January 29, 2013

YES on Q
Support Our Students & Veterans
Begin with the end in mind.

“To begin with the end in mind means to start with a clear understanding of your destination. It means to know where you are going so that you better understand where you are now and so the steps you take are always in the right direction.”

Stephen Covey
Potential Program Size and Duration

Measure Q $ 348 M
Known State Funding $ 32 M
Unknown Funding $ 50 M*
Potential CIP Size $ 430 M*

Potential Bond Duration 15 to 22 years

* Estimate
It’s all about learning!
Where have we been?

Determine Needs
- Community Needs
  - Work Force
  - High School Graduates
  - Self-Improvement
- Educational Mission

Comprehensive Master Planning
- Strategic Plan
- Educational Master Plan
- Facilities Master Plan
- Capital Improvement Plan
- Existing Facilities Assessment
- Educational Adequacy
- Facility Condition

Funding
- GO Bond
- Determine Funding Sources
- Local Funding
- State Funding

Design and Build the Facilities
- Bond Program Definition
- Bond Program Management Plan
- Bond Program Implementation
- Design & Build Projects

Provide Educational Program
- Occupancy
- Learning
- Transfer Students
- Work Force
- Life-long Learners

Provide Educational Program
- Educational Mission
- Community Needs
- High School Graduates
- Self-Improvement

Transfer Students
- Work Force
- Life-long Learners

Life-long Learners
- Work Force
- Transfer Students

Educational Program
- Educational Mission
- Community Needs
- High School Graduates
- Self-Improvement

Educational Mission
- Community Needs
- High School Graduates
- Self-Improvement

Community Needs
- Work Force
- High School Graduates
- Self-Improvement

High School Graduates
- Work Force
- Self-Improvement

Work Force
- Self-Improvement

Self-Improvement

High School Graduates
- Work Force
- Self-Improvement

Work Force
- Self-Improvement

Self-Improvement

High School Graduates
- Work Force
- Self-Improvement

Work Force
- Self-Improvement
Multiple Influences

- Mission
- Educational Master Plan
- Facility Conditions
- Interviews & Retreat
- Central Plant Study
- Utilities & Traffic Studies
- Planning Council
- Guiding Principles
- Master Plan

Facility Needs
Spectrum of Campus Planning

- Goals
- Ed. Plan
- FCA
- Facility Master Plan
- C.I.P.

Project.
Project.
Project.
Project.
Managing the Bond

Pre-bond phase → Bond Election → Planning → Program Implementation
Solano Community College District
Facilities Master Planning
Final Draft Campus Plans
January 23, 2013
## Priority Projects

**SOLANO COMMUNITY COLLEGE DISTRICT**

<table>
<thead>
<tr>
<th>Facilities Master Plan, Solano Community College</th>
<th>Measure Q</th>
<th>State Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fairfield Building 1200 Theater, Music Drama Renovation</td>
<td>$492,868</td>
<td>$13,671,000</td>
</tr>
<tr>
<td>Fairfield NEW Student Forum</td>
<td>$3,947,759</td>
<td></td>
</tr>
<tr>
<td>Fairfield NEW Library + Academic Success Center</td>
<td>$19,561,646</td>
<td>$18,308,000</td>
</tr>
<tr>
<td>Fairfield NEW Science and Math</td>
<td>$30,762,512</td>
<td></td>
</tr>
<tr>
<td>Fairfield Building 1800A - Vocational Technologies</td>
<td>$16,691,404</td>
<td></td>
</tr>
</tbody>
</table>

| Vacaville New Multi-Science and BioTech Building | $29,870,125 | |
| Vacaville New Corporate Training Center & Aeronautics (Nut Tree) | $14,532,834 | |
| Vacaville Agriculture Building + M&O Facility | $16,594,514 | |
| Vacaville Future Funding for Existing Vacaville Center Renovation/Projects | $19,851,876 | |
| Vacaville New Fire Training Facilities | $12,206,806 | |

| Vallejo New Property Purchase | $9,000,000 | |
| Vallejo New Career Technologies | $7,292,565 | |
| Vallejo New Multi-Disciplinary Classroom/Lab Building | $29,207,320 | |
| Vallejo Future Funding for Existing Vallejo Center Renovations/Projects | $22,068,558 | |

Total $, Campus/Center Priorities: $232,080,787
Total $, Measure Q: $31,979,000
Total $, Measure Q: $348,000,000

Probable Costs indicated above include Campus-wide Infrastructure, Landscape, Contingencies, Design, Management Costs (soft costs)
Fairfield Campus

Priority Projects

- Building 1200 Theatre, Music, Drama Renovation $14,163,868
  - Measure Q Funds $498,868
  - State Funding $13,671,000
- NEW Student Forum $3,947,759
- NEW Library + Academic Success Center $37,869,646
  - Measure Q Funds $19,561,646
  - State Funding $18,308,000
- NEW Science and Math $30,763,512
- Building 1800A – Vocational Technologies $16,691,401
Building 1200 Theatre, Music, Drama Renovation

- Measure Q Funds $ 498,868
- State Funding $13,671,000

Total $14,163,868
NEW Student Forum

NEW Student Forum $ 3,947,759
NEW Library + Academic Success Center

$ 37,869,646

- Measure Q Funds $19,561,646
- State Funding $18,308,000
NEW Science and Math

- NEW Science and Math $ 30,763,512
Building 1800A – Vocational Technologies

- Building 1800A – Vocational Technologies  $ 16,691,401
# Fairfield Campus

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<th>State Funding</th>
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<tr>
<td>1 Fairfield Building 1200 Theater, Music Drama Renovation</td>
<td>$492,868</td>
<td>$13,671,000</td>
</tr>
<tr>
<td>Central Plant Building</td>
<td>$4,832,563</td>
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<tr>
<td>2 Fairfield NEW Student Forum</td>
<td>$3,947,759</td>
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</tr>
<tr>
<td>NEW Classroom Building/Middle College</td>
<td>$7,292,966</td>
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<tr>
<td>Building 700 - Health &amp; Nursing</td>
<td>$10,460,316</td>
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<tr>
<td>Building 800 Demolition</td>
<td>$243,330</td>
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<tr>
<td>4 Fairfield NEW Science and Math</td>
<td>$30,762,512</td>
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<tr>
<td>Bldg 201 Child Development Center (ECE) #2 Demolition</td>
<td>$20,778</td>
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<tr>
<td>Building 1500 Demolition</td>
<td>$236,880</td>
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<tr>
<td>3 Fairfield NEW Library + Academic Success Center</td>
<td>$19,561,646</td>
<td>$18,308,000</td>
</tr>
<tr>
<td>Building 100 Demolition</td>
<td>$1,073,514</td>
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<tr>
<td>5 Fairfield Building 1800A - Vocational Technologies</td>
<td>$16,691,404</td>
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</tr>
<tr>
<td>NEW Horticulture Building</td>
<td>$12,100,330</td>
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<tr>
<td>Building 1000 Demolition</td>
<td>$57,384</td>
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<tr>
<td>Building 1600 Demolition</td>
<td>$206,853</td>
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</tr>
<tr>
<td>NEW Maintenance &amp; Operations Complex &amp; Storage</td>
<td>$14,203,854</td>
<td></td>
</tr>
</tbody>
</table>
Vallejo Center

Priority Projects

- NEW Property Purchase $9,000,000
- NEW Career Technologies $7,292,565
- NEW Multi-Disciplinary Classroom/Lab Bldg $29,207,320
- Future Renovations/Projects $22,068,558
Vallejo Center
Vacaville Center
Vacaville Center

Priority Projects

- NEW Multi-Science and BioTech Building $29,870,125
- NEW Corporate Training Center & Aeronautics $14,532,834
- Agriculture Building & M&O Facility $16,594,514
- Future Renovations/Projects $19,851,876
- NEW Fire Training Facilities $12,206,806
Vacaville Center

- NEW Multi-Science and BioTech Building $ 29,870,125
- Agriculture Building & M&O Facility $ 16,594,514
Vacaville Center

- NEW Fire Training Facilities  $ 12,206,806
Next Steps:

Additional studies required:
- Accessibility
- Security/Safety + Traffic
- Technology
- Infrastructure Assessment
- Signage/Wayfinding
- Tree Survey

Implementation Planning:
- Continued Analysis of Project Cost & Implementation
- Collaboration with Program Manager (TBD)
- Design and Sustainability Guidelines
- District Standards (products, materials)
Post-Bond Procedural Matters

• Certify Election Results
• Bond Oversight Committee
  – Prop 39 Requirements
  – Role and Responsibilities
  – Members required
  – Selection process
• Selling the Bonds
• Managing the Bond Program
Overview of Measure Q Bond Program

- Approved by Voters on November 6, 2012
- Passage Rate: 63.5%
- Total Program Size: $348,000,000
- Estimated Tax Rate: $18.99 per $100,000
- Bonds to be Sold in Phases Over Time

- Timing and Amount of Each Bond Series Determined by:
  - District’s Capital Facility Cash Flow Needs
  - District’s Assessed Valuation Performance
  - Market Interest Rates
  - Projected Tax Rates

- Refinancing of a Portion of Measure G Bonds Planned to be Done Concurrently with First Issuance of Measure Q Bonds
### Original Measure Q Bond Plan at Time of Election

**$18.99 Tax Rate**  
*Funding $348 Million of Projects over 15 Years*

<table>
<thead>
<tr>
<th>Issue Date</th>
<th>Term</th>
<th>Issue Size</th>
<th>Payback Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>March 2013</td>
<td>10-Years</td>
<td>$87,000,000</td>
<td>1.69 : 1</td>
</tr>
<tr>
<td>March 2018</td>
<td>30-Years</td>
<td>$87,000,000</td>
<td>2.09 : 1</td>
</tr>
<tr>
<td>March 2023</td>
<td>30-Years</td>
<td>$87,000,000</td>
<td>3.17 : 1</td>
</tr>
<tr>
<td>August 2028</td>
<td>35-Years</td>
<td>$87,000,000</td>
<td>4.94 : 1</td>
</tr>
<tr>
<td><strong>Total Program</strong></td>
<td></td>
<td><strong>$348,000,000</strong></td>
<td><strong>2.97 : 1</strong></td>
</tr>
</tbody>
</table>

Total Length of Tax: 50 Years  
Total Payback Ratio: 2.97 : 1

**Assumed Assessed Valuation Growth Rate**

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Assumed Growth Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012-13</td>
<td>0.00%</td>
</tr>
<tr>
<td>2013-14</td>
<td>1.00%</td>
</tr>
<tr>
<td>2014-15</td>
<td>2.00%</td>
</tr>
<tr>
<td>2015-16</td>
<td>3.00%</td>
</tr>
<tr>
<td>2016-17 and After</td>
<td>4.00%</td>
</tr>
</tbody>
</table>

**Projected Tax Rate**  
*(Per $100,000 Assessed Valuation)*

$18.99
## Proposed Legislative Changes to Education Bond Issuance Provisions

1. **Bond Series Maximum Repayment Term**
   - **Current Parameter**
     - Maximum Bond Repayment Term = 40 Years
   - **Proposed Parameter**
     - Maximum Bond Repayment Term = 25 Years
   - **Original Measure Q Plan**
     - Maximum Bond Repayment Term = 35 Years

2. **Bond Maximum Interest Rate**
   - **Current Parameter**
     - Maximum Bond Interest Rate = 12%
   - **Proposed Parameter**
     - Maximum Bond Interest Rate = 8%
   - **Original Measure Q Plan**
     - Assumed Interest Rates = 4.5%-6.5%

3. **Bond Maximum Repayment Ratio**
   - **Current Parameter**
     - Maximum Repayment Ratio = None
   - **Proposed Parameter**
     - Maximum Repayment Ratio = 4:1
   - **Original Measure Q Plan**
     - Repayment Ratio = 2.97 : 1

4. **Call Feature for Capital Appreciation Bonds (CABs)**
   - **Current Parameter**
     - None Required
   - **Proposed Parameter**
     - Required for CABs Maturing after 10 Years
   - **Original Measure Q Plan**
     - Assumed Call Feature for CABs

5. **Consents Needed to Exceed Parameters**
   - **Current Parameter**
     - None Required
   - **Proposed Parameter**
     - 1. County Board of Supervisors; or
     - 2. County Superintendent of Schools
   - **Original Measure Q Plan**
     - Not Applicable
### Impact of Proposed Legislation on Original Measure Q Bond Plan

<table>
<thead>
<tr>
<th>Issue Summary</th>
<th>Issue Date</th>
<th>Term</th>
<th>Issue Size</th>
<th>Payback Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series A</td>
<td>April 2013</td>
<td>25-Years</td>
<td>$87,000,000</td>
<td>1.69 : 1</td>
</tr>
<tr>
<td>Series B</td>
<td>August 2018</td>
<td>30-Years</td>
<td>$87,000,000</td>
<td>2.09 : 1</td>
</tr>
<tr>
<td>Series C</td>
<td>August 2023</td>
<td>30-Years</td>
<td>$87,000,000</td>
<td>3.17 : 1</td>
</tr>
<tr>
<td>Series D</td>
<td>August 2028</td>
<td>35-Years</td>
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<td>4.94 : 1</td>
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<tr>
<td>August 2018</td>
<td>25-Years</td>
<td>$87,000,000</td>
<td>1.92 : 1</td>
</tr>
<tr>
<td>August 2025</td>
<td>25-Years</td>
<td>$87,000,000</td>
<td>2.57 : 1</td>
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<tr>
<td>August 2032</td>
<td>25-Years</td>
<td>$87,000,000</td>
<td>3.10 : 1</td>
</tr>
<tr>
<td>Total Program</td>
<td></td>
<td>$348,000,000</td>
<td>2.32 : 1</td>
</tr>
</tbody>
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### Assumed Assessed Valuation Growth Rate

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<tr>
<td>2016-17 and After</td>
<td>4.00%</td>
</tr>
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</table>

### Projected Tax Rate (Per $100,000 Assessed Valuation)

- **Original Plan**: $18.99
- **Original Plan Revised to Comply with Proposed Legislation**: $18.99
Sample Updated Measure Q Bond Option

$18.99 Tax Rate
Funding $348 Million of Projects over 22 Years

Total Bond Authorization

Issue Summary

<table>
<thead>
<tr>
<th>Series</th>
<th>Issue Date</th>
<th>Term</th>
<th>Issue Size</th>
<th>Payback Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Series A</td>
<td>April 2013</td>
<td>35-Years</td>
<td>$120,000,000</td>
<td>2.35 : 1</td>
</tr>
<tr>
<td>Series B</td>
<td>August 2018</td>
<td>25-Years</td>
<td>$70,000,000</td>
<td>1.76 : 1</td>
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<tr>
<td>Series C</td>
<td>August 2026</td>
<td>25-Years</td>
<td>$70,000,000</td>
<td>2.78 : 1</td>
</tr>
<tr>
<td>Series D</td>
<td>August 2035</td>
<td>25-Years</td>
<td>$88,000,000</td>
<td>3.29 : 1</td>
</tr>
</tbody>
</table>

Total Program $348,000,000 2.55 : 1

Total Length of Tax 47 Years

Total Payback Ratio 2.55 : 1

Assumed Assessed Valuation Growth Rate

- Fiscal Year 2012-13 (Actual) -0.16%
- Fiscal Year 2013-14 1.00%
- Fiscal Year 2014-15 2.00%
- Fiscal Year 2015-16 3.00%
- Fiscal Year 2016-17 and After 4.00%

Projected Tax Rate $18.99 (Per $100,000 Assessed Valuation)
January 23, 2013  Presentation to Board Regarding Measure Q Bond Options

February 6, 2013  District Board Meeting to Approve Bond Resolution

Late February, 2013  Meetings with Credit Rating Agencies in San Francisco

Early March, 2013  Receipt of Bond Ratings

Mid-March, 2013  Sale of Measure Q Series A Bonds

April 9, 2013  Closing of Measure Q Series A Bonds
Managing Measure Q

• Definitions
  – Program Management
    • Management of a multi-project construction program
  – Project Management
    • Management of a single project
  – Construction Management
    • Management of construction phase of a project
  – Design Team
    • Architects, engineers, landscape architects, etc.
PM/CM Process

Program Definition
Program Planning
Project Definition
Design
Design
Design
Design
Project Procurement
Construction
Construction
Construction
Commissioning & Move-In
Communication and Public Engagement
Feedback
PM Services
CM Services
Information Management Technology
MEASURE Q
NEXT STEPS

Special Governing Board Meeting
23 January 2013

Yulian Ligioso
Vice President Finance & Administration
MEASURE “Q” ACTION PLAN

Next 30-days

• Solicit Program Management Services. Solicit and interview candidates.
• Develop roles and responsibilities matrix.
• Determine cash flow needs prior to first bond sale (Presume first bond sale is April 2013).
• Identify existing Obligations to be refinanced.
• Scope and Quality Standards. Finalize first Phase of educational specifications (Facility Master Plan) to guide architects/designers.
• Develop/Implement Prioritization Methodology. For budgeting, scheduling and scoping projects to be completed as outlined in the material presented to the voters.
• Potential Project Labor Agreements
• Begin the selection process for architectural services.
• Begin the environmental review process for each campus.
• Begin the selection process construction management services (internal preparation).
• Review varying Construction Delivery Methods
• Develop project planning guide.
Next 60-days

- Solano Community College District Board of Trustees to accept and certify election results (February 6).
  - Board of Trustees approval of oversight committee by-laws (February 20).
  - Solicit applications and appoint oversight committee.
  - Determine physical location for housing Project Management Team.
  - Review Request for Proposal for Program Management firm

Begin developing standardized RFQs/contracts for:

- Testing and inspection services
- Civil engineering
- Geo technical services
- Hazardous material services
- CEQA document preparation services
- Architects and other professional services as needed
Next 90 Days

• Conduct Oversight Committee orientation meeting.
• Board approves Program Management Agreement.
• Reconcile cash flow needs to bond sales (execute first bond sale).
• Examine in detail the aspect of lead campus architect.
• Update contract documents (i.e. architects/engineers, construction, testing & inspection, etc.).
• Review and revise contracting and purchase order procedures.
• Review/revise payment processing and check preparation procedures.
• Develop labor compliance procedures.
• Develop construction contractors guide (pre-qualifications, processes and procedures, dissemination of information, etc.).
• Establish Measure “Q” web page.
Long Term

- Review and document existing procedures (within context of program orientation).
- Document program management procedures.
- Establish performance audit procedures.
- Select and implement management control systems.
- Establish fiscal audit procedures.
- Develop and implement fiscal control systems.
- Develop and implement status reporting plan.
- Examine and develop planned program maintenance (Plan for each campus).
- Develop interim housing plan (in conjunction with phasing of projects).
- Develop sustainable design criteria.
- Examine/revisit energy and water management policies (consider new design criteria).
- Develop/implement ongoing construction coordination plan (examine long-term maintenance and routine maintenance criteria).
• Measure Q – Proposed Planning Matrix

Board of Trustees

Superintendent-President

Executive Coordinator

VP Finance & Admin

HR Director

Dean of IR/Enrl Mgt

VP Academic Affairs

Measure Q Bond Oversight Committee

Exec.Dir Foundation

Public Information Officer

Accountant

Finance

A/P

Contracts

Director of Measure Q Projects

Program Management Services

Director of Facilities and Maintenance &Operations

CM Firms

Contractors

Planning Consultants

Environmental Consultants

Inspectors Testing Firms

Architects

Technical Support
1. Constructability
2. DSA Liaison
3. Bidding
4. Financial Controls (i.e. payment request Processing)
5. Etc.
Consultant Support Levels
PM/CM PRE-QUALIFICATION

- Firm Information and Overview
- Personnel
- Partners & Consultants
- Project History & Experience
- References
- Litigation/Claims/Disqualification

- PM/CM RFP in Feb/Mar
- Recommend PM in March
Internal Staff Levels

• 5 Additional Positions specific to Measure Q
  – Director of Measure Q Facilities Planning ($82k-$103k)
  – Administrative Assistant III ($42k-$50k)
  – Contracts Specialist ($43k-$52k)
  – Accountant ($54k-$65k)
  – Accounts Payable ($43k-$52k)

• Annual Financial Impact $356k-$435k, salaries and benefits
• Updated job descriptions to March Board