

Solano Community College District
CITIZENS' BOND OVERSIGHT COMMITTEE
November 5, 2007 – 5:30 pm
The Board Room

UNADOPTED MINUTES

CALL TO ORDER

A meeting of the Citizens' Bond Oversight Committee was called to order at 5:40 pm, Monday, November 5, 2007, in the Board Room, Bldg. 600 Administration, Solano Community College by Gerry Fisher, Supt/President.

Members Present:

Bruce DuClair, Taxpayers' Association
Ben Espinoza, Construction/Trades
Betty Frank, Senior Citizen Organization
Lillian Nelson, Student Trustee Representative

Members Absent:

Jan Cox Golovich, Civic/Professional
Kevin Johnson, College Foundation
Tom Mattis, Construction/Trades
Hilding Spradlin, Business/Civic Organization
Rozzana Verder-Aliga, Business Organization

Others Present:

Gerald F. Fisher, Superintendent/President
Frank W. Kitchen, Director, Facilities
Scott Colt, Program Manager, Kitchell CEM
Judy K. Anderson, Executive Assistant, Business Services

Due to lack of a quorum, the committee members present agreed to begin the meeting with a tour of Building 400 conducted by Frank Kitchen, Director of Facilities. The committee returned at 6:33 pm. The meeting proceeded as an informational meeting only.

1. APPROVE AGENDA:
 - Agenda not approved due to lack of a quorum.
2. APPROVE MINUTES:
 - Minutes not approved due to a lack of a quorum.
3. TOUR BUILDING 400:
 - Frank Kitchen, Director of Facilities, led the CBOC members on a tour of Building 400—construction still in progress and almost complete.

4. PROJECT UPDATES & FINANCIAL SUMMARY:

- Scott Colt reported on the Measure G bond financial summary. As of October, the District has expended \$56 million bond dollars renovating seven buildings, numerous maintenance-related upgrades and replacements, and new construction of the Vallejo Center, as well as the near completion of Building 400.
- He also announced:
 - Bldg. 1400 Student Union Building contract was awarded, with the contractor superintendent on site today to begin work.
 - Bids are due in the next week for Bldg. 1700 athletic complex and Bldg. 1800A administrative component of the Career Technical Division.
 - Bids for the practice ball field renovations (baseball, football, soccer, and softball) are due December 4.
 - Final DSA plan check process will be complete in January for the Vacaville Center.
- Bruce DuClair asked what is the square footage of the Vacaville Center? Scott indicated that it's 35,000 square feet with a second floor deck of 1000 square feet.
- Bruce asked how has the hydronics project (hot water distribution and heating & cooling system) been working. Frank replied that it's working well—prior to the replacement, over 1000 gallons of hot water was going into the ground daily. It's made a big difference in energy costs. High-efficiency boilers were installed. Bruce added that the District should stress that it's saving dollars, and the Board and community would be pleased to know it.
- Gerry Fisher also added that one of the Board's goals this year is greening of the campus. Frank noted that the District will convert to 20-watt Philips tube bulbs and receive a \$32,000 rebate. At present, Bldgs. 700 & 800 has been converted, and that it's a slow process to change out bulbs.
- Frank further commented that the District is exploring solar panels on the unused acreage on campus that will generate power. He's working with a firm called MAA to conduct an energy audit.
- Gerry Fisher stated that he recently attended a conference whereby proposed training programs are being discussed on how to train people to operate and maintain windmills. Wind power is gaining more popularity as an energy source.
- Scott Colt summarized the financials for each project. He wanted the CBOC to be aware that in 2005 a re-benching exercise took place reprioritizing the bond projects. Some projects had to be modified to maximize the remaining dollars. The District budgeted well for what it's doing.
- Gerry added that the District pursues alternate funding sources when and where available.
- Bruce DuClair asked whether redevelopment revenue can be used for bond projects. Frank replied that there are stringent rules on where funds can be used. Currently that revenue is earmarked for scheduled maintenance.
- Bruce explained that he researched Prop 39 language and believes change orders should be presented to the CBOC—at least the CBOC should be informed. Scott indicated that Kitchell can prepare a report on change orders for the CBOC. Bruce said it can even be emailed to members. He suggested that the Board be shown that the change orders were reviewed by the CBOC. Ben Espinoza indicated that the Board can revise the CBOC Bylaws.
- Gerry Fisher said that he'll research the issue and report at the next meeting.

5. CBOC VACANCIES:

- The terms of two members, Bruce DuClair and Hilding Spradlin, expire in December, 2007.
- Bruce indicated that he accepts serving a second two-year term. Gerry will present it to the Board at its meeting next month to reappoint him.
- It is unknown whether Hilding Spradlin will serve another term. Staff will contact him.
- Ben Espinoza asked if another bond measure will be considered. Gerry Fisher replied that if the community believes the District has shown good stewardship of tax dollars by constructing the two centers, building and renovating the main campus, and decreasing the debt service to property owners by the 2005 bond refunding, etc., then it's a discussion that will take place.

6. ISSUES/ITEMS FOR THE NEXT AGENDA:

- Results of the research on clarification of Prop 39 language on change orders.
- Energy savings and third party funding.

7. ADJOURNMENT

- Meeting adjourned at 7:15 pm.

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