

Designing for the Future

Contra Costa Community College District
2017 Bond Report to the Community

Contra Costa College | Diablo Valley College • SAN RAMON CAMPUS | Los Medanos College • BRENTWOOD CENTER



INSIDE: Letter from the Citizens' Bond Oversight Committee • Message from the Chancellor: Building Our Future • Designing for the Future: The District's Facilities Planning Team Starts with a Plan • Capital Improvement Allocations and Bond Projects at Our Colleges • Career Education Opportunities Abound

Bond-funded campus projects include the new Student Union and Physical Education/Kinesiology complex at Los Medanos College (above), where construction was begun in October 2017 on a two-year schedule (right). Diablo Valley College's San Ramon Campus expansion, now in design and projected for completion by August 2021, is featured behind the title banner (top).
Architectural renderings by Noll & Tam Architects and LPA Inc.





Sophia Bayatmakoo, DVC Student Representative



Carlos Deloach, LMC Support Organization Representative



Margaret Eychner, District Taxpayers' Organization Representative



Rick Purser, DVC Business Organization Representative



Enrique Ruiz, CCC Business Organization Representative



Nell Ryan, District Senior Citizens' Organization Representative



Brian Sharpes, DVC Support Organization Representative



Luanna Waters, CCC Student Representative

The CCC Support Organization, and the LMC Business Organization and Student Representative, positions are currently unfilled.

2017 Citizens' Bond Oversight Committee

Monitoring Expenditures for the District's Bond Projects

Letter from the Citizens' Bond Oversight Committee Enrique Ruiz, CHAIR



Students in Contra Costa College's Student and Administration Building.

Change. It is happening at all campuses of the Contra Costa Community College District (District) as a result of Measure A (2006) and Measure E (2014) bonds. Come out and see for yourself the wonderful improvements and modernization that have taken place at the campuses.

The Citizens' Bond Oversight Committee (Committee) welcomes new District Chancellor Fred Wood, and we look forward to building a strong working relationship with him. We congratulate the District on its impressive job of improving facilities while exercising diligent stewardship of public funds.

We are currently working with the District to continue transforming the campuses with 2018 projects funded by the Measure E (2014) bond, including the following.

- Renovate the Applied Arts Building for Nursing and Allied Health programs at Contra Costa College.
- Modernize the Physical Education/Kinesiology complex at Diablo Valley College.
- Construct a new Physical Education and Student Union complex at Los Medanos College.
- Construct a new, permanent facility at the Brentwood Center.
- Construct a new Library and Learning Resource Center and reconfigure selected areas at the San Ramon Campus.

Districts passing a Proposition 39 school bond are required to form a Citizens' Bond Oversight Committee. The Committee is composed of volunteers from a cross section of community groups, including students, finance, business, academia, taxpayers, and seniors. Our role as Committee members is to continue monitoring the District's expenditures of the 2006 and 2014 bond funds to ensure that all money spent is consistent with the bond language of the original ballot measures.

The Committee meets quarterly to verify that

- all bond funds have been spent in a manner consistent with the language of the bonds;

- an annual independent audit has been performed; and
- no bond money has been spent for any purpose other than facility improvements and upgrades, new buildings to accommodate student growth, the purchase of needed classroom equipment, and the administration of bond projects.

The Committee is pleased to report that these requirements have been met and money spent administering the bond expenditures is well within industry standards and consistent with best practices of other bond oversight committees throughout the state.

Independent performance and financial audits have been performed as required. In the auditor's opinion, "the financial statements present fairly, in all material respects, the financial position of the capital outlay for 2006 bond funds as of June 30, 2016." In addition, the results of the District facilities bond program's operations for the year conform to the accounting principles generally accepted in the United States.

The Committee appreciates the willingness of voters to approve the District's bond measures. These funds help provide facilities that fulfill the higher education needs of a diverse student population, meet the training requirements for an ever-changing qualified workforce, and offer other benefits to the community at large. The public is encouraged to attend our quarterly Committee public meetings and to learn how to become a future Committee member. Meeting agendas, dates, and locations are available on the District website at www.fcd.edu/about/committees/measure_a/default.aspx.

As members of the Citizens' Bond Oversight Committee, we encourage others to volunteer and become involved. Current and former members have found the experience of learning about bond programs and monitoring expenditures to be both personally rewarding and a satisfying way to contribute to the community.

Designing for the Best Student Experience

Attend Bond Oversight Committee Meetings and Learn How Your Bond Dollars Are Spent

Extensive information about the District's bond program, including project lists for all bond measures, is available on the District's website at www.4cd.edu/about/committees/measure_a/default.aspx. You can review this annual report, past reports, and a current schedule of meetings of the Citizens' Bond Oversight Committee, which are open to the public.

The remaining fiscal year 2018 meetings of the Committee will be held on Wednesday, January 17, from 3:00 to 6:00 p.m., at the District Office, 500 Court Street, Martinez, with a Facilities Planning department tour preceding the meeting from 2:30 to 3:00 p.m.; and on Wednesday, April 18, from 3:00 to 5:00 p.m., at Los Medanos College, 2700 East Leland Road, Pittsburg, with a campus tour following the meeting from 5:00 to 6:00 p.m.

Districtwide Financials

Measure A (2006) Financials for Fiscal Year 2017

MEASURE A (2006) CAPITAL IMPROVEMENT PROGRAM FINANCES	
Bond Funding	\$286,500,000
Prior Years	\$230,039,063
Current Year	\$9,727,364
Remaining Bond	\$46,733,573
Interest, Rebate, and Other Funding (based on actual rebate and interest incurred in FY 2017)	\$18,839,064
Prior Years	\$5,590,802
Current Year	\$4,806,994
Remaining Interest, Rebates, and Other (estimated)	\$8,441,268
Total Capital Outlay	\$305,339,064

Measure E (2014) Financials for Fiscal Year 2017

MEASURE E (2014) CAPITAL IMPROVEMENT PROGRAM FINANCES	
Bond Funding	\$450,000,000
Prior Years	\$2,761,733
Current Year	\$7,132,985
Remaining Bond	\$440,105,282
Interest, Rebate, and Other Funding (based on estimated funding for FY 2017)	\$6,966,293
Prior Years	\$562,377
Current Year	\$1,211,179
Remaining Interest, Rebates, and Other (estimated)	\$5,192,737
Total Capital Outlay	\$456,966,293

Districtwide and District Office Bond Program and Projects List

DISTRICT OFFICE BUILDINGS:

MEASURE E (2014): Public Safety Center at CCC**; Public Safety Center at LMC**; seismic repairs**

DISTRICTWIDE INITIATIVES:

MEASURE A (2006): Solar power and energy-efficiency initiatives (2008); Information Technology infrastructure (2014)

MEASURE E (2014): Upgrade security and access control systems***; building systems and Districtwide energy conservation projects***

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE

(See additional bond program projects on college pages.)



District and college leaders at LMC's Student Union and Physical Education/Kinesiology complex groundbreaking in October 2017 are, from left, Bob Kratochvil, Fred E. Wood, Gary Walker-Roberts, Vicki Gordon, Timothy J. Farley, Greg Enholm, Marco McMullen, and Jessica Cisneros.



Chancellor
Fred E. Wood, Ph.D.

BUILDING OUR FUTURE Message from the Chancellor

I am pleased the Contra Costa Community College District (District) has earned the trust and support of our community for bond-funded projects across the five campuses and the District Office. These facility improvements are helping provide safe, modern, and efficient learning environments for our students as they pursue their educational goals with us. On behalf of the District and the Governing Board, we thank you.

History has a wonderful way of telling a story. When I look at old photos of the campuses—including from a time when I was a student in the District—and compare them to how the colleges look today, it clearly indicates that our community values the affordable and quality higher education we provide. Our new, highly functional and well-designed college facilities rival those found at other institutions of higher education, and we hope you take great pride in what we have done so far to better serve our students and communities.

With the passage of Measure E in 2014, we face the wonderful opportunity of continuing the transformation of our campuses. This bond is larger than our first two bonds passed in 2002 and 2006, and the work to coordinate and plan for the next set of renovations and construction of new buildings has grown exponentially. As we ramp up for the busiest bond-funded construction period in our history, we felt it was important to dedicate this report to the critical role our Facilities department performs in completing projects that are safe and compliant while ensuring the projects are finished on time and within budget.

I would like to thank our Governing Board and the members of our Citizens' Bond Oversight Committee, which includes student representatives, who diligently monitor our expenditures and play an integral role in our decision making. We hope you find the time to visit any or all of our campuses to see how transformational these bond-funded projects have become.

You have my commitment we will continue to maintain and retain your trust and confidence that we are good stewards of public funds. Again, our sincere thanks for your trust and support as we create facilities to meet the needs of our students and our communities.

Designing for the Future: It Starts with a Plan

When Los Medanos College (LMC) broke ground in October 2017 for its \$61.8-million Student Union and Physical Education/Kinesiology (PE/K) complex in Pittsburg, the college was fulfilling a dream from more than a decade ago: to construct campus and community-oriented buildings that facilitate student learning and engagement.

Just like at LMC, all Contra Costa Community College District (District) construction projects begin with an Education Master Plan and a Facilities Master Plan, which cover each college's view of what the student experience should be during the next 10 to 20 years. From that plan, the District's Facilities Planning team works with each college to create a Capital Improvements Program Implementation Plan, a step-by-step plan to implement the college's vision and master plan. (The Measure E Implementation Plan can be viewed at www.4cd.edu/business/facilities/docs/Measure%20E%20Capital%20Improvements%20Program.pdf.) The process of going from such a plan to a built product takes at least three to four years, with many steps in between (see graphic, below).

"The past few years have been huge for project completions at all District campuses, with a major signature Measure A 2006 project at each college," observes Ray Pyle, who heads the Facilities Planning department, housed on the second floor of the District Office. "This year, we have a boatload of projects under design, but we're not out there kicking dirt yet, except at LMC."

So, what are they doing? Pyle explains that with the passage of the local school construction bond, Measure E, in 2014, the Facilities Planning team sat down with the colleges and planned out each future project, looking closely at the priorities and

interrelationships among existing and future buildings, educational programs, building systems, and campus circulation. Team members needed to define in detail the educational space needs of the colleges to ensure they would be building the right types of buildings for both current and future needs. All projects had to be carefully sequenced to minimize the need for expensive temporary classroom and activities space. Diablo Valley College (DVC) was a particular challenge, with a half-dozen projects in its lineup, including the San Ramon Center expansion. That initial planning effort, which involved hundreds of hours of work, was followed by programming, various design phases, bidding, construction, and post-construction occupancy management.

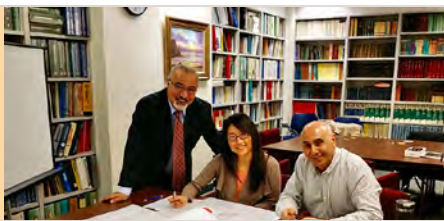
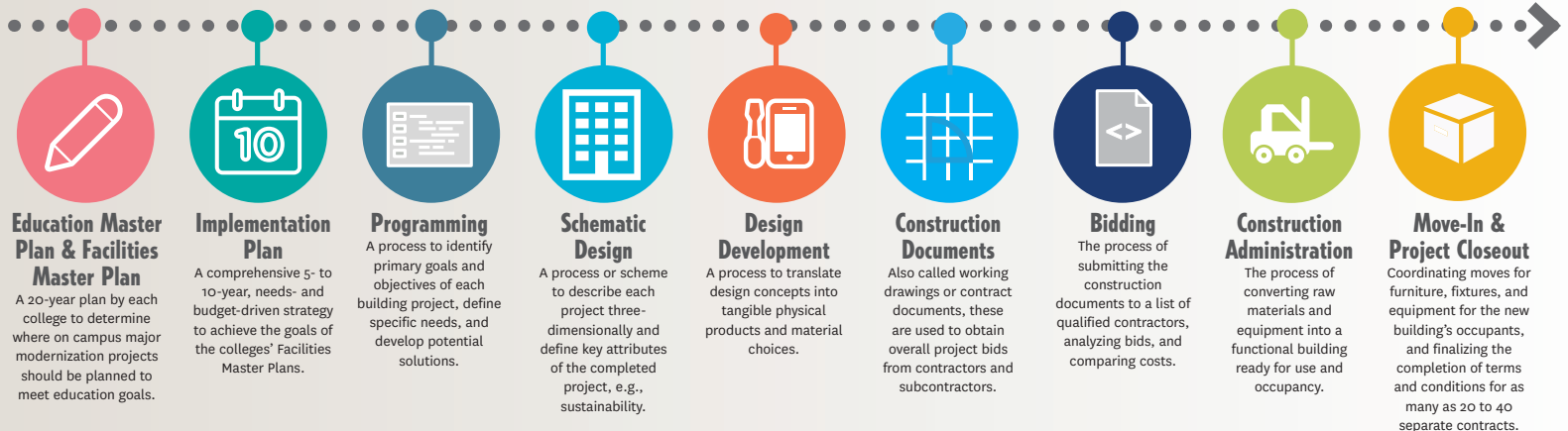
Each member of the Facilities Planning team has a demanding, often wide-ranging job. As design director, Ben Azarnoush oversees architect- and engineer-detailed programming and design. "The bigger the project, the more faculty, staff, and students are involved, and the more complex the process," says Azarnoush, citing the new \$68-million Science

Building at Contra Costa College (CCC) and LMC's \$65-million Brentwood Center project as prime examples.

Once design is nearly complete, all projects are submitted to California's Division of the State Architect (DSA) for building code compliance review and approval. "We cannot proceed with construction unless we receive the stamp of approval from DSA for the four phases of the design process—schematic design, design development, construction documents, and the final package. We get one shot and we

"This year, we have a boatload of projects under design, but we're not out there kicking dirt yet, except at LMC."
—RAY PYLE

FACILITIES PLANNING: FROM AN IDEA TO A BUILDING



Top: Facilities Planning team members, from left, Ben Azarnoush, Ray Pyle, Kathleen Halaszynski, Georgette Stewart, Jovan Esprit, Diana Rafii, Isaac Knipfing, Ines Zildzic, Nai Saelee, Tracy Marcial, and Ihab Elmasry. Not pictured: P.J. Roach. Above: Ben Azarnoush and Caroline Kwak of LPA Inc. check plans with Joseph Simon of DSA during the collaborative process access-plan review for LMC's Student Union and Physical Education complex.



need a good team, which we have,” adds Azarnoush. Approval for LMC’s Student Union and PE/K was completed in less than four months, using DSA’s collaborative process—an amazing feat, given the standard is six to nine months.

Creating sustainability and energy goals is another priority for the team. As energy manager, Tracy Marcial is pushing the District’s facilities toward zero net energy by 2030 to meet the state’s ambitious goals for buildings to produce as much energy as they consume. Marcial and Isaac Knipfing, an energy and environmental associate from Climate Corps (a fellowship program of Strategic Energy Innovations), team up to work with each of the college’s sustainability committees. Their goal: to take what Knipfing calls “the random acts of sustainability already going on” and turn them into a cohesive initiative on both a college and Districtwide scale.

Marcial explains that sustainability goals were folded into DVC’s Art and PE/K complex projects, and were shared with college user groups in planning building design. The District is seeking to meet Leadership in Energy and Environmental Design (LEED) Silver goals in as many Measure E projects as possible. (The DVC Commons project, completed in 2015, earned a LEED Gold Certification.) In terms of driving sustainability, project design changes can be challenging, says Marcial. For the Brentwood project, for example, the team had initially rejected a highly efficient but costly mechanical system, but later realized such an investment could be recouped within four years; the superior system is now back in the project.

“Construction planning is a very fluid process,” notes Ines Zildzic, associate chief facilities planner. “We really try to remain nimble and flexible throughout the planning and construction process. Project managers, support staff, project engineers, construction managers, project inspectors, and finance staff all contribute. Ray and I oversee the entire process from start to finish, and we try to leverage people’s strengths and weaknesses at different phases of each project.”

All will attest that the person “controlling the chaos” is Kathleen Halaszynski, director, construction program controls, and her team. “We have daily challenges to solve, the little issues that come from all the



different aspects of projects and how they interact,” says Halaszynski. “Do we have enough money? Are we documenting our warranties and do we know where they are?”

“One of the hardest things about our job is the breadth of what you have to know to go from an idea to a building,” observes Ray Pyle. “Every project we do is a newly designed prototype, built by a group of professionals that have probably never worked together in their lives on a spot of land that is unique in and of itself. And we have to get it right the first time. When we’ve completed a building, we know it will be there for 50 to 60 years. We work in education; lives will be changed. That’s what helps me get up in the morning.”

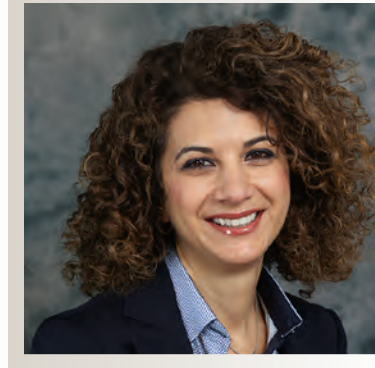
(To learn more about facilities master plans and college project completion schedules, visit the Facilities Planning pages on the District website at www.4cd.edu/business/facilities/default.aspx.)



Clockwise, from top left: SmithGroupJJR rendering of CCC’s new Science Building under design; Lionakis design rendering of CCC’s Physical Education/Kinesiology (Gym Annex) remodel; Tracy Marcial and Isaac Knipfing, sustainability champions for the District’s construction projects; Ratcliff rendering of the planned Brentwood Center; and DVC art faculty and students review early Art complex designs.



CONTRA COSTA COLLEGE



YEAR EST. 1949
ENROLLMENT 10,042 students annually
CAMPUS 2600 Mission Bell Drive
San Pablo, CA 94806
TELEPHONE 510.235.7800
WEBSITE www.contracosta.edu

President Mojdeh Mehdizadeh



DVC DIABLO VALLEY COLLEGE

DIABLO VALLEY COLLEGE



YEAR EST. 1949
ENROLLMENT 28,609 students annually
PLEASANT HILL CAMPUS 321 Golf Club Road
Pleasant Hill, CA 94523
TELEPHONE 925.685.1230
SAN RAMON CAMPUS 1690 Watermill Road
San Ramon, CA 94582
TELEPHONE 925.866.1822
WEBSITES www.dvc.edu & www.dvc.edu/san-ramon/

Interim President Ted Wieden



LOS MEDANOS COLLEGE



YEAR EST. 1974
ENROLLMENT 12,626 students annually
PITTSBURG CAMPUS 2700 East Leland Road
Pittsburg, CA 94565
BRENTWOOD CENTER 101A Sand Creek Road
Brentwood, CA 94513
TELEPHONE 925.439.2181
WEBSITE www.losmedanos.edu

President Bob Kratochvil, Ed.D.

Contra Costa College (CCC) has provided exemplary educational services to hundreds of thousands of residents from the greater West County area since its founding in 1949. Superior faculty and staff, and a modern and welcoming learning environment, enable us to deliver on the District's commitment to individual student success. We are proud of our diverse student body and their participation in nationally regarded degree and certificate programs in automotive services, culinary arts, journalism, and nursing, as well as transfer programs in science, technology, engineering, and math.

West County residents have a long tradition of supporting education, and their strong support of our bond measures demonstrates their recognition that higher education is key to improving the quality of life of our community. The completion of the new College Center is the kind of investment that West County and our students will enjoy for many years to come.

CONTRA COSTA COLLEGE Capital Improvements Allocations (Measures A & E) as of June 30, 2017	
2006 Capital Improvements	
Bond	\$83,733,334
Interest, Rebate, and Other Funding	\$3,786,577
College Allocations	\$87,519,911
2014 Capital Improvements	
Bond	\$84,400,000
Interest, Rebate, and Other Funding	\$ -
College Allocations	\$84,400,000
All Capital Improvements	\$171,919,911

CCC Bond Program Projects List

MEASURE A (2006): Athletic facilities (field/track) renovation Phase 1 (2008); 12 kilovolt utility upgrade (2012); Athletic facilities renovation Phase 2 (2013); parking lot 16 upgrade (2015); new Student Activities and new Classroom Building (2016), seismic retrofit of various buildings (2016); automated ADA doors*; AA Building renovation*; Physical Education modernization (Gym Annex remodel)**

MEASURE E (2014): AA Building renovation*; Physical Education modernization (Gym Annex remodel)**; new Science Building**; campus site work***; modernize or construct Campus Operations building***

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE

DIABLO VALLEY COLLEGE Capital Improvements Allocations (Measures A & E) as of June 30, 2017	
2006 Capital Improvements	
Bond	\$69,033,333
Interest, Rebate, and Other Funding	\$2,581,449
College Allocations	\$71,614,782
2014 Capital Improvements	
Bond	\$182,100,000
Interest, Rebate, and Other Funding	\$1,433,781
College Allocations	\$183,533,781
All Capital Improvements	\$255,148,563

Diablo Valley College (DVC), with campuses in Pleasant Hill and San Ramon, has distinguished itself as one of the nation's most successful community colleges by offering incomparable transfer opportunities and exceptional career education programs and degrees to an increasingly diverse student body. DVC is ranked first in the state for awarding Associate Degrees for Transfer to the CSU system, and number 16 in the nation and second in the state as the best two-year college for adult learners.

Preparing students of today to be the leaders of tomorrow requires facilities designed with student learning and success in mind. Measure E bond funds will allow the college to update or replace aging facilities and infrastructure to ensure that our students and communities continue to receive the excellent instruction for which DVC is known. We appreciate the support that voters have shown by passing Measure E and earlier bond measures.

DVC Bond Program Projects List

MEASURE A (2006): Athletic facilities (field/track) renovation (2008); parking lot repaving (2009); soccer field regrading (2010); new Student Services Center (2012); baseball and softball field upgrades (2013); new Culinary Arts and Food Services building (2014); new Commons area (2015); new softball bleachers/upgrades (2016); ADA barrier removal*; Engineering Technology building renovation***

MEASURE E (2014): Infrastructure improvements – main water valves replacement (2016); building system upgrades – HVAC systems evaluation (2016); Library boiler/chiller and HVAC renovation (2016); roof replacements, Phase 1 (2016); central plant feasibility (2017); Faculty Office Building condition assessment (2017); groundwater study (2017); ADA barrier removal projects*; main electrical switchgear replacement**; Physical Education/Kinesiology complex renovation**; HVAC and controls upgrades**; new Art complex**; new Academic complex***; Engineering Technology building renovation***; Learning Center repurpose***; future building site development***; replace main loop gas valves***

REGIONAL EDUCATION CENTER

MEASURE E (2014): DVC San Ramon Campus expansion**

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE

Los Medanos College (LMC) offers award-winning transfer and career-technical programs, stellar support services, and diverse learning opportunities in East Contra Costa County. Our exceptional educators, innovative curriculum, growing degree and certificate offerings, and strong regional partnerships focus squarely on student success. Of the 1,600 two-year institutions across the nation, LMC was recognized as one of the “50 Best Community Colleges for 2017” by *College Choice* and was twice named a “Top 150 U.S. Community College” by the Aspen Institute.

We are grateful to county residents for supporting our District bond measures, enabling the college to provide a welcoming and inclusive environment in state-of-the-art facilities at our beautiful Pittsburg Campus—and exciting new Brentwood Center, with construction beginning summer 2018. That community investment allows LMC to continue positioning our students for success at four-year universities, in a competitive workforce, and beyond.

LOS MEDANOS COLLEGE Capital Improvements Allocations (Measures A & E) as of June 30, 2017	
2006 Capital Improvements	
Bond	\$70,424,095
Interest, Rebate, and Other Funding	\$5,255,640
College Allocations	\$75,679,735
2014 Capital Improvements	
Bond	\$95,909,238
Interest, Rebate, and Other Funding	\$3,666,836
College Allocations	\$99,576,074
All Capital Improvements	\$175,255,809

LMC Bond Program Projects List

MEASURE A (2006): Athletic facilities (field/track) renovation (2008); parking lot B extension (2010); Nursing and Emergency Medical Training classrooms and labs (2012); Student Services area renovation (2015); Nursing/EMT Bio Lab remodel (2012); gymnasium renovation (2016); tennis courts resurface (2016); Physical Education and Student Union complex*; College Complex remodel*; ADA improvement projects***

MEASURE E (2014): Tennis courts resurface (2016); Physical Education and Student Union complex*; College Complex renovations*; mechanical system upgrade**

REGIONAL EDUCATION CENTER

MEASURE A (2006): Purchase 17.5 acres for new LMC Brentwood Center (2011)

MEASURE E (2014): New LMC Brentwood Center building**

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE



WE COLLABORATE ON STUFF. WE WORK STUFF OUT.

WE LEARN BY DOING

CALIFORNIA COMMUNITY COLLEGES CAREER EDUCATION

Learn more at www.BayAreaCareerEducation.org and follow us on social media!



Contra Costa Community College District Governing Board

- Timothy J. Farley, President
- John E. Márquez, Vice President
- Gary Walker-Roberts, Secretary
- Greg Enholm, Member
- Vicki C. Gordon, Member
- Jessica Cisneros, Student Trustee

500 Court Street, Martinez, CA 94553
925.229.1000 / www.4cd.edu

This publication is available online in both Spanish and English at www.4cd.edu.
For additional print copies, call 925.229.6973.

PRINTED ON 100% RECYCLED CONTENT, 50% POST CONSUMER WASTE, PROCESSED CHLORINE-FREE PAPER 1/2018

Contra Costa Community College District is committed to equal opportunity in educational programs, employment, and campus life. The District does not discriminate on the basis of age, ancestry, color, disability, gender, marital status, national origin, parental status, race, religion, sexual orientation, or veteran status in any access to and treatment in college programs, activities, and application for employment.