



S H A P I N G T H E F U T U R E



M E A S U R E B

Citizens' Oversight Committee

First Annual Report

to the Community

December 2005

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

The Chabot-Las Positas Community College District has been providing quality education to residents of the Bay Area for more than 40 years.



On January 10, 1961 voters approved the formation of a “junior college district” and the first Board of Trustees was elected on April 18, 1961.

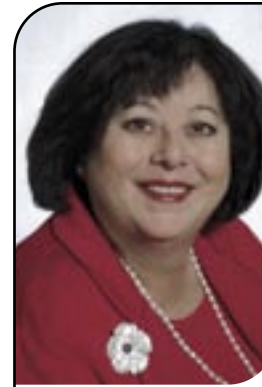
The district serves the following cities and communities:

- Livermore
- Dublin
- Pleasanton
- Sunol
- Castro Valley
- San Leandro
- San Lorenzo
- Hayward
- Union City

Chabot College opened for classes on September 11, 1961 on a seven and one-half acre temporary site in San Leandro with an enrollment of 1,163 students. The 94-acre site on Hesperian Boulevard in Hayward, where the college is permanently located, opened for its first day of classes on September 20, 1965.

The site for Las Positas College, 147 acres in Livermore, was purchased in October, 1964. Known then as Chabot College’s Valley Campus, the college opened for instruction on March 31, 1975 in four buildings designated for 600 students.

In 1988 the college was designated by the California Community College’s Board of Governors to be an independent college. Las Positas College received full accreditation on January 7, 1991 from the Accrediting Commission for Community and Junior Colleges.



CHANCELLOR SUSAN A. COTA

Chabot and Las Positas Colleges are undergoing many facility changes as a result of the passage of Measure B in March 2004.

We are grateful to our communities for the over-whelming approval of the facilities bond measure that will allow us to turn our colleges into state-of-the-art educational facilities.

This report will highlight some of the exciting changes that are taking place. Las Positas College in Livermore will be built out to become a comprehensive community college positioned to serve 15,000 students in the Tri-Valley. Forty-five year old Chabot College in Hayward will be renovated and modernized to better serve the educational needs of our students in the South County. Both colleges will be transformed into 21st century learning institutions.

As we move forward the Chabot-Las Positas Community College District is committed to incorporating sustainable design features into our building projects. It is our intent to design buildings that are not only “smart” and functional, but environmentally and aesthetically pleasing as well.

As Chancellor of the District, the focal point of my leadership is to continue to provide the outstanding education that marks Chabot College in Hayward and Las Positas College in Livermore as the cornerstones of higher education in eastern Alameda County. With the support of the communities we serve, we are well poised as gateways of opportunity to meet the future educational needs for all of our students. On behalf of the Board of Trustees, our faculty, staff, and students, I thank our communities for entrusting us with this exciting challenge; it is a responsibility we take very seriously.

Sincerely,

Susan A. Cota, Ed. D.
Chancellor



HISTORY OF MEASURE B

Chabot College in Hayward and Las Positas College in Livermore are the leading sources of higher education and job training in their communities. The colleges play a critical role in the lives of so many people, as they prepare to transfer to a four-year university or learn job skills to begin their career.

However, like any 40-year-old facility, Chabot College was in critical need of repair and renovation, and the student demand at Las Positas College far exceeded classroom and campus capacity.

In March 2004, the District Board of Trustees placed a measure on the ballot asking voters to place their trust in the district and pass Measure B, a \$498 million general obligation facilities bond.

The bond would allow the District to fully build out Las Positas College, adding dozens of new and modern classrooms, science and technology centers, and facilities for job and career training. At Chabot College, they could repair outdated electrical and plumbing systems, make campus-wide seismic safety upgrades and build new or expand current buildings. In addition, they could modernize existing classrooms, and science and technology labs.

The voters did indeed place their trust in the Chabot-Las Positas Community College District, and passed the bond with 59% of the vote.

The first bond issuance, Series A Bonds in the amount of \$100M, were issued in July, 2004.



LETTER FROM THE COMMITTEE CHAIR

On March 2nd, 2004, voters in Alameda County overwhelmingly approved Measure B, \$498 million in bond funding for the Chabot-Las Positas Community College District for critically needed capital improvements.

One of the key elements of Measure B was the establishment of a Bond Oversight Committee, composed of ten interested community members who were appointed by the District Board of Trustees. These members represent students, the business community, senior citizen organizations, taxpayers association, the college foundations and the community-at-large. No district employees or vendors are permitted to serve on this committee.

The Bond Oversight Committee is charged with the responsibility to assure voters that bond proceeds are expended for the purposes set forth in the ballot measure and not for any other purpose, including teacher and administrator salaries or other operating expenses.

The Bond Oversight Committee has been meeting quarterly since September 28, 2004 to review the District's bond project plans, timelines, proposed expenditures and actual expenditures. At each meeting the Committee was provided with financial updates and the latest information describing the bond-related activities undertaken by the District during the quarter.

As per the requirement of the Bond Measure, the independent accounting firm of Vavrinek, Trine, Day and Company were retained by the District. They conducted both a financial and performance audit of the first year bond expenditures and activities, and found that the bond fund financial statements presented were accurate, in all material respects. The audit

concluded that the financial position of the building fund of the Chabot-Las Positas Community College District at June 30, 2005, and the results of its operations and cash flows for the 2004-2005 academic year were in conformity with generally accepted accounting principles.

They reviewed more than 36% of the expenditures in the bond fund for the 2004-2005 academic year and found that the awarding of contracts and the disbursement of funds revealed no exceptions to the policies of the state and District. In addition, the review of the expenditures for the period of July 1, 2004 through June 30, 2005, did not reveal any items that were paid from the general obligation funds that did not comply with the purpose of the Bonds.

This is the Bond Oversight Committee's first report to the voters on the status of the District's facilities improvements funded with local bond revenues. With this report, the Bond Oversight Committee members verify that expenditures of Measure B Bond proceeds have been properly made, and only for projects identified in the bond measure.

We believe the Chabot-Las Positas Community College District has complied with the spirit and requirements of state law in accounting for expending public bond funds.

The Bond Oversight Committee invites community members to attend its quarterly meetings at the College District Office at 5020 Franklin Drive, Pleasanton, CA in the multi-purpose room #120. All meetings are open to the public; meeting dates and agendas are posted on the District web site.

Byron A Kamp, *Chair*

CITIZENS' OVERSIGHT COMMITTEE

Measure B was passed under the rules of Proposition 39, which directs that a Citizens' Oversight Committee must be convened to monitor bond expenditures.

Byron Kamp
Chairman
Community representative

Jason Teramoto
Vice Chair
Las Positas College
Student representative

Kevin Baker
Business Community
representative

Suzanne Barba
Community representative

Dave Bouchard
Business Community representative

Brian Foster
Community representative

Gordon Galvan
Chabot College Foundation
representative

John Sailors
Senior Citizens' Organization
representative

Charles Simonian
Senior Citizens' Organization
representative

Bob Tucknott
Taxpayers Association
representative

MEETING CALENDAR

The bond oversight committee meets four times per year. Upcoming meetings will be held on January 24 and April 25, 2006 in the district office at 5020 Franklin Drive, Pleasanton, California. All meetings are open to the public.

Meeting dates and other Measure B information are posted on the Measure B bond program's website at: <http://measureb.clpccd.cc.ca.us/district/bond/OversightComm.php>

For questions or comments about the bond oversight committee and its activities, please call (925) 485-5215.



BOND PROGRAM ACTIVITIES

The Measure B Bond Program got off to a good start during its first year, with all initial program planning completed and updated college master plans well on their way to completion by the first anniversary of the passage of Measure B on March 2, 2004. These plans were completed and presented to the Board of Trustees in the summer of 2005.

First year activities included the following:

- Selection of a program management consultant, DMJM Management
- Establishment of Bond Executive Committee and Citizens' Oversight Committee
- Program planning, including development of processes and procedures to govern the execution of the program
- Comprehensive updates of college facilities master plans
- Information technology and security master planning
- Design and construction of small projects in advance of full program and master plan development
- Purchases of computers, library books and other equipment

- Solicitation, determination of qualifications, and selection of on-call task-order consultants
- Environmental studies required by the California Environmental Quality Act
- Selection of design architects and engineers
- Design and construction of the first project envisioned in the updated master plans
- Provide local Measure B funding to supplement state funded projects

More detailed information can be found on the website the District developed to keep the public informed of the progress of the Measure B Program: <http://measureb.clpccd.cc.ca.us/district/bond>



PROJECT HIGHLIGHTS:

Las Positas College:

- PE/Gym facility (state and local funding)
- Multi-Disciplinary Classroom (state and local funding)
- Parking Lot #6
- Exterior painting and repair
- Design and construction of modular building
- Equipment purchases
- Infrastructure improvement/re-route storm drain

Chabot College:

- Equipment purchases (e.g. computer labs)
- Building roof replacements
- Bldg. 200, Multi-Purpose Meeting Room
- Fire alarm replacement and upgrade



COMMITMENT TO GREEN BUILDING PRINCIPLES

Sustainable Design – Commitment from CLPCCD

The Chabot-Las Positas Community College District is committed to design principles using the LEED™ (Leadership in Energy and Environmental Design) Green Building Rating System as the standard for developing high performance sustainable buildings. The U.S.Green Building Council's LEED Green Building Rating System, which is a voluntary set of national standards for the design and construction of sustainable buildings, was adopted in 1993. Over the years, numerous organizations and agencies have committed to these standards and, increasingly, are submitting their building projects for formal certification by the USGBC.

Using a point system for each category (sustainable sites, water efficiency and atmosphere design, materials resources, indoor quality, and innovative design), LEED project teams identify sustainable design measures that can be incorporated into a project. If a building meets certain qualifications, it is recognized with certification levels of Certified, Silver, Gold, or Platinum.

Chabot and Las Positas Colleges, through the Facilities Master Planning process, are committed to principles of sustainable design, green building,

and comprehensive energy efficiency, such as reduction of pollution and greenhouse gases for new and renovated projects. The minimum standard of the District is to apply these criteria for LEED evaluation. The goal is to achieve a minimum performance level of Silver Certified on new construction and major renovation projects to the extent possible without jeopardizing the program goals and budgets of providing badly needed repairs and expansions of facilities at each campus.

Using the LEED rating criteria, the District has developed the following sustainable design principles for its Measure B Bond projects:

1. Minimize the negative long-term effect on the environment.
2. Use on-site renewable resources where appropriate and cost effective.
3. Maximize efficient energy usage in buildings.
4. Aggressively pursue grants, subsidies and rebates.

5. Select architects and engineers who are LEED accredited.
6. Provide for environmental quality.
7. Facilitate use of alternate forms of transportation, for example carpools, hybrids and use of mass transit.

These seven principles, when imbedded within the construction documents and building construction through the program's Design Procedures and Design Standards, will be applied to the program's projects to meet the sustainable design goals set by the District. These goals will assist in maximizing the value from each Measure B Bond dollar spent on construction.



MEASURE B EXPENDITURES STATEMENT

Building Fund

Statement Of Revenues, Expenditures And Changes

In Fund Balance

For The Year Ended June 30, 2005

REVENUES

Interest income \$ 1,631,411

EXPENDITURES

Current Expenditures
 Books and supplies 17,856
 Services and operating expenditures 1,467,202
 Capital outlay 6,181,591
 Debt Service
 Principal 4,303,911
 Interest 276,174
 Total Expenditures 12,246,734

EXCESS OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES) (10,615,323)

OTHER FINANCING SOURCES (USES)

Proceeds from bond issuance, net of premium 102,810,611
 Transfer out - debt service reserve requirement (1,354,527)
 Total Other Financing Sources 101,456,084

EXCESS OF REVENUES OVER (UNDER) EXPENDITURES 90,840,761

FUND BALANCE, Beginning of Year

FUND BALANCE, End of Year \$ 90,840,761

FINANCIAL AND PERFORMANCE AUDITS

Vavrinek, Trine, Day & Company, LLP (VTD) was retained by the District to conduct the annual financial and performance audits required by Proposition 39. The firm of 26 partners and a staff of approximately 175 people, including well over 100 professionals, has an extensive audit practice and has been providing services to local educational agencies for over 50 years. They perform audits for numerous community college districts, K-12 school districts, county offices of education, and joint powers agencies each year. Bay Area colleges that the firm has worked with include San Mateo County Community College District, West Valley – Mission Community College District and the Peralta Community College District.

VTD conducted a financial and performance audit of bond expenditures and activities for the initial period of July 1, 2004 to June 30, 2005. The firm found the college district in compliance in all material respects with requirements: that funds were properly expended for the specified projects consistent with the ballot language, and that funds were used to finance acquisition, construction and modernization of property and facilities in the District.

MEASURE B BOND PROGRAM

Expenditure Report

In Fund Balance

For The Year Ended June 30, 2005

Approved Bond Project	Sub-Project & Other Category	Preliminary Budget	Expenses to date	Reference to Ballot Language
CHABOT COLLEGE				
Program Level Services ¹	1.1 Program Management, Legal and Reprographics	\$ 14,647,892.66	\$ 618,371.20	Y
	1.2 Master Planning			
	1.3 Project Management			
	1.4 Environmental Impact Report Services (California Environmental Quality Act)			
Bldg 200 Central Services	3 Multi Purpose Mtg Rm Refurbishment	3,549,012.00	5,128.19	K, N, E, Y
Bldg 1000 Art Classrooms & Studios	11 Art Gallery	3,037,774.00	9,461.24	F, E
Bldg 1200 Music/Little Theatre/CRs & Labs	13 Student Lounge/Band Room Renovation	2,383,690.00	5,101.59	F, N, E
Bldg 1300 Student/Community Performing Arts Center	14 Lobby/Green Room Renovation	8,244,396.00	22,702.15	F, N, E
Bldg 1400 Industrial Technology Center	15 Machine Shop	7,344,600.00	14,519.00	F, E
Bldg 1700 Math/Physics/Geo CRs & Labs	18 Interior Renovation	4,681,954.00	15,374.57	F, E, Y
Bldg 1800 Classroom Bldg/Testing Center	19 Interior Renovation	4,638,817.00	15,374.57	F, E, Y
Bldg 3800 Book Store/Energy Mgmt Systems	37.1 Book Store/Energy Mgmt Systems (Refunding of Certificates of Participation)	4,300,015.34	3,599,884.27	J, K
	37.2 Co-generation Plant (Department of Energy Debt Refinance)		6,99,879.00	J, K
Athletic Fields/Pool Repair	41 New Athletic Facilities	3,599,426.00	205.00	F, E
Campus Repairs	43.1 Chabot Re-roofing (50% Measure B bond funding/50% state funding) Bldgs. 500, 1000, 1200, 1300, 1800, 2600, 2700	22,183,220.00	356,371.16	K, M, A
	43.2 Repair Fire Alarm System, Bldgs 1200 & 1300		64,314.00	M, B
	43.3 Conduit Proofing Project		24,900.00	K, N, Y
Classroom/Lab Equipment & Library Materials	45.0 Classroom/Athletic Equipment & Library Materials	18,996,495.00	527,155.35	F, I, E
	45.2 Equipment - Debt Refinance (Vans)		29,741.00	J, E
LAS POSITAS COLLEGE				
Program Level Services ¹	46.1 Program Management incl. Master Planning	13,220,407.00	604,328.52	Y
	46.2 Environmental Impact Report Services (California Environmental Quality Act)			
Physical Education Complex, Phase II	51.1 Physical Education Facility	20,707,812.00	31,192.54	O, E
Student Services Building	52 Debt Refinance (existing Student Center)	29,061,047.00	181,052.30	J, U
Classroom/Vocational Building Repair and Modernization	54 Building 800 Computer Lab Upgrades	20,622,958.00	2,503.75	O, E
Central Administrative Services	57 Re-locatable Building	3,864,911.00	213,288.91	E
Campus Repairs	58.1 Reclaimed Water - Storm Drain Modification	25,397,290.00	118,035.93	Q, X, O
	58.2 Exterior Painting		97,318.00	O, E
	58.3 Fence Slat Replacement at Bldgs 100, 900, 1200, 1500		12,254.00	E
Site Preparation	59.1 Directional Signage	1,902,670.00	17,777.77	X, E, O
	59.2 Professional Services		8,155.48	X, E, O
Instructional Equipment for Classrooms/Labs/Library/Technnology	60.1 Instructional Equipment & Library Books	13,357,729.00	206,539.01	O, Y, E
	60.2 Equipment - Debt Refinance (Vans & Physical Ed Equipment)		43,195.00	E, O
DISTRICT WIDE				
Program Level Services ¹	62 Program Management incl. Master Planning	3,038,739.00	2,020,185.72	Y
Information Technology & Technology Upgrades	63.1 Network Upgrades	10,847,647.00	78,432.97	E, B, N, R
	63.2 Equipment - Debt Refinance (Contract Ed Instructional Computers)			E, J
Classroom/Labs/College Services	64 Specialized Equipment	11,830,279.00	528,218.70	E, N, R
Computers & Equipment for Classrooms & Labs	65 Classroom Equipment	8,514,091.00	488,502.65	E, R, N
Major Maintenance & Repair	66.1 Mechanical Equipment & Roof Replacement	14,634,108.00	151,180.95	A, B, F
Bond Issuance	Bond Issuance Cost		1,436,089.51	Bond Issuance
Total Expended as of June 30, 2005			\$ 12,246,734.00	

¹ Estimated program level costs. These costs will be allocated to the individual projects and have been deducted from the initial project allocations.

MEASURE B BALLOT

Authorization Language

District-Wide

- A Repair leaky roofs
- B Upgrading fire safety, campus security, plumbing/ventilation systems and electrical wiring for computer technology
- C Removing asbestos
- D Upgrading nursing/paramedics/job training classrooms
- E Repairing, constructing, acquiring, equipping classrooms, labs, sites and facilities

Chabot College

- F Repair, acquire, upgrade, equip, and/or replace obsolete classrooms, science and computer labs, instructional facilities, sites and utilities; meet demands of changing workforce
- G Improve emergency access and evacuation routes
- H Expand classroom and facility capacity, upgrade classrooms/labs for nursing and emergency medical services
- I Upgrade, repair, equip, construct and/or expand student services and technology/vocational buildings
- J Refinance existing lease obligations related to classrooms and facilities
- K Repair, replace and upgrade electrical and mechanical systems to reduce energy consumption and utility bills and accommodate computer technology, internet access and communication systems
- L Expand a campus police and security building
- M Safety improvements; asbestos removal; earthquake safety repair
- N Technology upgrades

Las Positas College

- O Repair, upgrade, equip, and/or replace obsolete classrooms, science and computer labs, instructional facilities, sites and utilities; meet demands of changing workforce
- P Improve emergency access and evacuation routes
- Q Safety improvements; asbestos removal; earthquake safety repair
- R Technology upgrades
- S Expand classroom and facility capacity, upgrade classrooms/labs for science and emergency medical services
- T Complete construction of the Science and Technology Building to include more classrooms and labs
- U Upgrade, repair, equip, construct and/or expand student services
- V Repair, replace and upgrade electrical and mechanical systems to reduce energy consumption and utility bills and accommodate computer technology, internet access and communications systems
- W Construct Information Technology Building
- X Site, accessibility

- Y Each project is assumed to include its share of furniture, equipment, architectural, engineering, and similar planning costs, construction management, and a customary contingency for unforeseen design and construction costs.

KEY CONTACTS

Board of Trustees

Dr. Barbara F. Mertes
President

Mrs. Isobel F. Dvorsky
Secretary

Dr. Arnulfo Cedillo
Trustee

Mr. Donald L. "Dobie" Gelles
Trustee

Dr. Hal G. Gin
Trustee

Dr. Alison S. Lewis
Trustee

Mr. Carlo Vecchiarelli
Trustee

Ms. Brigitte Kouakou
Student Trustee

Mr. Akachukwu Ekeoma
Student Trustee

District Administration

Chancellor

Dr. Susan A. Cota

Vice Chancellor,
Business Services

Mr. Lorenzo S. Legaspi

Vice Chancellor,
Educational Services and Planning
Dr. Joel L. Kinnamon

Director,
Facilities Planning and Management
Mr. Stan Dobbs

College Presidents

Chabot College
Dr. Robert Carlson

Las Positas College
Ms. Karen Halliday

Measure B Management

Support Office

Deputy Program Director

Mr. Eloy U. Retamal, S.E.

DMJM Management
6601 Owens Drive, Suite 238
Pleasanton, CA 94588
925.401.4040

College Project Managers

Chabot College
Mr. Craig Fernandez

Las Positas College
Mr. David T. Hernandez



CHABOT
LAS POSITAS
COMMUNITY
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DISTRICT

Chabot-Las Positas Community College District

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