



Solano Community College District  
Citizens' Bond Oversight Committee  
Fiscal Year 2020-2021  
Annual Report  
21 September 2022

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## **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 2020-21 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 2019-20.

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, 2021.

## **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.

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 2020-2021 Fiscal Year:

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)  
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)  
Glenn Loveall, Construction Trade Organization (appointed 10/7/20)

## **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 Citizens' Bond Oversight Committee (CBOC).

## **SUMMARY OF CBOC ACTIVITIES FOR FISCAL YEAR 2020-2021**

The CBOC held meetings on the following dates in Fiscal Year 2020-21: September 8, 2020, December 8, 2020, March 9, 2021, and June 8, 2021 (no quorum).

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

**July 15, 2020:** Chair Ward Stewart presented the 2018-2019 Annual Report to the Governing Board via Zoom.

**September 8, 2020:** Lucky Lofton discussed select past projects and described unforeseen conditions that had to be overcome during the course of construction. Projects included the Biotechnology Building in Vacaville, Auto Technology Building in Vallejo, Science Building in Fairfield, Library and Learning Resource Building in Fairfield, Performing Arts Building in Fairfield, Annex Building in Vacaville, and Substation #1 and #2 Replacement in Fairfield. Members joined the discussion by asking questions, which were responded to by Lucky Lofton.

Lucky Lofton discussed the lessons learned from past projects, including the experience gained from implementing both design-bid-build projects and design-build projects. Included in the discussion were both positive and negative experiences implementing both design-bid-build and design-build delivery methods, as well as a brief description of how State funding can impact the design and delivery method for a project. Members joined the discussion by asking questions, which were responded to by Lucky Lofton.

Lucky Lofton provided a project summary and status of current projects.

**December 8, 2020:** Lucky Lofton reviewed some recent change orders and amendments, which were referenced in the July 1, 2020 – September 30, 2020 Quarterly Progress Report. Committee members asked questions, and Lucky Lofton provided responses.

Lucky provided a project summary and status of current projects. Projects discussed included: Library/Learning Resource Center, Early College High School Portables, Bleacher Replacement – Baseball and Soccer, Vacaville Classroom Building ‘Annex’ Renovation (Phase 2) – Corbels Removal, Pedestrian and Vehicular Wayfinding Signs, Baseball and Softball Clubhouses, and Early Learning Center Modernization (Design). Members joined the discussion by asking questions, which were responded to by Lucky Lofton.

**March 9, 2021:** Ward Stewart discussed his experience as a selection committee member for a new audit firm and provided a description of the process and status. Committee has selected firm CLA, which will be taken to the Board of Trustees for approval.

Priscilla Meckley-Archuleta briefly discussed the Quarterly Progress Report, including brief status reports for select projects. Questions were asked by members and responded to by both Priscilla and Lucky.

Lucky Lofton discussed the status of ongoing projects, including the Library and Learning Resource Center Project, Early College Portable Project, Building 300 Modernization, Campus Directory Signage Project and Baseball and Softball Clubhouse Project. Questions were asked by members with responses provided by both Lucky and Priscilla.

**June 8, 2021:** There was no quorum so no official business was conducted. There was a discussion of the bond audit report that included no negative findings. Lucky Lofton provided updates on the progress of the various projects including the Library and Learning Resource Center. Questions were asked by committee members about change orders and contract amendments.

Two committee members agreed to provide an initial review of the draft of the 2019-20 Annual CBOC Report.

## **BOND PROJECTS AND FINANCIAL SUMMARY**

Measure Q active projects this fiscal year included:

### Fairfield Campus:

- a) Library/Learning Resource Center (Building 100 Replacement)
- b) Horticulture (Phase 1)
- c) Horticulture (Phase 2) - Modular Restroom Building
- d) Small Capital Projects:
  - Building 300 Modifications-Mailroom and Graphics
  - Bleacher Replacement-Baseball and Soccer
  - Parking Lot #1 Resurfacing
  - B1800B Print Shop
  - Childcare Building 200A Repair
  - Early Learning Center Modernization (Study)
  - Building 1600 Cosmetology Improvements
  - Building 300 HVAC Assessment
  - Early College High School Portables
  - Fairfield Campus Building Exteriors (Design)
  - Pedestrian & Vehicular Wayfinding Signs (Design)
  - B1800B Exterior Roof Canopy
  - Baseball and Softball Clubhouse Replacement
  - Science Building Improvements
  - Building 200 Entry Tower Fascia Replacement

### Vacaville Center:

- a) Vacaville Center Annex Building – Corbel Removal (Phase 2)
  - Aeronautics Nut Tree Facility Improvements.

### Vallejo Campus:

- a) Small Capital Projects:
  - Autotech Dyno Room Reconfiguration

Districtwide:

- a) IT Infrastructure (Phase 2) Projects:
  - Classroom Technology Upgrade
- b) IT Infrastructure (Phase 3) Projects:
  - Classroom Technology Upgrade
  - Faculty/Staff/Student Computer Replacement
  - Printer & Copier Replacement
- c) Small Capital Projects:
  - District Wide FF&E
  - Capital Equipment
- d) ADA Improvements (Phase I)
  - FF Campus Bleachers Replacement/Field Close Out
  - ADA Transition Plan Update

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## FINANCIALS AS OF JUNE 30, 2021

Status <sup>(4)</sup>	PROJECT NAME	MEASURE Q PROJECT BUDGET AS OF 10/7/2020 BSP <sup>(1)</sup>	BOT APPROVED CHANGE	MEASURE Q PROJECT BUDGET AS OF 2/17/2021 BSP <sup>(2)</sup>	OTHER FUNDING BUDGET <sup>(3)</sup>	REDEVELOPMENT FUND	OTHER FUNDING EXPENDITURES AS OF 6/30/2021 <sup>(5)</sup>	MEASURE Q EXPENDITURES AS OF 6/30/2021 <sup>(5)</sup>	PERCENT SPENT
<b>FF CAMPUS</b>									
A	Library & Learning Resource Center	\$ 23,300,000	\$ -	\$ 23,300,000	\$ 20,148,000	\$ 1,500,000	\$ 19,289,437	\$ 12,266,304	70.2%
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)/Costume Shops	\$ 13,700,000	\$ (1,666,849)	\$ 12,033,151	\$ -		\$ -	\$ 33,151	0.3%
C	Science Building (Phase 1)	\$ 35,005,734	\$ -	\$ 35,005,734	\$ -		\$ -	\$ 35,005,734	100.0%
A	Science & Math Building (Phase 2)/B300 Renovation	\$ 8,000,000	\$ (5,000,000)	\$ 3,000,000	\$ -		\$ -	\$ 1,137	0.0%
F	Career Technology Building (CTE)	\$ 3,000,000	\$ 1,500,000	\$ 4,500,000	\$ -		\$ -	\$ -	0.0%
A	Agriculture (Horticulture)	\$ 2,000,000	\$ (629,000)	\$ 1,371,000	\$ -		\$ -	\$ 1,348,467	98.4%
F	Modernization B1400	\$ -	\$ 4,000,000	\$ 4,000,000	\$ -		\$ -	\$ -	0.0%
A	On-Campus Housing	\$ -	\$ 500,000	\$ 500,000	\$ -		\$ -	\$ 897	0.2%
F	Early Learning Center Expansion	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -		\$ -	\$ -	0.0%
<b>VV CAMPUS</b>									
A	VV Classroom Building Purchase & Renovation	\$ 8,200,000	\$ (295,534)	\$ 7,904,466	\$ -		\$ -	\$ 7,065,029	89.4%
C	Biotechnology & Science Building	\$ 33,315,666	\$ -	\$ 33,315,666	\$ -		\$ -	\$ 33,315,666	100.0%
A	Aeronautics & Workforce Development Building	\$ 15,000,000	\$ (12,915,270)	\$ 2,084,730	\$ -		\$ -	\$ 1,380,467	66.2%
F	Student Success Center/LRC	\$ 15,500,000	\$ (14,300,000)	\$ 1,200,000	\$ -		\$ -	\$ -	0.0%
F	Fire Training	\$ 6,250,000	\$ (5,750,000)	\$ 500,000	\$ -		\$ -	\$ -	0.0%
C	Vacaville Center HVAC Upgrade	\$ 2,150,306	\$ -	\$ 2,150,306	\$ -		\$ -	\$ 2,150,306	100.0%
<b>VJ CAMPUS</b>									
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	\$ (20,800,000)	\$ 1,200,000	\$ -		\$ -	\$ -	0.0%
F	Career Technology Building	\$ 19,800,000	\$ (1,600,000)	\$ 18,200,000	\$ -		\$ -	\$ -	0.0%
C	Vallejo Center HVAC Upgrade	\$ 2,135,178	\$ -	\$ 2,135,178	\$ -		\$ -	\$ 2,135,178	100.0%
<b>INFRASTRUCTURE IMPROVEMENTS</b>									
A	IT Infrastructure Improvements	\$ 14,200,000	\$ -	\$ 14,200,000	\$ -		\$ -	\$ 6,698,067	47.2%
C	Utility Infrastructure Upgrade (Energy)	\$ 24,671,331	\$ -	\$ 24,671,331	\$ 712,447		\$ 712,447	\$ 24,671,331	100.0%
A	5 Megawatt Solar Installation (Solar Energy)	\$ -	\$ 13,000,000	\$ 13,000,000	\$ -		\$ -	\$ 10,319	0.1%
F	Replacement Substations 3, 4 and 5	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -		\$ -	\$ -	0.0%
F	Modernize Pool and Equipment	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -		\$ -	\$ -	0.0%
<b>ADA &amp; CLASSROOM IMPROVEMENTS</b>									
A	Small Capital Projects	\$ 15,582,235	\$ 15,295,723	\$ 30,877,958	\$ -		\$ -	\$ 8,903,147	28.8%
A	ADA Improvements	\$ 10,900,000	\$ (2,900,000)	\$ 8,000,000	\$ 50,000		\$ 50,000	\$ 418,806	5.8%
<b>PLANNING, ASSESSMENTS &amp; PROGRAM MANAGEMENT</b>									
A	Program Management, District Support and Planning	\$ 26,130,000	\$ 27,433,000	\$ 53,563,000	\$ -		\$ -	\$ 19,654,942	36.7%
<b>RESERVE, INTEREST &amp; TREASURY FEES</b>									
	Program Reserve	\$ 7,806,743	\$ (968,912)	\$ 6,837,831	\$ -		\$ -	\$ -	
	Treasury Fees	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 528,185	
	<b>TOTAL BOND SPENDING PLAN</b>	<b>\$ 353,103,686</b>		<b>\$ 353,181,844</b>	<b>\$ 34,670,447</b>	<b>\$ 1,500,000</b>	<b>\$ 33,811,884</b>	<b>\$ 197,218,625</b>	<b>55.8%</b>

- (1) Per Bond Spending Plan Revision Approved by BOT 10/7/2020.
- (2) Per Bond Spending Plan Revision Approved by BOT 2/17/2021.
- (3) Note other funding sources include State Funding, Proposition 39 Energy and Solano Transportation Authority.
- (4) A=Active Project; F=Future Project/Project On Hold; C=Closed Project.
- (5) District is currently in fiscal year-end close and is also in process of the annual financial audit, any variances will be included in the next quarterly report.

## BOND AUDIT REPORTS FOR FISCAL YEAR 2020-2021

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 2020-21 are available on the District website: [www.solano.edu/measureq](http://www.solano.edu/measureq)

## **CBOC COMMENTS AND RECOMMENDATIONS**

Once again, this year, District Staff attended all meetings and treated members of the CBOC with respect and appeared to value the role of the CBOC.

District Staff provided project updates at every scheduled meeting. They also welcomed committee members' questions and answered them capably. In particular, members asked for clarification about change orders that had been presented at Governing Board meetings. Information and documentation requested were provided without apparent reservation.

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 were helpful and appropriate, and was welcomed by the CBOC.

In the past, the CBOC recommended that the District go out to bid and consider changing accounting firms periodically for the annual bond and general campus audits. Members of the CBOC are pleased that this recommendation was followed and that a new firm was hired.

## **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 to the best of members' knowledge that the District is in compliance with the requirements of Article XIII A Section 1(b)(3) of the California Constitution.