The regular meeting of the Measure L Bond Citizens’ Oversight Committee of the San Joaquin Delta Community College District was held on Wednesday, May 17, 2007, at 5:30 p.m. in the Board Room, Administration 103, 5151 Pacific Ave., Stockton, California.

Members Present: Donna Gale, Janet Lilly, Scott Malm, Perfecto Munoz, Dan Schroeder

Member Excused: Jeff Thompson

Members Absent: Pierre Tapia

<table>
<thead>
<tr>
<th>I. Called to Order</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Board meeting was called to order by Chairperson Dan Schroeder at 5:37 p.m.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>II. Communications</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Public Comments</td>
</tr>
<tr>
<td>Chairperson Dan Schroeder recognized and welcomed David Silva, who represents the Coe Group. Mr. Silva noted that Mr. Coe has been in negotiations with Delta College regarding the Foothills site. They feel as though things have been going downhill quickly. Originally, about 18-20 months ago, Dr. Rodríguez made a presentation to a Rotary group that funds were available for a Foothills Campus as Measure L was successfully passed and the District was ready to negotiate in that area. Mr. Coe has accumulated approximately 765 acres. His idea all along with that property would be a trade and technology center to benefit the next generation. Mr. Coe is disappointed in the fact that he responded to Dr. Rodríguez’s request. Negotiations began and at first they were told that $50 million was going to be available for this project. They weren’t looking for $50 million, but they were looking for a project with $50 million behind it, to help push towards this world-class center.</td>
</tr>
</tbody>
</table>

Presentations were made by Mr. Coe’s group and those packages were initially accepted by the school and a contract was signed on January 1st. In that contract, it stated that there is $50 million for this project. The Coe group was elated. |
The $50 million shrank to $67.5 million about a month ago, and news was that this project could be on the chopping block. They realized that the college has until late July to make the decision. When the reallocations are reviewed, there is $158,000 remaining in the fund. Mr. Coe offered the property at a discount – 40 acres at a generous discount and 20 acres to be donated. Mr. Silva emphasized that Mr. Coe is very disappointed.

An e-mail to the Citizens’ Oversight Committee from Mr. Coe was read in full by Mr. Silva. Within the text of the e-mail, Mr. Coe recited from California Education Code, Section 15278 (5) about the Citizens’ Oversight Committee’s responsibilities. Mr. Coe asked that the Committee “accept this e-mail as our formal request to scrutinize and challenge the Board of Trustees with their allocation decisions with regard to this ‘maximizing revenues’ criterion in comparison and respect to our Foothill Coe Center Project matched against the other allocated projects.” Mr. Coe wants to help and he feels as though his efforts have been overlooked. He has spent considerable monies on legal fees. He would like to have $4.5 million spent on this project, and he also has a fast track stanza in there, or he wants out. They want a yes or no so that they can go on with whatever is next.

Chairperson Schroeder questioned Mr. Silva about his reference to Education Code Section if that deals with the authority of the Citizens’ Oversight Committee on a bond. Mr. Silva replied he did not know. (Copies of this Ed Code section will be made available to Committee members within 24 hours.)

Chairperson Schroeder explained to Mr. Silva that as the Committee is governed by the Brown Act, the only way they could take action on any item would be if it were listed on the agenda, so no action can be taken this evening. He was asked if this has been taken to the Board of Trustees, and noted it has. It was suggested that they take this again to the Board of Trustees.

III. Welcome, Introductions, and Announcements

Vice President of Business Services Andy Dunn introduced:

- Maria Baker, Director of Facilities Management
- Raquel Puentes-Griffith, Budget Manager
- Bob Bush, Bond Team
- Ed Heffernan, Bond Team
- Yvonne Sheffield, Business Services Coordinator

Announcement – Vice President Dunn announced that this would be his last meeting as he accepted a position with Foothills-De Anza Community College District as Vice
Chancellor of Business Services. He will begin this new position on July 1, 2007. He noted that Director of Facilities Planning and Management Maria Baker will lead the next meeting.

Vice President Dunn thanks and commended the Committee for their service and dedication to this Committee work. Congratulations were expressed from the Committee members to Vice President Dunn.

IV. Unfinished Business
There was no unfinished business.

V. New Business

A. **Approval of Minutes** – Vice Chairperson Perfecto Munoz moved to approve the minutes of the February 21, 2007, meeting. Committee member Janet Lilly seconded the motion, and the motion was carried unanimously.

B. **Bond Program/3rd Quarter Finance Report** - Vice President of Business Services Andy Dunn began the discussion with the summary sheet. The total budget is shown at $270 million. The original bond was $250 million, the refunding process added $15.5 million and the interest is another $3 million. The District has also successfully leveraged about another $40 million in state funding. Total bond expenditures are totaled at $32 million in program funds to date.

Vice President Dunn began the overview with the close out projects: Manteca Master Plan should be in front of the Board this summer; the Atherton Auditorium Study (safety issues); Marquee Sign (total of $840,000); and Outdoor Furniture.

**Cycle 1 Projects** –

**ADA Transition Plan** – $100,000 was budgeted with only $16,000 being spent as most ADA work is being addressed on a project-by-project basis.

**Swimming Scoreboard System** – this project is largely complete.

**Baseball Stadium** – this project is under construction and should be completed this spring. There could be some type of ceremonial dedication.

**CDC Fibar Replacement** – this project was bid on three occasions with no takers. A joint internal effort was provided by the Maintenance Department and is now complete.
Lodi Master Plan – There is a multi-faceted effort on the Lodi site (Phase I).

Manteca Master Plan – investigative studies

Cycle 2 Projects –

Mt. House Site & Tracy Center – Funds have recently been contracted by the Board to acquire some portable buildings on site and it is planned to have them operative by the Spring of 2008.

Goleman Learning Resource Center - $10.5 in local funds and a matching $10.5 in state funds - $21 million project. Construction funds will be available in the 2007-08 year.

Atherton Safety – $750,000 is dedicated to implementing the findings of the study mentioned earlier.

Planetarium Safety – The Cunningham facility is due to be demolished in 2010. In the meantime, a small amount of Bond resources have been dedicated to attempt to put the current Planetarium back into working order.

Soccer – Softball – Football Events/Tracks – These are subsets of Budd Center modernization/PERA budgets, which are companion pieces to the baseball field. The soccer field project is due to go out to bid June 4th. There is a softball field will follow shortly after, and then the football field will get the same artificial turf treatment that the baseball field received, and the running track will be redone.

Infrastructure Related Projects (North Road, Northeast Project, Security Camera, Campus Wide I) – These represent infrastructure projects that have been fully identified and scoped out for the necessary supporting building projects on campus. Concerns were expressed by Vice Chair Perfecto Munoz that several years ago infrastructure improvements were made, and questioned what the difference is between what we did several years ago and what we are doing today in regards to infrastructure. An electrical infrastructure project was done to bring additional electrical service to the existing buildings, driven largely by the advent of computers. With that, more power was needed, computers put out heat and we needed more air conditioning – so power was brought to the buildings. Several years before that, a Central Plant was built and a big utility loop put around the campus. With new buildings to be added (Math & Science, the Gateway Building, District Services Support Center), so the utility loop needs to be enhanced to feed electrical services to these new buildings. This infrastructure work is being
closely looked at and designed to accommodate the new buildings.

*Gateway Student Services Building* – This budget figure has changed since the last Committee meeting.

*Kuali Financial System* – This is just for the open-source operating system (software/hardware)

*Lodi Site* – $15.6 million has been allocated to this project.

*District Support Services Center* – Previously, about $18 million had been allocated to this project to house Business Services, Police, Purchasing, warehouse, Information Technology, Maintenance. In an effort to meet the mandate of the Board, this has been reduced to $10 million and those funds have been reallocated.

*Liberty Road Site* – The purchase option price was $2 million for 140 acres.

**Cycle 3 Projects** –

*Central Plant Mechanical Study* – There have been a number of maintenance problems with the Central Plant and capacity. A study is underway to address these concerns.

*Cunningham Math & Science* - $62 million project with half of the money coming from the state. Initially, we believed that it would take another state bond to get the construction matching funds for Cunningham. We learned that the state has looked again at their spending plan for Prop 1D and have now committed to give us the entire match out of Prop 1D monies. The big risk was whether the legislature would put another measure of this type on the ballot and whether the voters would say yes.

*District Data Center* – The entire computer brain center will be relocated to the north end of the campus once the old Cunningham Building is demolished.

*Stockton Infrastructure II*- related to the fiber/cables that extend out to the north end of the campus is contained in this item.

*PERA Title IX PT & PERA General PG* – these represented approximately $6 million, which until recently, was to renovate the Budd facility. Funds have been moved out of this project to add additional funds to the Lodi Center and reallocate funds back to Manteca.

*Lodi Master Plan II* – continuation of the work being done on the east Highway 12 site
**Foothills Site & Foothills Master Plan** – In the Measure L Master Plan adopted in 2003, there was approximately $7 million in bond resources to be allocated to a Foothills site. The goal was to build this critical mass enrollment, get the necessary approvals from the state, and then we can begin to direct state resources to this site. In looking over K-12 education in the Foothills, enrollment is dwindling. Options are still being reviewed using non-bond resources to attempt to stay in the Foothills. With all the needs within the District, the Foothills site is not at the top of the list. Vice Chair Perfecto Munoz voiced his concerns that the Board of Trustees need to meet the needs of the citizens of Calaveras County and develop some type of facility. It was noted that there has been some outreach in the instructional side of Delta in the Foothills. There has also been an effort on the part of Information Services group to look at other options that may be more intensive in terms of technology applications.

**Cycle 4 Projects** –

*Lodi Center Facilities* - $15.6 million was initially designated for the Lodi Project. Assumptions were made about building costs, but not real estate costs. Today, $15.6 million will allow the College to buy the land and bring infrastructure to the site and nothing more. The Board has been deliberating the last couple of months and directed staff to find a way to put some initial facilities out there. Additional monies were needed to be found, so an additional $6.5 million was reallocated to allow some portable facilities to be placed on the site.

*Manteca Campus* - To meet the needs of other projects’ cost increases, the Manteca Campus was largely defunded. Initially, about $15 million was dedicated to that site. The Board made it clear that they did not want to just master plan that site; they wanted additional funding toward developing the site. Ten million dollars was put back into this project.

**C. Measure L Update** – More than half of Measure L monies are still dedicated to the Stockton campus site. The direction of the Board was to reconcile the funds to find a way to enhance the funding at Lodi and reallocate the monies back to Manteca. The dilemma was to determine which projects had the most room to maneuver. There was room to make changes at Mt. House; however, this project was the number one priority with the Board and they made it very clear not to touch that. Since the District Support Services Center was going to be phased in, it was most likely that the infrastructure could be scaled back from $3 million to $2 million. It is believed this is consistent with the facility. Also, the budget for this facility went from $18 million down to $10 million.
The Board was very clear that there was strategic value in the Liberty Road site and asked staff to maintain the funding for that site.

The remaining PE Projects were zeroed out.

$1.6 million were dedicated to the Foothills site (scaled back from $7 million). This was moved out as well.

With the Lodi Center, we added $6.5 million and $10 million was reallocated back to Manteca -- $16.5 million total.

The unallocated reserve was $32 million...now it is at $462,101.

D. Bond Projects Updates -

Baseball Field Project – The Baseball Field project is nearly complete and will be ready in mid-June.

Gateway Building – Director of Facilities Planning Maria Baker reported that the Board approved moving forward with a contract with Flintco, negotiating a ceiling of $25.6 million. The Board will be able to ratify the contract at their June meeting. This project is a design-build project. This building will include admissions, registration, counseling, assessment testing, financial aid, everything under one roof. This will be a great asset to the District and much easier for the students.

Cunningham Math & Science Building – The state has now said that the total match for Cunningham is now within Prop 1D.

Lodi Campus Planning – This is continuing and there will be a final draft master plan in front of the Board in June. It is expected that at the next Citizens’ Oversight Committee there will be much more to report. Visual concepts and ideas were briefly shared with the Committee.

Portables at Mt. House – There will be over 30,000 sq. ft. of portables (classes, labs, and offices) for the spring term in 2008. Currently we have 300 FTES, and by 2010 it is anticipated to have 500 FTES in order to be considered as a center. These are being funded out of Measure L funding. Once the Mt. House campus is built, these portables will then be moved to other off-campus sites as they are being developed.

Two acres for water tanks will be deeded to Mt. House Community Services District. Roadway acreage will also be deeded.

Manteca – Currently, there are two classrooms, a small parking lot, office, barn, and a few outbuildings. The plan is
to move the diesel/heavy equipment programs from the Stockton site out to the Manteca site. We will need to go through a master plan, infrastructure process, annexation into the city, and an EIR.

Goleman – A presentation was made to introduce the Committee members to the modernization of the Goleman Library – more windows, more natural light. This was presented to the Facilities Planning Committee recently and was recommended to forward to the Superintendent/President. This should be under construction in about a year.

Chair Dan Schroeder commented that the group has seen the Master Plan at Mt. House, the drawings for Lodi and Manteca campuses. All of these are wonderful, but the hard reality is that the District is only building one building at Mt. House, hoping to do a small scale of building in Lodi and Manteca. Does the Board have some kind of long term vision for how this is going to be financed to bring this to fruition? And about how they envision this to take place? Vice President Dunn explained that regardless of the resources available, there is a lot of preparatory work. Looking at other community colleges, it appears that to complete a vision and move the plans ahead, it would probably take another bond for additional resources.

Committee member Scott Malm commented that from reading the newspapers, it would appear that nothing is being done in regards to the bond dollars. It wondered what the disconnection would be? Vice President Dunn noted that the communication is not as it should be. It was asked if there is any way to modify what we do each year with the annual report on a more frequent basis, press releases, to get more favorable information out? We do need to get more information out, but it takes time to educate people what a process like this takes. We hope that this new communication effort we are embarking upon is going to make a difference. It is hoped that within the next quarter that this will make a large change.

V. Other Business

A motion was made by Donna Gale and seconded by Janet Lilly to adjourn the meeting. With the motion carrying unanimously, Committee Chair Schroeder adjourned the meeting at 7:13 p.m.

Respectfully submitted,

W. Andrew Dunn
Vice President of Business Services