The regular meeting of the Measure L Bond Citizens’ Oversight Committee of the San Joaquin Delta Community College District was held on Wednesday, May 4, 2006, at 5:30 p.m. in the Board Room, Administration 103, 5151 Pacific Ave., Stockton, California.

Members Present: Donna Gale, Winnie Llamera, Scott Malm, Ray McCray, Perfecto Munoz, Dan Schroeder, Pierre Tapia, Jeff Thompson

Member Absent: Janet Lilly

I. Called to Order

The Board meeting was called to order by Chairperson Dan Schroeder at 5:46 p.m.

II. Communications

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

III. Welcome and Introductions

A. Introductions - Chairperson Schroeder offered a special welcome to the new Student Representative to the Committee, Pierre Tapia. Mr. Tapia is a former San Joaquin Delta College Associated Student Body President, with plans to transfer to UCLA.

   Also present were:
   Andy Dunn, Vice President of Business Services
   Bob Bush, Bond Program Manager
   Claire Tyson, Director of Finance
   Mike Bean, Project Manager – Bond

IV. New Business

A. Approval of Minutes – The minutes of the February 16, 2006, Committee meeting were approved unanimously.

   Also, at this time Program Manager Bob Bush distributed final copies of the Citizens’ Oversight Committee 2004-05
Annual Report to Committee members for sharing with their constituents. Committee members were encouraged to put them out at their place of business in order to get them out to the community. These (3,000 copies) have been made available on campus, shared with the Board of Trustees, as well as posted on the Bond web site.

B. Measure L Budget Quarterly Budget Report:

A spreadsheet was reviewed with the various projects listed and the costs relating to each project as of March 31, 2006.

- **ADA Transition Plan** – This plan is to address all barriers campus wide for the physically disabled…a study that is in progress. The study should be complete in about six months.
- **Atherton Auditorium** – There have been safety concerns identified and being studied right now.
- **Campus Infrastructure** – Portions of this are being implemented. These are things that are not visible – pipes, conduits, ancillary support to the buildings, etc. The project is on target financially.
- **CDC Sand Pit** – This project was put out for rebid as we did not receive a responsive bid the first time. This project will be to replace the sand with a safer product - wood fiber. Bond Team member Mike Bean will be talking with outlying school districts to see how they are handling getting projects of this type completed.
- **Concrete Benches** – This project involved replacing the current black metal patio furniture. There have been problems with the furniture being dragged by students into pathways and causing pedestrian foot traffic problems. The College has looked into acquiring some epoxy-coated concrete tables and benches, which will weigh about 850 pounds. This should resolve the problem of having the furniture moved around.
- **Culinary Arts** – This is another small project in which a part of Culinary Arts has expanded into the third floor of the Shima Building – a commercial kitchen of sorts. There have been some engineering studies done to see what it would take to accommodate some of the kitchen equipment in this space.
- **Cunningham Expansion (replacement)** – The Chancellor’s Office has issued their capital outlay plan for the next two years. Delta College is looking for matching funds and the Cunningham project is one that is being looked at for matching funds. This replacement facility is a $61 million project and the state has pledged to contribute $30.5 million. Passage of the next statewide bond is of critical importance to this project. The programming process is complete and it is now in schematic design.
- **District Support Services Center** – This building will be located in the “North 40” end of the campus. It will
house a number of internal campus functions. This is will pull together Finance Office back to the campus; it will include Campus Police, Facilities Management Department, Purchasing Department/Warehouse, and some Information Services as well. Once the Police Department has moved, the Police Cottage may be renovated for the Foundation Office. CalWorks and WorkNet will be housed in the new Gateway Building.

- **Foothills Campus** – The District has been looking for a viable site in the Foothills area. Our property consultant has identified a land owner north of Valley Springs, who may donate 60-100 acres. Discussions are looking favorable.

- **Gateway Building** – The Gateway Building will be constructed as a design-build effort rather than as the traditional design-bid-build effort. This summer, the District will be seeking the design-build team (contractor and architect together) and once that team is under contract, it is estimated that 22-24 months we should have a completed facility.

- **Goleman Library Expansion** – This is the first project that is scheduled for matching funds from the state. In 2006-07, we expect to get half the design monies; in 2007-08, we expect to get construction monies.

- **Holt/CMAS Entrance** – This involves landscaping and fencing the primary entrance. This is a small project and should unfold this summer – first week in June.

- **Human Resources/Information Services Computer System** – Measure L funds will be used for a survey. A determination need to be made on what the need is of the College – how big/small is this project. The Payroll system/ HR system is lacking. Vendors will begin demos in a couple of weeks. A rating will be done following the demos to determine the scope.

- **Identified Studies** – This includes a whole variety of studies on the Stockton campus. Surveyors are out staking the realigned north perimeter road, Gateway site, confirm utility locations, etc.

- **Kuali Financial System** – This is a system acquisition. This is building a new financial system for the District and Foundation. It is going very well, with indications that it will be July 2008. This includes no salaries, only travel and materials. The Kuali System is a partnership which includes the University of Indiana, Cornell, University of Arizona, with Delta being the only community college. They are developing the open source system.

- **Lodi/Galt Campus** – A search had been done with 8 potential sites initially selected. A subcommittee from the Lodi City Council worked with Delta College representatives to identify four sites. The final site on Highway 12 was the consultant’s top recommendation as well the College and City of Lodi’s desired choice. Roughly, 70 acres out of the 160 acres is in the flood plain. The College entered into a 2-year purchase
option and it will take that long to do due diligence and research and studies to determine if this will be a viable college campus site. It was questioned that with the flooding and potentially upgrading the levee – would that be a type of cost authorized under the bond, or would it have to come from other sources? Mr. Dunn answered that presumably it would fall within the Bond funding, and it does bring up the jurisdiction in charge of who says what the levee ought to be – perhaps an Army Corps of Engineers call. It was surmised that we would have to fund the construction with the Army Corps of Engineers who would be determining the size, type, standard that we would have to adhere to. It was questioned if there was a fallback position the College would take if the Highway 12 site did not work. It was noted that a second site (about 150 acres) is being considered for purchase off of Liberty Road (right on the county line). This is in addition to the Lodi site and about 70 acres of this property is also listed as in the flood plain. This cost of site is about $2 million so the price per acres is very favorable. No option has been exercised as yet.

- **Manteca Campus** – This is related to the program and what is going to be placed at the Manteca Campus.
- **Manteca Master Plan** – This relates to what we are going to do with the land over the next few years. The District is actively seeking a Master Planner. The District has reached out to the City of Manteca for their input. One of the Committee members suggested that senior/staff housing be reviewed as a possible viable alternate as a planning activity or partnership development potential.
- **Marquee Signage** – The construction of the marquee signs is in progress and should be operational by the fall session (mid August).
- **Mt. House/Tracy Educational Center – Cornerstone Building** – There has been little change since the last Committee meeting. An accord was struck with the adjoining developer which identified obligations related to annexation costs and infrastructure costs which the developer agreed to pay. There were also certain securities identified to guarantee his performance. There has been a struggle the past couple of months to perfect that agreement. It is hopeful that by the next Committee meeting, there will be some additional news to relate. The Committee suggested that if the campus is not opening in the Fall of 2007 as the sign at the Mt. House site states, that perhaps the sign should be taken down, or another date be placed on the sign.

The Committee expressed concern with the delays in the process and the monies spent thus far. They asked that Vice President Dunn share the feedback and anxieties expressed from this Committee meeting to the
Superintendent/President and the Board of Trustees. The Committee noted that they do not want to affect the course of negotiations the District is currently involved with; however, they would like to get their message across about their concerns with hesitation in the progress. The Committee sends encouragement and support in moving the process along as best as the Administration and Board of Trustees see fit.

- **Ornamental Horticulture Building** – There will be renovation of certain parts of the program as a short-term fix. In the future, this program may move to Manteca or Lodi.

- **PERA Specific Plan (Physical Education, Recreation, Athletics)** – Currently there are a couple of small projects- replacing the baseball field with artificial turf; scoreboards and timekeeping – that are ready to be targeted.

- **Shima Reconstruction** – This account refers to the Culinary Arts baking classroom, which has been closed out but is still on the current books as of March 31st. However, there is a second phase – Shima relocation project. This is a placement holder for the new phase.

- **South County Site** – This refers to the investigation researching alternate sites to Mt. House. Special counsel were assigned to the project activity and, therefore, paid out of bond dollars. General counsel used, however, is paid out of general fund dollars.

- **Unallocated** – those are primarily programming costs that are associated with planning overall and have not yet been allocated to specific projects but in time will be allocated to an individual project.

C. **Refinancing/Refunding Series A Bonds** – In March, the Bond financial team came before the Board of Trustees and outlines a scenario to refinance Series A bond issuance. There are two factors that were driving that proposal – continued low, long-term interest rates and an incredible growth and assessed valuation...the difference in growth and assessed valuation between our estimate at 3 percent and the actual for the current year at 16 percent. With this scheme (approved by the Board of Trustees), two things were able to be done – it will provide about $3 million in taxpayer relief, and create $15 million in new proceeds into the building program. It should take about a month to sell bonds and lock in rates, before the end of June. By the next Citizens’ Oversight Committee, exact figures will be presented. A proposed allocation plan will be presented as well.
D. Measure L Update –

Lodi/Galt – Located along east Highway 12 is the site the District is viewing as a potential site for a center. Thus far, a conceptual design for the 160+ acres is in the works. A six month due diligence plan is in progress. Working with the Lodi City Council, some programmatic themes discussed for this area have been public safety, hospitality, and viticulture, as well as general education courses. For this to work economically, as most of the bond dollars earmarked for a campus site in this area would go for purchasing the land, more money is needed to be brought in to this site. The plan is to find a development partner and indications are that in return for the entitlement rights to develop ancillary developments, there would be enough additional value brought to the table to allow us to develop our initial college facilities on this site.

Manteca Learning Center - The District is in the middle of a planning process for the Manteca Learning Center.

District Support Services Center (North 40) – Detailed plans were shown depicting the District Support Services Center, which will house the Financial Services, Purchasing, Maintenance, Environmental Health, Campus Police, portion of Information Services vault, and warehouse. This project is currently in a schematic phase.

Gateway Building – A schematic plan was displayed of the Student Services Gateway building. This building will face Pacific Avenue, tucked into one of the berms. This setting will allow the disabled students to not only have easier access to the building (as the Disabled Student Programs & Services – DSPS – is located in this building), but also have minimal impact on the surrounding landscaping and trees. This two story building is designed by shifting into the berm. This creates almost like two single stories.

Cunningham Math & Sciences – no changes to report.

Goleman Library – The Library is not being expanded; however, since Financial Aid and the Assessment Center services will relocate into the new Gateway building, the Library will assume that space that is vacated by those services.

PERA (Physical Education, Recreation & Athletics) – Potential PERA projects: Aquatics Scoreboard/Timing System; Baseball Field Turf & Fencing; Scoreboards.

Holt Final Project Proposal (FPP) – There have been over 13 meetings scheduled between April 18th and May 10th. Neil Anderson Phase One Geotechnical Study, Hazmat and Soils Analysis is underway; asbestos removal estimate is expected next week.

Marquee Signage – Photos were shown depicting the progress of the Marquee Signage project.

V. Other Business

Committee Chair Dan Schroeder commented on behalf of the Committee the appreciation of the Food Services staff responsible for catering the dinner.

Committee member Donna Gale distributed fliers for the Mayor’s/Youth Sports Foundation Golf Classic on May 20, 2006.

A motion was made by Jeff Thompson and seconded by Ray McCray to adjourn the meeting. With the motion carrying unanimously, Committee Chair Schroeder adjourned the meeting at 7:37 p.m.

Respectfully submitted,

W. Andrew Dunn
Vice President of Business Services