

# Measure Q Update



**PRESENTED TO:**

**SOLANO COMMUNITY COLLEGE DISTRICT  
GOVERNING BOARD**

**JULY 15 2015**

# Agenda



- 1. PRELIMINARY RESPONSE TO JUNE 24  
CIVIL GRAND JURY REPORT: “WE HAVE  
YOUR MONEY, NOW WHAT?”**
- 2. MEASURE Q RECENT ACTIVITY**

# Grand Jury Report Summary



- Grand Jury report #1, dated June 24, 2015. “We Have Your Money, Now What?”
  - Four findings
  - Four recommendations
  - Three comments
  - Preliminary response on July 15, 2015
  - Final response before September 23, 2015
- Grand Jury report #2, dated June 25, 2015. “Citizens Monitoring Measure Q”
  - Five findings
  - Five recommendations
  - One comment
  - Preliminary response on August 5, 2012
  - Final response before September 25, 2015

# Findings & Preliminary Response



**MEASURE Q  
GRAND JURY REPORT #1  
DATED JUNE 24, 2015**

# Grand Jury Findings



- **Finding 1:**

- The language of Measure Q was misleading. While Proposition 39 generally authorized funding of buildings and land purchases, even the name of the measure, “The Solano Community College District Student/Veterans’ Affordable Education Job Training, Classroom Repair Measure,” suggests otherwise.

- **Recommendation 1:**

- Language used in future school bond proposals be limited to that which is stated in the authorizing statute.

# Preliminary Response to Finding 1



- The report focuses on references to District programs and enhancements to those programs that Measure Q would allow.
- The report notes that “any relationship between offering high school students college courses or ‘high quality affordable college options’ and buildings...is hard to understand.” However, the District sees a necessary connection.
- The District’s primary mission is to provide a quality and affordable education for residents in the community.
- The quantity and quality of those facilities is directly correlated to the ability of the District to offer quality educational opportunities for local residents.

# Preliminary Response to Finding 1



- Furthermore, the District disagrees with the suggestion that detailing the types of programs which will benefit from Measure Q is misleading.
- In fact, excluding this information would provide voters with a less complete picture of how the District proposed to use the bond proceeds.
- The bond language was drafted by one of the State's leading bond measure attorneys.
- The bond language parallels the structure and content of similar community college measures across the State.

# Preliminary Response to Finding 1



- Finding 1, part A, “The language of Measure Q was misleading.”
- The ballot language is organized into four basic parts:
- Part 1: Describes the basic question for the voter.

“Solano Community College District student/Veterans’ Affordable Education, Job Training, Classroom Repair Measure. To prepare Solano/Yolo County students/veterans for universities/jobs, by:

  - ✦ Expanding access by students, military, disabled veterans to affordable education;
  - ✦ Meeting earthquake and fire safety codes;
  - ✦ Upgrading employer job placement facilities;
  - ✦ Upgrading engineering, welding, nursing and firefighting training centers;
  - ✦ Acquiring, constructing and repairing facilities, sites and equipment;

shall SCCD issue \$348M in bonds, at legal rates, with citizens’ oversight, annual audits and no money for pensions and administrators’ salaries?”

Yes or No?

# Preliminary Response to Finding 1



- **Part 2**: Describes the process and projects generally, stating that “in approving projects, the Board of Trustees determine that Solano College must:
  - Provide essential job training and workforce preparation...
  - Improve access to disabled students and war veterans...
  - Expand high quality and affordable college options for students transferring to four-year colleges...
  - Offer middle college options to high school students...
  - Increase collaborations and partnerships with private and public employers...”
- For a project to be approved, it will meet at least one of those five basic principles.

# Preliminary Response to Finding 1



- Part 3: describes three basic categories of projects, including the goal & purpose of each category
- First Project Category includes (project examples follow):
  - Basic Maintenance, Repair and Construction; projects that provide essential job training for students, military and veterans.
    - ✦ Upgrade facilities to meet earthquake & fire safety codes (VV Annex)
    - ✦ Update campus facilities to provide access for disabled students (All)
    - ✦ Replace aging plumbing and sewer systems to prevent flooding, water damage and reduce future maintenance costs (Districtwide Infrastructure)
    - ✦ Repair, renovate or replace aging classrooms and facilities that lack adequate heating, ventilation, air conditioning, electrical and lighting systems (ESCo)
    - ✦ Repair leaky roofs (FF buildings 1600 & 1800)
    - ✦ Upgrade utilities infrastructure such as electric, communications, environmental, sewer and gas systems to improve function, control and energy efficiency and to reduce energy costs (Districtwide Infrastructure)
    - ✦ Modernize nursing and firefighting job training centers

# Preliminary Response to Finding 1



- Second project category includes:
  - Academic Facility and Technology Upgrade; projects to help students, military and veterans to transfer to four-year universities
    - ✦ Replace outdated science, laboratories and classrooms to equip students with the advanced skills they need to complete in the fields of science, technology, engineering, mathematics and medicine (VV Biotech and Science & FF Science)
    - ✦ Increase the capacity to offer distance learning opportunities & online courses (Intercampus connection; Dixon & Winters HS)
    - ✦ Expand facilities for Middle College options to high school students to allow them to earn an associate's degree so that when they graduate they are better prepared for college (VV Annex & FF Modulars)

# Preliminary Response to Finding 1



- **Third project category:**
  - 21<sup>st</sup> Century Job Training and projects to increase collaboration and partnerships with private and public employers to fulfill local job training needs.
    - ✦ Upgrade facilities and classrooms to meet earthquake and fire safety codes (VV Annex – with SCOE)
    - ✦ Provide and maintain up-to-date technology, data and communication equipment for job-training programs and facilities
    - ✦ Renovate, repair or replace outdated laboratories, classrooms, training centers and support facilities (Nut Tree Aeronautics – with Jimmy Doolittle Center)
    - ✦ Upgrade and expand telecommunications, Internet and network connections
    - ✦ Upgrade and replace computers, hardware and software systems (ongoing)
    - ✦ Upgrade and replace classroom instructional equipment
    - ✦ Replace or upgrade outdated electrical systems
    - ✦ Upgrade job training classrooms for engineering skills (VJO Autotech, VV Biotech, Nut Tree Aeronautics)
    - ✦ Modernize bio-technology job training facilities (VV Biotech and Science)
    - ✦ Provide facilities for vocational engineering, cosmetology, welding & automotive technology (VJO Autotech)

# Preliminary Response to Finding 1



- **Part 4:** describes a project budget & lists specific projects; commits the District to pursue State funding; and states that “certain of the projects described...may be delayed or may not be completed.”
  - Project budgets will include “its share of furniture, equipment, architectural, engineering, and similar planning costs, program/project management, staff training expenses and customary contingency.”
  - “Repair, renovation and construction projects may include, but not be limited to, some or all for the following: renovation of student and staff restrooms; landscaping; repair and replacement of heating and ventilation systems; upgrade of facilities for energy efficiencies, including solar projects; construction of new library, science building, vocational career center; repair and replacement of worn-out or leaky roofs...renovation of the cosmetology building, renovation of locker rooms; installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs; library upgrades and materials...construct or renovate campus theater or performing arts and physical education, math and science facilities, retrofit pool; upgrade classrooms; construct new or upgrade existing parking lots or facilities...upgrade and install interior and exterior lighting systems; construct student services buildings in Vacaville and Vallejo; build biotech center.”
  - In the absence of State matching funds, which the district will aggressively pursue to reduce the District's share of the costs of the projects...”

# Preliminary Response to Finding 1



- The current list of Board approved projects includes (followed by bond language in quotes):
  1. Solar Photovoltaics – “including solar projects”
  2. ESCo ph. 1 & 2 – “upgrade and install interior and exterior lighting systems”
  3. IT infrastructure – “increase the capacity to offer distance learning opportunities and on-line courses” and “installation wiring and electrical systems to safely accommodate computers, technology and other electrical devices and needs”
  4. Performing Arts Modernization – “construct or renovate campus theater or performing arts”
  5. Biotechnology and Science Building – “construct or renovate math and science facilities,” and “build biotech center”
  6. Autotechnology Project – “provide facilities for...automotive technology”
  7. Science Building & Veterans Center – “replace outdated science, laboratories and classrooms” and “construct or renovate math and science facilities” and “provide essential...workforce preparation for students, military and veterans.
  8. Vacaville Annex purchase – “Expand facilities for Middle College options to high school students” and “modernize...firefighting job training centers”

# Preliminary Response to Finding 1



- Finding 1, part B: “...Even the name of the measure, “The Solano Community College District Student/Veterans’<sup>1</sup> Affordable Education<sup>2</sup> Job Training<sup>3</sup>, Classroom Repair Measure<sup>4</sup>,” suggests otherwise.”
- Footnotes:
  1. Student/Veterans: The Fairfield Science Building includes a 2,700 square foot Veterans’ Student Center providing student support services for SCCD’s Veterans’ program.
  2. Affordable Education: SCCD’s tuition rate is \$46/unit. One year (30 units) at SCCD is \$1,380. Compare to Sonoma State tuition at \$7,324 per year or UC Davis tuition at \$13,951 per year.
  3. Job Training: Two of the first major Measure Q projects, Automotive Technology & Biotechnology, support the “job training” programs.
  4. Classroom Repair: ESCo ph. 2 will repair the failing mechanical systems above classrooms in buildings 100, 500, 700, 1400 and 1600 – making those classrooms more comfortable for the students.

# Preliminary Response to Finding 1



- The Grand Jury recommendation has been, and will continue to be implemented, as the District will continue to ensure that any language used in future ballot measures is in full compliance with the law.
- Projects will continue to follow the bond language and projects will continue to be approved by the board, prior to implementation.

# Grand Jury Findings



- **Finding 2:**
  - Contrary to statements contained within the actual ballot measure, the Master Plans were not on file and were not available at the time the voters approved the bond.
  
- **Recommendation 2:**
  - Ensure the accuracy of all statements made to the public.

# Preliminary Response to Finding 2



- This finding appears to focus on two issues:
  - The inability to locate an “approved” master plan; and
  - Concerns about the level of detail provided in the plans.
- The report misquotes the Measure Q resolution, stating that the “the Board *has approved*” each of the Solano College Educational Master Plan and Facilities Plan...
- The actual resolution states that “the Board has *been presented with* each of the Solano College Educational Master Plan and Facilities Plan...
  - (italics added)

# Preliminary Response to Finding 2



- The resolution therefore, is consistent with the Board's consideration of the master plans prior to the election.
- The Board was presented with the final draft master plan on October 3, 2012, which included a needs list totaling \$475M, in excess of what Measure Q could provide.
- Finalization of the Master Plan absent certainty over the funding would not be an good use of District resources.
- The timeline was appropriate & reasonable in light of the uncertainty over the passage of Measure Q.

# Preliminary Response to Finding 2



- A number of presentations were made, starting in late 2011, to the Board prior to the election in November 2012:
  1. July 18 2012 – Educational Master Plan was presented.
  2. July 18, 2012 – Facilities Assessments were presented, including the “Draft Project List,” which formed the basis for the Facilities Master Plan.
  3. July 18, 2012 – Bond survey information presented by Lew Edwards Group
  4. July 18, 2012 – Ballot language presented as a “first read.”
  5. August 1, 2012 – Ballot approved (resolution 12/13-01), describing the types of the projects and scope of the bond.
  6. All material referenced above was provided to the Grand Jury and CBOC.

# Preliminary Response to Finding 2

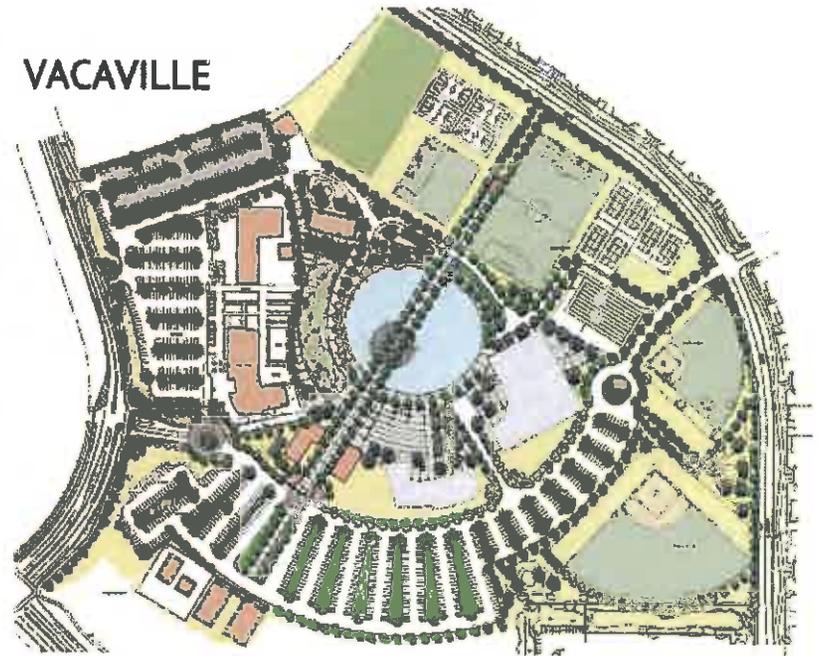
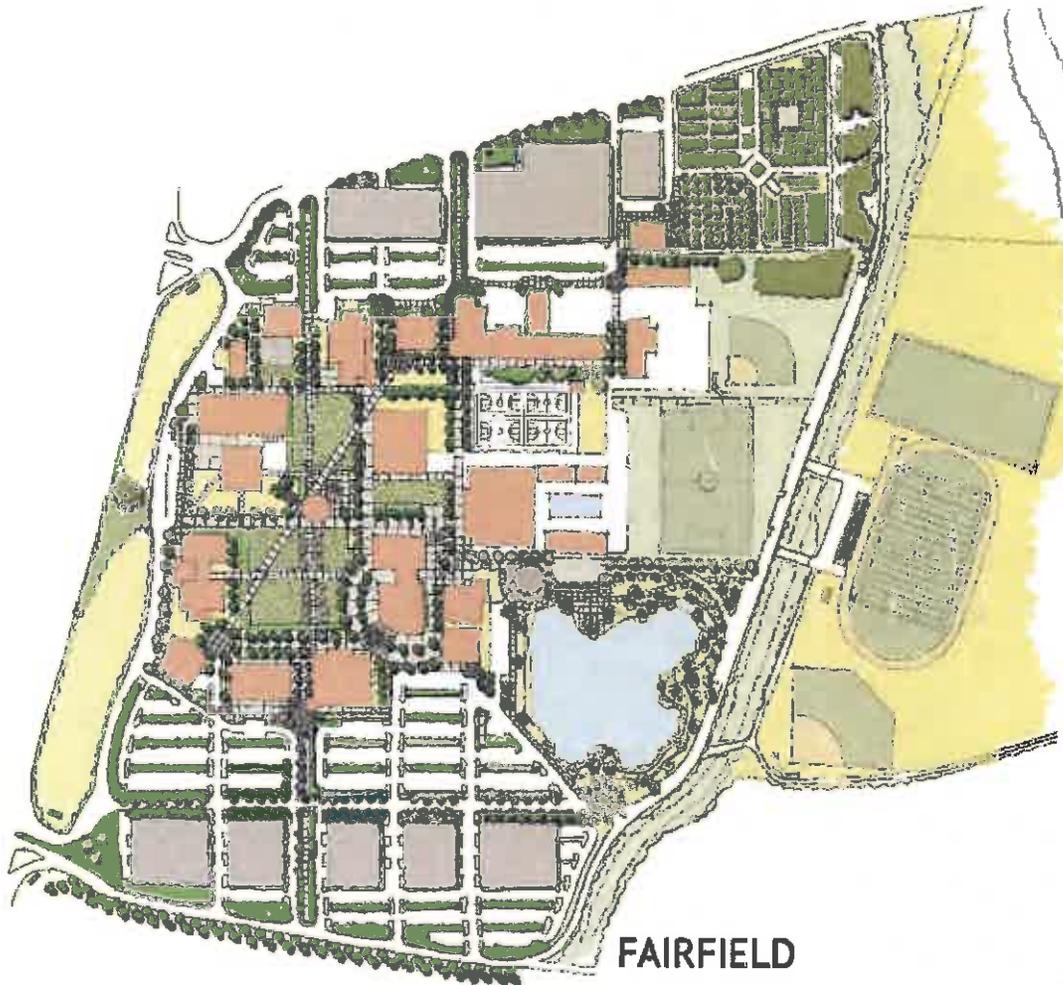


- It is not a requirement of Prop 39 that Educational & Facilities Master Plans are approved by the Board prior to the election.
- What's important is that the bond language sufficiently captures the type of projects intended by the measure.
- The District acknowledges that the Educational and Facilities Master Plans were not approved by the Board prior to the election, but as stated in the board resolution, the board “*has been presented with*” the master plans.
- Both plans were available to the public prior to the election on November 6, 2012.

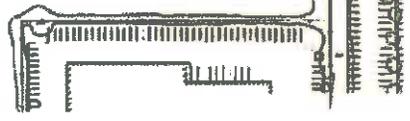
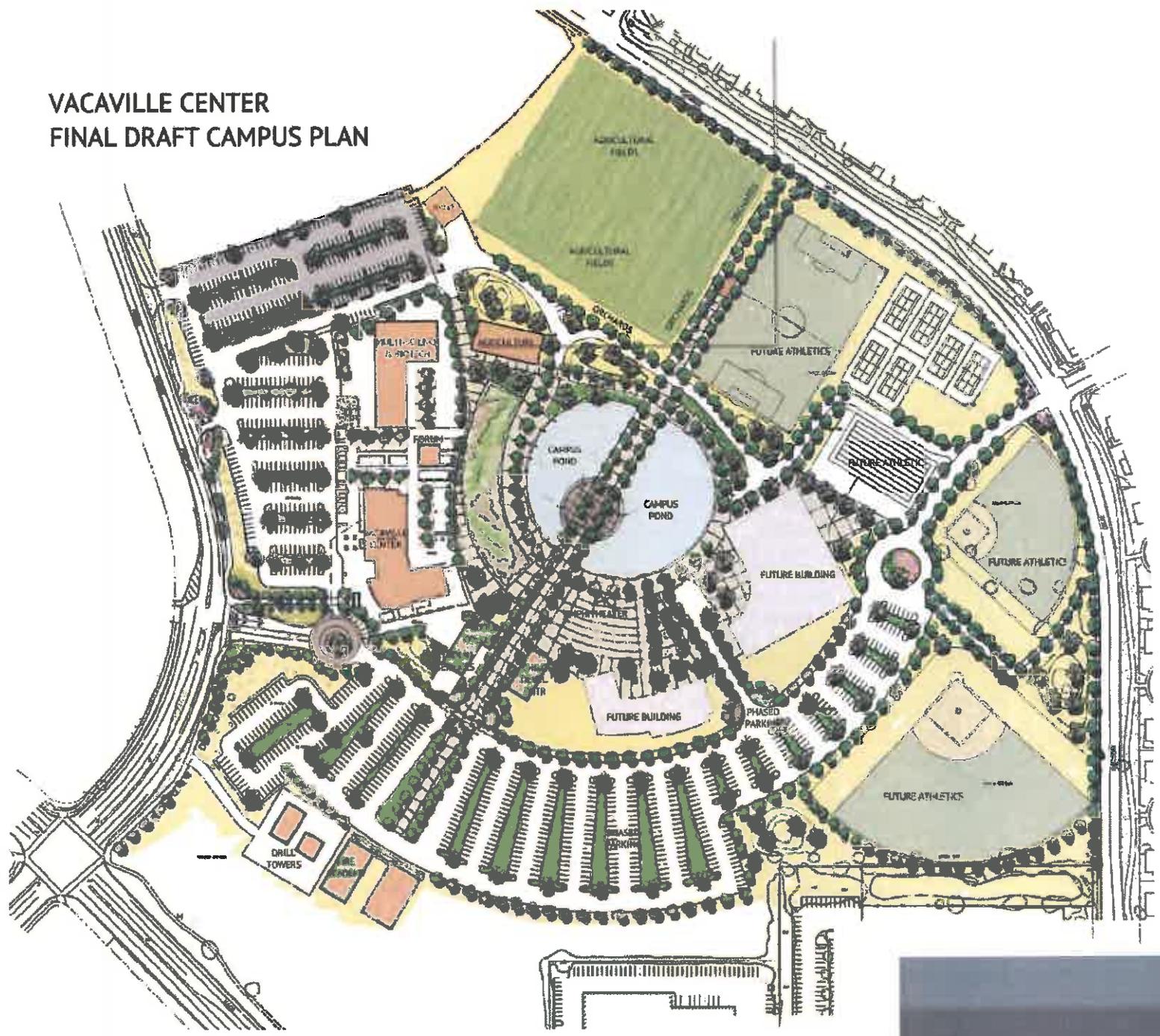
# Solano Community College District District-wide Facilities Master Planning

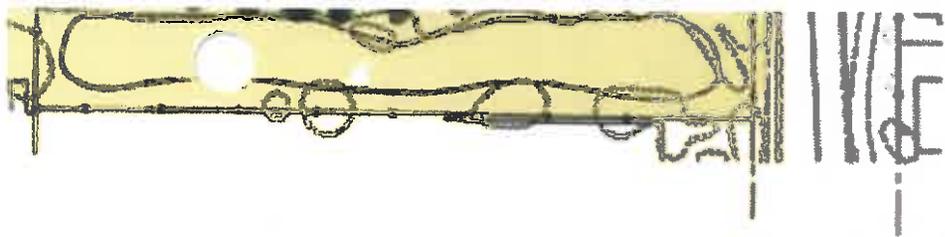
## FINAL DRAFT CAMPUS PLANS

October 3, 2012



# VACAVILLE CENTER FINAL DRAFT CAMPUS PLAN







VALLEJO CENTER  
FINAL DRAFT CAMPUS PLAN



# RAF I CAMPUS PLAN









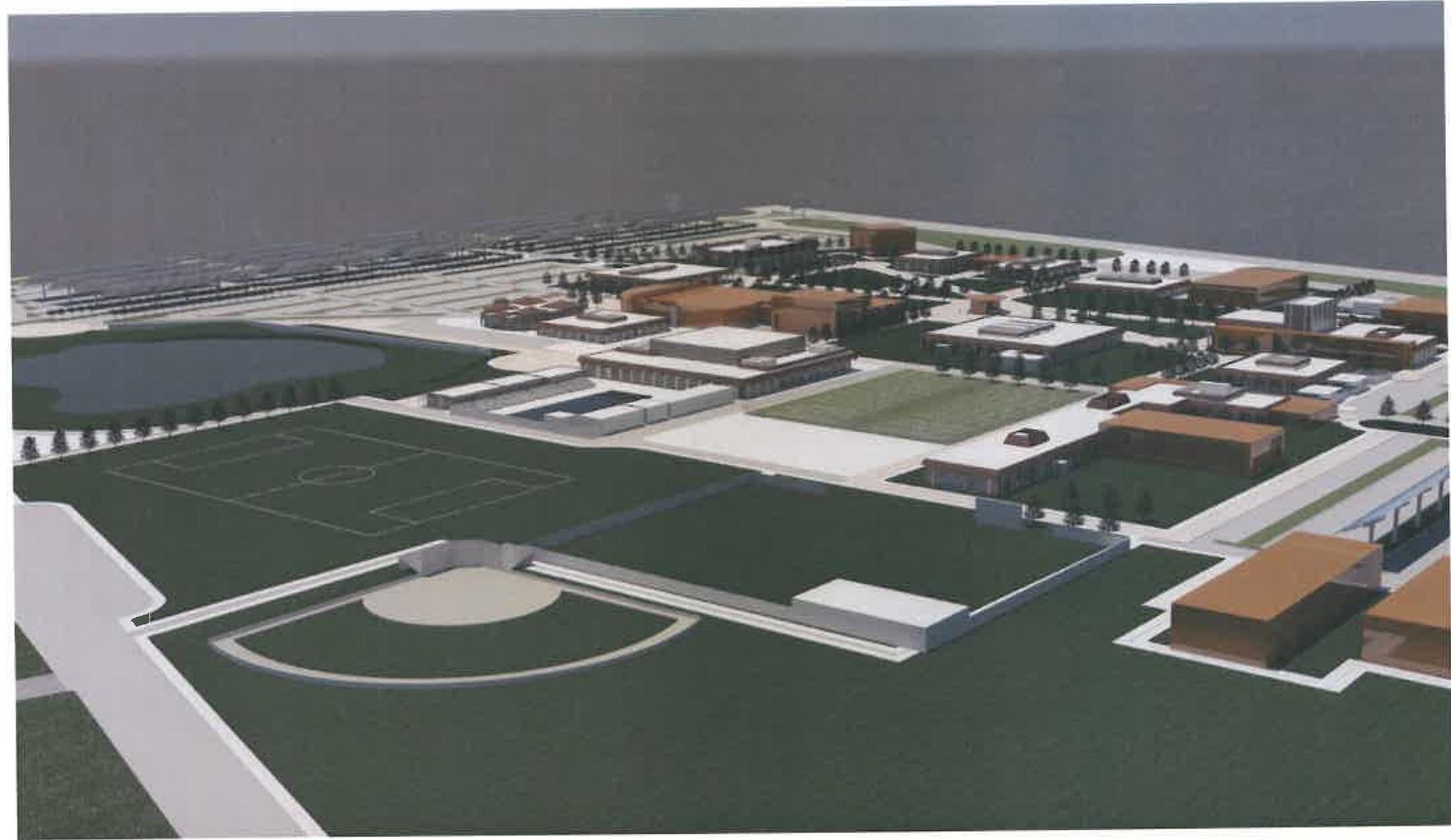
**FAIRFIELD CAMPUS  
FINAL DRAFT CAMPUS PLAN**

FUTURE  
CONNECTION  
TO BUSINESS  
CENTER DRIVE













Vallejo \$ 54,255,522

\$ 466,951,987

|  |                          |              |             |
|--|--------------------------|--------------|-------------|
| <b>Fairfield</b>   | <b>\$ 327,032,542.53</b> |              |             |
| <b>Campus-wide Infrastructure, Parking, Landscape, Signage, and Security</b> | <b>\$ 28,748,374</b>     | <b>8.8%</b>  |             |
| <b>Building Projects</b>   | <b>\$ 198,422,049</b>    | <b>60.7%</b> | <b>100%</b> |
| Seismic/Structural   | \$ 26,474,500            | 8.1%         |             |
| Renovation (finishes, mechanical/electrical, structural upgrade)             | \$ 70,602,000            | 21.6%        |             |
| Retrofit (gut interior of building and repurpose for new use)                | \$ 21,126,400            | 6.5%         |             |
| Demolition   | \$ 1,026,340             | 0.3%         |             |
| New Construction   | \$ 76,575,825            | 23.4%        |             |
| Building Related Landscape   | \$ 2,616,984             | 0.8%         |             |
| <b>Planning and Construction Management &amp; Implementation</b>             | <b>\$ 80,291,360</b>     | <b>24.6%</b> |             |
| <b>Other (M&amp;O Set-aside, Technology, Equipment, Land Acquisition)</b>    | <b>\$ 27,570,759</b>     | <b>8.4%</b>  |             |

|  |                         |              |             |
|--|-------------------------|--------------|-------------|
| <b>Vacaville</b>   | <b>\$ 85,663,922.39</b> |              |             |
| <b>Campus-wide Infrastructure, Parking, Landscape, Signage, and Security</b> | <b>\$ 6,048,259.73</b>  | <b>7.1%</b>  |             |
| <b>Building Projects</b>   | <b>\$ 51,464,670.00</b> | <b>60.1%</b> | <b>100%</b> |
| Seismic/Structural   | \$ 3,635,900            | 7.1%         |             |
| Renovation (finishes, mechanical/electrical, structural upgrade)             | \$ 5,090,260            | 9.9%         |             |
| Retrofit (gut interior of building and repurpose for new use)                | \$ 3,272,310            | 6.4%         |             |
| Demolition   | \$ -                    | 0.0%         |             |
| New Construction   | \$ 38,820,000           | 75.4%        |             |
| Building Related Landscape   | \$ 646,200              | 1.3%         |             |
| <b>Planning and Construction Management &amp; Implementation</b>             | <b>\$ 20,658,759.66</b> | <b>24.1%</b> |             |
| <b>Other (M&amp;O Set-aside, Technology, Equipment, Land Acquisition)</b>    | <b>\$ 7,492,233</b>     | <b>8.7%</b>  |             |

|  |                         |              |  |
|--|-------------------------|--------------|--|
| <b>Vallejo</b>   | <b>\$ 54,255,521.94</b> |              |  |
| <b>Campus-wide Infrastructure, Parking, Landscape, Signage, and Security</b> | <b>\$ 6,048,259.73</b>  | <b>11.1%</b> |  |
| <b>Building Projects</b>   | <b>\$ 26,086,259.73</b> | <b>48.1%</b> |  |
| Seismic/Structural   | \$ -                    | 0.0%         |  |
| Renovation (finishes, mechanical/electrical, structural upgrade)             | \$ 7,750,000            | 29.7%        |  |
| Retrofit (gut interior of building and repurpose for new use)                | \$ 2,842,000            | 10.9%        |  |
| Demolition   | \$ 3,654,000            | 14.0%        |  |
| New Construction   | \$ 5,684,000            | 21.8%        |  |
| Building Related Landscape   | \$ 108,000              | 0.4%         |  |
| <b>Planning and Construction Management &amp; Implementation</b>             | <b>\$ 9,232,255.21</b>  | <b>17.0%</b> |  |
| <b>Other (M&amp;O Set-aside, Technology, Equipment, Land Acquisition)</b>    | <b>\$ 18,937,007</b>    | <b>34.9%</b> |  |

Nut Tree \$ 7,500,000.00

25-30 Year Facility Master Plan - PRELIMINARY COST STUDY (Based on July/August Option Development)

|           |                |
|-----------|----------------|
| Parfield  | \$ 287,000,000 |
| Vacaville | \$ 85,663,922  |
|           | \$ 54,235,072  |
|           | \$ 466,951,987 |

|   |                |       |       |
|---|----------------|-------|-------|
| Parfield  | \$ 287,000,000 |       |       |
| Campus-wide Infrastructure, Parking, Landscape, Signage, and Security | \$ 28,748,374  | 8.8%  |       |
| Building Projects   | \$ 198,422,049 | 60.7% | 100%  |
| Seismic/Structural  | \$ 26,474,500  |       | 8.1%  |
| Renovation (finishes, mechanical/electrical, structural upgrade)      | \$ 70,602,000  |       | 21.6% |
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|   |                  |       |       |
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| Retrofit (gut interior of building and repurpose for new use)         | \$ 3,272,310     |       | 6.4%  |
| Demolition  | \$ -             |       | 0.0%  |
| New Construction  | \$ 98,820,000    |       | 75.4% |
| Building Related Landscape  | \$ 646,200       |       | 1.3%  |
| Planning and Construction Management & Implementation                 | \$ 20,658,759.66 | 24.1% |       |
| Other (M&O Set-aside, Technology, Equipment, Land Acquisition)        | \$ 7,492,233     | 8.7%  |       |

|   |                  |       |       |
|---|------------------|-------|-------|
|   | \$ 53,255,571.41 |       |       |
| Campus-wide Infrastructure, Parking, Landscape, Signage, and Security | \$ 6,048,259.73  | 11.1% |       |
| Building Projects   | \$ 26,086,259.73 | 48.1% |       |
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| Building Related Landscape  | \$ 108,000       |       | 0.4%  |
| Planning and Construction Management & Implementation                 | \$ 9,232,255.21  | 17.0% |       |
| Other (M&O Set-aside, Technology, Equipment, Land Acquisition)        | \$ 18,937,007    | 34.9% |       |

|  |                 |
|--|-----------------|
| Nut Tree   | \$ 7,500,000.00 |
| Parking, New Construction, Partnership, Equipment/Vehicles |                 |

|  |               |
|--|---------------|
| Travis                                   | \$ 500,000.00 |
| Facility Support, Equipment, Partnership |               |

\$ 474,951,986.86

# Grand Jury Findings



- **Finding 3:**

- Contrary to statements contained within the actual ballot measure, no “project list” identifying \$348M in cost allocations existed prior to or at the time the citizens voted on Measure Q.

- **Recommendation 3:**

- No bond measure be presented to the public until such time as a needs assessment consistent with the bond amount requested has been fully completed, reviewed and approved.

# Preliminary Response to Finding 3



- The bond language states: “The Board conducted comprehensive evaluations and considered community and District priorities and perspectives in developing the scope of college projects to be funded...”
  1. July 18, 2012 – The “Draft Project List” is presented, which forms the basis for the Facilities Master Plan.
  2. August 1, 2012 – The projects were defined and described in the ballot language and approved by the Board by resolution.
  3. October 3, 2012 – The Facilities Master Plan is presented, and each project listed on the “Draft Project List” is found on the Facilities Master Plan.
  4. All material referenced above was provided to the Grand Jury and CBOC.

July 18, 2012



# Facilities Master Plan Status Update

## AGENDA

- Activities to-date, Status
  - Assessments
  - May Workshops
  - Site Opportunities
  - Draft Design Principles
- Project Priorities



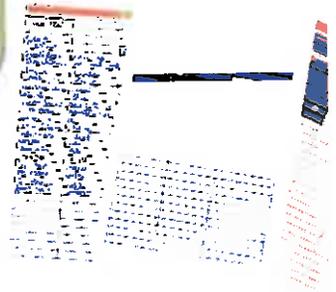
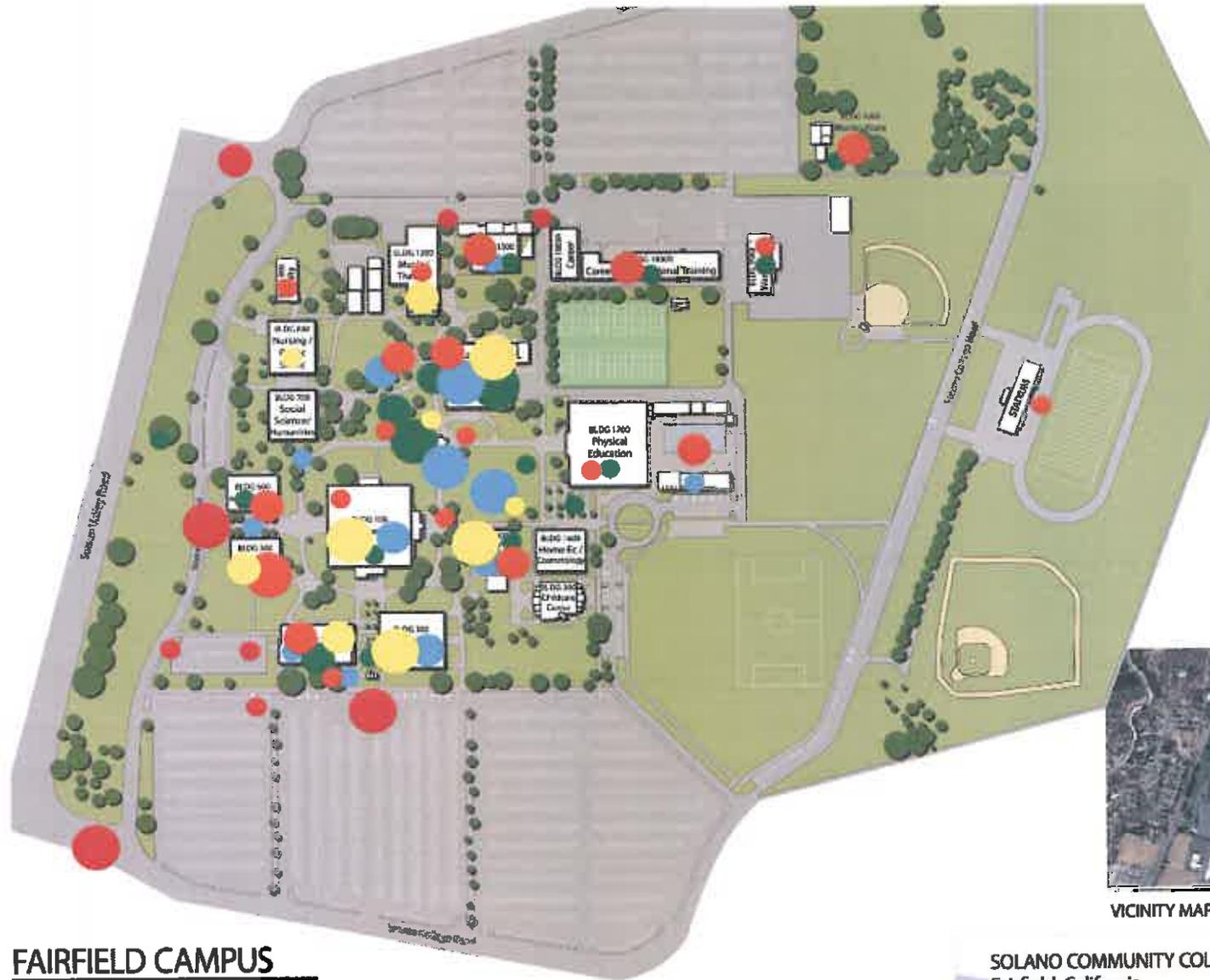
| BIDD #  | DESCRIPTION                                   | YEAR(S) COMPLETED | FID     | Condition |      | Roof Condition | HVAC | Plumbing | Electrical | Fire | Elevator | Accessibility | Structural | Foundation | Exterior | Interior | Mechanical | Other | Total |      |
|---|---|-------------------|---------|-----------|------|----------------|------|----------|------------|------|----------|---------------|------------|------------|----------|----------|------------|-------|-------|------|
|   |   |                   |         | Good      | Fair |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| <b>SOLANO COMMUNITY COLLEGE- FAIRFIELD CAMPUS</b> |   |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| 100   | Library (scheduled to be replaced)            | 1971              | 100.00% | 0.00      | 0.00 | 0.00           | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 200   | Childcare Center #1                           | 1995 R1995        | 3.24%   | 0.00      | 0.00 | 0.00           | 0.00 | N        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 201   | Childcare Center #2                           | 1996 R1996        | 3.80%   | 0.00      | 0.00 | 0.00           | 0.00 | N        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 213   | Nut Tree Hangar                               | 1992              | 1.07%   | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 214   | Harbor Theater                                | 1996 R1996        | 0.00%   | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 215   | Chemical Storage                              | 2005 R2005        | 0.00%   | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 300   | Science Building (scheduled to be repurposed) | 1971              | 73.54%  | 0.00      | 0.00 | 0.00           | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 400   | Student Services                              | 2007              | 0.00%   | 0.00      | 0.00 | 0.00           | 0.00 | N        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 500   | Business                                      | 1971              | 72.47%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 600   | Administration                                | 1971              | 72.66%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 700   | Humanities                                    | 1971              | 72.47%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 800   | Multi-Discipline                              | 1976              | 41.46%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 900   | Faculty Office                                | 2027              | 0.00%   | 0.00      | 0.00 | 0.00           | 0.00 | N        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1000  | Horticulture                                  | 1976              | 46.10%  | 0.00      | 0.00 | 0.00           | N/A  | N        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1094/1106   | Portable-A                                    | 1985              | 180.73% | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1109  | Portable-B                                    | 1985              | 183.01% | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1104/1107   | Portable-C                                    | 1980              | 182.14% | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1101/1103   | Portable-D                                    | 1980              | 180.73% | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1102  | Portable-E                                    | 1980              | 180.73% | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1200  | Theater                                       | 1974              | 103.60% | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1300  | Fine Arts                                     | 1976              | 103.60% | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1400  | Coff/Boccalone/Student Union                  | 1971 R2008        | 73.45%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1500  | Math Engineering                              | 1971              | 72.66%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1600  | Vocational Arts                               | 1971              | 80.04%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1700  | Gymnasium                                     | 1971 R2002        | 70.16%  | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1800A/B   | Vocational Tech/Vocational Shops              | 1974              | 143.20% | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 1900  | Maintenance/Operations Warehouse              | 1971              | 66.78%  | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 2000  | Central Plant                                 | 1971              | 67.24%  | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 2100  | Pool Mechanical                               | 1971              | 67.24%  | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 2300  | Maintenance Storage                           |                   |         |           |      |                |      | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 2400  | Stadium                                       | 1971              | 92.40%  | N/A       | N/A  | N/A            | N/A  | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 2600  | Restrooms                                     |                   | 100.00% |           |      |                |      | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 3000  | NY Outreach Site                              |                   |         |           |      |                |      | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| N/A   | Overall Campus                                |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| N/A   | Parking Area                                  |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| N/A   | First Impression                              |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| N/A   | Loop Road                                     |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| <b>SOLANO COMMUNITY COLLEGE- VACAVILLE CENTER</b> |   |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| 100   | Vacaville Center                              | 1996              | 0.00%   | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| 101   | Vacaville Center                              | 2009              | 0.00%   | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |
| <b>SOLANO COMMUNITY COLLEGE- VALLEJO CENTER</b>   |   |                   |         |           |      |                |      |          |            |      |          |               |            |            |          |          |            |       |       |      |
| 1100  | Vallejo Center                                | 2017              | 0.00%   | 0.00      | 0.00 | 0.00           | 0.00 | Y        | 0.00       | 0.00 | 0.00     | 0.00          | 0.00       | 0.00       | 0.00     | 0.00     | 0.00       | 0.00  | 0.00  | 0.00 |

FUSION/Onuma Interface

# Facility Assessments



# Campus and Community Workshops

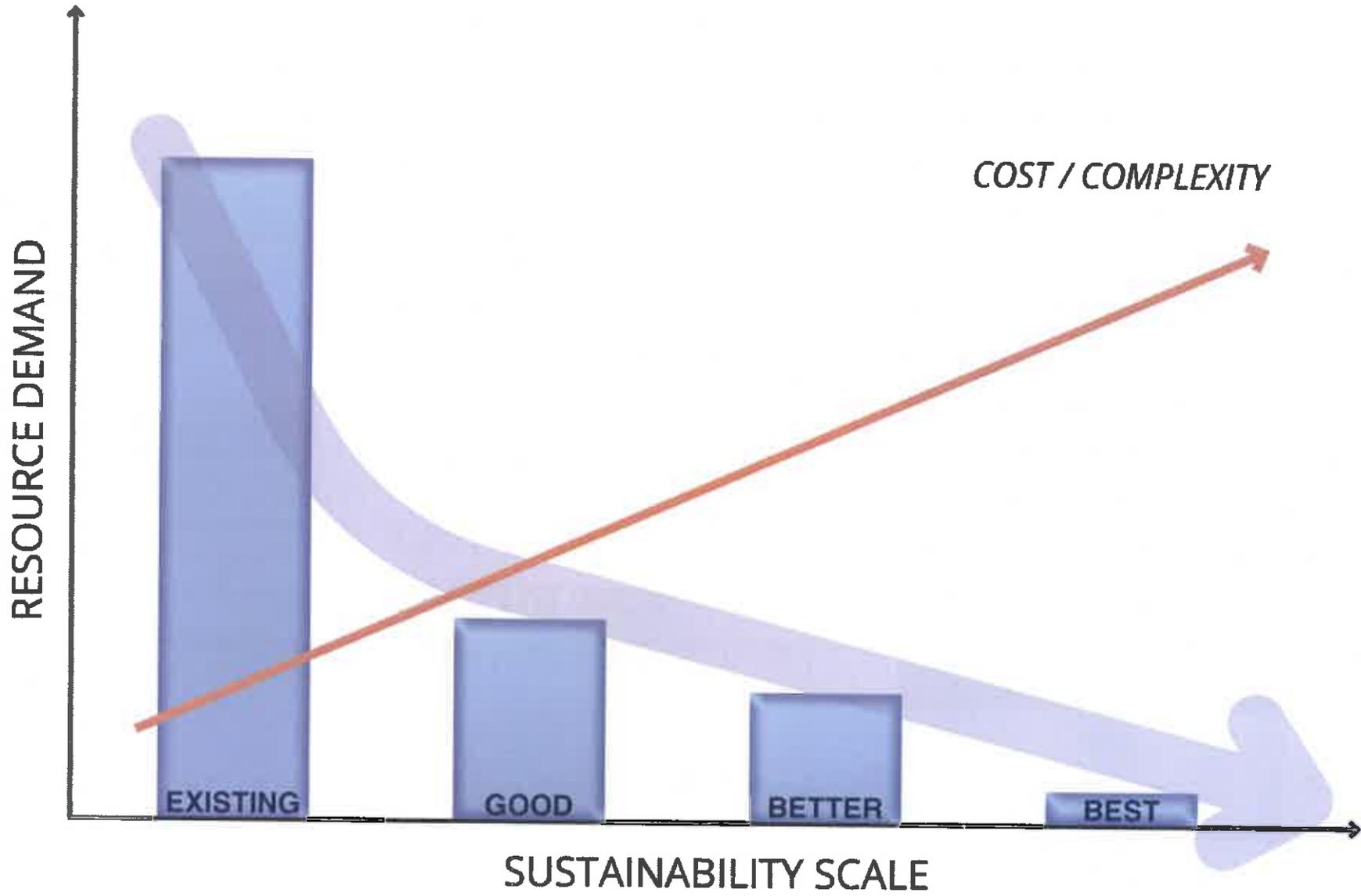


VICINITY MAP

**FAIRFIELD CAMPUS**  
ALL EXCEPT PROBLEM AREAS

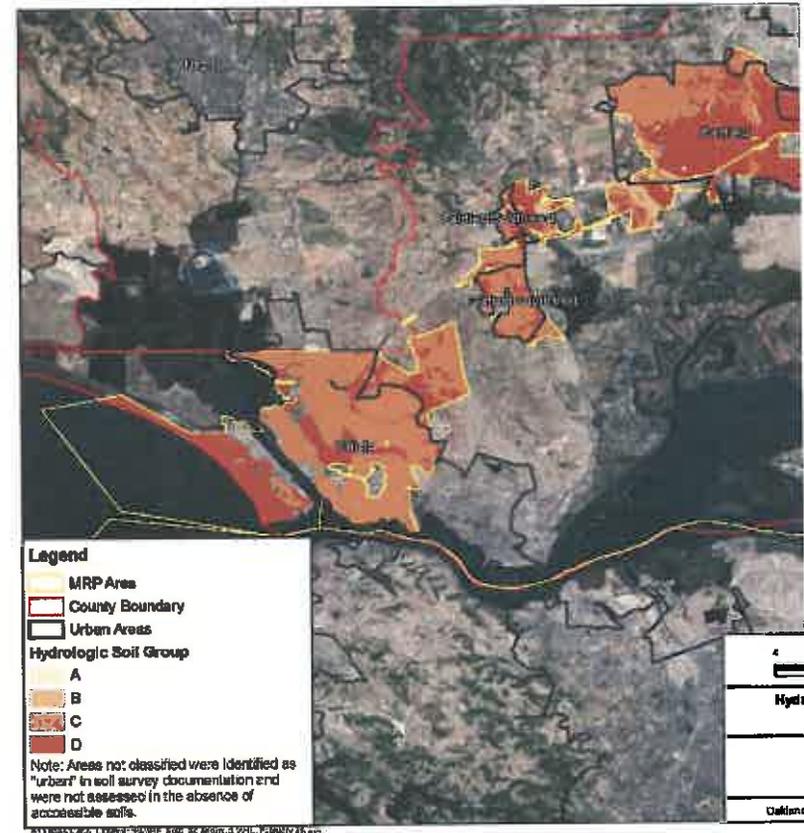
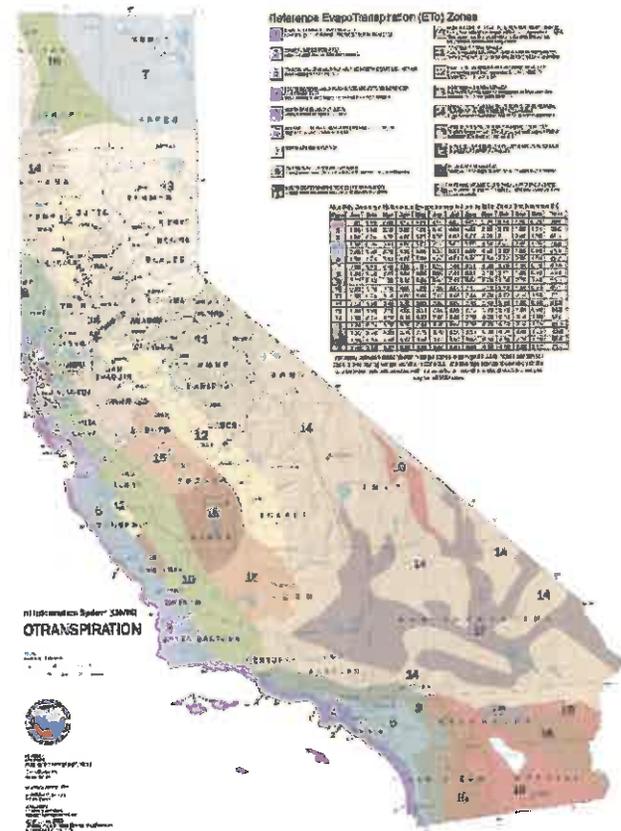
SOLANO COMMUNITY COLLEGE  
Fairfield, California



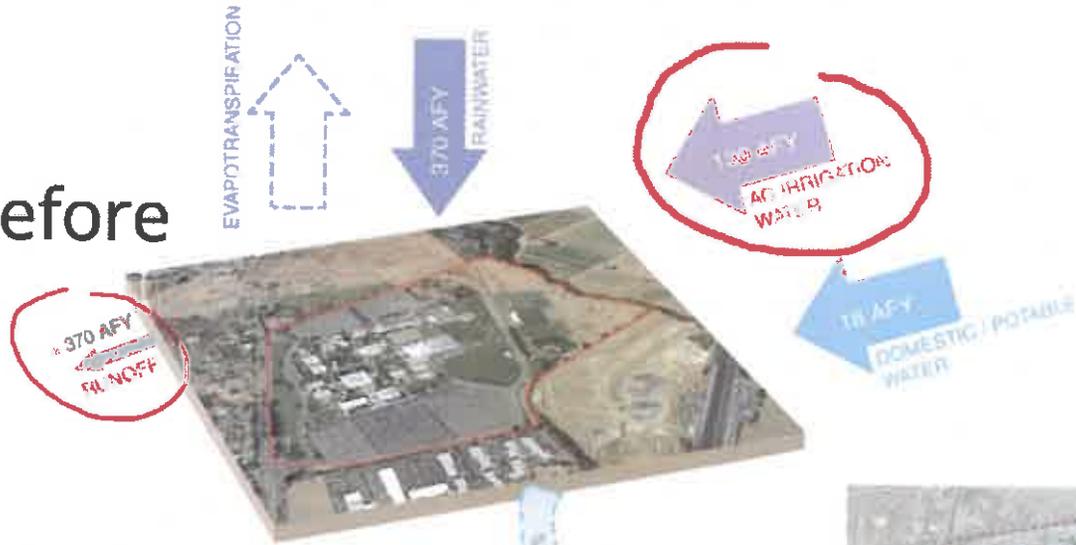


# Facilities Planning Solano Community College District

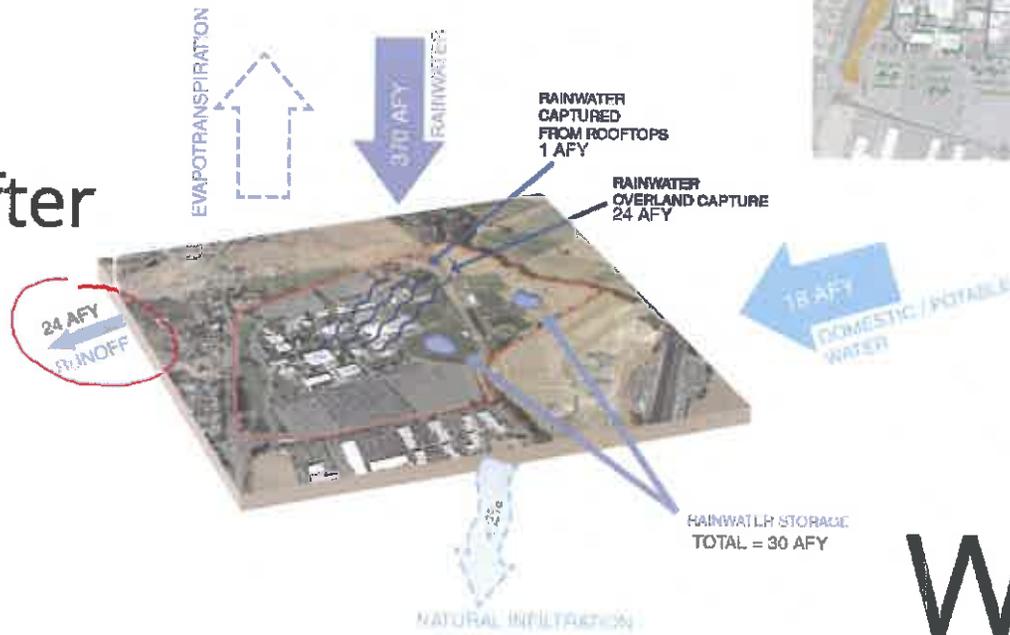
- EDUCATION
- COMMUNITY
- SUSTAINABLE SYSTEMS
- ECOLOGY
- HEALTH / HAPPINESS



before

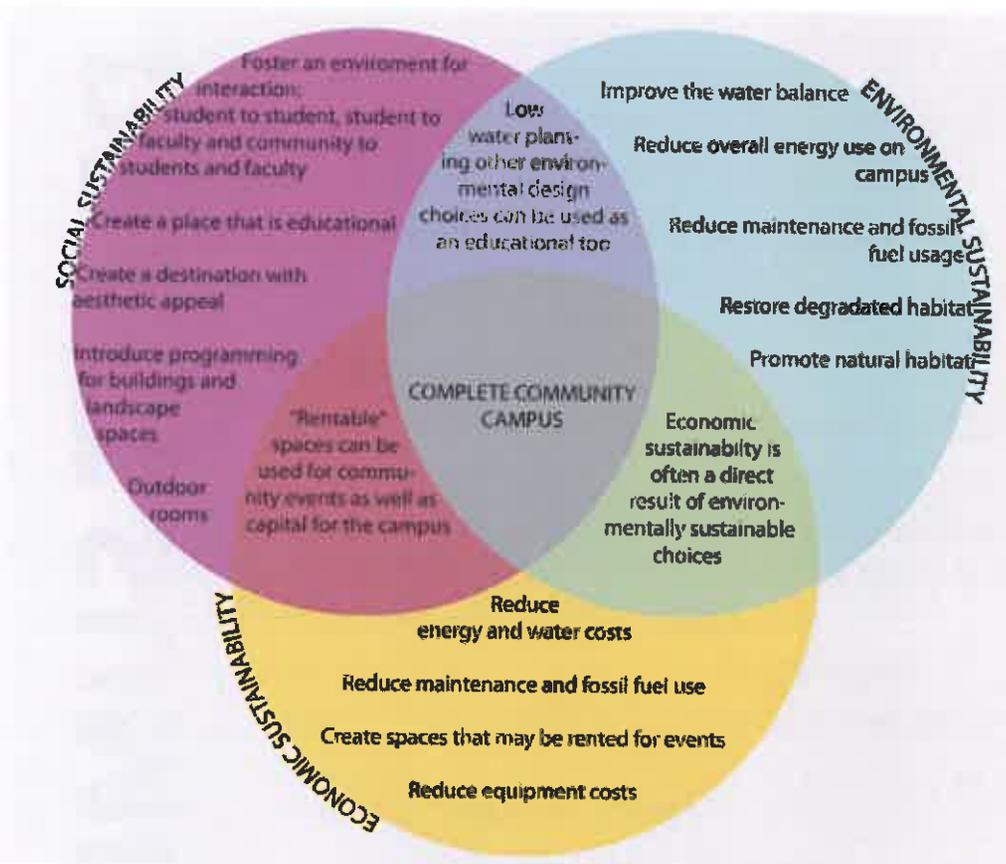


after



# WATER





## The Complete Campus Planning Goals

- Supportive Educational Environment
- Environments for Interaction/Connection
- Inviting Front Door
- Destination with Aesthetic Appeal
- Infrastructure for the Future
- Reduce Energy and Water Costs
- Reduce Maintenance
- Rental Facilities
- Restore Habitat
- Promote Natural Systems



June 18, 2012 / July 18, 2012  
Facilities Master Plan Status Report

Preliminarily, there is strong justification for seeking Community support to update/maintain and build required facilities:

Facilities require modernization and update

- Building Condition
- Campus and Building Systems
- Access, Security, Safety

Facilities

There are inadequacies in how current facilities provide the desired/needed learning environments

- Current Programs/Curriculum
- Educational Master Plan: Future Growth and Capacity
- Existing and New Community / College Partnerships / Job Creation

Education

There are efficiencies that can be obtained to reduce maintenance and operational costs

- Systems Type, Age
- Maintenance and Operations
- Environmental Stewardship / Presidents Climate Commitment
- Return on Investment/Total Cost of Ownership Related to Curriculum and M&O

Energy & Water

Distinguishing Solano Community College

- Sustainability: Economic, Social, and Environmental
- Values, Programs, Partnerships, Facilities

Community

# Draft Project List

| FAIRFIELD CAMPUS |  |   |
|------------------|--|---|
|                  | PROPOSED PROJECT   | JUSTIFICATION   |
| F1               | New Library Learning Resource Center (Replaces Bldg 100)                       | Not Enough Existing Capacity, Outdated Inadequate Facilities  |
| F2               | New Science (Replaces Bldg 300)  | Inadequate Facilities; Supports CTE and Transfer Programs; Supports Biotechnology/Biomedical and Health Care Assistants, growth identified in EMP   |
| F3               | New Vocational (CTE) Center (Replaces 1800)                                    | Supports CTE Program Growth identified in EMP: Aeronautical/Aviation Technology, Alternate Energy, Automotive Collision Repair, High-Tech Manufacturing, Hybrid/Electric Vehicle Repair; Waste and Wastewater Technology & Welding Technology |
| F4               | 1600 Remodel (Cosmetology)   | Inadequate Facilities; Supports Cosmetology growth identified in EMP  |
| F5               | New Horticulture Center (Replaces 1000)  | Supports Program Growth identified in EMP   |
| F6               | Performing Arts Center (1200 Remodel)  | Inadequate Facilities   |
| F7               | Alternate Energy Systems Projects  | Operational Savings funds Program Diversity and Additional Students; helps achieve the American College and University President's Climate Commitment   |
| F8               | Site Infrastructure - (Site Plumbing, HVAC and Wiring)                         | Operational Savings funds Program Diversity and Additional Students; helps achieve the American College and University President's Climate Commitment   |
| F9               | Corporate Training and Innovation Center                                       | Fulfills Community Need; Generates Revenue to Fund Additional Students and Diversity of Programs  |
| F10              | Food Sciences (bridging Nutrition, Health and Allied Sciences)                 | Supports Program Growth identified in EMP   |
| F11              | New Early Childhood Development Center (Replaces 200 and 201)                  | Supports Student Success and Demand   |
| F12              | Applied Arts (Graphic/Digital Media) Cluster                                   | Supports Program Re-Design  |
| F13              | Middle College   | Supports Student Success, Basic Skills and Demand   |
| F14              | Security & Lighting  |   |
| F15              | Police & IT Complex (Replaces Portable)  | Supports College Operations   |
| F16              | M & O Complex and District Storage Building (1900 & Chemical Storage Building) | Supports College Operations   |
| F17              | Pool Retrofit - Pool and Deck  | Supports Programs and Community Demand  |
| F18              | Track & Field Replacement Project  | Supports Programs and Community Demand  |
| F19              | District-wide Technology   | Supports New Teaching Pedagogies  |
| VACAVILLE        |  |   |
|                  | PROPOSED PROJECT   | JUSTIFICATION   |
| VC1              | New Multi-Disciplinary Science & BioTech Center (includes Middle College)      | Supports Demand and Expansion of Center into a Campus   |
| VC1              | New Fire Training Facility and Barn Tower                                      | Supports Demand and Community Partnerships  |
| VC3              | New Agriculture Center   | Supports Program Growth identified in EMP   |
| VC3              | New Student Services Center  | Supports Expansion of Center into a Campus  |
| VC4              | New Child Care Facility  | Supports Expansion of Center into a Campus  |
| VC5              | Food Café  |   |
| VALLEJO          |  |   |
|                  | PROPOSED PROJECT   | JUSTIFICATION   |
| VJ1              | Education Partner Building   | Supports Demand   |
| VJ2              | New Student Services Center  | Supports Expansion of Center  |
| VJ3              | New Child Care Facility  | Supports Expansion of Center  |
| VJ4              | Food Café  |   |

# Preliminary Response to Finding 3



- Furthermore, the project list included in SCCD's bond language is similar in specificity and content to other community college bonds throughout the State.
  1. In *Foothill-De Anza CCD v. Emerich* (2007) 158 Cal.App.4th 11, taxpayers challenged the sufficiency of a bond measure proposed by a community college district, arguing that the use of categories for projects was not specific enough to meet the requirements of Prop 39.
  2. The Court found the bond language "sufficiently specific" as it "clearly identified the *types* of projects to be funded..."
  3. The Court explained that it was unnecessary and impractical for a bond measure to name each building where a roof would be replaced or other work would take place, acknowledging that running a facilities program over several years requires the ability to adapt to circumstances impacting the District and its facilities.

# Grand Jury Findings



- **Finding 4:**

- The Board of Trustees failed to uphold their Bylaws in representing the public interest in their duties in relation to Measure Q.

- **Recommendation 4:**

- Board of Trustees, elected by the voters, act in accordance with their Bylaws, roles duties and responsibilities to the citizens of Solano County.

# Preliminary Response to Finding 4



- We acknowledge the Grand Jury's concern with ensuring that voters are fully and accurately informed as to the purpose of a bond measure.
  1. As early as May 4, 2011, the Board was presented with items related to facilities planning, in preparation for a bond. As early as July 2012, the Board heard presentations about the project list and the Educational and Facilities Master Plan.
  2. On August 1, 2012, the Board approved the bond language (resolution 12/13-01), describing the types of the projects the District would undertake with Measure Q. Nearly three pages of discussion are found in Board meeting minutes from that evening. Parties representing both sides of the discussion were included.
- Approval of the bond, at 63.49%, suggests that the Board accurately represented the public's interest and that the public agreed. The District continues to adhere to projects as described in the bond language.

# Preliminary Response to Finding 4



- Members of the Board take their responsibility for allocating taxpayer funds seriously.
- The sequence of events leading up to the decision to place Measure Q on the ballot was deliberate, open to the public, and in compliance with Prop 39.
- The District understands the report's concern with ensuring that voters are fully and accurately informed as to the purpose of a bond measure.
- The District's policies and procedures were met by the Board in preparation for Measure Q.

# Recent Program Activity



**MEASURE Q BOND**

# Recent Program Activity



- **Equity Inclusion and Outreach Program**
  - Workshop on July 9 – over 50 attendees
  - Local firms have already performed work for Measure Q:
    - ✦ **VPCS** – Construction Manager, Performing Arts
    - ✦ **Creegan D'Angelo** – Civil engineers, various projects
    - ✦ **Integrity Data & Fiber** – IT specialist and integrator, various projects
    - ✦ **JLC** – General Contractor, small projects
- **CEQA (California Environmental Quality Act)**
  - Vacaville CEQA – process complete
  - Vallejo CEQA – process ongoing
  - Fairfield CEQA – vendor selection ongoing
- **FFE (Furniture Fittings and Equipment)**
  - FFE standards and procurement strategy complete

# Recent Project Activity



- **Vacaville Biotechnology & STEM Building**
  - Contract negotiation with DBE – contract for Board approval in August
- **Vallejo Autotechnology Building**
  - DBE selection ongoing – mid August selection
- **Fairfield Science Building**
  - Programming complete
  - Schematic design ongoing – looking for solution to exterior “style.” Options will be provided for Board input.
- **Fairfield Performing Arts Modernization**
  - Out to bid week of July 13 – bids due mid August

# Recent Construction Activity



- **ESCO (Energy Services Contract) phase 2**
  - Buildings 100, 500, 700, 1400 and 1600 affected
  - Buildings 500 and 1400 complete
  - Buildings 100, 700 and 1600 complete by end of summer
- **Building 600**
  - Paint, skylight and furniture – ongoing. Complete by Fall semester
- **Building 1100 Portables**
  - Two are operational
  - Two will be operational by end of summer
  - Space required to accommodate Middle College High School
- **Building 1800 Revisions**
  - Theater Shop will be complete by end of summer
  - Drafting and Mechatronics classrooms complete during Fall

# Questions?



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