

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT
2323 N. BROADWAY
SANTA ANA, CA 92706**

BOND OVERSIGHT COMMITTEE

**THURSDAY, APRIL 27, 2006
DISTRICT BOARD ROOM**

MINUTES

Members Present: Lauren Cunningham
Patricia Garcia-Velasquez
Larry Means
Robert Odle
Luis Torres

Members Absent: Jim Adams
Tien Tat Chu
Pearl Raya
Michael Weisman

District Staff Present: Ann-Marie Gabel, Interim Vice Chancellor, Business/Fiscal Services
Bob Partridge, Interim Vice Chancellor, Business/Fiscal Services
Bob Brown, Director, District Construction and Support Services
Juan Vazquez, President, Santiago Canyon College
Bruce Bromberger, SAC Plant Manager

1. Call to Order and Information

Co-Chair Velasquez called the meeting to order at 6:10 p.m.

2. Approval of Minutes - November 17, 2005

A motion was made, seconded and passed to approve the minutes of the November 17, 2005 meeting of the Bond Oversight Committee. Ms. Garcia-Velasquez abstained.

3. Public Presentations

There were no presentations made by members of the public.

4. Election of Bond Oversight Committee Chair

A motion was made, seconded and passed to approve Mr. Robert Odle as Chair of the Bond Oversight Committee.

5. Approval of the Schedule of Proceeds and use of General Obligation Bonds (Election of 2002, Series 2003A and 2005B) with Independent Auditor's Report for 2004-05

A motion was made, seconded and passed to approve the Schedule of Proceeds and use of General Obligation Bonds (Election of 2002, Series 2003A and 2005B) with Independent Auditor's Report for 2004-05.

6. Approval of the 2005 Annual Report

A motion was made, seconded and passed to approve the 2005 Annual Report of the Bond Oversight Committee to the community. Committee members asked that this report be sent to them as soon as it is printed in 2007.

7. Bond Budget Update

Ms. Ann-Marie Gabel distributed and reviewed the bond budget update. The tan color handout is the budget update for the 2005 fiscal year and the green handout is the budget update for the 2006 fiscal year. This handout has three sections, the Santa Ana College projects, the Santiago Canyon College projects and the District Office projects and shows the current amounts as of April 25 2006. Ms. Gabel added that the initial issuance of \$96 million has been expended. Each issuance must be spent within a three year period.

Ms. Gabel informed the committee that the remainder of the almost \$120 million may be taken in September to continue the projects. Since property taxes and assessed valuation has increased so much in the last few years, our underwriters believe we will not have a problem taking the remainder of the bond this year.

Ms. Gabel asked the committee if there were any questions. Ms. Garcia-Velasquez asked for further clarification on the handouts. Ms. Garcia- Velasquez did not understand why the percentage of money allocated to each project did not match the actual progress made.

Ms. Gabel and Mr. Partridge reviewed each of the columns and projects listed. After further discussion, Ms. Gabel informed the committee that she would distribute a new handout at the next meeting. The new handout is the one used for the Board Facilities Committee meetings and further details each of the projects.

Mr. Odle indicated that the committee would like Bob and Bob to include what percentage of the project is complete as they review the projects update.

8. Bond Projects Update

Mr. Partridge and Mr. Brown reviewed a Power Point presentation of the bond projects and further reviewed the following:

SANTA ANA COLLEGE

1. CHILD DEVELOPMENT CENTER:

- Fields Devereaux Architects hired and design was completed in January 2006

- Location of new center has been changed to south of new science building
 - Construction to commence in early 2007
 - Temporary consolidated facilities for child development are now located at the church
2. COLLEGE AVENUE APARTMENTS/CHURCH – DEMOLITION:
 - All apartments, old Child Development Center and most of the church were fully demolished by February 15, 2006
 3. DIGITAL MEDIA CENTER:
 - Project completed in April 2006
 - Installation of furniture and equipment will be May/June 2006
 - Occupancy in Summer 2006
 4. ENVIRONMENTAL IMPACT REPORT (EIR)
 - Project complete, allowing for development of the SAC Master Plan
 5. INFRASTRUCTURE:
 - LPA (master plan architect) is proceeding with design work associated with this project which includes road work, parking lots, landscape upgrading, drainage and utility upgrades
 - Maintenance & Operations building – design is complete and architect is developing working drawings for submittal to DSA. Construction to commence in late 2006
 6. MEN'S/WOMEN'S LOCKER ROOMS:
 - Low bid was \$14.4 million
 - Preliminary grading and site prep work was completed
 - Foundation was poured and structural steel is being installed
 - Weight lifting pavilion – foundation is poured and structural steel is being installed
 7. PARKING STRUCTURE:
 - Design of this facility by LPA commenced in May 2005, and schematic design was completed in July 2005. Architect working on design development phase.
 - Shall accommodate 1,500 vehicles
 - Construction to commence in July 2008 and completed by March 2009
 8. PUBLIC SAFETY INSTITUTE:
 - Obtained DSA approval in July 2005
 - Following bidding of project, contract was awarded to Bernards Bros. in the amount of \$20,647,000
 - Construction start date was December 2005 with completion in Spring 2007
 - Concrete tarmac was demolished & preparation of the building pad foundation was completed in March 2006
 - Erection of structural steel is in process
 9. RELOCATION – COLLEGE AVENUE TENANTS:
 - 52 tenants were occupying these apartments
 - As of May 9, 2005, all tenants had vacated

- All eligible tenants received relocation entitlements pursuant to Title 25, California Code of Regulations
 - Demolition was completed in February 2006
 - Project complete
10. SCIENCE BUILDING:
- Architect (A. C. Martin) was hired by the Board of Trustees on April 25, 2005
 - Project will be designed by the architect and representative user group commencing in Fall 2006
 - Building will not be constructed until sources of revenue are available
11. RENOVATION OF 14 BUILDINGS:
- Scope of work includes painting, carpeting, furniture, equipment, etc.
 - This work has commenced with significant progress completed in the library, Dunlap Hall, C Bldg. & D Bldg.
 - The next priority of buildings shall include Johnson Center, Administration Bldg. & Hammond Hall
 - The exterior of the majority of buildings have been painted
12. MARQUEE:
- Project was awarded to National Sign Co. on April 24, 2006
 - Two-sided LED sign at 17th & Bristol
 - Cost is \$212,222
 - Marquee to be installed in June 2006
13. CLASSROOM BUILDING:
- Preliminary design was completed with the assistance of a representative user group providing input. Architect is now proceeding with design development plans.
 - Building to provide 16 classrooms, just south of the SAC swimming pool
 - Construction to commence in early 2007
14. CEC:
- Sites have been selected and approved by the City of Santa Ana for the addition of three (3) new relocatable buildings
 - Facility Planning Office and LPA Architects have worked with CEC reps since November 2005 to determine scope of work necessary to meet additional office and classroom needs. The projects have been prioritized and plans are being developed.

SANTIAGO CANYON COLLEGE

1. ENVIRONMENTAL IMPACT REPORT (EIR):
 - Project complete, thereby allowing for development of the SCC Master Plan
2. INFRASTRUCTURE:
 - LPA (master plan architect) and related engineers have designed the mass grading of site and utility backbone. Grading activity to start in Spring 2006.

- Requires relocation of portable buildings
 - Maintenance & Operations building has commenced with design with input from a building user group
3. LEARNING RESOURCE CENTER (LRC):
 - Estimated completion is May 2006
 4. ORANGE EDUCATION CENTER:
 - Completed and fully operational
 - Project complete
 5. SCIENCE BUILDING:
 - Project architect (LPA) has submitted working drawings to DSA in late Fall of 2005
 - Construction expected to commence in Fall 2006
 6. MARQUEE:
 - One-sided LED sign
 - Attached to retaining wall on west side of Chapman Avenue entrance
 - Cost is \$166,555 and the project was awarded by our District on April 24, 2006
 - Marquee to be installed in June 2006

There were no questions from the committee. Ms. Garcia-Velasquez said she is very impressed with the progress made and how much has been accomplished so far.

Mr. Odle added that after seeing the presentation, the committee can better understand how much has been completed with the bond funds Ms. Gabel reviewed earlier.

9. Santa Ana College Update

Mr. Bruce Bromberger informed the committee that all the work that is currently being done and the work that has already been completed on the Santa Ana campus has happened while classes have been in session. The renovation projects have been very successful and the campus has already taken on a new look.

There were no questions from the committee.

10. Santiago Canyon College Update

Mr. Juan Vazquez welcomed Ms. Lauren Cunningham, the SCC student representative who is very active on the SCC campus and student government.

Mr. Vazquez reviewed which project will not be built with the current bond funds due to the rise in costs for the new buildings. Land in Orange County has risen dramatically, as has the cost of concrete and steel. The impact of Hurricane Katrina alone has elevated the prices of building materials in the last 6 months.

Mr. Vazquez added that SCC will get a Science Building and a Humanities Building. However, we will not be able to build a gymnasium, a performing arts center or a full student

services building from the current bond funds. These buildings will eventually be built. The campus will need to expand as the Irvine Company is going to be building 4000 new homes across the street from the college on Jamboree. On the 261 at Portola, a few thousand more homes will be built where the avocado groves currently are.

Mr. Vazquez said that earth is moving on the campus, the portable buildings are being moved within the next few weeks, which will require moving folks from the portables and moving them to temporary areas as the campus gets ready to see new fields and pads for new building structures.

Mr. Vazquez concluded his report by adding that the goal of the college is to increase FTES and the campus will be a better college campus this coming fall semester.

Ms. Garcia-Velasquez thanked Mr. Vazquez for pointing out which projects would not be completed with the current bond funds and which projects are expected to be completed. Ms. Garcia-Velasquez asked that both colleges include this information in their reports.

11. Report from the District Liaison to the Committee - Ann-Marie Gabel

Ms. Gabel reminded the committee - if you have not completed your Form 700, please complete them and send them to Linda Melendez as soon as possible.

Also, a copy of the Annual Report to the Community, distributed by our Public Affairs Department has been included in the packet for information on the overall picture of the district.

Finally, we refinanced a portion of our first issuance last August. \$23,287 in additional funds for projects is added to the \$5,001,230 that we received as additional proceeds last year.

12. Comments from the Members

Mr. Luis Torres, the student representative from the Santa Ana College campus thanked the committee for the opportunity to serve.

Ms. Lauren Cunningham, the student representative from Santiago Canyon College and member of the Associated Student Body also thanked the committee for the opportunity to serve and is excited about going back to the campus to report on the information reviewed this evening.

13. Future Meetings

The next meeting is scheduled for Thursday, July 27, 2006 at 6:00 p.m. in the district board room.

14. Adjournment

A motion was made, seconded and passed to adjourn the meeting at 7:15 p.m.