



SAN JOSE/EVERGREEN  
COMMUNITY COLLEGE DISTRICT

**MEASURE G CITIZENS BOND  
OVERSIGHT COMMITTEE  
2006/2007 ANNUAL REPORT**

February 5, 2008

# MEASURE G CITIZENS BOND OVERSIGHT COMMITTEE

## 2006/2007 ANNUAL REPORT

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# SAN JOSE/EVERGREEN COMMUNITY COLLEGE DISTRICT

San José City College • Evergreen Valley College

Rosa G. Perez, Chancellor



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May 13, 2008

Dear Members of the Board of Trustees:

The following report is submitted to the residents, taxpayers, and voters of the San José/Evergreen Community College District, under Proposition 39, being chaptered as the Strict Accountability in Local School Construction Bonds Act of 2000. This law requires the Community College District Board of Trustees to form an independent citizens' oversight committee, which shall have the duties and rights set forth in the Bylaws of the committee, and that this committee report to the public on the proper expenditure of bond funds at least once a year.

The enclosed report includes an independent auditor's performance review of Measure G expenditures, a summary of completed projects as well as those in-progress, and the Committee's finding that the District is in compliance with the provisions of Prop 39.

Respectfully Submitted,

Nicolas Dinh, Chairperson  
SJECCD Measure G  
Citizens' Bond Oversight Committee

## Governing Board

Balbir S. Dhillon • Maria Fuentes • Autumn Gutierrez • Richard Hobbs • Ron Lind • Randy Okamura • Richard K. Tanaka

## **I. EXECUTIVE SUMMARY**

November 2, 2004 Election

### **MEASURE G**

College Facility Improvements  
San José/Evergreen Community College District

The Bond Oversight committee has held two meetings, on Friday, June 17<sup>th</sup>, 2006 and Monday, May 7, 2007. Minutes of the meetings can be found at:

<http://www.sjeccd.org/HTML/Community/CBOC.html>

The Committee has not observed any Bond revenues expended improperly.

The Citizens' Oversight Committee hereby advises the public that the College District is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

**II. BOND OVERSIGHT COMMITTEE MEMBERS**

<u>NAME</u>	<u>AFFILIATION</u>
Mr. Nicholas Dinh, Chairman	Taxpayers Association
Jaspal Singh, Vice-Chair	Business Community
Hector Cortez	Support Organizations
Tony Estremera	Community-at-large
Benjamin White	Community-at-large
Adan Lupercio	Student/Community-at-large
Gregory Hobbs	Senior Citizen

### **III. COMMITTEE RESPONSIBILITIES**

The Citizens' Bond Oversight Committee is charged with reviewing the expenditures of Measure G funds and reporting their findings to the public. The committee does not formulate education policy or authorize the expenditure of taxpayer funds, but may provide opinions to District staff concerning the course of the Bond program, as may any member of the public. The duties of the committee shall include the following:

1. Informing the public on Measure G
2. Review of Bond Expenditures
3. Production of an Annual Report to the Community College District Board of Trustees

#### **IV. PROJECT ACTIVITIES TO DATE**

##### **A. MAJOR PROJECTS COMPLETED:**

###### **1) San José City College:**

###### **a) SCIENCE COMPLEX:**

This project houses the entire Science Division, including Biology, Chemistry and Physics. In addition to the main science laboratories, some space has been allocated to lecture rooms, the Division and Faculty offices, in approximately 53,000 square feet of assignable space. A sum of \$19,153,536.00 from Measure G funds were appropriated for this project in addition to State Bonds and the District's previous bond measure.

###### **b) UTILITIES INFRASTRUCTURE – PHASES III & IV:**

This project focused on connecting the utility infrastructure at San Jose City College between the recently completed Central Plant and the college's new facilities. This infrastructure includes power and hot/cold water lines. A total of \$2,567,433.00 in Measure G funds were appropriated to this project.

###### **2) Evergreen Valley College:**

###### **a) MODERNIZATION OF EXISTING FACILITIES:**

This project involves multiple changes focusing on the modernization and renovation of existing facilities that were built in the 1970s. In addition to minor renovations and upgrades completed throughout the campus, the former Library/Administration facility has been converted into a Student Services Center also housing College Administration. An amount of 6,529,791.00 in Measure G funds were appropriated to this project.

###### **b) SITE & PARKING IMPROVEMENTS:**

A combination of smaller projects were completed under this category, including a campus signage master plan, an upgrade to the college exterior Amphitheater, and miscellaneous improvements in the main parking lots. An amount of \$1,143,954.00 in Measure G funds were appropriated to this project.

###### **c) HEALTH / PHYSICAL EDUCATION CENTER:**

The first phase of this project was to perform a major renovation of all the Tennis Courts on campus. Eight (8) courts were upgraded with new surfacing, lighting and landscape improvements. An additional 4 courts had the court surfaces upgraded. An amount of \$1,565,424.00 in Measure G funds were allocated for this project.

**B. MAJOR PROJECTS-IN-PROGRESS**

**1) San José City College:**

**a) APPLIED SCIENCES CENTER:**

This project will house the Construction Technology program within the Division of Applied Sciences. In addition to major labs, this 25,000 square feet facility will also house the Dean / Division and Faculty offices. This project is partly funded with State Bond funds. The project is under construction and is 75% completed. An amount of \$1,382,000 in Measure G funds has been allocated to this project.

**b) COSMETOLOGY / REPROGRAPHICS RENOVATION:**

This project includes a major renovation and upgrade of the former Student Union / Admissions & Records. The Cosmetology portion of the project will include laboratory, lecture and office space for both the Cosmetology and Aesthetician programs. The project will double the instructional capacity for these programs. The Reprographics portion will contain the college's printing and reproduction services for staff and students. The project is 75% complete, and \$3,740,000 of Measure G funds have been allocated for this purpose.

**c) BASEBALL / SOFTBALL FIELDS IMPROVEMENTS:**

This project includes the construction of a new baseball field and the renovation of the existing softball field. Both fields are being upgraded to meet current code and NCAA standards. The project is scheduled for completion in August 2008; \$1,600,000 in Measure G funds have been allocated for this purpose.

**d) MAINTENANCE & OPERATIONS FACILITY:**

A new facility housing SJCC's Maintenance, Custodial, Grounds and Warehouse operations is planned for the southwest corner of the campus. It is in the preliminary design phase and is estimated to cost \$3,101,500 in Measure G funds.

**e) UTILITIES INFRASTRUCTURE – MULTI PHASES:**

Additional utilities infrastructure work will be necessary to handle new and planned facilities on the SJCC campus. The scope of these projects will be determined as future projects are defined in scope and site locations; \$4,900,000 in Measure G funds has been budgeted for these projects.

**2) Evergreen Valley College:**

**a) VISUAL & PERFORMING ARTS COMPLEX:**

This project will house the Fine & Applied Arts programs, including Drama, Music, 2-D & 3-D Arts, and Media Art departments. This facility replaces existing space that was inadequate and will include a



450-seat multi-purpose auditorium with approximately 40,000 square feet of assignable space. The project is currently under construction and scheduled to be completed in March 2009. It is partially funded with State Bond funds, and \$6,966,000 in Measure G funds have been allocated to the project.

**b) MODERNIZATION OF EXISTING FACILITIES:**

The scope of this project includes the modernization and upgrade of all major existing facilities on campus. These facilities are over 30 years old and in dire need of repairs. Existing space will be reconfigured to maximize efficiency and the amount of space dedicated to instruction. The project is in the final planning and design phase, with \$30,761,949 of Measure G funds budgeted for the project.

**c) SITE & PARKING IMPROVEMENTS:**

Future phases of this project category will include the renovation of the lake on the college grounds, additional parking lots, and site landscaping upgrades. These projects are currently in the design phase, and \$2,936,937 in Measure G funds has been budgeted for these projects.

**d) UTILITIES INFRASTRUCTURE:**

Several phases of this project have been planned to accommodate the provision of utilities to new projects and upgrade the utility connections to existing facilities. The utilities extension to the Visual & Performing Arts Complex is part of this project. An amount of \$5,716,873 in Measure G funds has been allocated to these projects.

**e) VOICE AND DATA UPGRADES:**

The scope of this project includes the migration of the campus phone system from PBX to Voice over Internet Protocol (VoIP). A prototype pilot was completed for the Student Services Center / Administration renovation project. The second phase of the project is in the final planning and design phases; \$1,995,859 of Measure G funds has been budgeted for this project.

**C. OTHER PROJECTS / EXPENDITURES**

**1) PROJECT ADMINISTRATION OVERHEAD:**

This category includes district expenditures required to manage the planning, construction management and administrative support for Measure G projects; \$3,659,000 has been budgeted for this category, of which \$1,542,830 has been expended to date.

**2) DISTRICT OFFICE RENOVATION:**

The scope of this project will include the upgrade and renovation of the District Office facility that provides essential administrative oversight and

support for both colleges. This project is in the planning / design phase and is budgeted for \$2,000,000 of Measure G funds.

**3) DISTRICT WIDE TECHNOLOGY UPGRADES:**

The scope of this project includes a system-wide upgrade of infrastructure for the District's data and voice systems. Parts of this project have been completed while other projects are in the planning & design phase. An amount of \$6,500,000 in Measure G funds has been budgeted for this project, of which \$2,531,790 has been expended to date.

**4) RESTRUCTURE LEASE REVENUE BOND:**

This category covers the restructuring of previously issued lease-revenue bonds that were issued by the District for previous capital improvements. A specific component of Measure G ballot language, an amount of \$10,400,000 has been allocated for this purpose.

V. **REPORT FROM INDEPENDENT AUDITOR**

**VI. FULL TEXT BALLOT PROPOSITION**

SAN JOSE-EVERGREEN COMMUNITY COLLEGE DISTRICT  
BOND MEASURE ELECTION NOVEMBER 2, 2004

The following is the full proposition presented to the voters of the San Jose-Evergreen Community College District.

**“San Jose City College and Evergreen Valley College Improvement Measure:** To prepare students for jobs and transfer to four-year universities by:

- Building art, science and math classrooms and labs;
- Expanding healthcare job training facilities; and by
- Upgrading, acquiring, constructing and equipping facilities, sites and classrooms;

shall San Jose-Evergreen Community College District issue \$185 million in bonds, at legal rates, with citizen oversight, guaranteed annual audits, and no money for administrators’ salaries and without increasing existing tax rates?”

Bonds - Yes

Bonds – No

**PROJECTS**

The Board of Trustees of the San Jose-Evergreen Community College District, to be responsive to the needs of students and the community, evaluated the District’s urgent and critical facility needs, including safety issues, enrollment growth, energy cost reduction and information and computer technology, in developing the scope of projects to be funded, as outlined in both the Evergreen Valley College Master Plan Review & Update of October 1999, and the Educational & Facilities Master Plan San Jose City College of November 1999 (together the “Facilities Master Plan”), accepted by the Board of Trustees, incorporated herein, and as shall be further amended from time to time. In developing the scope of projects the faculty, staff and students have prioritized the key health and safety needs so the most critical needs and the most urgent and basic repairs that will make the colleges clean and safe for learning are addressed. The Board conducted independent facilities evaluations and received public input and review in developing the scope of college facility projects to be funded, as listed in the Facilities Master Plan. This input of faculty, community and business leaders concluded that if these needs were not addressed now, the problems would only get worse.

**In preparing the Facilities Master Plan the Board of Trustees made five important determinations:**

- (i) **In tough economic times community colleges, including San Jose City and Evergreen Valley Colleges, are critically important to re-train people who want to expand their job skills;**

- (ii) **Statewide budget cuts are damaging San Jose City and Evergreen Valley Colleges' ability to provide a high-quality education for local students;**
- (iii) **San Jose City College and Evergreen Valley Colleges must provide facilities and classes for academic programs for students who want to transfer to four-year colleges;**
- (iv) **San Jose City College and Evergreen Valley Colleges must upgrade and expand job training classrooms to meet the demands of a changing workforce;**
- (v) **San Jose City College and Evergreen Valley Colleges must help provide a better-educated workforce which will benefit local businesses and stimulate our economy through new classrooms, computer labs and expanded job training programs;**

The Facilities Master Plan is on file at the District's Office of the Chancellor, and includes the following projects:

#### **SAN JOSE CITY COLLEGE**

- **Expand Classroom and Facility Capacity, Upgrade Classrooms/Labs For Emerging Medical Service Programs:**

Increase classroom and facility capacity for academic and job training classes, including the building of math, applied science, nursing and medical training, science labs, child development, dental health, physical and health education and health science facilities, cosmetology, graphic, fine arts; construct "smart classrooms" for enhanced distance learning.

- **Improve Emergency Access and Access to Parking:**

To improve student safety, improve campus road network to eliminate unsafe conditions, reduce gridlock, improve pedestrian safety and increase access for emergency vehicles; add parking to accommodate increasing student population.

- **Repair, Upgrade, Equip, and/or Replace Obsolete Classrooms, Science and Computer Labs, Instructional Facilities, Sites and Utilities; Meet Demands of Changing Workforce; Expand Access to English, Reading, Math and Language Classes:**

Repair, upgrade and/or replace old classrooms, plumbing, sewer, drainage, electrical systems, wiring, unsanitary and run down bathrooms, heating, ventilation and cooling systems, telecommunication systems, fields and grounds, science laboratories, lecture halls, and other instructional facilities; relocate maintenance and operations; acquire sites to provide additional classrooms, training and administrative facilities; wire classrooms for computers and technology, increase safety, increase energy efficiency, acquire equipment, reduce fire hazards, reduce operating costs so more classes and job training can be offered, improve academic instruction, and meet legal requirements for disabled access.

- **Repair, Replace and Upgrade Electrical, Mechanical and Utility Systems to Reduce Energy Consumption and Utility Bills and Accommodate Computer Technology, Internet Access and Communications Systems.**
- **Safety Improvements:**  
Remove harmful asbestos; upgrade existing fire alarms, sprinklers, smoke detectors, intercoms and fire doors; install security systems, exterior lighting, emergency lighting, door locks and fences, repair uneven sidewalk and walkways.
- **Technology Upgrades:**  
Upgrade Internet access and cable technology; upgrade telecommunication, voice/data systems; campus-wide technology upgrades, computers; replace outdated equipment.

## **EVERGREEN VALLEY COLLEGE**

- **Construct Classrooms, Expand Classroom and Facility Capacity, Upgrade Classrooms/Labs For Science and Medical Services:**  
To accommodate growing enrollment, increase multi-disciplinary classroom capacity for academic and job training classes, including English, language, math, pre-nursing and medical training, science labs, child development; expand physical and health education facilities, fine and performing arts, classrooms and labs.
- **Repair, Upgrade, Equip, and/or Replace Obsolete Classrooms, Facilities, Science and Computer Labs, Instructional Facilities, Sites and Utilities; Meet Demands of Changing Workforce:**  
Repair, upgrade and/or replace old flooring, plumbing, sewer, drainage, electrical systems, wiring, unsanitary and run down bathrooms, heating, ventilation and cooling systems, telecommunication systems, classrooms, fields and grounds, science laboratories, lecture halls, and other instructional and District administrative facilities; improve wiring classrooms for computers and technology, increase safety, increase energy efficiency, acquire equipment, reduce fire hazards, reduce operating costs so more classes and job training can be offered, improve academic instruction, and meet legal requirements for disabled access.
- **Improve Emergency Access and Access to Parking:**  
To improve student safety, redesign campus road network to eliminate unsafe conditions, reduce gridlock, improve pedestrian safety and increase access for emergency vehicles; add parking to accommodate increasing student population.
- **Safety Improvements:**  
Remove harmful asbestos; upgrade existing fire alarms, sprinklers, smoke detectors, intercoms and fire doors; install security systems, exterior lighting, emergency lighting, door locks and fences, repair uneven sidewalk and walkways.
- **Technology Upgrades:**  
Upgrade Internet access and cable technology; upgrade telecommunication and voice data systems; campus-wide technology upgrades, computers; replace outdated equipment.

- **Repair, Replace and Upgrade Electrical, and Mechanical and Utility Systems to Reduce Energy Consumption and Utility Bills and Accommodate Computer Technology, Internet Access and Communications Systems.**

## **OTHER PROJECTS**

- **Refinance Existing Lease Obligations.**
- **Provide greater access to technology, upgrading electrical wiring for computers at all campuses.**
- **Acquire a site and construct a North District Multi-Disciplinary Building.**

Listed building, repair, and rehabilitation projects and upgrades will be completed as needed. Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs. The allocation of bond proceeds will be affected by the District's receipt of State funds and the final costs of each project. The budget for each project is an estimate and may be affected by factors beyond the District's control. The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed.

The bond program is designed to provide facilities which will serve current and expected enrollment. In the event of an unexpected slowdown in development or enrollment of students at San Jose City College and Evergreen Valley College, certain of the projects described above will be delayed or may not be completed. In such case, bond money will be spent on only the most essential of the projects listed above.

**FISCAL ACCOUNTABILITY. THE EXPENDITURE OF BOND MONEY ON THESE PROJECTS IS SUBJECT TO STRINGENT FINANCIAL ACCOUNTABILITY REQUIREMENTS. BY LAW, PERFORMANCE AND FINANCIAL AUDITS WILL BE PERFORMED ANNUALLY, AND ALL BOND EXPENDITURES WILL BE MONITORED BY AN INDEPENDENT CITIZENS' OVERSIGHT COMMITTEE TO ENSURE THAT FUNDS ARE SPENT AS PROMISED AND SPECIFIED. THE CITIZENS' OVERSIGHT COMMITTEE MUST INCLUDE, AMONG OTHERS, REPRESENTATION OF A BONA FIDE TAXPAYERS ASSOCIATION, A BUSINESS ORGANIZATION AND A SENIOR CITIZENS ORGANIZATION. NO DISTRICT EMPLOYEES OR VENDORS ARE ALLOWED TO SERVE ON THE CITIZENS' OVERSIGHT COMMITTEE.**

**NO ADMINISTRATOR SALARIES. PROCEEDS FROM THE SALE OF THE BONDS AUTHORIZED BY THIS PROPOSITION SHALL BE USED ONLY FOR THE ACQUISITION, CONSTRUCTION, RECONSTRUCTION, REHABILITATION, OR REPLACEMENT OF COLLEGE FACILITIES, INCLUDING THE FURNISHING AND EQUIPPING OF COLLEGE FACILITIES, AND NOT FOR ANY OTHER PURPOSE, INCLUDING TEACHER AND ADMINISTRATOR SALARIES AND OTHER OPERATING EXPENSES. BY LAW, ALL FUNDS CAN ONLY BE SPENT ON REPAIR AND IMPROVEMENT PROJECTS.**