

ACBO FACILITIES TASK FORCE MEETING

SUMMARY NOTES

June 4, 2020

ATTENDEES

Task Force Members Present: Ann-Marie Gabel, Hussain Agah, Fred Diamond, George Estrada, Tim Flood, Peter Hardash, MacAdam Lojowsky, Ed Maduli, Lyndsay Maas, Pablo Manzo, Eric Mittlestead, Jose Nunez, Jim Schrage, Erik Skinner, Robert Parker

Chancellor's Office Staff: Hoang Nguyen, Harold Flood, Ronnie Slimp, Eric Thorson, Lan Yuan, Chay Yang

Foundation for CCCs: Shirley Singh

CCC/IOU EE Partnership: Lisa Hannaman, Ron Beeler

Other Resources: Rebekah Cearley, Ida Clair

Civic Spark Fellows: Rosa Maldonado, Gabriela Elliot

A. COMMITTEE REPORTS/OTHERS ISSUES

1. FUSION Update – Peter Hardash

- Peter provided an update on FUSION from the FUSION Steering Committee meeting the day before. He referenced the PowerPoint and agenda that was emailed to the Facilities Task Force (FTF) by Shirley. He talked about the 2020-21 budget for FUSION and pointed out that the Foundation team is working to resolve minor bugs and functionality issues. The product has been improving and they're also working on some enhancements to FUSION.
- Peter informed the Facilities Task Force that the FUSION Steering Committee is ending its contract with R&K Solutions at the end of June, and the Foundation is working on finalizing the contract with 909 Technologies. He mentioned that in the 2020-21 budget for the FUSION program, there is a line item of up to \$433,000 for the development of FUSION. 909 Technologies will work on improving FUSION's functionality and optimize its performance. Peter confirmed that Eric will continue to work with the Foundation team to lead FUSION trainings and offer additional consultative support.
- Peter confirmed that the trademark on FUSION is moving forward and appears to have been accepted. FUSION will be a copyrighted product that all 72 districts own.
- Peter continued to explain about the budget and salary savings. 909 Technologies is onboard and Jeremy will now only be charged 50% to the FUSION program. In addition, the assessors will be going out to the districts in June to do their facilities assessment and this work will continue on. The assessors will be starting with Butte and Solano, then with the three districts in Southern California which are Coast, North Orange and South Orange.
- Ann-Marie mentioned that there are some issues with the quarterly reports in FUSION and Shirley responded that 909 Technologies has fixed the issue and the users are currently testing it. The quarterly report issue should be fixed and go live next week.
- Peter mentioned that he would like to add another CBO from Northern California to the FUSION Steering Committee. Tim Flood and Peter are both from Southern California and would like to request another CBO to volunteer in the FUSION Steering Committee and California Community Colleges Investor Owned Utilities (CCC/IOU) Energy Efficiency Partnership. Ann-Marie will be attending the ACBO meeting tomorrow and will let them know of this request.
- The Facilities Task Force took action on the FUSION budget and approved the budget.

B. CHANCELLOR'S OFFICE UPDATE – Hoang Nguyen

1. May Revision

- Hoang shared that all 25 new projects were approved in the May Revision, along with 15 continuing projects and 23 reappropriated projects for the fiscal year 2020-21.

2. Re-categorization and Prioritization

- Hoang shared that Department of Finance (DOF) provided a response to the Re-categorization and Prioritization policy changes. DOF would like further information on the re-categorization and prioritization, the need to increase space for lecture and office, and seismic risk level. Hoang is currently working on a draft proposal for Lizette and Ann-Marie to review before submitting to the DOF.
- Hoang stated that the re-categorization and prioritization would be presented to the BOG in September. Ann-Marie expressed concern that changes in FUSION would not be done timely for training at the CCFC conference. Eric Mittlestead and Shirley mentioned that a prototype would be available at the CCFC conference, and the live version will be available by January 2021.

C. 2021-22 Spending Plan – Hoang Nguyen

- Hoang transitioned the discussion to the 2021-22 capital outlay spending plan. There are 44 continuing projects and 11 new projects. Hoang stated that they are having some issues with FUSION that is preventing a complete analysis of the Systemwide Five-Year Plan. Hoang offered that the 2021-22 capital outlay spending plan and the Systemwide Five-Year Plan would be presented to the BOG in September.

D. Presentation – Civic Spark Fellows on Student Housing

1. Rosa Maldonado

- Rosa Maldonado is a Civic Spark Fellow serving at Compton Community College District. She provided an overview on the 2024 Compton College student residential housing concept, project schedule for Phase I of the student housing project, research and development phase, development of the Statewide Request for Proposal, funding and financing mechanisms, district implementation workgroups, and recommendations for community college districts.
- Rosa shared that Compton Community College District's Board of Trustees approved its 2024 master plan on June 2019, which included the student residential housing. The student housing concept includes prefabricated DSA approved traditional dormitory-style units that will accommodate students with families and nontraditional students. They are also planning to provide housing for faculty serving as preceptors. The goal for Phase 1 is to have 100 beds by Fall 2024.
- Rosa continued to explain the funding and financing mechanisms that Compton College is seeking. Dr. Curry has drafted a budget proposal to their assembly member requesting \$27 million for the 100 beds. They have also looked into the Affordable Housing and Sustainable Communities Grant, National Housing Trust Fund, Public Private Partnership, and private funds. Dr. Curry is also in conversation with the California School Finance Authority to seek financing options.
- Rosa provided recommendations and considerations for community colleges that may be interested in student housing. First, identify key partners familiar with a college focused rapid rehousing model. Second, perform a feasibility study to see if student housing is sustainable for your district. Lastly, identify funding and financing mechanisms.

2. Gabriela Elliot

- Gabriela Elliot is a Civic Spark Fellow serving at Sierra Community College District. She focused primarily on providing research for student housing. She provided an overview of Sierra College. They currently provide student housing consisting of 120 beds and 40,000 square feet. The cost is \$3,700 per semester including meal plan.
- Gabriela explained that keeping housing affordable is important. Seventy five percent of students who live in dorms use their Pell Grant. She investigated multiple programs to subsidize housing, such as Affordable Housing Transit Oriented Communities, Philanthropy, Regional Housing Needs Assessment, and private grants.
- Gabriela continued to explain about the current plan on the dorm configurations. It would be 350 beds, approximately 95,000 square feet. The estimated construction and design costs is \$50 million. The estimated rent would be \$810 - \$956 per month. Their current stage is to develop a request for proposal, finalize financing, and create plans and schedule. With the current pandemic, the timeline is expected to change.
- Gabriela provided recommendations and considerations for community colleges that may be interested in student housing. First, conduct outreach and surveys and talk to students to find out what their needs and interests are. Second, create a stakeholder group with diverse experience that includes administration, faculty, and student senate to build a well-rounded team. Third, define needs of the space and how it aligns with the campus vision. Lastly, districts should analyze risks, staff capacity, services to run a 24/7 campus, and expected projected timeline.

E. Division of the State Architect

1. Update – Ida Clair, AIA

- Ida Clair stated that their office is closed and that they are meeting with clients virtually. Division of the State Architect (DSA) has issued Bulletin 20-01 which is guidance to school districts in need of rapid placement of new buildings or structures or alterations to existing school buildings or structures, and temporary sanitation-related amenities such as hand washing stations due to emergency program needs in response to the COVID-19 pandemic. Districts are encouraged to contact their local DSA Regional Office for preliminary discussion of project scope and construction deadlines so that DSA may schedule their staff to meet necessary goals. This guidance can be found on the website in DSA Publications.
- Ida provided information about “The Getting to Zero in California’s School District cohort” that serves to support K-12 school districts with the development of their own road map to zero net energy and zero carbon across their portfolio. They have about 63 schools that chose to participate in this program and participation in this program will ensure school districts are able to comply with rapidly advancing legislation and policy in California that will require full decarbonization of the built environment by 2045. This effort aims to bring tailored support through a series of remote learning opportunities, and peer-to-peer information exchange. She said they will be expanding their cohort to include community colleges in the future.
- Ida mentioned that there will be training for the relocatable and modular building manufacturers scheduled for June 11th. They provide thorough review for energy and Cal Green for the modular buildings and this is their first training to make sure that they understand what’s required by the energy code and Cal green codes to improve the product stock of these buildings.

F. Legislative Update

1. Rebekah Cearley

- Rebekah shared with the FTF that the projects are in the legislature's version of the budget, so the Governor and the Legislature are in agreement.
- Rebekah addressed the status of Prop 13 statewide facilities bond. She mentioned that one of her organizations did a post-election survey and surveyed voters with what happened with Prop 13 and local bonds. The final vote on Prop 13 was only 47%, which is well below what we need, 50% plus one vote to pass. The survey was conducted between March 24th – March 31st and it was a comprehensive election survey. The data demonstrate that there's really not one specific reason why Prop 13 did not pass but that there are certain predictors of what happened. First, a negative mood which means people in California were feeling a bit more sensitive about cost and the pressures on their own budgets and they were feeling negative. Second, the voters who voted "no" cited similar concerns about waste, debt and taxes. Lastly, there was a stock market turbulence at the end of February with a big drop and we had the rise of concerns about COVID-19. The core voters may have stayed away because they didn't see their candidate on the ballot or felt more nervous about going to a polling place as awareness was rising about the threat of COVID-19.
- Rebekah continued to explain that they saw a drop in support on the core group of voters. They looked at October to Election Day on two different surveys and in the bay area, there was a 21% drop in support for the measure. Only Los Angeles County ended up voting a majority in support for Prop 13. Lastly, the younger voters did not turn out, which is part of the core group of voters. Rebekah indicated that she has the data and research. If districts are looking at local bonds and need the data, she will be more than happy to provide the information.
- Rebekah transitioned to the discussion on the prospects for the future. She doesn't know if it will be in the November ballot. She does know that policy makers are thinking about solutions to the economic recovery and infrastructure is a known stimulus when we are trying to move out of a recession. Currently, there is no bill in the legislature and there is no proposal that has been put forth.

G. Prop 39 & CCC/IOU Update

1. Prop 39 Extension – Hoang Nguyen

- Hoang stated that there are eight districts with a remaining balance of \$1.56 million. COVID-19 has impacted completion dates for some districts. There is a one month extension to complete construction which will be by mid-October. All paperwork are estimated to be completed by mid-November. Accounting for these projects are slightly off due to the incentives or rebates. Hoang and Wildan has been reconciling their numbers with the district's numbers.

2. CCC/IOU Update – Lisa Hannaman

- Lisa Hannaman provided an update on the CCC/IOU Partnership, which met the day before. She mentioned that there is a delay in the third party solicitations for the energy efficiency programs for our statewide efforts and that includes California Community Colleges. The timeframe has been pushed out and programs are anticipated to be up and running by first quarter of 2023 or fourth quarter of 2022. The existing partnership will remain intact as it is today.
- Lisa continued to explain that they will be putting together a subcommittee to start brainstorming on what value the partnership can bring to the community colleges. They have started brainstorming with the UC and CSU and will be sharing those priorities of higher education, whether that is resiliency, building electrification electric transportation, energy efficiency, demand response, or storage. There are many priorities and they want to ensure that they are prioritizing the right things.

- Lisa echoed Peter's request that they are looking for an additional CBO from Northern California. They just want to make sure they have a well-rounded group.
- Lastly, they have created a matrix looking at the May Revise and all the various projects that are now going to be funded and they are aligning those projects with participation and savings by design.
- Jim Schrage shared with FTF that the IOUs are trying to support zero-percent financing for district utility products, which could be very helpful to districts as physical plant and instructional support funding seems to be reducing from year-to-year.

H. Closing

- Ann-Marie adjourned the Facilities Task Force.
- Next Meeting: September 3, 2020