

**CITIZEN'S BOND OVERSIGHT COMMITTEE  
MEETING MINUTES  
November 20, 2017**

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The meeting of the Sonoma County Junior College District Citizens' Bond Oversight Committee was held on November 20, 2017 in Bertolini 4733, on the Santa Rosa Campus. The meeting was called to order by Pam Chanter, Committee Chair, at 4:00 p.m.

**Committee Members Present:**

Pam Chanter, Chair  
Frank Briceno  
Michael Coutre  
Kerry Mahoney-Davison  
Sue Nelson  
Mark Walsh  
Nelson Weller

**District Staff Present:**

Maggie Fishman, Frank Chong, Doug Roberts, Leigh Sata, Linda Close, Kimberly Kalember

**District Consultants Present:**

Mike Vlaming, MJV; Serafin Fernandez, Harris

**Members of the Public:**

Don Chigazola

**1. PUBLIC COMMENT:**

- No Public Comment

**2. ACTION: APPROVAL OF MINUTES, July 10, 2017 & SPECIAL MEETING MINUTES, August 3, 2017**

Motion by Walsh, second by Coutre. The committee reviewed minutes of the July 10, 2017 CBOC meeting and the August 3, 2017 Special Meeting. Motion approved.

**3. ACTION: BYLAWS REVISION**

Motion by Walsh, second by Coutre. The Committee discussed a proposal to ask the Governing Board to revise the CBOC bylaws, based on their recommendation. Motion approved.

The issues addressed are:

1. **Special Meetings** – The Bylaws are not clear about whether the CBOC may call a special meeting between quarterly meetings to discuss issues of interest to the committee; and
2. **Ad Hoc Committee** – The Bylaws do not allow the CBOC to form ad hoc committees to study specific items as suggested by the Chair.

**4. BOND EXPENDITURES TO DATE**

Linda Close presented Fiscal Year End (FYE) 2016/17 Measure A & Measure H financial reports:

- **Measure A** was completed as of 6/30/17. The final expenditure for Measure A was \$281,785,539. This included \$251,700,000 in proceeds from bond sales and an additional \$30,085,539 in refunding and interest income. A question was asked about

whether refunding would be available for Measure H. The answer is that refunding income must be returned to the taxpayers. Therefore, Measure H will not benefit from this feature.

- **Measure H** expenditures included \$4,866,527 of spending in the fourth quarter of the fiscal year; the largest spending areas were in Eligible Bond Program Costs, Program Planning and Project Development, Swing Space, Burbank Auditorium Renovation, Information Technology, and Energy Conservation and Sustainability Projects.
- **Measure H** funding was utilized to complete roofing and HVAC projects started under Measure A, in the amount of \$398,000.
- **Measure H** expenditures through FYE 2016/17 are \$18,066,177.

## **5. UPDATE ON MEASURE H ACTIVITY**

Leigh Sata provided an update on Measure H activity. Highlights included:

- Burbank Theater – Wright Contracting was the lowest responsive, responsible bid at \$28M. Three bids were received & an additional late bid was deemed non-responsive;
- Santa Rosa campus STEM Building – 16 architectural firms submitted proposals, 5 firms were interviewed and the team of SmithGroupJJR (San Francisco) + Strata AP (Sonoma) was selected. In addition, the Board Facilities Committee & Board of Trustees will be asked to name the new STEM Building after long-serving Trustee Terry Lindley;
- Petaluma Project – The STEM and Student Services project continues to make good progress, with excitement expressed about design renderings;
- Photovoltaic Project – The PV array at Petaluma will be complete by late January and planning is ongoing for the Santa Rosa campus array. The project will generate over \$1M in energy savings per year. The District also submitted for a \$5M “micro grid” grant from PG&E, which if successful, will significantly offset the cost of construction;
- KAD Project Phase I – Design of the Bailey Field track replacement and underground utility project will begin construction in late Summer/Early Fall.
- Shone Project – Architect selection is ongoing, and the scope will include a revision to the Shone Farm strategic plan. Other projects envisioned are a Kitchen upgrade, new wine making lab and tasting room.
- Student Housing – Measure H money cannot be used for housing. A Public-Private partnership is being considered.

## **6. PROJECT STABILIZATION AGREEMENT (PSA) METRICS & NEXT STEPS**

Chair Pam Chanter reminded the committee that the CBOC resolution was read to the Governing Board during the public comment period, prior to the Board making a decision about the PSA. Some members of the committee expressed disappointment that the Governing Board did not discuss the resolution in greater detail.

The CBOC was reminded that the Governing Board asked Staff to measure the success of the PSA against three principles:

- **Cost Control Measures** – Because the PSA applies to labor only, a pre-negotiated dispute resolution clause will help to resolve conflicts before a labor dispute arises on site, slowing down the work. A “pre-job mark-up meeting” is held to ensure that work scope is understood by each contractor, prior to beginning work. In addition, the District anticipates that there will be multiple bids submitted on this project;
- **Apprentice and Pre-Apprenticeship programs** – The agreement requires meetings between District Staff and Union leadership prior to November 1, to discuss possible areas of program growth. The goal is to increase enrollment at the College by

encouraging apprentices to complete an AA degree by taking required apprenticeship courses at SRJC, and to move SRJC students to the front of the referral line at the Union Hall;

- **Local Labor Participation** – On site labor will be tracked by zip code and compared to Measure A. Non-Union and Union shops can bid on PSA projects in general, and Burbank is the same. There is also a “Helmets to Hardhats” program for Veterans.

Questions were asked about the PSA, and Leigh Sata and Mike Vlaming provided answers. Maggie Fishman and Dr. Chong provided their viewpoints on the PSA. Specific questions about pension fund contributions were discussed and Mike Vlaming provided detailed answers about the intricacies of PSAs, how they are coordinated with existing collective bargaining agreements, and how individual workers (union and non-union) are compensated on a project. **Financial and economic cost benefits are not quantifiable, and potential questions still remain.**

Staff reiterated that a report would be provide to the Governing Board when Burbank is nearing completion, for their review and consideration regarding next steps.

#### **7. NEW BUSINESS**

There was no new business. The meeting was adjourned by Chair Chanter at 5:45 p.m.

#### **NEXT MEETING:**

Monday, January 22, 2018, at 3:00pm, in Bertolini 4643.