

**SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT**  
**Bond Oversight Committee Minutes**  
**May 5, 2011 – 3 p.m.**  
**Skyline College**

Members Present:

- Linda Asbury, representative of business; term limit 1/2012
- Gita Dev, community member; term limit 1/2012
- Steve Dworetzky, active in group supporting the District (Foundation); term limit 11/2014
- Jeff Gonzalez, student member, term limit 6/2012
- Maritess Lagandaon, community member; term limit 11/2014
- Sylvia Merkadeau, representative of seniors; term limit 11/2014
- Gus Petropoulos, active in organization in support of District (retirees)
- Alan Talansky, community member; term limit 11/2014
- Victor Torreano, community member; term limit 11/2014
- Adrienne Zanini, representative of bona-fide taxpayers association; term limit 2/2015

Members Absent: none

District Staff Present: Barbara Christensen, Jim Keller, José Nuñez

Guest Present: College of San Mateo Students – Tricia Gardner, Brandon Snyder, Shawn Kann, Yasmin Mahmoud (The San Matean), and Mike Ferreira, Conservation Committee Chair, Sierra Club Loma Prieta Chapter

**Call to Order**

Committee Chair Linda Asbury called the meeting to order at 3:10 pm. She asked for a round of introductions and to include what group they represent on the Bond Oversight Committee (BOC).

**Approval of Minutes from Meeting of February 3, 2011**

Ms. Asbury asked the committee members to review the minutes of February 3, 2011 and asked if there were any corrections. Ms. Dev clarified that she asked how long the BOC would continue and not how long she would be serving on the committee. It was moved by Mr. Talansky and seconded by Ms. Dev to approve the minutes of February 3, 2011 with one correction. The motion passed with all members voting “Aye”.

**Review of Cumulative Report on Expenditures through March 31, 2011 for Measure A and Measure C**

Executive Vice Chancellor Keller summarized the financial reports as of March 31, 2011. He reported that the \$207,000,000 allocated for Measure C projects has been spent and the report shows a zero balance. The interest earned on Measure C funds was \$11,610,070 and has also been depleted. Measure A expenditures to date are \$409,188, 864 (88%) with commitments of \$20,110,378 (4%) leaving a balance of \$38,256,057 (8%). Mr. Keller said the remaining balance

of Measure A funds will be used to complete road work and the North Gateway project at College of San Mateo and Electrical Infrastructure Replacement at Cañada College and Skyline College.

**Discussion of Building 20 and Greenhouse Demolition; Action on Citizen's Complaint Regarding Appropriate Use of Bond Funds**

Ms. Christensen said that this issue is on the agenda because a citizen named Liane Benedict sent a letter to the BOC questioning the use of bond funds and whether the bond funds were being appropriately expended for demolition of Building 20. This issue has been going on for several months, where there is a group of faculty members and students at College of San Mateo who do not want Building 20 demolished and want it to remain as it is on campus. The role of the BOC is strictly to determine whether the District is expending money as promised to the voters in the Bond Measure A Projects List which was distributed before the meeting. Ms. Christensen said because this matter has received a lot of attention in the press and there are students here at this meeting who will be addressing this topic, she is going to give background information about the project, describe what the District is planning to do and the process by which we will get to this project.

Mr. Nuñez displayed photographs of Building 20, Greenhouse, Lath House, one classroom, and surrounding gardens which include the Dawn Redwood. Currently, EOPS and the College Multi Cultural Center are occupying the building, but they are moving to Building 10 and then the building will be vacant.

Ms. Christensen said that in 2006, a Facilities Master Plan was developed for all three colleges. At College of San Mateo, it was determined that Buildings 21 – 29 were to be demolished and Building 20 was to be renovated. The District applied for State funding but the funds were not granted for the Building 20 remodel. This caused the District to reevaluate the necessity for Building 20 and the cost for renovation using bond money only. The single classroom was used to support the Floristry and Horticulture programs. The Horticulture program has not been offered for two years due to budget constraints. The Floristry program is very small program serving approximately 50 students who together total 4.3 full-time equivalent students. Using historical data, about 60% of students in Horticulture and Floristry are non-majors or are taking class for self-enrichment. With the budget cuts, the Board of Trustees has developed a Core Values Statement, which places top priority on transfer programs, workforce development programs, and basic skills classes that prepare students for transfer or the job market. The Board has also said that low-enrolled programs and programs that don't have many majors in them are not things that we are going to be able to support. Currently at all three colleges, the painful process is underway to determine what classes/programs will need to be eliminated.

Ms. Christensen said that the 2006 Initial Study under California Environmental Quality Act (CEQA) anticipated that Building 20 would be remodeled. Because there is a change in that project (demolition) the District needs to study the impact that the changed project might have on the environment

The evaluation is currently underway and is being conducted by ICF International. The results of the study should be finished within two weeks and will be presented to the Board of Trustees on May 16. At that time, the Board will have to make a decision about whether they agree or not,

with the conclusion of the scientists at ICF. Also, the Board will need to make a decision on the demolition of Building 20.

Mr. Nuñez displayed an aerial map of the College of San Mateo and described the project area. Buildings 21-29 are scheduled to be demolished and a parking lot will be constructed to accommodate Buildings 10, 19 and 36. Ms. Christensen said that Administration is going to recommend to the Board to demolish Building 20, Greenhouse and Lath House, preserve about 40,000 square feet out of 102,000 square feet of the land for a garden area that can be used by the science faculty and botany classes. The District has committed to provide \$75,000 to faculty to transplant species that are critical for science classes or to purchase new specimens. A focus group consisting of faculty is working on identifying which plants in the greenhouse or gardens to be replanted.

Ms. Christensen said that when the District did not receive State funding for the Building 20 project, the decision to demolish the building was made because the building is nearly 50 years old and in great disrepair, there are hazardous materials, it is non-ADA compliant and the one classroom in Building 20 is not needed because we have added 41,000 sq. ft. of classrooms at College of San Mateo.

Ms. Christensen said she wanted to share this information with the committee because there has been a lot of discussion about this project. She said the BOC needs to make a determination whether or not the BOC believes that the District is spending the bond money as we told voters we would spend the money in the Bond Measure A Projects List. Ms. Christensen said she believes that the highlighted items on the project list do cover the demolition of Building 20 and the creation of a parking lot. (see attached Bonds Measure A Projects List)

Ms. Dev said she was shocked to see the allegation that the bond money is not being appropriately spent. She said that is a serious allegation and she appreciates receiving a copy of the letter that was sent to Jackie Speier. Ms. Dev said as a member of the BOC, she take this very seriously.

Ms. Asbury said we are here to determine, on this project list, does Building 20 fits into the criteria on how the money can be spent?

Mr. Dworetzky said it is not the BOC purview to make the decision that the students want the committee to make, which is to retain Building 20, but only to determine if using bond money to demolish Building 20 is authorized in the Bond Project List. He made a motion that bond money is being a appropriately spent according to the Measure A Bond Projects List. Mr. Petropoulos second the motion.

Ms. Asbury said with a motion and a second, now is the time for committee discussion.

Mr. Gonzalez asked if the vote we are taking now puts a stamp of approval on the master plan which will be taken to the Board of Trustees. Mr. Nuñez said the BOC can only determine if bond monies are being spent in accordance with the Bond Measure A Project List.

Mr. Torreano said it does definitely falls within the purview of this document which is quite broad and flexible and he has no issue with going forward.

Mr. Petropoulos said that this bond was approved several years ago and a lot of work has been done in the implementation process. It is inevitable that changes will occur and he believes that the project list, while it is specific in some area and flexible in others, does cover the demolition of Building 20.

Ms. Dev said that she agrees with Talansky's assessment that we have been charged with this accusation which we have no real ability to do anything about. She said she would like to go on record as saying that, she believes it is very unfortunate that there is absolutely no information made available to the public about this matter. Something that is so contentious with faculty, the students, the public, and Trustees should not be rushed though so fast.

Ms. Asbury asked if there were any other comments from the committee. Seeing there are none, opened it up for public discussion.

Brandon Snyder, College of San Mateo student, said the project list says nothing about removing the gardens for a parking lot. That is why the students are concerned.

Ms. Dev asked if the new parking lot will be ADA compliant. Mr. Nuñez said that the new parking lot will be ADA compliant.

Mr. Nuñez said the District and faculty are deciding which plants to transplant into the North garden and which plants to purchase new. Mr. Nuñez said that the \$75,000 that was discussed is subject to Board approval on May 16. Mr. Snyder said the faculty's first choice is to leave the gardens as they are.

Tricia Gardner, College of San Mateo student, said inside the courtyard of Building 20, there is a specimen with roots 20 feet deep and it cannot be moved or bought. The students are very concerned about the garden areas, especially the cutting gardens, which are used by classes. She said they were told by President Claire that a new greenhouse would be built, but that is no longer the case. Ms. Gardner asked if the Dawn Redwood tree is going to be saved. Ms. Christensen said it is currently under study.

Mr. Kann thanked the BOC for allowing the students to speak at the meeting and proceeded to read a statement from the College of San Mateo students in support of Save the Gardens. Mr. Kann asked the BOC to consider the students point of view and exercise extra scrutiny while taking action on item 4 on today's agenda. He asked the BOC to request that a new CEQA Environmental Impact Review be initiated before the Board votes on this item. Ms. Gardner said she really appreciates the BOC listening to the students because this is important to them.

Mike Ferreira, Conservation Committee Chair, Sierra Club Loma Prieta Chapter, said he has served as a city council member, planning commissioner, mayor, and other positions, so he appreciates some of the aspects that are being looked at today. Mr. Ferreira said what he didn't hear in the motion that was made, was a reference to a specific document or proposal that the motion is based on. Perhaps that would improve the motion because if you are finding something compliant there ought to be something that defines what that is.

After some discussion about the specific wording of the motion, Mr. Dworetzky said his motion is: Bond money is being spent appropriately and in compliance with to the Bond Measure A Projects List; specific to Building 20 being demolished and being replaced by a parking lot; with the preservation of the surrounding gardens involved.

Ms. Asbury said that there is a motion on the floor and called for a vote by a show of hands. There were 6-Yes, 2-Opposed and 2-Abstentions.

Ms. Asbury said the motion has carried. It is the opinion of the BOC that the information presented, does prove that bond funds are being properly spent in compliance with the Bond Measure A Project List.

Ms. Asbury thanked the guests for attending the meeting, being involved, and taking time to express their opinions. She said she also hopes that they carry this throughout their future because the community needs people to engage.

### **Update on Construction Projects**

Vice Chancellor Nuñez presented the Capital Improvement Program (CIP) Status Report. The photos showed current and recently completed projects. Highlights are as follows:

#### **Cañada College**

- Buildings 5 & 6 Renovation Project
  - Reactivation of existing academic facilities
  - Extensive code compliance and accessibility improvements
  - Addition of new exterior elevator
  - Electrical, plumbing and HVSC system upgrades
- 12kV electrical Distribution Replacement Project
  - New Building 30 to house 12kV main electrical switchgear and PG&E meter
  - Replacement of electrical equipment in Load Centers 1 and 2
  - Replacement of underground conductors between switchgear and load centers

#### **College of San Mateo**

- Building 10, College Center – New 143,000 sq ft building to house Bookstore, Cafeteria, Copy Shop, Coffee Bar, Convenience Store, Digital Media Program, Student Services, College Administration
  - Ribbon Cutting – April 14, 2011
- Center Quad with Water Feature
- Exterior Building Repainting
- Building 34 Project
  - Swing space for ITS
  - Permanent home for Fire Science storage
  - Permanent home for CSM Shipping and Receiving
- Hillsdale Parking Lots Repair and Improvement Project
  - 1150 newly striped Parking Spaces for Students
  - Enhanced Safety, LED lighting and new stairs
  - New Motorcycle Training Course Striping

- North Gateway Project
  - New 12kV electrical load center 8 to replace load center 4
  - Demolition of Buildings 20-29
  - Expansion of parking
  - Lighting, Accessibility and Landscape Improvements
  - Woodland maintenance

### **Skyline College**

- Building 4, Multicultural, Cosmetology & Administration Building
  - Ribbon Cutting – April 21, 2011
  - Building 3 Mural
  - Exterior Building Repainting
- 12kV electrical Distribution Replacement Project
  - Upgrade Load Center 2 switchgear and provide new related code-compliant underground distribution system

Ms. Christensen introduced Regina Stanback-Stroud, Skyline College President, who stopped by the meeting to say hello. President Stanback-Stroud said that everyone loves the changes on the campus. She said that Congresswoman Jackie Speier was on campus last week and she was amazed at the changes that have taken place.

### **Committee Members' Comments/Requests for Future Agenda Items**

Ms. Dev asked what time the BOC meeting ends. Ms Christensen said typically the BOC meeting is no longer than two hours. Ms Asbury suggested that the meeting time, 3:00 p.m. – 5:00 p.m. be added to the agenda to avoid scheduling conflicts.

Ms. Asbury asked for an update on the possible recovery of funds loss due to the collapse of Lehman Brothers.

At the next BOC meeting, Mr. Petropoulos would like an update on what action the Board of Trustee takes on May 16 regarding Building 20, the Greenhouse and Gardens at College of San Mateo.

Ms. Asbury asked that the “motion to adjourn the meeting” be added as the last agenda item for future meetings. She explained the reason for a “motion to adjourn the meeting” is so the Chair cannot wrap up the meeting before everything can be discussed.

Ms. Dev inquired about the copy of the letter addressed to Members of the BOC from Susan Brandt-Hawley on behalf of the concerned students. She asked if it should go on the next agenda or does it need to be discussed now. Mr. Petropoulos said there seems to be some confusion as to who is in charge of what. For example, the reference to the Board of Trustee already approving the project. Mr. Dworetzky said that the attorney is asking to continue this matter and we have chosen not to. Ms. Asbury said we have completed the request by our action.

### **Public Comments**

Ms. Asbury asked if anyone from the public had comments, other than those items on the agenda.

Tricia Gardner, College of San Mateo student, invited the BOC to attend a Teaching In the Gardens, presented by the students. This gathering will take place on May 11, from 10:00 a.m. - 1 p.m. in the garden area next to Building 20 at College of San Mateo.

**Brief Tour of Building 4 for Interested BOC Members**

Ms. Asbury invited BOC members to tour Building 4 after the meeting.

**Schedule of Future Meetings: August 4, November 3, February 2, 2012 (1st Thursday, every 3 months)**

Ms. Christensen said this item is informational. The BOC meetings are held on the 1<sup>st</sup> Thursday, every three months and none of the meeting dates have changed.

**Adjournment**

It was moved by Mr. Talansky and seconded by Ms. Merkadeau to adjourn the meeting. The motion carried, all members present voting “Aye”. The meeting was adjourned at 5:00 p.m.

## BOND MEASURE A PROJECTS LIST

### REPAIR, RENOVATION & CONSTRUCTION at District Colleges where and as needed

- Make seismic and structural upgrades
- Repair or replace roofing
- Remove hazardous materials, including asbestos
- Renovate or replace plumbing, natural gas, storm and sanitary drainage systems
- Install or upgrade building fire sprinkler and alarm systems
- Renovate and improve accessibility of restrooms
- Modifications/renovations for handicapped accessibility to classrooms, labs and other facilities, including new elevators and lifts
- Repair, modernize and construct interior and exterior instructional and support facilities on all three campuses

Install security access and communications systems to improve safety and security

- Replace or install campus signage to improve accessibility, circulation, and emergency an disaster response
- Apply interior and exterior waterproofing and painting
- Repair/replace interior finishes, including flooring, windows and wall systems, hardware, whiteboards, etc.
- Replace, repair or install erosion mitigation and landscape irrigation systems; complete other landscaping projects
- Energy efficiency projects to reduce operational costs and improve efficiency including but not limited to:
  - Install/upgrade energy management and environmental control systems
  - Repair, replace or install new heating, ventilation and air conditioning systems to improve indoor air quality
  - Repair, replace or upgrade windows
  - Replace or upgrade electrical and lighting systems
- Repair/modernize College libraries

### TECHNOLOGY AND EQUIPMENT at District Colleges where and as needed

- Upgrade or purchase new workforce development equipment (e.g., specialized equipment for law enforcement, fire safety, emergency and medical technician, forensics, nursing, biotechnology, automotive technology programs, etc)
- Upgrade or purchase new science lab equipment (e.g., microscopes, centrifuges; electronic balances, measuring scales, seismograph stations, vacuum pumps, incubators; optic systems and timers, etc)
- Renovate, upgrade or install infrastructure for networks to support instructional and administrative functions including distance learning
- Upgrade or replace computer hardware and software, including audio visual equipment
- Replace or upgrade obsolete communications and broadcast systems
- Replace or upgrade classroom equipment, furniture and fixtures (e.g., desks, workstations, chairs, tables, podiums, screens, lecterns, white boards, etc) and equipment and machinery to support College operations,
- Upgrade College emergency and disaster response systems, in coordination with City and County agencies.
- Update College library collections

## **MAJOR PROJECTS at Cañada College, College of San Mateo and Skyline College**

- Reconstruction/renovation of facilities to accommodate fire science, law enforcement, emergency and medical technician programs
- Reconstruction/renovation of existing facilities for nursing, anatomy and other science laboratories and classrooms
- Renovation of facilities to house the Emerging Technologies Center, including computer forensics, nanotechnology and bio-medical technology programs
- Reconstruction/renovation of existing facilities to support Math and Multimedia Programs
- Construction of new Workforce Development Center for programs such as biotechnology training programs, the Center for International Trade Development and other economic development programs
- Renovation/new construction of facilities to house the Student Support Services Center (e.g., admissions, financial aid, counseling, etc)
- Renovation or construction of an Early Childhood Development Center
- Construction of new High Tech Automotive Instructional Center
- Demolition of outdated, non-compliant structures
- Other property acquisitions and improvements to meet student and community needs, including payment of lease obligations, to accommodate growth and improve accessibility
- Repair, replace and re-route existing roadways, pedestrian walkways, parking and public transit facilities to improve accessibility, circulation, safety and emergency response
- Reconstruction/renovation of existing facilities to support the University Center