

MEASURE



CITIZENS' OVERSIGHT COMMITTEE

19TH ANNUAL REPORT TO THE COMMUNITY 2023





MESSAGE FROM THE CHANCELLOR

Passage of the Measure A \$950 Million Bond, approved by voters in June 2016 has led to exciting changes at both Chabot College and Las Positas College. In this annual report, you will get a glimpse into projects that have been completed and those upcoming projects that are transforming both campuses with your generous support of Measure A. Our programs, and the Measure A funding, enable us to continue preparing students, veterans, and workers for good-paying jobs and transfer opportunities to four-year universities.

Las Positas College projects have been celebrated with the community and our students. The new Academic Support and Office Building opened in August of 2023. This facility meets the needs of students with new computer labs, classrooms, Math Emporium, tutoring center, reading and writing center, as well as, open computer labs, faculty offices and expanded library operational support spaces to meet the daily needs of students across multiple curriculums. Additionally, the Public Safety Complex, Buildings 3400 and 3500, was opened for Fall 2023 classes and offers instruction for automotive, advanced manufacturing, welding, shared computer labs, and classrooms and spaces specifically for our public safety programs. These public safety programs include Administration of Justice, Fire Service Technology, and Emergency Medical Service training facilities.

Several other projects are in the design or early construction phase on the Las Positas Campus. These include a Cultural Community Center renovation in Building 2400, the new Agricultural Sciences – Viticulture Project, which will include a new teaching winery, for wines produced by the students on campus from locally sourced grapes, and the kickoff of the design of our new STEAM project. This new building will include instructional labs and classrooms supporting Science, Technology, Engineering, Arts, and Math programs.

Chabot College celebrated the completion of the Biology Phase 1 and the design of Biology Phase 2 buildings. This new complex of buildings will support new Anatomy, Physiology, Microbiology, Geology and Engineering along with faculty offices to support all of these instructional labs. Construction on Phase 2 will begin in 2024. The new Library and Learning Connection building continues to progress through construction and we anticipate opening the building for student access in Fall 2024.

Projects in design on the Chabot College campus include the Athletic Stadium Renovation project which will improve access and accessibility to the venue for students, athletes, and the public. The campus continues to work on efforts to improve sustainability and to be a leader in technology with the Microgrid project. This project looks to being battery energy storage to the campus, linked to the existing solar panels and electrical infrastructure to reduce total energy costs, provide resiliency to the electrical systems and support emergency operations on the campus in the event of natural disasters within the community. Maintenance and Operations staff will be provided new facilities upon approval of the plans at the Division of the State Architect in 2024 to meet the needs of the college and facilities that have adapted from post pandemic sanitation and sustainability practices.

The CLPCCD extends our sincerest appreciation to the Measure A Citizens' Bond Oversight Committee. On behalf of the Board of Trustees and the Measure A Citizens' Bond Oversight Committee, thank you for your continued support!

Sincerely,
Ronald P. Gerhard

A stylized, handwritten signature in black ink, appearing to read 'R. Gerhard'.

Chancellor
Chabot-Las Positas Community College District

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE

New Academic Support and Office Building 2100



The new Academic Support and Office building is being built in the location of old buildings 2100 & 2200. The project consists of the following elements and programs: English Center incorporating classrooms, computer lab, tutoring and study areas. The Math Center incorporates classrooms, labs and the Math Emporium program. Computer Studies will have additional computer labs, networking, maker space and open labs with the expansion of library functions including reference desk, study areas, expanded staff offices, and library operational support spaces. There will also be faculty offices, Dean's suite and student gathering, and support spaces.

The Building Ribbon Cutting Ceremony was on November 14, 2023 and was a lovely celebration for the college. On November 29, 2023, the building received Division of the State Architect (DSA) Certification of Compliance. This project follows California State regulations as to the safety of design and construction of public schools, and for the accommodation of persons with disabilities. Furthermore, B2100 achieved GOLD LEED (Leadership in Energy and Environmental Design) Certification.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Public Safety Complex/Advanced Manufacturing and Transportation Facilities (PSC/AMT)



The new Public Safety Complex/Advanced Manufacturing and Transportation Facilities (PSC/AMT) will replace outdated facilities in Buildings 600A, 800 and 2200. The Public Safety programs will include Administration of Justice, Fire Service Technology and Emergency Medical Services programs. A Risk Management Training Apparatus is incorporated as part of the Fire Service Technology program. The Advanced Manufacturing and Transportation programs will include Auto Technology, Advanced Manufacturing and the Welding Technology programs. There will be shared support for both programs which includes a computer lab, classrooms, faculty offices, conference and student gathering spaces.

The Public Safety Complex/Advanced Manufacturing and Transportation (PSC/AMT) building construction was completed in the Summer of 2023 and the building was placed in service. The college anticipates holding the Building's Ribbon Cutting Ceremony in the Spring of 2024. We are in the process of receiving Project Certification from the Division of the State Architect (DSA) in early 2024.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

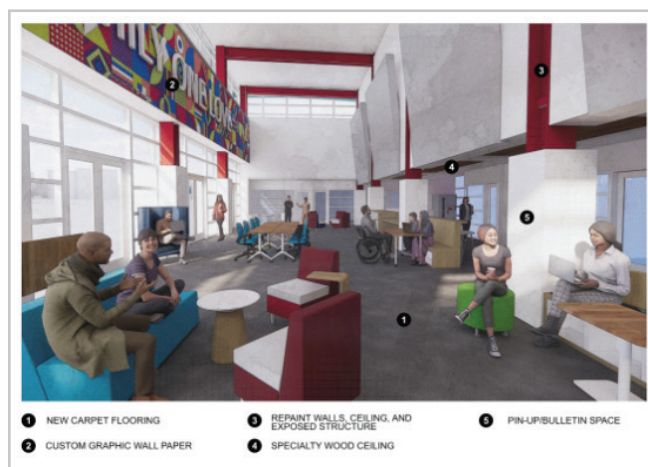
Temporary Faculty Village Removal and Parking Restoration Project



The Temporary Faculty Village previously housed faculty displaced by the new Academic support and office building during construction. After the completion of the New Academic Support Building (B2100), the District completed a project to remove the modular buildings and restore Parking Lot G to its existing conditions. The work consisted of disconnection of utilities including electrical, fire alarm, data, domestic water and sanitary sewer lines; disassembly of ramping system as well as salvaging district-owned devices, signage, tack board and marker boards. Restoration of the parking area included grinding down asphalt lifts, back-fill, slurry coating, site fencing reconfiguration, and re-installation of existing parking signs and wheel stops.

The Temporary Faculty Village Removal and Parking Restoration Project was completed in Summer of 2023 and parking lot G was turned over to the campus in the Fall Semester of 2023.

Cultural Community Center Project, Building 2400



The new Cultural Community Center will be a home to the LGBTQ+, Dream Center, Puente, AAPI, and ESL student communities. Room 2401 will be renovated to include dedicated spaces for each program to host club meetings as well as a communal open space with flexible seating for all students to “chill and chat”, study, and host events. Additionally, the center will include “hoteling” offices for support services such as counselors, immigration lawyers and financial advisors. The scope of work includes new furniture, flooring, paint, signage and upgraded lighting, audio-visual and fire/life safety systems.

During the design phase, the architect completed the programming and schematic design phase and will continue to engage with the end-users during the design development phase.

The Cultural Community Center Project is anticipated to be submitted to the Division of the State Architect (DSA) in February 2024 and Construction will begin in the Summer of 2024.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

AG Science: Horticulture Project



The New Horticulture Facility will replace the facilities currently located in Building 800 located near the Maintenance and Operations facility and the Track and Field at the upper northeast part of campus. The project also includes additional parking lot for faculty and students. The Horticulture Facility includes classrooms, labs, offices and a resource area, a greenhouse and shade structures. The outdoor growing areas will have soil bins, equipment storage and an outdoor learning patio.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

AG Science: Viticulture Project



The New Viticulture Facility will replace the existing facilities currently located in/outside of Building 800. The Viticulture Facility will be located at the main entrance off the Campus Hill Road. A new roadway, pedestrian pathway and limited parking will connect the new facilities to the existing campus. The project will include general site grading and utility infrastructure; classroom and lab, office and resource areas, crush pad, equipment storage, cold storage, barrel storage and an outdoor patio. The classroom will be a flexible space converting into a tasting room and event space.

During the construction phase, the general contractor completed the steel erection and the metal decking for both buildings. The rough grading for the outdoor patio is complete. The metal framing, electrical, mechanical, and plumbing rough-in are in progress. Roofing installation for both buildings is also in progress.

The Viticulture Project is anticipated to be completed in the Spring of 2024.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Landscape Renovation Project



The landscape renovation project was developed after the removal of the B100 portable classroom buildings. The area renovated at the entrance to the campus included lighting, new seating areas, shade trees, and more. New campus signage and flagpoles are included in the project. The project will continue up to the front of the Multi-Disciplinary for use by students, staff, faculty, and the community. The project has included alternates for an outdoor classroom and a labyrinth for use by all.

In the construction phase, the general contractor completed grading, soil amendment, and installation of irrigation mainlines, paving, plants, trees, sod installation, campus sign, flagpoles, new concrete flatwork, and the majority of the basalt benches. The project will continue with the last of the basalt seat installation and working on punch list items. A final change order was approved at the December Board meeting and a notice of completion to follow at the January 2024 Board meeting.

2023 PROJECT HIGHLIGHTS

LAS POSITAS COLLEGE CONTINUED

Hillside Erosion Restoration Project



The Hillside Erosion Restoration Project is being implemented to install a new plumbed pathway for storm water to flow down the east hillside of the campus without eroding away the existing grading during severe storm events. Re-establishing the east hillside and gravel roadways that were damaged during past storm events is also included in this project.

In the design phase, the design has progressed to 80% Construction Documents and conceptual estimates are in progress.

Science Technology Engineering Arts and Math / STEAM Project



The new STEAM Building will be developed in the footprint of the existing B600 and B800 buildings and adjacent to the campus boulevard. The New STEAM building will include the following elements and programs residing in the building: laboratories and preparation spaces for STEAM related programs, classrooms, computer labs, shared meeting rooms and workrooms. There will also be faculty offices and shared adjunct space, arts, media and photography programs, outdoor garden and display area. Renovations to the amphitheater and to Building 1800 are part of this project. The demolition of existing buildings 600, 600A/B, 800 and adjacent covered walkways are included in this project.

In August, we kicked-off the programming phase of the project with the college's user groups. Meeting bi-weekly with the Design Team and User groups over the last several months has brought this phase of the project to completion. In January 2024 when the college returns from winter break, we will kick-off the next phase of the project, which is the Schematic Design where the Design team will have additional meetings with the User Groups and we will begin to see how the building will start to layout in its new space. We have issued a request for proposal for a Lease Lease-back contractor who will be chosen by a panel of college administrators, user group participants and maintenance and operations personnel who will partner with the college and district and design team to build the new STEAM project.

2023 PROJECT HIGHLIGHTS

CHABOT COLLEGE

New Biology Building Phase 1



The new Biology Building at Chabot College includes five new teaching laboratories with adjacent prep rooms, a Cadaver room, greenhouse and teaching support spaces. It is located adjacent to existing Biology Building 2100 where parking lot C used to be. The Board approved the Construction contract in February 2018 and construction commenced on March 12, 2018.

The project is complete, and classes began Spring of 2022.

New Biology Building Phase 2



The New Biology Facility Phase 2 Building will be home to Microbiology, Geology, and Engineering. The building will be placed within the footprint of the existing Building 2100 after it has been demolished. There over 35 new offices planned for Math and Science Faculty including adjunct faculty office space. The Mesa Center will also be located on the ground floor of the building.

The project is currently at the final construction document backcheck phase with DSA. Blach Construction was awarded the Lease Leaseback contract and the project is in Guaranteed Maximum Price (GMP) negotiations. It is anticipated that the GMP will go for Board approval in January 2024. Construction is slated to begin February 2024.

2023 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

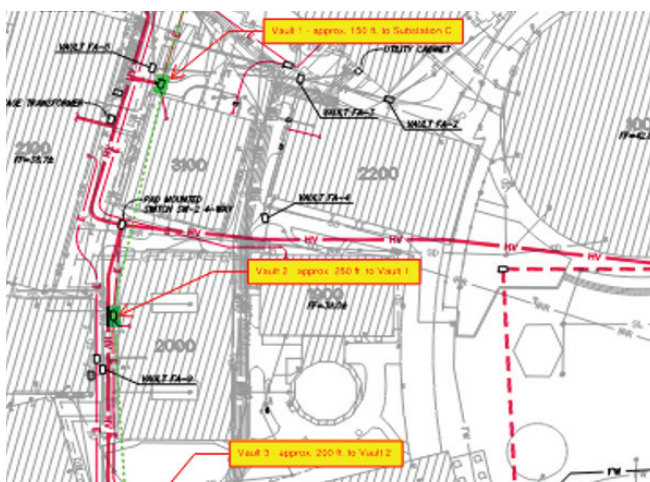
Chabot College - New Library and Learning Connection Project



The new Library and Learning Connection Center is being built in the middle of Chabot College's grand court, adjacent to building 1700. The new building will contain a new library, offices, classrooms, computer labs, tutoring and study spaces. The facility will be four (4) stories on the north side of the building and three (3) stories on the southside. The project will also consist of the associated site work adjacent to the new building.

Rudolph and Sletten has been brought on board as the Lease - Leaseback General Contractor. Per DSA recommendation, the project was divided into two increments. Increment 1 was the soil preparation work for the foundation system. Increment 2 is the building and adjacent site work. The contractor is installing interior glazing and started interior finishes.

Chabot College – Campus Infrastructure Electrical Distribution



The Infrastructure Electrical Distribution project consists of providing a new electrical service to building 1800 prior to the removal of building 2100, which makes way for the new building 2100 Biology Phase 2 project. Building 1800's electrical service comes from building 2100.

The design contract was awarded to Salas Obrien. This project was completed November 2023, and is in the closeout phase.

2023 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

Joint Use Hayward Fire Academy



The City of Hayward and Chabot-Las Positas Community College District have reached agreement on a partnership to jointly develop a new regional center for firefighter, paramedic, rescue, and emergency response education and training. The new \$70.9 million Regional Fire Training Center will be constructed at the City's Hayward Executive Airport as a campus with classrooms, offices, a training tower and other facilities for urban search and rescue, and other types of emergency response, as well as a new Hayward Fire Station #6. The training center will become the new home of and allow for expansion of Chabot's fire academy. Through the partnership, Hayward Fire Department will add both a world-class training facility and a new fire station that can serve Hayward Executive Airport, surrounding neighborhoods and industrial areas west of Interstate 880. High school students in Eden Area Regional Occupational Program career preparation courses taught by Hayward firefighters also will benefit.

The ribbon cutting ceremony for this project was held in June of 2023.

Chabot College Microgrid



This project includes the procurement and installation of three (3) shipping container batteries which will serve as an emergency battery back up on campus. The plans for the project are being revised to meet DSA requirements.

Campus-wide Fire Water System Upgrades



This project added a connection point between the new fire line at the Baseball Field and the existing loop system on campus. This will help increase the water flow at various points of the loop. This was necessary because some of the fire hydrants on campus had water flow rates below minimum requirements for future development.

2023 PROJECT HIGHLIGHTS

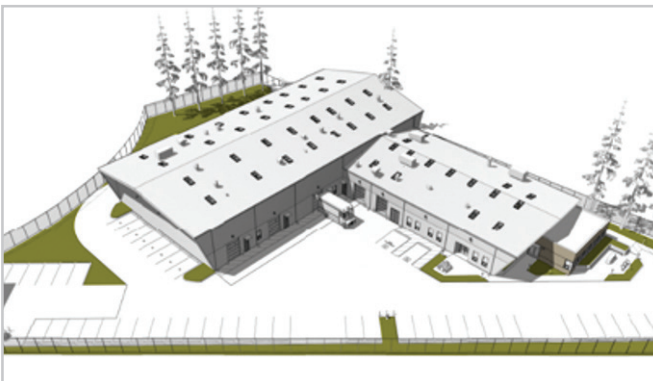
CHABOT COLLEGE CONTINUED

Pathways and Parking Lot Improvements



This project consists of widening an existing sidewalk and installation of a new sidewalk, revised vehicular and pedestrian circulation, new signage, drainage inlet restoration, parking stall improvements, ADA access improvements, charging station improvements, as well as landscaping, traffic islands, and new trees in Parking Lot E.

B3000 Maintenance, Operations, Warehouse & Garage



The existing Maintenance and Operations Facilities (M&O) will be replaced with a new building that will better serve M&O's functional needs. It will include offices, employee facilities, a warehouse, vehicle maintenance, and new shops. It will also have a covered outdoor area, equipment enclosure, a parking area tied to an outdoor yard, and vehicle storage.

District-Wide Security Management System Refresh Project



The Security Management System Refresh (SMSR) Project will upgrade the existing Security Management Systems. The SMSR project is considered a “technology refresh” meaning system servers and software, field panels and controllers, card readers, and cameras will be replaced but existing infrastructure and existing functional field devices and field hardware will remain. The new systems and devices will employ current data encryption and communication technologies that greatly enhance the security of the data being stored and transmitted by these systems.

2023 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

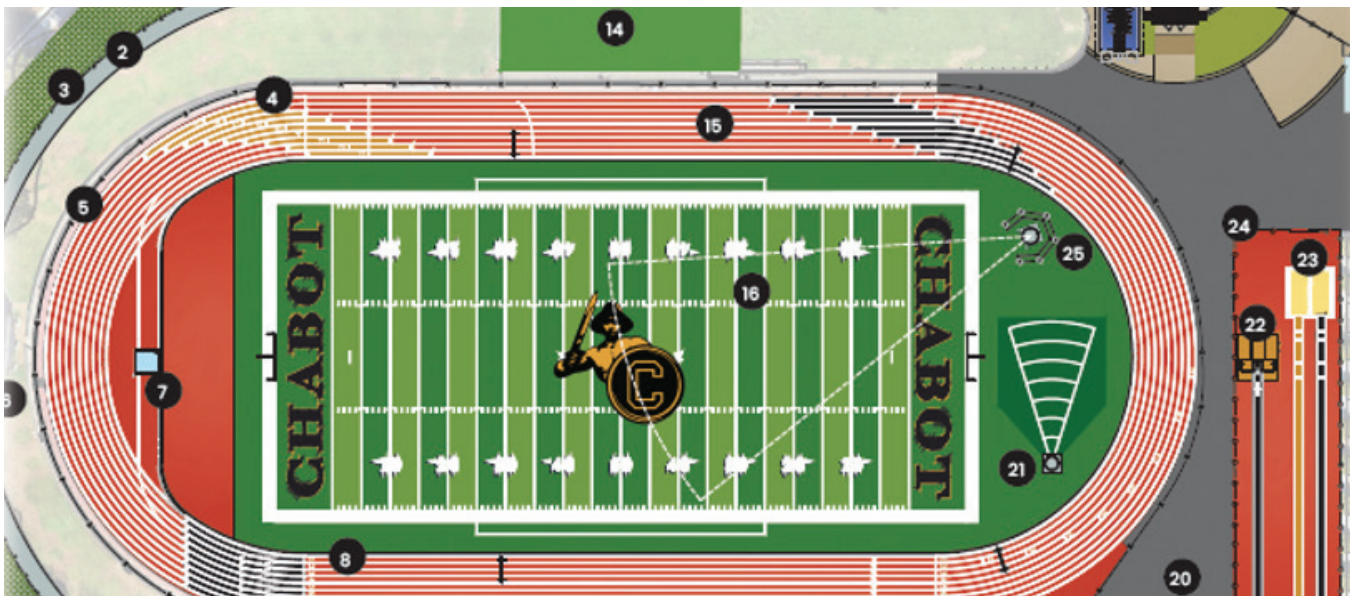
B3800 Renovation (Food pantry, campus safety, new mailroom)



The existing Building 3800 will be renovated to house the following entities: Student Services Food Pantry, Campus Safety, Reprographics Center, Copy / Mailroom, Locker Rooms, and additional event spaces / Board Conference Room. This project is considered a remodel of an existing facility.

Architect firm (Aedis Architects) was approved at the October 17th Board of Trustees meeting. Project kick-off meeting is being scheduled with the user groups, with a date to be determined at a later time.

Athletic Stadium, Football and Track Project



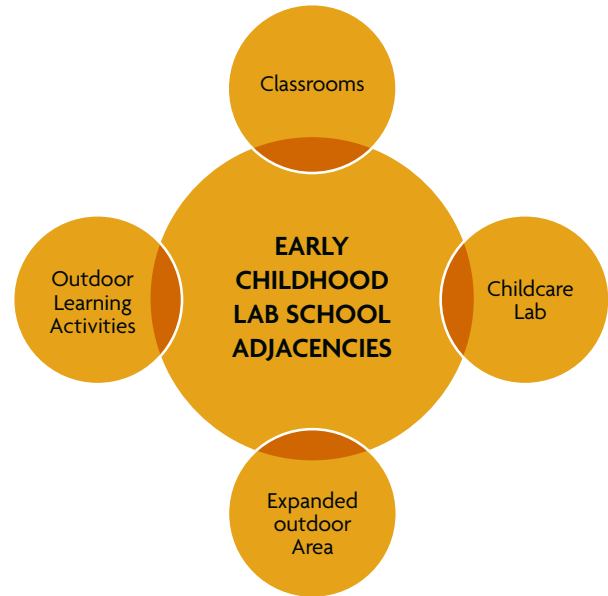
This project includes the complete removal and replacement to the College's synthetic turf football field and track, press box and stadium seating. The new turf field will increase opportunities for athletic programs to practice and compete year-round while also reducing maintenance costs. The press box and stadium seating will allow the College to host more spectators than currently possible, and provide modernized facilities. This project is considered a remodel of an existing facility.

Robert A. Bothman Construction was approved at the October 17th Board of Trustees meeting for Design-Build Services.

2023 PROJECT HIGHLIGHTS

CHABOT COLLEGE CONTINUED

Pathways and Parking Lot Improvements



The existing Early Childhood Lab School (Building 3500) will be remodeled to update spaces, improve security, and improve the floorplan layout. As part of this project, the existing building 3700 will be demolished. The project also includes more outdoor space for children adjacent to the building. This area will include a range of outdoor learning and recreation areas, and will face the center of campus. This area will be enclosed to ensure the safety of the children.

SVA Architects was approved at the September 14th Board of Trustees Meeting. Project kick-off meeting is being scheduled with user groups.

CHABOT-LAS POSITAS COMMUNITY COLLEGE DISTRICT

*Statement of Revenues, Expenditures and Changes in
Fund Balance (For the Year Ended June 30, 2023)*

MEASURE A

GENERAL OBLIGATION BONDS FUND

REVENUES:

Interest Income	\$1,894,192
Total Revenues	\$1,894,192

EXPENDITURES:

Salaries	\$1,204,045
Benefits	\$623,533
Supplies	\$35,499
Services	\$3,729,732
Capital Outlay	\$94,948,768
Total Expenditures	\$100,541,577

OTHER FINANCING SOURCES:

Proceeds from bond issuance, net of premium	\$0
Total Revenues	\$0
Excess of Expenditures over Revenues	\$(98,647,385)

FUND BALANCE, BEGINNING OF YEAR: \$172,135,236

FUND BALANCE, END OF YEAR: \$73,487,851



Photo Credit - Doug Jorgensen

MEASURE A

AUDIT STATEMENT

Crowe Horwath LLP has performed a financial audit and provided an unmodified opinion of the Measure A General Obligation Bonds activity as of and for the year ended June 30, 2023. A complete set of the audited financial statements are available by request from the office of the Vice Chancellor, Business Services.

— Crowe Horwath LLP, Certified Public Accountants





MESSAGE FROM THE COMMITTEE CHAIR

The Measure A and B Citizens' Bond Oversight Committee is pleased to present our 19th Annual Report to the community. Projects under Measure B have been completed. Ongoing Measure A projects are covered in this report.

We recognize the extraordinary efforts that the Chabot-Las Positas Community College District facility team has made in keeping construction projects moving during the ongoing Corona virus pandemic. We also appreciate the efforts that the facility team has made to keep us and all stakeholders aware of the progress in each of the many bond projects.

Our review of the quarterly reports and the financial data regarding the bond projects assures us that the District is complying with voter approved bond language. The information provided to the Committee is comprehensive and easily understood.

We compliment the Board of Trustees for their continued support and their ongoing efforts to allocate these bond funds in a manner that addresses the critical needs at both college campuses. These construction projects have also benefited our communities by adding many well-paying jobs.

The Citizens' Bond Oversight Committee is deeply committed to fulfilling the role that the tax-paying community has entrusted to us. We thank you for that trust.

Sincerely,
Lynn Seppala, Committee Chair
Citizens' Bond Oversight Committee
Chabot-Las Positas Community College District

CITIZENS' OVERSIGHT COMMITTEE 2022-2023

Measure A was passed under the rules of Proposition 39, which directs that the Board of Trustees appoint a Citizens' Bond Oversight Committee to monitor district Measure A expenditures. For questions or comments about the Citizens' Bond Oversight Committee and its activities, please call (925) 485-5234.

CITIZENS' OVERSIGHT COMMITTEE MEMBERS

Will Macedo,
Senior Citizen Organization

Jacques Gautreaux,
Business Organization

Sarah Hosterman,
Community-at-Large

Lynn Seppala,
College Foundation

Jo A. S. Loss,
Taxpayer's Association

Margaret Smith-McCollum,
Community-at-Large

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Wyman M. Fong, Vice
Chancellor, Human Resources

Owen Letcher, Vice Chancellor,
Facilities/Bond Program and
Operations

Jonah Nicholas, Vice Chancellor

Theresa Fleischer Rowland, Vice
Chancellor, Educational Services

Bruce Griffin, Chief
Technology Officer

Dionicia Ramos Ledesma,
Director of Public Relations,
Marketing and Government
Relations

COLLEGE PRESIDENTS

Jamal Cooks, Ph.D. President,
Chabot College

Dyrell Foster, Ph.D. President,
Las Positas College



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