



Minutes of Nov 17, 2015 Workshop

Solano Community College, Room 611, 3:30 pm to 5 pm

Participants (alphabetic order)

Name	Position
Elisha Blue ("Eli")	Associated Students Solano College (ASSC)
Robert Charboneau	Taxpayers' Association, Fairfield
Lyman Dennis	Chair, Senior Citizen Organization, Fairfield
Angelo Cellini (Excused)	Construction Trades, Suisun
Neil Ferguson (Excused)	Construction Trades, Vacaville
David Fleming	College Foundation, Vacaville
Hermie R. Sunga	Vice Chair, Business Organization, Vallejo
Ward Stewart	Member at Large
Others Present	
Tom Beckett	Interim Director, Bond Program
Janet Robert	Public Representative

Lyman Dennis called the meeting to order at 3:30 pm.

Table tent place cards were not available.

Lyman Dennis will send CBOC information to Elisha Blue and the audio for the training session to Elisha Blue, Ward Stewart and all other CBOC members. He will send Prop 39 and the various versions of the CBOC bylaws to all of the CBOC.

Introductions

Elisha Blue is a second year Solano Community College student majoring in mathematics. His father is retired from the Air Force. Eli is Vice President of the Student Council.

Changes to the Agenda?

Hermie Sunga moved approval of the existing agenda. David Fleming seconded the motion. The motion passed unanimously.

Experience of Another CBOC

Janet Roberts is a member of the CBOC of Vacaville Measure A (Public Schools). She attended the CBOC workshop as a public member, as she often does. Bob Charboneau asked if she would talk about how that CBOC functions. She was surprised at being asked but presented a summary of that organization and its relationship with the school system.



The CBOC began operation in March. The CBOC gets documents hand-delivered to the door. They received budget details on Wednesday that the Vacaville Public Schools Board will receive on Thursday. The CBOC meets monthly. The Facilities Manager, Daniel Banowetz, attends all the meetings. The Secretary, possibly his, takes the minutes. The CBOC members run the meeting. Mr. Banowetz brought accountants to the last meeting and they went line-by-line through the budget. Two months ago, the same accountant went through a “pretend” budget in detail as training for the CBOC members. The accountant is a member of the project management company (similar to Kitchell for SCC). The Facilities Manager is immensely useful at the meetings. Unlike SCC, all the material presented and discussed is current, not retrospective. The CBOC sees everything relating to construction that the board sees. One member of the board comes to most of the CBOC meetings, not to present but to answer questions, if he can. [Lyman Dennis asked SCC Board to provide a board member to participate in the CBOC but that request was informally declined.] The Measure A Project Manager has come to several meetings. At the first, he gave an overview of the project. He has been available at one or two other meetings. The first CBOC meeting was at the Education Office and subsequent meetings have been at the schools where work is scheduled to be done. There is discussion at each school as to why the project is making the changes that are scheduled, e.g., why the parking lot is being altered. When the project was interviewing architects, the CBOC members were invited to sit through all the interviews. The CBOC was invited to a series of meeting by the School Board as to whether it would enter into a Project Labor Agreement. The CBOC was invited to make a recommendation to the Board on the subject of the PLA. The CBOC was on the Board agenda for the meeting before the Board would make its PLA decision; however, negotiations between the Board and the labor union broke down before the process could be completed and the Board elected to reject a PLA. The CBOC has no power to force changes but the sense of the CBOC is that its input is welcomed and appreciated. The CBOC is working concurrently with the Board. Materials for the CBOC meeting are delivered Friday or Monday for the Wednesday CBOC meetings. The CBOC does not receive the full board package but receives *all* the documents relevant to the bond measure, construction, etc. The CBOC is actively involved in what is happening.

Discussion Related to Above CBOC

Lyman indicated that was the type of relationship he had hoped the SCC CBOC would have to Measure Q activities. Lyman asked about all attachments and Janet indicated that they receive them all, including all contracts. With the SCC CBOC, some attachments are on the website but others, if there, are difficult to find. For example, the application of the most recent nominee to the CBOC was not included in the board attachments, though it would seem relevant to the board’s approving the person.

Hermie Sunga asked about whether the Vacaville Measure A CBOC produced its own bylaws. Janet Roberts indicated that the CBOC was given bylaws from Measure B (earlier year) as an example of what was used in the past and the CBOC was told to produce its own bylaws. The CBOC was given an older CBOC implementation plan notebook that dealt with timing of reports, handling complex issues, etc. Janet Roberts did not know who prepared the document, but she gathered that the Facility Manager did it. He is active in all the job sites. He was involved in the discussions with the unions regarding the PLA.



He reported to the CBOC the progress of negotiations with respect to the time frame allowed but not about specific issues in discussion with the unions.

Ward Stewart asked the CBOC members if they thought there was a lack of information. One CBOC member indicated that it was more lack of cooperation. For example, in responding to the Grand Jury report on the CBOC, the SCC Board accepted the rebuttal of the bond attorney as fact even though it was largely advocacy based on making a case. The Board gave no consideration to the CBOC that any points might be valid.

Bob Charboneau recommended that we have an assigned person to attend the Measure Q Committee. Lyman Dennis will ask Laura Convento to send the agenda for the Measure Q meetings to the full CBOC when it is available. Bob Charboneau recommended that the SCC Facilities Manager attend most CBOC meetings.

CBOC Report and Audit Report

The audit is due March 31. There was discussion of the timing and the CBOC agreed to have it done by the end of June, 2016, to be approximately on the schedule of the prior year. There is a report expected one time per year but is not tied to a specific date. CBOC has asked to be involved in the requirements for the CBOC audit and for findings of the actual audit. Bob Charboneau recommended a limited number of individuals participate in the audit meeting.

1. Bob Charboneau
2. Ward Stewart (if after January 21)
3. Lyman Dennis

Invite the Facilities Manager to CBOC Meeting

We will ask the new Facilities Manager to one future CBOC meeting to start. We had the FM for Measure G but not for Measure Q. The Facilities Manager will have current information on projects. The CBOC will request current information on all projects.

Meeting at Project Sites

There was discussion as to CBOC members going to sites individually to speak with project staff. The majority favored scheduled meetings so that Facilities staff could provide an orientation. This does not preclude a CBOC member from collecting information independently.

Costs of Building

Lyman Dennis explained that the construction process used by SCC is to (1) determine the type of building, (2) the square feet, (3) the functions included, and (4) use published standards to determine the cost of the building. Thus, there is no ability of CBOC or others to materially influence the total expenditure for a building. Bob Charboneau suggested that each member of the CBOC take one of the projects for review.



Veteran's Element

The Measure Q initiative mentions aiding returning veterans. Bob Charboneau would like to look into that. Eli Blue indicated that the SCC Board has approved moving the veteran's function from the Fairfield Science Building to the Student Services Building, Building 400, with a meeting room upstairs and the career center below on the first floor. That frees the Science Center for only Science. There was discussion whether Measure G funded Building 400. [It did not.] If so, the Measure Q statement about supporting Veteran space may not be realized by this decision.

Nut Tree Project

There was discussion of the Nut Tree project. David Fleming had knowledge of the project and summarized it. Nut Tree has three elements, only part of which is Measure Q:

1. Jimmy Doolittle museum
2. Asian students (not influenced by Measure Q)
3. Ikon manufacturing

Lyman Dennis will request a report by the SCC at a future CBOC meeting.

Number of Students

There was discussion of the number of actual students versus projection. David Fleming indicated that the SCC needs to plan for a given number of students and the actual may be different (will be). Some projections take into account new programs, the 4-year school, etc. Saudi Arabia sent students to SCC for aviation training for a number of years. Eventually, Saudi Arabia built its own training function, but it injected a lot of funds into SCC. The Chinese aeronautical training should do something similar.

Legal Decisions on Flexible Bond Measure

Two precedents:

1. West Contra Costa County
2. De Anza San Diego

Neither case is controlling in our situation.

Action

Hermie Sunga moved, Ward Stewart seconded and the CBOC voted unanimously to pursue the following action plan:

1. Participate in the CBOC audit.
2. Request that the Facility Manager and the Bond Manager be present for questions at the next CBOC meeting and provide up-to-date information on projects.
3. Work with SCC to schedule the first meeting with the CBOC auditor.
4. Request a report or presentation on the Nut Tree project addressing the items noted above.

The next meeting of the CBOC will ideally be a Tuesday at 3:30 pm in December at which the Facility Manager and Bond Manager can be present.



Next Meeting

1. Discuss with Facility Manager and Bond Manager the current status of projects.
2. Develop initial outline of the CBOC report for early 2016.

Adjourned

The meeting was adjourned at 4:55 pm.