

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

BOND OVERSIGHT COMMITTEE

**THURSDAY, SEPTEMBER 25, 2008
DISTRICT BOARD ROOM**

MINUTES

Members Present: John Acosta
Linda Boone
Alex Flores
Ben Deshetler for Paul Garcia
Darin Woinarowicz

Members Absent: Chip Alhswede
Gloria Alvarado
Tony Ellis
Paul Garcia
Lan Quoc Nguyen

District Staff Present: Edward Hernandez, Chancellor
Peter Hardash, Vice Chancellor, Business/Fiscal
Darryl Odum, Director, District Construction and Support Services
Norman Fujimoto, Vice President, Santa Ana College
Juan Vazquez, President, Santiago Canyon College

1. Call to Order and Introductions

Mr. Woinarowicz called the meeting to order at 6:00 p.m.

2. Approval of Minutes – May 22, 2008

A motion was made, seconded and carried unanimously to approve the Bond Oversight Committee Minutes of the May 22, 2008.

3. Public Presentations

There were no public presentations.

4. District Update

Dr. Hernandez informed the committee that the Governor signed a new budget a few days ago. The longest number of days the state has ever taken to sign a budget in states history, however, the budget has many assumptions. Based on the current budget, the District has to be fairly conservative as to how we do business. We are in the process of making major reductions and identifying additional cuts in anticipation of mid-year reductions. Some sections will need to be cut. 85% of our budget is in people, we want to take care of our full-time employees but will need to look at our part-time staff, unfortunately, we may have to cut the majority of the part-time staff. This however, will only happen once every penny we could possibly save is saved and department budgets will operate at the bare minimum.

The Board of Trustees decided not to move forward with another bond measure this year. Due to the economy, bonds are very difficult these days. Any bonds passed in the last six months will be very difficult to sell. We will watch the market closely and decide to move forward with another bond measure when the time is right, this could be another two to four years. All Measure E dollars have not yet been spent and construction of projects listed on the ballot will continue, that is, those projects which are still fully funded.

The Board of Trustees did approve a Schools Facility Improvement District (SFID). An SFID allows a district to divide the district boundaries into different areas, a legal establishment of dividing up the district and moving forward with bond measures for a specific area within the district or one of the colleges.

Dr. Hernandez concluded his report by informing the Board that the district is going through a challenging time. Programs, classes, students, faculty and staff will all be affected as we continue to closely monitor the states financial situation and how it will directly affect us.

5. Bond Projects Update

Mr. Odum reviewed bond projects as follows:

SANTA ANA COLLEGE

1. **CHILD DEVELOPMENT CENTER:**

- Fields Devereaux Architects hired and design was completed
- Location of new center has been changed to south of new science building
- Temporary consolidated facilities for child development are now located at the former church
- Plans were submitted to DSA in 2007 with expected approval in May 2008
- Construction to commence in spring 2009 with completion anticipated by Spring of 2010

2. **COLLEGE AVENUE APARTMENTS/CHURCH – DEMOLITION:**

- All apartments, old Child Development Center and most of the church were fully demolished in February 2006

3. **DIGITAL MEDIA CENTER:**

- Project completed and fully operational in the Summer of 2006

4. **SAC PARKING LOT:**
 - Project completed in the Summer of 2006
5. **INFRASTRUCTURE:**
 - LPA (master plan architect) has finished with design work associated with this project which includes road work, parking lots, landscape upgrading, drainage and utility upgrades
 - Work will be done in phases, beginning with the complete closure (for public use) of College Avenue in late Summer, 2008
 - College Avenue has now been dedicated to the College, infrastructure work is anticipated to commence in 2009
6. **MEN'S/WOMEN'S LOCKER ROOMS:**
 - Project completed and fully operational in April 2007
 - Renovation of portions of the existing gymnasium were completed in April, 2007, including a new weight lifting area and training room
 - Renovation of Building "E" (former Women's Locker Room) into a fitness assessment center was completed in August 2007
7. **PARKING STRUCTURE:**
 - Preliminary design of this facility by LPA was completed in 2006 utilizing input from a SAC user group
 - Shall accommodate 1,500 vehicles
 - Project submitted to DSA in December 2007 with DSA approval expected in late 2008
 - Construction of the parking structure is anticipated to commence in the summer of 2010, after completion of the Child Development Center and construction of the new soccer field
8. **PUBLIC SAFETY INSTITUTE (SAC/O.C. Sheriff's Regional Training Academy):**
 - Facility was completed and fully operational in June 2007
9. **SCIENCE BUILDING:**
 - Project was submitted to the State Chancellor's Office in 2007 for potential state funding. The Initial Project Proposal (IPP) for state funding was approved and the District will be completing a Final Project Proposal (FPP) in June 2008 for potential state funding in 2010-11
 - Final Project Proposal submitted to the State Chancellor's Office, awaiting approval
10. **RENOVATION OF 14 BUILDINGS:**
 - Scope of work includes painting, carpeting, furniture, equipment, electrical/data upgrades and general renovation
 - This work has commenced with significant progress completed in the Library, Dunlap Hall, C Bldg. & D Buildings, and Administration Building
 - The next priority of buildings shall include the Hammond Hall renovation scheduled for commencement in late Fall 2009 with completion in Fall 2010
 - The exterior of the majority of buildings have been painted

- Asbestos abatement has been completed at the Administration Building and renovation work was completed with re-occupancy in November 2007
11. **MARQUEE:**
- Marquee installed and fully operational in September 2006
12. **CLASSROOM BUILDING:**
- Preliminary design was completed with the assistance of a representative user group providing input
 - Architect completed working drawings and submitted them to DSA in 2006. Project approved by DSA in Spring 2007
 - Building to provide 16 classrooms, just south of the SAC swimming pool
 - Construction commenced in December 2007 with expected completion in January 2009
 - Progress to date includes foundations, utilities, masonry and the installation of the Fire Sprinkler System is currently underway
13. **SAC SOFTBALL FIELD:**
- LPA designed softball field with the assistance of a representative user group from the P.E./Athletics Department
 - Working drawings were completed and submitted to DSA in June 2006 and approved in early 2007
 - Project completed in April 2008
14. **MAINTENANCE & OPERATIONS BUILDING:**
- Project fully designed and approved by DSA. Project was delayed pending the City of Santa Ana's approval of the closing of College Avenue
 - Project was bid and construction commenced in December 2007. Completion expected in January 2009.
 - Progress to date includes rough utilities, masonry and roof framing which is currently underway
15. **CEC:**
- Facility Planning Office and LPA Architects have worked with CEC user groups to determine scope of work necessary to meet additional office and classroom needs
 - Minor renovation work was completed over the Spring and Summer of 2007
 - Due to age and general condition of existing modular buildings, it was decided to construct the same 16 classroom building that is under construction at SAC, at the CEC site. This decision provides for a permanent, long-life building at this site, yet saves significant dollars by re-use of existing plans
 - New classroom building shall commence early in 2009 with completion in Spring of 2010

SANTIAGO CANYON COLLEGE

1. INFRASTRUCTURE:

- LPA (master plan architect) and related engineers designed the mass grading of site and utility backbone. Grading activity commenced in Spring 2006 and was completed at the end of August 2006
- Project scope included relocation of two (2) soccer fields and relocation of 31 portable buildings to areas that will allow for future construction of the science building and humanities building
- Perimeter landscaping project to protect down slopes from erosion and provide aesthetic improvements to site was completed in late Fall 2007

2. LEARNING RESOURCE CENTER (Library):

- Project was fully completed and operational in Summer of 2006

3. MAINTENANCE & OPERATIONS BUILDING:

- Project houses the maintenance and operations equipment and staff as well as warehouse storage and distribution
- Building was fully designed with input from a SCC user group
- Preliminary design and design development were completed in Spring 2006
- Architect (LPA) developed the working drawings for submittal to DSA in October 2006 and project was approved by DSA in August 2007
- Project was bid, contract awarded and construction commenced on May 6, 2008. Completion is expected in the Summer of 2009

4. SCIENCE BUILDING:

- Project obtained DSA approval in October 2006 and project was bid in early 2007
- Bids exceeded budget and staff recommended both value engineering of the project as well as bidding of the project via the multi-prime alternative
- Project re-bid with savings of about \$1.5 Million. Project under construction as of January 2008 with completion by July 2009
- Progress to date: structural steel is 80% complete and masonry is 75% complete. Concrete slabs are also underway.

5. MARQUEE:

- Marquee installed and fully operational in September 2006

6. HUMANITIES/SOCIAL SCIENCE BUILDING:

- Preliminary design of this project began in April 2007
- Project size and scope are now defined and the architect (LPA) worked with the SCC user group to formalize the schematic design
- Building shall be approximately 53,000 assignable square feet (70,000 gross sq. ft.) in size
- Working drawings for this project are in progress by LPA with submittal to DSA planned for Summer 2008
- Construction would commence in the Summer of 2009

7. **SOFTBALL FIELD:**
 - Presently under construction with completion expected in June 2008. Currently, the installation of the bleachers are underway
8. **GYMNASIUM:**
 - Project fully designed and submitted to DSA in December 2007 by project architect (Austin Co.)
 - Project utilized plans from Mater Dei High School for the majority of the building, thereby saving significant design and engineering costs in excess of \$500,000
 - Project will commence with construction in 2009 and be completed in 2010
9. **ORANGE EDUCATION CENTER:**
 - Renovation of an existing 90,000 sq. ft. commercial building into a high tech, learner-oriented facility for non-credit (continuing education) programs in the Orange area
 - Project completed and fully operational as of Fall 2005

Mr. Hardash updated the committee on the status of the fire alarm project on the Santa Ana campus. We had some issues with the contractor originally scheduled for this project. The work that was not completed was and has been sent out for bid again. There will continue to be a fire watch on the campus until all of the repairs on the fire alarm system and the fire sprinkler system are complete. This is not a Measure E project.

6. Bond Budget Update

Mr. Hardash informed the committee that the auditors have completed the Prop 39 audit for fiscal year ending June 30, 2008. Once again we have a clean audit. The audit will be distributed and reviewed at the January 22, 2009 meeting.

Mr. Hardash reviewed the bond budget update. As of June 30, 2008 Santa Ana College is 64% completed; Santiago Canyon College is 70% completed and the replacement of the telephone and computer networking system at the District Operations Center is 94% complete. The total amount of Measure E dollars spent as of June 30th is \$198,283,482. Installation of a new phone system for the district is expected to begin shortly after the new year.

7. Santiago Canyon College Update

Mr. Vazquez informed the committee that enrollment continues to grow and updated the Board on the progress of construction on the Santiago Canyon College campus.

8. Santa Ana College Update

Mr. Fujimoto reviewed with the committee a construction update from Santa Ana College.

9. Membership

Mr. Hardash informed the committee that three members will term out by our next meeting. Each member can serve two consecutive terms. Mr. Hardash will contact the three members to discuss whether or not they would like to continue serving on this committee.

10. Comments from the Members

Mr. Flores would like to have the next meeting scheduled at the Santa Ana campus if possible so the committee can see some of the construction on the campus.

Dr. Hernandez suggested having a meeting at Santiago Canyon College as well.

Mr. Hardash added that if at any time, a committee member would like a tour of the campus, please contact him directly to set up a date and time.

11. Future Meetings

The next meeting is scheduled for Thursday, January 22, 2009 at 6:00 p.m. at Santa Ana College if a meeting facility is available, if not, the meeting will be held in the District Board Room.

12. Adjournment

A motion was made, seconded and passed to adjourn the meeting at 7:00 p.m.