

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

BOND OVERSIGHT COMMITTEE

**WEDNESDAY, OCTOBER 14, 2004
DISTRICT BOARD ROOM**

MINUTES

Members Present: Jim Adams
Larry Means
Edith Ortiz
Chongge Vang
Michael Weisman
Darin Woinarowicz

Members Absent: Tien Tat Chu
Barbara deBoom
Patricia Garcia-Velasquez
Cristina Montero
Pearl Raya

District Staff Present: Mark J. Zacovic, Vice Chancellor, Business and Fiscal Services
Noemi Kanouse, Assistant Vice Chancellor, Fiscal Services
Robert Partridge, Assistant Vice Chancellor, Facility Planning
Robert Brown, Director of District Support Services
Juan Vazquez, President, Santiago Canyon College

1. Call to Order and Information

Chairman Woinarowicz called the meeting to order at 6:10 p.m.

2. Public Presentations

There were no presentations made by members of the public.

3. Bond Projects Update

Santiago Canyon College

Mr. Partridge informed the committee that the new Student Services and Classroom Building was completed in August, 2004.

The Batavia Center, an 85,000 square foot building is currently under construction and will house the Santiago Canyon College Orange Education Center. The architect for this project GKK Education. The new center will include 30 classrooms and laboratories.

The parking lot at SCC was completed in August 2004 and is currently open and being used by staff and students.

The Learning Resource Center (LRC) bids were opened in mid September. The district went back to the state and convinced them to give the district a 10% augmentation which was granted. We are currently waiting on approval from the Public Works Board, their next board meeting is scheduled for November 5, 2004. The architect for this project is Taisei.

The district is currently waiting on approval of the revised environmental impact report for the Science Building. The architect for this project is LPA.

Santa Ana College

Mr. Partridge informed the committee that the district has finally acquired the two remaining apartment buildings on College Avenue. The acquisition of these properties on College Avenue adds about 7.5 acres to the Santa Ana College campus. The first property was acquired in 2001 for \$450,000. Due to escalating property value, the last two 6 unit properties were purchased for \$1.5 million each, which is an average cost of \$135,000 per unit.

Chairman Woinarowicz asked if the residents are being assisted with relocation. Mr. Partridge said that the district hired the firm of Overland, Pacific and Cutler to help with the relocation of the tenants. Overland, Pacific and Cutler is meeting with the tenants to assist with their relocation and the properties should be vacated by March 2005. This relocation assistance will cost the district approximately \$900,000 to \$1 million.

Mr. Partridge said that demolition to the residential properties and church will begin shortly after the properties have been vacated.

Chairman Woinarowicz asked who decides how the bond money is spent. Dr. Zacovic said the District Facilities Committee makes the recommendation to the Chancellor. After approval from the Chancellor the recommendation is then sent to the board of trustees. Dr. Zacovic added that the recommendations are made after extensive communication with the colleges.

Mr. Partridge said that the Digital Media Center (DMC) will be constructed on the corner of Bristol and Wilshire. This bid should be awarded at the October 25, 2004 board meeting.

The parking structure is moving along and we are in the process of providing information to LPA who was awarded the contract.

The Public Safety Institute will be located on the former Tustin Air Base, a 52,000 square foot facility designed by GKK. Construction should begin during the late spring or early summer 2005.

The locker rooms have been designed by Thomas Bluerock Architects. The men's

locker room will be built first, and the new women's locker room will be located where the men's locker room currently is.

The Science/Math Building will be a 55,000 square foot facility which will replace our aging Russell Hall. Sixty three architects were sent a request for quote, twenty firms responded. This group was narrowed down to eleven which will receive a request for proposal. This project will be awarded at the December 13, 2004 board meeting.

4. Bond Budget Update

Dr. Zacovic said that the Fiscal/Business department is working with our bond underwriters to prepare a plan for the next issuance. Dr. Zacovic distributed a break-down of the projects and reviewed the document. The purple column lists the original numbers which were on the ballot. The white column are the original budget numbers. The yellow column is Issuance II. Originally there were to be five issuances. We will take Issuance II a year early - March 2005. The escalation from \$80 million to \$110 million is due to the rise in property value and the rise in the cost of construction. We qualify a year earlier for this \$30 million difference. The projects with dollar amounts listed are the prioritized lists submitted by the colleges. If we stay on budget, we will be able to complete every project we told the voters the district would complete with the bond.

Chairman Woinarowicz asked if we will continue to work with the same bond underwriters. Dr. Zacovic said that we have a signed contract through the life of the bond with Kinsell, Newcomb and DeDios and RBC Dain Rauscher. We went through a rigorous process to determine which firm to contract and both of these firms were highly recommend to us.

Ms. Kanouse distributed the budget update for the bond. Ms. Kanouse reviewed the document which indicates how much money has been allocated to each project, the current balance for each project and the money spent to date. This document is only for the \$96 million allocated to Issuance I. This document is current as of October 13, 2004. The percentage of completion for each project is also included.

Chairman Woinarowicz asked if there were any questions on the bond budget update. There were no questions at this time.

5. Santiago Canyon College Update

Mr. Vazquez informed the committee that the college has met with on-campus and off-campus groups to discuss concerns regarding the growing campus. Notes have been taken at these meetings which are then brought to the facilities committee which is made up of staff, students, faculty and administration and discussed to make sure the district is meeting the needs of the college. The college is in a growing mode while under construction. Mr. Vazquez added that the college is excited about the newly acquired Batavia Center and looking forward to providing educational services to the community in this new facility.

6. Santa Ana College Update

Dr. Zacovic informed the committee that many administrative changes had taken place over the summer on the Santa Ana Campus. Dr. Rita Cepeda has left the district and is currently

working with Compton College as a Vice President and that Mr. John Didion is currently the acting President. A search is currently underway to hire a president for the college. Dr. John Nixon has accepted and commenced a new job as the Deputy Superintendent at Mt. San Antonio Community College District, Ms. Carolyn Breeden is currently the interim Vice President in Dr. Nixon's place. Ms. Silvia Barajas the Director of Administrative Services has left and has been replaced by one of the district's Budget Analyst, Mr. Paul Foster. Dr. Zacovic added that Santa Ana College has reconstituted the facilities committee due to all the changes.

7. Chancellor's Report

Dr. Zacovic said that last week the district held its 7th Annual Chancellor's Ball. The profits from the Ball are equally distributed to the college foundations for student scholarships. The Buy the Book Society was started this year which will help students purchase books.

8. District Liaison Report

Dr. Zacovic said that Trustee Michael Ortell is retiring from the board and his seat is open. Trustee Brian Conley and Trustee Alfredo Amezcua are running for re-election to the board.

Dr. Zacovic said that this committee is still in need of a Santa Ana representative and that he is currently in contact with some community members to fill this vacancy.

Dr. Zacovic introduced Ms. Edith Ortiz, ASG president from Santa Ana College as a new member to the committee and Ms. Cristina Montero, ASB president from Santiago Canyon College who is not present this evening.

Dr. Zacovic informed the committee that one of the duties of the Bond Oversight Committee is to inform the public about what progress is being made on the college campuses with the bond money, therefore, work on the annual report will start in the next few weeks and will be published some time in February 2005.

9. Comments from the Members

There were no comments at this time.

10. Approval of Minutes - March 10, 2004

A motion was made, seconded and carried out unanimously to approve the minutes of the March 10, 2004 meeting of the Bond Oversight Committee with one correction. Section #5, last paragraph should read:

Mr. Partridge reminded the committee that the district had selected LPA as the master planner for the bond projects. The construction management firms selected are: Douglas Barnhart for Santiago Canyon College and C.W. Driver for the Santa Ana College campus.

11. Reaffirmation of Committee Officers

Chairman Woinarowicz asked the committee for a motion to reaffirm the committee officers of the Bond Oversight Committee. A motion was made, second and carried out unanimously to reaffirm the committee officers of the Bond Oversight Committee.

12. Election of the Santa Ana Vice Chair for 2004-2005

Chairman Woinarowicz asked the committee for a recommendation to elect a Santa Ana Vice Chair to the Bond Oversight Committee. Mr. Jim Adams nominated Ms. Patricia Garcia-Velasquez, the motion was made, seconded and carried out unanimously to confirm Ms. Garcia-Velasquez as the Santa Ana Vice Chair for 2004-2005 to the Bond Oversight Committee.

Chairman Woinarowicz ask for a motion to establish a meeting schedule for the 2005 year. After discussion the committee suggested April 28, 2005, July 28, 2005 (annual meeting) and November 17, 2005. A motion was made, seconded and carried out unanimously to schedule meetings as indicated.

13. Reaffirmation of the Citizens' Bond Oversight Committee Ethics Policy Statement

Chairman Woinarowicz asked the committee for a motion to reaffirm the Ethics Policy Statement. After review of the policy by the committee a motion was made, seconded and carried unanimously to reaffirm the Citizens' Bond Oversight Committee Ethics Policy Statement.

14. Approval of the 2003 Annual Report

Chairman Woinarowicz asked the committee for a motion to approve the 2003 Annual Report from the Bond Oversight Committee to the community. A motion was made, seconded and carried out unanimously to approve the 2003 Annual Report of the Bond Oversight Committee to the community.

Chairman Woinarowicz asked for suggestions for the next annual report. It was expressed by the committee that they would like to see actual pictures of the new buildings rather than the renderings from the master planners. The committee unanimously agreed.

The next meeting is scheduled for November 17, 2004.

15. Adjournment

A motion was made, seconded and passed to adjourn the meeting at 7:40 p.m.