



Yosemite Community  
College District

## MEASURE E - CITIZENS' BOND OVERSIGHT COMMITTEE

June 27, 2012 — 6:00 p.m.

Columbia College  
Community Education Room  
11600 Columbia College Drive  
Sonora, CA

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**3:45 p.m. CBOC Member Tour of Columbia College Bond Projects**

### MEETING AGENDA

**6:00 p.m. OPEN SESSION**

1. Call to Order
2. Comments from the Public
3. Committee Membership Update
  - a. Introduction of New Member – Paul Neumann (College Support Organization)
4. ☆Approval of Minutes of April 4, 2012 Meeting
5. Annual Report Subcommittee
6. ☆Bond Update
7. ☆ YCCD Measure E Budgets and Schedules
8. ☆Bond Quarterly Expenditure/Revenue Report
9. Comments from Committee Members
10. Adjournment

☆ Denotes Attachment

### ANNOUNCEMENTS

The next regular meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, October 3, 2012. Open session will begin at 6:00 p.m., in the YCCD Board Room, Yosemite Community College District, 2201 Blue Gum Avenue, Modesto, California.

Yosemite Community College District

**Measure E Citizens' Bond Oversight Committee Meeting Minutes**

YCCD Board Room  
April 4, 2012, 6:00 p.m.

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**Members Present:** Frank "Del" Hodges, Lee DeLano, Mike Sharif, Matthew Rollicheck, James West, Lyndi Love Haning, Jeff Phillips, Billie Taylor

**Members Absent:** Verle Bartels

**Others Present:** Nick Stavrianoudakis, Tim Nesmith, Mark Newton, Matt Kennedy, Gary Whitfield, Michael Guerra, Judy Lanchester, John Kane, Graciela Molina (recorder).

**1. Call to Order**

Citizens' Bond Oversight Committee (CBOC) meeting was called to order by Chair Matthew Rollicheck at 6:00 p.m. in the YCCD Board Room.

**2. Comments from the Public**

No comments from the public.

**3. Approval of Minutes of January 4, 2012 Meeting**

The meeting minutes of January 4, 2012, were approved by the Citizens' Bond Oversight Committee. A motion was made by Jeff Phillips and seconded by Mike Sharif. The motion carried unanimously.

**4. 2013 CBOC Tentative Meeting Schedule**

CBOC members discussed the proposed meeting schedule and approved the following 2013 meeting dates: January 3, April 3, July 3, and October 2. Meetings will take place from 6:00 p.m. to 7:00 p.m. at the YCCD Board Room with the exception of the July meeting which will be held at Columbia College.

**5. Project Near Completion Report**

CBOC Vice Chair Jeff Phillips requested this item on the meeting agenda. Executive Vice Chancellor Teresa Scott asked the District Controller to create a new schedule. The new schedule, titled Completed Bond Projects, was provided and reviewed by CBOC members. Discussion ensued regarding the schedule; CBOC members asked to add a projected residuals column, which is the same as the Kitchell report column "projected cost to complete." It was reported that this figure is a volatile number that will change meeting to meeting. CBOC members agreed to continue using existing schedule provided by Kitchell with an added column to identify possible contingency funds.

Frank "Del" Hodges previously inquired about trailing expenditures and moving towards a more structured process to close projects. Teresa Scott provided the YCCD Measure E Project Bond Expenditure Guideline language that was approved by the YCCD Board of Trustees on March 14, 2012. The guidelines refined procedures for closing out projects. She stated that the new language will be incorporated into the Program and Management Plan, will be put in the annual newsletter, and noted that internal project committees have been made aware of new guideline.

## 6. Bond Update

Kitchell representative Mr. Mark Newton provided two presentations to CBOC members. **CS Shipping and Receiving:** The location for this new building is MJC West Campus and will incorporate a loading dock, shipping and receiving area, a warehouse, and a maintenance and operations storage which includes an area for chemical storage. The project is currently in the Bid Phase with construction to begin in late July 2012. **CC Proposed Roadways-Pathways:** The roadways and pathways repairs for Columbia College were identified. Future upgrades include proper drainage design to avoid run-off into the reservoir and a termination and turn around of the public road between Child Development and the library. Parking will be addressed with a permanent overflow student parking lot, and increased staff parking lot, and an added lot to the north side of campus. The project will create accessible pathways for pedestrians and carts from Manzanita to Tamarack, as well as, a pathway to buildings around the north side of the San Diego Reservoir. The addition of safer walkways will be incorporated and enhanced student entry near the Alder Building.

Kitchell representative Mr. Mark Newton reviewed the written update provided to CBOC members and provided the progress of Measure E Bond projects. **Modesto Junior College:** *Infrastructure/ MJC West Roads Project- Phase II:* The project is complete, with the exception of the last phase adjacent to the Science Community Center. *Science Community Center and Great Valley Museum:* Work continues on both the interiors and the exteriors. Project completion projected for the beginning of November. *Student Services:* Project move-in is being coordinated. Ribbon cutting is scheduled for later this month. *High Tech Center:* Working on preparing the Division of State Architect (DSA) submittal. The old science building will receive an interior and exterior facelift. Work will begin when Science is moved to the new Science Community Center on West Campus. The *Ag Pavilion* budget is now including additional projects of a parking lot and adding bleachers to the interior which are being fabricated. The *Library/Learning Resource Center* project is in DSA and starting construction in the fall. *Infrastructure:* All is done except for the plaza. *Patterson Educational Site:* Meeting and working with the community to finalize the design. Work will begin the end of this year. *Turlock Educational Center:* Continue to look for property, looking to find something within the city's sphere of influence that includes power and water. *West Campus Parking Lot:* The project is in Design to add additional parking. MJC project savings have been redirected to fund this project.

Mark Newton stated there have been concerns expressed regarding the aesthetics on East Campus with new buildings. MJC is moving towards creating a more modern, high tech image. The Science and eventually the Library buildings will be remodeled and move in the modern style creating a true MJC architectural identity. Lee DeLano commented he likes the building and acknowledged the building is sustainable and environmentally sensitive.

**Columbia College:** The College is working on updating the *Facilities Master Plan*, which will include prioritization of projects for the remaining of funds. In addition, Mark Newton reported that the Columbia College Science project is going to have a

leed gold rating and has won an American Institute of Architects (AIA) award; the architect created a video to highlight the building and celebrate the award.

**Central Services:** Primary Data Center has been submitted to the DSA. Secondary Data center is in the Bid Phase. Shipping and Receiving is preparing for contractor pre-qualifications. Bid Phase to start. In addition, the *Central Services Master Plan* is posted to the web. New projects include the addition of Central Services building, which is the major project on the list.

Following an inquiry from CBOC Chair Matthew Rollicheck, Mark Newton reported that the District is in discussion with the City of Modesto about a traffic light at the main entrance to the MJC West Campus.

#### **7. YCCD Measure E Budgets and Schedules**

Mark Newton provided an overview of the Budgets and Schedules report. The document has been updated with the budget amounts for MJC and Central Services. Columbia College budgets will not be updated until their master plan is approved by the YCCD Board of Trustees. There have not been a lot of changes since the last time the report was distributed. Frank "Del" Hodges inquired about parking. It was reported there is an open lot that will incorporate about 200 spaces. Lyndi Love Haning inquired about the Patterson Planning being charged to Central Services budget, it was reported transfers will be incorporated in the future.

#### **8. Bond Quarterly Expenditure/Revenue Report**

Mark Newton provided the Measure E Quarterly Expense Report. As of February 1, 2012, MJC has total expenditures of just under \$137.7 million, encumbered \$24.8 million, and ends with an unencumbered balance of \$57.5 million. Columbia College's total expenditures amount of \$32.2 million, encumbered \$1.2 million, and an unencumbered balance of just over \$19 million. Central Services has total expenditures of \$36.4 million, encumbered \$1.8 million, and an unencumbered balance of \$35.2 million. Program wide total expenditures amount of \$207.2 million, encumbrances totaling \$28.4 million, and an ending balance of approximately \$110.4 million. In addition, Mark Newton provided an overview of possible contingency for the projects listed.

James West inquired about possible contingency funds being spent on the MJC Stadium. Teresa Scott reported the stadium was not a project originally listed on the bond. Discussion ensued regarding residual monies and arbitrage funds. Chancellor Joan Smith answered inquiries from CBOC membership regarding the accreditation for MJC and Columbia College.

#### **9. Bond Refunding**

Teresa Scott informed CBOC members regarding possible bond refunding and its implications to property owners. She has been working with YCCD Board of Trustees to look at refunding GO Bonds. In late December, interest rates were low and moved into the process to refund earlier bonds; since the process started there has been a turn in the market. Our financial statements are good for 90 days and

hope to refund \$54-\$60 million. In the event the market does not turn around, another resolution could be taken to the YCCD Board of Trustees for approval. The Bond refunding will reduce the amount of tax bills; the refunding revenue will provide relief/reduce interest rates and reduces the amount per \$100K. The intent is to reduce the bond. The District is excited about this opportunity and very happy to see the Standard & Poor (S&P) rating of AA.

**10. Comments from Committee Members**

No comments

**11. Adjournment**

The Citizens' Bond Oversight Committee meeting was adjourned at 7:00 p.m.

**The next regular meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, June 27, 2012. Open session will begin at 6:00 p.m., in the Manzanita Community Education Room, Columbia College, 11600 Columbia College Drive, Sonora, California. A tour of bond projects for CBOC members may precede the general meeting.**

Kitchell representative Mr. Mark Newton will provide CBOC members with an update on the progress of the Measure E Bond projects and will present the Quarterly Expenditure Report.

**Modesto Junior College:** *Science Community Center and Great Valley Museum:* Work continues on interior and the exterior with project completion anticipated for November of 2012. *Student Services:* The building is occupied, working on close out issues. *High Tech Center:* The project is being reviewed by DSA.

**Columbia College:** The College is finalizing the *Facilities Master Plan*. The plan will be presented to the board this month.

**Central Services:** Primary Data Center is in the Bidding Phase. Secondary Data center is in the Design Phase. Shipping and Receiving has bid under budget. The new Central Services Building is beginning architect selection.

#### Current Modesto Junior College Projects

PROJECT	STATUS	START CONSTRUCTION
Agriculture Beef and Sheep Unit	Closeout	August 2009
Infrastructure Increment II	Construction	February 2011
Science Community Center & GVM	Construction	July 2010
Student Services	Closeout	April 2010
Library Learning Resource	DSA Review	August 2012
High Tech Center	DSA Review	January 2013

#### Current Columbia College Projects

Facilities Master Plan	Planning	Tbd
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#### Current Central Services Projects





Primary Data Center	Bidding	July 2012
Secondary Data Center	Design	September 2012
Shipping and Receiving	Pre-Construction	June 2012
Central Services Building	Pre-Design	Tbd

#### Current Educational Outreach Facilities

Calaveras	Design Phase	Tbd
Oakdale	Property Search	Tbd
Turlock	Property Search	Tbd
Patterson	Design Phase	Tbd

NOTE: Definition of "Complete" for Facilities refers to "YCCD Occupancy".  
DSA= Division of State Architect.



YCCD Measure E Budgets and Schedules <sup>(10)</sup>	Measure E Budget (1)	Total Budget (2)	Total Construction Budget (3)	Bid Day Budget/ Construction Contract (4)	Cost/ Square Foot	Projected Cost to Complete	Projected Balance	Timeline														
								2009			2010			2011			2012			2013		
								Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
<b>CENTRAL SERVICES</b>																						
Ag Temp Housing	\$ 65,877	\$ 65,877			n/a	\$ 65,877	\$ -	COMPLETE				COMPLETE										
Art Building (8)	\$ 600,000	\$ 600,000			n/a	\$ 600,000	\$ -					COMPLETE										
Capital Outlay Debt Service	\$ 14,435,000	\$ 14,435,000				\$ 14,435,000	\$ -	COMPLETE														
Central Services Buildings	\$ 14,900,000	\$ 14,900,000			tbd	\$ 14,900,000	\$ -															
Central Services Master Plan	\$ 82,500	\$ 82,500			n/a	\$ 82,500	\$ -									Complete June 2014						
DTSC	\$ 1,300,000	\$ 1,300,000			n/a	\$ 1,300,000	\$ -	ONGOING														
Primary Data Center	\$ 8,000,000	\$ 8,000,000			tbd	\$ 8,000,000	\$ -									Complete June 2013						
Scheduled Maintenance	\$ 10,000,000	\$ 10,000,000			n/a	\$ 10,000,000	\$ -									Complete December 2012						
Secondary Data Center	\$ 3,500,000	\$ 3,500,000			tbd	\$ 3,500,000	\$ -									Complete December 2011						
Technology Infrastructure	\$ 10,000,000	\$ 10,000,000			n/a	\$ 10,000,000	\$ -									Complete November 2010						
Shipping and Receiving [new]	\$ 5,500,000	\$ 5,500,000	\$ 4,257,067	\$ 3,831,879	\$ 220	\$ 5,500,000	\$ -									PREVIOUSLY December 2012						
CC Facilities Operations Office	\$ 1,000,000	\$ 1,000,000	\$ 675,000	\$ 675,000	\$ 703	\$ 1,000,000	\$ -									Complete September 2013						
Patterson Planning	\$ 1,093,484	\$ 1,093,484				\$ 1,093,484	\$ -									COMPLETE						
Central Services Contingency (7)	\$ 3,092,139	\$ 3,092,139				\$ -	\$ 3,092,139															
<b>SUBTOTAL - Central Services</b>	<b>\$ 73,569,000</b>	<b>\$ 73,569,000</b>	<b>(includes \$20M investment income)</b>				<b>\$ 3,092,139</b>															
<b>Total Projects Budget</b>	<b>\$ 346,174,000</b>	<b>\$ 359,700,800</b>					<b>\$ 17,956,185</b>															
<b>Original Measure E Bond</b>	<b>\$ 326,174,000</b>																					
<b>LEGEND</b>			<b>FOOTNOTES</b>																			
Design/ Approvals/ Bidding/ Site Procurement		Cost Estimate		Value Engineering	(1) Total project budget as adopted by the Board of Trustees (1/11/2012).																	
Construction		Cost Estimate		Not used.	(2) Total project funding available to the project, including any local, state and grant funding.																	
					(3) Includes Group II, change order contingency and moving costs.																	
					(4) Bid day target that includes current day projected costs plus any escalation.																	
					(5) Not used.																	
					(6) Design duration includes state FPP submittal and review period from July 08 to January 2009.																	
					(7) Contingencies include both colleges and Central Services.																	
					(8) Art Building funded by MJC and Central Services.																	
					(9) Previous expenditures.																	
					(10) Document amended per Board of Trustees approved Program Management Plan (5/11/11).																	
Kitchell CEM 5/24/2012																						



**YCCD Measure E Bond  
Quarterly Expenditure Report  
Fiscal Year 2011 - 2012**

Expenditure Report By College	Current Budget 2/1/12	Previous Fiscal Years (2004-2011) Expenditures	Current Fiscal Year (2011-2012) Expenditures	Total Expenditures as of 4/30/12	Encumbrances	Unencumbered Balance
<b>Modesto Junior College ***</b>						
17 Auditorium Renovation/Addition	\$ 19,566,200	\$ 19,566,200	\$ -	\$ 19,566,200	\$ -	\$ -
15c Ag-Modular Living Units	\$ 3,149,907	\$ 3,149,907	\$ -	\$ 3,149,907	\$ -	\$ -
15d Ag-Animal Facilities	\$ 2,017,278	\$ 2,001,599	\$ 15,679	\$ 2,017,278	\$ -	\$ -
15e **Ag-Multipurpose Pavilion	\$ 17,659,690	\$ 12,864,644	\$ 2,316,008	\$ 15,200,652	\$ 990,219	\$ 1,468,819
16 **Allied Health & Life Sciences Building	\$ 25,360,225	\$ 16,683,661	\$ 6,003,997	\$ 22,687,657	\$ 415,115	\$ 2,277,452
**Art Building (from Contingency)	\$ 579,379	\$ 9,595	\$ 469,174	\$ 478,769	\$ 105,743	\$ (5,132)
**Campus Way Parking Lot	\$ 1,565,028	\$ 1,072,059	\$ 202,931	\$ 1,274,990	\$ 34,556	\$ 255,482
8 **Founders Hall	\$ 12,065,000	\$ 9,494,283	\$ 2,101,898	\$ 11,596,181	\$ 96,838	\$ 371,980
22 High Technology Center	\$ 16,000,000	\$ 1,179,450	\$ 407,493	\$ 1,586,944	\$ 843,866	\$ 13,569,191
**Interim Housing	\$ 3,000,000	\$ 2,215,844	\$ 235,082	\$ 2,450,926	\$ 89,464	\$ 459,611
23 Library & Learning Resources Center	\$ 9,495,145	\$ 571,691	\$ 362,297	\$ 933,988	\$ 621,314	\$ 7,839,843
Loop Road	\$ 4,480,122	\$ 1,966,753	\$ 1,288,129	\$ 3,254,882	\$ 218,555	\$ 1,006,886
Utility Infrastructure	\$ 4,480,122	\$ 2,146,956	\$ 1,147,564	\$ 3,294,520	\$ 154,809	\$ 1,030,793
2 **Parking Structure/Lot	\$ 3,916,895	\$ 3,668,164	\$ 89,818	\$ 3,757,982	\$ 4,364	\$ 154,549
32 Patterson Educational Site	\$ 5,037,370	\$ 1,283,429	\$ 135,214	\$ 1,418,643	\$ 79,741	\$ 3,538,986
27a Science Community Center	\$ 70,000,000	\$ 23,668,819	\$ 15,109,943	\$ 38,788,762	\$ 14,890,844	\$ 16,340,394
28 Softball Complex	\$ 1,531,513	\$ 1,474,163	\$ 57,350	\$ 1,531,513	\$ -	\$ -
Student Center/Career Transfer	\$ 450,000	\$ 43,487	\$ 43,868	\$ 87,354	\$ 250,038	\$ 112,607
14 Student Services Building	\$ 14,523,403	\$ 7,561,247	\$ 3,868,566	\$ 11,429,813	\$ 560,018	\$ 2,533,572
31 Turlock Educational Site	\$ 937,185	\$ 38,543	\$ 3,812	\$ 42,355	\$ 1,189	\$ 893,642
West Campus Parking Lot	\$ 850,000	\$ -	\$ 45,234	\$ 45,234	\$ 57,032	\$ 747,735
College Contingency	\$ 3,445,539	\$ -	\$ -	\$ -	\$ -	\$ 3,445,539
<b>SUBTOTAL</b>	<b>\$ 220,110,000</b>	<b>\$ 110,650,492</b>	<b>\$ 33,904,055</b>	<b>\$ 144,554,547</b>	<b>\$ 19,413,704</b>	<b>\$ 56,141,749</b>
<b>Columbia College</b>						
33 Bike Lanes & Pedestrian paths	\$ 650,000	\$ 18,925	\$ 32	\$ 18,957	\$ -	\$ 631,043
34 Bus Service Loop/Disabled Parking Lot	\$ 678,895	\$ 680,962	\$ (2,066)	\$ 678,895	\$ -	\$ -
49 Calaveras Educational Site	\$ 7,554,269	\$ 1,153,739	\$ 60,259	\$ 1,213,998	\$ 209,608	\$ 6,130,863
42 **Child Development Center	\$ 9,158,388	\$ 8,838,337	\$ 49,979	\$ 8,888,316	\$ 12,479	\$ 257,893
39 Madrone Building	\$ 2,922,988	\$ 2,920,384	\$ 2,614	\$ 2,922,988	\$ -	\$ 0
40 Manzanita Building	\$ 2,832,388	\$ 116,549	\$ 234	\$ 116,783	\$ -	\$ 2,715,605
52 Oakdale Educational Site	\$ 1,000,000	\$ 43,302	\$ 275	\$ 43,577	\$ 1,750	\$ 954,673
35 Parking Lots	\$ 1,378,726	\$ 173,190	\$ -	\$ 173,190	\$ -	\$ 1,205,536
36 Public Safety Center	\$ 2,105,553	\$ 2,105,553	\$ -	\$ 2,105,553	\$ -	\$ -
45 **Science & Natural Resources Building	\$ 22,422,313	\$ 14,118,785	\$ 2,517,216	\$ 16,636,001	\$ 676,256	\$ 5,110,055
37 Secondary Access Road	\$ 520,163	\$ 520,163	\$ -	\$ 520,163	\$ -	\$ -
College Contingency	\$ 1,271,306	\$ -	\$ -	\$ -	\$ -	\$ 1,271,306
<b>SUBTOTAL</b>	<b>\$ 52,495,000</b>	<b>\$ 30,689,889</b>	<b>\$ 2,628,542</b>	<b>\$ 33,318,431</b>	<b>\$ 900,092</b>	<b>\$ 18,276,476</b>

**YCCD Measure E Bond  
Quarterly Expenditure Report  
Fiscal Year 2011 - 2012**

Expenditure Report By College	Current Budget 2/1/12	Previous Fiscal Years (2004-2011) Expenditures	Current Fiscal Year (2011-2012) Expenditures	Total Expenditures as of 4/30/12	Ercumbrances	Unencumbered Balance
<b>Central Services ***</b>						
Aq-Trailers (from CS Contingency)	\$ 65,876	\$ 65,876	\$ -	\$ 65,876	\$ -	\$ (0)
**Art Building (from CS Contingency)	\$ 600,000	\$ 381,263	\$ 151,295	\$ 532,558	\$ 6,757	\$ 60,885
Capital Outlay Debt Service	\$ 14,435,000	\$ 14,435,000	\$ -	\$ 14,435,000	\$ -	\$ -
50 Central Services Buildings	\$ 14,900,000	\$ 159,081	\$ 5,270	\$ 164,351	\$ 152,882	\$ 14,582,767
** Central Services Master Plan	\$ 82,500	\$ -	\$ 83,880	\$ 83,880	\$ -	\$ (1,380)
DTSC (from CS Contingency)	\$ 1,300,000	\$ 727,902	\$ 189,811	\$ 917,713	\$ 148,042	\$ 234,245
Primary Data Center (from CS Bldgs)	\$ 8,000,000	\$ 474,215	\$ 106,017	\$ 580,232	\$ 212,864	\$ 7,206,904
Scheduled Maintenance	\$ 10,000,000	\$ 7,500,634	\$ 2,499,366	\$ 10,000,000	\$ -	\$ -
Secondary Data Center (from CS Bldgs)	\$ 3,500,000	\$ 285,303	\$ 118,840	\$ 404,143	\$ 236,088	\$ 2,859,769
Technology Infrastructure	\$ 10,000,000	\$ 8,768,933	\$ 295,871	\$ 9,064,804	\$ 312,071	\$ 623,125
Shipping and Receiving (from T, R, & FO)	\$ 5,500,000	\$ 299,872	\$ 180,551	\$ 480,423	\$ 418,069	\$ 4,601,508
Logistics Center (from T, R, & FO)	\$ 1,000,000	\$ 98,082	\$ 308,062	\$ 406,144	\$ 419,518	\$ 174,338
Patterson Planning	\$ 1,093,484	\$ -	\$ 855,409	\$ 855,409	\$ 238,075	\$ -
51 Transportation, Receiving and Facilities Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transportation (from T, R, & FO)	\$ -	\$ 39,740	\$ (39,740)	\$ -	\$ -	\$ -
Central Services Contingency	\$ 3,092,140	\$ -	\$ -	\$ -	\$ -	\$ 3,092,140
<b>SUBTOTAL</b>	<b>\$ 73,569,000</b>	<b>\$ 33,235,903</b>	<b>\$ 4,764,631</b>	<b>\$ 37,990,534</b>	<b>\$ 2,144,366</b>	<b>\$ 33,434,100</b>
General Fund Program Wide	\$ -	\$ -	\$ 25,064	\$ 25,064	\$ 170,984	\$ (196,048)
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 346,174,000</b>	<b>\$ 174,576,284</b>	<b>\$ 41,312,292</b>	<b>\$ 215,888,576</b>	<b>\$ 22,629,146</b>	<b>\$ 107,656,277</b>

**PROJECT CLOSED**  
 \*\*Construction Complete  
 \*\*\* Board Approved revised budget at January 2012 meeting