

5055 Santa Teresa Blvd., Gilroy, CA 95020

www.gavilan.edu

(408) 848-4800

Steven M. Kinsella, DBA, CPA, Superintendent/President

GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
Citizens' Oversight Committee Meeting
March 16, 2015 – 6:00 p.m.
Gavilan College
5055 Santa Teresa Boulevard, Gilroy, CA 95020
Student Center, North/South Lounges

AGENDA

I. CALL TO ORDER

1. Roll Call and Introductions

II. APPROVAL OF AGENDA

III. CONSENT AGENDA

1. Minutes – December 15, 2014

IV. COMMENTS FROM THE PUBLIC

This is a time for the public to address the Citizens' Oversight Committee
(a maximum of five minutes will be allotted to each speaker)

V. INFORMATION ITEM(S)

1. Item(s) presented at board meetings for information or approval by the Board of Trustees:

January 13, 2015

- Approval of an agreement with Live Oak Associates, Inc. for an EIR Addendum for Coyote Valley Educational Center

February 10, 2015

- Reconfiguration of a portion of the Child Development Center
- Measure E Bond Quarterly Financial Status Report at December 31, 2014
- FY 2013-2014 Measure E General Obligation Bond Audit Reports
- Addendum to the Final Environmental Impact Report to the Gavilan College – Coyote Campus Project
- Application for consideration of Participating Special Entity (PSE) status under the Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan (SCVHP) for the Gavilan College Coyote Valley Campus Phase I Project, located in the City of San Jose, Santa Clara, California

March 10, 2015

- Recommendation for Water Supplier at the Coyote Valley Educational Center Site
- IBI Group Architecture and Planning Project Assignment Amendments



Board of Trustees: Tom Breen
Laura A. Perry, Esq.

Kent Child
Lois Locci

Mark Dover
Walt Glines

Jonathan Brusco

- VI. DISCUSSION ITEM(S)
 - 1. Update Measure E Activities
- VII. ACTION ITEM(s)
 - 1. Set Next Meeting Date(s)
- VIII. CLOSING ITEMS
 - 1. Adjournment

GAVILAN COLLEGE MISSION

Gavilan College cultivates learning and personal growth in students of all backgrounds and abilities through innovative practices in both traditional and emerging learning environments; transfer pathways, career and technical education, developmental education, and support services prepare students for success in a dynamic and multicultural world.

PUBLIC COMMENTS – Individuals wishing to address the Citizens' Oversight Committee (COC) on a non-agenda item may do so during the Comments from the Public.

However, no action may be taken on an item, which is not on the agenda.

The public is welcomed to address the COC on particular agenda items and may do so at the time it is presented. Guidelines for Comments from the Public will be as follows:

A maximum of 5 minutes will be allotted to each speaker with a maximum of 20 minutes to a subject area. No disruptive conduct will be permitted at any Gavilan College Citizens' Oversight Committee meeting.

AGENDA ITEMS – Individuals wishing to have an Item appear on the agenda must submit the request in writing to the Superintendent/President two weeks prior to the meeting. The COC Chair and Superintendent/President will determine what items will be included in the agendas.

Items listed under the Consent Agenda are considered to be routine and are acted on by the COC as one motion. There is no discussion of these items prior to COC vote unless a member of the COC, staff, or public requests those specific items are discussed and/or removed from the Consent Agenda. It is understood that the Administration recommends approval on all consent items. Each item on the Consent Agenda approved by the COC shall be deemed to have been considered in full and adopted as recommended.

In compliance with the Americans with Disabilities Act, if you need special assistance to access the board meeting room or to otherwise participate at this meeting, including auxiliary aids or services, please contact Nancy Bailey at 408-848-4711. Notification at least 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to the COC meeting.

Members of the public may inspect agenda documents distributed to the committee at the President's Office, SC130, during regular working hours, or at <http://www.gavilan.edu/board/agenda.php>

Please help keep Gavilan College a litter-free campus and preserve its park-like setting. Thank you.

**Gavilan Joint Community College District
Citizens' Oversight Committee Agenda**

March 16, 2015

Consent Agenda Item No. III.1.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No.

Office of the President

SUBJECT: Minutes – December 15, 2014

Resolution:

Information Only

Action Item

Proposal:

That the Citizens' Oversight Committee approve minutes from the Citizens' Oversight Committee Meeting of December 15, 2014.

Background:

See attached.

Budgetary Implications:

None.

Follow Up/Outcome:

No further action required.

Recommended By: Dr. Steven M. Kinsella, Superintendent/President

Prepared By: Nancy Bailey, Executive Assistant to the Superintendent/President

Agenda Approval: *Fredrick E. Hunt for Dr. Steven M. Kinsella*
Dr. Steven M. Kinsella, Superintendent/President

GAVILAN JOINT COMMUNITY COLLEGE DISTRICT
Citizens' Oversight Committee Meeting
December 15, 2014 – 6:00 p.m.
Gavilan College
5055 Santa Teresa Boulevard, Gilroy, CA 95020
Student Center, North/South Lounges

MINUTES

I. CALL TO ORDER

1. Roll Call and Introductions

Committee Members Present: Suzanne Bulle, Tim Day, Ryan Shook, Donna Bakich, Issa Ajlouny

Committee Members Absent: Cindy Dalla, Sandy Habr

Frederick E. Harris, Vice President of Administrative Services
Nancy Bailey, recorder

Gabriel Sawyer, John Roeder and Irene Day

II. APPROVAL OF AGENDA

MSC (R. Shook/S. Bulle) 5 ayes, 0 nays to approve.

III. CONSENT AGENDA

1. Minutes – September 15, 2014

A correction will be made in the minutes to correct the spelling of Issa "Ajlouny".

MSC (D. Bakich/S. Bulle) 5 ayes, 0 nays to approve.

IV. COMMENTS FROM THE PUBLIC

John Roeder introduced himself as the Chairman and CEO of the Great Oaks Water Company. Great Oaks Water supplies water to the Coyote Valley area. Mr. Roeder said he participated in the initial Gavilan College CEQA review for Coyote Valley. He said he was interested in the timeline of engineering the Educational Center project for water and sewer.

Vice President of Administrative Services Frederick Harris said that Phase I of the Coyote Valley Educational Center was being planned and that working drawings were being developed by BFGC-IBI Group Architects with completion of the drawings in 2015. Mr. Harris will contact the architects and put them in contact with Mr. Roeder. Mr. Harris thanked Mr. Roeder for the information.

V. INFORMATION ITEM(S)

1. Item(s) presented at board meetings for information or approval by the Board of Trustees:

October 14, 2014

- Measure E Bond Quarterly Financial Status Report at June 30, 2014

November 10, 2014

- Measure E Bond Quarterly Financial Status Report at September 30, 2014

December 9, 2014

- Approval of Technology Audit & Payroll Module Implementation
- Extension of an Option to Purchase an Open Space/Conservation Easement

at Mariposa Peak Ranch

VI. DISCUSSION ITEM(S)

1. Update Measure E Activities

Mr. Fred Harris reviewed the Measure E items presented to the Board of Trustees and answered questions as follows:

- Mr. Harris reported that the technology audit will provide an overall review of our network with emphasis on improvements and long term planning. The agreement includes implementing several Banner functions such as payroll, human resources, and procurement workflow.
- Mr. Harris reviewed that all three Gavilan sites (campus, Fairview Corners, and Coyote Valley) have mitigation issues due to various endangered species. To satisfy regulatory requirements at Coyote Valley, the District had to seek mitigation land. An option for a conservation easement at Mariposa Peak Ranch has been in place since 2011. Gavilan's Board of Trustees approved an extension of that option for an additional year at \$40,000. Prior options were at \$30,000 annually.

Concurrent to the Mariposa Peak Ranch mitigation site, the District has applied as a participating special entity with the Santa Clara Valley Habitat Agency (SCVHA). An application submitted in October 2014 was denied because the original mitigation plan submitted for the site indicated a large impact on the wetlands. Mr. Harris said the Phase I plans do not have an impact on wetlands so documents are being revised and resubmitted to the SCVHA.

- Phase II of the Coyote Valley Educational Center will take place in about 10 years and will require another SCHVA application.
- Use of the SCVHA conservation plan will mean that the district will forfeit all payments made to hold the Mariposa Peak Ranch option open. Several years ago the Mariposa Peak Ranch site was the only option available to the District. The SCVHA site has now become a more viable option; however, it is important that a backup plan for mitigating at Coyote Valley be in place as a mitigation site needs to be in place in order to satisfy regulations.
- A similar mitigation easement option is in place for the Fairview property in San Benito County.
- After committee discussion, Chair Tim Day stated that the Citizens' Oversight Committee understands its role is to review not approve the Measure E expenditures. However, Mr. Day requested that the Superintendent/President and the Board of Trustees be aware of the COC's concern about using Measure E funds for option extensions.
- Gavilan utilizes two different legal firms to review Measure E agreements. Ms. Bakich recommended 2 two legal firms in San Benito County that handle land use agreements.
- Mr. Harris reported that the San Martin airport project has moved slowly due to response time from county staff. County Supervisor Mike Wasserman's involvement has assisted in a break through and a lease agreement is now being discussed.

VII. ACTION ITEM(s)

1. Set Next Meeting Date(s)

MSC (D. Bakich/l. Ajlouny) 5 ayes, 0 nays to schedule the next meeting on March 16, 6:00 p.m.

VIII. CLOSING ITEMS

1. Adjournment

MSC (D. Bakich/R.Shook) 5 ayes 0 nays to adjourn at 6:51 p.m.

**Gavilan Joint Community College District
Citizens' Oversight Committee Agenda**

March 10, 2015

Office of the President

Consent Agenda Item No.
Information/Staff Reports No. V.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No.

SUBJECT: Item(s) presented at Board meetings for information or approval by the Board of Trustees

- Resolution:
- Information Only
- Action Item

Proposal:
None

Background:
Information for items presented at Board meetings.

Budgetary Implications:

Follow Up/Outcome:

Recommended By: Dr. Steven M. Kinsella, Superintendent/President

Prepared By: *Jedrek E. Harris for Steven Kinsella*
Dr. Steven M. Kinsella, Superintendent/President

Agenda Approval: *Jedrek E. Harris for Steven Kinsella*
Dr. Steven M. Kinsella, Superintendent/President

January 13, 2015

Gavilan Joint Community College District Governing Board Agenda

January 13, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (d)

Administrative Services

SUBJECT: Approval of an agreement with Live Oak Associates, Inc. for an EIR Addendum for Coyote Valley Educational Center

Resolution: BE IT RESOLVED,

Information Only

Action Item

Proposal:

That the Board of Trustees ratify an agreement with Live Oak Associates, Inc. for an amount not to exceed \$25,000 from Measure E funds to prepare a Biological Technical Report for the EIR Addendum, revising/resubmitting documentation for a Participating Special Entity application under the Santa Clara Valley Habitat Plan, and completing wetland analysis and consultation with the United States Army Corp of Engineers (USACE) for the Gavilan College Coyote Valley Educational Center.

Background:

Efforts are currently underway to complete an Addendum to the EIR for the Coyote Valley Educational Center. Live Oak Associates role in this effort will be to revise and resubmit a Participating Special Entity (PSE) application to the Santa Clara Valley Habitat Agency for their consideration and to complete the work necessary for the USACE to reach final resolution on Wetland Delineation Report that has been previously submitted to them.

Budgetary Implications:

An amount not to exceed \$25,000 from Measure E funds earmarked for the Coyote Valley Educational Center.

Follow Up/Outcome:

No further action is required.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Frederick E. Harris, Vice President of Administrative Services

Agenda Approval: *Approved for Steven M. Kinsella*
Dr. Steven M. Kinsella, Superintendent/ President

APPROVED BY THE BOARD OF TRUSTEES
DATE 1/13/2015

February 10, 2015

Gavilan Joint Community College District
Governing Board Agenda

February 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No.

1 (c)

Administrative Services

SUBJECT: Reconfiguration of a portion of the Child Development Center

Resolution: BE IT RESOLVED,

Information Only

Action Item

Proposal:

That the Board of Trustees approve the reconfiguration of an underutilized portion of the Child Development Center (CDC) to centralize office space for employees currently housed in inadequate office space scattered throughout the campus.

Background:

There are currently several departments with insufficient space to perform their job requirements and/or are scattered among offices in different areas of campus. Additionally these offices are located in portable buildings that will be repurposed or moved to off-site locations in the future. The college proposes to use the former infant and toddler CDC space to provide effective, efficient office space for those departments, which include Community Education, Public Information Office, Non-Credit and AB 86 programs, and the Institutional Researcher.

The attached proposal will enable the efficient use of campus facilities, provide appropriate space to allow staff to perform their jobs and eliminate the use of portable buildings. The proposed new office space for college staff will have a separate entrance from the CDC entrance with separate restroom facilities.

The proposal to reconfigure a portion of the CDC was circulated through the shared governance process beginning with the CDC staff and faculty, the Health, Safety, Facilities and Grounds Committee and the President's Council.

Budgetary Implications:

\$475,000 from Measure E.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

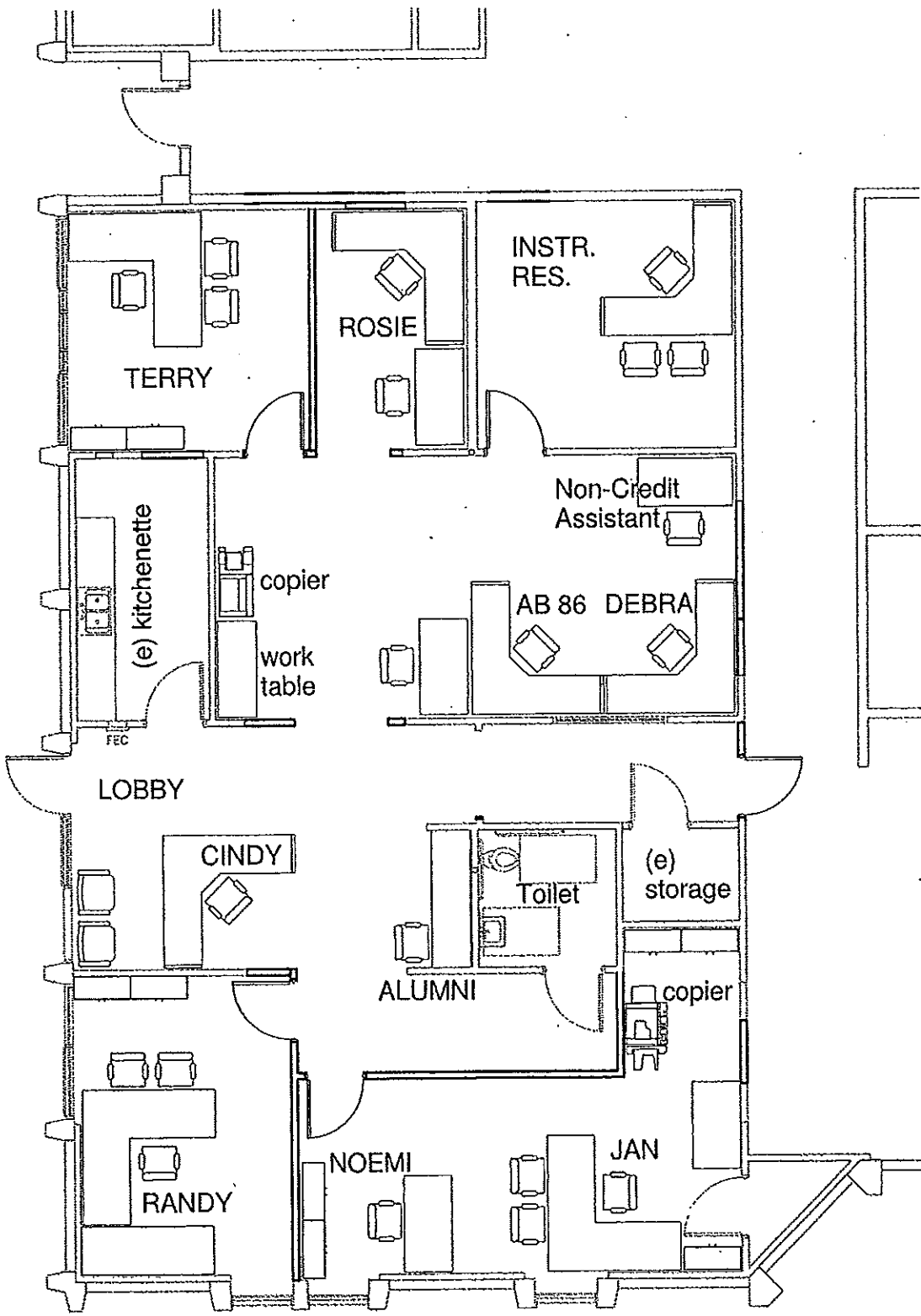
Prepared By: Frederick E. Harris
Frederick E. Harris, Vice President of Administrative Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/President

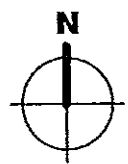
APPROVED BY THE BOARD OF TRUSTEES

DATE: 2/10/15

M. Bailey



SCHEMATIC - OPTION 7
 CDC Interior Renovation



07



13184.000
 12/09/14

Gavilan Joint Community College District
Governing Board Agenda

February 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (f)

Administrative Services

SUBJECT: Measure E Bond Quarterly Financial Status Report at December 31, 2014

- Resolution: BE IT RESOLVED,
 Information Only
 Action Item

Proposal:

That the Board of Trustees review the Measure E Bond Quarterly Financial Status Report

Background:

Attached is the Measure E Bond Quarterly Unaudited Financial Status Report for the period October 1, 2014 to December 31, 2014. The column titled "Budget" is based on the Board approved Measure E Budget as of September 2014. The expenditures are accounted for on a cash basis during the fiscal year; during year-end some accrued expenses are included in the amounts.

Budgetary Implications:

The efficient use of Measure E Bond Program funds

Follow Up/Outcome:

Continue to monitor the Measure E Bond program finances.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Wade W. Ellis
Wade W. Ellis, Director of Business Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/President

APPROVED BY THE BOARD OF TRUSTEES
DATE: 2/10/15
N. Bailey

Gavilan Joint Community College District
Measure E Bond Quarterly Financial Status Interim Report
Received and Expended to Date for Qtr 2 Fiscal Year 2014-2015 (10/1/2014 thru 12/31/2014)
Based on Board Approved September 2014 Budget

Project/Vendor	Description of Services	Budget	Expended	Balance	Notes
Revenue					
<u>Proceeds from Bond Sales</u>			\$ 108,000,000		
Cost of Issuance			\$ (255,000)		
Total Proceeds from Bond Sales			\$ 107,745,000		
Bond Implementation Costs			\$ (188,623)		
<u>Reimbursement of Bond Expenses</u>			\$ 164,456		
Premium Adjustment			\$ (13,175)		
<u>Agricultural Lease</u>			\$ 9,227		
<u>Bond Interest</u>					
	Fiscal Year 2003-04		\$ 9,988		
	Fiscal Year 2004-05		\$ 562,662		
	Fiscal Year 2005-06		\$ 1,045,177		
	Fiscal Year 2006-07		\$ 976,676		
	Fiscal Year 2007-08		\$ 1,281,565		
	Fiscal Year 2008-09		\$ 735,130		
	Fiscal Year 2009-10		\$ 100,247		
	Fiscal Year 2010-11		\$ 62,460		
	Fiscal Year 2011-12		\$ 204,720		
	Fiscal Year 2012-13		\$ 158,143		
	Fiscal Year 2013-14		\$ 114,449		
	Fiscal Year 2014-15		\$ 27,828		
	Subtotal Bond Interest		\$ 5,279,044		
	<u>Parking Fund Contribution</u> Fiscal Year 2007-08		\$ 250,000		Non Measure "E" Fund
	<u>Scheduled Maintenance Contribution</u> Fiscal Year 2008-2009		\$ 217,138		Non Measure "E" Fund
Total Revenue			\$ 113,463,069		
Expenditures					
1 Program					
660060 - Program Contingency		\$ 25,000			
	Total Costs through 9/30/2014		\$ -		
	5831 - Contracted Services		\$ 5,045		
	Total Costs through 12/31/2014		\$ 5,045	\$ 19,955	
660360 - Planning - District		\$ 165,319			
	Total Costs through 9/30/2014		\$ 116,964		
	5831 - Contracted Services		\$ 4,049		
	Total Costs through 12/31/2014		\$ 121,013	\$ 34,306	
660560 - Planning - Main Campus		\$ 4,582,646			
	Total Costs through 9/30/2014		\$ 4,582,646		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 4,582,646	\$ 0	2
662260 - Coyote Valley Ed Center		\$ 12,532,487			
	Total Costs through 9/30/2014		\$ 65,485		
	5810 - Legal Services		\$ 904		
	5831 - Contracted Services		\$ 151,072		
	Total Costs through 12/31/2014		\$ 217,461	\$ 12,315,026	
663260 - Hollister Ed Center		\$ 9,625			
	Total Costs through 9/30/2014		\$ 9,625		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 9,625	\$ (0)	
2 Land Acquisition					
662060/662160 - Coyote Valley Prop (Property/Develop)		\$ 21,238,072			
	Total Costs through 9/30/2014		\$ 21,238,957		
	5810 - Legal Services		\$ 842		
	6160 - Land		\$ 40,000		
	Total Costs through 12/31/2014		\$ 21,279,799	\$ (41,727)	

Gavilan Joint Community College District
 Measure E Bond Quarterly Financial Status Interim Report
 Received and Expended to Date for Qtr 2 Fiscal Year 2014-2015 (10/1/2014 thru 12/31/2014)
 Based on Board Approved September 2014 Budget

Project/Vendor	Description of Services	Budget	Expended	Balance	Notes
663060/663160 - San Benito Prop (Property/Develop)		\$ 9,838,755			
	Total Costs through 9/30/2014		\$ 9,231,811		
	5831 - Contracted Services		\$ 2,198		
	6160 - Land		\$ 8,480		
	Total Costs through 12/31/2014		\$ 9,242,489	\$ 596,266	
664060 - Land Residual		\$ -			
	Total Costs through 9/30/2014		\$ -		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ -	\$ -	
665060 - Local Funds Off-Site Development		\$ 69,998			
	Total Costs through 9/30/2014		\$ 69,998		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 69,998	\$ (0)	
3 Current Projects					
670560 - Physical Education Building		\$ 6,539,164			
	Total Costs through 9/30/2014		\$ 3,500		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 3,500	\$ 6,535,664	
671460 - South County Airport Development		\$ 3,000,000			
	Total Costs through 9/30/2014		\$ 127,825		
	5810 - Legal Services		\$ 1,821		
	5831 - Contracted Services		\$ 26,897		
	Total Costs through 12/31/2014		\$ 156,343	\$ 2,843,657	
671560 - GECA Relocation Parking Lot C		\$ 1,500,000			
	Total Costs through 9/30/2014		\$ 1,114,771		
	4530 - Maintenance Supplies		\$ 549		
	5831 - Contracted Services		\$ 92,839		
	Total Costs through 12/31/2014		\$ 1,208,159	\$ 291,841	
671660 - Furniture and Equipment Upgrade		\$ 175,000			
	Total Costs through 9/30/2014		\$ 124,681		
	6400 - Fixed Assets under \$5,000		\$ 2,790		
	6405 - Fixed Assets over \$5,000		\$ 20,328		
	Total Costs through 12/31/2014		\$ 147,799	\$ 27,201	
672360 - Scheduled Maintenance (Match for FY 13/14)		\$ 109,000			
	Total Costs through 9/30/2014		\$ 454		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 454	\$ 108,546	
672460 - Instructional Equipment (Match for FY 13/14)		\$ 768,591			
	Total Costs through 9/30/2014		\$ 481,950		
	5636 - Software Support / Maintenance		\$ 12,500		
	6400 - Fixed Assets under \$5,000		\$ 2,157		
	6405 - Fixed Assets over \$5,000		\$ 8,016		
	Total Costs through 12/31/2014		\$ 504,623	\$ 263,968	
672560 - Scheduled Maintenance (Match for FY 14/15)		\$ -			
	Total Costs through 9/30/2014		\$ -		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ -	\$ -	
672660 - Instructional Equipment (Match for FY 14/15)		\$ 8,409			
	Total Costs through 9/30/2014		\$ 19,574		
	6400 - Fixed Assets to \$5,000		\$ 2,078		
	6405 - Fixed Assets over \$5,000		\$ 133,132		
	Total Costs through 12/31/2014		\$ 154,784	\$ (146,375)	

Gavilan Joint Community College District
Measure E Bond Quarterly Financial Status Interim Report
Received and Expended to Date for Qtr 2 Fiscal Year 2014-2015 (10/1/2014 thru 12/31/2014)
Based on Board Approved September 2014 Budget

Project/Vendor	Description of Services	Budget	Expended	Balance	Notes
673060 - Multi-Purpose Building Upgrades		\$ 45,000			
	Total Costs through 9/30/2014		\$ 20,450		
	5831 - Contracted Services		\$ 370		
	Total Costs through 12/31/2014		\$ 20,820	\$ 24,180	
673160 - CDC Reconfiguration & Upgrade		\$ 500,000			
	Total Costs through 9/30/2014		\$ 15,219		
	5831 - Contracted Services		\$ 7,870		
	Total Costs through 12/31/2014		\$ 23,089	\$ 476,911	
673260 - General Building Upgrades		\$ 25,000			
	Total Costs through 9/30/2014		\$ 17,253		
	5831 - Contracted Services		\$ 2,250		
	Total Costs through 12/31/2014		\$ 19,503	\$ 5,497	
680560 - Water Replacement Project		\$ 300,000			
	Total Costs through 9/30/2014		\$ 119,882		
	No Invoices this Period				
	Total Costs through 12/31/2014		\$ 119,882	\$ 180,118	
680660 - Technology, Phase 2		\$ 900,000			
	Total Costs through 9/30/2014		\$ 116,902		
	5636 - Software Support/Maint		\$ 3,190		
	5831 - Contracted Services		\$ 3,000		
	6400 - Fixed Assets to \$5,000		\$ 940		
	Total Costs through 12/31/2014		\$ 124,032	\$ 775,968	
680760 - Computer Replacement, Phase 2		\$ 250,000			
	Total Costs through 9/30/2014		\$ 46,150		
	6400 - Fixed Assets to \$5,000		\$ 7,602		
	Total Costs through 12/31/2014		\$ 53,752	\$ 196,248	
INACTIVE PROJECTS					
670760 - Student Center/Administration		\$ -			
	Total Costs through 9/30/2014		\$ -		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ -	\$ -	
670960 - Library/Media		\$ -			
	Total Costs through 9/30/2014		\$ -		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ -	\$ -	
671360-1 Demo CJ500, Old Acad. PB Rebuild		\$ -			
	Total Costs through 9/30/2014		\$ -		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ -	\$ -	
CLOSED PROJECTS					
670060/671460 - Campus Infrastructure/Tech		\$ 8,036,484			
	Total Costs through 9/30/2014		\$ 8,036,484		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 8,036,484	\$ -	
670160 - Tennis Court Renovations		\$ 111,859			
	Total Costs through 9/30/2014		\$ 111,859		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 111,859	\$ -	
670260 - Interim Housing/Swing Space		\$ 4,416,466			
	Total Costs through 9/30/2014		\$ 4,416,466		
	No Invoices this Period		\$ -		
	Total Costs through 12/31/2014		\$ 4,416,466	\$ -	

Gavilan Joint Community College District
Measure E Bond Quarterly Financial Status Interim Report
Received and Expended to Date for Qtr 2 Fiscal Year 2014-2015 (10/1/2014 thru 12/31/2014)
Based on Board Approved September 2014 Budget

Project/Vendor	Description of Services	Budget	Expended	Balance	Notes
670260-1 - HVAC Control Replacement		\$ 446,255			
	Total Costs through 9/30/2014		\$ 446,255		
	<i>No Invoices this Period</i>				
	Total Costs through 9/30/2014		\$ 446,255	\$ 0	
670360-1 - Electrical Service Loop		\$ 162,295			
	Total Costs through 9/30/2014		\$ 162,295		
	<i>No Invoices this Period</i>				
	Total Costs through 9/30/2014		\$ 162,295	\$ -	
670360 - Math, Physical Science, Life Science		\$ 6,081,010			
	Total Costs through 9/30/2014		\$ 6,081,010		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 6,081,010	\$ -	
670460 - Occupational ED (OE)		\$ 4,706,937			1
	Total Costs through 9/30/2014		\$ 4,706,937		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 4,706,937	\$ -	
670660 - Humanities/Art/Music Hall		\$ 4,398,348			
	Total Costs through 9/30/2014		\$ 4,398,348		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 4,398,348	\$ -	
670860 - Cosmetology/Business		\$ 3,903,843			
	Total Costs through 9/30/2014		\$ 3,903,843		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 3,903,843	\$ -	
671060 - Social Sciences		\$ 3,918,035			
	Total Costs through 9/30/2014		\$ 3,918,035		
	5810 - Legal Services				
	Total Costs through 12/31/2014		\$ 3,918,035	\$ -	
671160 - Security/Maintenance Building		\$ 1,432,750			
	Total Costs through 9/30/2014		\$ 1,432,750		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 1,432,750	\$ -	
671260 - Cafeteria Renovations & HVAC		\$ 217,419			
	Total Costs through 9/30/2014		\$ 217,419		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 217,419	\$ -	
671260 - Student Center Beam Replacement		\$ 185,481			
	Total Costs through 9/30/2014		\$ 185,481		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 185,481	\$ (0)	
671360 - Parking Lot/Campus Lighting		\$ 4,437,518			
	Total Costs through 9/30/2014		\$ 4,437,518		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 4,437,518	\$ 0	
680160 - Technology / ERP System		\$ 3,511,130			
	Total Costs through 9/30/2014		\$ 3,511,130		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 3,511,130	\$ -	
680360 - Computer / Phone System		\$ 1,111,376			
	Total Costs through 9/30/2014		\$ 1,111,376		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 1,111,376	\$ -	

Gavilan Joint Community College District
 Measure E Bond Quarterly Financial Status Interim Report
 Received and Expended to Date for Qtr 2 Fiscal Year 2014-2015 (10/1/2014 thru 12/31/2014)
 Based on Board Approved September 2014 Budget

Project/Vendor	Description of Services	Budget	Expended	Balance	Notes
680460 - Existing Well Replacement		\$ 70,947			
	Total Costs through 9/30/2014		\$ 70,947		
	<i>No Invoices this Period</i>				
	Total Costs through 12/31/2014		\$ 70,947	\$ 0	
- Debt Payment		\$ 3,625,796			
	Total Costs through 9/30/2014		\$ 3,625,796		
	<i>No Invoices this Period</i>		\$ -		
	Total Costs through 12/31/2014		\$ 3,625,796	\$ -	
Total Previous Expended (Through 09/30/2014)			\$ 88,298,047		
Total Invoices this Period (10/1/2014 through 12/31/2014)			\$ 540,719		
Total Expended to Date (Through 12/31/2014)			\$ 88,838,766		
Total Construction Budget		\$ 113,346,015		\$ 24,507,249	
Total Revenue to Date			\$ 113,463,069		
Cash Balance				\$ 24,624,303	

Notes:

- 1 Occ Ed project budget contains funding for Science and Gym roof repairs
- 2 Moved expenses to Fund 340 for State Reimbursement
- 3 PG&E Refund for Chiller Controls Installation-Optimization Project

Gavilan Joint Community College District Governing Board Agenda

February 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (h)

Administrative Services

SUBJECT: FY 2013 - 2014 Measure E General Obligation Bond Audit Reports

- Resolution: BE IT RESOLVED,
 Information Only
 Action Item

Proposal:

That the Board of Trustees accept the FY 2013 – 2014 Measure E General Obligation Bond Audit Reports.

Background:

The certified public accounting firm of Crowe Horwath LLP has completed the Measure E Audit Reports. The report is for board review and acceptance. The financial statements are the responsibility of the District's management. The auditor's responsibility is to express opinions on the financial statements based on their audit.

In the interest of reducing paper, hard copies of the Measure E Audit Reports are attached for board members only. The Measure E Audit Reports can be found at www.gavilan.edu under the tab "About Gavilan", "Budget Information". Hard copies are available upon request from the Office of the President.

Measure E Bond Performance and Financial Audit Reports

Gavilan's Measure E Bond is a Proposition 39 bond. Proposition 39 requires that an annual comprehensive performance audit and financial audit be conducted. The Measure E Bond Audit Reports will be presented to the Citizens' Bond Oversight Committee at their next meeting.

Performance Audit Report - The auditors' Performance Review Audit Report did not reveal any items that were paid from the Measure Bond Construction Fund that did not comply with the purpose of the Bonds that were approved on March 2, 2004. It is the opinion of our auditors that Gavilan Joint Community College District "expended Measure E General Obligation Bond funds for the year ended June 30, 2014 only for the specific projects developed by the District's Governing Board and approved by the voters, in accordance with the requirements of Proposition 39, as specified by Section 1(b)(3)C of Article XIII A of the California Constitution."

Financial Audit Report - It is the opinion of our auditors that the financial statements "present fairly, in all material respects, the financial position of the Bond Fund of Gavilan Joint Community College District as of June 30, 2014, and the changes in financial position for the year then ended, in accordance with accounting principles generally accepted in the United States of America".

For both Measure E Audit Reports, there were no management comments or findings representing reportable conditions, material weaknesses, or instances of noncompliance related to the audit.

Representatives from Crowe Horwath LLP will review both Measure E Audit Reports with the Board of Trustees:

Budgetary Implications:

This report satisfies Federal and State reporting requirements.

Follow Up/Outcome:

Review with the Citizens' Bond Oversight Committee at their next meeting.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Wade W. Ellis
Wade W. Ellis, Director, Business Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/President

**Gavilan Joint Community College District
Governing Board Agenda**

February 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (1)

Administrative Services

SUBJECT: Addendum to the Final Environmental Impact Report to the Gavilan College – Coyote Campus Project

Resolution: BE IT RESOLVED,

Information Only

Action Item

Proposal:

That the Board of Trustees of Gavilan Joint Community College District consider and approve an Addendum to the Final Environmental Impact Report certified by the Board in April, 2008, for the College's Coyote Valley campus project.

Background:

In April, 2008, the Board of Trustees of the Gavilan Joint Community College District certified a final environmental impact report ("FEIR") for the College's Coyote Valley campus project ("Project"). The Project involves an approximately 55-acre campus located in south San Jose on the south side of Bailey Avenue between the Santa Cruz Mountains and Fisher Creek, and would serve approximately 10,000 full-time equivalent students.

The Project has not yet been implemented, and minor changes to the Project description are currently proposed. These minor changes involve reconfiguration of the Master Plan for the Project to avoid wetland areas. The purpose of the change is to assist the College's efforts to mitigate its impacts on sensitive species by participating in the Santa Clara Valley Habitat Conservation Plan. However, the overall site coverage originally envisioned in the Master Plan would not change.

In the light of the proposed reconfiguration, the College commissioned an update to the Biological Evaluation previously prepared for the site by Live Oak Associates, Inc., for the FEIR. The update was completed on December 9, 2014, and is attached to the proposed Addendum. As discussed in the Addendum and the updated Biological Report, the analysis contained in the FEIR continues adequately to address impacts related to visual/aesthetic resources, agricultural and forest resources, air quality, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use, mineral resources, noise, population and housing, public services, recreation, transportation, and utilities and service systems. The nature and scale of the proposed Master Plan has not changed, and there has not been a substantial change in the circumstances involving these issues on the subject site or in the surrounding environment.

An addendum to an EIR may be prepared where new information necessitates only minor technical changes or additions to a previously-certified EIR. (Cal. Code Regs., tit. 14,

§ 15164(b.) An addendum is appropriate if there are changes in the project or the circumstances surrounding the project or new information of substantial importance, and none of the following conditions is satisfied:

- (1) such information results in new significant environmental effects not discussed in the previous MND,
- (2) such information results in an increase in severity of previously discussed significant environmental effects,
- (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects on the environment, or
- (4) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant environmental effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(Cal. Code Regs., tit. 14, § 15164(b).) The minor changes in Project configuration described above will not result in any new impacts, or increase the severity of any previously identified impacts. In fact, the proposed amended Project would reduce potential impacts to sensitive wetland habitats on the project site. Also, the changes to the Project discussed above do not involve mitigation measures previously found not to be feasible, or mitigation measures that are considerably different from those analyzed in the FEIR but which the College is declining to adopt. As a result, the proposed Addendum is appropriate.

As required by the California Code of Regulations, the Addendum includes a description of the new information and supports the conclusion that a subsequent EIR is not required in this case. (Cal. Code Regs., tit. 14, § 15164(e).) While circulation of the Addendum is not required under CEQA, in the interest of transparency, the accompanying draft of the Addendum and the FEIR were made available for review on the College's website and at the District offices during business hours.

Budgetary Implications:

None

Follow Up/Outcome:

None.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Frederick E. Harris
Frederick E. Harris, Vice President of Administrative Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/President

APPROVED BY THE BOARD OF TRUSTEES
DATE: 2/10/15
NBailey

**Gavilan Joint Community College District
Governing Board Agenda**

February 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (m)

Administrative Services

SUBJECT: Application for consideration of Participating Special Entity (PSE) status under the Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan (SCVHP) for the Gavilan College Coyote Valley Campus Phase I Project, located in the City of San Jose, Santa Clara County, California

- Resolution: BE IT RESOLVED,
 Information Only
 Action Item

Proposal:

That the Board of Trustees approve the Application for consideration of Participating Special Entity (PSE) status under the Santa Clara Valley Habitat Conservation Plan/Natural Community Conservation Plan for the Coyote Valley Campus.

Background:

An application (last revised in August 2014) for Phase I of the Coyote Valley project was denied by the HCP Entity as a result of concerns over the extent of potential wetland impacts that may occur during development of project Phase 2 (final project phase) as described in the 2008 Gavilan Coyote Campus EIR, although Phase 1 of the project would avoid all such wetland areas. As part of the recent Gavilan Coyote Campus EIR addendum, the project Phase 2 (final project phase) was re-designed to avoid impacts to wetlands completely, except for minor impacts associated with a road crossing. Based on the demonstration in the EIR Addendum of negligible wetlands impacts by both phases of the project, the PSE application is now ready to be resubmitted to the Santa Clara Valley Habitat Agency for consideration and approval of PSE status.

Budgetary Implications:

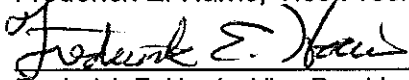
The development fees associated with this application total \$123,818 and include a land cover fee and a nitrogen deposition fee. These fees will be payable right before construction begins on the site.

Follow Up/Outcome:

With Board approval, sign the PSE Application for Phase 1 Coyote Valley Campus.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By:



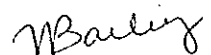
Frederick E. Harris, Vice President of Administrative Services

Agenda Approval:



Dr. Steven M. Kinsella, Superintendent/President

APPROVED BY THE BOARD OF TRUSTEES
DATE: 2/10/15



March 10, 2015

Gavilan Joint Community College District Governing Board Agenda

March 10, 2015

Consent Agenda Item No.
Information/Staff Reports No. 10 (b)
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No.

Administrative Services

SUBJECT: Recommendation for Water Supplier at the Coyote Valley Educational Center Site

Resolution: BE IT RESOLVED,

Information Only

Action Item

Proposal:

This is an information item for the board to consider an analysis and recommendation on which of the two water agencies servicing the Coyote Valley Educational Center site to use.

Background:

There are currently two water agencies that have existing water distribution systems that could supply the Coyote Valley Educational Center site:

1. Great Oaks Water Company (GOWC)
2. San Jose Municipal Water (SJMW)

Both agencies have jurisdiction at the Coyote Valley campus. According to an analysis on water supply at the site performed by the District's consulting civil engineer, C2G/Civil Consultant's Group, SJMW would be a better choice because:

- The SJMW main is closer and a better system to convey fire and life safety to the campus.
- GOWC's system is further away and would require additional pipeline and booster pump improvements to convey water to the campus to meet DSA fire and life safety requirements.
- SJMW is the only supplier of recycled water in the area; GOWC does not provide recycled water.
- SJMW would allow the college to have more control of construction costs and schedule of the water main installation, which could be a savings between \$50,000 to \$100,000 to the college.
- With GOWC, the District would also have to bear the cost of building a fire booster station and large water tank, physically locate them both on the site and pay their ongoing maintenance responsibilities. Since SJMW has already built the necessary similar infrastructure, including a reservoir above the site to provide proper fire water pressures, such costs would not be borne by the District.

Budgetary Implications:

Though GOWC's rates are lower than SJMW's (approximately \$273 per month), the difference would not recoup the additional cost for pipe length for almost 25 years. If Gavilan College has to also absorb the cost for a booster station the length to recoup costs would increase to 304 years.

Follow Up/Outcome:

This discussion item will go to the Measure E Bond Oversight Committee for review on March 16, 2015, and then this item will come back to the board for adoption on April 14, 2015.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Frederick E. Harris
Frederick E. Harris, Vice President of Administrative Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/ President



C2G CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

February 10, 2015

MEMORANDUM

Dean Tatsuno
IBI Group
1390 Norman Avenue
Santa Clara, CA 95054-2047

Subject: Water Service Provider
Coyote Valley Satellite Campus
County of Santa Clara, CA

Dear Dean:

Per your request C2G has expanded upon our original analysis prepared in December of 2013. As you are aware, below is our original analysis dated 12/13/2013.

Water Main System

There are currently two water agencies that have existing water distribution systems in Santa Teresa Blvd:

1. *Great Oaks Water Company*
2. *San Jose Municipal Water*

C2G has spoken to both water agency's engineering departments regarding their existing water distribution systems at the north end of Coyote Valley. Both agencies feel Gavilan College – Coyote Valley Satellite Campus is within their service area. If this is the case, C2G would recommend Gavilan College to engage San Jose Municipal Water instead of Great Oaks Water Company for the following reasons below:

1. *Great Oaks Water Company's existing water system (20-inch) is only located within Santa Teresa Boulevard and is a low pressure system (operating at 35 psi). Because of these characteristics, the following impacts are associated with this system.*
 - A. *To connect to Great Oaks Water Company System, over 5,000 feet of pipe would need to be installed within Bailey Avenue.*
 - B. *Because the pressure is so low, a booster station would need to be added to Great Oak Water Company's system to convey the fire flow requirement at the necessary pressure.*
2. *San Jose Municipal Water Company has an 18-inch main within Bailey Avenue. It does not extend to the proposed campus but ends at the bridge crossing for Laguna Seco/Fisher Creek. The distance to the campus from this system is 4,400 linear feet. This system operates around 90-psi.*

It should also be pointed out that the old IBM Santa Teresa Lab complex is served by Great Oaks Water Company by an existing water system that traversed the hillside behind the complex. It is C2G's understanding that this system's pressure is raised by an on-site booster station. Since the site is served along the northern side of the old laboratory, obtaining an easement or extending the waterline across the private property to the Satellite campus does not seem feasible.

Water Summary: *Do to the location of the existing system, size and operating pressure, C2G recommends connecting to the San Jose Municipal Water System (SJMWW) for the new campus. In*



addition to SJMW being superior for fire & life safety concerns, the close proximity would save Gavilan College approximately \$81,000 in water main construction cost (assuming \$135/LF for 12-inch main). This cost would be close to a million dollars if a booster station construction cost is required to obtain the necessary pressures using GOW as a provider.

Water Main Sizing Analysis

Design Parameters for the Offsite Water Main (Phase 1 – Temporary Police Academy)

Per the (CBC - Fire Code) the minimum fire flow requirement for building is 1,500 gpm. The fire flow demand will be larger than the peak domestic water demand for the Police Academy, the largest demand is the required design parameter.

The connection point to San Jose Municipal Water (SJMW) is 4,400 linear feet away from the campus. The minimum residual pressure allowed per code is 20 psi. The static pressure per SJMW is 90 psi.

1,500 gpm in a 8-inch pipe (PVC C900) has a head loss of 3.91-feet for every 100 feet of pipe.

1,500 gpm in a 10-inch pipe (PVC C900) has a head loss of 1.32-feet for every 100 feet of pipe.

$4400/100 \times 3.91 \times 0.4331 \text{ lb/sq. inch} = 74.51 \text{ psi}$ 90psi - 75psi = 15 psi – Not enough pressure left for campus

$4400/100 \times 1.32 \times 0.4331 \text{ lb/sq. inch} = 25.15 \text{ psi}$ 90psi - 25psi = 65 psi OK.

Proposed Offsite Water main Improvements: 10-inch PVC C900 connected to SJMW's system.

Design Parameters for Offsite Water Main (Phase II – Main Campus added)

When the Gavilan College campus is added, the local fire authority will require a larger fire flow requirement for the campus. For off-site analysis, C2G will assume 2,250 gpm would be required. This value will obviously need to be verified when the Gavilan decides to proceed with this project.

Again, the connection point to San Jose Municipal Water (SJMW) is 4,000 linear feet away from the campus. The minimum residual pressure allowed per code is 20 psi. The static pressure per SJMW is 90 psi.

- 2,250 gpm is too much to deliver in an 8-inch pipe.

- 2,250 gpm in a 10-inch pipe (PVC C900) has a head loss of 2.68-feet for every 100 feet of pipe.

$4400/100 \times 2.68 \times 0.4331 \text{ lb/sq. inch} = 51.07 \text{ psi}$ 90psi – 51psi = 39 psi OK

Proposed Offsite Water main Improvements: 10-inch PVC C900 connected to SJMW's system.

Design Parameter for Offsite Water Main (Phase III – Police Academy Permanent & Gavilan College)

When the permanent police academy building is added to the campus it will be the largest building on the campus. Without knowing construction classification, C2G will assume the building will be protected by internal fire sprinkler system. Providing sprinklers allows the local fire to reduce the fire flow demand, but sprinkler demand is added the reduced fire flow demand. For off-site analysis, C2G will assume a reduced fire flow of is reduced to 1,750 gpm for the building, but the sprinkler demand is 500 gpm. This would require a total fire flow demand of 2,250 gpm for the new permanent police Academy. Again, these assumption will need to be verified by the local fire authority prior to proceeding.

The permanent Police Academy scenario has the same results has Phase 2.

Proposed Offsite Water main Improvements: 10-inch PVC C900 connected to SJMW's system.



Design Parameter for Offsite Water Main (Phase IV- Final Build-Out)

When the final Gavilan College campus is completed, the campus anticipates two 5 story building equaling 404,330 square feet in total area. Each building would be around 200,000 Square feet in size. **THIS SIZE OF BUILDING IS OFF THE CHART FOR FIRE FLOW IN CBC 2010 FIRE CODE Table BB105.1.** The Maximum fire flow is 4,000 gpm. Assuming the building will be sprinkled, a 50-percent reduction (2000 gpm) will occur. The local fire authority may require the sprinkler demand to be added to the fire flow amount. For a buildings this size, assume 3,000 gpm will be needed.

Again, the connection point to San Jose Municipal Water (SJMW) is 4,400 linear feet away from the campus. The minimum residual pressure allowed per code is 20 psi. The static pressure per SJMW is 90 psi.

- 3,000 gpm in a 10-inch pipe exceeds the upper limits of a 10-inch to deliver.
- 3,000 gpm in a 12-inch pipe (PVC C900) has a head loss of 3.17-feet for every 100 feet of pipe.
- 3,000 gpm in a 14-inch pipe (PVC C900) has a head loss of 1.50-feet for every 100 feet of pipe.

$4400/100 \times 3.17 \times 0.4331 \text{ lb/sq. inch} = 54.92 \text{ psi}$ $90\text{psi} - 60.40\text{psi} = 30 \text{ psi} < 20 \text{ PSI...so OK}$
 $4400/100 \times 1.50 \times 0.4331 \text{ lb/sq. inch} = 28.50 \text{ psi}$ $90\text{psi} - 28.5\text{psi} = 60 \text{ psi OK}$

Proposed Offsite Water main Improvements: 12 or 14-inch PVC C900 connected to SJMW's system.

For full campus build-out the following sized off-site utilities would be needed:

Sanitary Sewer: 8-inch PVC

Water Main: 12 or 14-inch PVC (C900)

The existing size of utilities (at the point of connection) for the off-site:

Sanitary Sewer: 10-inch PVC

Water Main: 18-inch (Material unknown).

The utility agencies may require larger utilities to be installed to address master-planning for the Coyote Valley development. Because of this Gavilan college should plan on installing larger facilities than needed, but negotiate with the local agencies that they should be reimbursed for the cost differential between what is needed for the campus and what is need for the future needs of Coyote Valley. Therefore C2G attached cost analysis is based upon the following off-site utilities:

Since this report, has had leadership change in key positions within Gavilan College, design completed by C2G (but not submitted) for a water main extension within Bailey Avenue that connects to San Jose Municipal Water system, and Great Oaks Water Company approaching the College insisting they are the water purveyor for the Coyote Valley campus. To help the College further access their scenario's C2G has prepared additional research and acquired more information regarding the two water departments to help the College determine which system is best suited for conveying a safe and adequate water supply for fire/life safety and drinking water at the most cost effective manner for the College. C2G has provided additional information in the following areas:

1. Private vs. Public
2. Monthly Meter and Usage Fee's
3. Construction/Main Extension Agreements
4. Recycled Water
5. Refunds
6. Existing Infrastructure



Private vs. Public

Not addressed in the previous analysis, but worth noting, are the two water agencies ownership structures. One is privately held, while the other is a public system.

Great Oaks Water Company (GOWC) is a for-profit privately held water company (similar to California America Water Company (CAL-AM), Golden State Water Company (GSWC), and San Jose Water Company (SJWC)) and is overseen by the California Public Utility Commission (PUC) similar to PG&E for electricity and gas. Per GOWC's yearly filing with the PUC for Order of Establishment, 100-percent of GOWC's stock is owned by one individual named John, W.S. Roeder. No over-sight or Board of Directors is listed in the Order of Establishment. Per their filing, GOWC has over 100,000 customers.

San Jose Municipal Water (SJMWS) is public water supply system overseen by the City of San Jose. The City operates under the Council/Manager form of government. The City Manager is appointed by the Council and serves as the chief administrative officer of the organization. The City Manager is responsible for administration of City affairs, day-to-day operations, and implementation of Council policies. The City is organized by City Service Areas (CSAs) that best reflect the way the organization delivers services to the residents. A CSA represents the policy-making level for strategic planning, policy setting, and investment decisions in the critical functions the City provides to the community. SJMWS operates under the CSA of Environmental and Utility Services. Per SJMW Urban Management Plan, they too serve just over 100,000 customers.

Monthly Meter and Usage Rates:

Not all rates that will apply to the Coyote Valley Campus where able to be verified in the short period of time, but it would appear GOWC's rates are significantly less than SJMW's rates. Below is a comparison table based upon the assumption made in the previous utility analysis (9,000 gallons a day, Average Flow 37.5 GPM, Peak Flow 40 GPM and Irrigation at 50 GPM for 6 hours/3 days a week):

Monthly Meter Fees:

Agency	Monthly Rate for a 1-inch Domestic Meter
SJMW	\$44.45
GOWC	\$24.54

Agency	Monthly Rate for a 1- ½ inch Irrigation Meter
SJMW	\$88.91*
GOWC	\$49.03

SJMW recycled water meter fee is less *

Agency	Monthly Rate for a 10-inch Fire Service
SJMW	Not Posted on Website (assume \$120 for analysis)
GOWC	\$55.08

Monthly Water Usage Charges:

1 CCF = 100 Cubic Feet = 748 Gallons

Agency	Usage Charge	Pump Tax	CPUC Tax	City of San Jose Tax
SJMW	\$3.279/CCF (Flat Rate)	None	None	5%
GOWC	\$2.1526/CCF (Tier 1: 0-13 CCF) \$2.3314/CCF (Tier 2:13-32 CCF) \$2.6881/CCF (Tier 3: over 32 CCF)	0.3576/CCF	1.5%	5%

City of Gilroy charges \$3.83/CCF



Approximate monthly bill for SJMW (including domestic, irrigation & fire) = \$2,338.50 (less in winter season)
Approximate monthly bill for GOWC (including domestic, irrigation & fire) = \$2,065.07 (less in winter season)
\$273.43 (difference)

Construction/Main Extension Agreements:

Currently SJMW is allowing the College to use their own engineering team to design the pipeline as well as construct the pipeline through competitive bid managed by the college's construction team.

C2G's previous experience with Great Oaks, all pipeline work must be prepared by Carollo Engineering and installation will be performed by independent contractor hired by GOWC. All of this is work and cost is agreed to through a Water main Extension Agreement between GOWC and Gavilan College prior to any engineering is started.

The issue C2G has seen with GOWC method in previous projects is the College or School District has no control over the schedule and cost of the project. SJMW will have some input in design which will impact cost, but the entire process is transparent and construction schedule can be coordinated more easily between on-site and off-site when the College construction manager is handling both on-site and off-site aspects of the project.

There are cost impacts to Gavilan by not controller their own project. The magnitude and impact is hard to determine, but \$50,000 - \$100,000 is not impractical for this scenario.

Recycled Water:

GOWC: Does not offer an opportunity for recycled water to be delivered to the campus. GOWC is not involved with sewer treatment which is the key item to provide recycled water.

SJMW: Does provide recycled water to their customers. There is a recycled water main in Santa Teresa Boulevard, but does not quick make it down to Bailey Avenue. In the future, this main will be extended to Bailey Avenue. When this occurs, and when Gavilan College's Coyote Valley campus expands, there will be opportunities for the site's irrigation demands to be served by recycled water. This opportunity cannot occur if Gavilan College is served by GOWC.

Long term, the ability to be served by recycled water is a key consideration. During drought years when water rationing is required, landscape irrigation is one of the first items eliminated from domestic water consumption. If the college is using recycled water for the future athletic fields, water rationing does not apply for recycled water.

Refunds:

C2G was unable to verify the refund mechanism for both agencies, but C2G is fairly confident there is a way to recoup some of the installation cost of the water main if future private projects connect to the main in a predetermined time frame. The time frame and percentage of cost will be different per agency, but a recoup of some of the installation cost is very common.

Existing Infrastructure:

C2G was unable to verify the actual infrastructure for either agency. This is common after the terrorist threats September 11, 2001. The Urban Management Plan for SJMC states Coyote Valley is served by 4 ground water wells and storage tank. Each well is capable of distributing 5,500 GPM. GO Urban Management Plan states they have a total of 19 wells within their jurisdiction but does not state how many wells serve the Coyote



Valley area. Their Urban Management Plan also does not mention pumping capacity or water storage tanks associated with their system. C2G was able to confirm that GO does have storage tanks per their website, but location and size was undeterminable.

Both agencies acknowledge emergency back-up systems are in place when electricity is out.

Summary

Both agencies are claiming jurisdiction to the Coyote Valley campus. SJMW main is closer and a better system to convey fire and life safety to the campus. GOWC's system is further away and would require additional pipeline and booster pump improvements to convey water to the campus to meet DSA fire and life safety requirements. Though GOWC's rates are lower than SJMW, the difference would not recoup the additional cost for pipe length for almost 25 years ($\$81,000 / (273.43 \times 12)$). If Gavilan College has to absorb the cost for a booster station the length would increase to 304 years.

Also, the choosing of GOWC prevents the college in the future to implementing recycled water since SJMW is the only supplier of recycled water in the area.

Last, choosing SJMW would allow the college to have more control of construction cost and schedule of the water main installation which could be a savings between \$50,000 to \$100,000 to the college.

If you have any questions regarding the information provided above please contact our office. We look forward to working on this project in the future.

In further analysis, C2G still feels SJMW is still the better choice for Gavilan College Coyote Valley campus for now and in the future.

Very Truly Yours,

C2G/CIVIL CONSULTANTS GROUP, Inc.



Todd Creamer
Principal Engineer



**Gavilan Joint Community College District
Governing Board Agenda**

March 10, 2015

Consent Agenda Item No.
Information/Staff Reports No.
Discussion Item No.
Old Business Agenda Item No.
New Business Agenda Item No. 2 (i)

Administrative Services

SUBJECT: IBI Group Architecture and Planning Project Assignment Amendments

- Resolution: BE IT RESOLVED,
 Information Only
 Action Item

Proposal:

That the Board of Trustees approve IBI Group Architecture and Planning Project Assignment Amendment (PAA) for the seven (7) projects listed below.

Background:

On July 12, 2011, the Board ratified an On-Going Architectural Services Agreement with BFGC-IBI (now IBI Group) Architecture and Planning. The Architectural Services Agreement stipulates that for each individual district project, a separate PAA will be established.

PAA for Child Development Center (CDC) Tenant Improvements:

- Basic services to provide preliminary plans, working drawings, DSA approval, bidding and construction support services for the CDC Tenant Improvements contained in Option 7 as approved by the Board of Trustees on February 10, 2015.
- Basic service fees \$95,000 from Measure E funds.

PAA for the Gymnasium Planning and Conceptual Design:

- Basic services to provide architectural services for planning, conceptual design and cost estimating for determination of the scope of work for this project.
- Basic service fees \$30,000 from Measure E funds.

PAA for Gavilan Aviation Relocation to San Martin (South County) Airport:

- Basic services to provide preliminary plans, working drawings, DSA approval, Bidding and Construction Support services for this project.
- Basic service fees \$229,000 from Measure E funds.

PAA for 2015 Prop 39 Energy Retrofit Projects:

- Basic services to provide consultation, design, construction documents, and construction administration for these projects.
- Scope of work includes coordination with District's consultants NAM, lighting vendors and assistance in determining retrofit scope.
- Basic service fees \$26,500 from Proposition 39 funds.

PAA for Theater Fire Alarm Replacement

- Basic services to provide consultation, design, construction document, DSA approval, bidding, and construction administration for this project.
- Basic service fees \$25,800 from Scheduled Maintenance funds.

PAA for Library Fire Alarm Replacement

- Basic services to provide consultation, design, construction document, DSA approval, bidding, and construction administration for this project.
- Basic service fees \$46,800 from Scheduled Maintenance funds.

PAA for Student Center Fire Alarm Replacement

- Basic services to provide consultation, design, construction document, DSA approval, bidding, and construction administration for this project.
- Basic service fees \$31,200 from Scheduled Maintenance funds.

Budgetary Implications:

The efficient use of Measure E Bond Program (first three projects), Proposition 39, and Scheduled Maintenance (last three projects) funds.

Follow Up/Outcome:

Process the agreements.

Recommended By: Frederick E. Harris, Vice President of Administrative Services

Prepared By: Frederick E. Harris
Frederick E. Harris, Vice President of Administrative Services

Agenda Approval: Steven M. Kinsella
Dr. Steven M. Kinsella, Superintendent/President