



MEETING MINUTES

**OHLONE COMMUNITY COLLEGE DISTRICT
CITIZENS' BOND OVERSIGHT COMMITTEE MEETING
MARCH 26, 2018**

**LOCATION:
FREMONT CAMPUS,
BUILDING 7, ROOM 7101
43600 MISSION BOULEVARD
FREMONT, CA 94539
(510) 659-6000**

CITIZENS' BOND OVERSIGHT COMMITTEE, MEMBERS PRESENT

Karen Koshy	Representative, At Large
Dr. Dan Chang	Representative, Senior Citizens' Organization
Ajmal Mundu	Representative, Associated Students of Ohlone College
Luke Zakedis	Representative, At Large
Eric Tsai	Representative, Tax Payers Association
Dr. Rakesh Sharma	Representative, Support Organization

CITIZENS' BOND OVERSIGHT COMMITTEE, MEMBERS ABSENT

Vacant	Representative, Business Organization
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OHLONE COMMUNITY COLLEGE DISTRICT, STAFF PRESENT

Dr. Gari Browning	President
Robert Dias	Bond Construction Director
Farhad Sabit	Director of Business Services
Arti Damani	Staff
Desire Andjou	Accounting Manager
Leticia Perez	Staff

CONSULTANTS

Mike Chegini	Gilbane/AKG, Communications Manager
Ann Kennedy	Gilbane/AKG, Measure G Bond Financial Manager

CALL TO ORDER

The Citizens' Bond Oversight Committee (CBOC) meeting was called to order by Committee Chair, Karen Koshy, at 6:00 PM.

1. APPROVAL OF AGENDA

Committee Member, Dr. Sharma, made a motion to approve the agenda as presented. Committee Member, Luke Zakedis, seconded the motion. The motion was unanimously carried by the Committee members present.

2. APPROVAL OF MINUTES

Committee Member, Luke Zakedis, made a motion to approve the minutes from the previous meeting that took place on January 22, 2018. Committee Member, Dr. Chang, seconded the motion. The motion was unanimously carried by all Committee members present, except Dr. Sharma, who abstained, as he was not in attendance at the last meeting.

Karen Koshy: In the minutes, the word certificated was mention in order to explain that Measure G does not pay for this type of position. What does it mean?

Dr. Gari Browning: Certificated means faculty.

3. COMMITTEE MEMBERS ATTENDANCE REPORT

Committee Chair, Karen Koshy, presented the attendance report to the Committee. The committee expressed no concerns or changes.

4. RECOGNITION OF APPOINTED/REAPPOINTED COMMITTEE MEMBERS

Committee Chair, Karen Koshy welcomed back Dr. Rakesh Sharma as a support organization representative. She also congratulated Dr. Chang on his reappointment to the Committee.

Dr. Sharma: It is a pleasure to be back on this Committee, and to continue to see the college progress; I just want to be a part of it.

5. COMMUNICATIONS FROM COMMITTEE MEMBERS

Committee Member, Luke Zakedis, informed the Committee that he is running for ASOC Senate and if elected he can no longer serve on this Committee

Karen Koshy: Can you help us recruit your replacement? That would be great!

Luke Zakedis: Yes, I will try.

6. COMMUNICATIONS FROM STAFF

Dr. Gari Browning informed the Committee that Vice President, Dr. Susan Yeager has left the District. She has accepted a position at Yosemite Community College District as the Vice Chancellor of Fiscal Services.

Farhad Sabit introduced the District's new accounting manager, Desire Andjou, who will replace John Li, who is retiring after 19 years of service. Mr. Andjou is a certified public accountant and started working on March 1st, to train with John Li.

7. COMMUNICATIONS FROM THE PUBLIC

No communication from the public.

8. UPDATE ON MEMBERSHIP

Robert Dias provided a brief update on recruitment, indicating that, in addition to the Business Organization vacancy, we have two members whose terms will run out in May of 2018. The two members are Karen Koshy and Eric Tsai. They can express their desire to extend their terms at this time.

Ann Kennedy: You can just let us know and we can put it in this meetings minutes. Then Dr. Browning can make a recommendation for your reappointment to the Board of Trustees.

Karen Koshy: Yes, I would like to extend my term and please use my old application.

Eric Tsai: I will need to get back to you, the timing is not very good right now.

9. MEASURE G PROJECT UPDATE

Joel Heyne, Project Manager with Gilbane, provided a brief presentation about current construction projects at Ohlone.

Academic Core Building (ACB)

The ACB is a \$169m project, with planned occupancy in spring of 2019. In progress are the mechanical, electrical, plumbing, and wall framing as well as exterior sheathing, roofing waterproofing and site fabrication. The ACB is now tied into the campus power grid, and bigger equipment can now be turned on; this is a huge milestone for the project.

Dr. Sharma: When you say tied in, what does this mean?

Joel Heyne: It means that we were using temporary power boxes and now we are tied into the ACB transformer which provides permanent power.

Dr. Sharma: Will there be room for a lawn area near the ACB?

Joel Heyne: Good question, yes, maybe about 8000 sq ft.

Dr. Sharma: Natural grass or artificial grass?

Joel Heyne: It will be natural grass.

Building 5 Renovations

Renovation of the Kitchen/Servery/Cafeteria and Student Space, refreshing of exterior paints to mirror the new architecture of the Academic Core Building, will take approximately 8-10 months.

North Parking Project

Lots Y, V, and W will be renovated. Fifty new parking stalls will be added as well as the construction of a new storage building for the Smith Center.

Dr. Sharma: Will this be for student parking, too?

Joel Heyne: No, these stalls will be for staff only.

Eric Tsai: The \$7m budget transfer shown, where is the money coming from?

Joel Heyne: From the original Project 6110, there was money left over; a transfer was not needed, there was a savings and it is fully funded.

For detailed information please see the presentation.

10. MEASURE G FINANCIAL UPDATE

The Measure G Financial update was provided by Ann Kennedy. The report provides information on all Measure G projects, showing \$20m in activity for the second quarter. The Quarterly summary report indicates the construction amount of \$19m which was all on the Academic Core Building, because this is our focus and the major spender.

Dr. Chang: At the last meeting you provided us with a bond list revision history report, I attempted to compare some of the numbers, and there is no correlation in the two documents.

Ann Kennedy: That's because they have a cutoff date of Sept. 13.

Dr. Chang: But the number is quite off, way off. One is \$4.8m and the other is \$1m? I can't find the history.

Ann Kennedy: Let me double check it, it's possible that there is a different cutoff date.

Dr. Chang: Some of the numbers should fall in between.

Ann Kennedy: I will personally take a look at it.

Dr. Sharma: What is being questioned?

Ann Kennedy: The bond list revision history report from the last meeting.

Dr. Sharma: Will you bring back the report that Dan is speaking of?

Ann Kennedy: Yes, I will bring both reports.

Committee member Ajmal Mundu, made a motion to approve the Measure G Financial Update as presented. Committee Member, Dr. Sharma, seconded the motion. The motion was unanimously carried by the Committee members present

11. ACADEMIC CORE BUILDINGS TOUR

Robert Dias informed the Committee that the Academic Core building tour is now planned to take place at our June 18th meeting. The weather will be better, we meet at 4:45pm in Building 7, Room 7101 and will walk to the south gate. Those present were informed that they need to wear long pants and flat, closed toe shoes; hard hats, vests and water will be provided. We will make arrangements with contractors to have personnel on site. The tour will be of Building 1, which includes administrative offices and a large lecture hall. The walls will be up and it will be a good time to do a tour.

The committee had a brief discussion on numbers and names on buildings.

12. TOPICS FOR NEXT MEETING & CONFIRMATION OF NEXT MEETING

Committee Member Ajmal Mundu informed the committee that he will be graduating in June and can no longer serve on the Committee. Ann Kennedy informed him that he can stay for up to 6 months after he leaves, so that we can look for a replacement.

Committee Chair, Karen Koshy, asked Committee members to please take a look at future meeting calendar.

Eric Tsai: Are we getting bidders for our projects? No bidders?

Joel Heyne: With the escalating prices on materials and labor shortage, it is impacting this campus as well as other construction in the area. Two small projects went to bid: we got one bidder on one project and 2 on the other project. We advertise, we make phone calls but if it's not an attractive project we will not get any bidders.

Eric Tsai: Was bid over budget?

Joel Heyne: No, it was under bid. We got lucky, but we are still being impacted by the labor shortage.

Karen Koshy: Is it both? No bidders and staff shortage?

Joel Heyne: It is a shortage of specialized labor force; they are in high demand and they are not being attracted into the industry.

ADJOURNMENT

Meeting was adjourned at 6:50 PM