



CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING MINUTES

Tuesday, July 19, 2011 - 5:30 PM
District Office Conference Room #9, SJECCD
4750 San Felipe Road, San Jose, CA 95135

<u>Present:</u>	Joseph Becker	Community At-Large
	Spencer Horowitz	Community At-Large
	Daniel Kojiro	Community At-Large
	Kathy Kyne	Senior Citizens Organization
	Linda Lam	Student Representative
	Carol Lizak	Community At-Large
	Ann Mancuso-Engdahl	Community At-Large
	Jimmy Nguyen	Community At-Large
<u>Absent:</u>	Bob Nunez	Community At-Large
<u>Staff:</u>	Rita Cepeda	Chancellor
	Jeanine Hawk	Vice-Chancellor, Administrative Services, SJECCD
	Dr. Barbara Kavalier	President, San Jose City College
	Henry Yong	President, Evergreen Valley College
	Peter Fitzsimmons	Director of Fiscal Services
	Lori Krouse	District Staff Accountant
	Casey Michaelis	Gilbane
	Mark Miller	Gilbane
	Scott Jewell	Gilbane
	Ann Kennedy	Gilbane – Finance Manager
	Vicky Bray	Gilbane – Project Accountant
	Anna Tiscareno	Gilbane – Administrative Support

AGENDA:

1. Call to Order

The meeting was called to order at 5:33 p.m.

2. Approval of Agenda

A motion to approve the agenda was moved by Joe Becker and seconded by Ann Mancuso-Engdahl. The agenda, with one date edit, was unanimously approved.

3. Approval of May 3, 2011 Minutes and Measure G-2004 / G2010 Documents Provided

A motion to approve the minutes was moved by Ann Mancuso-Engdahl and seconded by Joe Becker. The minutes for May 3, 2011 were unanimously approved.

You will find accompanying these meeting minutes, your copy of the following documents that were provided and discussed in the CBOC meeting on Tuesday, July 19, 2011. These attachments will be distributed to all attendees, via email correspondence. Once these minutes along with these documents are reviewed and approved they will be posted on the districts website <http://www.sjeccd.edu/home/Pages/default.aspx>, Facilities/Committee Agendas and Minutes.

- Meeting Agenda 07/19/11
- CBOC Contact Information
- SJECCD Measure G-2004/Measure G-2010 Administrative and Program Management Contact Information
- CBOC Draft Meeting Minutes Tuesday, May 3, 2011
- Measure G-2004 Multidisciplinary Classroom and Arts Buildings Presentation
- Master Bond Project List – Sand Jose City College, Evergreen Valley College, and District-Wide/District Projects
- Gilbane Introduction

4. Public Comments

There were no public comments.

5. Correspondence Received by Citizens' Bond Oversight Committee Members

Committee members may receive correspondence or phone calls and that information would be provided to the rest of the Committee at the next public meeting. This information cannot be shared and/or discussed outside the Committee meetings as that would be a violation of the Brown Act. No communications were received by the Committee to report.

6. Committee/Staff Reports

The CBOC is committed to a strategy for effective internal and external communication of the Bond activities.

The following CBOC members volunteered to be on the Sub-Committee:

1. Joseph Becker
2. Kathy Kyne
3. Carol Lizak
4. Jimmy Nguyem

Newly appointed sub-committee members are to convene on Tuesday, August 30, 2011 at 5:30PM. The first sub-committee meeting will be held at the District Office Conference Room

#9; we will discuss the CBOC Annual Report. A calendar invite will be sent to all members, including Ms. Hawk and Ms. Kennedy, within a few weeks.

We would like to hear from the CBOC Sub-Committee members of what they would like to see on the website and what to show to the public.

Introduction of Mr. Henry Yong, President of EVC, Mr. Yong discussed any savings of the EVC will be utilized in other areas and access contingency depends on economy growth. Project will be monitored to ensure schedule is met and services are rendered to provide quality work.

Dr. Cepeda spoke about the Board of Trustees adopting a Strategic Marketing Plan (newly adopted, not yet implemented) with web site improvements.

Website strategic planning is a critical element for articulating a shared vision. The principal goals of this project are to:

- Implement a plan designed to outline website position, site improvements, marketing strategies and business efforts.
- Encourage implementation of Marketing Plan through effective strategic and business planning efforts.

7. Measure G-2004

- a. Dr. Kavalier presented and reviewed the SJCC Measure G-2004 project. There will be two (2) buildings the Multidisciplinary Classroom and Arts Buildings. These buildings are to be LEED silver certified and are adjacent to Moorpark Avenue.

The design for the SJCC Multidisciplinary Classroom and Arts Building was approved by DSA on 03/24/2011 and the project was able to start approximately 2 months early on 05/14/2011. The Guaranteed Maximum Price (GMP) is 26.7M and project buy-out is 90% complete. The project is currently scheduled to be complete in January, 2013.

8. Measure G-2010

After passage of the Measure G-2010 Bond Program, the District conducted a lessons learned session focused on its management of previous bond programs to identify opportunities for improvement. The session concluded that a Program and Construction Management firm should be engaged to assist the District in improving program and project delivery. The district and Colleges initiated the process to identify and select a firm and ultimately hired Gilbane Building Company as the Program and Construction Manager for Measure G-2010.

- a. Mr. Casey Michaelis presented an overview of Gilbane Building Company, California Education, Local Community College District Experience, Your Team, Community Commitment, Program & Construction Management Services, and Gilbanes' Vision for Serving SJECCD. Gilbanes' project team is very excited to work with SJECCD, EVC, SJCC and to implement this project.

Introduction of the following Gilbane project team members to provide different levels of support:

- Casey Michaelis, Principal in Charge
- Scott Jewell, Project Executive
- Mark Miller, Project Executive
- Ann Kennedy, Finance Manager.
- Vicky Bray, Project Accountant
- Anna Tiscareno, Administrative Support

- b. Ms. Kennedy discussed and reviewed the Master Bond Project List of SJCC, EVC, and District-wide/District projects approved by the Board of Trustees on June 14, 2011. A protocol for the revision of the list and allocation of resources through board approval is being developed/adopted for the program. The Approved List gives us the authority to move forward with the G-2010 Program. Campus contingency funds to be utilized for the projects as the program proceeds, interest earning amounts to be set aside and distributed into the College projects, moving as many dollars as possible into the construction of facilities to support education.
- c. The financial tracking system “Prompt” is currently used for G-2004 and will also serve G-2010. Prompt is a web based program and will provide various financial and project management data. Prompt set up on the Measure G-2010 Program is currently 70% to 75% complete.

Dr. Cepeda conveyed the Board of Trustees’ request for a simplified summary report of the G-2004 and G-2010. This report will be developed and will pull data from both G-2004 and G-2010.

- d. EVC Solar Photovoltaic Project: The District has entered into an agreement with SunPower Corporation, Systems to provide design build services for the installation of a new photovoltaic system at EVC in the amount of \$6.1M. The project is currently in the design phase. SunPower will provide a one (1) megawatt system. Construction start date is October 2011 and duration for this project is one year. Prior to construction the site will be fenced. SunPower will provide a quote for an additional ½ megawatt. Soils Engineer is scheduled next week to take samples of soils and provide a Geotech Report to Gilbane. Projected energy savings to the District of \$250,000 per year with the solar panels installed.

The College will hold a town hall meeting to inform the community about the photovoltaic project and address issues like construction noise and logistics, prior to construction start date.

9. Future Agenda Items

The following items were suggested for future agenda items:

- Website Review

10. Adjournment:

The meeting adjourned at 7:03 p.m.

The next scheduled meeting is Tuesday, September 20, 2011 at 5:30PM-7:00PM. This meeting will be held at San Jose City College 2100 Moorpark Avenue, San Jose, Room T-112 (WI)



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COMMUNITY COLLEGE DISTRICT

MEASURE G-2004 / MEASURE G-2010
CITIZENS' BOND OVERSIGHT COMMITTEE
MEETING AGENDA

July 19, 2010 ~~2010~~ 2011

5:30 p.m. to 7 p.m.

District Office Conference Room, Evergreen Valley College
4750 San Felipe Road, San Jose, CA 95135-1599

- | | |
|--|-------------|
| 1. Call to Order | ACTION |
| 2. Approval of Agenda | ACTION |
| 3. Approval of Minutes from May 3, 2011 | ACTION |
| 4. Public Comments | |
| 5. Communications Received by Committee Members | INFORMATION |
| 6. Staff Reports | INFORMATION |
| 7. Measure G-2004 | INFORMATION |
| a. Project Highlights: Multidisciplinary & Arts Center -SJCC | |
| b. Financial Report / Special Topics | |
| 8. Measure G-2010 | INFORMATION |
| a. Introduction of Program Management Team | |
| b. Master Bond Project List | |
| c. Program Update | |
| i. Organizational | |
| ii. Financial Tracking | |
| iii. Process & Procedure | |
| iv. Web-Site | |
| d. Project Highlights: Solar Photovoltaic Project | |
| 9. Future Agenda Items | |
| 10. Adjournment | |

Next Meeting Date: September 20, 2011, San Jose City College, T-112, 5:30 – 7 p.m.

Board of Trustees

Mayra Cruz • Balbir S. Dhillon • Maria Fuentes • Jeffrey Lease • Ron Lind • Randy Okamura • Richard K. Tanaka

Measure G-2004/Measure G-2010 Citizens' Bond Oversight Committee Contact Information

Last Name	First Name	Representing	Home Phone	Address	City	State	Zip	E-mail Address
Becker	Joseph	Community At-Large	408-924-5284	353 Manila Drive	San Jose	CA	95119	joseph.becker@sjsu.edu
Horowitz	Spencer	Community At-Large	408-292-9836	1251 Glenwood Ave.	San Jose	CA	95125	spencerh@ieeee.org
Kojiro	Daniel	Community At-Large	408-238-6538	2647 Primera Court	San Jose	CA	95148	dankojiro@sbcglobal.net
Kyne	Kathleen	Senior Citizens' Organization	408-813-6635	7588 Tayside Court	San Jose	CA	95135	kathykyne@mac.com
Lam	Linda	Student Representative	408-510-9603	23 Goldenrain Drive	San Jose	CA	95111	lindalam_etc@yahoo.com
Lizak	Carol	Community At-Large	408-223-6059	3561 Cour Du Vin	San Jose	CA	95148	lizak2003@comcast.net
Mancuso-Engdahl	Ann	Community At-Large	408-274-3623	3250 Old Yerba Buena Rd	San Jose	CA	95135	aefuzz@yahoo.com
Nguyen	Jimmy	Taxpayers' Association	408-821-7706	2876 Riedel Court	San Jose	CA	95135	law.jimmy.nguyen@gmail.com
Nunez	Bob	Small Business	408-598-6101	2530 Berrryessa Rd #247	San Jose	CA	95132	bnunez51@yahoo.com

**San Jose Evergreen Community College District
 Measure G-2004/Measure G-2010
 Administrative and Program Management Contact Information**

Last Name	First Name	Position	Phone	E-mail Address
Cepeda	Rita	Chancellor	408-270-6403	rita.cepeda@sjeccd.edu
Hawk	Jeanine	Vice-Chancellor, Administrative Services	408-270-6428	jeanine.hawk@sjeccd.edu
Kavaliar	Barbara	President, San Jose City College	408-298-3726	barbara.kavaliar@sjcc.edu
Yong	Henry	President, Evergreen Valley College	408-270-6472	henry.yong@sjeccd.edu
Miller	Mark	Gilbane-EVC Program Manager	408 531-6194	MaMiller@Gilbaneco.com
Jewell	Scott	Gilbane-SJCC Program Manager	408 660-4400	Sjewell@Gilbaneco.com
Kennedy	Ann	Gilbane-Program Manager	559 877-7800	AKennedy@Gilbaneco.com
Tiscareno	Anna	Gilbane-Administrative Support	(408) 531-6195	ATiscareno@Gilbaneco.com



san José·evergreen
COMMUNITY COLLEGE DISTRICT

CITIZENS' BOND OVERSIGHT COMMITTEE

DRAFT MEETING MINUTES

Tuesday, May 3, 2011 - 5:30 PM

Room T-112, Technology Center, San Jose City College
600 Bascom Avenue, San José, CA 95135

<u>Present:</u>	Joseph Becker	Community At-Large
	Daniel Kojiro	Community At-Large
	Kathy Kyne	Senior Citizens Organization
	Carol Lizak	Community At-Large
	Ann Mancuso-Engdahl	Community At-Large
	Raymond Porras	Student Representative
<u>Absent:</u>	Spencer Horowitz	Community At-Large
	Linda Lam	Student Representative
	Jimmy Nguyen	Community At-Large
	Bob Nunez	Community At-Large
<u>Staff:</u>	Jeanine Hawk	Vice-Chancellor, Administrative Services, SJECCD
	Dr. Barbara Kavalier	President, San Jose City College
	Dr. Marilyn Brock	Interim President, Evergreen Valley College

AGENDA:

1. Call to Order

The meeting was called to order at 5:35 p.m.

2. Public Comments

There were no public comments.

3. Approval of Agenda

A motion to approve the agenda was moved by Joe Becker and seconded by Kathy Kyne. The agenda was unanimously approved.

4. Approval of July 21, 2010 Minutes

A motion to approve the minutes was moved by Kathy Kyne and seconded by Joe Becker. The minutes for July 21, 2010 were unanimously approved.

5. Approval of March 1, 2011 Minutes

A motion to approve the minutes was moved by Ann Mancuso-Engdahl and seconded by Joe Becker. The minutes for March 1, 2011 were unanimously approved.

6. Liability Insurance for Citizens' Bond Oversight Committee Members

A letter was provided to the committee from Keenan & Associates, the District's insurance manager, explaining the coverage for the Committee would be the same as that of the District and its employees, and the Committee will be covered in the course and scope of the work they do for the District.

7. Correspondence Received by Citizens' Bond Oversight Committee Members

Committee members may receive correspondence or phone calls and that information would be provided to the rest of the Committee at the next public meeting. This information cannot be shared and/or discussed outside the Committee meetings as that would be a violation of the Brown Act. No communications were received by the Committee to report.

8. Measure G-2004 Bond List Revisions

The Cumulative Project Summary as of March 31, 2011 was provided as part of the agenda. This document reflects changes taken to the Board of Trustees since its prior distribution to the Committee.

Ms. Hawk stated that the next report will have a column added to show specifically what has changed as this report does not show that.

Ms. Hawk noted that funds for emergency repair project of approximately \$2.4 million was transferred from the Modernization of Existing Facilities project to the Utilities Infrastructure project. Normally those would be sent to the Committee ahead of time, prior to the Board of Trustees acting on them. The committee would then receive them at the next meeting. The Committee does not have authority to establish or act on budgets, only the Board of Trustees has that authority, but these will be brought to the Committee for information.

Ms. Kyne asked what was removed from the modernization in order to fund the emergency repair project.

Ms. Hawk stated the original plan was for four buildings; Cedro, Sequoia, P.E., and Acacia. Cedro and P.E. are completed. The college was in process of evaluating the project because of seismic issues and put a halt on the project because some items they thought would be done were not done. They asked the architect to evaluate more thoroughly to see if more could be done. The cost was much higher than expected. The campus, through the technology plan, identified demolition of these buildings and replacement of these buildings outside the seismic zone. Going forward they can only take down one building, and they may need to wait for the State to assist and/or fund. Safety was a priority during consideration.

Dr. Brock noted that two buildings that sit on a fault line are structurally fine and are a particular class for that zone. The buildings were to be demolished as they use a tremendous amount of heating and cooling and the design no longer meets the current educational needs. The entire infrastructure is 35-40 years old. This past semester there was a long series of pipes breaking. They were using portable heaters and had no water. There are a series of issues with the infrastructure. The utilities are located in tunnels and a new central plant needs to be built as the

old one cannot be renovated. New tunnels will need to be constructed before anything else can be done. The lighting and landscaping projects are a priority to meet the continuing needs of students on campus.

Ms. Mancuso-Engdahl inquired as to what was in the worst condition.

Dr. Brock responded that the central plant is the priority. Next on the list is the science building, but that's also the most expensive building. However, no building needs to come down in order to build it. Campus Police will need to be relocated as they are cohabitating in the same building as the central plant. Following that, there needs to be classroom buildings after the two buildings on the fault are removed. Since they are expensive buildings to demolish, they may just take one off-line.

Ms. Hawk noted that Dr. Brock is discussing projects from both bonds; Measure G-2004 and Measure G-2010. In Measure G-2004 there is still \$6 million the college has yet to allocate.

9. Measure G-2004 Financial Report

Ms. Hawk explained that the District's database that is utilized for entries related to the bond and captures all cost accounting cannot provide the needed level of detail. As such, the District licenses a system called Prompt, which can provide construction cost information and will be utilized for both bonds. In reviewing the documents provided as part of the agenda, she noted there hasn't been much activity this year. There are a few projects in the design stage and a few periphery items. Approximately \$3 million has been spent. The SJCC Multi-disciplinary Building has been started. This will expend a large sum, and you will see expenditures start up again in the fourth quarter. There are two projects involving the physical education facilities. One is in design and another is at the start of design.

Dr. Kavalier stated that the college's intent is to move ahead with the Gym Replacement project. The former President had planned to move the P.E. project to Measure G-2010. She said they have come to the conclusion that they cannot afford to include the pool in the package, so are going back to the project's inclusion in Measure G-2004. Ms. Hawk noted that \$20 million is still set aside for that project.

Ms. Hawk outlined various expenditures that were shown on the Prompt hand-out.

Ms. Hawk noted on the last page, the district-wide list, there is still \$10 million for a multi-disciplinary center known as the Milpitas Center. At this point, that building is on hold, but the resources are still committed. Given the current fiscal restraints, the District has money to build it, but not to operate it.

Dr. Brock stated they are anxious to have some instructional classrooms in Milpitas, but right now Milpitas Unified School District will provide the space, while the District will supply the instructors in the spring.

Mr. Becker asked if this would provide a source for enrollment. Dr. Brock replied that it would, but that at this time, additional enrollment is not needed; the State only funds up to a certain amount. However, the campus values that partnership, and it can be an opportunity to grow enrollment.

Ms. Hawk noted that Proposition 39 provides for the option of charging to the bond projects operational and other operating expenses related to staff specifically working on the projects, as well as other related costs such as copying plans, etc. A budget has been set aside to support that, and the staff will maintain a time log.

Money has also been set aside for renovation of the District Office. Some of those funds were utilized for the restroom renovation in 2008/2009. A study has been done on the cost of renovating the District Office. The buildings weren't meant to be permanent facilities, but have been used for 36 years. The District has looked at a variety of options, including having a new building constructed or going out and purchasing a building off-site. Purchasing an existing structure off-site is the least expensive and resources have been set aside in Measure G-2010 to fund that. This would mean the Measure G-2004 funds allocated to the District Office renovation would be freed up for other College or District projects.

Ms. Hawk noted further items from the financial report, including legal expenses, safety and security improvements, and a few scheduled maintenance projects. There is approximately \$1.9 million left in the program contingency, which is a little low. Typically you would want about 5%. Since she joined the District, she has been setting funds aside as there wasn't anything at that time.

A motion to approve the Measure G-2004 Financial Report was moved by Raymond Porras and seconded by Joe Becker. The financial report was unanimously approved.

10. Program Management/Construction Management Selection Process

The District staff engaged in a session on Lessons Learned for Measure G-2004, which was mediated by a consultant. The purpose of this session was to identify what went well and what didn't go well, in addition to items that had room for improvement. Given the outcome, it was clear the District does not have the capacity to manage the new bond internally as it will require a level of experience that usually would not be found in a public school district. The District went out with a Request for Proposal (RFP) to hire a program management firm. This will produce a much higher quality product, as well as provide better timeframes and close management of project budgets. A District team reviewed, evaluated, short-listed, and selected a company to present to the Board of Trustees for approval. The Board of Trustees reviewed the recommendation to hire a firm to manage the Measure G-2010 projects at their meeting on April 12, 2011. They had questions and asked that the agreement and the additional information be brought to the May 10, 2011 meeting.

Dr. Kavalier noted to the Committee that her previous district in San Diego used a program manager, and that it is somewhat the norm as they have the expertise and resources to ensure projects go well.

Dr. Brock stated that when you have a multi-million dollar program you need expertise. Utilizing a program manager is also beneficial in that you use as you go versus maintaining long-term staff.

Ms. Hawk noted a unique component of the proposed program management agreement in that it has a 3% hold-back based on quarterly performance and goals met. The construction manager will become a partner to make sure the District receives the best possible outcome.

Ms. Lizak inquired as to the structure of the contract. Ms. Hawk replied that it is approximately 12% of the total construction cost (time and materials). Other districts typically pay 11% to 16% of the total program cost.

11. Environmental Impact Report Selection Process & Update

The District did a Request for Proposal (RFP) for an environmental impact report (EIR). The current EIR is ten years old. The successful firm, Impact Sciences, Inc., is on board as of today and will be working closely with the Measure G-2010 program manager.

12. Measure G-2010 List Development Progress Report

The District's next step is to review the master plans that were approved in February 2011. Information will be extrapolated and, utilizing outside expertise, a budget will be established based on like projects. The District had \$500 million in proposed projects with only \$268 million available. Utilizing the colleges processes, the list will be trimmed down to meet the most immediate needs and align with the master plans. This will be submitted to the Board of Trustees at the May 24th meeting and will enable the District to establish a budget. Hopefully at the next meeting you'll be seeing those lists for Measure G-2010.

13. Communication Strategies: Web Site

Ms. Hawk asked the Committee what they would like to see on the District's web site pertaining to Measure G-2010; what items they feel would be helpful to the public. She suggested the Committee review the Measure G-2004 web site and provide feedback as to what they like or don't like. The Measure G-2010 web page will need to be kept separate from the Measure G-2004 web page. The program manager would then implement those requests. Ms. Hawk also requested the Committee review the financial report and provide feedback as to what the Committee likes and does not like about it.

Ms. Brock suggested live web cams for projects as that would be a good way for the public to tap in and see what's going on.

14. Future Agenda Items

The following items were suggested for future agenda items:

- Website feedback
- Gilbane team introductions

15. Adjournment:

The meeting adjourned at 6:32 p.m.

The next scheduled meeting is Tuesday, July 19, 2011 at 5:30 p.m. to be held at the District Office.

Multidisciplinary Classroom and Arts Buildings

SAN JOSE CITY COLLEGE



BLACH Construction + AEDIS Architecture & Planning



Multidisciplinary Classroom and Arts Buildings
SAN JOSE CITY COLLEGE

2

OVERVIEW

- Contract GMP \$26.7M
- Schedule: Early start 5/14/2011 vs. 7/2011
- Design: DSA approved 3/24/11

CONTRACT GMP

- Guaranteed Maximum Price: \$26.7M
 - Project buy-out is 90% complete
 - Project costs within GMP



Multidisciplinary Classroom and Arts Buildings
SAN JOSE CITY COLLEGE

3



Multidisciplinary Classroom and Arts Buildings
SAN JOSE CITY COLLEGE

4

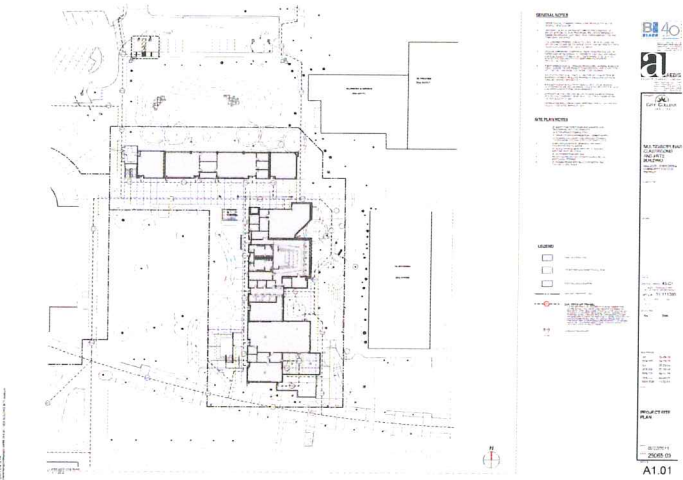
SCHEDULE

- Accommodations by College:
 - Early demolition of Fine Arts building
- Original Schedule
 - July 2011 to January 2013
- Current Schedule
 - May 2011 to August 2012
- 3-D Modeling
 - Preconstruction MEP & Structural coordination
 - Construction detailing and coordination



DESIGN

- User Group Collaboration
- DSA Collaborative Process
- Enhancements
- LEED Features
- Safety Features (Ceramics Lab)



**San Jose-Evergreen Community College District
Measure G-2010
Master Bond List
June 14, 2011**

Project Name (From 2/11 Approved Master Plan)	G-2010 Project Budgets
<i>San Jose City College Project List</i>	
<u>Construction Projects:</u>	
New - Maintenance & Operations Facility (9,628 ASF)	1,752,082
Renovate - General Education Building (27,701ASF)	13,761,020
Renovate - Theatre/Drama and Speech Building (13,157 ASF)	13,176,503
Demolition: 100, 200, 300 Buildings	1,887,480
Demolition: Boiler Plant	112,350
Utility extension for new and existing buildings	3,703,197
Scheduled Maintenance - 10 year allocation schedule	15,000,000
Energy Efficiency - Photovoltaic	2,240,179
Exterior Lighting Phase II	844,653
Campus Generator Project	525,562
Campus Water System mapping & consolidation	397,250
Vehicular Circulation Entrances	1,191,750
Landscaping	1,983,713
Irrigation	1,668,122
Hardscape	1,127,109
Wayfinding	190,575
Parking Lot & Street Maintenance	1,328,906
Total Campus Construction Projects Budget*	60,890,451
<u>Non-Construction Projects:</u>	
Group II Equipment - \$200,000/year for 10 years	2,000,000
Management and related costs (12% of construction hard costs)	6,516,236
Election/Legal/EIR/DO labor and related (3% of construction hard costs)	1,629,059
IT & Tech Equipment	7,542,094
District wide Physical Security Initiative	250,000
Total Campus Non-Construction Projects	17,937,389
Campus Contingency	3,044,522
Total San Jose City College Campus Budget	81,872,363

San Jose-Evergreen Community College District
Measure G-2010
Master Bond List
June 14, 2011

Project Name (From 2/11 Approved Master Plan)	G-2010 Project Budgets
<i>Evergreen Valley College Project List</i>	
<u>Construction Projects:</u>	
New Campus Police Bldg (1589 ASF)	1,603,112
General Ed Bldg 3 / Autotech (20,000 ASF) Final Sq. Ft. TBD	20,277,624
General Ed Bldg 4 / Science (41,000 ASF) Final Sq. Ft. TBD	47,121,608
Admin & Student Services Remodel One-Stop	730,551
Repurpose Gullo II	296,220
Demolition - Roble/Acacia (32,655 ASF) Final Sq. Ft. TBD	768,441
Central Plant - Remodel or Relocate TBD	7,619,063
Scheduled Maintenance - 10 year allocation schedule	15,000,000
Tunnel/Utilities Extension Projects & Upgrades II	3,575,250
Exterior Lighting Upgrade Phase II	1,039,500
Energy Efficiency - Photovoltaic	8,968,090
Campus Water Service Replacement Project	1,380,225
vehicular Circulation	3,112,200
Hardscape- Circulation & Plazas	1,122,188
Landscaping	2,693,250
Irrigation	1,601,985
Wayfinding	247,500
Parking Lot & Street Maintenance	1,317,094
Total Campus Construction Projects Budget*	118,473,900
<u>Non-Construction Projects:</u>	
Group II Equipment - \$200,000/year for 10 years	2,000,000
Management and related costs (12% of construction hard costs)	12,297,060
Election/Legal/EIR/DO labor and related (3% of construction hard costs)	3,074,265
IT & Tech Equipment	7,542,094
District wide Physical Security Initiative	250,000
Total Campus Construction Projects Budget*	25,163,419
Campus Contingency	5,923,694
Total Evergreen Valley College Campus budget	149,561,014

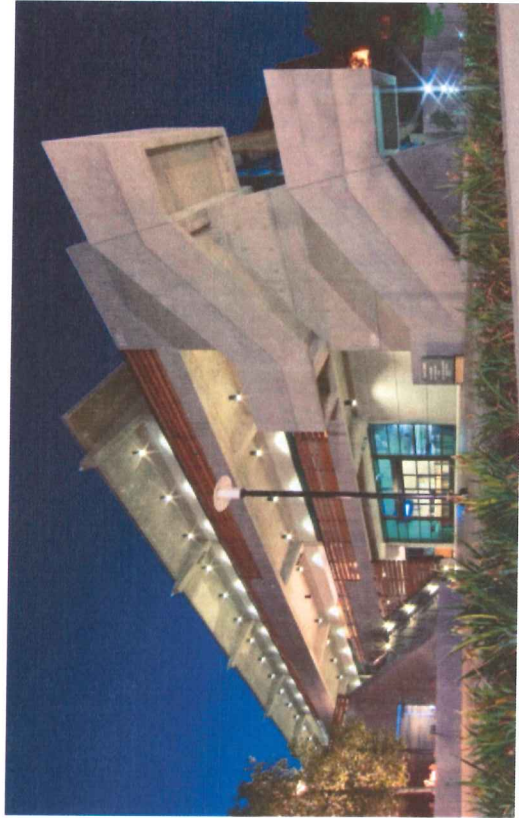
**San Jose-Evergreen Community College District
 Measure G-2010
 Master Bond List
 June 14, 2011**

Project Name	G-2010 Project Budgets
<i>District-wide and District Projects Project List</i>	
<u>Construction Projects:</u>	
Property Acquisition / Relocation or renovation of District Offices / WI	7,000,000
ITSS/EVC MDF Relocation and Consolidation	4,400,000
Telecommunications Consolidation Antennas	417,113
Controls Extension Project (Energy Conservation)	412,500
Total District/District-wide Construction Projects budget	12,229,613
<u>Non-Construction Projects:</u>	
Group II Equipment - Includes safety & security	2,000,000
Management and related costs (12% of construction hard costs)	1,409,100
Election/Legal/EIR/DO labor and related (3% of construction hard costs)	352,275
ITSS/RIE/EIS Software and Hardware	10,000,000
Vehicle Replacement	1,248,863
Total Non-Construction Projects	15,010,238
Total District/District-wide Contingency	611,481
Total District/District-wide (Campus) Budget	27,851,331

Summary of Master Project List:

San Jose City College Bond List	81,872,363
Evergreen Valley College Bond List	149,561,014
District-wide and District Bond List	27,851,331
Catastrophic Contengency (Program Wide)	8,715,293
Total Measure G-2010 Master Project List	268,000,000

Gilbane



Building More Than Buildings® with Gilbane

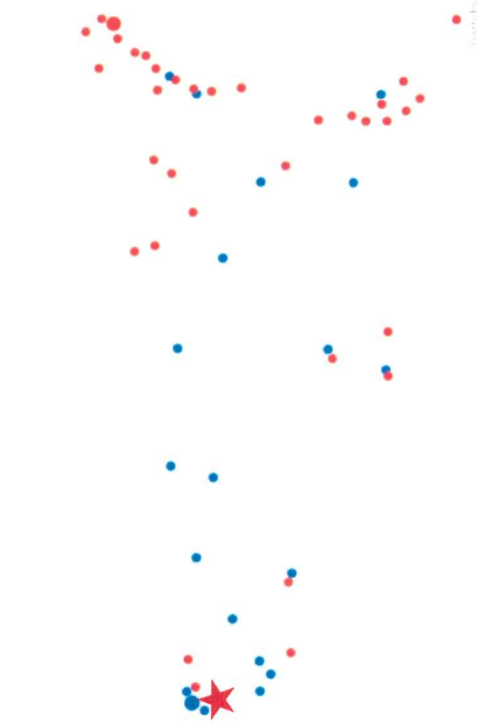
Citizens' Bond Oversight Committee

07/19/2011

Gilbane Overview



- Founded in 1873; 5th Generation, American-Owned, Family Managed Firm
- 2,100 Employees
- Over 450 LEED Accredited Professionals
- #2 Educational Builder
- Top 5 Construction Manager Firm
- #6 Green Builder
- Ranked as Top Firm to Work For in 2009, 2010 and 2011



Gilbane has five offices within the Western Region: San Jose, Sacramento, Phoenix, San Diego and Carson City.

- Financial Stability - 3rd Oldest Surety Client of Travelers Casualty
- 50% of Work is Program Management
- 30 Years and \$3-billion Worth of California Construction Experience
- 95% of our work in California is with Public Agencies

CORE VALUES:

- ▶ Integrity
- ▶ Toughmindedness
- ▶ Teamwork
- ▶ Dedication to Excellence
- ▶ Loyalty
- ▶ Discipline

**FORTUNE
100 BEST
COMPANIES
TO WORK FOR**



California Overview


- ▶ First California Higher Education project broke ground in 1988
- ▶ Put in place more than 1.6 million SF of Higher Education Projects
- ▶ Largest Higher Education Contract: \$490 million

National Overview

- ▶ Put in place more than 13 million SF of Higher Education Projects in last five years
- ▶ Constructed over \$4.3 billion of Higher Education Projects in last five years
- ▶ Largest Higher Education Contract: \$541 million
- ▶ Completed over 100 Higher Education projects in the last five years

Gilbane Local Community College District Experience

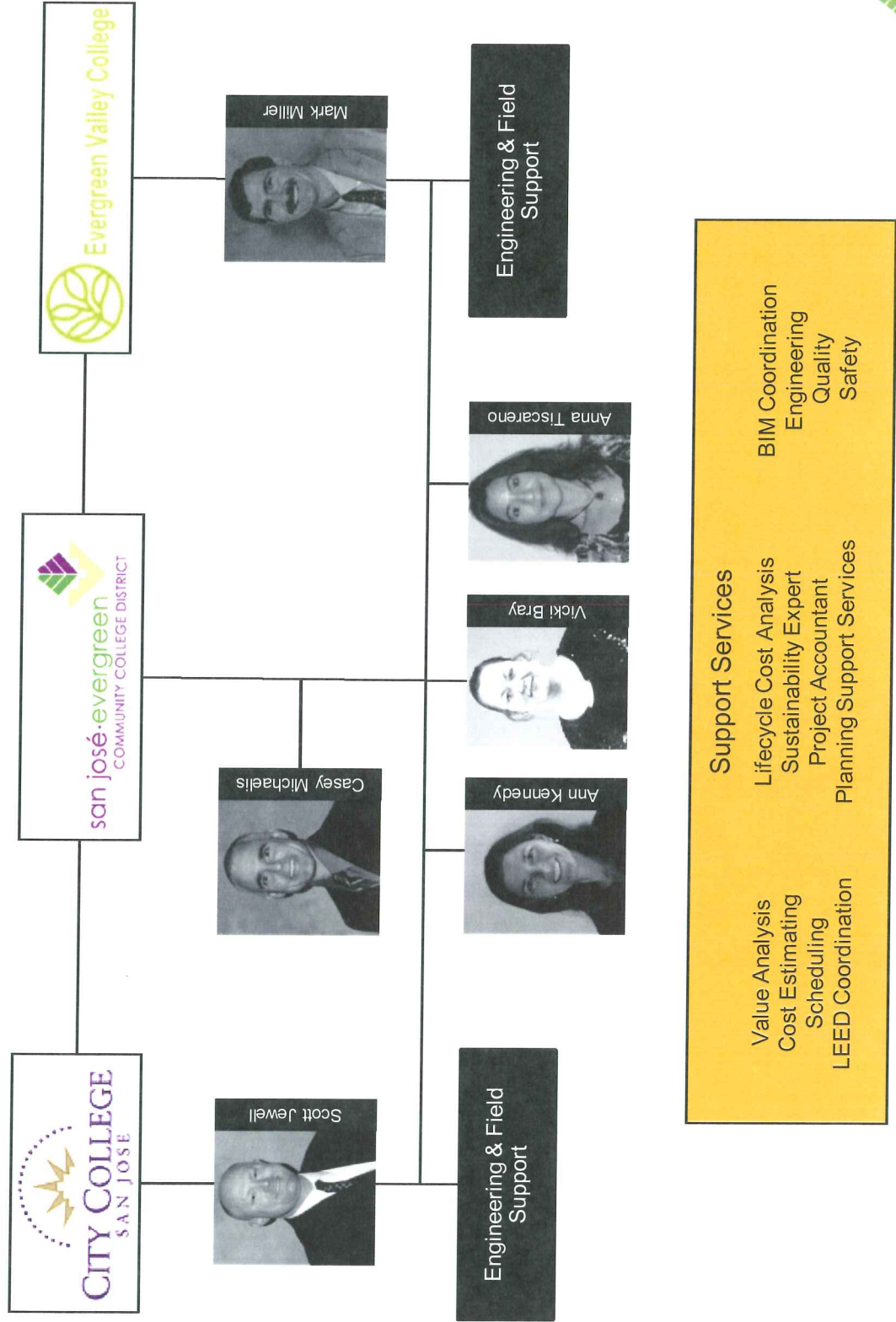
Gilbane is the LOCAL Community College District Experts: Currently Working on Six Bay Area Community College Campuses – Performing Program Management/Construction Management Services on Five.

					<p>Laney College (PCCCD)</p> 	<p>Ohlone College (OCCD): Newark Center Lobby</p> 	<p>West Valley College: Fox Theater</p> 	<p>Mission College: Main Building rendering</p> 	<p>Gavilan College</p> 	<p>De Anza College: Kirsch Center</p> 	<p>Foothill College: Campus Centers</p> 
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Serving all from LOCAL San Jose Office:

1798 Technology Drive, Suite 120. San Jose, CA 95110

Gilbane Your Team



Gilbane Community Commitment



"We have proudly served the Cities of San Jose, Los Gatos, Saratoga, Santa Clara and others since 1998. We have built this community's schools, parks & recreation centers, libraries, community colleges and state universities, community centers and airport. We are also proud of our commitment to volunteerism and community service. Many of our team members are south bay area natives and long-time tax-payers who have a vested interest in the improvement of our educational programs and infrastructure."

A few of our local programs include:

- ▶ Norman Y. Mineta San Jose International Airport
- ▶ SJSU Dr. Martin Luther King, Jr. Library
- ▶ San Jose McEnery Convention Center
- ▶ City of San Jose Southside Police Substation; Parks & Recreation Bond Program; Library Bond Program, Public Safety Bond Program, Repertory Theater
- ▶ Santa Clara Convention Center Ballroom Expansion
- ▶ West Valley – Mission CCD: Measure H Bond Program
- ▶ Foothill – De Anza CCD: Measures E & C Bond Programs
- ▶ Gavilan College: Measure E Bond Program
- ▶ Ohlone CCD: Measure G Bond Program
- ▶ Palo Alto USD: Measure A Bond Program
- ▶ Los Gatos-Saratoga UHSD: Measure B Bond Program

Gilbane Program & Construction Management Services

Program Management

- ▶ Oversee mobilization of PM/CM services
- ▶ Management of the programming phase including:
 - Execution of Program and Project Controls
 - Master Program Schedule development
 - Master Site Utilization Planning
 - Financial Management system interface and reporting
 - Initial budget development
 - Coordination of EIR and Facilities Master Plan update (as-needed)
 - Establishment of design standards
 - Review of front-end documents
 - Development of procurement documents for design consultants
 - Establish project approaches and delivery methods
- ▶ Reporting and communications for overall Program
- ▶ Oversee sustainability planning and LEED coordination
- ▶ Establishment of program controls and coordination with the campus teams

Construction Management

- ▶ College-based teams to implement projects from design through close-out
- ▶ Management of specific projects including:
 - Reporting and communications for Projects
 - Delivery method considerations
 - Design-phase management
 - Budgeting and cost control
 - Scheduling
 - Value Analysis / Life Cycle Cost Analysis
 - Sustainability planning and LEED coordination for each project
 - Design document coordination / Quality Assurance
 - Bid phase management and procurement
 - Construction schedule management
 - RFI and change management
 - Quality in Construction oversight
 - Construction safety oversight
 - Sustainability documentation oversight

Gilbane's Vision for Serving SJECCD

Gilbane's Commitment to San Jose Evergreen Community College District:

- ▶ Dedication: SJECCD's needs will always be #1 for Gilbane
- ▶ CCD Expertise: from ALL surrounding Districts in the South Bay community
- ▶ Collaboration: integrate quickly and respectfully with District team
- ▶ Quality Assurance: Gilbane has developed an extensive quality assurance plan for all phases of a program/project and will implement it on the Measure G 2010 program
- ▶ Sustainability: dedicated high performance buildings program
- ▶ Full Transparency: open communication with the CBOC, Board, District, College & Students
- ▶ Local: as members of the San Jose community, we are keeping your bond dollars here

