



Santa Monica Community College District

CITIZENS' BOND OVERSIGHT COMMITTEE

ANNUAL REPORT, 2009-2010

Submitted to the
Santa Monica Community College District
BOARD OF TRUSTEES

Judge David Finkel (Ret.), Chair
Dr. Andrew Walzer, Vice-Chair
Dr. Susan Aminoff
Dr. Nancy Greenstein
Louise Jaffe
Dr. Margaret Quiñones-Perez
Rob Rader
Michael Song, 2010-2011 Student Trustee

**CITIZENS' BOND OVERSIGHT COMMITTEE
2009-2010**

Sylvia Rose, Chair
Bruce Sultan, Vice-Chair
Ben Allen
Deborah Arvesen
Clarence Chapman
Ralph Erickson
Cameron Henton
Ilda Jimenez y West
Paul Leoni
Christine Thornton

Staff Support

Greg Brown, Director of Facilities/Planning
Charlie Yen, Director of Contracts
Lisa Rose, Committee Coordinator



CITIZENS' BOND OVERSIGHT COMMITTEE

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Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2009-2010

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the Board of Trustees by the Santa Monica Community College District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Santa Monica Community College District is in compliance with the requirements in Article XIII A, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure U and no funds were used for any teacher or administrative salaries or other operating expenses as prohibited by Article XIII A, Section 1(b)(3)(a) of the California Constitution.

Respectfully Submitted:

Bruce Sultan, Chair
Citizens' Bond Oversight Committee

Date:



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2009-2010

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the Board of Trustees by the Santa Monica Community College District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Santa Monica Community College District is in compliance with the requirements in Article XIII A, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure S and no funds were used for any teacher or administrative salaries or other operating expenses as prohibited by Article XIII A, Section 1(b)(3)(a) of the California Constitution.

Respectfully Submitted:

Bruce Sultan, Chair
Citizens' Bond Oversight Committee

Date:



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2009-2010

STATEMENT OF COMPLIANCE

This Annual Report is submitted to the Board of Trustees by the Santa Monica Community College District Citizens' Bond Oversight Committee.

The Committee advises that, to the best of its knowledge, the Santa Monica Community College District is in compliance with the requirements in Article XIII A, Section 1(b)(3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure AA and no funds were used for any teacher or administrative salaries or other operating expenses as prohibited by Article XIII A, Section 1(b)(3)(a) of the California Constitution.

Respectfully Submitted:

Bruce Sultan, Chair
Citizens' Bond Oversight Committee

Date:



Santa Monica Community College District
Citizens' Bond Oversight Committee

ANNUAL REPORT, 2009-2010

CITIZENS' BOND OVERSIGHT COMMITTEE
PROCEEDINGS AND ACTIVITIES

Meetings of the Citizens' Bond Oversight Committee

The Committee conducts its meetings in accordance with provisions of the Ralph M. Brown Public Meetings Act, Government Code Sections 54950 *et seq.* Meeting notices and agendas are sent to members of the Committee within the required period of time and are also posted at eight Santa Monica College campus locations and satellite sites.

Meeting notices, agendas, minutes and all documents and reports received by the Committee members are a matter of public record and made available on the SMC website:
(www.smc.edu/admin/trustees/CitizensBondOversightCommittee/default.htm)

The SMC Bond Program website is located at: www.smcbondprogram.com

Minutes of the quarterly meetings are included on the following pages.



Santa Monica Community College District
Citizens' Bond Oversight Committee
MEETING – July 15, 2009
MINUTES

A meeting of the Santa Monica Community College District Citizens' Bond Oversight Committee was held on Wednesday, July 15, 2009 at the Santa Monica College Bundy Campus, 3171 S. Bundy Drive, Los Angeles, California.

1. CALL TO ORDER - 8:07 a.m.

2. ROLL CALL

Sylvia Rose, Chair – Present
Ben Allen – Present
Deborah Arvesen – Present
Clarence Chapman - Present
Ralph Erickson – Absent
Ilda Jimenez y West - Present
Paul Leoni – Present
Bruce Sultan - Present
Christine Thornton - Present

Others Present:

Chris Bonvenuto, Director, Fiscal Services
Greg Brown, Director of Facilities and Planning
Don Girard, Senior Director, Government Relations/Institutional Communications
Bob Isomoto, Vice-President, Business and Administration
Lee Paul, LPI Inc.
Lisa Rose, Committee Coordinator
Charlie Yen, Director, Events and Contracts

3. APPROVAL OF MINUTES – April 22, 2009

Motion was made by Paul Leoni and seconded by Clarence Chapman to approve the minutes of April 22, 2009). *Unanimously approved, with one abstention (Bruce Sultan)*

4. REAPPOINTED AND NEW MEMBERS

At its meeting on July 7, 2009, the SMCCD Board of Trustees appointed the following members to the Citizens' Bond Oversight Committee, for a two-year term, 2009-11:

Deborah Arvesen (incumbent) – Local community (Sunset Park), local business*
Clarence Chapman (previous member) – Taxpayer's organization, local community (Malibu)
Paul Leoni (incumbent) – Local business*
Bruce Sultan – Local business, SMC support organization (Associates)

*Reappointed for a second two-year term, 2009-2010

Note: The SMC Associated Students will appoint a student representative in September.

5. ELECTION OF OFFICERS

Sylvia Rose was re-elected Chair for a one-year term (2009-10).

Bruce Sultan was elected Vice-Chair for a two-year term (2009-2011).

6. REPORTS and DISCUSSION

Proposition 39 General Obligation Bonds Financial and Performance Audits.

Chris Bonvenuto, Director of Fiscal Services, provided information in response to a question at the last meeting related to the presentation of the Financial and Performance Audits. He explained that the first issuance of Measure S bonds on May 1, 2005 was in the amount of \$58,000,000. A refunding of those bonds resulted in a gross savings to the taxpayers in the amount of approximately \$10,000,000 by lowering interest rates and shortening maturity periods. The District was able to bring in \$8.5 million more during the refunding, which was placed back into funds for Measure S projects. Unfortunately, the Attorney General for the State of California has since ruled that this type of refunding is no longer an option for the California Municipal Bond market in the future.

Bond Sales/Expense Report

- The District will be looking into issuing \$11 million of Measure U bonds and the first issue of Measure AA bonds in January, 2010.
- Measure U and S budgets and expenditure reports were included with the agenda.
- Pie charts depicting Measure U and S budgets were distributed.
- Measure AA projects will be initiated using Measure S funds, to be reimbursed.
- \$460,000 of Measure U funds and \$6.1 million of Measure S funds were expended during the last quarter

Project Update

- Most Measure U projects are completed. The major project in progress is the Student Services Building which will be completed in 2013.
- Measure S projects include the Bundy driveway which is close to completion; parking, grounds and equipment for the Student Services Building; and on-going energy efficient projects.
- Measure AA projects over the next six to eight years include a central plant (part of the energy efficiency programs); relocation of Information Technology to the south end of the Library; a Media and Technology complex at the Academy of Entertainment and Technology (including radio station KCRW, communications department and a parking structure); replacement of Health, Fitness, Physical Education building; remodel of Drescher Hall (east end of third floor, and first floor to include bookstore and classrooms); replacement of Math and Science extension building; seismic upgrade at Madison and Corsair Stadium; Career Opportunity Center; Malibu Center; Business and Facilities Infrastructure; Master Planning; and on-going energy efficiency projects.
- The property at Pico Blvd. and 14th Street is being used as a temporary lot for parking displaced by construction.

- It was reported that the Santa Monica City Council took action on Tuesday, July 14, 2009 that puts Santa Monica College at risk of losing the lot at Exposition and Olympic to the Expo Authority to be used as a maintenance facility. The proposal approved by the City Council did not include compensation to the college for the property. It was established that this would be a loss to the college and that the City should assist in finding an appropriate replacement. This is property acquired with bond funds, so the use has to fit within the legal requirements as defined in the bond measure

Chair Sylvia Rose asked if members of the Citizens' Bond Oversight Committee (as citizens) could do anything to influence the City's decision. Don Girard responded that he would keep members informed on this topic and let them know what they can do.

8. SCHEDULE OF MEETINGS, 2009-2010

Wednesdays at 8 a.m.

October 21, 2009

January 20, 2010

April 21, 2010

9. PUBLIC COMMENTS – None

10. ADJOURNMENT: 8:57 a.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, October 21, 2009 at 8 a.m. at a Santa Monica College location.



Santa Monica Community College District
Citizens' Bond Oversight Committee
MEETING – October 21, 2009
MINUTES

A meeting of the Santa Monica Community College District Citizens' Bond Oversight Committee was held on Wednesday, October 21, 2009 at Santa Monica College, Business Building Room 111, 1900 Pico Boulevard, Los Angeles, California.

1. CALL TO ORDER - 8:07 a.m.

2. ROLL CALL

Sylvia Rose, Chair - Present
Ben Allen - Present
Deborah Arvesen - Present
Clarence Chapman - Absent
Ralph Erickson - Present
Cameron Henton - Present
Ilda Jimenez y West - Absent
Paul Leoni - Present
Bruce Sultan - Present
Christine Thornton - Present

Others Present:

Greg Brown, Director of Facilities and Planning
Don Girard, Senior Director, Government Relations/Institutional Communications
Lee Paul, LPI Inc.
Lisa Rose, Committee Coordinator
Charlie Yen, Director, Events and Contracts

3. APPROVAL OF MINUTES – July 15, 2009

Motion was made by Paul Leoni and seconded by Clarence Chapman to approve the minutes of July 15, 2009, as amended.

Motion made by:	Paul Leoni
Seconded by:	Christine Thornton
Ayes:	5
Noes:	0
Absent:	5

4. APPOINTMENT OF NEW MEMBER

At its meeting on October 6, 2009, the SMCCD Board of Trustees appointed the following member to the Citizens' Bond Oversight Committee, for a one-year term, 2009-10:

Cameron Henton, student representative

5. OVERVIEW OF THE FACILITIES MASTER PLAN

Most of the construction projects in the 1998 Facilities Master Plan have been completed with Measures U and S funds. The Student Services Building, which is currently in Phase I (excavation and shoring), is the last project. The objective of the Facilities Master Plan Update is to incorporate Measure AA projects.

The overview of the Facilities Master Plan (the same presentation made at a series of community meetings on the update for the Facilities Master Plan) included the following:

Overview of the projects on the main campus

- Information Technology
- Health/Physical Education/Fitness
- Central Plant
- Drescher Hall Modernization/Pico Promenade
- Math/Science Extension/Replacement
- Corsair Stadium

Overview of the projects at the Academy of Entertainment and Technology

- Expansion for Communications Department
- KCRW

Olympic Shuttle Lot

Performing Arts Campus

- Music Academy
- The Broad Stage

Projects Timeline

6. REPORTS and DISCUSSION

Update on Malibu Site

Funding for an educational site/facility in Malibu will come from Measure S. The District is working cooperatively with the City of Malibu to find a suitable location. The City of Malibu would like the site to be in the Civic Center area, but there is only a limited amount of property available. In the meantime, the District contracted with retired Dean Maggie Hall to begin some programs in Malibu in borrowed, rented and/or leased space. The Santa Monica-Malibu Unified School District will probably provide an interim solution to the problem.

Update on Olympic Shuttle Lot

The City of Santa Monica will be disclosing a staff report regarding the potential loss of the SMC shuttle lot at Exposition and Olympic to the Expo Authority to be used as a maintenance facility and the potential land swap.

Bond Sales/Expense Report

- Measure U, S and AA budgets and expenditure reports were included with the agenda.
- \$675,000 of Measure U funds and \$1.33 million of Measure S funds were expended during the last quarter.
- A question was raised about the District's earlier refinancing of bonds that resulted in a savings to the taxpayers and enabled the District to bring in \$8.5 million more which was placed back into funds for Measure S projects. Since then, the Attorney General presented an opinion that refunding is no longer an option for the California Municipal Bond market in the future unless it is taken to the voters. It was mentioned that there are many factors involved, but it was agreed that future refunding be researched.

Project Update

- Most Measure U projects are completed. The major project in progress is the Student Services Building which will be completed in 2013. Phase I (excavation and shoring) will be completed by January 2010; Phase 2 (construction) will probably start in summer, pending DSA (Department of State Architect) approval.
- Completed Measure S projects include the Bundy driveway and gym.
- Measure AA projects were reviewed in the Facilities Master Plan Update.

8. SCHEDULE OF MEETINGS, 2009-2010

Wednesdays at 8 a.m.

January 20, 2010

April 21, 2010

9. PUBLIC COMMENTS – None

10. ADJOURNMENT: 9:17 a.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, January 20, 2010 at 8 a.m. at a Santa Monica College location.



Santa Monica Community College District
Citizens' Bond Oversight Committee
MEETING – January 20, 2010
MINUTES

A meeting of the Santa Monica Community College District Citizens' Bond Oversight Committee was held on Wednesday, January 20, 2010 at Santa Monica College Bundy Campus, 3171 Bundy Drive, Multipurpose Room 123, Los Angeles, California.

1. CALL TO ORDER - 8:07 a.m.

2. ROLL CALL

Sylvia Rose, Chair - Present
Bruce Sultan, Vice-Chair - Present
Ben Allen - Absent
Deborah Arvesen - Absent
Clarence Chapman – Present (arrived after roll call)
Ralph Erickson – Present (arrived after roll call)
Cameron Henton - Present
Ilda Jimenez y West - Present
Paul Leoni - Present
Christine Thornton - Present

Others Present:

Chris Bonvenuto, Director of Fiscal Affairs
Greg Brown, Director of Facilities and Planning
Don Girard, Senior Director, Government Relations/Institutional Communications
Bob Isomoto, Vice-President, Business/Administration
Lee Paul, LPI Inc.
Lisa Rose, Committee Coordinator
Charlie Yen, Director, Events and Contracts

3. APPROVAL OF MINUTES – October 25, 2009

Motion was made by Paul Leoni and seconded by Clarence Chapman to approve the minutes of July 15, 2009, as amended.

Motion made by: Paul Leoni
Seconded by: Christine Thornton
Ayes: 6
Noes: 0
Absent: 4

4. CONFLICT OF INTEREST FORMS

Members were reminded to sign and submit their Conflict of Interest forms for 2010.

5. ANNOUNCEMENT: DISTRICT'S LIABILITY COVERAGE FOR CBOC MEMBERS

It was announced that members of the Citizens' Bond Oversight Committee have been added as covered parties on the District's Liability Insurance.

6. PRESENTATION: SMC BOND PROGRAM WEBSITE

The SMC Bond Program website was unveiled for the first time. It can be accessed at: www.smcbondprogram.com

Greg Brown introduced Lee Paul, of LPI Inc., the construction program manager and developer of the website. Information about all the bond construction projects and the Citizens' Bond Oversight Committee are available at this website. In addition, there is information for architects and contractors who are interested in doing business with the college along with a *Statement of Interest* form.

7. REPORTS and DISCUSSION

2008-09 Financial Audit and Performance Audit Reports

Chris Bonvenuto, Director of Fiscal Services, provided an overview of the 2008-09 Financial Audit and Performance Audit Reports. The Auditor indicated that there were no instances of noncompliance in both audits and did not identify any exceptions or deficiencies.

Motion was made by Christine Thornton and seconded by Bruce Sultan to accept the 2008-09 Audit Reports: *Unanimously approved.*

Measure U (reports included with agenda)

- Project Schedule: The first phase of the Student Services Building is being completed. Plans for Phase 2 are in DSA, and will then be submitted to the State.
- Budget
- Expenditures: \$637,000 was received from the State and applied to the Student Services Project. The Student Services project relies on a significant amount of State funding.

Measure S (reports included with agenda)

- Project Schedule
- Budget: Last period expenses were \$4.9 million

Measure AA (reports included with agenda)

- Project Schedule: The District is in the early stages of design for the Media and Technology project which will house KCRW, the Communications Department and Entertainment Technology. It will also include a new parking structure.
- The process for selection of architects for four of the Measure AA projects is underway.

Bond Sales/Expenses Report

The District will be going out for sale of bonds in February 2010 – Measure U for \$11 million, Measure AA for \$100 million. Law requires that bond funds be spent or committed within three years of issue.

A revised Bond Sales/Expenses Reports showing an interest adjustment was distributed.

Update on Malibu Site

The District is still waiting for a response from the County regarding the Civic Center property. In the meantime, classes will be offered at Webster Elementary School in the spring semester.

Update on Expo Site (Olympic Shuttle Lot)

The Expo Board will be meeting to adopt the EIR which includes a buffer in front of the site to be used as a maintenance yard. There is a land swap agreement between the District and the City being developed for an exchange (lease-purchase) of the Olympic Shuttle Lot for property on Airport Avenue.

8. PUBLIC COMMENTS - None

9. SCHEDULE OF MEETINGS, 2009-2010

Wednesdays at 8 a.m.

April 21, 2010

10. ADJOURNMENT – 9:19 a.m.

The next meeting of the Citizens' Bond Oversight Committee will be held on Wednesday, April 21, 2010 at 8 a.m. (*location to be determined*).



Santa Monica Community College District
Citizens' Bond Oversight Committee
MEETING – April 21, 2010
MINUTES

A meeting of the Santa Monica Community College District Citizens' Bond Oversight Committee was held on Wednesday, April 21, 2010 in Drescher Hall Room 300-E (the Loft) at Santa Monica College, 1900 Pico Boulevard, Santa Monica, California.

1. CALL TO ORDER - 8:05 a.m.

2. ROLL CALL

Sylvia Rose, Chair - Present
Bruce Sultan, Vice-Chair - Present
Ben Allen - Present
Deborah Arvesen - Present
Clarence Chapman – Present
Ralph Erickson – Present
Cameron Henton - Present
Ilda Jimenez y West - Present
Paul Leoni - Present
Christine Thornton - Present

Others Present:

Greg Brown, Director of Facilities and Planning
Don Girard, Senior Director, Government Relations/Institutional Communications
Bob Isomoto, Vice-President, Business/Administration
Lee Paul, LPI Inc.
Lisa Rose, Committee Coordinator
Charlie Yen, Director, Events and Contracts

3. APPROVAL OF MINUTES – January 20, 2010

Motion was made by Paul Leoni and seconded by Clarence Chapman to approve the minutes of January 20, 2010.

Motion made by: Paul Leoni
Seconded by: Bruce Sultan
Unanimously approved

4. PUBLIC COMMENTS - None

5. REPORTS and DISCUSSION

Update on Malibu Site

On Tuesday, April 20th, the Malibu Public Facilities Authority authorized the college to negotiate an agreement with the County of Los Angeles to build a satellite campus on the county-owned land in Malibu's Civic Center. The agreement would also allow for the construction of a new Los Angeles County Sheriff's Department substation part of the building improvements.

Measures U and S (reports included with agenda)

- Project Schedule: The first phase (demolition, excavation and shoring) of the Student Services Building is nearing completion. Plans for Phase 2 are in DSA for review, and approval is expected within three months. The District is in the very extensive process of pre-qualifying contractors for the construction phase of the project.
- Budget
- Expenditures

Measure AA (reports included with agenda)

- Project Schedule: The District is completing the design phase for the Media and Technology project which will house KCRW, the Communications Department and Entertainment Technology. It consists of three separate projects – remodel of the existing building, a new building for KCRW and a new parking structure.
- CO Architects has been selected for the Information Technology Relocation project.
- Gensler has been selected as the architect for the Replacement Health/PE/Fitness/Dance Building.
- The next phase of the 2010 Facilities Master Plan Update process is underway with the release of the draft Master Plan and the Draft Environmental Impact Report (EIR). There is a 45-day review period for public input before the report is submitted to the Board of Trustees for approval. A traffic study related to the AA projects included in the EIR reveals that 40 percent of SMC students arrive at the college by public transit.

Bond Sales/Expenses Report

The District issued the sale of \$111 million worth of bonds (\$11 Measure U, \$100 million Measure AA) with very favorable rates.

Acquisition of Property

The Board of Trustees authorized the District to purchase property adjacent to Fosters Freeze on Pico with Measure AA funds, and the purchase is currently in the Escrow phase.

Assembly Bill 32 Considerations

In response to a question about how Assembly Bill 32 (the Global Warming Solutions Act of 2006) impacts the college's construction projects, it was reported that California Community Colleges, including SMC, have already implemented policies for construction which in many cases are more stringent than those in AB 32. Staff was asked to provide additional information on this topic.

6. ELECTION OF OFFICERS FOR 2010-2012

Bruce Sultan was elected Chair, 2010-2012

Paul Leoni was elected Vice-Chair, 2010-2012

7. INFORMATION – Expiring terms of members of the Citizens’ Bond Oversight Committee

The terms of the following members of the Citizens’ Bond Oversight Committee are expiring effective July 1, 2010 and are eligible for reappointment for a second two-year term:

Ben Allen
Ilda Jimenez y West
Christine Thornton
Cameron Henton*

**The student representative may serve up to six months following graduation*

The terms of the following members of the Citizens’ Bond Oversight Committee are expiring effective July 1, 2010 and are not eligible for reappointment:

Ralph Erickson
Sylvia Rose

The Board of Trustees will follow a recruitment and application process to appoint/reappoint members to fill the vacancies. It is expected that the vacancies will be filled by the CBOC meeting in July.

8. SCHEDULE OF MEETINGS, 2010-2011

Wednesdays at 8 a.m.
July 21, 2010
October 20, 2010
January 19, 2011
April 20, 2011

9. ADJOURNMENT - 9:05 p.m.

The next meeting of the Citizens’ Bond Oversight Committee will be held on Wednesday, July 21, 2010 at 8 a.m. at a Santa Monica College location.

The SMC Bond Program website can be accessed at: www.smcbondprogram.com