



BOND CITIZENS' OVERSIGHT COMMITTEE CHAFFEY COMMUNITY COLLEGE DISTRICT

Thursday, September 21, 2023
3:00 – 4:00 p.m. Regular Meeting

Chaffey College Rancho Cucamonga Campus, Information Services Building, Room 101
5885 Haven Avenue
Rancho Cucamonga, CA 91737

Committee Members Present/Area of Representation:

- ☐ Cook, Ed.....Member at Large, Montclair
- ☒ Greer, Vince.....Member at Large, Rancho Cucamonga
- ☒ Harwood, Jamie.....Business Organization, Chino
- ☒ Newman, Tamia.....Student, Rancho Cucamonga (virtual)
- ☒ Riley, Richard.....Taxpayer Organization, Ontario
- ☒ Sanchez, Loren.....Advisory/Foundation, Upland
- ☐ Voigt, Audrey.....Senior Advisory, Upland

Chaffey College Personnel Present:

- ☒ Ament, Troy.....Associate Superintendent, Administrative Services and Emergency Operations, Chaffey College
- ☒ Arellano, Myriam.....Director, Accounting Services, Chaffey College
- ☐ Cabildo, Patrick.....Executive Director, Business Services, Chaffey College
- ☒ Dominguez, Timothy.....Interim Internal Auditor, Chaffey College
- ☒ Ramirez, Eva.....Executive Assistant, Chaffey College
- ☒ Shah, Samir.....Bond Program Manager, Chaffey College
- ☒ Shannon, Henry.....Superintendent/President, Chaffey College

1. WELCOME and INTRODUCTIONS — The meeting was convened at 3:01 p.m. by Jamie Harwood, chair of the Citizens' Oversight Committee.

- a. COMMITTEE MEMBERSHIP – Ms. Harwood welcomed new members Tamia Newman and Vince Greer. Self-introductions took place.

2. COMMITTEE MEMBER VIRTUAL PARTICIPATION PURSUANT TO AB 2449 – Tamia Newman requested to join the meeting remotely for Just Cause. On a motion by Richard Riley, second by Loren Sanchez, the request was unanimously approved.

3. PUBLIC COMMENTS – None

4. APPROVAL OF MINUTES FROM MARCH 6, 2023 – The minutes from the March 6, 2023 meeting were unanimously approved as presented. Motion by Richard Riley, second by Henry Shannon.

5. BONDS UPDATE (MEASURES L AND P) — Troy Ament, Associate Superintendent of Administrative Services and Emergency Operations and Samir Shah, Bond Program Manager provided a presentation pertaining to Measures P and L.

- a. Measure P Bond Program Progress – Mr. Shah provided an update on activities since the passage of Measure P in 2018. He mentioned that for any building, it takes approximately 2-3 years of planning, design, and approvals before the start of

construction. The College has been busy with these activities and construction is now starting for several projects.

- b. Chino Instructional Building – This project is under construction; the foundation and all underground utilities are installed; structural steel assembly completed; first and second floor concrete placement completed; slab-on-grade completed; framing and super structure build-out is in process. The project is currently delayed 117 days due to weather and supply-chain issues, the estimated completion date is now June 2024.
- c. New Fontana Campus – The College is planning to build a new campus in Fontana to replace the existing Fontana Campus. Programs that are currently at the existing campus will move over, plus there will be room for expansion. Phase 1 will include four buildings: welcome center and library, instructional building, automotive technology building, and a maintenance and operations building. The Design Build Criteria package for phase 1 has been completed by LPA Architects; the Request for Qualifications process has been completed, eight design-build entities qualified to proceed to Request for Proposals process; next step is design-build-entity procurement; project completion estimated summer 2029. The College is also reviewing and will possibly revise phase 2 plans due to a move to more technology and less need for physical space.
- d. Rancho Cucamonga Campus
 - i. Library/Learning Commons – This is a flagship, iconic new building that will be constructed just south of where the existing library is located. This is the College’s first design-build project; construction of early site work and underground utilities has commenced; construction of the building is expected to begin November 2023; project completion is expected in summer 2025.
 - ii. Michael Alexander Campus Center (MACC) – Scope is renovation/expansion of the first floor to enlarge dining/kitchen areas (addition of 9,000 sf) to provide more indoor dining space; DSA approval has been received; construction to begin early 2024 with project completion expected early 2026.
 - iii. Swimming Pool Renovation – Scope is full renovation of the existing site; construction is in progress; project completion is expected fall 2024. Dr. Shannon mentioned the frequent use of the pool by the community.
- e. New Ontario Campus – Master planning is in progress with architects DLR Group, and the draft master plan will be presented to the Chaffey College Governing Board later this month. The housing tract to the south of the Ontario site has been completed and a retail development is planned to the east.
- f. Americans with Disabilities Act (ADA) Assessment and Action Plan – ADA assessment was completed for all campuses by 19-6 Architects. DSA approvals have been received for site packages 1 & 2 Rancho Cucamonga Campus site area work. The contractor award is expected to be approved by the Chaffey College Governing Board later this month, and construction is expected to start in October. Packages 3 and 4 have received DSA approval.
- g. Facilities Master Plan Vision 2025 Revamp – The College is working with DLR Group to review the current facilities master plan, as the pandemic had a substantial effect on the modality of teaching. The College is reviewing future space needs and the possibility of consolidating physical space while enhancing the tech-rich environment. Completion of the revised plan is expected in early 2024.

- h. Remaining Funds, Measure P – A summary of remaining funds for the Measure P Bond, as well as other funding sources, was reviewed. The remaining balance is \$1,356,859 (this does not include funds that have been committed or allocated to projects). Dr. Shannon mentioned that the College is pursuing other funding as the need is greater than the amount of bond funds.
- i. Summary of Funds, Measure P – A summary of program funds for the Measure P Bond, as well as other funding sources, was reviewed. The program funds total is \$744,626,198. The Measure P Bond funds total is \$704,355,739.
- j. Measure L Updates – The Boiler Retrofit Project is the last remaining Measure L project; scope is replacement of Central Plant boilers and eliminating the need for the failing underground hot water loop piping; construction started in July 2023.
- k. Remaining Funds, Measure L – A summary of remaining funds for the Measure L Bond, as well as other funding sources, was reviewed. The remaining balance is \$68,837 (this does not include funds that have been committed or allocated to projects).
- l. Summary of Funds, Measure L – A summary of program funds for the Measure L Bond, as well as other funding sources, was reviewed. The program funds total is \$338,250,541. The Measure L Bond funds total is \$251,601,946.
- m. Questions
 - i. In response to a question from Loren Sanchez, Samir Shah explained that there are two pools of pre-qualified architectural firms. One pool is for the design-build projects and the other is for design-bid-build projects, each pool has 8 architect firms. Troy mentioned the College has standards and guidelines to ensure alignment and the same look and feel for all projects.
 - ii. In response to a question from Vince Greer, Dr. Shannon explained that each campus has its own focus, in addition to offering general classes. For example, Fontana is more focused on workforce development. The College is looking into an aeronautics program based at the Chino airport. A list of specific programs will be sent to the committee.
 - 1. *Information provided to the Committee following this meeting:*
 - a. *Chino Campus - In addition to general education courses, programs specific to the Chino Campus are Culinary Arts, Hospitality Management, Industrial Electrical, Fashion Design, Fashion Merchandising, Interior Design, Vocational Nursing, and Certified Nursing Assistant.*
 - b. *Fontana Campus - In addition to general education courses, programs specific to the Fontana Campus are Automotive Technology, Advanced Manufacturing, Economic Development, Industrial Electricity, Cloud Computing, Physical/Occupational Therapy Assistant, and Welding.*
 - c. *Ontario Campus – Programming for the Ontario Campus is in the planning stages.*
 - iii. The group discussed the following topics regarding the Chaffey College Chino Campus: need for additional marquee signage, future retail, and improving safety around the traffic circle.

- iv. Member Tamia Newman inquired about the use of space in the new buildings, specifically for resource centers for students. Dr. Shannon explained that it is difficult to find space for all the various organizations. Troy Ament mentioned that a new student services building is planned, and resource centers for students may be possible in that building. Vince Greer offered to assist with the planning for student spaces. Space plans for the buildings that are under construction will be sent to the committee.
 - 1. *Information provided to committee members following this meeting: plan for use of space in new buildings is available at this [link](#) (for Chino Instructional Building, see document page 18; for Swimming Pool project, see document page 15; for Library Learning Commons, see document page 24; for MACC, see document pages 10 and 58).*
- v. In response to a question from Tamia Newman, Troy Ament provided information regarding the College’s sustainability efforts. He mentioned that the College is working with a sustainability consultant on all construction projects. The new Chino Instructional Building will be a certified Zero Net Energy building and the College is implementing LEED standards for all new buildings. Additionally, the College’s governing board and faculty senate recently passed sustainability resolutions.
- vi. Member Tamia Newman asked about the possibility of building student housing. Dr. Shannon mentioned that the College has held discussions with local developers about having them build and operate student housing, which is what many universities and community colleges do around the country. The need for student housing at Chaffey College is under review.
- vii. Troy Ament mentioned that the City of Rancho Cucamonga is planning to build a sidewalk along the east side of Haven Avenue, from Banyan St. to Wilson Ave. This will fit well with the accessibility improvements the College is making throughout the campus.

6. COLLEGE UPDATE – Dr. Henry Shannon provided a report regarding the following College activities.

- a. Accreditation – An accreditation team visited the College on September 18 and 19. Accreditation is the process for evaluating and assuring the quality of education used by the American higher education community. Chaffey College passed with flying colors and received no recommendations for changes or improvements. The College’s self-study is on the website at the following [link](#).
- b. Entrepreneurship Center – A handout was distributed regarding workforce innovations and entrepreneurial development at the College, which is headed by Associate Superintendent Sheneui Weber. The College is looking to find a location for an entrepreneurship center.
- c. Staff Transitions – Dr. Shannon mentioned that Laura Hope, former associate superintendent of instruction and institutional effectiveness at Chaffey College, left to take a position as president at College of the Desert. Misty Burruehl is filling behind Laura Hope on an interim basis. The College is also recruiting for a new dean for the Chino Campus, following the retirement of Dr. Teresa Hull.
- d. Report to the Community – The College’s Report to Community event will be held Thursday, November 9. Dr. Shannon also mentioned a new Chaffey commercial, available at this [link](#).
- e. Enrollment – Enrollment is up 14% over last fall, and the number of face-to-face classes this fall is approximately 30%. Many Chaffey students are comfortable with online learning.

- f. Newsletters, June 2023 – August 2023 – Copies of these newsletters were provided.

7. QUESTIONS/ANSWERS/DISCUSSION

- a. None

8. ADJOURN – The meeting was adjourned at 3:55 p.m. The next meeting will be held in the spring of 2024.

Documents referenced in these minutes are available on the Chaffey College Bond Citizens’ Oversight Committee website: <https://www.chaffey.edu/facilitiesdevelopment/citizens-oversight.php>