The regular meeting of the Measure L Bond Citizens’ Oversight Committee of the San Joaquin Delta Community College District was held on Wednesday, May 11 2005, at 3:30 p.m. in the Board Room, Administration 103, 5151 Pacific Ave., Stockton, California.

Members Present: Barbara King, Janet Lilly, Winnie Llamera, Perfecto Munoz, Dan Schroeder, Jeff Thompson

Member Absent: Donna Gale, Scott Malm, Ray McCray,

I. Called to Order

The Board meeting was called to order at 3:32 p.m. by Chairperson Dan Schroeder.

II. Communications

A. Public Comments
There were no comments from the public.

III. Welcome and Introductions

A. Introductions - Chairperson Schroeder welcomed and introduced newly appointed Citizens’ Oversight Committee member Jeff Thompson, who gave a brief biography. Mr. Thompson has been with the Lodi Unified School District as principal of Bear Creek High School; was instrumental in creating Middle College High School at Delta College; and most recently accepted a position with the Foundation for Community Colleges as a Vice President of Learning Programs. Mr. Thompson expressed that it was an honor to serve on this committee.

IV. New Business

A. Approval of Minutes – Vice Chair Perfecto Munoz moved to approve the minutes of the February 9, 2005, Committee meeting. Committee member Barbara King seconded the motion, and the motion was unanimously carried.

B. Measure L Program Update:

Measure L Finance Report, Q1, 2005 –
This covers up to the first quarter – March 31, 2005. Some of the major projects expanded on were the Cunningham expansion, Lodi/Galt campus, Mt. House (cornerstone building; onsite infrastructure development, Phase 1; offsite District share on infrastructure development), other projects less than $5,000, other projects with no expenditures to date. Expenses on these various projects were reviewed. A summary of all the activities on which expenditures were incurred during this period of time, were listed.

Mr. Dunn reviewed the listing of bond projects:

- **Asbestos Removal (Holt & Forum)** – these expenses were incurred now but the reimbursement resolution will allow the College to recapture these funds.
- **Barrier Free Furniture** – 300 desk/chair units that will be accessible to disabled students as a quick start project.
- **Batting Cages** – There are holes in the netting now, which is a safety issue, another quick start project, which will be taken care of this summer.
- **Child Development Center Sand Pit** – Replacing sand with a more resilient material.
- **Cunningham Building Expansion**
- **Gateway Building** – This project is moving forward.
- **Goleman Library Expansion** – Beginning programming process. The State has released its capital outlay spending program for 2006 year and the library expansion has been identified in that plan for matching funds.
- **Identified Studies** – examining utility services, geology, as well as a number of others.
- **Kitchen Upgrade** – Replace the current fire suppression system in the cafeteria. This system still works, but is so old that parts are no longer available. So in the event of a breakage or failure, it would not be repairable. This is a quick start project.
- **Kuali Financial System** – The College has an opportunity to participate with leading universities across the United States in developing financial system for education. The goal of this is to develop a specialized financial system for education that will not cost the taxpayers a lot of money. Quick start project monies will be used only for the hardware and software startup. The District will pay for the other costs (staff salaries). This will track the financial workings of the
College.

- **Lath House** – Used by the Ornamental Horticulture program. The matching fund opportunity was available and the College was able to secure over $200,000 in the State Scheduled Maintenance Program...in this case the draw on the bond program was only $361.

- **Lodi/Galt Campus** - We are well into searching for a site in the area.

- **Maintenance & Storage Facility** - This is an effort to take several District-support functions (Maintenance, Purchasing, warehouse) that currently take up core space in the middle of the campus and move them out to the perimeter of the campus. It is evolving into more of a support services building and are contemplating move the Police Department, Business Services (currently occupying leased space off campus).

- **Marquee Sign** – Right now the signs are done manually on a tall ladder situated on the back of a pickup. Looking to replace the signs (keeping the same frame) with electronic message center sign which would be controlled by a computer on campus.

- **Mt. House Cornerstone Building, On-Site & Off-Site Development** – The $3.7 million listed is only for the planning and design work. The total will run about $77 million which includes on-site/off-site work, and building costs. The budgets established on this listing are only for those activities that are anticipated on the Series A money. The building is about 83,000 gsf.

- **Ornamental Horticulture** – The current OH building is going to be displaced by another building. This is the storage building, which is another quick start project.

- **Repair Walking Roofs/Drains** – The campus is built when you are walking on the third floor you are actually on a walkway that’s the roof of a second floor. This speaks to the bomanite that needs repairs.

- **Debt Reduction** – Single expense is the debt reduction with three significant capital leases being serviced out of the general fund: Acquisition of Mt. House property, the cost of issuance, unallocated out of the first series.
Measure L Timeline to Date was reviewed looking from passage of Measure L until recently. Key milestones –

- April of 2004 - we moved from pre-design planning and programming to schematic design for the Mt. House Center;
- in July 2004 - the Program Manager was selected;
- October 2004 - the COC met for the first time;
- December 2004 - an architect was selected for the A/E Services for the Cunningham Remodel and Expansion Project;
- February 2005 - the Mt. House Center schematic design was completed and accepted;
- February 2005 – the COC met for the second time. Also in February, the $90 million for the first bond series was received.

Measure L Looking Forward shows that the COC committee met for the third time. It is planned to occupy the College’s Maintenance and Storage Facility in December 2006. While this is a minor project, it does carry significant impacts because in order to begin construction on the Goleman Library, swing space needs to be identified. It is the intent to move the library into the basement of Danner Hall, with completion of Goleman Library in June 2008. Early 2007, plans are to acquire land in Lodi/Galt, with plans to complete a Center for occupancy in the latter part of 2009. In August 2007, it is the plan to occupy the Mt. House Center. August 2009 will see the completion/occupancy of the new Science & Math Building.

At the May 17th Board meeting, the board will be asked to adopt the Final Project Proposal (FPP) for the Cunningham Building. Also reviewed for the Series A Project Scope were Goleman Library, Gateway Center, Quick Start Projects, Support (Maintenance) Facility, Mt. House.

The effects of inflation are taking a toll on the spending power of the bond monies. It is recognized that one of the most important things that we can do is to compress the timeframe and speed the process up. The community college has at its disposal, but only on a pilot basis, the opportunity to do what is called a design build…taking the design phase and construction phase and pulling them together. The project can, therefore, move forward more quickly. It is hoped to deliver the Gateway Center as a Design Build pilot project.

Mt. House – Typically, when using architectural services, there
are three major elements to the design process – schematic design, design development, and construction documents. Construction documents are the actual blueprints that a contractor would use to build the project. The design development and construction documents phases are being compressed together to save some time. With some community planning issues, specifically if the Board of Supervisors adopts the community EIR in August, then that will free up Delta College and other land owners to begin off-site work this fall, which will help to get a fair amount of site-work out of the way before next winter’s rain comes along. Construction on the facility would begin in the Spring of 2006. There is a 14-month time frame for building, targeting occupancy in the Fall 2007. (Full build out is anticipated by 2025.) It is estimated that Delta College’s fair share of off-site infrastructure costs would be $12 million. Various exterior views of the proposed campus site were seen, as well as the floor plans of the two levels. This building should accommodate 3,500 students.

**Cunningham Science & Math Center** - On the Master Plan, this project was conceived as a remodel & expansion. After looking more closely at this project, it was determined that it was not feasible to renovate this building into a modern lab. Laboratories, especially chemistry labs, have a lot of ventilation intake and exhaust requirements. The floor-to-floor height is only 13 feet in the current building, and 16 feet is needed. There is also a lot of asbestos in that building. The obvious solution was to move from a remodel and expansion to a demolish and replace. This project is a candidate for matching funds. The FPP is due in the Chancellor’s Office on June 1, 2005. The project is currently in schematic design. The occupancy date is scheduled for Fall 2009. The new building will be constructed north of Shima.

The current perimeter road that currently runs to the south of the Central Plant will be relocated out to the perimeter of the campus. Elevations of the proposed Cunningham Center were displayed, as well as the floor plans for the three levels. There are 21 state-of-the-art laboratories, which are clustered in the center of the floor plan.

**Quick Start Projects** – These projects focus on health, safety and code compliance issues. A total of $5 million was budgeted for these projects, and projects are to be completed within two years. Six projects are underway and are to be completed by the end of summer. Four additional projects are being recommended by the Facilities Planning Committee.
- Main Kitchen Fire Safety Upgrade
- Athletic Facilities Upgrade (3 Batting Cages)
- Child Development Center Upgrades – sand replacement
- Barrier-free Classroom Furniture (3 - desk/chairs for
• Ornamental Horticulture Facilities (replace 6500 sf tool shed/soil storage bunkers)
• Miscellaneous Site Improvements (marquee, Kuali Financial System, site security upgrades)

90-Day Spending Forecast (2\textsuperscript{nd} Qtr. 2005)

This is the period commencing April 1, 2005.

One of the other landowners in the Mt. House area has taken their estimated obligation for off-site infrastructure and put it into an escrow account so they can continue to negotiate with the County and Community Services District on what exactly these dollars are and to keep their project moving forward. The District is contemplating do this same thing. So the $12 million for the College’s fair share of site infrastructure fees could eventually be moved into an escrow account. This would keep the process moving, including negotiations, without delay.

The EIR for Specific Plan III is out for comment right now. The Board of Supervisors is scheduled to certify the EIR on August 8, 2005. If the EIR is delayed, it will have a big impact on our project as well as the other developers.

IX. Other Business

• Committee member Barbara King asked if any report or information was going to be given out to the public if it was something that needed to be done as a group. She wondered if any information should be shared at this point with the public perhaps through a student newspaper or local newspaper? Chair Schroeder commented that this meeting and the contents provided are a matter of public record so if there are any interested media outlets they are able to access this information. It is not in the purview of this Committee to become an advocate of the project, only to make sure the use of the bond funds are appropriate. It was noted that copies of the agendas are sent to local area news media as well as being posted on campus. Superintendent/President Raúl Rodríguez communicates these meetings to the Board of Trustees. Some time this fall a summary report will need to be provided to the Board of Trustees.

• Several members of the Committee have scheduling conflicts with the current dates/times of the meetings. It
was felt that an opportunity should be taken to review the schedule in terms of whether to keep it on Wednesdays at 3:30 p.m. or move it. Mr. Dunn suggested that since a number of Committee members work that an evening meeting might be in order. It was the consensus of the Committee to hold the next meeting on Thursday, August 11, 2005, at 5:30 p.m.

A motion was made by Jeff Thompson and seconded by Perfecto Munoz to adjourn the meeting.

Committee Chair Schroeder adjourned the meeting at 4:48 p.m.

Respectfully submitted,

W. Andrew Dunn  
Vice President of Business Services