



Citizens Bond Oversight Committee
Location: District Office Board Extension Room
July 21, 2025 – 6:00 p.m.
Meeting Minutes

Members Present – Dr. Don Averill, Member Representing Senior Citizens; **June Yamamoto**, Member at Large, **Robert Ramos**, Member Representing a Local Business Organization, **Kristin Washington**, Member at Large

District Staff Present – Farrah Farzaneh, Executive Director of Facilities Planning, Sustainability & Construction; **Jorge Andrade**, Director of Fiscal Services; **Tony Cong**, CHC Campus Project Manager; **Erika Menge**, SBVC Campus Project Manager; **Abel Favela**, Associate Director Bond Program Planning & Construction, **Yash Patel**, Facilities Planning, Sustainability & Construction.

Presentations By - Greg Ochoa, Safework; **Daniel Rodriguez**, Kitchell; **Ron Hoppe**, AECOM, **Nic Heuer**, Stradling, Yocca, Carlson & Rauth

I. Welcome/Introductions (*Dr. Don Averill, Chair*)

The meeting was called to order by Chair Dr. Don Averill at 6:00 p.m.

A. Farrah Farzaneh introduced new members, June Yamamoto (Member at Large) and Robert Ramos (Member Representing a Local Business Organization).

B. Election of Chairperson

June Yamamoto made a motion to nominate Dr. Don Averill to serve as the Committee Chairperson. It was seconded by Kristin Washington. The motion was approved by the following votes:

AYES: Averill, Washington, Ramos, Yamamoto

NOES: None

ABSTENSION: None

C. Election of Vice Chairperson

Dr. Don Averill made a motion to nominate Kristin Washington to serve as the Committee Vice Chairperson. It was seconded by Robert Ramos. The motion was approved by the following votes:

AYES: Averill, Washington, Ramos, Yamamoto

NOES: None

ABSTENSION: None

II. Public Comment

Any member of the public who wishes to address the Committee on any matter is limited to five minutes. The total time for members of the public to speak on the same or a similar issue shall be limited to 20 minutes.

It was confirmed that there was no public comment.

III. Approval of Minutes

Dr. Don Averill made a motion to approve the minutes from the February 3, 2025, and April 14, 2025, meetings; however, the motion was not seconded. As a result, approval of the minutes was tabled until the next meeting.

IV. Current Business

A. Training from attorney Nic Heuer from Stradling, Yocca, Carlson and Rauth.

Attorney Nic Heuer conducted a comprehensive training session for the committee, which included a review of the bylaws, the role and responsibilities of the Citizens' Bond Oversight Committee (CBOC), and relevant legal frameworks. A copy of the board-approved bylaws is available on the district website.

B. Expenditures Report (*Ron Hoppe – AECOM, SBCCD Bond Program Financial and Contract Manager*)

The current budget reported for all sites was: \$640,402,500
The contracted amount reported for all sites was: \$418,688,784
The expended to date amount reported for all sites was: \$273,839,538
The % expended (contracted) reported for all sites was: 65%

C. SBCCD Bond Projects Updates

- SBVC Updates (*Greg Ochoa – Safework*)
 - Technical Building
 - \$101.1M
 - Completed, January 2025
 - Student Services Building
 - \$117.6M
 - In Construction
 - Anticipated Project Completion, July 2027
 - Career Pathways 2 Building
 - \$124.4M
 - In-Design
 - Anticipated Start of Construction, Winter 2025
 - Anticipated Project Completion, Fall 2028
 - Infrastructure Projects, In Construction/Design
 - HLS Control Upgrades, \$200k
 - In Bid Phase
 - Retro-Commissioning, \$674k
 - In Bid Phase
 - Observatory Survey & Investigation \$150k
 - In Pre-Design

- Construction Projects Completed
 - East Wing Mechanical Improvements
 - Health & Life Sciences /Physical Sciences Fume Hood Upgrades
 - Planetarium Mechanical Upgrades
 - Bio Garden Expansion
 - Campus Perimeter Fencing
 - Utility Upgrades Project
 - Campus Roof Replacements
 - Gym Lobby Flooring
 - Fiber Optic Testing & Termination
 - Planetarium Lobby Flooring Remove & Replacement
 - M&O Warehouse Structural Improvements
 - Old Central Plant Repurpose
 - Irrigation Controller Upgrades
 - New Scoreboard at Baseball/Soccer Field
 - Security Migration & Upgrades
 - EV Charging Stations
- Upcoming Projects
 - Administration & Campus Center Repurposing
- CHC Updates – (Daniel Rodriguez – Kitchell)
 - BLDG 17 Performing Arts Center
 - \$63.1M
 - 92% complete
 - Anticipated Completion, August 2025
 - BLDG 3 Crafton Hall Renovation
 - \$9M
 - 75% complete
 - Anticipated Completion, August 2025
 - BLDG 9 Instructional Building
 - \$66.8M
 - 1% complete
 - Anticipated Project Completion, January 2027
 - BLDG 7 Student Support Building
 - \$1.2M
 - 75% complete
 - Anticipated Completion, August 2025
 - BLDG 20 Training Center
 - \$12.7M
 - Project Completion, January 2024
 - BLDG 11 Central Complex 2 Renovation
 - \$13.4M
 - Project Completion, July 2024
 - BLD 2 Child Development Center Renovation
 - \$3.8M
 - Project Completion, December 2023
- Infrastructure Projects, In Construction/Design
 - Campus Wide Wayfinding & Signage, \$565k
 - In construction, 80% complete
- Infrastructure Projects, Completed
 - Irrigation Upgrades
 - LRC Generator & Equipment Upgrades
 - BL6 CCR MPR Acoustical Improvements
 - Gym Demolition

- Central Plant Controls Upgrade & Chillers
- Existing PMO Office Data Cable Upgrades
- Maintenance & Testing of Electrical Equipment
- Generator & Equipment Upgrades
- Central Plant Controls Upgrades
- Building 17 Water Main Repair
- M&O Office Trailer Upgrades
- Facilities Master Plan Addendum
- Utility Mapping
- Replacement of Existing Cooling Towers
- Accessibility & Site Improvements Phase 1
- Accessibility & Site Improvements Phase 2
- Solar PV

V. Future Meetings & Adjournment

The next meeting will be held on **Monday December 8th, 6:00 pm** at the District Office.

The meeting was adjourned at 7:07 pm.