

Contra Costa Community College District

pathways to success

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: Toward a
Better Future

Facilities Planning: How
Bond Projects Get Built

Capital Improvement
Programs and Bond
Projects at Our Colleges

Free Tuition for First-Time
Students for Two Years!



FOCUS ON PROGRESS

Contra Costa Community College District
2019 Bond Report to the Community



A summer/fall 2020 opening is planned at Los Medanos College's new Brentwood Center under construction at 1351 Pioneer Square (lower photo). The new educational facility features an expansive 55,000-square-foot structure on the 17.5-acre parcel. Architectural rendering (at top) by Ratcliff.

2019 Citizens' Bond Oversight Committee



KEITH ARCHULETA
*Los Medanos College (LMC)
Business Organization
Representative*



LEE BATEMAN
*LMC Support Organization
Representative*



JAGJIT BHAMBRA
*District Senior Citizens'
Organization Representative*



BOB BROWN
*Contra Costa College (CCC)
Business Organization
Representative*



MARGARET EYCHNER
*District Taxpayers'
Organization Representative*



ELAINE SCHROTH
*Diablo Valley College (DVC)
Business Organization
Representative*



DR. WILLIAM VAN DYK
*CCC Support Organization
Representative*

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

Monitoring the District's Bond Project Expenditures

Letter from the Citizens' Bond Oversight Committee | Keith Archuleta, Chair

California Community College 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 finance, business, academia, taxpayers, and seniors. Specifically, 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 review reports from the District confirming 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 the information and presentations by the District indicate that all bond funds have been spent in a manner that is consistent with the bond language.

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 and 2014 bond funds as of June 30, 2018." 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.

We look forward to seeing the following important bond-funded projects continue throughout the District:

- Contra Costa College's Physical Education/Kinesiology complex renovation and expansion;
- Diablo Valley College–Pleasant Hill's Kinesiology/Athletics complex and new Art complex;
- Diablo Valley College–San Ramon Campus' renovation and new Library/Learning Resource Center;



- Los Medanos College–Pittsburg Campus' Kinesiology & Athletics Complex and Student Union; and
- Los Medanos College–Brentwood Center's new, permanent educational facility.

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 the Committee's quarterly public meetings. Meeting agendas, dates, and locations are available on the District website at www.4cd.edu/about/committees/measure_a/default.aspx.

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



Toward a Better Future

Message from the Chancellor | Chancellor Fred E. Wood, Ph.D.

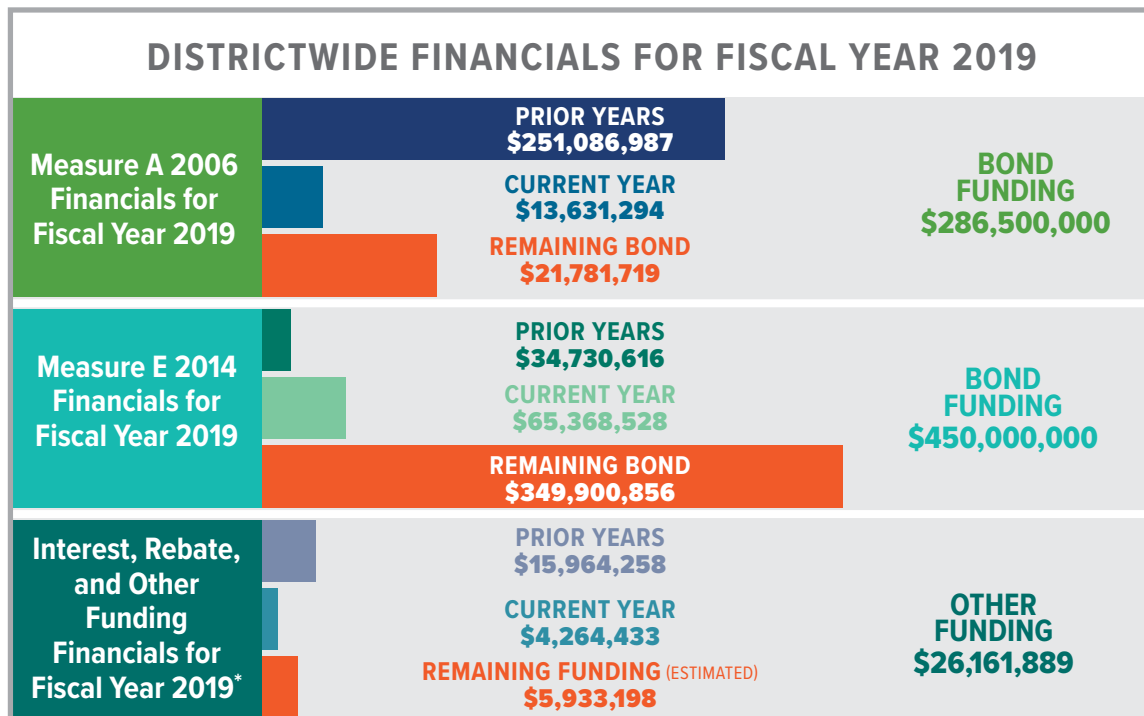
Our mission is both simple and noble: to provide an affordable and excellent higher education for students in our community. With the trust and support of the Contra Costa County community, our bond program has allowed us to pursue this mission by providing the funding necessary to remodel current buildings and construct new facilities with improved learning environments that support our students' success. We know that when our students succeed, we succeed and when we succeed, our communities succeed. Thank you for allowing us to serve the community and provide our students with the facilities that lead to knowledge and hope for their future.

We are also committed to honoring your trust by being responsible fiscal stewards of these public funds. Recently, we sold \$110 million of bonds at a repayment ratio of 1.26, our lowest ever, and also refunded or refinanced almost \$222 million in previously issued bonds, saving taxpayers more than \$30 million in debt service. Spending your money wisely and managing these funds as carefully as you would manage your own finances is what you expect from us and what we expect of ourselves.

In my time as chancellor of this District, I have been fortunate and proud to witness the many changes that have taken place on our five campuses (Contra Costa College, Diablo Valley College-Pleasant Hill, Diablo Valley College-San Ramon, Los Medanos College, and the Brentwood Center) as well as our District Office. Major transformations are occurring that will forever alter the way our faculty, staff, students, and community interact and thrive, all with the ultimate goal of helping our students achieve higher education success.

We continue to be grateful for the support of Contra Costa County voters and the dedication of our Citizens' Bond Oversight Committee, which is comprised of students, faculty, business, and community volunteers who monitor our bond program spending to ensure we are responsibly meeting the needs of our greater community, all while under the careful oversight of our Governing Board.

On behalf of the District, we sincerely and humbly thank all of you.



Districtwide and District Office Bond Program and Projects List

REGIONAL EDUCATION CENTERS

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

DISTRICT OFFICE BUILDINGS

MEASURE E 2014: Public Safety Center at CCC*; Public Safety Center at LMC*; District Office building 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
(Completed projects include year of finalization.)

Photo on opposite page: Diablo Valley College students on campus

*Based on actual rebate and interest incurred in FY 2019.

Construction Management: Steps to a Structure

Once a capital bond project has been vetted through the extensive design process and approved by California's Division of the State Architect (DSA), the construction management team embarks on the bidding and the construction phase. The steps below represent a general overview that team members follow to take a building from a construction document to a finished structure.



1. CONSTRUCTION DOCUMENTS CREATION

Development of contract documents, or working drawings, of a building by professional design and engineering firms. Documents are submitted and approved by DSA before bidding by contractors and subcontractors begins.



2. BIDDING

Public advertisement for the submission of bids and awarding of construction contracts to the lowest responsible, responsive bidder for design-bid-build projects or to a best-value integrated architect-engineering firm and contractor for alternative delivery projects.



3. CONSTRUCTION ADMINISTRATION

A myriad of activities that includes coordination of architects, engineers, inspectors, contractors, commissioning teams, and District/campus representatives to make decisions and to provide the timely flow of information that will ensure adherence with the contract documents.



4. MOVE-IN & PROJECT CLOSEOUT

Coordination of moves for furniture, fixtures, and equipment for the new building's occupants. Finalizing completion of terms and conditions for all contracts.



Meeting the Challenges of Today's Complex Bond Construction Market

District Facilities Project Manager P.J. Roach Discusses How Bond Projects Get Built

Contra Costa Community College District Facilities Project Manager P.J. Roach grew up in a real estate family in the East Bay and received his degree in construction management at California State Polytechnic University–Pomona. He went to work after college as a project engineer for a Southern California general contractor building K–12 schools and community college projects. He was working as a project manager when he joined the District's Facilities Planning team in 2014.

"Working for a large general contractor is very different from my role with the District, where we have more control but also lots of competing priorities and perspectives to balance," says Roach. "I don't know if there's a magical secret to doing this job, but I do know that my most important job is to get the right people in the room at the right time. The key is to figure out who is responsible for making what decisions—who needs to provide input to move a project forward."

Every Project Is Unique

According to Roach, the District currently has more than 30 ongoing projects valued at around



\$380 million at the five campuses and District Office in different phases of planning, design, and construction. "Facilitating all the systems that constitute a bond program can be quite a challenge," he says. "Construction projects often have a long journey, largely due to the unique nature of each project. One of my previous managers used to say, 'We don't build widgets,' and I find that to be a good reminder that every project has its own set of complexities."

In recent years, the bond program has operated with one major project at a time at each campus, but with the current Measure E program, and many aging infrastructure and building systems across the District, the Facilities team has found it more efficient, and often necessary, to plan and execute multiple projects at a single campus. "While a solid and highly economical practice in terms of resources and dollar outlays, the additional work has an impact on other critical players in the delivery of the bond program, including



“My most important job is to get the right people in the room at the right time.”

—P.J. Roach

purchasing, contracts, and project controls functions,” says Roach. “The more projects in the queue, the more documents to generate, the more deadlines to be met. This also means that continuous, clear communication throughout the feedback loop becomes a key to good teamwork and a successful bond program.”

Delivering the Project

“As project managers managing multiple projects, we utilize support team members such as construction managers to handle day-to-day activities in overseeing projects during construction. Construction managers are also involved in pre-construction activities such as constructability reviews, value engineering coordination, estimating, and scheduling. This is important because as project managers we need to be involved in higher-level issues that influence the success of a project, such as negotiations, risk management, stakeholder interface, and ensuring that critical decisions are reached, problems get solved, and ultimately that projects are delivered.”

As the volume of projects has increased over time across the District, so has the need for a deeper bench of resources, greater flexibility, and a more diverse offering of firms that can provide a variety of construction management services. With that goal in mind, the Facilities Planning team completed a qualification process in the fall that resulted in the District’s approved shortlist of five qualified project and construction management firms. The solution offers the District the variety and range of services now required of the larger bond program and its accompanying components that require additional oversight.



Solving Problems

You’re well served in construction work if you enjoy solving problems. “It can take a lot of different people to solve a single problem—the contractor, the architect, the architect’s engineers,” says Roach. “Those are the satisfying parts of the job for me, and for most project managers. We don’t make those decisions, but we get the right people in the room and facilitate solutions. That’s the goal.”

“When you finish a job—even years later when you go back to a building—you feel a lot of pride in having been a part of the team that put the project together,” observes Roach. “Seeing students in a facility for the first time is exhilarating. Being part of the team that will deliver that new and improved experience to our students is very neat.”



District Office Seismic Project Takes Innovative Approach

The District Office seismic upgrade project is a good example of a project where a collaborative working relationship between the contractor and the District led to an innovative solution that has saved the valuable commodity of time. And time means money.

The project has involved modifications of the existing concrete structure. The original project called for “cast-in-place” (poured-in-place) concrete walls, a construction technique that is undertaken in the concrete component’s finished position. “The contractor came to us with the suggestion that we consider building the walls using shotcrete [sprayed concrete], where crews spray the concrete on instead of pouring it with a hose. Shotcrete is a popular method for preparing the walls of swimming pools,” explains District Facilities Project Manager P.J. Roach.

“We explored the alternative, discussed and reviewed it with our structural engineer, and determined the suggested method would meet our structural requirements. In addition, it would save from four to six weeks in our construction schedule—an eternity in construction.

“We had to adapt our procedures because there are different inspection requirements for the two methods. We worked diligently with our inspection and testing firm in order for them to perform different tests, including a tryout for the people who ran the equipment to spray the concrete to ensure they were certified to do the work. We also had to build mock-up panels to run the tests, but between the construction manager and myself, we coordinated these additional processes with the contractor and subcontractor. I see this as a win on a project.”

The District Office seismic repairs project will be completed spring 2020.

Clockwise, from top left: P.J. Roach meets with construction team; equipment in Los Medanos College’s new Kinesiology & Athletics Complex; District Office seismic project construction; rendering by LPA Group of the interior of Diablo Valley College’s new Kinesiology/Athletics complex; and rendering by SmithGroup of Contra Costa College’s new Science Center.





LOCATION

2600 Mission Bell Drive
San Pablo, CA 94806

YEAR EST.

1949

TELEPHONE

510.235.7800

ENROLLMENT

10,967 students annually

WEBSITE

www.contracosta.edu



**INTERIM PRESIDENT
DAMON A. BELL, 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, a modern and welcoming learning environment, nationally regarded degree and certificate programs in automotive services, culinary arts, journalism, and nursing, and outstanding transfer programs in science, technology, engineering, and math enable us to deliver on the District’s commitment to individual student success. But, our diverse and engaged student body is our greatest source of pride.

West County residents have a long tradition of supporting education. Their strong support for our bond measures demonstrates their commitment to higher education as a key to improving quality of life in our community. The General Education and Science Center buildings are the kinds of investment that West County and our students will enjoy for many years to come.

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 (Completed projects include year of finalization.)

CAPITAL IMPROVEMENTS ALLOCATIONS *Measures A & E as of June 30, 2019*

2006 Capital Improvements

BOND
\$83,733,334

**INTEREST,
REBATE, AND
OTHER
FUNDING**
\$5,287,250

**COLLEGE
ALLOCATIONS** **\$89,020,584**

2014 Capital Improvements

BOND
\$94,215,000

**INTEREST,
REBATE, AND
OTHER
FUNDING**
\$502,200

**COLLEGE
ALLOCATIONS** **\$94,717,200**

ALL CAPITAL IMPROVEMENTS \$183,737,784

Measure E Funds Support Major Projects on Campus

Construction began in fall 2019 of the Measure-E-funded Science Center structure, which will consolidate various science departments now located in different buildings on campus. The centrally located, 50,000-square-foot building will feature a rooftop astronomical observation deck, a 55-seat planetarium, and a 42-foot-high glazed curtain wall through which the planetarium will be visible. Completion is anticipated in fall 2021 for occupancy in time for spring 2022 semester.

The renovation and expansion of a 69,000-square-foot Physical Education/Kinesiology complex began in summer 2019, with completion of the complex expected in late fall 2020 for spring 2021 semester occupancy.

In addition, a new Campus Safety Center, staffed by the District's Police Services Department and part of a Districtwide project funded by Measure E, is now open and operational near the entrance to campus.



Clockwise, from top right: New Campus Safety Center reception; new Science Center construction; Physical Education/Kinesiology complex renovation work; science lab; auto repair technology class; and students on campus and in the College Center.



YEAR EST.
1949

ENROLLMENT
28,561 students annually

WEBSITES
www.dvc.edu
www.dvc.edu/san-ramon

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



PRESIDENT SUSAN LAMB

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 was recognized by the Campaign for College Opportunity as a 2019 Champion of Higher Education for a commitment to Associate Degrees for Transfer to the California State University system.

Preparing students of today to be the leaders of tomorrow requires facilities designed with student learning and success in mind. Measure E bond funds are allowing 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*; Kinesiology/Athletics complex 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 I (2016); central plant feasibility (2017); Faculty Office Building condition assessment (2017); groundwater study (2017); ADA barrier removal projects*; main electrical switchgear replacement**;

Kinesiology/Athletics complex renovation**;

MEASURE E 2014: DVC San Ramon Campus expansion*

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE (Completed projects include year of finalization.)

CAPITAL IMPROVEMENTS ALLOCATIONS *Measures A & E as of June 30, 2019*

2006 Capital Improvements

BOND
\$69,033,333

**INTEREST,
REBATE, AND
OTHER
FUNDING**
\$2,581,449

**COLLEGE
ALLOCATIONS** **\$71,614,782**

2014 Capital Improvements

BOND
\$187,216,000

**INTEREST,
REBATE, AND
OTHER
FUNDING**
\$3,137,550

**COLLEGE
ALLOCATIONS** **\$190,353,550**

ALL CAPITAL IMPROVEMENTS \$261,968,332



Bond Projects at Pleasant Hill and San Ramon Campuses

Design documents are in final review with the Division of the State Architect (DSA) for the college’s Kinesiology/ Athletics complex renovation, funded by Measure A 2006 and Measure E 2014. Abatement and demolition of the current kinesiology offices, stadium concessions, and restrooms is in progress. Construction of the 30,000-square-foot facility is anticipated to begin in summer 2020 with project completion expected at year-end 2021 for spring 2022 occupancy.

The planned 37,000-square-foot Art Building complex will consolidate DVC’s art programs in one facility. Currently in final design review with DSA, the Measure E project is expected to begin construction in summer 2020 with completion for spring semester 2022 occupancy.

The college’s underground piping and electrical system upgrade project continued through 2019 and will provide a central plant for heating and cooling infrastructure for the college’s new Art and Kinesiology/Athletics projects. New conduit and communications pathways will increase college technology infrastructure and provide alternative services during demolition work.

DVC’s San Ramon Campus expansion now underway includes construction of a 6,000-square-foot Library and Learning Resource Center as well as the addition of a café and renovation of student gathering spaces. The project is expected to be completed in spring 2021.

Clockwise, from top right: San Ramon Campus construction; media studies class; Police Services staff; students on campus; music industry studies class; HMC Group rendering of new Art Building complex; and students on campus.



**LOS MEDANOS
COLLEGE**

YEAR EST.
1974

ENROLLMENT
13,341 students annually

WEBSITE
www.losmedanos.edu

PITTSBURG CAMPUS
2700 East Leland Road
Pittsburg, CA 94565

TELEPHONE
925.439.2181

BRENTWOOD CENTER
101A Sand Creek Road
Brentwood, CA 94513

TELEPHONE
925.513.1625



**PRESIDENT
BOB KRATOCHVIL, ED.D.**

LOS MEDANOS COLLEGE (LMC) offers award-winning transfer and career education programs, stellar support services, and diverse learning opportunities in East Contra Costa County. Our exceptional educators, innovative curricula, 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 has three times been recognized as a “Top 150 U.S. Community College” by the Aspen Institute and was named one of the “50 Best Community Colleges” by *College Choice*.

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 at the new Brentwood Center, which is currently under construction and expected to open in summer/fall 2020. That community investment allows LMC to continue positioning our students for success at four-year institutions, in the workforce, and beyond.

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); Nursing/EMT Bio Lab remodel (2012); Student Services Area renovation (2015); gymnasium renovation (2016); tennis courts resurface (2016); Kinesiology & Athletics Complex and Student Union*; College Complex remodel*; ADA improvement projects*

MEASURE E 2014: Tennis courts resurface (2016); Kinesiology & Athletics Complex and Student Union*; College Complex renovations*; mechanical system upgrade*

REGIONAL EDUCATION CENTERS

MEASURE E 2014: New LMC Brentwood Center building*

*UNDER CONSTRUCTION | **UNDER DESIGN | ***FUTURE (Completed projects include year of finalization.)

CAPITAL IMPROVEMENTS ALLOCATIONS *Measures A & E as of June 30, 2019*

2006 Capital Improvements

BOND	INTEREST, REBATE, AND OTHER FUNDING
\$70,424,095	\$4,882,517

COLLEGE ALLOCATIONS \$75,306,612

2014 Capital Improvements

BOND	INTEREST, REBATE, AND OTHER FUNDING
\$95,909,238	\$1,874,636

COLLEGE ALLOCATIONS \$97,783,874

ALL CAPITAL IMPROVEMENTS \$173,090,486



Bond Projects at Los Medanos College

The college's new Kinesiology & Athletics Complex opened in fall 2019, and construction and finishing work are nearing completion at the new Student Union, which partially opened for student use in early spring 2020. Financed with Measure A 2006 and Measure E 2014 bond funds, the project features two buildings: a 30,000-square-foot Kinesiology & Athletics Complex, and a 35,400-square-foot Student Union. The Student Union will have a bookstore, food services area, student lounge, and a 485-seat community conference center; a second floor will house offices, meeting space, and a large gathering area. Sidewalks and landscaping have also been completed.

A summer/fall 2020 opening is planned for LMC's new, permanent Brentwood Center, where construction site work at 1351 Pioneer Square is on schedule to replace the center's current location in a leased space. The 55,000-square-foot facility includes science labs, classrooms, student commons, library services, bookstore, and indoor and outdoor gathering areas. The 17.5-acre Brentwood parcel was purchased in 2011 with Measure A funds; Measure E and Measure A dollars are financing the construction.

A mechanical system upgrade to remove and replace 16,400 square feet of roofing and four air-handling units in the College Complex has been completed, and the new Campus Safety Center has opened.

Clockwise, from top right: New Kinesiology & Athletics Complex with landscaping; Student Union construction; Brentwood Center construction; Process Technology (PTEC) and Electrical & Instrumentation Technology (ETEC) classes; students in classes and on campus.

Free Tuition for Two Years!

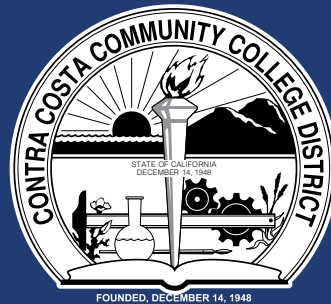


**First Time
Full Time
Free Tuition**

For more information, please visit
www.4cd.edu/ed/cp

Contra Costa Community College District Governing Board

Rebecca Barrett, President
Andy Li, Vice President
Vicki C. Gordon, Secretary
Greg Enholm, Member
John E. Márquez, Member
Shreejal Luitel, Student Trustee



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

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, on the District website at www.4cd.edu/about/committees/measure_a/default.aspx.

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.

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

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