

## MEETING MINUTES

### OHLONE COMMUNITY COLLEGE DISTRICT CITIZENS' BOND OVERSIGHT COMMITTEE MEETING JUNE 24, 2019

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

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#### CITIZENS' BOND OVERSIGHT COMMITTEE, MEMBERS PRESENT

Karen Koshy	Representative, At Large
Dr. Dan Chang	Representative, Senior Citizens' Organization
Michael Mayer	Representative, Taxpayers Association
Dr. Rakesh Sharma	Representative, Support Organization
Shannon Chan	Representative, Business Organization

#### CITIZENS' BOND OVERSIGHT COMMITTEE, MEMBERS ABSENT

Vacant	Representative, Associated Students of Ohlone College
Nilay Patel	Representative, At Large

#### OHLONE COMMUNITY COLLEGE DISTRICT, STAFF PRESENT

Dr. Chris Dela Rosa	Interim, Vice President of Administrative Services
Robert Dias	Bond Construction Director
Farhad Sabit	Director of Business Services
Desire Andjou	Accounting Manager
Leticia Perez	Staff

#### CONSULTANTS

Mike Chegini	Gilbane/AKG, Communications Manager
Jeff Scogin	Gilbane/AKG, Measure G Bond Financial Manager
Joel Heyne	Gilbane, Senior Project Manager

#### **1. CALL TO ORDER**

The Citizens' Bond Oversight Committee (CBOC) meeting was called to order by Committee Chair, Ms. Koshy at 6:01 PM.

#### **2. WELCOME OF NEW MEMBER**

Committee Chair, Ms. Koshy introduced new CBOC member Michael Mayer filling the Taxpayers Association seat. He is retired; he previously worked in program management, and as a corporate auditor for 9 years. He currently volunteers for the Tri-City Food Bank and is a referee for soccer games.

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES**

Committee member, Dr. Sharma, made a motion to approve the minutes from the previous meeting that took place on January 29, 2019, with a minor change on page 8. This consisted of expanding two-digit years to four-digit years. Committee member, Ms. Chan, seconded the motion. The motion was unanimously carried by the Committee members present. Committee member, Mr. Mayer, abstained as he was not yet a member when the changes were requested.

**5. COMMITTEE MEMBERS ATTENDANCE REPORT**

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

**6. COMMUNICATIONS FROM COMMITTEE MEMBERS**

No communication from Committee members.

**7. COMMUNICATIONS FROM STAFF**

Interim Vice President of Administrative Services, Dr. Dela Rosa indicated that the District received a commitment from Student Life that as soon as the school year starts, they will recruit a new Student Representative for the September meeting.

Dr. Dela Rosa reported that in November of 2018, the Ohlone Community College Foundation received a \$9.8M donation from Mr. Frank DiMino; this was divided into three funds: \$8M to Furniture, Fixtures & Equipment purchases for the Academic Core Building, \$900k to student scholarships and \$900k to support other programs. The \$8M to Furniture, Fixtures & Equipment will ensure we have all the latest technology and furniture for our Academic Core Building (ACB). Part of the agreement is that the whole ACB complex will be named after Frank DiMino. The Foundation also received other donations.

**8. COMMUNICATIONS FROM THE PUBLIC**

No communication from the public

**9. MEASURE G PROJECT UPDATE**

Mr. Heyne provided a brief overview of the Measure G project highlights regarding the current status of projects at the Ohlone Community College District.

The ACB is behind schedule due to weather; it also fell victim to the extreme labor shortage of skilled labor. We are working through other issues as well. Construction is expected to be complete later this fall, and final commissioning will trail into the winter.

*Mr. Mayer: Confidence factor?*

*Mr. Heyne: Very high that the college can hold classes in the Academic Core Buildings for spring semester. Commissioning will take some time, and it is on the critical path.*

*Mr. Mayer: How long will the walk-through take?*

*Mr. Heyne: Commissioning will take 2 plus months to get everything signed off.*

*Mr. Mayer: When will everything be open?*

*Mr. Heyne: For spring, we are confident.*

North parking structure is the next project; the existing lots are not safe, and parking is sloped, not laid out well. We are redoing those existing parking lots, and parking lots surrounding the Smith Center. We will also be adding 3000sf of storage for the Smith Center for all their props. We are adding about 42 new parking stalls, a dramatic improvement. This will tie into the ACB.

*Ms. Chan: Where will the storage building for the Smith Center be?*

Mr. Heyne indicated the storage location on the map.

*Mr. Heyne: Circulation was a problem, and we alleviated this.*

*Ms. Chan: How easy is it for disability?*

*Mr. Heyne: It will be a lot easier for a person with disabilities now that we will have an elevator at the Academic Core Buildings.*

*Dr. Sharma: What can you tell me about the weeds & irrigation, there are more weeds than plants; what about landscaping all around the campus?*

*Mr. Heyne: There are restrictions to bond money usage; we can't spend it on just landscaping but we can work on irrigation and pathways.*

Please see the presentation for more details.

## **10. MEASURE G FINANCIAL UPDATE**

Mr. Scogin from A Kennedy Group presented the Measure G financial update. He noted on page 12 of the packet a new line titled "Inaccessible Bond Authorization" that shows a negative \$4,570. This was a result of the 2014 Series B bond sale that included Capital Appreciation Bonds (CABs) which left a balance of less than \$5,000. As Series D bonds were sold in \$5,000 increments, the remaining \$4,750 was unable to be sold. The inaccessible bond authorization will be addressed via adjusting interest earnings on a future bond list revision.

Please see the report for more details.

*Mr. Mayer – Is it a 30 year bond?*

*Mr. Scogin – Yes*

*Dr. Chang – Do you have a rough idea of percent interest earned?*

*Mr. Scogin - 1.2%.*

*Mr. Sabit - Yes, approximately 1%.*

*Dr. Chang – Contingency, there is no need for it?*

*Mr. Scogin - The Board of Trustees determines when it can be released and assigned to another project.*

A motion was made by Committee member Dr. Sharma to approve the financial reports as presented. Committee member, Dr. Chang, seconded the motion. The motion was unanimously carried by the Committee members present.

Mr. Scogin provided information on Bond List Revision #17. He made note that a new project had been proposed for the renovation of Bldg. 19, and the Board of Trustees chose not to move forward with the project at this time. An amended version of the Bond List Revision was approved by the Board with the removal of that specific item.

*Dr. Sharma: Were these included in the original list?*

*Mr. Heyne: 6144 is a new project; it became necessary to complete the original goal. Any project that we have consolidated or canceled, we will need to do another scope of work before we can move forward. Before we can move, we need to do a renovation of bldg. 4 as this will be our new swing space.*

*Mr. Dias: As long as it meets the original intent of the bond, we can move forward.*

*Dr. Sharma: Are they all capital improvements?*

*Mr. Heyne: Yes.*

*Dr. Chang: Is north parking project comparable to the south parking project?*

*Mr. Heyne: No, in total 140, net gain of 40 spaces; south parking had just about 1000 spaces.*

*Mr. Dias: This is mainly to increase the space for the Smith Center.*

*Dr. Dela Rosa: Another consideration as to why we didn't expand the other parking area, we wanted to push the students up here; they have the parking structure and once portables are gone this will go back to parking.*

## **11. TOPICS FOR NEXT MEETING**

A tour of the ACB was requested by the Committee.

12. ADJOURNMENT

The meeting was adjourned at 6:54 PM.