
CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

MEASURE B

Citizens' Oversight Committee
Third Annual Report to the Community
December 2007





Chabot-Las Positas Community College District

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’s two colleges serve the nine Alameda County communities of Castro Valley, Dublin, Hayward, Livermore, Pleasanton, San Leandro, San Lorenzo, Sunol and Union City. The combined student population of more than 21,000 includes those from throughout the Bay Area and the Central Valley, as well as other states and more than 40 countries.

Chabot College in Hayward opened for classes on September 11, 1961 on a 7.5-acre temporary site in San Leandro with an enrollment of 1,163 students. The 94-acre site on Hesperian Boulevard 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 its doors on March 31, 1975 in four buildings designed 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.



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History of Measure B

Chabot College and Las Positas College are exemplary sources of higher education and job training in the East Bay. The colleges play a critical role in the lives of thousands of people as they prepare to transfer to 4-year universities or learn job skills to begin their careers.

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 show their commitment to higher education opportunities in their communities and to pass Measure B, a \$498 million general obligation facilities bond.

The voters passed the bond with 59 percent of the vote. The first bond issuance, Series A Bonds in the amount of \$100 million, was issued in July, 2004.

Message from the Chancellor

It has been three years since the voters expressed their commitment to higher education by passing Measure B, a \$498 million facilities bond measure to repair and renovate Chabot College in Hayward and renovate and build-out Las Positas College in Livermore.

Last year our Board of Trustees adopted an aggressive five-year construction plan in order to capitalize on available resources. Since then work on Measure B has progressed rapidly.

Every Measure B project is moving through the design process at one phase or another. From initial working drawings to the final bid, action is happening everyday.

There is excitement in the air at both colleges as buildings begin to come down and new ones take shape. We've completed athletic facilities' projects at Chabot College and opened a new classroom building at Las Positas College.

Through all the excitement however, we've had to face challenges, from a mitigation process for endangered species at Las Positas College, to fences and trenches at Chabot College.

Our faculty, staff, students and community members have responded positively to the changes and have continued to participate on project teams as an integral force moving our projects forward toward the goal of benefiting our students and community.

We've also been faced with a very exciting, positive challenge. As we move offices and classrooms, we find ourselves serving more and more students since enrollment at both colleges continues to rise.

On behalf of the Board of Trustees, our faculty, staff and students, I thank you for your continued support of Chabot and Las Positas Colleges. It is for you, and because of you, that we will continue to work hard and bring Measure B to fruition so that you, your friends, and your family will always have access to higher education and a bright future.

Sincerely,
Joel L. Kinnamon, Ed.D.,
Chancellor



Chabot College Spectator Student Newspaper



Las Positas College Lady Hawks Basketball

Letter from the Committee Chair

Dear Taxpayer:

Thank you very much for your continued support of Measure B, the \$498 million bond for the Chabot-Las Positas Community College District for critically needed capital improvements. As Chair of the Measure B Citizens' Oversight Committee I am pleased to provide you with this third annual report recapping this year's challenges, work in progress and accomplishments.

The purpose of the Citizens' Oversight Committee is to inform the public concerning the expenditure of bond revenues. To accomplish this, the committee must review and report on the proper expenditure of taxpayers' funds to assure voters that bond proceeds are expended for the purposes set forth in the 2004 ballot measure. The main mechanism to determine that the district is in compliance is through an audit completed by an independent external accounting firm.

As per the requirement, the independent accounting firm of Vavrinek, Trine, Day & Company conducted both a financial and performance audit of the bond procedures and expenditures for the 2006-2007 fiscal year. The accounting firm found that the bond fund financial statements present fairly, in all material respects, the financial position of the building fund of the Chabot-Las Positas Community College District at June 30, 2007, and the results of its operations and cash flows for the 2006-2007 fiscal year were in conformity with generally accepted accounting principles.

In addition, the independent accounting firm of Vavrinek, Trine, Day & Company conducted the required performance audit on applying agreed-upon procedures for the purpose of verifying the use of the funds is within the scope of the bond measure. The results of the performance audit are:

1. The general obligation bond fund expenditures were accounted for separately in the building fund of the District.
2. The net proceeds from the sale of the general obligation bonds were deposited into the building fund.
3. Our review of the expenditures for the 2006-2007 fiscal year did not reveal any items that were paid from the obligation bond funds that did not comply with the purpose of the Bonds that were approved by the registered voters of the District.
4. Our review of the internal control procedures on selected invoices and review of the awarding of contracts and disbursements of funds revealed no exceptions to the basic internal control policies or the policies of the State and District.
5. Our review of the salary and benefit costs for the period of July 1, 2006 through June 30, 2007 did not reveal any items that were paid from the general obligation funds that did not comply with the purpose of the bonds.

As of this report the District's aggressive five-year construction plan is working. The expectation is to stay on pace by having the various stakeholders continue to work together to ensure success. Last year the Chabot-Las Positas Community College District Board of Trustees approved a Project Stabilization Agreement (sometimes known as a Project Labor Agreement) for several of the projects. For this past fiscal year there were no projects impacted by this agreement. In addition, the District moved from the use of a project planning management firm to in-house self managed project management.

As a part of the Performance Audit the Citizens' Oversight Committee requested a 100% audit of all bond fund expenditures for salary and benefits of District Personnel. As noted above, the audit firm did not reveal any misuse of bond funds for payment of salaries and benefits. However, the firm did make a recommendation to the District on a way to improve the methods and procedures of tracking staff time to provide for a more transparent and accurate allocation of salaries and benefits. This recommendation has been adopted by the District.

With this report, the Citizens' 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. Copies of the audit reports are available on the District web site.

The Citizens' Oversight Committee invites community members to attend its meetings which are held quarterly 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: <http://www.clpccd.org/bond/oversightcomm.php>.

I am pleased to present the 2006-2007 Annual Report and express our appreciation to all who have worked so hard to improve the facilities of Chabot College and Las Positas College.

Sincerely,
Byron A. Kamp, Chair



Citizens' Oversight Committee Meeting Calendar

The Citizens' Oversight Committee meets four times per year. Upcoming meetings will be held on:

April 22, 2008
 July 22, 2008
 October 21, 2008

All meetings will be at the District Office, 5020 Franklin Drive, Pleasanton.

All meetings are open to the public. Meeting dates and other Measure B information are posted on the Measure B bond program's web site: <http://measureb.clpccd.cc.ca.us/district/bond/oversightcomm.php>.

For questions or comments about the Citizens' Oversight Committee and its activities, please call (925) 485-5215.

Citizens' Oversight Committee, 2006-2007

Measure B was passed under the rules of Proposition 39, which directs that a Board of Trustees appoint a Citizens' Oversight Committee to monitor board expenditures.

Byron Kamp
 Chairman
 Community representative

Dave Bouchard
 Business Community representative

Brian Foster
 Community representative

Gordon Galvan
 Chabot College Foundation representative

Patrick Lofft
 Taxpayers' Association representative

Joshua Paul
 Las Positas College Student Government representative

Bernadette Richard
 Chabot College Student Government representative

John Sailors
 Senior Citizens' Organization representative



Chabot's renovated football field



The Athletic Field House at Las Positas College

2007 Project Highlights

First Quarter — January, February, March

- \$300 million in projects underway with planned submission to the Department of State Architects for permitting
- Further progress was made in regards to the mitigation of endangered species habitats discovered at Las Positas College following the October 2006 completion of a Biological Assessment. Options for mitigation were explained and research began to determine the best and most viable option for the endangered species and the District
- The transition from outside to in-house project management continued with the successful hiring of both a District Contract Manager and a Las Positas College Project Manager

Second Quarter — April, May, June

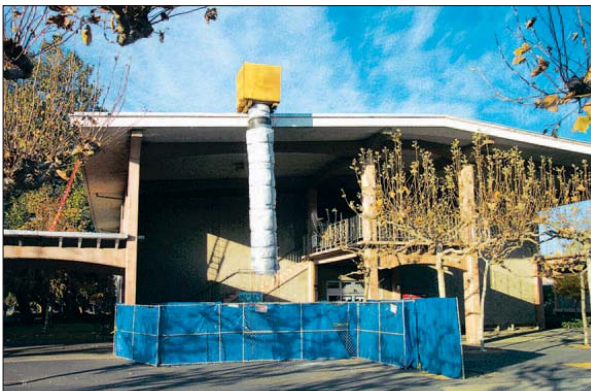
- A Project Stabilization Agreement was signed and incorporated into bidding documents for the specific projects listed in the exhibit section of the PSA
- A Project Manager was hired for Chabot College, making the in-house management transition nearly complete
- The Las Positas College Multi-Disciplinary Classroom Building was completed and immediately put into use
- Began study of campus site utilities and required infrastructure and parking plan for parking upgrades
- The Chabot College swimming pool renovation was completed
- Final phase of the Chabot College campus wide roof replacement began
- Installed 2,148 computers and 125 printers
- Replaced 29 servers
- Established wireless access for key student areas

Third Quarter — July, August, September

- The District entered escrow to purchase property to fulfill the habitat mitigation requirements delineated in the U.S. Fish & Wildlife Department's Biological Opinion
- Bidding activity increased with approximately \$19 million dollars of construction put under contract
- Chabot College football field turf replacement completed
- First phase of Chabot College Central Plant construction began
- Renovation of Chabot College tennis courts and athletic facilities began
- Completed Las Positas College parking and traffic study

Fourth Quarter — October, November, December

- Title was recorded for the 400-acre parcel known locally as the "Murray Ranch." This property has been approved by the U.S. Fish & Wildlife Service for mitigation of endangered species habitats to accommodate the facilities expansion of Las Positas College
- Began renovation of classroom buildings 800, 900 and 1000 at Chabot College
- Began construction of Campus Boulevard Phases 1-3 at Las Positas College



Roof repairs at Chabot College

Measure B Audit Statement

*Vavrinek, Trine, Day & Company,
LLP Certified Public Accountants*

VTD audited, in accordance with auditing standards generally accepted in the United States of America, the basic financial statements of the Chabot-Las Positas Community College District for the year ended June 30, 2006. In their opinion, the financial statements present fairly, in all material respects; that the 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 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

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

Chabot College

- F** — Repair, acquire, upgrade, equip, and/or replace obsolete classrooms, science and

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 lab
- 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

Chabot-Las Positas Community College District

BUILDING FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE FOR THE YEAR ENDED JUNE 30, 2007

REVENUES

Interest income	\$14,977,589
Total Revenues	14,977,589

EXPENDITURES

Current Expenditures

Salaries	364,024
Benefits	149,307
Books and supplies.....	15,379
Services and operating expenditures	4,708,164

Capital outlay	27,743,191
Total Expenditures	\$32,980,065

EXCESS OF REVENUES OVER (UNDER) EXPENDITURES

BEFORE OTHER FINANCING SOURCES (USES).....(18,002,476)

OTHER FINANCING SOURCES (USES)

Proceeds from bond issuance.....	402,579,308
Total Other Financing Sources and Uses.....	402,579,308

EXCESS OF REVENUES OVER (UNDER) EXPENDITURES.....384,576,832

FUND BALANCE, Beginning of Year.....96,381,740

FUND BALANCE, End of Year.....\$480,958,572



Board of Trustees

Carlo Vecchiarelli, President
Hal G. Gin, Ed. D., Secretary
Arnulfo Cedillo, Ed. D., Trustee
Isobel Fl Dvorsky, Trustee
Donald L. "Dobie" Gelles, Trustee
Alison S. Lewis, Ph. D., Trustee
Barbara F. Mertes, Ph. D., Trustee

District Administration

Dr. Joel L. Kinnamon, Ed. D., *Chancellor*
Mr. Lorenzo Legaspi, *Vice Chancellor
Business Services*
Mr. Jeffrey M. Kingston, *Vice Chancellor Facilities/
Executive Director Measure B Bond Program*
Dr. Robert Carlson, Ed. D., *Vice Chancellor
Educational Services and Planning*

College Presidents

Dr. Celia Barberena, *Chabot College*
Dr. DeRionne Pollard, *Las Positas College*



**Chabot-Las Positas
Community College District**

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