

Chabot-Las Positas
Community College District

Measure B Citizens' Oversight Committee

Fourth Annual Report
to the Community

DECEMBER 2008



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.





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 four-year colleges and universities or learn jobs skills to begin their careers.

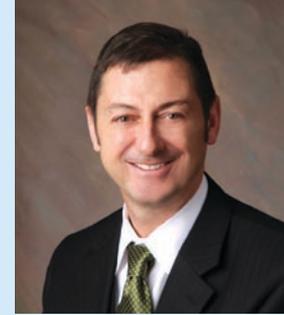
However, like any 40-year-old facility, Chabot College was in critical need of repair and renovation, and the student demand at Las Positas College far exceeded classroom and campus capacity.

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



Four years ago the voters of the Chabot-Las Positas Community College District passed Measure B, a \$498 million facilities bond to repair and renovate Chabot College in Hayward, and to build-out Las Positas College in Livermore.

Since that day we have seen rapid changes at both colleges as new buildings have been added and current buildings renovated and expanded.

This year Chabot College celebrated the ground breaking of two new buildings that will significantly enhance the teaching and learning process at the college and provide a one-stop experience for all of the services to our students and the community.

Las Positas College celebrated as they broke ground on a 500-seat College Center for the Arts, which will serve as a state-of-the-art teaching laboratory for our performing arts programs.

While we have celebrated the growth of our colleges this year, both in enrollment numbers and buildings, our staff and students have been met with challenges on a daily basis. They have navigated trenches as we worked to build central utility plants on the campuses, and they have been extremely flexible as parking lots were rotated in and out of use on a regular basis. Our students' continued commitment to their education and our staff's commitment to student success, are what helped all of us move many of these projects through to fruition and celebration.

If you have not yet had the chance to view the progress for yourself, I invite you to stop by and visit Chabot and Las Positas Colleges. We believe you will be proud of your investment in higher education in the East Bay.

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.

Sincerely,

Joel L. Kinnamon, Ed.D.

Chancellor

Chabot and Las Positas Colleges Reduce Waste By 75% and Will Generate Substantial Portion of Own Power

Students at Chabot and Las Positas Colleges may not see or feel the environmentally friendly changes around them – but they’re there. With the passage of Measure B in 2004, college and district officials have taken major steps toward creating “green” campuses to sustain the environment for future generations.

In 2005 the District Board of Trustees adopted a Sustainable Design Policy requiring all new buildings constructed under the Measure B Bond, be minimum LEED Silver Certified. District and college faculty and staff took this even further and included sustainability measurements in almost every project on campus, including waste reduction.

“We have established an extensive waste reduction program,” said Tim Nelson, director of maintenance and operations. “Everything removed from our colleges is logged and categorized, including food waste and recyclables. We also mulch green waste on-site, instead of paying to have it mulched at an off-campus location. We have reduced waste by 75% while generating cost savings for the district.”

Waste reduction is just the beginning of the district’s efforts to reduce cost and enhance sustainability. When it comes to utility savings, the colleges are making great strides in cost savings, while helping to reduce

the load on the state’s power grid. Both colleges are building covered parking with Photovoltaic Solar panels capable of producing one megawatt of electricity that will satisfy approximately 20% of current campus need. They are also building their own central utility plants, which will help reduce overall energy consumption. The plants will allow the college to load shift with significant utility consumption occurring at off-peak times.

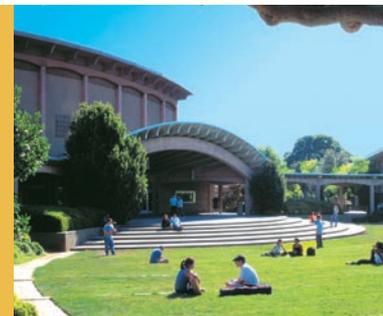
From building “cool” roofs to heating pools, creative, cost-effective measures have been put in place to work with the environment, instead of against it. “At Chabot College we burn natural gas to make our own electricity, almost 300 kilowatts. The waste heat is used to heat our Olympic-sized pool for free,” said Doug Horner, project manager at Chabot College. In addition, both colleges’ existing red roofs are being replaced with reflective white roofs with two inch insulation, designed to reduce heat gain and help insulate the buildings.

All of the district and college sustainability measures are in place to support efforts to obtain LEED certification on all new buildings and LEED equivalent on renovations. “We are on course to achieve LEED Silver on new buildings at Las Positas College and Chabot College,” said Jeffrey Kingston, vice chancellor of

facilities and executive director of the Measure B Facilities Modernization Program. “We are also implementing specific college-wide sustainable practices as a condition of having LEED certified buildings at each college. One of our new goals is to reach LEED Gold on our new student services building at Las Positas College and on a future library project at Chabot College.”

Last year, Chancellor Joel Kinnamon joined more than 500 other university and college presidents across the country as a signatory to the American College & University Presidents Climate Commitment. The Commitment was created by the organization as a pledge to make colleges and universities carbon neutral. “As an educational institution it’s important for us to be leaders in the area of global warming, both in educating the public about its effects, as well as taking the lead in helping to alleviate damage to our environment,” he said. “Our Board of Trustees, faculty, staff and students recognize this importance and are doing all they can to set the standard in our communities.”

For more information about sustainability efforts in the district, please contact Mr. Jeffrey Kingston at (925) 485-5244.



Message from the Committee Chair



It is once again my privilege to thank you for your continued interest in, and support of, Measure B, the \$498 million bond for critically needed capital improvements in the Chabot-Las Positas Community College District. In my role as Chair of the Measure B Citizens' Oversight Committee, I am pleased to provide you with the fourth annual report recapping this year's challenges, work in progress, and accomplishments.

The purpose of this committee is to inform the public about the expenditures of bond revenues. To accomplish this purpose the committee must review and report on the proper expenditure of taxpayer 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 ballot measure requirement, the independent accounting firm of Vavrinek, Trine, Day and Company was engaged to conduct both a financial audit and performance audit of the bond procedures and building fund expenditures for the 2007-2008 fiscal year. The accounting firm found that the bond fund financial statements, as noted within this report, present fairly, in all material respects, the financial position of the building fund of the Chabot-Las Positas Community College District at June 30, 2008, and the results of its operations were in conformity with generally accepted accounting principles. In other words, acceptable accounting practices were followed and all funds are accounted for as stated by the Chabot-Las Positas Community College District.

In addition, the independent accounting firm of Vavrinek, Trine, Day and 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. Our review of the expenditures for the 2007-2008 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.
3. Our review of the salary and benefit costs for the period of July 1, 2007 through June 30, 2008 did not reveal any items that were paid from the general obligation funds that did not comply with the purpose of the bonds.
4. Our review of the internal control procedures on selected invoices and review of the awarding of contracts and disbursement of funds revealed no exceptions to the basic internal control policies or the policies of the State and District.

An important aspect of administering a wide variety of projects paid for through the sale of bonds, is astute financial management. This includes determining the timing to sell the bonds to get the best rates as well as investing funds from the sale of bonds to achieve maximum income from these investments. For the 2007-2008 fiscal year the District earned over \$20,000,000 from its bond investments to go back into the various capital projects. District administrators have carefully developed and maintained proper control over the process to ensure no projects are started which cannot be completed due to insufficient funding. Other important items are: Solar power included in all projects; steps have been put into place to make sure all projects are built to the specified standards, and the safety of the students, faculty, staff and guests visiting either campus has also been taken into consideration in the planning and construction phases.

As the outgoing Chair of the Measure B Citizens' Oversight Committee I am pleased to present the 2007-2008 Annual Report and express my 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 Meetings

The Citizens' Oversight Committee meets quarterly. The meeting schedule will be established for the year at the first quarterly Citizens' Oversight Committee meeting on January 6, 2009.

Meetings are rotated among the District Office in Pleasanton, Chabot College in Hayward, and Las Positas College in Livermore, and are open to the public.

Meeting dates and other Measure B information are posted on the Measure B bond program's website:

<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 2007-2008

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

Byron Kamp
Chairman
Community Representative

Dale Kaye
Business Community
Representative

Patrick Lofft
Taxpayers' Association
Representative

John Sailors
Senior Citizens' Organization
Representative

Gordon Galvan
College Foundation
Representative
(term expired 10/08)

Richard Valle
College Foundation
Representative (appointed 10/08)

Felix Galaviz
Community-at-Large
Representative (appointed 10/08)

Waiz Badar
Student Government
Representative, Chabot College
(term expired 6/08)

Justin Reyes
Student Government
Representative, Chabot College
(appointed 6/08)

Joshua Paul
Student Government
Representative, Las Positas
College (term expired 6/08)

Brandon Hoge
Student Government
Representative, Las Positas
College (6/08-7/08)

Sudharsan Dwaraknath
Student Government
Representative,
Las Positas College
(appointed 7/08)



2008 Project Highlights

First Quarter January, February, March

- Chabot College began construction on the 33,500 square foot Instructional Office Building, which will replace the existing Building 400. It will house instructional office space and associated support space.



- Las Positas College received permit approval from the Division of State Architects to begin the procurement and construction process for the College Center for the Arts.

Second Quarter April, May, June

- Chabot College experienced a significant shift from planning and bidding activity to construction activity. Chabot College reached a project milestone with over 60% of their total Measure B construction dollars now in contract.
- Chabot College broke ground and began construction on the 51,000 square foot Community and Student Services Center, which will be visible from the campus core and Hesperian Boulevard.



- Las Positas College experienced significant progress in the second quarter of 2008. The soccer/multi-use field was turned over to the Physical Education Department for summer term use and the Aquatics facility construction remained on schedule for completion by the end of the year.
- As of the end of the second quarter, the District Information Technology Department installed 2,671 personal computers and Macs and 137 printers, in addition to providing wireless access for key student areas at both colleges.

Third Quarter July, August, September

- Las Positas College celebrated the ground breaking and construction start on the College Center for the Arts. The 52,000 square foot building will house a 500-seat main theater, a formal lobby, a 175-seat black box theater, classrooms, rehearsal rooms, faculty offices, an outdoor amphitheater with seating capacity for up to 1,500 people, two parking lots, entry plaza, and landscaping.



- The renovation of Chabot College's Building 900 was completed during this time period. The renovation modernized the inefficient classrooms and instructional space and provided expanded technical and media services. The project included installation of all new finishes, AV equipment, telecommunications systems, and electrical systems upgrades.



Fourth Quarter October, November, December

- The Learning Resource Center and Faculty Office Building re-roofing project at Las Positas College was started and finished during this time period. The roofing system is a spray applied polyurethane foam roofing which adds two inches of foam insulation covered with a highly reflective acrylic white coating for energy efficiency.
- Phases I & II of the Chabot College Athletic Facilities/ Tennis Courts are complete. This includes the seven new tennis courts and an overlay on two existing courts for a total of nine tennis courts. Other improvements include rebuilding the softball field, installing a hammer cage, and constructing several new storage buildings and a new concession stand.
- The Solar Energy Projects at Chabot and Las Positas Colleges are designed to produce one megawatt of electricity for each campus per year and satisfies 20% of the current campus demand. Photovoltaic Solar panels are designed to be mounted on the roof of carport structures erected in parking lots on campus. The construction phase began during this time period.

Measure B Audit Statement

We have audited the accompanying financial statements of the Building Fund of the Chabot-Las Positas Community College District, as of and for the year ended June 30, 2008, as listed in the table of contents. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audit.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Building Fund of the Chabot-Las Positas Community College District at June 30, 2008, and the results of its operations and cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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

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.

Chabot-Las Positas Community College District

BUILDING FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE FOR THE YEAR ENDED JUNE 30, 2008

REVENUES

Local revenues	<u>\$23,643,969</u>
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EXPENDITURES

Current Expenditures	
Salaries	711,702
Benefits	219,117
Books and supplies	22,511
Services and operating expenditures	313,395
Capital outlay	<u>56,494,321</u>
Total Expenditures	<u>57,761,046</u>

EXCESS OF REVENUES OVER (UNDER) EXPENDITURES BEFORE OTHER FINANCING SOURCES (USES)	<u>34,117,077</u>
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EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(34,117,077)
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FUND BALANCE, Beginning of Year	<u>480,958,572</u>
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FUND BALANCE, End of Year	<u>\$446,841,495</u>
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Chabot-Las Positas
Community College District

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Chancellor

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*Vice Chancellor,
Business Services*

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*Vice Chancellor Facilities/
Executive Director
Measure B Bond Program*

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Services and Planning*

College Presidents

Celia Barberena, Ph.D.
Chabot College

DeRionne Pollard, Ph.D.
Las Positas College

