

## Meeting Minutes

September 23, 2015, 5:00 p.m., SBCCD Board Room

Members Present – **Sam Irwin, Albert Garcia, Valerie Lichtman, Ken Coate, Frank Reyes, Patricia Small**

Members Absent – **Linda Roberts-Ross**

District Staff Present – **Cheryl Marshall**, CHC President; **Fath-Allah Oudghiri**, Director, Facilities Planning & Construction

Kitchell/BRJ Staff Present – **George Johnson**, Bond Program Manager; **Angela Brinker**, District Initiatives Coordinator, **Rodolfo Cancinos**, Assistant District Initiatives Coordinator

### Welcome/Introductions

Ken Coate started the meeting at 5:05 pm. Self-introductions were made.

### Approval of Minutes

Valerie Lichtman made a motion to approve the meeting minutes from January 28, 2015 and June 3, 2015. Frank Reyes seconded the motion and **the minutes were approved** with the following vote.

Ayes: Sam Irwin, Albert Garcia, Valerie Lichtman, Ken Coate, Frank Reyes, Patricia Small  
Noes: None  
Absent: Linda Roberts-Ross  
Abstentions: None

### Public Comment

There was no public comment.

### Membership

- Ken welcomed Patricia Small as a new committee member and senior citizen representative.
- The committee discussed its need for a student representative and Kelly Goodrich advised that she is working with the Student Life staff at each campus to find candidates.
- As Valerie's second term will end in October 2015, she will be stepping down as the committee's tax-payer representative. She was asked if she would consider her fellow League of Women Voter's members as her possible replacement. Valerie advised she would do so and the committee thanked her for four years of dedicated service.
- **As Albert Garcia's first term will end November 2015, the committee asked him if he would consider staying on for a second and he advised he would.**

### Status of OE2 Building

Ken asked George Johnson to provide the committee an update on the CHC Occupational Education 2 (OE2) building. George advised that the contractor on this project has increased manpower and hours in order to achieve substantial completion by September 30 and is planning to be finished by October 10. At the present time, Kitchell staff does not foresee anything that

would prevent this from happening. He advised that the campus should be moving in by October 10.

### **Discussion of Current Lease-Leaseback Lawsuits**

Ken opened a discussion on the recent lease-leaseback lawsuits and referenced an article that was distributed with the meeting materials. He advised that the Fresno Unified School District was being sued by a taxpayer group. Ken asked if SBCCD has looked into this and whether or not a similar thing might happen at SBCCD. The committee discussed the topic at length. It was commented that Sam Irwin had requested to be part of one of the District's lease-leaseback prequalification processes and had been told no. It was commented that there are many differences between the SBCCD lease-leaseback and the Fresno case. In the future if SBCCD considers using lease-leaseback, the CBOC should be comfortable that the district is getting the best price and value. Fath-Allah Oudghiri recapped the process of lease-leaseback and commented that the legality of the process is being reviewed, which is common in the industry when different delivery methods are introduced.

### **Upcoming CBOC Report – October 8, 2015**

This item was tabled until the end of the meeting so that the committee could hear Kitchell's update report and get through its agenda before deciding what it would report on at the October board meeting.

### **Upcoming CBOC Report – January 2016 (Written Annual Report)**

There was no discussion on this item.

### **Review of Board Items & Site Visits**

Ken advised that the District is refinancing some bonds to save money. It is also in the process of selling more Measure M bonds and the bond fund is budgeted to receive \$35 million. Ken asked what specific projects were going to be worked on. It was commented that the District is undergoing a master planning process. Cheryl Marshall advised that the Master Planning process will be used to decide the best way to spend the rest of Measure M and whether or not a future bond issue is feasible. The process is scheduled to be completed in spring and a list of projects should be available at that time.

Ken mentioned the District's approval of a prequalification program which the CBOC members had asked the board about in June. Fath-Allah advised that general contractors would meet their qualifications by engaging in local hire. George added that the language developed by counsel involves general contractors only. The District will develop a short list of prequalified contractors then pick candidates from that.

### **Status of Measure M Projects**

George distributed and discussed with committee members a schedule summary for CHC and SBVC. He mentioned that the first projects to commence under the new prequalification program and community benefits agreement are expected to be the LADM, Student Services A, and

Student Center and Cafeteria renovations. None of the projects are scheduled to be bid as lease-leaseback.

**Cheryl and Sam left at 6:02 p.m.**

**Upcoming CBOC Report – October 8, 2015**

It was motioned by Valerie that **the topics upon which Ken will speak to the Board of Trustees are as follows: OE2, SBVC Gym, the prequalification process, and observations about lease-leaseback.** This motion was seconded by Frank and passed with the following vote.

Ayes: Albert Garcia, Valerie Lichtman, Ken Coate, Frank Reyes, Patricia Small  
Noes: None  
Absent: Linda Roberts-Ross, Sam Irwin  
Abstentions: None

**Future Meeting & Adjournment**

The next meeting was scheduled for November 18, 2015 at 5:00 p.m. in the SBCCD Board Room.

**Meeting adjourned at 6:42 p.m.**