

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT
Bond Oversight Committee Minutes
June 2, 2016
SMCCCD District Office Board Room

Members Present:

- Steve Dworetzky, Vice Chair, community member
- Vijay Gupta, senior community member
- Frank Pagliaro, community member
- Gus Petropoulos, active in organization in support of District (Retirees and Foundation)
- Victor Torreano, community member
- Adrienne Zanini, representative of bona-fide taxpayers association

Members Absent:

- Alan Talansky, Chair, business representative
- Dennis Zheng, student representative

District Staff Present:

- Nicole Wang, Controller
- José D. Nuñez, Vice Chancellor, Facilities Planning, Maintenance & Operations
- Chris Strugar-Fritsch, Director of Capital Projects
- Gohar Momjian
- Jan Phemester, Staff Assistant

Guests Present:

- No guests attended.

Call to order

Mr. Dworetzky called the meeting to order at 3:05 pm.

Introduction of New Member Vijay Gupta

Ms. Momjian introduced Mr. Gupta. Mr. Gupta was appointed to the Bond Oversight Committee by the District Board of Trustees on February 17, 2016. Mr. Gupta worked for the City and County of San Francisco as a Mechanical and Electrical Engineer for 33 years and retired about 12 years ago.

Public Comments on Non-Agenda Items

None.

Approval of Minutes from Meeting of March 3, 2016

Mr. Pagliaro noted that his name is incorrectly spelled on page 3. Ms. Zanini noted a typographical error on page 3 as well.

	Dworetzky	Gupta	Pagliari	Petropoulos	Talansky	Torreano	Zanini	Zheng
Motion			x					
Second				x				

Ayes	5
Noes	
Abstain	

Motion passed.

Review/Accept Cumulative Report on Expenditures and Small Project Expenditures through March 31, 2016 for Measure A and Measure H

Mr. Pagliaro asked about funds not spent from Measure A. Ms. Nicole Wang reported that Measure A projects are projected to be completed by June 2016. Mr. Nuñez said the funds are encumbered, but will likely not be spent until December 2016. Mr. Pagliaro asked if the District will be required to pay taxes on those funds. Ms. Wang said we do an arbitration calculation annually and so far we have not had to pay any taxes.

Ms. Wang reported that total Measure A budget is \$468M. Total expenditures to date are \$465,871,294 or 99.55%. Total commitments to date are \$1,085,600 or 0.23%. Balance available to date is \$1,041,161 or 0.22%. Ms. Wang reported all Measure C projects were completed by June 2011.

For Measure H, voters approved \$388,000,000 and the first issuance was \$127,000,000 in May 2015. Total expenditures to date are \$1,624,737. Total commitments to date are \$1,413,072. Balance available to date is \$384,962,191.

Districtwide Projects Measure A budget is \$64,745,808. Year-to-Date (YTD) expenditures are \$63,568,640 or 98.19%. Commitments are \$157,813. Balance available is \$1,019,355. The top three unfinished projects are Project Requirements/Compliance (\$761,000), Computer Lab Replacement Project (\$188,000), and Banner/Emergency System Upgrades (\$71,000). Districtwide Projects Measure H budget is \$281,250,000. YTD expenditures are \$1.5M. Total commitments to date are \$748,000. Available balance is \$279M with a total of 13 projects.

Cañada College Projects Measure A budget is \$36,479,602. YTD expenditures are \$36,383,200 or 99.74%. Commitments are \$96,401 (Small Projects and Emergency Building Repair Fund). Balance available is \$0. There are only two unfinished projects: Small Projects (\$80,000) and Emergency Building Repairs (\$16,000). Cañada College Projects Measure H budget is \$23,860,000. YTD expenditures are negative due to the plan to spend down Measure A, and transfer those expenditures from Measure H to Measure A. Total commitments to date are \$60,000. Balance available is \$24.3M with a total of 4 projects.

College of San Mateo Projects Measure A budget is \$270,568,473. YTD expenditures are \$269,757,397 or 99.70%. Commitments are \$787,324. Balance available is \$21,806. There are only two unfinished projects: Small Projects (\$17,000) and Emergency Building Repairs (\$5,000). College of San Mateo Projects Measure H budget is \$22,370,000. YTD expenditures are \$320,000. Total commitments to date are \$225,000. Balance available is \$21.8M with a total of 5 projects.

Skyline College Projects Measure A budget is \$96,206,117. YTD expenditures are \$96,162,056 or 99.96%. Commitments are \$44,061 (Emergency Building Repair Fund). Balance available is \$0. All projects are completed. Skyline College Projects Measure H budget is \$60,520,000. YTD expenditures

are \$301,000. Total commitments to date are \$379,000. Balance available is \$59.8M with a total of 7 projects.

Cumulative bond interest earned as of March 31, 2016 for Measure A is \$33,489,249. Expenditures are \$29,125,992 or 86.98%. Commitments are \$4,228,796. Balance available is \$134,461. Measure H cumulative interest earned is \$1,084,873. Interest is holding in a Measure H interest reserve account and will be released when the construction budget is finished. Estimated Fiscal Year 2015-16 interest income is \$1.2M. The County Pool current interest rate as of March 31, 2016 is 0.99%.

Mr. Pagliaro asked about Bond Interest. Ms. Wang said the Bond Interest is reported to the District every month, and the County disburses interest earnings to us quarterly. Mr. Nuñez said we historically let the interest accumulate and then allocate it toward a large project approved by the Bond.

Mr. Pagliaro asked that the Financial Report presentation be included in the packet for the next meeting so that members may review the information before the meeting.

Emergency Building Repair Fund (EBRF) & Small Projects

Mr. Nuñez reported that there is a line item for Emergency Building Repair Funds (EBRF) and Small Projects for each campus. The Facilities Managers at each campus request funding for small projects. Mr. Nuñez and Ms. Arlene Calibo, the Facilities & Public Safety Business Manager, validate that the request is within the guidelines of the project list and then grant authorization. Mr. Petropoulos asked how much is allocated to each college. Mr. Nuñez said on average \$400,000 per year per campus is allocated, based on historical data. There are various sources of funding for small projects, but the list that the Bond Oversight Committee is reviewing includes Bond funds only. Mr. Pagliaro asked if there is a limit to designating a project a “small project”. Mr. Nuñez said \$30,000 is the determining factor whether it’s a small project. Sometimes an accumulation of small items will be authorized.

Update on CIP3 Projects, Rollout and Timing

Mr. Nuñez presented an update on CIP3 projects. College of San Mateo projects include the Softball Field Turf Replacement Project. Mr. Petropoulos asked if we are using the same field turf that has been linked with causing cancer. Mr. Nuñez replied that this topic is very controversial and there are years of studies on the infill of the synthetic turf. No evidence has proven that the materials in the infill cause cancer. At Cañada College and Skyline College the soccer field infill was changed from sand and rubber to organic materials due to the season of soccer and the temperature of the field. Organic materials do have a moisture content that needs to be maintained so there is a slight increase in water utilization. Mr. Nuñez also said that within the last 18 months the District has replaced six out of seven synthetic fields. Mr. Nuñez also discussed the College of San Mateo Marie Curie Parking Lot Repairs project.

Mr. Chris Strugar-Fritsch provided a project update on the Cañada College Kinesiology and Wellness Building (Building 1). Mr. Strugar-Fritsch reported that the District has received Requests for Statement of Qualifications (RSFOQ) from seven Design Build Entities. Design Build Entities consist of a General Contractor and an Architect of Record. The District will short list the seven Design Build Entities down to three and will then issue a Request for Proposal (RFP) to the three short listed firms. The District’s intention is to submit an Intent to Award to the Board of Trustees by the end of Sept. The Design Build Entities that responded to our RSFOQ are SUNDT Construction and LPA, Inc., Turner Construction and KMD Architects, DPR Construction and LPAS Architecture, Hunt Construction Group and Gensler, McCarthy Building Companies and Kwan Henmi Architecture, and Blach Construction and ELS Architecture & Urban Design. The District has worked with McCarthy Building Companies, Kwan

Henmi Architecture, LPA, Inc. and KMD Architects in the past. LPAS Architecture has recently completed the Criteria Documents for the Skyline College Building 1 Project.

Mr. Strugar-Fritsch also gave a project update on the Cañada College Math and Science Building (Building 23). The Math and Science Building is a \$55 million project, which will include classrooms, laboratories, laboratory prep spaces, and large and medium lecture halls. The District is envisioning a three story building including programs such as Earth Science, Astronomy, Biology, Anatomy, Physiology, and Radiology Technology.

Mr. Torreano asked if there is interaction between faculty, staff and the architects to give feedback about what exactly they need in the building. Mr. Strugar-Fritsch replied that that phase is called “programming” and a cost benefit analysis is complete for both Cañada College Math and Science (Building 23) and Cañada College Kinesiology and Wellness (Building 1).

Mr. Strugar-Fritsch continued with a project update on the College of San Mateo Theatre Modernization (Building 3). The Theatre modernization project is a \$12.2 million project. The project includes audio visual, electrical, and mechanical updates, ADA access, updating interior dressing rooms, restrooms, rehearsal areas, replacing seating and adding ADA seating.

Mr. Strugar-Fritsch continued with a project update on the College of San Mateo Student Life & Learning Communities modernization (Building 17). This building will include programs such as PUENTE, Honors, and Veterans. This is a \$4 million project. The project also includes a new roof. Mr. Pagliaro asked about where the funding comes from for adding items to a project – such as a roof. Mr. Nuñez replied that in this case it came from the District Wide Infrastructure Improvements line item.

Mr. Torreano asked about bidding for each project. Mr. Strugar-Fritsch replied that the bidding process depends on the project size and complexity. Each project is unique with its own process for soliciting qualifications and proposals.

Mr. Strugar-Fritsch continued with a project update on the College of San Mateo Engineering & Technology Building (Building 19). Existing Building 12 and Building 19 will be demolished. The new building will include classrooms and laboratories for programs such as Engineering, Architecture, Emerging Technologies, and Computer Science. The project will also include a “Maker Space” which will be an enterprise operation run by the District’s Auxiliary Services. The “Maker Space” is essentially an office space for lease that includes workshops, 3D printers, welding labs, woodshop tools, etc. The intention is for the public to use this space to make a prototype for a fee. The site is impeded right now with a Supreme Court CEQA lawsuit that is pending. In the meantime, the District is moving forward with the Programming Phase and generating Criteria Documents.

Lastly Mr. Strugar-Fritsch gave a project update on Skyline College projects including the Social Science and Creative Arts Building (Building 1). The existing Building needs significant seismic and ADA upgrades, so it will be demolished and a new building built. The Programming Phase is completed for this project. The Design Build Entity selection will begin Fall 2016. This project is complicated because Skyline College’s Central Plant (Boiler, MPOE, etc.) is located underneath the existing building.

Mr. Strugar-Fritsch continued with the Skyline College Environmental Studies Building (Building 12). The building will be located on the Vista Point, which overlooks the Pacific Ocean. The building will include academic and enterprise operations including classrooms, laboratories, faculty offices, event spaces, and a catering kitchen. The Design Build Entity selection will be begin end of June 2016. Mr. Dworetzky asked about “enterprise operations” and public push back on bond funds being used for these types of projects. Mr. Nuñez replied that there was a Grand Jury investigation a few years ago when the San Mateo Athletic Club was opened in the College of San Mateo’s Health & Wellness Building 5. The

Grand Jury found that operating a private athletic club on campus was consistent with other College District enterprise activities, and that the private use of public facilities on a fee basis is a widespread and generally accepted practice in San Mateo County.

Mr. Strugar-Fritsch continued with Skyline College Lot L expansion project. Currently the parking lot is 350 spaces and will be expanded to 600 spaces. The project includes the removal of Building 16 (old portable building). The Child Development Center play yard will be reconfigured and updated. Construction will be completed by December 2016.

Mr. Torreano asked about the Skyline College Faculty & Staff Housing project. Ms. Momjian replied that the College was in the process of receiving responses to a Request for Proposals for the sale of approximately 6 acres of surplus land for the development of single family housing, and the construction of faculty and staff housing on the adjacent 2 acres of land. The proceeds from the sale of land will be used to finance the faculty and staff housing.

Mr. Strugar-Fritsch completed the project update with the Skyline College Pacific Heights Swing Space project (Building 19). The intent of the project is to use Pacific Heights for swing space during Building 1 construction and Building 2 modernization. Skyline College currently has a total of 56 classrooms. When Building 1 is demolished, Skyline College will lose 21 Classrooms. The District is working with the Skyline College Vice President of Instruction on integrated planning to adequately accommodate students in classes. Mr. Petropoulos asked about the possibility of using portable buildings. Mr. Strugar-Fritsch said portable buildings are small and expensive. The modernization of the Pacific Heights Swing Space is scheduled to begin Summer 2017.

Mr. Nuñez and Mr. Strugar-Fritsch discussed the Schedule of Construction at Skyline College and integrated planning.

Committee Members’ Comments/Requests for Future Agenda Items

None

Schedule of Future Meetings: September 1, 2016 and December 1, 2016 (first Thursday every three months)

Motion to Adjourn

	Dworetzky	Pagliaro	Petropoulos	Talansky	Torreano	Zanini	Zheng
Motion			x				
Second		x					

Ayes	5
Noes	
Abstain	

Motion passed
Meeting adjourned at 4:50 pm.