

CITIZENS' BOND OVERSIGHT COMMITTEE

MEETING MINUTES

Tuesday, September 20, 2011 - 5:30 PM
Technology Center, Room 112, San Jose City College
2100 Moorpark Avenue, San Jose, CA 95128

<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
	Jimmy Nguyen	Community At-Large
	Keith Aytch	Evergreen Valley College
<u>Guest:</u>	Anna Tingle	LPAS Architects
<u>Absent:</u>	Rita Cepeda	Chancellor, SJECCD
	Dr. Barbara Kavalier	President, San Jose City College
	Spencer Horowitz	Community At-Large
	Linda Lam	Student Representative
	Bob Nunez	Community At-Large
	Mark Miller	Gilbane
	Ann Kennedy	Gilbane
<u>Staff:</u>	Jeanine Hawk	Vice-Chancellor, Administrative Services, SJECCD
	Dr. Henry Yong	President, Evergreen Valley College
	Dr. Henry Gee	Vice President Administrative Services, EVC
	Lori Krouse	Staff Accountant, SJECCD
	Scott Jewell	Gilbane
	Mike Chegini	Gilbane
	Sunnie Singh	Gilbane
	Anna Tiscareno	Gilbane

AGENDA:

1. Call to Order
The meeting was called to order at 5:35 p.m.
2. Approval of Agenda
A motion to approve the agenda was moved by Jimmy Nguyen and seconded by Joe Becker. The agenda was unanimously approved.
3. Approval of July 19, 2011 Minutes and Measure G-2004/G-2010 Documents Provided
The meeting minutes dated July 19, 2011 were provided to all CBOC members in their meeting packet. A motion to approve the minutes was moved by Jimmy Nguyen and seconded by Joe Becker was unanimously approved with edit.

Ms. Kyne stated "The minutes, dated 7/19/11, didn't reflect the correct first motion to approve." Gilbane will update the first motion to approve to reflect Ann Mancuso-Engdahl.

You will find accompanying these meeting minutes, your copy of the following documents that were provided and discussed in the CBOC meeting on Tuesday, September 20, 2011. 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 09/20/11
- Capital Projects Update – Measure G-2004 Whole Program
- CBOC Quarterly Summary Report Measure G-2004
- Capital Projects Update – Measure G-2010 Whole Program
- CBOC Quarterly Summary Report Measure G-2010
- CBOC 2010-2011 Annual Report Preparation Update
- EVC Neighborhood Forum/Presentation of Photovoltaic – September 15, 2011

The following reflect questions and answers to the Measure G-2010 minutes dated 7/19/11:

Ms. Mancuso-Engdahl questioned, the EVC Solar Photovoltaic Project of one megawatt system and additional ½ megawatt. In the Master Plan Preferred Options meeting it was stated a 1.3 to 1.5 megawatt will be provided. The CBOC meeting minutes indicated SunPower to provide a one megawatt system. Which megawatt system was selected for the EVC campus?

Vice Chancellor Hawk stated “A 1.4 megawatt system for the photovoltaic project will be provided to the EVC campus. The District requested a quote from SunPower to provide an additional ½ megawatt installation, which the additional quote received was in excess of the budget. The District requested SunPower to adjust the quote to reflect the budget amount, which resulted in a 1.4 megawatt installation. A Change Order reflecting the additional 4 megawatt was provided by SunPower. This Change Order will be submitted to the Board of Trustees on 9/27/11 for their review and approval.”

Ms. Kyne questioned “In reference to section 6 Committee/Staff Reports the minutes of this section reflect both CBOC annual report meeting held on 08/30/11 and CBOC website.”

Vice Chancellor Hawk clarified “the CBOC Subcommittee meeting was held to discuss the 2010-2011 annual report and The CBOC website is only a general comment.”

4. Public Comments

Vice Chancellor Hawk acknowledged one member of the public, Ms. Ann Tingle of LPAS Architects.

5. Correspondence Received by Citizens’ Bond Oversight Committee Members

No communications were received by the Committee to report.

6. Committee/Staff Reports

There were no staff reports.

Mr. Jewell introduced Ms. Sunnie Singh, Project Engineer and Business Outreach Coordinator of Gilbane Building Company. Ms. Singh is currently working on assembling the Business Outreach Program to tailor specific plans for opportunities that the colleges will be presenting to the public.

7. Measure G-2004

a. Project Highlights:

The Gym Replacement project is scheduled to start at San Jose City College. SJCC currently has two gyms, one racket ball court, and one swimming pool. All four of these facilities will be demolished as part of the new project. SJCC has initiated a Request for Proposal (RFP) of design build services for this project.

Seventeen contractors have responded to the RFP for the Gym Replacement project. The District will work with the campuses to complete the screening process based on criteria that was established in the RFP and develop a shortlist of potential contractors. The District will request these firms to submit another proposal based on the college requirements. This project is the last major project of SJCC for Measure G-2004.

CBOC Summary Report Measure G-2004: Vice Chancellor Hawk presented this report. Budget remaining is \$19,870,883 for the Physical Education Gymnasium at SJCC. The District anticipates this project to be in the design phase within the next two months or at the end of the year, 2011.

The other larger projects remaining at SJCC are on schedule. The foundation was poured and structural steel is scheduled to start in the next few weeks for the Humanities/Arts/Math Building. The project budget remaining is \$24,329,561.

Evergreen Valley College:

The EVC Modernization of Existing Facilities has \$6,893,344 remaining in the project budget. The Health/Physical Educational Facility is a new fitness center. This building will be located at the EVC campus; remaining budget is \$2,443,245. The college is considering a transfer of a portion of the remaining modernization budget to the new fitness center budget. Another project under way at the EVC campus is the EVC Utilities Infrastructure Phase 1 (critical infrastructure upgrade.) The budget remaining is \$2,201,918. This project is on time and the District anticipates a completion date on January 31, 2012.

Two major projects are remaining at the District. North District Multi-Disciplinary Site/Building, this was a building that is meant to be co-housed at Milpitas High School and the District has set aside \$10,000,000 to support the development of this building and facilities. This project is currently on hold and given the operating constraints that the college is currently working with, the college transfer resources to a new site is a challenge. This center is an EVC project and will be associated with the EVC campus.

The other major project is the District Office Renovation budgeted for \$2,039,570. The District received the condition assessment that was performed for this facility in November 2010. The District reviewed this analysis and found it would be more expensive to renovate than build a new building or to purchase a building and renovate.

In order to improve ongoing resources for the District, recommendations to the Board of Trustees regarding the remaining area existing between EVC and San Felipe Road will be made in the next few months. As part of the process the District will request the developer firms to submit a proposal to the Board of Trustees and to determine the best and highest use of the property and the ability to bring the most revenue to the District.

b. Financial Report/Special Topics was presented by Vice Chancellor Hawk:

Capital Project Update Report: The Measure G-2004 Whole Program level summary reflects the total Bond amount including Interest Earned and Lease Revenue Bond as well as state

and other funding for projects within the Measure G-2004 Bond. Even though other resources are used, the committee's oversight is limited to the Bond resources which is \$194,022,130. The remaining budget is \$72,407,275.

The administrative projects are the remaining projects of the District. The District Wide projects are administration and other operating expenses, which primarily fund a Project Manager at SJCC. The Project Manager will assist with a couple of remaining projects at EVC. The Purchasing Agent's time reflects time on task, not a whole salary, because the District doesn't have enough work in Measure G-2004 to support full salaries. There are several individuals who are managing multiple projects. Based on their time spent on task with these Bonds they are able to charge their time. This also includes remaining budgets of District Wide for legal fees \$23,870; safety and security improvements \$130,316 and sustainability plan \$6,287 that could be allocated to another project.

District Wide Master Plan – District Standards: In 2009 the District didn't have district standards. Currently the District has a limited maintenance staff they would like to standardize and incorporate district standards in the final Measure G-2004 and all work going forward for Measure G-2010.

Program Contingency: The District currently has \$2,074,162 of program contingency set aside. In 2009 the District didn't have a program contingency in place so if a project had a cost overrun the overage was taken from another project. As interest earnings come into the program over the last couple of years the interest earnings is set aside in program contingency in the event any overruns or catastrophic issues occur within the project. As the District gets closer to completing the final project the Board of Trustees will review for approval to reallocate those funds to one or both of the colleges to support final small projects and eventually close the Measure G-2004 Bond.

Measure G-2004 Questions and Answers:

Mr. Kojiro asked the following questions pertaining to program contingency, which were answered by multiple individuals:

The fitness center project was going to require more money, is this because the scope of work expanded or cost overrun? Vice President Gee answered "The District is changing the location from one that is internal in the campus to one that is better served and has accessible parking on two ends. The facility will provide additional facilities to include showers, lockers, and lights."

Is this a situation where a normal contingency will cover or does the District have extra funds in a project that can be used? Vice Chancellor Hawk answered "The District has \$6,000,000 in a renovation fund that was not set aside for a particular project, so the college has the latitude to utilize those funds first. The District could end up supplementing what funds are available in the renovation fund. There will be duplicate design cost on this project because this project was designed initially for another spot on campus several years ago. The original building didn't have restrooms and showers and was located in a poorly accessible area on campus. The expanded scope and relocation serves the college and community. The District worked to improve this process in the last couple of years."

Contingency funds are utilized to cover cost overruns and decisions would have to be made whether these funds can be utilized to other projects. How are decisions made or is there a priority listing? Vice Chancellor Hawk answered "The projects in Measure G-2010 could be moved forward into Measure G-2004. Each college has a Facilities Master Plan, which are

not separate master plans based on the Bond. At any point the college could elect to fund any master plan projects from either Bond program depending on what resources are available. Anytime a Bond project list or budget is revised, these changes require Board approval in advance of those changes occurring.”

Generally you are not aware of the list of priorities?

Vice President Gee answered “Evergreen Valley College will define the list of projects they would like to have done, submit this list to the shared governance process, college council, and president for their review and approval. The approval list will be submitted to the District and the Board of Trustees for their review and final approval.” President Yong added “If an individual has a great idea and submits a proposal concept that benefits all, there is a process to follow that is built on conceptuality and inclusion.”

Mr. Kojiro stated “My question is to only find out if there is a prioritized listing and how that was achieved.” Ms. Kyne questioned, how does the facilities master plan tie into those types of decision making? Mr. Yong answered “Evergreen Valley College conducted a meeting today, September 20th, which the EVC Facilities Master Plan Preferred Options was presented to the Academic Senate and during this meeting an individual questioned the building and the size of the classrooms (too many large classrooms and not enough medium size classrooms.) EVC has an open process that will allow people to make suggestions.

Vice Chancellor Hawk stated “In terms of the prioritization, there are a couple of variables associated with prioritization 1) Secondary Effects: Even though the college desires to complete projects 1, 2, and 3 as their top 3 projects, it’s possible issues will occur with swing space; where is the District going to put people while project 1 or project 2 is active. There may be a variety of factors that influence why those projects might not be able to be developed as projects 1, 2, and 3 even if they determine those are their highest priority projects. This process is a work in progress for the colleges. The District discussed revision of the master plan taking place and the scheduling that is going to be occurring this term at the campuses. The SJCC and EVC colleges will report back to the CBOC in January or February of 2012 at which time you will be able to understand their perspective.”

Mr. Nguyen questioned, when District employees working on the Bond are paid out of these funds is there a matching subtraction out of the general fund? Ms. Krouse answered “District employees working on the Bond project must maintain their time and submit to payroll. A certain amount of the budget is allocated to time that is projected. At the end of the quarter, actual expenses are charged to the Bond with the remaining salary liabilities charged to the general fund.”

Ms. Kyne questioned, is the remaining budget of \$2,039,570 for the District office and police academy? Vice Chancellor Hawk replied “The police academy is a separate entity, and the District is working with them. The police academy is aware this dialog is occurring and is exploring and planning to move to the new Gavalin College Coyote Valley campus.”

8. Measure G-2010 was presented by Mr. Jewell

a. Program Update

The Facilities Master Plan updates are a large focus to ensure the District receives all the necessary input through the shared governance process to complete these updates and try to drive them to meet the schedule that is in place so the District can continue with the bond sale. The program schedules are a function of the master plan. At the project level there is a

lot of scheduling but the logic between the projects is still what needs to be developed and is a function of the master plan and the bond list.

The District is currently reviewing a draft copy of the Policy and Procedure Manual at the Bond Executive Team level. Once the Executive Team approves the policies and procedures they will be published to the public. The policies and procedures are a work in progress; the District is constantly trying to improve them to represent what is anticipated to be the best practices in this culture and environment with the current Bond in place. Gilbane is assisting in facilitating this process. The Policy and Procedure manual will be complete when projects are ready to go to the designers.

i. Business Outreach:

The District/Gilbane recently completed the preparation of the Business Outreach Program. The Business Outreach Program is designed to maximize participation for women owned and minority owned businesses. The District is satisfied with the final product. The next step is to tailor specific plans from that program for each opportunity.

Project Labor Agreement (PLA):

The District/Gilbane recently sent an amendment to the Board of Trustees for the PLA with the Santa Clara County and San Benito County building and trades council. The Measure G-2004 currently has a PLA in place. This amendment to the PLA agreement incorporates Measure G-2010 so the same terms and conditions will apply. The PLA is an agreement that essentially requires all the labor on the projects to have some involvement with local unions.

Part of the PLA is a construction career agreement and all the contractors who participate agree to be bound to this agreement. One of the benefits to the District is the contractor must provide opportunities to district students, including internship, management level and tradesmen. It's a benefit to the district and a great opportunity for the students as well.

Environmental Impact Report (EIR):

There are two EIR's occurring. The traffic studies are scheduled next week, a few weeks after school starts to receive an accurate reading. All these reports will be included in the EIR. Gilbane anticipates receiving the completed traffic study report in mid October 2011.

California Community College Investor Owned Utility Program (CCCIU):

The CCCIOU program will result in incentives from PG&E for energy conservation that exceeds Title 24 requirements. The process is to involve them in the Design phase, prior to projects starting and incorporate their comments along the way. When the project is complete the CCCIOU verify the projects were completed per design. Gilbane's experience has been positive with those incentives and hopes to leverage that here going forward with Measure G-2010.

ii. Measure G-2004 and Measure G-2010 Website:

Mr. Chegini presented an overview of the Measure G-2004 and Measure G-2010 website. These websites are both accessible by going to the District website under facilities. As of September 2011 the public inquiry is setup on the SJECCD website.

When public inquiries are received, via SJECCD website, it automatically distributes to the Chairperson, CBOC and Vice Chancellor Hawk is copied on all inquiries.

Mr. Becker questioned whether it is possible to add a column to reflect monies being spent and remaining for public view? Mr. Chegini replied "I will make a note of adding to this website a column to reflect how monetary amounts are spent and balance remaining." Vice Chancellor Hawk replied "The District might not want to make this public because these reports must be reviewed by the CBOC members for their approval before these reports are made public. The CBOC members are required to review, validate and question, if necessary, the information before making these reports public."

b. Project Highlights:

President Yong explained the following updates of the Evergreen Valley College Campus:

The EVC 2011 fall semester commenced on September 6, 2011 the EVC campus had a very good enrollment compared to last year, which was down 2.5% due to increased enrollment fees. In terms of enrollment it is going well despite the fact that the campus is slightly below 2010 fall enrollments.

EVC Campus Facilities: An Open Forum was held last week, faculty and staff attended. President Yong presented an update of the facilities and the photovoltaic project. A Community Open Forum (COF) was held on 09/15/11 which the community members were invited to attend. The COF was informative and no objections were received. Thank you to all CBOC members who attended the EVC Facilities Master Plan Preferred Options meeting, which was presented to the Academic Senate today, September 20th.

The EVC campus is in the 2nd week of school. President Yong will meet with the shared governance groups and discuss the Measure G-2010 Bond Program to determine how the campus is going to spend the balance of funding for Measure G-2004. There are Facility Committees on each campus as well as interested Committees that will work with the Gilbane project team and the Vice Presidents of Administrative Services. They will complete an update of minor revisions of the Facilities Master Plan. As you are aware, the colleges have a new Vice President on each campus. The Vice Presidents would like the opportunity to fine tune the master plan based on their visions for the campus within the next few months. The District anticipates submitting the revised master plan to the Board of Trustees in first or second meeting of November 2011, which will serve to inform our first Bond sale possibly in January 2012. Once this is in place the District will right size the bond sale based on the schedule of work to be complete over the course of three years. The District will inform all CBOC members of the Facilities Master Plan updates in future meetings.

The EVC Solar Photovoltaic Project is located on a slope north of the campus. The location that was selected is land currently not in use and is directly on an active fault line. The District will not build any buildings on this land in the future. There are concerns in case of an earthquake the solar panels would be damaged. Steel poles will hold up the structure of the solar panels. If you compare the strength of the pole to the load its carrying the ratio would exceed any ratio in a building. This system is align-able and could be adjusted easily. At this time the footings have not been designed.

Other methods of installing the solar array were to install them over a parking structure. After looking at this concept further the cost of building the parking structures will increase

the overall cost of the solar array project. An eight foot fence is proposed to protect the solar array including slats within the fence. This will allow security to the solar array and keep the wildlife out of this area. Even though there are two phases it is one system of 1.4 megawatts. The District anticipates the solar array system to generate 30% to 35% of the EVC campus electrical needs. As the older buildings are replaced with new buildings it's expected to see a percentage increase because the campus will create more energy efficient facilities.

The following reflect savings for the EVC campus and warrantee information:

The EVC campus will save a considerable amount of money (\$8,401.793) over the life of the solar array panels. The solar array life expectancy is twenty five to thirty years and the warranty maintenance is fifteen years. A performance guarantee will maintain the system output for fifteen years.

The District has secured a PG&E rebate of \$1,400,000 for the solar array. The projected rate increase for PG&E is 3% annually.

President Yong conducted a PowerPoint presentation which included several photos, of completed solar array projects from several colleges.

c. Measure G-2010 Financial Reports/Special Topics

Vice Chancellor Hawk presented a brief overview of the Bond list:

The total budget is \$268,000,000. Through June 30, 2011, \$668,445 was spent.

- Construction & Contingency
- A&E, Oversight, DSA & Other
- Furniture & Equipment

Measure G-2010 Questions and Answers:

Mr. Kojiro asked the following questions pertaining to the approval of contract agreements, which were answered by multiple individuals:

Will the CBOC members review any proposals before they are awarded? Vice Chancellor Hawk answered "The CBOC members will review expenditures once they have occurred. The responsibility of approving all contract agreements is with the Board of Trustees. The District will inform the CBOC members of any actions related to the Bond by the Board."

Is the Board of Trustees the only department to review the specification of the contracts and how the design of the buildings is approved for completion? Mr. Jewell answered "There are shared governance components, the policy and procedures manual lays out the structure of Design Committee, Design Team and all entities that participate in the project design. There are points in the design that are reviewed for quality and conformance to the requirements, typically at schematic design, design development, construction drawings and bid documents. There are a series of preparation activities including cost estimating and checking certain parts of the design against the program."

Vice Chancellor Hawk stated "The Board of Trustees review new buildings to ensure they are satisfied with the design before it goes out to bid for construction. The District will inform the CBOC members with as much information as possible to ensure a clear understanding and give all members the ability to ask any questions of past, active and future projects."

Does the community have any opportunities to comment on the proposed design projects? Vice Chancellor Hawk answered “The Board has a policy in this District, which requires the colleges to provide neighborhood notifications of projects that may impact the neighborhood. The colleges can certainly expand that with quarterly neighborhood meetings to inform the community of what is occurring at the campuses. It is up to the Presidents and Vice Presidents what they determine is best suited for their communication with the neighbors.” President Yong stated “I think that’s a great suggestion and we will retain it.” Vice Chancellor Hawk stated “For instance, EVC notified the neighbors in regards to the Photovoltaic project, via post card and ran ads in the Evergreen Times. The colleges will be proactive in informing the surrounding neighbors.”

Ms. Kyne asked a question pertaining to elections? Vice Chancellor Hawk replied “A number of elections are held within the County, and each entity sponsoring an election is assessed a prorated portion of the total cost. A \$440,000 election bill was received based on allocation for Measure G-2010.”

A motion to approve the Financial Reports presented for the Measure G-2010 project was moved by Jimmy Nguyen and seconded by Joe Becker, were unanimously approved.

9. CBOC 2010-2011 Annual Report – Sub Committee Debrief

Mr. Chegini presented a brief overview of the CBOC 2010-2011 Annual Report. The following Sub Committee members attended the first annual report meeting held on Tuesday, August 30, 2011:

1. Joseph Becker
2. Carol Lizak
3. Jimmy Nguyen

The roles and responsibilities were discussed for gathering the content of the annual report as well as the timeline. The District is currently in the gathering phase of an annual report draft for the Sub Committee to review on October 5, 2011. The Sub Committee will present a first draft of the annual report on November 1, 2011 to the entire committee for their input and the authority to oversee the remaining process for the development of the annual report. This is the only time when the entire Sub Committee has input, edit request or any other ideas that they have for the annual report. Thereafter the Sub Committee members will meet on a regular basis to finalize the annual report.

On January 24, 2012 the chair person will present the completed annual report to the Board of Trustees. Once the Board reviews and approves the annual report, this report will be distributed to the community and uploaded to the District website.

Vice Chancellor Hawk stated “Thank you to all who attended the first Sub Committee meeting held on August 30th.”

10. Round Table

The District added a round table topic to the CBOC agenda for all CBOC members to make any comments. Please let the District know if you want to keep this topic on the agenda? Several CBOC members thought the round table was a great idea and would like to keep this topic on the agenda.

Mr. Kojiro commented that he has been involved in numerous government contracts. He stated “I’ve asked a few questions of how you come to the amount of the contingency fund and I can tell you from government project experience the District’s contingency is extremely low. I am

not familiar with the educational project the District currently has in place. This is kind of a learning process for me and that is why my concern is there. I've experienced many overruns to a bigger extent and this is why I was questioning how you came to your contingency and how the contracts are bid and awarded."

Mr. Jewell commented "The actual bid and award phase will include additive and deductive alternates allowing the District to right size the project to meet budget."

Vice Chancellor Hawk stated "This strategy is used on a number of Bond programs as well. Typically the District looks at campus contingency at the 5% level. Another opportunity is interest earned on Bond funds. This amount will be allocated back out again. The District can also allocate a portion of this money to the contingency if a project will be over budget. In the tax payer's interest, the District will use the money as effectively and efficiently as possible. The philosophy of the program is, money is allocated to each of the colleges and the District is a partner in ensuring compliance is maintained and the money is used in the best way possible. It is the decision of the colleges if they need to draw money from another project and present to the Board of Trustees for their review, approval and action."

Mr. Jewell commented "There are three levels of contingency. There is typically a 5% contingency funded within the project budget, that combined with the campus contingency is close to 10%. Half of the contingency will be in a large bucket and the other half is distributed on a per project basis. The backup is the catastrophic contingency, which hopefully the District will never need to use. My experience over the last ten years on Bond programs is if we employ the right bid strategy, perform facility condition assessments, ensure quality in the design process and control owner changes, we should have no problems meeting budget."

Vice Chancellor Hawk stated "If there is no control over the design phase the District ends up with projects that are not well defined. Later in the process when owner changes are required, they are more expensive. The value Gilbane brings and one of the reasons the District is investing their resources in program management and construction management is to really tighten up this process."

11. Adjournment:

The meeting adjourned at 7:07 p.m.

The next scheduled meeting is Tuesday, November 1, 2011 at 5:30PM - 7:00PM. This meeting will be held at the District Office Conference Room #9, 4750 San Felipe Road, San Jose, CA 95135.

Future Agenda Items

The following items were suggested for future agenda items:

- EVC Central Plant Project (Measure G-2010)



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

September 20, 2011
5:30 p.m. to 7 p.m.
Technology Center, Room 112, San José City College
2100 Moorpark Ave., San Jose, CA 95128

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|---|-------------|
| 1. Call to Order | ACTION |
| 2. Approval of Agenda | ACTION |
| 3. Approval of Minutes from July 19, 2011 | ACTION |
| 4. Public Comments | |
| 5. Communications Received by Committee Members | INFORMATION |
| 6. Staff Reports | INFORMATION |
| 7. Measure G-2004 | |
| a. Project Highlights: Gym Replacement - SJCC | INFORMATION |
| b. Financial Report / Special Topics | ACTION |
| 8. Measure G-2010 | |
| a. Program Update | INFORMATION |
| i. Process & Procedure | |
| ii. Web-Site | |
| b. Project Highlights: Solar Photovoltaic Project – EVC | INFORMATION |
| c. Financial Report / Special Topics | ACTION |
| 9. CBOC 2010-2011 Annual Report – Sub-Committee Debrief | |
| 10. Round Table | |
| 11. Adjournment | |

Next Meeting Date: November 1, 2011, District Office, District Office conference Room,
5:30 – 7 p.m.

Board of Trustees

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

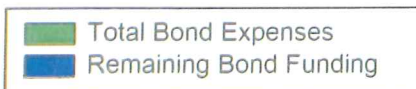
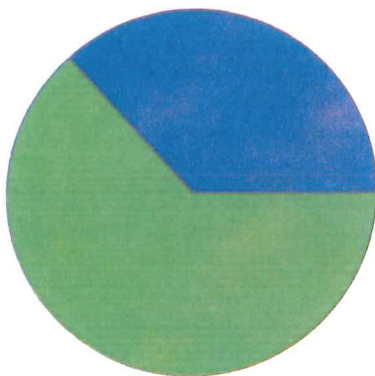
Funding Sources (Budget):

Bond Sale:	\$185,000,000	65.61 %
Interest Earned:	\$7,669,852	2.72 %
Lease Revenue Bond:	\$1,352,278	0.48 %
Total Bond:	\$194,022,130	68.81 %
State:	\$28,011,499	9.93 %
Other:	\$59,926,302	21.25 %
Total Bond + Other Funding:	\$281,959,931	100.00 %

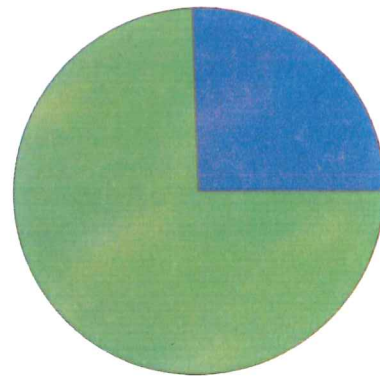
Cost Status:

Budget Group	Total Budget	Actual Expenses to Date			Remaining Balance
		Bond	State	Other	
A&E, Oversight, DSA & Other	\$28,081,962	\$23,475,665	\$1,995,839	-	\$2,610,457
CM_DM_Test_Inspect	\$25,728,518	\$17,878,646	\$2,182,936	-	\$5,666,936
Construction & Contingency	\$168,223,149	\$81,124,281	\$22,968,987	-	\$64,129,881
Historical	\$59,926,302	-	-	\$59,926,302	\$0
Totals	\$281,959,931	\$122,478,592	\$27,147,762	\$59,926,302	\$72,407,275

Budget vs Expenses - Bond ONLY



Budget vs Expenses - TOTAL Funding



Legend:

Bond and Bond Sale = Measure G
 Interest Earned = Measure G Interest Earnings Allocated to Projects
 Total Interest Earnings (Investment Income) = Interest Earned + Unallocated Interest Earned
 Unallocated Interest Earned = Interest Earnings not yet allocated to specific projects
 State = State Capital Outlay and Scheduled Maintenance (only on Measure G projects)
 Other = Measure I (only on Measure G projects that also drew from Measure I funds)
 Historical = All Budgets and Expenses for Measure G, State, Scheduled Maintenance and Measure I prior to Fiscal Year 2009-2010

CBOC Quarterly Summary Report
Measure G - 2004

Reporting Period: Inception to 6/30/2011

San José City College

Project	Description	Measure G Budget	Bond Exp to Date	Budget Remaining	Start Date**	End Date***
Proposed						
122	Physical Education Gymnasium	\$19,984,479	\$113,596	\$19,870,883	09/15/11	07/31/13
111	SJCC Modernization of Existing Facilities	\$473,631	\$455,653	\$17,978	01/01/05	06/30/12
126	Minor Facilities Modification	\$192,674	\$192,672	\$2	06/01/09	12/01/10
Phase Total:		\$20,650,784	\$761,921	\$19,888,863		
Design						
120	Humanities/ Art/ Math Buildings	\$30,868,757	\$6,539,196	\$24,329,561	10/01/08	07/31/12
110	SJCC Facility Master Plan	\$666,432	\$619,597	\$46,835	01/01/05	06/30/12
101	SJCC Campus Safety Upgrades	\$296,687	\$296,687	\$0	01/01/05	12/01/10
127	SJCC Furniture & Equipment	\$199,326	\$199,326	\$0	01/01/05	12/01/10
Phase Total:		\$32,031,202	\$7,654,806	\$24,376,396		
Construction						
125	Multi-Use Athletic/Softball Field	\$5,667,344	\$5,654,776	\$12,568	12/01/06	12/01/10
Phase Total:		\$5,667,344	\$5,654,776	\$12,568		
Suspended						
121	Maintenance & Operations Renovations	\$219,618	\$219,618	\$0	05/01/08	12/01/10
Phase Total:		\$219,618	\$219,618	\$0		
Out						
105	Science and Math Educational Complex (Science Center)	\$19,189,964	\$19,189,964	\$0	11/01/00	01/01/07
114	Cosmetology/Reprographics Remodel	\$5,634,531	\$5,634,531	\$0	02/01/06	08/01/08
123	SJCC Utilities Infrastructure	\$3,629,650	\$3,625,193	\$4,457	01/01/08	06/30/12
116	SJCC Site & Parking Improvements	\$1,931,243	\$1,910,547	\$20,696	01/01/05	06/30/12
107	Career Technology (Applied Sciences)	\$1,543,129	\$1,543,128	\$0	03/01/05	03/01/07
124	SJCC Voice Data Upgrades	\$476,443	\$476,443	\$0	06/01/07	06/01/09
Phase Total:		\$32,404,959	\$32,379,805	\$25,154		
San José City College Totals:		\$90,973,908	\$46,670,927	\$44,302,981		

id:

Start Date" = scheduled start date or first expenditure, whichever comes first
*** "End Date" = when project is available for intended use

CBOC Quarterly Summary Report
Measure G - 2004

Reporting Period: Inception to 6/30/2011

Evergreen Valley College

Project	Description	Measure G Budget	Bond Exp to Date	Budget Remaining	Start Date**	End Date***
Design						
210	EVC Modernization of Existing Facilities	\$24,134,441	\$17,241,097	\$6,893,344	04/01/06	09/01/12
215	EVC Site and Parking Improvements	\$5,224,417	\$5,223,397	\$1,020	01/01/05	06/30/12
219	Health/Physical Educational Facilities	\$4,362,548	\$1,919,303	\$2,443,245	06/01/09	07/31/13
218	EVC Furniture and Equipment	\$827,661	\$252,660	\$575,001	01/01/05	06/30/12
Phase Total:		\$34,549,067	\$24,636,458	\$9,912,609		
Construction						
220	EVC Utilities Infrastructure	\$3,809,839	\$1,607,921	\$2,201,918	01/01/05	01/31/12
206	EVC Facilities Master Plan	\$355,973	\$313,797	\$42,176		06/30/12
Phase Total:		\$4,165,812	\$1,921,718	\$2,244,094		
Close Out						
202	Arts Complex	\$20,717,742	\$20,717,707	\$35	05/01/01	12/01/09
217	Student Services Renovation	\$919,275	\$919,275	\$0	05/01/02	04/01/06
221	EVC Voice Data Upgrades	\$768,544	\$768,544	\$0	06/01/07	06/01/09
205	EVC Campus Safety Upgrades	\$247,741	\$247,741	\$0	01/01/05	12/01/10
Phase Total:		\$22,653,302	\$22,653,267	\$35		
Evergreen Valley College Totals:		\$61,368,181	\$49,211,443	\$12,156,738		

nd:

Start Date" = scheduled start date or first expenditure, whichever comes first
 *** "End Date" = when project is available for intended use

CBOC Quarterly Summary Report
Measure G - 2004

Reporting Period: Inception to 6/30/2011

District

Project	Description	Measure G	Bond Exp	Budget	Start	End
		Budget	to Date	Remaining	Date**	Date***
Design						
309	North District Multi-Disciplinary Site/Building	\$10,000,000	\$0	\$10,000,000	01/01/12	06/30/14
303	DW Project Admin & Other Operating Expenses	\$3,331,541	\$2,779,710	\$551,831	01/01/05	06/30/14
304	District Office Renovation	\$3,045,712	\$1,006,142	\$2,039,570	06/01/06	06/30/14
302	DW Legal Fees	\$628,066	\$604,196	\$23,870	01/01/05	06/30/14
	Phase Total:	\$17,005,319	\$4,390,048	\$12,615,271		
Construction						
308	DW Technology Upgrades	\$8,140,804	\$7,911,208	\$229,596	06/01/07	06/30/12
311	DW Safety/Security Improvements	\$2,152,456	\$2,022,140	\$130,316	01/01/05	06/30/12
310	DW Sustainability Plan	\$1,294,756	\$1,288,469	\$6,287	06/01/07	06/30/12
306	Scheduled Maintenance - Local Match	\$462,544	\$462,544	\$0	01/01/05	12/01/10
	Phase Total:	\$12,050,560	\$11,684,361	\$366,199		
N/A						
312	Restructure Lease Revenue Bond	\$10,400,000	\$10,400,000	\$0	06/01/05	12/01/05
305	DW Master Plan - District Standards	\$150,000	\$121,814	\$28,186	10/01/10	06/30/12
	Phase Total:	\$10,550,000	\$10,521,814	\$28,186		
	District Totals:	\$39,605,879	\$26,596,223	\$13,009,656		

Measure G Project List Subtotal

\$191,947,968 \$122,478,592 \$69,469,376

399 Program Contingency

\$2,074,162 \$0 \$2,074,162 09/01/09 06/30/14

Contingency / Measure G Project List Subtotal:

2.99 %

Measure G Project List Total

\$194,022,130 \$122,478,592 \$71,543,538

and:

** "Start Date" = scheduled start date or first expenditure, whichever comes first
*** "End Date" = when project is available for intended use

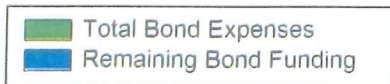
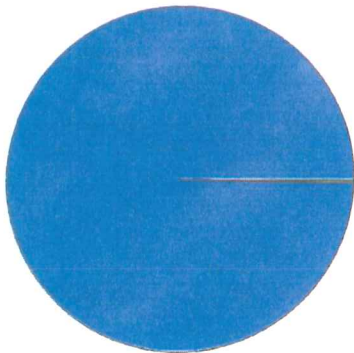
Funding Sources (Budget):

Bond Sale:	\$268,000,000	100.00 %
Interest Earned:	\$0	0.00 %
Lease Revenue Bond:	\$0	0.00 %
Total Bond:	\$268,000,000	100.00 %
State:	\$0	0.00 %
Other:	\$0	0.00 %
Total Bond + Other Funding:	\$268,000,000	100.00 %

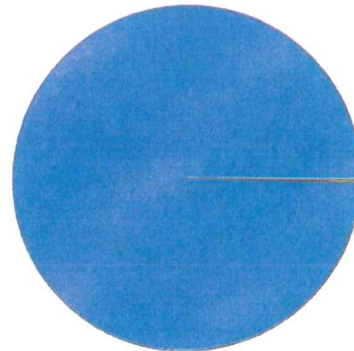
Cost Status:

Budget Group	Total	Actual Expenses to Date			Remaining
	Budget	Bond	State	Other	Balance
A&E, Oversight, DSA & Other	\$43,983,070	\$668,455	-	-	\$43,314,615
Construction & Contingency	\$187,361,784	-	-	-	\$187,361,784
Furniture & Equipment	\$36,655,146	-	-	-	\$36,655,146
Totals	\$268,000,000	\$668,455	\$0	\$0	\$267,331,545

Budget vs Expenses - Bond ONLY



Budget vs Expenses - TOTAL Funding



Legend:

Bond and Bond Sale = Measure G
 Interest Earned = Measure G Interest Earnings Allocated to Projects
 Total Interest Earnings (Investment Income) = Interest Earned + Unallocated Interest Earned
 Unallocated Interest Earned = Interest Earnings not yet allocated to specific projects
 State = State Capital Outlay and Scheduled Maintenance (only on Measure G-2010 projects)



CBOC Quarterly Summary Report Measure G - 2010

Reporting Period: Inception to 6/30/2011

San José City College

Project	Description	Measure G Budget	Bond Exp to Date	Budget Remaining	Start Date**	End Date***
Board Approved						
31304	Scheduled Maintenance- 10 Year Allocation	\$15,000,000	\$0	\$15,000,000		
31106	Renovate Gen Educ Bldg	\$13,761,020	\$0	\$13,761,020		
31107	Renovate Theatre/Drama, Speech Bldg	\$13,176,503	\$0	\$13,176,503		
31702	IT & Tech Equipment	\$7,542,094	\$0	\$7,542,094		
31110	Utility Extention New-Existing Bldgs	\$3,703,197	\$0	\$3,703,197		
31305	Energy Efficiency- Photovoltaic	\$2,240,179	\$0	\$2,240,179		
31122	Group II Equipment	\$2,000,000	\$0	\$2,000,000		
31117	Landscaping	\$1,983,713	\$0	\$1,983,713		
31108	Demo 100, 200, 300 Bldgs	\$1,887,480	\$0	\$1,887,480		
31105	New- Maintenance & Operations Facility	\$1,752,082	\$0	\$1,752,082		
31118	Irrigation	\$1,668,122	\$0	\$1,668,122		
31321	Parking Lot & Street Maintenance	\$1,328,906	\$0	\$1,328,906		
31112	Vehicular Circulation	\$1,191,750	\$0	\$1,191,750		
31119	Hardscape	\$1,127,109	\$0	\$1,127,109		
31111	Exterior Lighting- Phase II	\$844,653	\$0	\$844,653		
31307	Campus Generator	\$525,562	\$0	\$525,562		
31308	Campus Wtr Sys Map & Consolid	\$397,250	\$0	\$397,250		
	Dist-Wide Phys Secur Initiative	\$250,000	\$0	\$250,000		
31120	Wayfinding	\$190,575	\$0	\$190,575		
31109	Demo Boiler Plant	\$112,350	\$0	\$112,350		
	Phase Sub-total:	\$70,682,545	\$0	\$70,682,545		
	San Jose City Project Sub-total:	\$70,682,545	\$0	\$70,682,545		
31199	Campus Contingency	\$3,044,522	\$0	\$3,044,522		
	Campus Contingency / (Forecasted Total Cost - Expenses to Date)					4.31%
	San José City College Totals:	\$73,727,067	\$0	\$73,727,067		

id:

Start Date = scheduled start date or first expenditure, whichever comes first
 End Date = when project is available for intended use
 XX3XX Project lead is Facilities Department & budgets remain intact
 3X9XX: Hold as district-wide overhead



CBOC Quarterly Summary Report Measure G - 2010

Reporting Period: Inception to 6/30/2011

Evergreen Valley College

Project	Description	Measure G Budget	Bond Exp to Date	Budget Remaining	Start Date**	End Date***
Board Approved						
32107	Gen Ed Bldg 4/Science	\$47,121,608	\$0	\$47,121,608		
32106	Gen Ed Bldg 3/Autotech	\$20,277,624	\$0	\$20,277,624		
32307	Scheduled Maintenance- 10 Year Allocation	\$15,000,000	\$0	\$15,000,000		
32702	IT & Tech Equipment	\$7,542,094	\$0	\$7,542,094		
32308	Tunnel/Utilities Extension Projects & Upgrades II	\$3,575,250	\$0	\$3,575,250		
32123	Vehicular Circulation	\$3,112,200	\$0	\$3,112,200		
32119	Landscaping	\$2,693,250	\$0	\$2,693,250		
32602	Group II Equipment	\$2,000,000	\$0	\$2,000,000		
32105	New Campus Police Bldg	\$1,603,112	\$0	\$1,603,112		
32120	Irrigation	\$1,601,985	\$0	\$1,601,985		
32311	Campus Wtr Svc Replcmnt	\$1,380,225	\$0	\$1,380,225		
32313	Parking Lot & Street Mtc	\$1,317,094	\$0	\$1,317,094		
32118	Hardscape- Circulation & Plazas	\$1,122,188	\$0	\$1,122,188		
32122	Exterior Lighting- Phase II	\$1,039,500	\$0	\$1,039,500		
32110	Demolition- Roble/Acacia	\$768,441	\$0	\$768,441		
32108	Admin-Student Svcs Remodel One-Stop	\$730,551	\$0	\$730,551		
32109	Repurpose Gullo II	\$296,220	\$0	\$296,220		
32111	District-wide Physical Security Initiative	\$250,000	\$0	\$250,000		
32121	Wayfinding	\$247,500	\$0	\$247,500		
Phase Sub-total:		\$111,678,842	\$0	\$111,678,842		
Design						
32310	Energy Efficiency- Photovoltaic	\$8,968,090	\$10,563	\$8,957,527	06-02-11	02-28-12
32306	Central Plant- Remod-Reloc TBD	\$7,619,063	\$19,495	\$7,599,568	07-05-11	08-31-13
Phase Sub-total:		\$16,587,153	\$30,058	\$16,557,095		
Evergreen Valley Project Sub-total:		\$128,265,995	\$30,058	\$128,235,937		
32299	Campus Contingency	\$5,923,694	\$0	\$5,923,694		
Campus Contingency / (Forecasted Total Cost - Expenses to Date)					4.62%	
Evergreen Valley College Totals:		\$134,189,689	\$30,058	\$134,159,631		

nd:

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 XX3XX Project lead is Facilities Department & budgets remain intact
 3X9XX: Hold as district-wide overhead



CBOC Quarterly Summary Report Measure G - 2010

Reporting Period: Inception to 6/30/2011

District

Project	Description	Measure G Budget	Bond Exp to Date	Budget Remaining	Start Date**	End Date***
Board Approved						
39704	ITSS/RIE/EIS Sftwr-Hrdwr	\$10,000,000	\$0	\$10,000,000		
39301	Property Acquis/Relo or Renov Distr Offices	\$7,000,000	\$0	\$7,000,000		
39310	ITSS/EVC MDF Relo-Consolid	\$4,400,000	\$0	\$4,400,000		
39620	Group II Equipment	\$2,000,000	\$0	\$2,000,000		
39307	Vehicle Replacement	\$1,248,863	\$0	\$1,248,863		
39308	Telecom Consolid/Antennas	\$417,113	\$0	\$417,113		
39311	Controls Extension	\$412,500	\$0	\$412,500		
	Phase Sub-total:	\$25,478,476	\$0	\$25,478,476		
39399	District/D-W Contingency	\$611,481	\$0	\$611,481		
	Campus Contingency / (Forecasted Total Cost - Expenses to Date)					2.40%
	Phase Sub-total:	\$26,089,957	\$0	\$26,089,957		
Other Projects						
39905	Mgmt & Related Costs	\$20,222,396	\$152,225	\$20,070,171		
39999	Elctn/Lg/EIR/DO Labor & related	\$5,055,599	\$486,172	\$4,569,427		
	Phase Total:	\$25,277,995	\$638,397	\$24,639,598		
	District Totals:	\$51,367,952	\$638,397	\$50,729,555		
Measure G Project List Subtotal		\$259,284,708	\$668,455	\$258,616,253		
39699	Catastrophic Contingency	\$8,715,292	\$0	\$8,715,292		
	Catastrophic Contingency / (Forecasted Total Cost - Expenses to Date)					3.37 %
Measure G Project List Total		\$268,000,000	\$668,455	\$267,331,545		

id:

Start Date" = scheduled start date or first expenditure, whichever comes first
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 XX3XX Project lead is Facilities Department & budgets remain intact
 3X9XX: Hold as district-wide overhead

Citizens' Bond Oversight Committee 2010- 2011 Annual Report Preparation Update September 20, 2011

Sub-committee Members:

Kathy Kyne
Joseph Becker
Carol Lizak
Jimmy Nguyen

Support:

Jeanine Hawk
Ann Kennedy
Mike Chegini

CBOC Annual Report Estimated Timeline

- A. Layout Direction: August 30, 2011
- B. Submission of Content to Mike Chegini: August 30 – September 30, 2011
- C. Meeting 2 of Sub-Committee; Review Draft Layout/Content: October 5, 2011 at 5:30 p.m.
- D. Incorporate Edits: October 6 – October 21, 2011
- E. CBOC Meeting to Approve Report: November 1, 2011
- F. Translations (if occurring) will begin: November
- G. Audit is Finalized: December 13, 2011
- H. Annual Report is Finalized: via e-mail with sub-committee members in December 2011
- I. File to Printer: December 20, 2011
- J. Delivery of Reports to District: January 13, 2011
- K. Presentation to the Board: January 24, 2012
- L. Post to Measure G Web Site: January 25, 2012
- M. Distribution by the District begins: January 25, 2012

Board of Trustees

EVERGREEN VALLEY
COLLEGE

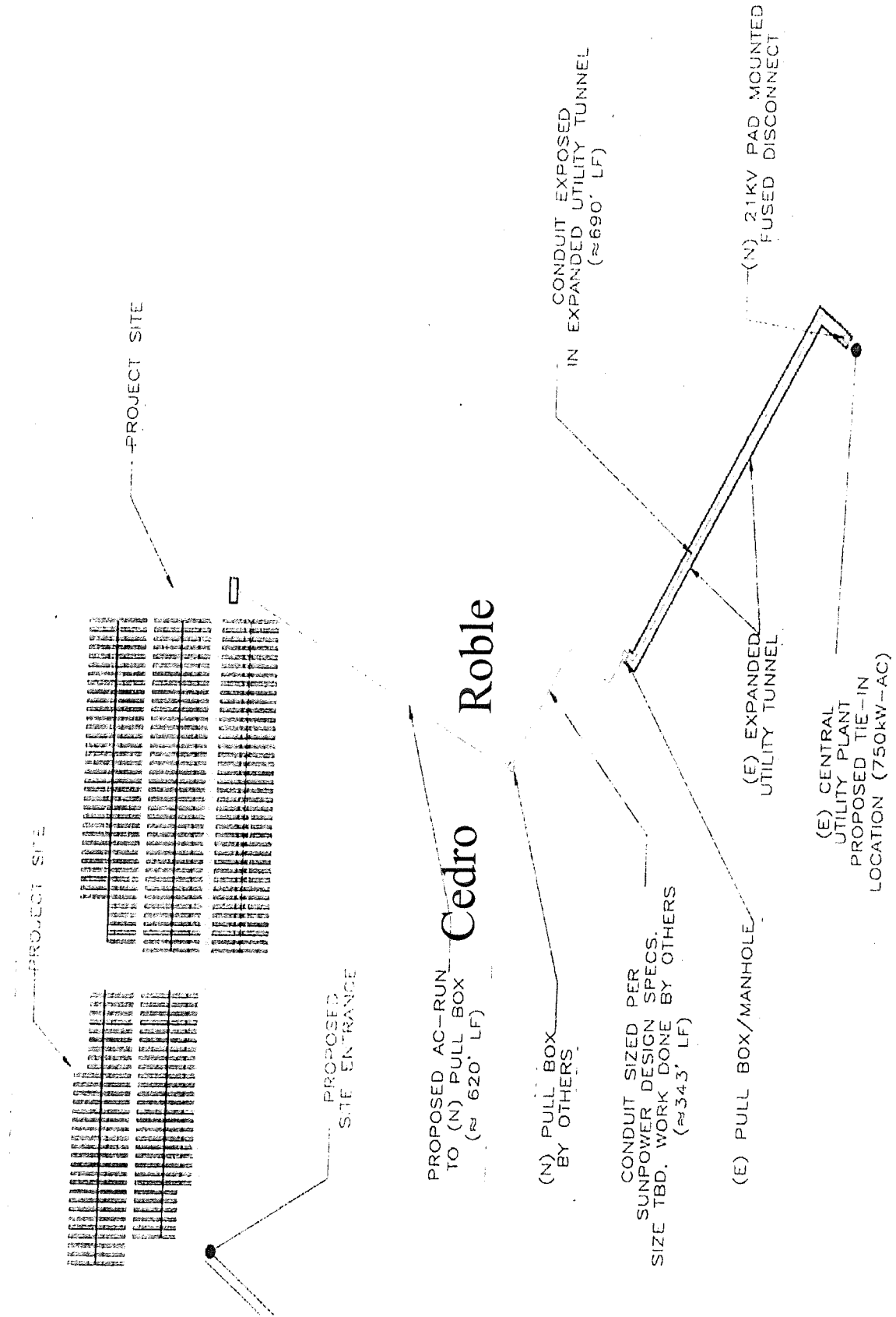
Neighborhood Forum

September 15, 2011

Agenda

- Introduction
- Solar Array

Solar Array



PROJECT SITE

PROJECT SITE

PROPOSED SITE ENTRANCE

PROPOSED AC-RUN TO (N) PULL BOX TO CEDRO (≈ 620' LF)

Roble

Cedro

(N) PULL BOX BY OTHERS

CONDUIT EXPOSED IN EXPANDED UTILITY TUNNEL (≈ 690' LF)

CONDUIT SIZED PER SUNPOWER DESIGN SPECS. SIZE TBD. WORK DONE BY OTHERS (≈ 343' LF)

(E) PULL BOX/MANHOLE

(E) EXPANDED UTILITY TUNNEL

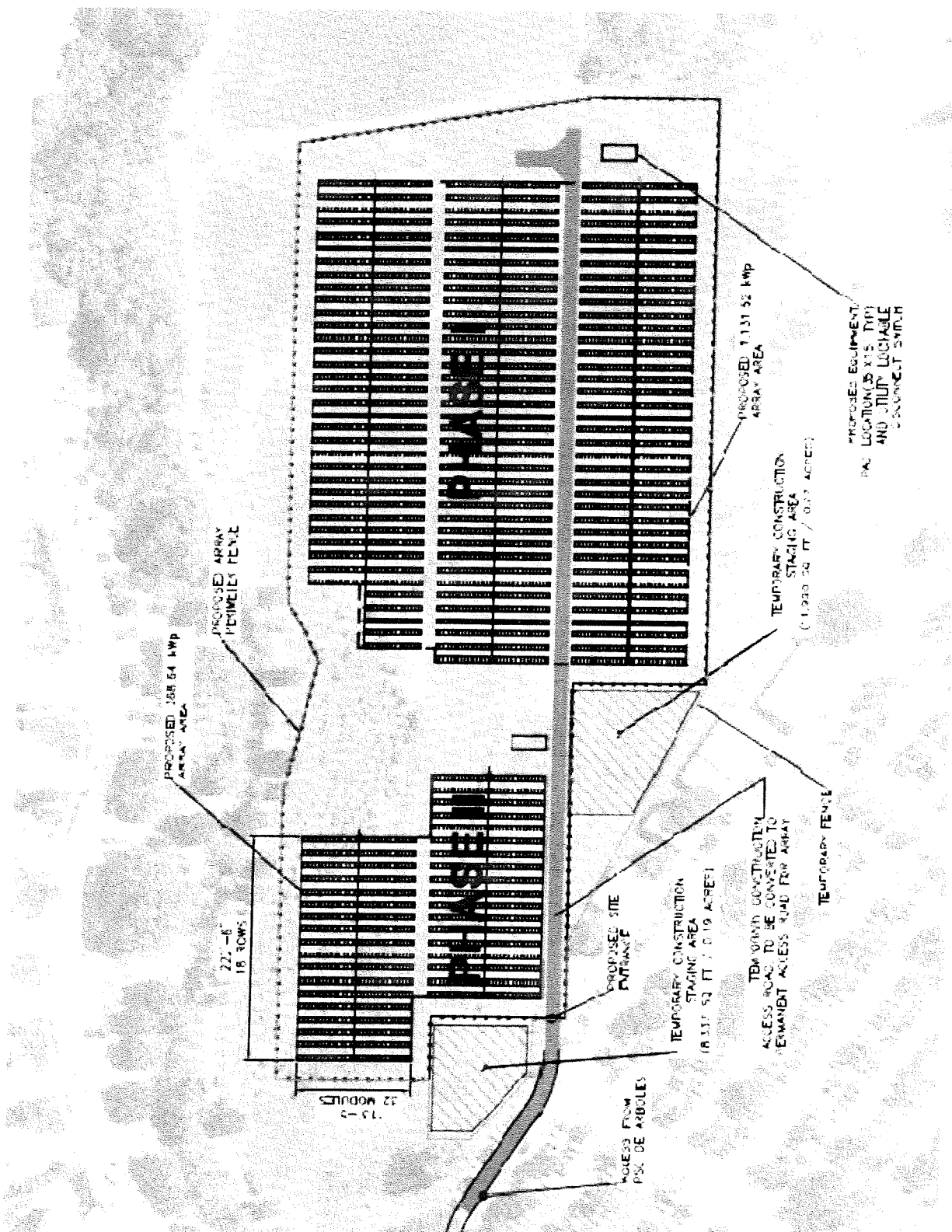
(N) 21KV PAD MOUNTED FUSED DISCONNECT

(E) CENTRAL UTILITY PLANT PROPOSED TIE-IN LOCATION (750KW-AC)



Savings

Evergreen College Solar PV Project Benefit/Cost Analysis		1.5 MW Project		
System Specifications and Assumptions				
Total Solar Contract Price Including 15 Year O&M & Output Guarantee =		1,500		
CSI-Eligible Production (First Yr kWh) =		\$9,109,248		
Non-CSI-Eligible Production (First Yr kWh) =		2,224,822		
Total Solar kWh Generated (First Yr) =		1,112,411		
CSI Rebate (\$ /kWh first 5 years) =		3,337,233		
Annual Rate of PV Degradation =		\$0.19		
Average PG&E Avoided Cost Value of Solar / kWh =		0.50%		
Assumed PG&E Annual Rate of Cost Escalation =		0.116		
		4.5%		
Year	Avoided PG&E Costs	Less: O&M Costs	Add: CSI Rebates	General Fund Benefit
1	\$387,119		\$422,716	\$809,835
2	\$402,517		\$420,603	\$823,119
3	\$418,527		\$418,500	\$837,026
4	\$435,174		\$416,407	\$851,581
5	\$452,483		\$414,325	\$866,808
6	\$470,480			\$470,480
7	\$489,194			\$489,194
8	\$508,651			\$508,651
9	\$528,883			\$528,883
10	\$549,919			\$549,919
11	\$571,792			\$571,792
12	\$594,535			\$594,535
13	\$618,183			\$618,183
14	\$642,771			\$642,771
15	\$668,337			\$668,337
16	\$694,920	(\$58,434)		\$636,486
17	\$722,561	(\$59,895)		\$662,666
18	\$751,301	(\$61,393)		\$689,908
19	\$781,184	(\$62,928)		\$718,256
20	\$812,255	(\$64,501)		\$747,755
21	\$844,563	(\$66,113)		\$778,450
22	\$878,155	(\$67,766)		\$810,389
23	\$913,084	(\$69,460)		\$843,624
24	\$949,402	(\$71,197)		\$878,205
25	\$987,164	(\$72,977)		\$914,188
Total	\$16,073,153	(\$654,664)	\$2,092,551	\$17,511,041
			Net Savings	\$8,401,793



PROPOSED 108.54 MW
ARRAY AREA

PROPOSED ARRAY
PERIMETER FENCE

225'-6"
18 ROWS

37 MODULES
13'-6"

PHASE 2

PROPOSED SITE
ENTRANCE

TEMPORARY CONSTRUCTION
STAGING AREA
(0.137 53 FT / 0.19 ACRES)

ACCESS FROM
PSX DE ARBOLES

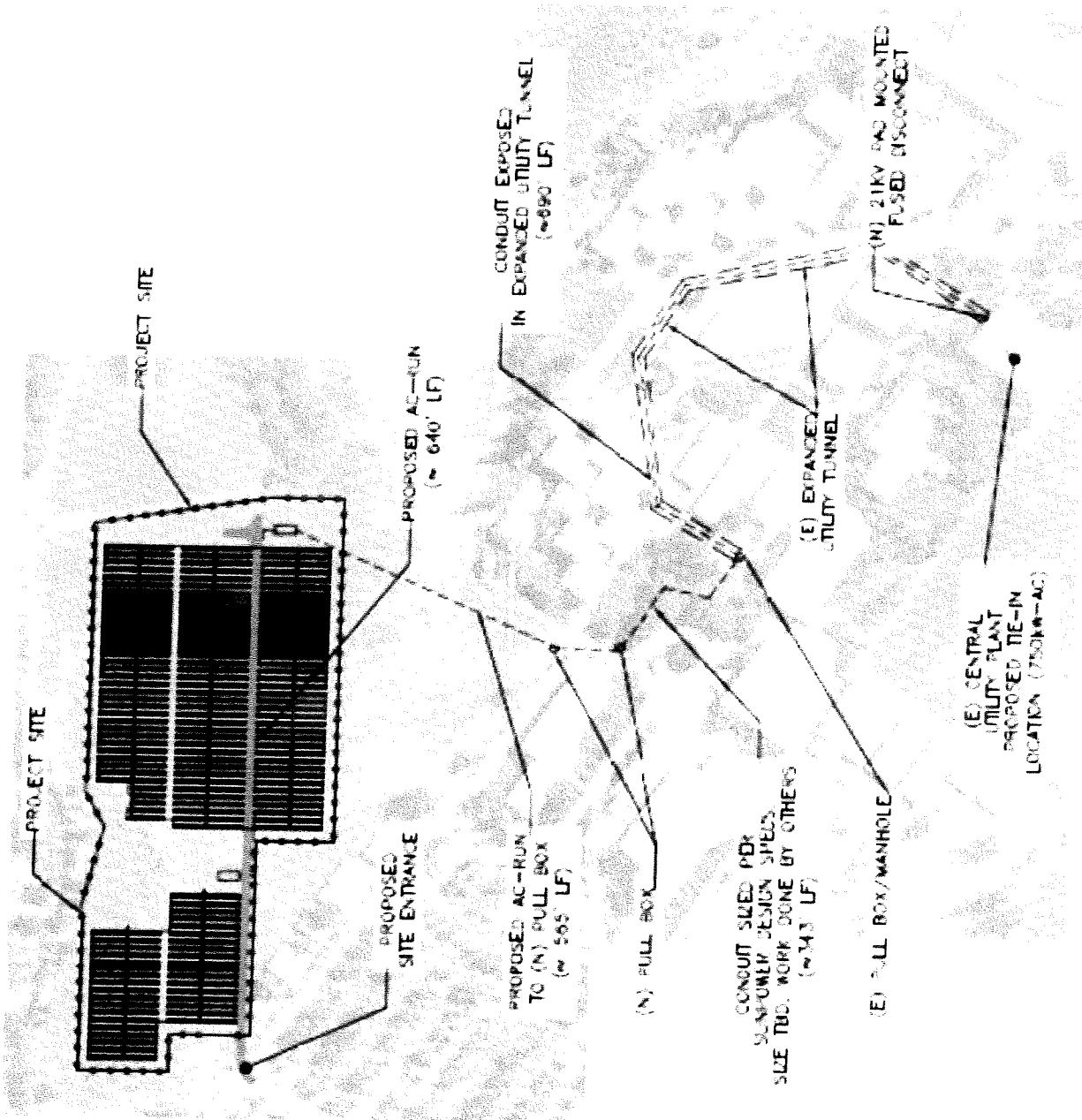
TDA ROAD CONSTRUCTION
ACCESS ROAD TO BE CONVERTED TO
PERMANENT ACCESS ROAD FOR ARRAY

TEMPORARY FENCE

PROPOSED 1131.52 MW
ARRAY AREA

TEMPORARY CONSTRUCTION
STAGING AREA
(1.220 28 FT / 0.17 ACRES)

PROPOSED EQUIPMENT
RAIL LOCATIONS (5 X 15 TYP)
AND JUMP LOCKABLE
DISCONNECT SWITCH



PROJECT SITE

PROJECT SITE

PROPOSED AC-RUN
SITE ENTRANCE

PROPOSED AC-RUN
(~ 640' LF)

PROPOSED AC-RUN
TO (N) PULL BOX
(~ 565' LF)

(N) PULL BOX

CONDUIT EXPOSED
IN EXPANDED UTILITY TUNNEL
(~ 890' LF)

CONDUIT SIZED FOR
5000WHP DESIGN SPEEDS.
SIZE TBD. WORK DONE BY OTHERS
(~ 343' LF)

(E) EXPANDED
UTILITY TUNNEL

(E) PULL BOX/MANHOLE

(N) 21KV PAD MOUNTED
FUSED DISCONNECT

(E) CENTRAL
UTILITY PLANT
PROPOSED TIE-IN
LOCATION (750KW-AC)



