

**SOLANO COMMUNITY COLLEGE DISTRICT
GOVERNING BOARD AGENDA ITEM**

TO: Members of the Governing Board

**SUBJECT: CITIZENS BOND OVERSIGHT COMMITTEE (CBOC)
FY 2019-2020 ANNUAL REPORT TO THE GOVERNING
BOARD**

REQUESTED ACTION:

Information **OR** Approval
 Consent **OR** Non-Consent

SUMMARY:

The Citizens Bond Oversight Committee (CBOC) is pleased to present its 2019-2020 Annual Report for the Measure Q Bond Program. The CBOC is charged with reporting the progress annually to the public. This report is presented for Board information. The report covers Measure Q Bond Program activity between July 1, 2019 and June 30, 2020.

This report is available online at [CBOC \(solano.edu\)](http://CBOC.solano.edu).

STUDENT SUCCESS IMPACT:

- Help our students achieve their educational, professional and personal goals
- Basic skills education
- Workforce development and training
- Transfer-level education
- Other:

Ed. Code: N/A Board Policy: Estimated Fiscal Impact: N/A

SUPERINTENDENT'S RECOMMENDATION: APPROVAL DISAPPROVAL
 NOT REQUIRED TABLE

Lucky Lofton
Executive Bonds Manager

PRESENTER'S NAME

4000 Suisun Valley Road
Fairfield, CA 94534

ADDRESS

(707) 863-7855

TELEPHONE NUMBER

Susan Wheat
Vice President, Finance & Administration

VICE PRESIDENT APPROVAL

October 8, 2021

**DATE SUBMITTED TO
SUPERINTENDENT-PRESIDENT**

Celia Esposito-Noy, Ed.D.
Superintendent-President

October 20, 2021

**DATE APPROVED BY
SUPERINTENDENT-PRESIDENT**



SOLANO
COMMUNITY COLLEGE

Citizens' Bond Oversight Committee
Fiscal Year 2019-2020



SOLANO
COMMUNITY COLLEGE



October 20, 2021

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Citizens Bond Oversight Committee Annual Report 2019-20

INTRODUCTION

This report describes the activities and includes opinions of the Citizens' Bond Oversight Committee (CBOC) of the Solano Community College District (District) during the 2019-20 fiscal year. The CBOC is required to prepare and present to the District's Board of Trustees, in public session, an annual written report, which includes a summary of the CBOC's activities and a statement indicating whether the District is in compliance with requirements that the bond revenues have been used only for the purposes authorized by the bond measure.

During this period the CBOC met four times but did not have a quorum for one of the meetings. Committee members received updates from District staff on the progress of Measure Q projects. The District and its consultants were forthcoming in providing and presenting requested information and project status updates. During this fiscal year, an annual report was created and presented to the Governing Board for the year 2018-19.

The CBOC reports that to the best of its knowledge the District has complied with the requirements of state law in its accounting for and expending of bond funds. Information regarding the projects for the bond measure is provided in this report. Expenditures are cumulative through June 30, 2020.

ABOUT THE SOLANO COMMUNITY COLLEGE DISTRICT

Solano Community College was established in 1945 as Vallejo Junior College, as it was part of the Vallejo City Unified School District until 1967 when the College became a countywide institution. The 192-acre Fairfield campus, centrally located just off Interstate 80, was completed in 1971 and opened with 5,000 students. Since then, facilities, programs, staff and services have expanded to meet the needs of the growing County.

The College's service area encompasses the communities of Benicia, Dixon, Fairfield, Suisun, Vacaville, Vallejo and Winters, as well as Travis Air Force Base. Many graduates of the area's fifteen public high schools and three private schools take advantage of the educational opportunities offered by Solano Community College.

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The College currently serves about 11,000 students annually at facilities on the main Fairfield Campus, Vacaville Center properties, and Vallejo Center properties.

CITIZENS' BOND OVERSIGHT COMMITTEE

The Solano Community College District's Citizens' Bond Oversight Committee is comprised of nine members representing required constituent groups from throughout the District's service region.

The CBOC is responsible for the review of bond expenditures and preparation and presentation of an annual report. Solano Community College District's CBOC has oversight responsibilities for Measure Q. CBOC members serve a term of three (3) years, commencing as of the date of appointment by the Board. No member may serve more than two (2) consecutive terms. CBOC members are not compensated for their services.

Committee Members During 2019/2020 Fiscal Year:

Tina Lowden, Senior Citizen Organization, Winters (appointed 4/5/17)

Andre Stewart, Member-At-Large - Benicia (appointed 11/19/15)

Ward Stewart, Chair, Member-At-Large – Vallejo (appointed 9/2/15)

Janet Roberts, Taxpayers' Association – (appointed 1/17/18)

Holly Brown, Construction Trade Organization – (appointed 9/20/17)

Cary Leider Construction Trade Organization - (appointed 3/6/19)

Dawn LaBar, Educational Foundation – (appointed 1/17/18)

Doriss Panduro, Business – (appointed 1/17/18)

Danion Ghebremichael, Student Association (appointed 5/16/18)

MEASURE Q BOND PROGRAM SUMMARY

The Solano Community College District had two bond authorizations: Measure G, approved by voters in 2002 (\$124.5 million) and Measure Q (\$348 million) approved by the voters in 2012. The proceeds from these bonds are to be used for site acquisition, facility renovation, construction of new facilities, and equipment procurement.

Both Measure G (closed in June 2017) and Measure Q were passed under Proposition 39 provisions, which allow passage of school bond measures with 55% voter approval if certain conditions are met. Proposition 39 allows the District to use bond funds only for projects described in the bond measure language. The funds cannot be used for staff salaries or projects not described in the language of the bond measures. It also mandates the formation of a

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Citizens' Bond Oversight Committee (CBOC).

SUMMARY OF CBOC ACTIVITIES FOR FISCAL YEAR 2019/2020

The CBOC held meetings on the following dates in Fiscal Year 2019/20: August 20, 2019
December 3, 2019; March 10, 2020, and June 23, 2020.

Following is a brief summary of the highlights of each meeting.

August 20, 2019; Pam Kinzie (Kitchell) gave a brief presentation on change orders with Lucky Lofton (Bond Manager) providing clarification on some points. Lucky Lofton provided updates on the current Measure Q projects including the Science Building and Veterans' Center, Library/Learning Resources Center, Horticulture Rest Room Building, Fairfield Campus Entry Sidewalk, and the Vacaville Center Intersection Improvement Project. Committee members were taken on a tour of the Science Building Project.

December 3, 2019; Committee members reviewed the Measure Q Quarterly Progress Update for the quarter ending September 30, 2019. Lucky Lofton brought the committee up to date by providing a summary of current projects progress.

March 10, 2020: There was no quorum as only four committee members were present. Nonetheless, Rob Diamond discussed the financial and performance audits for the last fiscal year. Lucky Lofton reviewed the Project and Quarterly Progress Update Report for the quarter ending December 31, 2019. Janet Roberts and Dawn LaBar agreed to assist Ward Stewart in the creation of the Annual Report for the 2018-19 Fiscal Year. Committee members were taken on a tour of the Makers' Space and Robotics Labs.

June 23, 2020: The CBOC met remotely via Zoom due to COVID. Lucky Lofton provided costs of the Maker's Space and Robotics Lab projects. Rob Diamond provided hard copies of the fiscal year 2018-19 performance and financial audit reports. The discussion concluded with 'no findings' from both audit reports. Committee members reviewed a draft of the CBOC's 2018-19 Annual Report and approved it. Chair Ward Stewart will present it to the Governing Board at a subsequent public meeting.

July 15, 2020: Chair Ward Stewart presented the 2018-19 Annual Report to the Governing Board via Zoom.

BOND PROJECTS AND FINANCIAL SUMMARY

Measure Q

Measure Q active projects this fiscal year included:

Fairfield Campus:

- a) Science Building (Phase 1)
- b) Library/Learning Resource Center (Building 100 Replacement)
- c) Horticulture (Phase 1)
- d) Horticulture (Phase 2) - Modular Restroom Building.
- e) Small Capital Projects:
 - Portables Low Voltage Revisions
 - Building 300 Modifications-Mailroom and Graphics
 - Bleacher Replacement-Baseball and Soccer
 - Parking Lot #1 Resurfacing
 - B1800B Print Shop
 - Childcare Building 200A Repair
 - Room 1315 Countertop Replacement
 - Building 1900 Administration Office Renovation
 - Early Learning Center Modernization (Study)
 - Scoreboards Replacement
 - Portable Relocation
 - Building 1500 Corridor Painting
 - Pool Deck Repair
 - Building 800 Wall Paper Repair
 - Parking Lot 6 Seal Coat
 - Pool Cover Replacement
 - Building 1900 Trench Drain
 - Fairfield Campus Perimeter Road Striping
 - Building 1600 Cosmetology Improvements
 - Room 808 Repairs
 - Chiller #3 Circuit Breaker Replacement
 - Building 800 Parking Lot (Lot A2) Rehabilitation
 - Building 300 HVAC Assessment
 - Building 400 Lighting Replacement
 - Central Plant Valve Actuators Repair
 - Central Plan Cooling Tower Platform Repair
 - B1800A Heating hot Water Piping Repair
 - Early College High School Portables
 - Fairfield Campus Building Exteriors (Design)
 - Fairfield Sprinkler System Upgrade
 - Pedestrian & Vehicular Wayfinding Signs (Design)
 - B1800B Exterior Roof Canopy

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Vacaville Center:

- a) Vacaville Center Annex Building - Corbels Removal (Phase 1)
- b) Vacaville Center Annex Building – Corbel Removal (Phase 2)
- c) Biotechnology and Science Building – Fume Hood Control
- d) Vacaville Center HVAC Upgrade
- e) Vacaville Center Intersection Improvements
- f) Aeronautics Nut Tree Facility Improvements.
- g) Small Capital Projects:
 - Biotech Casework Improvement
 - Vacaville Center Storage Enclosure

Vallejo Campus:

- a) Small Capital Projects:
 - Autotech Dyno Room Reconfiguration
 - Vallejo Center Drinking Fountain and Water Line

Districtwide:

- a) IT Infrastructure (Phase 2) Projects:
 - Classroom Technology Upgrade
 - Faculty/Staff/Student Computer Replacement
 - Printer & Copier Replacement
- b) Small Capital Projects:
 - District Wide FF&E
 - Capital Equipment
 - District Wide Security Lockdown System

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Solano Community College District Measure Q Bond



(Financial as of June 30, 2020)

Status ⁽⁴⁾	PROJECT NAME	MEASURE Q PROJECT BUDGET AS OF 11/20/2019 BSP ⁽¹⁾	BOT APPROVED CHANGE	MEASURE Q PROJECT BUDGET AS OF 3/18/2020 BSP ⁽²⁾	OTHER FUNDING BUDGET ⁽³⁾	REDEVELOPMENT FUND	OTHER FUNDING EXPENDITURES AS OF 6/30/2020 ⁽⁵⁾	MEASURE Q EXPENDITURES AS OF 6/30/2020 ⁽⁵⁾	PERCENT SPENT
	FF CAMPUS								
A	Library & Learning Resource Center	\$ 24,300,000	\$ (1,000,000)	\$ 23,300,000	\$ 20,148,000	\$ 1,500,000	\$ 3,218,544	\$ 7,347,505	23.0%
C	Performing Arts Building (Phase 1 B1200 Renovation)	\$ 6,229,718		\$ 6,229,718	\$ 13,760,000		\$ 13,760,000	\$ 6,229,718	100.0%
F	Performing Arts Building (Phase 2)	\$ 13,700,000		\$ 13,700,000	\$ -		\$ -	\$ 33,151	0.2%
C	Science Building (Phase 1)	\$ 35,100,000		\$ 35,100,000	\$ -		\$ -	\$ 35,005,734	99.7%
F	Science & Math Building (Phase 2)	\$ 8,000,000		\$ 8,000,000	\$ -		\$ -	\$ -	0.0%
F	Career Technology Building (CTE)	\$ 3,000,000		\$ 3,000,000	\$ -		\$ -	\$ -	0.0%
A	Agriculture (Horticulture)	\$ 2,000,000		\$ 2,000,000	\$ -		\$ -	\$ 1,316,098	65.8%
	VV CAMPUS								
A	VV Classroom Building Purchase & Renovation	\$ 8,200,000		\$ 8,200,000	\$ -		\$ -	\$ 7,049,953	86.0%
C	Biotechnology & Science Building	\$ 33,315,666		\$ 33,315,666	\$ -		\$ -	\$ 33,315,666	100.0%
A	Aeronautics & Workforce Development Building	\$ 15,000,000		\$ 15,000,000	\$ -		\$ -	\$ 1,367,622	9.1%
F	Student Success Center/LRC	\$ 15,500,000		\$ 15,500,000	\$ -		\$ -	\$ -	0.0%
F	Fire Training	\$ 6,250,000		\$ 6,250,000	\$ -		\$ -	\$ -	0.0%
C	Vacaville Center HVAC Upgrade	\$ 2,150,306		\$ 2,150,306	\$ -		\$ -	\$ 2,150,306	100.0%
	VJ CAMPUS								
C	Vallejo Property Purchase Belvedere	\$ 4,794,343		\$ 4,794,343	\$ -		\$ -	\$ 4,794,343	100.0%
C	Vallejo Property Purchase Northgate	\$ 6,871,471		\$ 6,871,471	\$ -		\$ -	\$ 6,871,471	100.0%
F	Site Improvements	\$ 2,825,000		\$ 2,825,000	\$ -		\$ -	\$ -	0.0%
C	Autotechnology Building	\$ 23,735,961		\$ 23,735,961	\$ -		\$ -	\$ 23,735,961	100.0%
F	Student Success Center/LRC	\$ 22,000,000		\$ 22,000,000	\$ -		\$ -	\$ -	0.0%
F	Career Technology Building	\$ 19,800,000		\$ 19,800,000	\$ -		\$ -	\$ -	0.0%
C	Vallejo Center HVAC Upgrade	\$ 2,135,178		\$ 2,135,178	\$ -		\$ -	\$ 2,135,178	100.0%
	INFRASTRUCTURE IMPROVEMENTS								
A	IT Infrastructure Improvements	\$ 14,200,000		\$ 14,200,000	\$ -		\$ -	\$ 6,624,257	46.6%
C	Utility Infrastructure Upgrade (Energy)	\$ 24,671,331		\$ 24,671,331	\$ 712,447		\$ 712,447	\$ 24,671,331	100.0%
	ADA & CLASSROOM IMPROVEMENTS								
A	Small Capital Projects	\$ 11,082,235	\$ 4,000,000	\$ 15,082,235	\$ -		\$ -	\$ 7,719,262	69.7%
A	ADA Improvements	\$ 10,900,000		\$ 10,900,000	\$ 50,000		\$ 50,000	\$ 388,082	4.0%
	PLANNING, ASSESSMENTS & PROGRAM MANAGEMENT								
A	Program Management, District Support and Planning	\$ 25,400,000	\$ 730,000	\$ 26,130,000	\$ -		\$ -	\$ 17,498,541	68.9%
	RESERVE, INTEREST & TREASURY FEES								
	Program Reserve	\$ 11,191,670	\$ (3,484,136)	\$ 7,707,534	\$ -		\$ -	\$ -	
	Treasury Fees	\$ -		\$ -				\$ 528,185	
	TOTAL BOND SPENDING PLAN	\$ 352,352,879		\$ 352,598,743	\$ 34,670,447	\$ 1,500,000	\$ 17,740,991	\$ 188,782,362	53.1%

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BOND AUDIT REPORTS FOR FISCAL YEAR 2018/2019

In accordance with Proposition 39, Measure Q contains strict financial safeguards, including a requirement that an independent audit be conducted annually to ensure bond funds are spent on classroom and facility improvements as identified in the ballot measure.

Measure Q had a clean financial audit, with no findings. The Auditor found that the District properly accounted for the expenditures and bond funds were spent on authorized projects.

The Financial and Performance Audit Reports for fiscal year 2019/20120 may be available on the District website: www.solano.edu/measureq

CBOC COMMENTS AND RECOMMENDATIONS

District Staff treated members of the CBOC with respect and appeared to value the role of the CBOC.

Whether or not a quorum was attained, District Staff provided project updates at every scheduled meeting. They also consistently answered all members' questions capably and competently. Information and documentation requested were provided without apparent reservation. District Staff gave tours of Measure Q funded projects when committee members requested them.

Neither District Staff, nor the Superintendent/President restricted the number of meetings the CBOC chose to conduct, nor were agenda items limited or controlled by other than CBOC membership, via its Chair. The cooperation and participation by District Staff was helpful and appropriate, and was welcomed by the CBOC.

During the CBOC's Fall 2019 meeting, Rob Diamond, Vice President, Finance and Administration, informed members that the Measure Q bond had been refinanced at a lower interest rate thus saving tax payers approximately \$21 million. Although the CBOC received this excellent news during the 2019-20 fiscal year, we believe this was a significant positive event that should be made known to the public at large.

The CBOC learned that the firm that conducted the performance and financial audits the last few years was taken over by a larger company; however, the staff conducting the audits remained essentially the same as in prior years. The CBOC recommends that the District go out

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to bid and consider changing accounting firms periodically for the annual bond and general campus audits.

During the 2019-20 fiscal year one of the four scheduled meetings did not have a quorum. Over the years there have been sporadic problem getting quorums. Since the onset of COVID and the implementation of Zoom as a meeting format, there have been the necessary number of participants at each meeting. Perhaps in the future, meetings can be held both in-person and via Zoom.

CBOC COMPLIANCE STATEMENT

Bond expenditures and bond projects have been reviewed by the Citizens' Bond Oversight Committee to ensure the money is spent only on school facility improvements authorized by Measure Q. Bond expenditures are audited annually by an independent audit firm retained by the District. The CBOC has reviewed the audit reports, District Quarterly Progress Update Reports, and other materials requested from the District, and believes the District is in compliance with the requirements of Article XIII A Section 1(b)(3) of the California Constitution.