Financial Management denoting a strong financial position and recommending the use of alternate bids to fund CCC capital projects. He stated that after much research and consultation, CCC is recommending the use of the fast-track design bid-build model for construction of the new Malcolm X campus

Associate Vice Chancellor JR Dempsey stated as a government entity, CCC has available to them certain financing options that most are probably somewhat familiar with. He stated the following as the financing options:

- Revenue Bonds
- Alternate Bonds
- CCC G.O. Bonds
- City of Chicago Bonds
- PBC Bonds

AVC JR Dempsey stated that after reviewing the implications of all of those funding mechanisms, PFM recommended that CCC focus on issuing alternate bonds. He stated that there will be a public notice to go out that indicates that CCC wants to issue the bonds.

Chair Wolff asked what is the timing for the public notice and for the actual issuance of the bonds?

Chancellor Hyman responded that this is part of a bigger timeline, and that she can bring it back to the Board. She asked AVC Dempsey, what is the structure by which they will be issued, and what time frame?

AVC Dempsey responded that because of the balance sheet position CCC is in right now, the project can actually begin.

Vice Chancellor Pernot stated that some decision points will be presented to the Board by January or February on the process. He stated that one thing that was said before but probably bears repeating, is that obviously CCC has a strong balance sheet and that there's no need to raise taxes or tuition as a result of this particular bond issue.

Deputy COO Sanders the AdHoc team is recommending to use the fast-track design build-bid process in order to construct the new Malcolm X campus. He stated that in order for the Board members to fully understand the rationale behind that recommendation, he must go over the differences between the traditional design bid-build and the fast-track design bid-build. COO Sanders explained the following:

- Traditional design-bid-build
 - Only when design phase is over is RFP issued to ask contractors to bid on the project based on the completed design.
 - Because they did not control or have input in the design, contractors are less inclined to guarantee maximum price, forcing the client to retain a large amount of risk. Fast-track approach
 - Contractors are asked for a fixed price bid on the project at the point when the design documents are 50 percent complete (90 percent of building is designed, including envelope and main systems).
 - The selected contractor then overlaps with the design firm to understand the design and weigh in as appropriate. Upon design completion, the contractor is allowed to revise their bid up to a pre-agreed maximum capped increase that must be justified point-by-point. Then a guaranteed maximum price contract is agreed to.

Deputy COO Sanders presented the comparison of possible delivery models for the Malcolm X Campus. He stated that the fast-track, the design bid, and the performance based infrastructure have many of the same benefits. He stated that generally there's a lower cost of capital because the team is conducting the financing. He stated there's a risk transfer with the guaranteed maximum price. He stated that there is more control over the schedule. He stated CCC doesn't have to go and get authority, because they already have the authority to retain more control. He stated when there's a construction

project of this magnitude, not only is an executive and management team oversight needed, but also, physical field personnel to assist in the construction of the project is needed. He stated that the team has reviewed the internal personnel infrastructure and have made recommendations that have been accepted to add additional personnel who will be dedicated to the project in the field to ensure that the project is managed not only the process of embedding the designer with the contractor, but also ensuring all the key milestones of the construction project are met and on time.

Deputy COO presented a project examples and stated that a lot of due diligence was performed to ensure that this project is not something uncommon in the construction industry. He presented some key projects that are currently being done in both the city of Chicago and outside of Chicago:

- Government has been slow in capitalizing on industry trend; Chicago could be a leader in this regard
- Projects our construction advisers are involved in include – all are Guaranteed Maximum Price:
 - 100-bed, \$100-million facility for Chinese Hospital Association, San Francisco – construction starts Jan. 1
 - 300-bed, \$100 million Texas hospital – 75% complete
 - 400-bed, \$28 million dorm at University of Texas – completed 2011
 - New \$64 million theater building at DePaul University (in progress)

VIII. REVIEW OF DECEMBER BOARD AGENDA ITEMS

Chair Wolff asked the Vice Chancellors for an oral review of the December Board agenda items, beginning with 1.00 and ending with 6.00.

IX. APPROVAL OF AGENDA ITEMS, COMMITTEE MINUTES, AND REGULAR BOARD MINUTES

Chair Wolff asked for a motion to approve the December 7, 2012 Board packet, and the November 1, 2012 regular Board minutes.

<Motion> Trustee Marisela Lawson

<Second> Trustee Everett Rand Motion Carried

X. CLOSED SESSION

Pursuant to the Open Meetings Act, (Sections 2(c) 1, 2(c) 2, 2(c) 5, and 2(c) 11), Chair Wolff called for a motion to hold Closed Session at 10:50 a.m. for a discussion of Personnel, Collective Bargaining Litigation and Real Estate.

<Motion> Trustee Everett Rand

<Second> Trustee Marisela Lawson Motion Carried

XI. RETURN FROM CLOSED SESSION

Closed Session ended at 11:40 a.m. There was no action taken during closed session.

XII. MOTION TO ADJOURN

Chair Wolff asked for a motion to adjourn the meeting.

<Motion> Trustee Everett Rand

<Second> Trustee Marisela Lawson

Meeting adjourned at 11:42 a.m.

**Larry R. Rogers, Sr.
Secretary,
Board of Trustees**

Submitted By – Helen Henry, Staff Assistant for the Board