

A Message from the Chair

I'm proud to present the 2015 annual report of the Citizens' Bond Oversight Committee. With the passage of the \$398 million Proposition V bond measure in 2012, the Grossmont-Cuyamaca Community College District is moving ahead with plans to build new facilities and make renovations and much-needed upgrades at Grossmont and Cuyamaca Colleges.

This year was the kickoff of design services of three major projects at each site. Grossmont College's major projects include the Science, Math & Career Tech Complex, Teaching and Performance Theater as part of the Arts and Communication Complex, and Main Chiller Addition. Cuyamaca College's major projects include the Ornamental Horticulture Complex, Student Services Building, and New Track Enhancement. While planning for these and other projects, the district is reaching out to local

contractors (including women, minority, and disabled veteran-owned companies), to generate interest in bidding on Proposition V projects. An overview of each phase in the design process can be found below.

The Citizens' Bond Oversight Committee plays an important role in informing the public about the District's expenditures of bond money, providing oversight to ensure that bond revenues are spent on construction projects as promised to voters. I'm pleased to point out that the District has received spotless audits with no findings during the entire 13-year process of both Propositions R and V.

This year was marked with departing and incoming committee members. I want to thank George Bonner, Zack Gianino, Ed Oremen, Ron Oberndorfer, and Emilie Zouhar for

serving our East County community. The committee welcomed new board members Scott Grogg, Glenn Wilhite, David Wilken, and Kaitlin Feagin.

The oversight committee prides itself on its transparency, as evidenced by the Proposition R and V website. Our website has information regarding the Committee's composition and activities, projects, bids and resources related to bond funded construction projects. You can visit the website at <http://proprsv.gcccd.edu>. There you'll find the latest program updates and financial information about the bond measures. Thank you once again for supporting your community colleges!

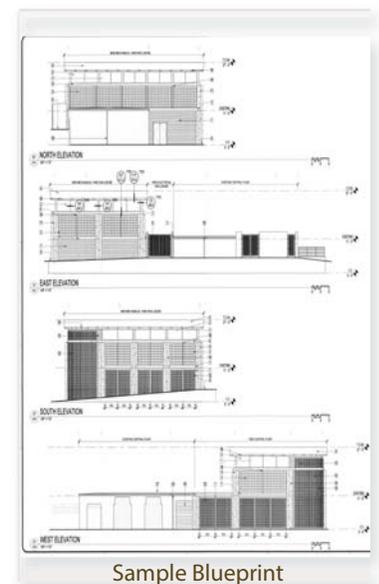
Sincerely,
Gwen Miller,
CBOC Chair



Design Process

The design process includes four phases prior to bidding and construction. This is a brief summary of what occurs in each phase:

- **Programming** – Initial discovery of the needs, goals and constraints of the business units that will occupy the finished space.
- **Schematic Design** – Work to define the size, flow and functionality of the space. The budget is finalized at this stage.
- **Design Development** – Design refinement that lays out the physical space, including all building systems (mechanical, plumbing, electrical, etc.). The project is drafted to scale at this stage.
- **Construction Documents** – Detailed drawings and specification sheets are produced.



Sample Blueprint

Districtwide Lighting and Energy Conversation Project: Grossmont College

This is Grossmont-Cuyamaca Community College District's second year of energy conservation projects funded by Proposition V, Proposition 39 and SDG&E rebates. This project at Grossmont College includes the replacement of roadway lighting with energy-saving fixtures. Classrooms from 22 buildings will receive energy-efficient 25-watt lamps that will replace all existing 32-watt fluorescent lamps. The heating, ventilation, and air conditioning (HVAC) energy conservation measures include the addition of optimizers on Grossmont College's Building 36 chiller plant.

Grossmont College: Science, Math, and Career Technology Complex:

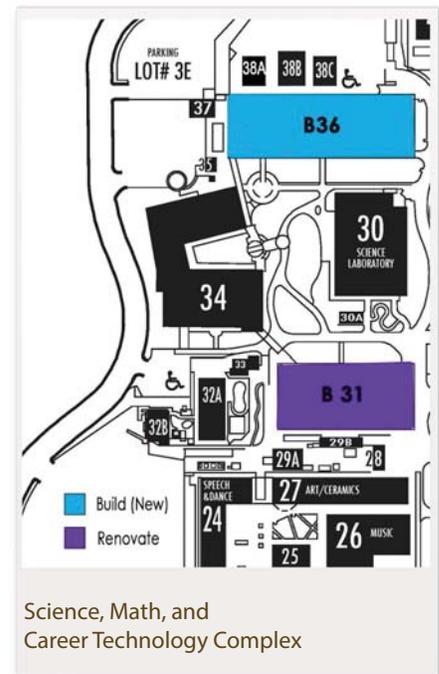
This complex is comprised of two phases. Phase one includes the full renovation of Building 31s. Phase two is a new building to replace Building 36N. Both buildings will be programmed and go through the schematic design process with the architect, LPA.

Phase one will then complete the development design process and proceed to construction. Anticipated construction is scheduled to begin winter 2017.

Grossmont College: Arts and Communications Complex Teaching and Performance Theater

The Arts & Communication Complex will be constructed in three phases. The Teaching & Performance Theater is the first phase and includes the construction of a new 34,870 square foot, 350-seat teaching and performance theater. The theater will also include the new Hyde Gallery and ancillary support.

The design development process is complete. The architect will move forward with construction documents. Construction is anticipated to take place from spring 2017 through summer 2018.



Upcoming Projects

- Replacement of Campus Wide Main Electrical Service Switch Gear
- Main Chiller Addition



Districtwide Lighting and Energy Conversation Project: Cuyamaca College

This is Grossmont-Cuyamaca Community College District's second year of energy conservation projects funded by Proposition V, Proposition 39 and SDG&E rebates. This project at Cuyamaca College includes the replacement of walkway lighting with energy-saving fixtures. Classrooms from 11 buildings will receive energy-efficient 25-watt lamps that will replace all existing 32-watt fluorescent lamps. The heating, ventilation, and air conditioning (HVAC) energy conservation measures include the addition of 20 economizers on rooftop HVAC units.

Cuyamaca: Student Services Building and Ornamental Horticulture Complex

Upon review of the campus master plan, alternate sites for the Student Services Building were considered. Following the exploration of various locations, the building will be sited where the existing Ornamental Horticulture Complex is currently housed. As a result of this study and approved change, the Ornamental Horticulture Complex will be relocated south of its existing location and moved up in sequence. Construction is anticipated to occur starting in the summer of 2016.

Once complete, the existing building will be removed and the new Student Services Building will begin construction in approximately spring 2019. This allows the Student Services Building and the Ornamental Horticulture Complex to have a gateway presence into the campus, which is consistent with the campus master plan.



Upcoming Projects

- Phase 1 Exercise Science Building D Renovation
- Phase 1 Track Enhancement



Ornamental Horticulture Complex



Visit us online at <http://bit.ly/CuyamacaOHC>

Contractor Outreach

The District hosted events on March 16 at Grossmont College and March 18 at Cuyamaca College for small, under-utilized, and local firms as part of its Outreach Program to include these businesses in District bidding opportunities. Contractors were given an overview of upcoming projects, the schedule for bids on summer projects, and a presentation on the first two major capital improvement projects. A total of 32 people attended the events from 25 firms.

Clean Audit

The fiscal year 2014-2015 Proposition V financial and performance audits were performed by the firm Vincenti, Lloyd & Stutzman, as required by state law and the Proposition V Ballot measure, with no findings reported. The audit reviewed bond fund expenditures to assure funds were spent only on voter-approved projects and that no funds were used for salaries or operating expenses.

Project Labor Agreement

In October, the GCCCD Governing Board considered the adoption of a Project Labor Agreement (PLA) on projects covered under the Proposition V Bond Measure. Chair Gwen Miller presented the following statement to the GCCCD Governing Board on behalf of the CBOC.

"The CBOC reviewed the material and recognizes why some responsible and fully capable companies may choose not to bid certain projects if a PLA is required as part of the GCCCD construction contracts. We believe that a PLA, if implemented with Proposition V, would discourage competitive bidding and may increase costs, impact how the bond money is used, and undermine the District's efforts to maximize bond revenues and achieve cost savings.

It is apparent that under a PLA, local non-union workers (especially apprentices) will not be treated equally in comparison with union workers, which would constitute a violation of the Governing Board's prior Bond resolution. Furthermore, evidence was presented to the CBOC indicating that without the use of a PLA, no significant problems occurred on the previous Proposition R bond projects and none are expected to occur on the Proposition V projects. Therefore, there is no substantial taxpayer interest that could reasonably require the District to establish a PLA for all of the Proposition V Projects. For these reasons and in order to maintain voter confidence in the District, the CBOC recommends to the Governing Board not to continue with its plan to require companies to sign or negotiate a PLA for Proposition V projects.

Furthermore, we recommend that the District be open and transparent on future bond measures by telling the voters if a PLA is being considered at some point prior to the ballot going before voters. We believe it irresponsible to implement a PLA based on the language in the current voter approved bond."

The Governing Board did not take the CBOC's recommendation and approved moving forward with negotiating a PLA. The CBOC will be watching closely on how the PLA will affect the expenditures covered under Proposition V.

Your Citizens' Bond Oversight Committee



Back row (from left to right): Scott Grogg, David Wilken, Glenn Willhite, Warren Ates, Bill Baber.
Front row (from left to right): Gwen Miller, Marlene Ruiz, Kaitlin Feagin, Sharon Bullard
Not Pictured: Nathan O'Hare

The GCCCD Citizens' Bond Oversight Committee (CBOC) is an oversight body to the district on matters related to the Propositions R and V construction bond program implementation as required by California's Proposition 39, which mandates that a citizen oversight panels be established to assure accountability for the use of public funds.

Your CBOC encourages you to attend a CBOC meeting and welcomes your comments. The CBOC meets quarterly and as needed. Meetings begin at 6 p.m. and are alternately held at Grossmont College and Cuyamaca College.