

CITIZEN'S BOND OVERSIGHT COMMITTEE

July 11, 2016

MINUTES

The meeting of the Sonoma County Junior College District Citizens' Bond Oversight Committee was held on July 11, 2016 in Bertolini 4733, on the Santa Rosa Campus. The meeting was called to order by Committee Chair, Pam Chanter, at 4:00 p.m.

Committee Members Present: Ernie Carpenter
Pam Chanter, Chair
Michael Coutre
Kerry Mahoney Davison
Sue Nelson
Jaime Penaherrera
Mark Walsh

Others Present: Paul Bielen
Linda Close
Leigh Sata
Susan Brouwer

1. APPROVAL OF MINUTES, APRIL 11, 2016

A correction to the April 11, 2016 meeting minutes was noted and after a motion by Mark Walsh, seconded by Sue Nelson, with Jaime Penaherrera abstaining, the committee unanimously approved the minutes of the April 11, 2016 meeting.

2. PUBLIC COMMENT

There were no public comments.

3. ADMINISTRATIVE ISSUES

October 10 will be the next meeting of the CBOC. Committee parking passes will expire in August, new ones will be requested by Susan. Susan will schedule and send out all new meeting dates for 2017.

4. BOND PROGRAM EXPENDITURES TO-DATE

Linda Close presented the Measure A and H report, in place of Doug Roberts, who was absent.

- The first bond series for Measure H in the amount of \$124.4 million will be offered for sale in September or October 2016. The tax levy is at the county for approval and the SRJC Board of Trustees will approve the sale at the August Board meeting.
- \$478,000 was spent from Measure H as of June 30, 2016, mainly for planning activities.
- \$1.4 million was spent from Measure A since April, leaving a balance of \$2.7 million. \$370,000 was spent the first two weeks of July, with an additional \$1.67 million encumbered. There is approximately \$660,000 left in Measure A, and the expectation is to complete Measure A this fiscal year.

Several committee members asked for a “user friendly” report, shorter in length and detail. The committee was assured that a simple report will be presented at the next CBOC meeting.

Committee member Jaime Penaherra noted that the Measure H financial report did not include activity at the Southwest Center, and added that Roseland community members expressed concern about the maintenance of the facility. Leigh Sata noted that the District does not currently own the property, but continues to work with the Wright Elementary School District on facilities issues.

Committee member Sue Nelson asked if it was too early to provide a Measure H program budget. Leigh Sata replied that the Governing Board will be asked to approve the site plans in October and will then be asked to approve the spending plan (program budget) by December. The spending plan and progress updates will be shared with the committee.

5. UPDATE ON MEASURE A PROJECTS

Paul Bielen stated that Measure A funds are nearly expended, as noted in Linda Close’s report. The major Measure A projects ongoing from last quarter are:

- Plover/Race Chiller Replacement: This project will increase heating and cooling capacity to accommodate the load on these buildings. The anticipated completion date is August 15, 2016.
- Maggini Water Intrusion & Roof Repair: Contractors will start scaffolding in late July with an anticipated completion date of December 2016.
- Emeritus Heating Hot Water Pipe Replacement: This project will replace aging infrastructure with modern equipment and resolve a safety issue in the mechanical control room. Anticipated completion is in early October 2016.

6. UPDATE ON MEASURE H ACTIVITY

Leigh Sata, Director of Capital Projects, presented a Power Point with a draft of the Facilities Master Planning “vision plan” and discussed the issues at each site:

- Santa Rosa Campus – The campus is organized around a series of courtyards, with the heritage lawn being featured and improved to recall the 1930s entry vision for the campus. The planners hope to define a series of “exterior quads” that will organize the campus. The arts quad will include Burbank Auditorium, Analy, Forsyth and Garcia Halls. The Science Quad will include a replacement of Shuhaw and Bech in the short term, and Lark and Baker in the longer term. Student Services will include Doyle, Pioneer, Bertollini and Plover, with the hope that the City will allow the District to close Elliott – making pedestrian connections safer. The Social Studies and Humanities Quad will include Emeritus, Maggini, and Barnett.
- Petaluma Campus – The highest priorities are an additional chemistry lab, consolidation of student services and improved wayfinding. The campus is not visible from Sonoma County Parkway, and a future building (post Measure H) closer to the street will make the campus more visible. There is no plan to purchase additional land for the Petaluma campus.
- Southwest Center – The long term vision will include the purchase of the property from the Wright Elementary School District so improvements can be made with Measure H funds. All buildings except Heritage Hall will be demolished and a new building will be added to the site, allowing expansion of adult education, CTE, language and other programs. The vision is to provide a comfortable community feel, with encouragement to those students to eventually transfer to the Santa Rosa campus.
- Public Safety Training Center, Windsor – The Public Safety Training Center will continue to focus on training first responders. Additional labs will be added to accommodate the growth of those programs, and general education classrooms will be added in the future to provide general education classes.
- Shone Farm – The long term vision is to add a general education classroom, a specialty wine making lab and a food and wine tasting room. The Diesel program may be relocated as part of an “agriculture technology program” but this program will need more discussion by faculty and administrators.

Members of the Oversight committee had questions about the prioritization of projects and whether State funding would be available. Leigh stated that the State will provide funding for up to three projects, assuming a State bond passes in November.

A question about the naming of buildings was asked. Buildings are named after long-serving trustees and there is a Board Policy addressing this issue.

Ernie Carpenter noted that the role of the CBOC is not to prioritize projects but to be sure that the projects conform to the Bond language.

Leigh reported that he and Paul Bielen met with the City of Santa Rosa about the whether the City would consider a closure of Elliott Avenue, additional traffic calming measures on Mendocino Ave. and a other areas of mutual interest.

Leigh Sata provided an update on the Burbank Theater Modernization Project:

- The project will substantially upgrade the theater, bringing it up to code and providing improved accessibility and sight lines for theater patrons.
- The capacity of the existing theater will be reduced from 600 to 400, but a new multi-purpose teaching lab will be added to the south side of the building, with a seating capacity of 200.
- The existing lobby will be enlarged and the restrooms will be significantly upgraded.
- Leigh and Paul and working with Purchasing Director Laura Rivera, on hiring a professional Construction Manager for the project.

7. NEW BUSINESS

- Please send an email to the Capital Projects team if you have questions. All presentations, minutes and agendas are published and available on the website.

The committee meeting adjourned by Committee Chair Pam Chanter at 5:14 p.m.

NEXT MEETING October 10, 2016 at 4:00 p.m. in Bertolini 4733