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 5:36 p.m.

II. Communications

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

III. Welcome and Introductions

   Introductions – Vice President of Business Services Andy Dunn introduced Maria Baker, recently hired Director of Facilities Management for San Joaquin Delta College. Ms. Baker previously held the Director of Facilities position at Yosemite Community College District for 12 years.

IV. New Business

   A. Approval of Minutes – A correction was noted in the misspelling of Committee Member Donna Gale’s name. Committee member Ray McCray moved to approve the minutes of the May 4, 2006, with that correction. Vice Chair Perfecto Munoz seconded the motion, and the motion was carried unanimously.

   B. Citizens’ Oversight Committee Membership Process - Six Committee members’ seats are up for re-appointment. A timeline was presented regarding the process from advertising for candidates (deadline for applications is September 15, 2006) to appointment by the Board of
Trustees at their October 17th meeting. New or re-appointed Committee members will be seated at the November 16th Committee meeting.

C. Measure L Quarterly Finance Report & Measure L Bond Program – 2006 Annual Digest – These reports were melded into one presentation. The draft financial report will be presented to the Board of Trustees on August 29, 2006.

San Joaquin Delta Community College 2006 General Obligation Refunding Bonds – The refunding of GO bonds was completed on June 20, 2006, garnering $15,500,000 for the District's bond projects. Prior debt service was $148.1 million and is now $144.7 million, saving the taxpayers $3.4 million. Further financial details will be presented in the final audited financials.

Financial Report for Q4, 2005/06 –

- **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 two months.
- **Atherton Auditorium** – There have been safety concerns identified and being studied right now.
- **Baseball Stadium** – This is part of the PERA program. The plan is to replace natural turf with artificial turf. This should be ready for spring training in 2007.
- **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. A change in regulation now states that fiber cannot be used and now we are looking at other products.
- **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.
- **Cunningham Expansion (replacement)** – This is the programming/design work on the new building. The College received word that we have scope approval from the State for matching funds. We should get this first segment of matching funds if the November Statewide Facilities Bond passes. This replacement facility is a $61 million project and the State has pledged to contribute $30.5 million. This is on target for the latter part of 2009.
- **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. This project is in schematic design.

- **Foothills Campus** – Our property consultant has identified a land owner north of Valley Springs, who may donate 50-60 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. The design-build team (contractor and architect together) and the team should be in place this fall. It is estimated that we should have a completed facility the early part of 2009.

- **Goleman Library Expansion** – This project will cost approximately $20 million to modernize the library. 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.

- **Holt Renovation** – A comprehensive renovation program and budget proposal has been submitted to the State for consideration of matching funds.

- **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.

- **Liberty Road Site** – Originally one site was contemplated between Lodi and Galt to meet the growth needs in the north District. The District is now looking at two sites. A purchase option has been executed recently for this site with a two year due diligence period.

- **Lodi/Galt Campus** – 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. Under the option agreement, the Board of Trustees will need to make a determination to proceed with an irrevocable commitment of $300,000 into escrow on this site.
Research at this point has no reason to recommend against it. It was questioned why $504,000 was already spent. This included all legal and consulting fees that went to the scope of this site. This does not include the option agreement costs. It was questioned if the Board of Trustees has made the recommendation to move forward with just one site (Lodi) or both sites (Lodi & Galt). The Board has executed purchase options on both sites and directed staff to move forward on both sites.

- **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 has a Master Planner on staff.
- **Marquee Signage** – The construction of the marquee signs has been completed. The target is that the signs will go live by start of Fall Semester. The operation and content will be controlled by the Information Office.
- **Mt. House/Tracy Educational Center – Cornerstone Building** – There are three separate budgets for this project. An agreement has come about to share infrastructure costs with an adjoining developer. There have been challenges to perfect that agreement. It would appear that information may be ready to share with the Board of Trustees.
- **Ornamental Horticulture Building/On-Site Infrastructure/Off-Site Infrastructure** – 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. This plan should be ready to present to the Board in a month or two. This will include Title IX compliance – gender equity.
- **Shima Reconstruction** – An IIP has been prepared and this will be submitted for matching funds.
- **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.
Immediate Project Priorities: This is driven in part by Board directives and the Master Plan adopted and other institutional needs.

- Tracy Learning Center at Mt. House – this is the Board’s top priority. In 2003, it was estimated that this would cost $62 million. The budget reconciliation in 2005 showed that project had spiked up to close to $100 million. The Board requested that alternative locations be sought. Since then, a deal has been struck with an adjoining developer. Current statutes state that community colleges can only pay for certain elements of infrastructure; i.e., largely we cannot pay for items such as transportation construction. We have an agreement with this developer that he will pay for roughly $21 million in off site infrastructure attributable to our site. At this point, assuming this developer comes through, the Mt. House budget is around $89 million. The Measure L resources are finite ($250 million plus whatever can be matched from state matching projects). To the extent that the Mt. House project (which the Board has said will be done) grows, we will be doing less of other projects.

- Short Cycle/Low Dollar Projects – formerly known as the Quick Start (Rapid Response) projects: many have been completed.

- Cunningham Program and FFP – inadequate lab space had been identified and this drove the Cunningham Program into a top spot.

- Stockton Campus Master Plan and EIR – the EIR should be presented to the Board for certification later this summer.

- Develop Plan to Accelerate Program – it was thought that one of the biggest hurdles was insufficient growth and assessed evaluation to allow us to issue money out of Bond authorization as quickly as we would like. Subsequent growth in assessed evaluation has erased that. Now the biggest driver is how quickly can the Program Management Team deliver the projects, and when do we get matching funds from the State? The November election with the Statewide Facilities Bond has a great deal of meaning as we have $10-15 million in matching funds that we are counting on, fully half the Goleman funding and at least a portion of the Cunningham Project.

- Identify Infrastructure and Support Requirements – we had only a broad inkling of what our infrastructure requirements would be when we did the Master Plan. Now we have a separate project covering this.
Measure L Challenges:

• Impact of Inflation – we probably lost a third of the value of the program to inflation. On the plus side, the State has raised their cost index to reflect that, as we now have a more realistic budget. At the same time, we now have to come up with a higher match than before.

• Evolving Education Plan & Roll Out of Education Centers – We have a large service area and rapid growth. We realize we have a limited amount of capacity to grow without causing a lot of outside work (i.e., traffic issues). Over time, the plan is to direct the growth to the outside centers. We are in the process of acquiring land for this purpose.

• Sequencing and Limitations of State Matching Funds – This was discussed earlier in Mr. Dunn’s discussion.

• Secondary and Tertiary Effects of a Delivery Schedule – How do we handle the need to have on-going campus operations with several active projects going on? How do we handle secondary space (swing space) for the occupants of buildings under construction? There are a number of considerations to be reviewed.

“R & R” (Revalidation and Re-Baseline) Cycle –

• Definition of a perfected “R & R” cycle is a firmly established scope, schedule, and budget.

• Cycles represent implementation, planning or conceptual phases of activity.

Cycle 1 Phase: Implementation

• Re-Baseline Budget – July 2005

• 10 Projects Completed
  • Fire Suppression system
  • Batting Cages
  • ADA Furniture
  • OH Building Demo & Storage
  • CDC Flooring replacement
  • Stockton Campus Master Plan
  • Educational Center Studies
  • Civil Engineering Studies
  • Culinary Arts Feasibility Study
  • Repair Walking-Roofs & Drains

• Projects in Implementation
  • Marquee Signage
  • Fiber-Optic
  • Electrical and Pathway
  • CDC Sandpit
  • Concrete Benches
  • Holt/CMAS Entrance

Cycle 2 Phase: Implementation
• Re-Baseline Budget – July 2006
• 12 Projects in Implementation
  • Goleman Learning Resource Center – this will create a technologically advanced learning center and areas conductive to study. **Budget, $21,163,000**
  • Stockton Campus EIR & Preliminary Mitigation – publication of a Stockton Campus Environmental Impact Report and initial mitigation efforts. **Budget, $419,000**
  • PERA: Fast Track – related fast-track projects including the Pool Scoreboard/Timing System Project, new Baseball Stadium Project and Gymnasium Scoreboards. **Budget, $2,700,000**
  • PERA: Specific Plan – study of how existing athletic facilities and athletic facilities’ needs are addressed/prioritized in a specific plan. **Budget, $150,000**
  • District Support Services Center – this project will include a new warehouse complex, Purchasing and Receiving offices, Campus Police Station, and the Business Services Division. **Budget, $10,503,220**
  • Student Services Center – this building will provide one-stop student services and a new entrance to the campus core. **Budget, $23,528,000**
  • Kuali Financial System – open source community college software, joint venture. **Budget, $667,120**
  • Property Acquisition (Lodi) – investigation, due diligence property acquisition. **Budget, $19,000,000**
  • Property Acquisition (Liberty Road) – investigation, due diligence, property acquisition. **Budget, $2,000,000**
  • ADA Transition Plan – updating of the original ADA Transition Plan. **Budget, $80,000**
  • Lodi Master Plan – development of a Lodi Campus Master Plan. **Budget, $162,000**

**Cycle 3 Phase: Planning**
• Mt. House – Offsite Infrastructure: development of the Mt. House SPIII for initial utilities, roads and construction access.
• Mt. House – Site Infrastructure: development of Delta College for initial utilities, roads and construction access.
• Mt. House – Tracy Learning Center: construction of a “cornerstone building” and central plant building.
• New Cunningham – Math & Science Bldg: establish a new math and science center. Right now we are just planning to get monies for planning and design in terms of a match. To get full funding in a timely manner, we are depending on the statewide bond on November ballot and another statewide education bond in two years.
• District Data Center: replace district data center currently housed in Cunningham. Once the building is demolished, another location will be needed for this function. It could end up at the District Service Center.
• Stockton Campus Infrastructure: installation of all wet and dry utilities in support of Stockton Campus Master Plan.
• Manteca Master Plan: long term “blueprint” for growth and development at this site. This should be ready at the beginning of next year.
• PERA – Title IX: equalization of women’s athletic facilities (aimed at fastening gender equality within Delta’s athletic program).
• PERA – Facility Project: built-out of athletic projects.
• Property Acquisition – Foothills: development of an educational center in Foothills region of the District. There is a land owner near Valley Springs who is willing to gift 50-60 acres.
• Foothills – Master Plan: long term “blueprint” for growth and development at this site.
• Lodi Master Plan – Phase II: integration and distillation of Phase I Master Plan with final site plans, as provided by all participant in this project.

Cycle 4 Phase: Conceptual I (broad scope, loose)
program only)

- Lodi Center Facilities – development of a SJDC Educational Center on Highway 12 in Lodi. The project will include construction of facilities to provide students with general education courses and necessary services.
- Manteca Campus – instructional program may center on agriculture, agricultural sciences, agri-business, natural sciences, bio-pharma, food processing and distribution. Development will be consistent with previously identified master plan.
- Technology Center – Tech Ed offerings into one facility, all under one roof.
- Holt Center – the reconstruction of Holt will create a Fine Arts and Applied Science and Technology neighborhood in a modernized facility. The project will create the following: new Planetarium; increased number of laboratory space; reconfiguration of academic space; reconfiguration of current registration, logistics, and student services space.
- Atherton Auditorium – the renovation of Atherton Auditorium will address the following issues: refurbish seating and stage ducts; replacement of the audio reinforcement system and theater mechanical systems; repair of hydraulic lifts; accessibility improvements for the elderly and handicapped; design of new entrance to Atherton.

Cycle 5 Phase: Conceptual (broad scope only)

- Locke Center
- Danner Hall
- Shima Center (possible State match of $16,410,000)
- Child Development Center

V. Other Business

Vice President Dunn displayed information that showed the actual vote result for Measure L. This data has been on hand, however, we have never been able to graphically relate voter precinct data with zip code data. He expressed thanks to Information Services staff member, John Azarro, for his assistance in this endeavor. The Stockton metropolitan area is credited for carrying the election for Measure L.

Committee Chair Dan Schroeder expressed appreciation on
behalf of the Committee to Committee Member Winnie Llamera for serving on the Citizens' Oversight Committee for the past two years. Winnie and her husband will be moving to Texas in September. Her seat on the Committee is up for reappointment.

A motion was made by Ray McCray and seconded by Donna Gale to adjourn the meeting. With the motion carrying unanimously, Committee Chair Schroeder adjourned the meeting at 7:40 p.m.

Respectfully submitted,

W. Andrew Dunn
Vice President of Business Services