

# MEASURE



## CITIZENS' OVERSIGHT COMMITTEE

20TH ANNUAL REPORT TO THE COMMUNITY 2025





MESSAGE FROM THE CHANCELLOR

This last year marked 20 years since the passage of the first facilities improvement bond measure approved by the voters of Alameda and Contra Costa County in support of the Chabot-Las Positas Community College District. These funds have supported the colleges in reimagining what a community college is and what it can be for the future of our students and in support of our communities. The investments in facilities would not have been possible without the passage of the bond measures by the voters. On behalf of the Board of Trustees, our 26,640 students annually, and our approximately 1,500 full- and part time employees, thank you for your support.

I want to acknowledge and honor our Citizens’ Bond Oversight Committee for its tremendous contribution to ensuring that CLPCCD exercises exceptional stewardship with these public funds and complies with the intent and spirit of the approved bond measures. These members dedicated community members deserve our thanks.

As we continue to recover from the effects of the global pandemic, we have seen students return to campus and are excited to greet them back with vibrant and exceptional new buildings that rival any of those available at four-year institutions of higher education.

Once again, thank you for your support of and confidence in our District and Colleges to deliver exceptional programs and facilities to meet the needs of our students, employees and the community as we prepared individuals for good-paying jobs and transfer opportunities to four-year universities.

Sincerely,

Ronald P. Gerhard  
Chancellor,  
Chabot-Las Positas Community College District



MESSAGE FROM THE COMMITTEE CHAIR

The Citizens’ Bond Oversight Committee is pleased to present our 20th Annual Report on the District’s general obligation bond program. In March of 2004, the voters demonstrated their confidence in the District and passed Measure B, a \$498M general obligation bond initiative. Funds from this initiative have been fully expended by the District. In November 2016, the voters again supported the District and Colleges by passing Measure A, a \$950M general obligation bond initiative. These bond measures, established under Proposition 39, have the common goal of improving and equipping the teaching environments to better serve our students’ needs. The Committee and the District wish to thank the community for their continued support of our students.

The principal duties of the Committee include informing the public about the expenditure of Measure A bond proceeds; ensuring that the District spends bond money only for the purposes set forth in the measures; and producing an annual report of the Committee’s proceedings and activities, including a compliance statement. In contrast, the Board of Trustees’ responsibilities **include, but are not limited to**, overseeing the bond program, maintaining the list of authorized bond projects, prioritizing projects, and monitoring progress and spending on individual projects, and overseeing the annual performance and financial audits.

The Citizens’ Bond Oversight Committee aims to meet quarterly during the fiscal year to review Measure A activities. At these meetings, District staff provide the Committee with written and oral reports and presentations, including:

- Measure A Bond Program and Project Updates
- Measure A Bond List Revision Reports
- Measure A Quarterly Summary Reports
- Staff Reports and District Updates

In addition to its meetings with staff to review Measure A spending, the Committee relied on the annual independent performance and financial audits conducted by CROWE, LLP and an oral presentation by the auditor to carry out its duties.

In conclusion, the Committee wishes to report that, to the best of its knowledge, Measure A bond proceeds have only been spent for the purposes set forth in the ballot language as approved by the voters, and is in full compliance with the responsibilities as described in Article XIII A, Section 1 (B) (3) of the California State Constitution.

The Citizens’ Bond Oversight Committee invites community members to visit the Colleges, attend its quarterly meetings and to get involved in the committee by completing the application for appointment by the Board of Trustees to the committee for any of the positions on the committee. All meetings are open to the public with dates and agendas posted on the District web site.

**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, Committee Chair  
Citizens’ Bond Oversight Committee  
Chabot-Las Positas Community College District



2024 PROJECT HIGHLIGHTS

CHABOT COLLEGE

Chabot College - Library and Learning Connection Building



Occupying a prominent position in the center of the Chabot College campus, students were invited into the facility for the start of Fall Semester 2024 to find a new place to meet, engage and study with others and connect with the Library & tutoring staff to achieve their instructional goals. This building is a stunning example of 21st century architecture in the midst of the mid-century modern campus. Here, students have found a home for individual learning communities supported by the college and emerging programs to meet the students where they are in their instructional journey. The project was completed by Rudolph & Sletten as the Contractor with Group 4 and HMC Architects providing design services for the project.

**Measure A Budget:** \$99,027,848  
**Completion Date:** July 2024

2024 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

Chabot College - S.T.E.M. (Science Technology Engineering and Math) COMPLEX



The STEM Complex (Biology Phase 2) Building will house Microbiology, Geology, and Engineering Labs along with faculty offices for the Math & Science Division. A bridge will connect the previous Biology Building with the new facility to facilitate the transfer of lab materials and students between the laboratories.

The project is currently under construction by Blach Construction with an estimated completion date of February 2026. tBP Architecture has provided design and construction administration services for this project.

**Measure A Budget:** \$62,885,524  
**Est. Completion Date:** February 2026



2024 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE

Academic Support and Office Building 2100



The building ribbon cutting was held on November 14, 2023 to welcome students, faculty and the community to this new building on campus. Students are actively engaged in the Tutoring Center, Math Emporium, and English Center along with instructional classrooms supporting interdisciplinary classes with a focus on English and Computer Studies. The building has achieved the Leadership in Energy and Environmental Design (LEED) GOLD standard for exemplary performance in energy and environmental design performance. The project was constructed by Flint Builders with LPAS Architects providing design services.

**Measure A Budget:** \$73,016,636  
**Completion Date:** July 2023

2024 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Public Safety Complex and Advanced Manufacturing



The PSC/AMT Building welcomed the community with a ribbon cutting ceremony on March 19, 2024, receiving honors from local communities, congressional representatives and others for leadership in providing first class career and technical education within the Tri-Valley communities. The facility includes active spaces for Emergency Medical Services, Fire Technology, Administration of Justice programs, along with advance technology labs supporting Welding, Manufacturing and Automotive programs. The exterior spaces are focused around hands on learning of fire apparatus and burn facilities, along with student support facilities necessary for these hands-on programs. The project was constructed by C. Overaa Construction with design services provided by Lionakis.

**Measure A Budget:** \$55,861,663  
**Completion Date:** August 2023



Agricultural Sciences: Viticulture

The new Viticulture, Enology, and Winery facilities were completed to support the instructional programs and the Campus Hill Winery operated by the College. The facility includes a classroom facility to support the winery operations and tasting room management courses offered at the College, including tastings offered of the student produced wines. The Winery Production facility contains all necessary infrastructure to support the production, processing, storage and bottling of wines by our students. One of the only production wineries associated with a community college in California, the wines produced by this new facility will continue the award-winning tradition of the Campus Hill Winery well into the future. Please stop by and enjoy the views of the Tri-Valley from this new facility from the outdoor events patio. The project was completed by Beals Martin Construction with design services provided by tBP Architecture.



**Measure A Budget:** \$12,346,726  
**Completion Date:** July 2024



## CITIZENS' OVERSIGHT COMMITTEE 2023-2024

Measure A 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 A expenditures. For questions or comments about the Citizens' Bond Oversight Committee and its activities, please call (925) 485-5234.

## CITIZENS' OVERSIGHT COMMITTEE MEMBERS

Citizens' Bond Oversight Committee members are appointed by the Board of Trustees. The following members were active during the 2023-2024 fiscal year:

Lynn Seppala, Chair,  
College Foundation

Will Macedo,  
Senior Citizen Organization

Jacques Gautreaux, Business  
Organization (resigned 2024)

Jo A. S. Loss,  
Taxpayer's Association

Margaret Smith-McCollum,  
Community-at-Large

Matthew Grubber,  
Community-at-Large

## BOARD OF TRUSTEES

Hal G. Gin Ed.D., President

Maria L. Heredia, Secretary

Linda Granger

Stephen Lanza

Harris Mojadedi

Luis Reynoso, Ed.D.

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

Bruce Griffin, Chief  
Technology Officer

Dionicia Ramos Ledesma,  
Director of Public Relations,  
Marketing and Government  
Relations

## COLLEGE PRESIDENTS

Jamal Cooks, Ph.D. President,  
Chabot College

Dyrell Foster, Ph.D. President,  
Las Positas College

## CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

*Statement of Revenues, Expenditures and Changes in  
Fund Balance (For the Year Ended June 30, 2024)*

### MEASURE A

#### GENERAL OBLIGATION BONDS FUND

##### REVENUE:

Interest	\$6,357,528
Total Revenue	\$6,357,528

##### EXPENDITURES:

Other - Non-Teaching	\$0
Classified Salaries	\$1,246,120
Benefits	\$656,325
Supplies	\$23,429
Services	\$4,660,769
Capital Outlay	\$77,573,668
Total Expenditures	\$84,160,310

##### OTHER FINANCING SOURCES (uses):

Proceeds from bond issuance, net of premium	\$252,000,000
Transfer out - debt service reserve requirement	\$0
Total Other Financing Sources (uses)	\$252,000,000

Increase/(Decrease) in Fund Balance \$174,197,218

**FUND BALANCE, BEGINNING OF YEAR:** \$73,487,851

**FUND BALANCE, END OF YEAR:** \$247,685,069



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### MEASURE A

#### AUDIT STATEMENT

Crowe Horwath LLP has performed a financial audit and provided an unmodified opinion of the Measure A General Obligation Bonds activity as of and for the year ended June 30, 2023. 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