



# Peralta Community College District Bond Measures Oversight Committee

## 2006 Measure A & 2018 Measure G Annual Compliance Report for Fiscal Year 2020-21



College of Alameda: New Center for Liberal Arts  
(opened November 2020)



Berkeley City College: visualization of the  
new Milvia Street building



Merritt College: visualization of Child  
Development Center



Laney College: visualization of new  
Learning Resource Center



MESSAGE FROM THE PERALTA CITIZENS' BOND OVERSIGHT COMMITTEE CHAIR

The Peralta CCD Measure A and G Citizens' Bond Oversight Committee is pleased to present our 2020/2021 Annual Report to the community. We recognize the extraordinary efforts that the Peralta Community College District facilities team has made in keeping the capital improvements projects moving during the 2020 and 2022 years of the Corona virus pandemic.

The facilities team lead by Atheria Smith, Interim Vice Chancellor of General Services under Chancellor Jannett Jackson's leadership have kept us informed and all stakeholders aware of the progress in each of the many Peralta CCD bond projects.

Our review of the bond annual financial and performance audits of the bond program confirms that the District is complying with voter approved bond language. 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 of the Peralta Community College District.

The Peralta CCD Citizens' Bond Oversight Committee remains committed to fulfilling our role of reporting to the tax-paying community on the activities of the Measure A and G Bond Program.

Sincerely,  
Andrea Dawson  
Chair, Citizens' Bond Measures Oversight Committee, Peralta Community College District

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# Peralta Community College District Bond Measures Oversight Committee

## **2006 Measure A & 2018 Measure G Annual Compliance Report for Fiscal Year 2020-21**

### **PURPOSE OF THIS REPORT**

The State of California requires Citizens' Bond Oversight Committees (CBOC) to inform the public and taxpayers concerning the Proposition 39 (55% local school bond measures) expenditures and use of bond funds at least once a year. *"The Citizens' Oversight Committee's shall actively review and report on the proper expenditure of taxpayers' money for school construction,"\** in accordance with voter-approved projects listed in the local bond measure ballot language \*(Cal. Educ. Code § 15278).

The Peralta Community College District (PCCD) Board of Trustees has designated this Bond Measures Oversight Committee (BMOC) as their citizens' oversight committee to advise the public as to whether a school district or community college district is in compliance with the requirements of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.

This is the Bond Measures Oversight Committee Annual Report for Fiscal Year 2020-21 on the Measure A and G Capital Improvement Program for Peralta Community College District (PCCD).

The 2020-21 Bond Measure Citizens' Oversight Committee Statement of Compliance opinion on the 2006 Measure A Bond and 2018 Measure G program is submitted to Peralta Community College District in accordance with Education Code § 15278 (b). The committee advises that, based on available information provided by the District and the audit firm CliftonLarsenAllen LLP fiscal year 2020-21 Financial and Performance Audit, the BMOC does find the District is in compliance with the requirements of Article XXIII A, Section 1(b)(3) of the California Constitution.



## **FOCUS OF THIS REPORT**

In November 2018 voters overwhelming passed the \$800 million Bond Measure G to continue upgrades to aging classrooms, technology, science labs; expand job training classrooms at the Peralta Community College District campuses.

Major Capital Projects continue to advance through planning and design. Major projects are underway, including the new **Berkeley City College** West building, previously referenced as the Milvia Street Project; the **College of Alameda** Auto/Diesel Technologies Complex, Aviation Complex, and completion of the New Center for Liberal Arts; **Laney College's** Title IV Locker Room Modernization, the East Bay Municipal Water District Water Main Relocation, Central Utility Plant Modernization, new Learning Resource Center, Theater Modernization; **Merritt College's** Child Development Center, and Horticulture Complex replacement. In addition, the bond has been funding much needed improvements to site infrastructure, system upgrades and major repairs, as well as improvements to the Information Technology infrastructure. Major Capital Project construction is anticipated to begin in the Summer/Fall of 2022 with bidding currently underway for the Merritt Child Development Center and College of Alameda Auto/Diesel Technologies Complex.

On June 6, 2006 Alameda County voters approved the \$390 million (2006) Measure A Bond. The PCCD has been performing construction work from these funds and is presently in the final stage of the spending program. These Capital Improvement Projects were for the acquisition, construction, repair, refurbishment, equipping, upgrading, and modernization of classrooms, campuses, buildings, facilities, and grounds throughout the PCCD.

Interim Vice Chancellor of General Services, Atheria Smith, currently leads the Bond Measure A and G capital program work. IVC Smith was promoted to lead the Department of General Services (DGS) at the Peralta Community College District when the previous Vice Chancellor left PCCD in November 2020.

IVC Smith reports to Interim Chancellor Dr. Jannett N. Jackson, who came out of retirement to lead PCCD in April 2021. Dr. Jackson previously worked in PCCD as College of Alameda President before leaving to become the chancellor of the Chabot-Las Positas CCD, from which she retired in 2018. She is also a veteran, having served in the Persian Gulf war, and retired as a Colonel in the US Army National Guard. In October 2021, the Board of Trustees extended Dr. Jackson's contract as Interim Chancellor to the end of December 2023, bringing much needed leadership stability to the district.

IVC Smith has worked closely with Keith Kajiya of AECOM, who serves as the PCCD Bond Program Manager. Together, they have worked to align the program's goals with the Bond project lists and the capital program spending plan. Outsourcing the bond program management to a respected external organization such as AECOM has clearly had a positive impact on the bond program at PCCD. Mr. Kajiya has frequently given bond program updates to the BMOC. Those presentations can be found on the Build Peralta website at <https://build.peralta.edu/presentations-and-briefings>.



AECOM assists the District in planning and implementation of design and construction activities. Additionally, Kitchell CEM, Roebbelen CM, and Swinerton Management and Consulting were hired as the Construction Managers, and were each assigned to specific campuses to manage various capital projects.

The [final series of 2006 Measure A bond funds in the amount of \\$65 million were sold on April 22, 2020 and the first series of 2018 Measure G bond funds in the amount of \\$50 million were sold on April 22, 2020. In July 2020, it was announced](#) that the district refinanced previously issued bonds to take advantage of the historically low interest rates, thus saving the taxpayers over \$5 million. This process of selling and the resale of the Peralta CCD taxpayer bonds are facilitated by a team comprised of district staff and Backstrom McCarley Berry & Company, Barclays, Curly Bartling, Orrick, and Siebert-Williams. The second series of 2018 Measure G bonds valued at \$120 million is anticipated to be sold by December 2022.

Some highlights from FY2020-21 include:

### **College of Alameda**

- Virtual Grand Opening of the New Center for Liberal Arts in November 2020 ([watch the YouTube video here](#)).
- Auto and Diesel Technologies new facility – Division of State Architect (DSA) and the state Chancellor's Office approved the construction documents to proceed with procurement.

### **Berkeley City College**

- 2118 Milvia Street new building project is progressing with construction documents submitted to DSA for review.

### **Laney College**

- Portable Modular Village Design Bid Build project construction completed with minor closeout processes remaining.
- EBMUD Water Main Relocation project completed the procurement process and the Board approved the construction contract.

### **Merritt College**

- Child Development Center Design Bid Build project was approved by DSA and the state Chancellor's Office.
- Horticulture Building Design Bid Build project was approved by DSA and the state Chancellor's Office.





At the time of this writing, our world is continuing to live the experience of the COVID-19 pandemic. All meetings are held virtually on “Zoom” meeting platform. Site visits and other subgroup in person meetings are not taking place at this time.

## **BMOC MEMBERSHIP**

- Andrea Dawson, Chair - Senior Citizen’s Organization (3rd term expires 6/30/2024)
- Marcus Crawley - Taxpayers Organization (2nd term expires 6/30/2023)
- Yusef Herbert - Business Organization (3rd term expires 6/30/2024)
- Benjamin Scott - College Supporter (2nd term expires 6/30/2024)
- Stacy Thompson – At-Large Member (1<sup>st</sup> term expires 6/30/2024) Appointed 3/2022
- Jeff Cambra – At-Large Member (1<sup>st</sup> term expires 6/30/2024) Appointed 3/2022
- [Vacant] – Student Representative

## **BMOC MEMBERSHIP APPOINTMENTS ACTIVITIES**

The committee is currently comprised of 6 appointees, including a Chairperson and vice chairperson. Since the last report was submitted in June 2022, membership has been stable. In July 2022, the committee elected Andrea Dawson as chair and Stacy Thompson as vice chair. The student representative seat remains vacant. Recruiting activities continue to fill this vacancy.

## **FINANCIAL AND PERFORMANCE AUDIT REPORTS**

This Report examines the compliance of PCCD for (2006) Measure A and (2018) Measure G. Per the voter approved (2000) Proposition 39 and related Education Code 15278, the PCCD is required to have the annual independent financial and performance audit. It must be submitted to the District by March 31 of the year following for the prior fiscal year’s expenditures (Education Code section 15286). These yearly financial and performance audits are meant to form the basis of the BMOC’s Annual Compliance Report to the public.

CliftonLarsonAllen LLP was contracted to conduct the performance and financial audit on of 2006 Measure A fiscal year ending June 30, 2021. CliftonLarsonAllen (CLA) [presented their findings publicly to the Board of Trustees](#) on March 14, 2022 and [presented their findings to the BMOC](#) at our July 13, 2022 Zoom conference meeting. CliftonLarsenAllenLLP concluded during their presentation to the BMOC that “In all significant respects, the General Obligation Bond Fund Proceeds have been expended on the specific projects developed by the Board of Trustees and approved by the voters.” David Robydek, an auditor with CliftonLarsenAllenLLP confirmed that PCCD bond spending is compliant with the law, with no negative findings.

**End of Report**