

Solano Community College District  
CITIZENS' BOND OVERSIGHT COMMITTEE  
May 7, 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 5:36 pm, Monday, May 7, 2007, in the Board Room, Administration Building, Solano Community College, 4000 Suisun Valley Road, Fairfield CA 94534, by Tom Snyder, Chair.

ROLL CALL

Members Present:

Ben Espinoza, Construction/Trades  
Anita Hawkes, Community/Civic  
Tom Mattis, Construction/Trades  
Lillian Nelson, Alternate Student Representative  
Thomas Snyder, Chair, Senior Organization  
Joe Thomas, Vice Chair, Community/Civic Organization  
Gaylord Whitlock, College Foundation

Members Absent:

Shawn Bee, Student Representative  
Bruce DuClair, Taxpayers' Association  
Hilding Spradlin, Business Organization

Others Present:

Gerald F. Fisher, Superintendent/President  
Mazie L. Brewington, Vice President, Administrative & Business Services  
Lester Young, Program Manager, Kitchell CEM  
Dean Mielke, Program Manager, Kitchell CEM  
Dovie Edwards, Program Manager, Kitchell CEM  
Judy K. Anderson, Executive Assistant, Business Services

1. APPROVE AGENDA:

- Motion (Lillian Nelson), second (Joe Thomas) to approve agenda. Motion passed unanimously.

2. ANNUAL ORGANIZATIONAL MEETING:

- In accordance with the CBOC Bylaws, Supt/President Gerry Fisher announced his recommendation to appoint Hilding Spradlin to be the CBOC Chairperson for the next year. However, due to Mr. Spradlin's absence this item will be deferred to the next meeting.
- Also deferred to the next meeting is the nomination by the CBOC members of a Vice-Chairperson.

### 3. APPROVE MINUTES:

- Motion (Lillian Nelson), second (Joe Thomas) to approve the minutes of the February 5, 2007 meeting. Motion passed unanimously.
- Motion (Joe Thomas), second (Anita Hawkes) to approve the minutes of the November 6, 2006 meeting. Motion passed unanimously.

### 4. PROJECT UPDATES & FINANCIAL SUMMARY:

- Lester Young presented the Bond Update Report containing project status and expenditures as of April 4:
  - Projects in design total \$45.9 million.
  - Projects in construction total \$33.5 million.
  - Projects completed total \$7.7 million.
- The Vallejo Center is 75% complete, it's going extremely well with a projected Fall, 2007 opening. The District and the City of Vallejo are working well together.
- Building 400 is 50% complete, and will be the "new front door" to the campus.
- Ben Espinoza stated he has heard there were some construction issues with Bldg. 400. Dean Mielke replied that the contractor will keep construction on schedule. There was an estimated added expense of \$20,000 for acceleration of windows and sheetrock work.
- S/P Gerry Fisher commented that the District's critical internal path is to serve students during the registration period and get occupancy in November, 2007 after the Thanksgiving break. If problems are encountered and building isn't quite ready, the staff will move during winter break.
- The moving will be accomplished by District staff and a contracted mover.
- Tom Snyder requested that staff supply the hard cost differential for the next meeting.
- Lester Young commented that Errors & Omissions (E&O) change orders is less than 5% for the Vallejo Center. Mazie Brewington added that total change orders are 3% of the budget, or under \$500,000.
- Joe Thomas asked about three completed projects where the final expended budget was much higher for Buildings 300, 500, and 1500. Mazie answered that a combination of change orders and escalated costs are attributed to higher expenditures. Also, during renovations of those existing buildings, unforeseen conditions were discovered and needed repair. Kitchell staff will provide a more detailed answer.
- Lillian Nelson asked about Bldg. 1400 and \$30,775 expended for hard costs. She didn't think there was any construction yet. Kitchell staff will provide an answer.
- Lester reported that the Vacaville Center estimated cost is \$27.5 million. Ben Espinoza requested more detail on the rise of hard costs. Kitchell staff will provide an answer.
- Lester and Dovie presented a photo gallery review of construction progress photos.
- Tom Snyder asked if a building has a "design life?" Mazie said that for fixed asset depreciation the figure is 50 years.
- S/P Fisher explained that not all projects from the original list will be completed. He cited an example from the Contra Costa Community College District where voters passed a bond in 2002, only to ask voters to pass another bond in 2006 for an additional \$160 million so the District can finish up its original list. He said that, comparatively speaking, Solano College is doing a good job moving things along. He said the students did a good job in foresight by partially financing the Bldg. 1400 renovation with the Student Center Fee revenues.

#### 5. UPDATE ON FORM 700 FILING:

- Mazie Brewington reported that District staff has communicated with the Fair Political Practices Commission (FPPC) and provided them with supporting documentation to make its determination on whether the District must revise its Conflict of Interest Code and require CBOC members to file an annual Form 700. The District gave the FPPC Board meeting minutes, CBOC Bylaws, and the CBOC annual reports.
- After evaluation, the FPPC indicated that the CBOC members are not considered “designated employees” in the Conflict of Interest Code, and filing a Form 700 is not required because it is an advisory body.
- Further, revision of the CBOC Bylaws is not warranted at this time.

#### 6. UPDATE ON CBOC VACANCIES:

- Mazie Brewington reported that the District has advertised its CBOC vacancies to the local newspapers, chambers of commerce, and service clubs.
- The District has not received any interested applicants.
- S/P Fisher said that District staff will do more recruiting and enlist the help of the Governing Board.

Due to the CBOC only meeting quarterly, Mazie indicated that the questions asked by the members will be answered by email by the end of the week.

S/P Fisher thanked the four outgoing members for serving on the committee. The college has hosted construction meetings and tours of the Vallejo Center with the elected officials and staff from the cities of Vallejo and Benicia. This Thursday, May 10 at 5 pm there will be an open house for the SCC faculty members. He extended an invitation to the CBOC members to attend. He also said the Vallejo Center grand opening is September 15 and the committee will be invited.

#### 7. ITEMS/ISSUES FOR NEXT AGENDA

- Annual Organizational Meeting.

#### 8. ADJOURNMENT

- Meeting adjourned at 6:32 pm.

jka