

MINUTES OF THE MEASURE A BOND OVERSIGHT COMMITTEE
OF THE CONTRA COSTA COMMUNITY COLLEGE DISTRICT

Date: November 30, 2005
Time: 5:30 p.m.
Place: George R. Gordon Education Center
500 Court Street
6th Floor Board Room
Martinez, CA 94553

Members Present

Maria Alegria
Keith Archuleta
Gary Bell
Leonard McNeil
Mark Ross
Steven Solana
Hermann Welm
John Wolfe

Absent

Mary Erbez
Mary Piepho
John DuBois
Tony Gordon

Staff/Guests

Dave Bautista, URS Corporation
Helen Benjamin
Teresa Greenwell
Patricia Kaya
Jeffrey Kingston
Victoria Lamica
Cam Perrotta
Jack Shaffer

CALL TO ORDER

At 5:40 p.m., the meeting was called to order by Hermann Welm, Vice Chair. Mary Piepho was unable to attend.

PRESENTATIONS FROM THE PUBLIC

Mr. Welm asked everyone to introduce themselves. All members and staff present gave brief introductions.

AGENDA – ACTION ITEMS

Approval of Minutes of the March 11, 2004, Meeting

It was moved by Mark Ross, seconded by John Wolfe to approve the minutes of the March 11, 2004, meeting. The motion passed unanimously.

Approval of Minutes of July 8, 2004, Meeting

It was moved by John Wolfe, seconded by Mark Ross to approve the minutes of the July 8, 2004, meeting, with an absence by Hermann Welm.

Minutes of November 30, 2005

Approval of Minutes of March 10, 2005, Meeting

It was moved by John Wolfe, seconded by Keith Archuleta to approve the minutes of the March 10, 2005, meeting. The motion passed unanimously.

Approval of Minutes of August 11, 2005, Meeting

It was moved by John Wolfe, seconded by Maria Alegria to approve the minutes of the August 11, 2005, meeting. The motion passed unanimously.

Keith Archuleta thanked Victoria Lamica for pulling together all the minutes.

GENERAL AGENDA ITEMS – INFORMATION/DISCUSSION

Election of Committee Chair Replacement

Mr. Welm said that this item would be discussed at the next meeting when the new committee members are approved by the Governing Board at the December 14, 2005, Board meeting.

Nomination of Committee Membership Replacements

The August 26, 2005, Board Report No. 32-C, listed the current members of the Measure A Bond Oversight Committee. The Governing Board accepted the committee's request to replace some of the members and Chancellor's Cabinet nominated appropriate replacements. The committee replacements will be on the December 14, 2005, Governing Board agenda.

Facilities Modernization Program Report

Vice Chancellor of Facilities and Operations Jeffrey Kingston introduced the project managers for the colleges. Teresa Greenwell is the project manager for Contra Costa College (CCC). Jack Shaffer is the project manager for Diablo Valley College (DVC). Cam Perrotta is the project manager for Los Medanos College (LMC).

Teresa Greenwell provided a summary overview of projects currently underway at CCC. Hermann Welm asked about seismic reports being received in a timely manner so as not to shut down a project once money had been expended. Mr. Kingston reported that the District is working closely with the State Architect to define the projects that require additional seismic study in order to gain DSA/CGS approval. Mr. Welm also asked about the budget impact on the Student Activities building. Mr. Kingston reported that approximately \$350,000.00 additional has been budgeted to relocate and redesign the Student Activities building.

Maria Alegria asked if the District was at risk of not having enough money in the future for all the projects outlined in the original bond. Mr. Kingston responded that the District has reviewed the projects remaining and identified those projects to be deferred or redesigned, depending on the funds remaining. Chancellor Helen Benjamin added that

dollars will be spent according to the original plan, but the money will not go as far as originally intended because of the rising costs of construction materials.

Leonard McNeil asked if there was a project labor agreement. Mr. Kingston said that it was determined early in the program that a Project Labor Agreement was not needed as the project would be paid the prevailing wage along with certified payroll audits of the projects.

Gary Bell asked if it would be possible to hire local contractors. Mr. Bell said this information would be viewed very positively within the community. Mr. Kingston noted that the District has to follow the public contract code by bidding and awarding the projects to the lowest responsible bidder; however, the District is packaging most of its projects so they are biddable by local and small contractors (\$4M to \$10M). He added that most of the current contracts are held by local construction companies. Victoria Lamica will report back to the committee at the next meeting the number of local contractors currently working for the District. Mr. Welm further added that this information would demonstrate to taxpayers that project employees are local, thus benefiting the next bond initiative.

Jack Shaffer provided a summary report on projects at DVC. Keith Archuleta asked about the total amount of dollars budgeted for scheduled maintenance. Mr. Kingston provided the requested information. Mr. McNeil asked to what extent wireless technology was being incorporated into projects at DVC. Mr. Shaffer said wireless technology is involved in some buildings. Mr. Kingston further added that technology usage and development is driven by the information technology plan; however, the infrastructure to support wireless is being designed into the new and remodeled facilities.

Cam Perrotta provided a summary review of ongoing projects at LMC. Ms. Alegria questioned budgeting for site preparation. Mr. Kingston supplied the requested information. Steven Solana said the students at LMC are excited about new space. He did a survey of students and most of the information received therein was positive.

Mr. McNeil asked if solar heating was being used at any of the campuses. Mr. Kingston and Mr. Shaffer said there is a Photovoltaic (PV) system providing energy on the rooftop of the DVC Life Science facility and it is being treated as a pilot test for justifying future PV systems at other locations. Additionally, the District is in the state's cue to receive \$3.5M for alternative energy sources. The District will receive more information about this funding in 2006.

Ms. Alegria asked about state funding for each campus. Mr. Kingston supplied the requested information.

Board Report for Deferral/Redesign of Projects Due to Inflation

At the October 26, 2005, Board meeting, Mr. Kingston presented a report on Funded Measure A Projects. The report lists the projects recommended for deferral due to the current funding shortfall caused by the unprecedented inflation in construction costs over the past two years. The current forecasted shortfall at this point in time is approximately \$36M to the overall program.

Mr. Welm asked how much would deferring projects cost the program. Mr. Kingston said the District retains the value of the design work completed at the time of deferral; however, when the funding becomes available there can be additional budget required to restart the designs or update the designs due to changes made to code during the deferral. Mr. Bell asked if deferred projects have been prioritized for when and if money becomes available. Mr. Kingston responded that prioritizing the deferred projects is in development.

Review Draft of Measure A Newsletter

Chancellor Benjamin said a Measure A newsletter will go out to the public early next year. Mr. Welm said that the newsletter should include the budget report provided at the October 2005 Board meeting. He further said the newsletter should highlight the positive and also mention the deferred projects. He also said the Contra Costa Times could do an editorial on construction at our District along with other Districts facing the same obstacles with rising construction costs.

Ms. Lamica suggested adding the audit rating for the projects within the newsletter. Ms. Alegria asked if the publication could also run in Spanish. Mr. Wolfe said that local Hispanic publications could be contacted. He also said that the four page length of the newsletter should be shortened and that each of the colleges should have one featured project picture with one to two sentences describing same.

The next meeting of the Measure A Bond Committee was scheduled for March 15, 2006. Mr. Kingston thanked his staff for all of their work, especially Jack Shaffer, Teresa Greenwell, Victoria Lamica, Georgette Stewart and Cam Perrotta.

ADJOURN

There being no further business to come before the Measure A Bond Oversight Committee, the meeting was adjourned at 7:40 p.m.

:pk