

MEASURE



CITIZENS' OVERSIGHT COMMITTEE

17TH ANNUAL REPORT TO THE COMMUNITY 2021



Las Positas - Agriculture Science: Viticulture Project





MESSAGE FROM THE CHANCELLOR

On March 2, 2004, the voters of Alameda County approved a bond measure to implement a capital improvement program for Chabot-Las Positas Community College District (CLPCCD), Chabot College in Hayward, and Las Positas College in Livermore. Your vote for Measure B, the \$498 million-dollar bond, allowed the district to repair leaky roofs, worn wiring, and plumbing; renovate aging, deteriorating classrooms and libraries; and repair, acquire, construct, and equip college buildings and computer labs. As the last construction project ends, we are in the process of closing the Measure B program.

2020-21 Fiscal Year was defined by the continued impact of COVID-19 across our campus community, with many programs operating through online format in response to the global pandemic. The ongoing construction projects also experienced setbacks, while the overall construction program was only delayed two calendar days by the shelter-in-place order, contractor illness, material delays, and remote meetings did have an impact on the completion of the Biology Building and several of the smaller projects either under construction or in the planning stages.

Now we have started our \$950 million Measure A bond program approved in June 2016. Measure B allowed our college campuses to be updated with award-winning facilities and improvements that have achieved some of the highest sustainability standards and are saving hundreds of thousands of dollars in annual energy costs. In this annual report, you will get a glimpse into the last major projects to be built under Measure B, as well as projects starting under the Measure A program.

With your generous support of Measure A, we will be able to continue to upgrade Chabot and Las Positas Colleges. Measure A will enable us to continue preparing students, veterans, and workers for good-paying jobs and transfer to four-year universities. Ongoing, we will report to you on our progress with Measure A.

Measure A projects were predominately in the design or approving agency review phase at the onset of the pandemic. We made particular progress on the following projects throughout the year. Chabot College Library Learning Connections has completed the design process. The Chabot Baseball Field project was completed in early 2021. Las Positas College Academic Support Building, the Public Safety Complex/Advanced Manufacturing project, and the Agriculture Science - Horticulture project are being approved by the Division of the State Architect. The Agriculture Science - Viticulture project has completed programming and is moving into the design phase. All of these projects are key to providing quality educational environments to critical workforce sector jobs impacted by the pandemic.

The CLPCCD extends our sincerest appreciation to the Measure A & B Citizens' Bond Oversight Committee. On behalf of the Board of Trustees and the Measure A/B Citizens' Bond Oversight Committee, thank you for your continued support!

Sincerely,
Ronald P. Gerhard

A handwritten signature in black ink, appearing to read 'R. Gerhard', with a long horizontal flourish extending to the right.

*Chancellor
Chabot-Las Positas Community College District*

2021 PROJECT HIGHLIGHTS

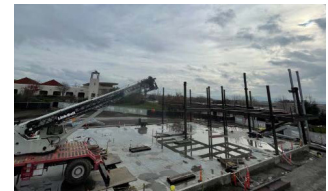
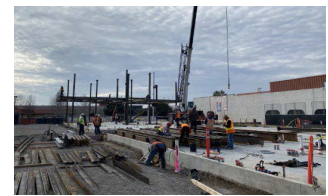
LAS POSITAS COLLEGE

New Academic Support and Office Building 2100

The new Academic Support and Office building is being built in the location of old buildings 2100 & 2200. The project consists of the following elements and programs: English Center incorporating classrooms, computer lab, tutoring and study areas. Math Center incorporating classrooms, labs and the Math Emporium program. Computer Studies including computer labs, networking, maker space and open labs with the expansion of library functions that include reference desk, study areas, computer lab, expanded staff offices and library operational support spaces. Faculty offices, dean's suite, and student gathering, and support spaces will also be in the building.

Construction Phase: The Lease Leaseback contractor was issued a notice-to-proceed on June 16, 2021. The contractor has completed demolition, site grading and soil compaction, site underground utilities, concrete foundations and building slab. The erection of the structural steel frame for the building started on December 20, 2021.

The New Academic Support and Office Building construction is scheduled to be completed in the summer of 2023.



Public Safety Complex/Advanced Manufacturing and Transportation Facilities (PSC/AMT)

The new Public Safety Complex/Advanced Manufacturing and Transportation Facilities (PSC/AMT) will replace outdated facilities in Buildings 600A, 800 and 2200. The Public Safety programs will include, the Administration of Justice, Fire Service Technology and Emergency Medical Services programs. A Risk Management Training Apparatus is incorporated as part of the Fire Service Technology program. The Advanced Manufacturing and Transportation programs will include Auto Technology, Advanced Manufacturing and the Welding Technology programs. There will be shared support for both programs that include, Computer Lab, Classrooms, Faculty Offices, Conference and Student gathering spaces.

Construction Phase: The Lease Leaseback contractor was issued a notice-to-proceed in June 2021. The contractor has completed the building pads, foundations, and some slab on grade work, moving into the vertical construction which includes steel erection and CMU block installation.

The Public Safety Complex/Advanced Manufacturing and Transportation Facilities (PSC/AMT) construction is scheduled to be completed Summer of 2023.



2021 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Temporary Faculty Village

The Temporary Faculty Village was built in the location of existing parking lot G. The project consists of six modular office buildings, a conference room building and restroom building. The purpose of the village is to house faculty displaced by the new Academic support and office building during construction.

This project was approved by DSA in October 2020. Modular buildings and site work are complete and were placed in service in July 2021. This project is complete.



Agriculture Science: Horticulture Project

The New Horticulture Facility will replace the facilities currently located in Building 800 and located outdoors and be relocated near the Maintenance and Operations facility and the Track and Field at the upper north-east part of campus. The project includes, additional parking lot for faculty and students. The Horticulture Facility includes classrooms, Labs, offices and resource area, a greenhouse, and shade structures. The outdoor growing areas will have soil bins, equipment storage and an outdoor learning patio.

The construction phase has completed site grading, underground utilities, curb and gutters. Classroom Building A has completed steel erection, continuing with exterior and interior framing, exterior sheathing is in progress, mechanical, electrical and plumbing rough-in is in progress, standing seam metal roof is in progress. Building B (Greenhouse) completed concrete slab pour, structure erected, installing polycarbonate panels, ventilation and cooling systems in progress. Building C (Shade Structure) poured concrete piers and erected structure. Building D (Equipment Storage) has completed surveying and has upcoming drilling of concrete piers.

The Horticulture Project is anticipated to be completed in the summer of 2022.



2021 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Agriculture Science: Viticulture Project

The New Viticulture Facility will replace the existing facilities currently located in/outside of Building 800. The Viticulture Facility will be located at the main entrance off the Campus Hill Road. A new roadway, pedestrian pathway and limited parking will connect the new facilities to the existing campus. The project will include general site grading and utility infrastructure; classroom, Lab, office and resource areas, crush pad, equipment storage, cold storage, barrel storage and an outdoor patio. The classroom will be a flexible space converting into a Tasting room and event space.

In the Construction Document Phase, the design team has completed 100% Construction Document and have submitted the drawings to the Division of the State Architect (DSA) for review and approval. DSA continues to review to provide comments back to the design team and/or approval.

Viticulture Project is anticipated to be completed by Fall/Winter 2023.



Las Positas - Agriculture Science: Viticulture Project

Soccer Field Replacement Project

The existing synthetic turf soccer field at Las Positas College is approximately 11+ years old. The project removed and disposed of the existing synthetic turf and the existing shock/drain pad beneath the turf. The existing permeable base was corrected as needed. The installation of new shock/drain pad, as well as, the installation of the new turf product, including permeate NCAA/FIFA lines and marking for soccer and school logo. New removable bollards and protective netting have also been installed for safety measures.

The field has been turned over to the college and the project is now complete.



Las Positas - Soccer Field Replacement Project

Building 1600, Suite 1690 – Academic Services Renovation

This project was completed to enhance the functionality of the Academic Services Area. The improvements included: Expansion of the Vice President's office, provided a meeting space, created three additional offices and smaller storage area, a more inviting reception area with the central area provided space to display collateral materials

This project Suite 1690 has been turned over to the college and it is now complete.



Las Positas - Building 1600, Suite 1690 – Academic Services Renovation

2021 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Domestic Water Booster System Project

The project is intended to provide a booster pump system to raise the overall campus domestic water pressure. Pressure reducing valves will be installed at selected buildings to prevent overpressure of plumbing fixtures.

During the construction phase, the contractor has completed all pressure reducing valves, installed booster pump and booster pump enclosure per contract documents. Currently, the engineering team is reviewing additional pressure reducing valve locations to avoid any potential overpressurization.

The Domestic Water Booster System Project is expected to be completed by Spring 2022.



Las Positas - Domestic Water Booster System Project

B2420 A/V Wall Upgrade Project

The existing audio-visual system in Room B2420 is comprised of three projectors and a screen which includes AV controls at the lectern. The existing system will be replaced with LED flat panel system, movable lectern, upgraded speakers and cameras.

The LED and audio-video work is complete, as well as, punch list and back-check. The contractor has submitted all closeout documents. A split-system was added during the construction phase in order to cool the control room which houses all the audio-video headend equipment. Split-system has been installed.

Room B2420 project has been turned over to the college and the project is now complete.



Las Positas - B2420 A/V Wall Upgrade Project

Building 1600 – Architecture Barrier Project

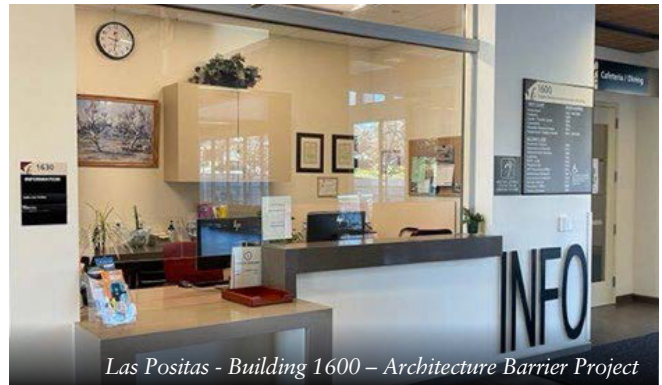
Improvements to accessible counters, safety and security of service windows at the Student Services & Administration Building. Service windows include: Information Desk, Student Services Center, Financial Aid and Admission and Records.

Architecture Barrier Project is complete.

District-Wide Emergency Call Stations

This project Included installation and programming of new emergency call stations and retrofitting of existing call stations at both Chabot and Las Positas campuses. The project also includes the installation of a new Emergency Call Station server at the Las Positas Campus along with the interfacing of the servers to the existing fire alarm control panels.

The contractor has substantially completed work as of December 2021, and is currently working on completing the exceptions list and punch list work.



Las Positas - Building 1600 – Architecture Barrier Project



Las Positas - Emergency Call Stations

2021 PROJECT HIGHLIGHTS

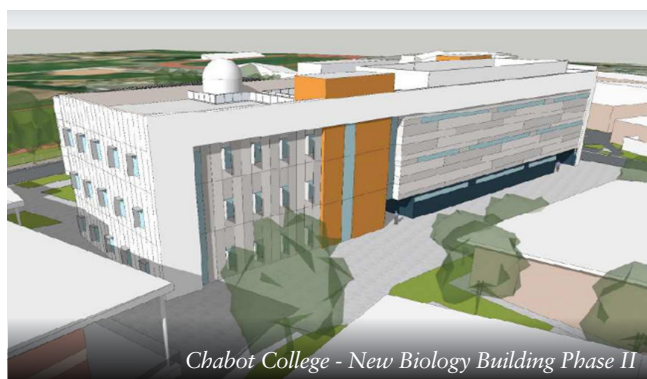
CHABOT COLLEGE

New Biology Building Phase I

The new Biology Building at Chabot College includes five new teaching laboratories with adjacent prep rooms, a Cadaver room, greenhouse and teaching support spaces. It is located in what was parking lot C, adjacent to the existing Biology Building 2100. The Board approved the construction contract in February 2018 and construction commenced on March 12, 2018 with substantial completion in Spring 2022. First classes are expected in Spring 2022.

New Biology Building Phase II

The New Biology Facility Phase II Building will be home to Microbiology, Geology, Engineering, and a rooftop Observatory platform. The building will be placed within the footprint of the existing Building 2100 after it has been demolished. There are over thirty five new offices planned for Math and Science Faculty including adjunct faculty office space. The Mesa Center will also be located on the ground floor of the building. The project is currently in the Design Development Phase and construction is slated to begin late Spring 2023



New Library and Learning Connection Project

The new Library and Learning Connection Center will be built in the middle of Chabot College's grand court, adjacent to building 1700. The new building will contain a new library, offices, classrooms, computer labs, tutoring and study spaces. The facility will be four stories on the north side of the building and three stories on the southside. The project will also consist of the associated site work adjacent to the new building. This project is currently in the Construction Document Phase. Rudolph and Sletten has been brought on board as the Lease - Leaseback General Contractor. Rudolph and Sletten is working with the architect to prepare their Guaranteed Maximum Price (GMP) for the project. Per DSA recommendation, the project was divided into two increments. Increment one is the soil preparation work for the foundation system. Increment two is the building and adjacent site work. The contractor is currently mobilizing onsite in order to begin work on Increment one. Increment two is currently at DSA and is expected to have a final approval in mid-February of 2022.



2021 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

District-Wide Emergency Call Stations (ECS)

Includes installation and programming of new emergency call stations and retrofitting of existing call stations at both Chabot and Las Positas campuses. The project also includes the installation of a new ECS server at the Las Positas Campus along with the interfacing of the servers to the existing fire alarm control panels. The contractor has substantially completed work as of December of 2021, and is currently working on completing the exceptions list and punchlist work.



Joint Use Hayward Fire Academy

The City of Hayward and Chabot-Las Positas Community College District have reached an agreement on a partnership to jointly develop a new regional center for firefighter, paramedic, rescue, and emergency response education and training. The new \$70.9 million Regional Fire Training Center will be constructed at the City's Hayward Executive Airport as a campus with classrooms, offices, a training tower and other facilities for urban search and rescue, and other types of emergency response, as well as a new Hayward Fire Station #6. The training center will become the new home of the Chabot College's Fire Academy and allow for future expansion. Through the partnership, Hayward Fire Department will add both a world-class training facility and a new fire station that can serve Hayward Executive Airport, surrounding neighborhoods and industrial areas west of Interstate 880. High school students in Eden Area Regional Occupational Program, can take career preparation courses taught by Hayward firefighters. The Contractor is currently working on interior rough-in on multiple buildings that comprise this project and exterior site work.



Dental Hygiene Simulation Equipment Connections

This project includes the installation of new electrical, low voltage and plumbing systems needed for new dental simulation equipment purchased by the District. The contractor has completed the interior plumbing and floor. Currently they are waiting on the arrival of the new air compressor which is expected to arrive in February 2022.



Microgrid

This project includes the procurement and installation of three shipping container batteries which will serve as an emergency battery back up on campus. The plans for the project are currently being prepared for Division of the State Architect submission.



2021 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

Athletic Field Improvements Project – New Baseball Field

The Athletic Field Improvement Project included construction of a new Baseball Stadium, removal and replacement of the existing baseball field with artificial turf, installation of new Bleachers, Press Box, Dugouts, Batting Cage, Locker Room, Bullpens, storage areas, Batter's Eye, Scoreboard, viewing mounds, and IDFs, along with new Restrooms, accessible pathways, and landscaping with irrigation.

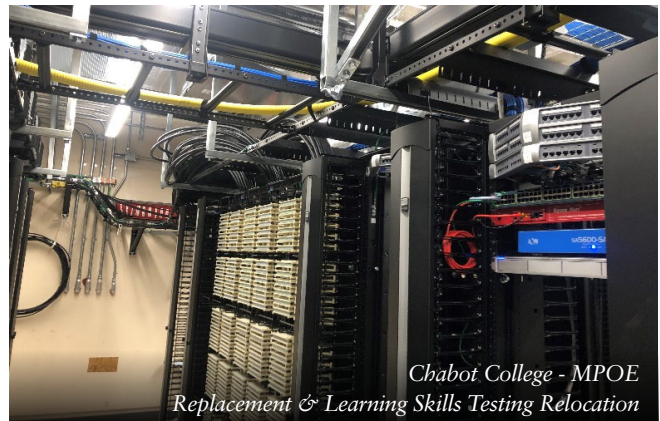
This project was substantially completed on April 2021 and is in the process of Close-out.



MPOE Replacement & Learning Skills Testing Relocation

This project renovated a major portion of the first floor of Building 300 for a new Main Point of Entry (MPOE) to serve the College's current and future capacity for telephone and internet connectivity, and to provide space for a new Distributed Antenna Systems (DAS) equipment for cell phone signal improvement at the campus. To get the required space the Learning Skills Testing Center was relocated to Building 100, along with upgrading restrooms for Access compliance.

This project was completely closed out in June of 2021.



Chabot College Pool Renovation, Phase I – Pool Plaster and Deck

This project replaced the interior plaster of the Swimming Pool, replaced the deck coating, waterproofed the Surge Tank, and installed new valves and signage.

This project was completed and closed-out in December of 2020.



2021 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

Chabot College Pool Renovation, Phase II – New Fence, Gates, and Handrails

This project replaced the perimeter fence of the Swimming Pool, installed new gates, as well as new handrails and guardrails for access compliance.

This project was substantially completed in February of 2021. It is currently undergoing Division of the State Architect close-out.



Chabot College - Pool Renovation, Phase II – New Fence, Gates, and Handrails

Pathways and Parking Lot Improvements

This project consists of sidewalk installation and widening, revised vehicular and pedestrian circulation, new signage, drainage inlet restoration, parking stall improvements, ADA access improvements, charging station improvements, as well as landscaping, traffic islands, and new trees in Parking Lot E.

The project design was completed by Sandis, and it is currently undergoing Division of the State Architect review.

Campus-Wide Fire Water System Upgrades

This project will add a connection point from the new fire line at the Baseball Field to the existing loop system on campus. This will help increase the water flow at various points of the loop. Currently, some of the fire hydrants on campus have water flow below minimum requirements for future development.

This project is currently in Design phase with Sandis, under the jurisdiction of Maintenance & Operations.



Chabot College - Pathways and Parking Lot Improvements



Chabot College - Campus-Wide Fire Water System Upgrades

2021 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

B3000 Maintenance, Operations, Warehouse & Garage

The existing Maintenance and Operations Facilities (M&O) will be replaced with a new building that will better serve M&O's functional needs. It will include offices, employee facilities, a warehouse, vehicle maintenance, and new shops. It will also have a covered outdoor area, equipment enclosure, a parking area tied to an outdoor yard, and vehicle storage.



Chabot College - B3000 Maintenance, Operations, Warehouse & Garage

District-Wide Security Management System Refresh Project

The Security Management System Refresh (SMSR) Project will upgrade the existing Security Management Systems. The SMSR project is considered a “technology refresh” meaning system servers and software, field panels and controllers, card readers, and cameras will be replaced but existing infrastructure and existing functional field devices and field hardware will remain. The new systems and devices will employ current data encryption and communication technologies that greatly enhance the security of the data being stored and transmitted by these systems.



Chabot College - Security Management System Refresh Project

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance (For the Year Ended June 30, 2021)

MEASURE A

GENERAL OBLIGATION BONDS FUND

REVENUES:

Interest Income	\$1,164,579
Total Revenues	\$1,164,579

EXPENDITURES:

Salaries	\$1,052,603
Benefits	\$512,950
Supplies	\$4,283
Services	\$2,432,831
Capital Outlay	\$37,924,180
Total Expenditures	\$41,926,847
Excess of Expenditures over Revenues	\$(40,762,268)

FUND BALANCE, BEGINNING OF YEAR: \$110,951,195

FUND BALANCE, END OF YEAR: \$70,188,927

MEASURE B

GENERAL OBLIGATION BONDS FUND

REVENUES:

Interest Income	\$86,329
Total Revenues	\$86,329

EXPENDITURES:

Salaries	\$0
Benefits	\$0
Supplies	\$197,729
Services	\$0
Capital Outlay	\$5,575,145
Total Expenditures	\$5,772,874

OTHER FINANCING SOURCES:

Proceeds from sale of asset	\$0
Excess of Expenditures over Revenues	\$(5,686,545)

FUND BALANCE, BEGINNING OF YEAR: \$9,926,273

FUND BALANCE, END OF YEAR: \$4,239,728



MEASURE B/A

AUDIT STATEMENT

Crowe Horwath LLP has performed a financial audit and provided an unmodified opinion of the Measure B General Obligation Bonds activity as of and for the year ended June 30, 2021. A complete set of the audited financial statements are available by request from the office of the Vice Chancellor, Business Services.

— Crowe Horwath LLP, Certified Public Accountants



MESSAGE FROM THE COMMITTEE CHAIR

The Measure A and B Citizens' Bond Oversight Committee is pleased to present our 17th Annual Report to the community. Closing activities on Measure B projects as well as current Measure A projects are covered in this report.

We recognize the extraordinary efforts that the Chabot-Las Positas Community College District facility team has made in keeping construction projects moving during the ongoing Corona virus pandemic. We also appreciate the efforts that the facility team has made to keep us and all stakeholders aware of the progress in each of the many bond projects.

Our review of the bond annual financial audits, the quarterly reports and the financial data regarding the bond projects confirms that the District is complying with voter approved bond language. The information provided to the Committee is comprehensive and easily understood.

We compliment the Board of Trustees for their continued support and their ongoing efforts to allocate these bond funds in a manner that addresses the critical needs at both college campuses. These construction projects have also benefitted our communities by adding many well-paying jobs.

The Citizens' Bond Oversight Committee is deeply committed to fulfilling the role that the tax-paying community has entrusted to us. We thank you for that trust.

Sincerely,
Lynn Seppala, Chair
Citizens' Bond Oversight Committee
Chabot-Las Positas Community College District

CITIZENS' OVERSIGHT COMMITTEE 2020-2021

Measure B was passed under the rules of Proposition 39, which directs that the Board of Trustees appoint a Citizens' Bond Oversight Committee to monitor district Measure B expenditures. For questions or comments about the Citizens' Bond Oversight Committee and its activities, please call (925) 485-5234.

CITIZENS' OVERSIGHT COMMITTEE MEMBERS

- Will Macedo, Senior Citizen Organization
- Jacques Gautreaux, Business Organization
- Sarah Hosterman, Community-at-Large
- Lynn Seppala, College Foundation
- Jo A. S. Loss, Taxpayer's Association
- Margaret Smith-McCollum, Community-at-Large
- Lara Wiedermeier, Student Representative

BOARD OF TRUSTEES

- Genevieve Randolph, President
- Linda Granger, Secretary
- Hal G. Gin Ed.D.
- Maria L. Heredia
- Edralin J. "Ed" Maduli
- Luis Reynoso
- Tim Sbranti

DISTRICT ADMINISTRATION

- Ronald P. Gerhard, Chancellor
- Wyman M. Fong, Vice Chancellor, Human Resources
- Owen Letcher, Vice Chancellor, Facilities/Bond Program and Operations
- Jonah Nicholas, Vice Chancellor
- Theresa Fleischer Rowland, Vice Chancellor, Educational Services

COLLEGE PRESIDENTS

- Susan Sperling, Ph.D. President, Chabot College
- Dyrell Foster, Ph.D. President, Las Positas College



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