



## Southwestern Community College District

### Proposition R Citizens' Bond Oversight Committee

March 21, 2012

#### MINUTES

#### 1. CALL TO ORDER – ROLL CALL

The meeting was called to order at 5:30 p.m. and a roll call was taken.

Members Present: Dave Adams, Joe David Casillas, Thomas Davis, Nicholas Segura, Jr.,

Members Absent: Claudia Duran, Matt Kris, Ditas Yamane

Staff Present: John Brown, Director of Facilities, Operations and Planning  
Bob Temple, Consultant, Business & Financial Affairs  
Dr. Melinda Nish, Superintendent/President  
C.M. Brahmbhatt, Interim Vice President for Business & Financial Affairs

#### 2. PUBLIC COMMENT

None.

#### 3. PROP R NEW LOOK 2025 (ENCLOSURE)

Bob Temple spoke to the Prop R New Look 2025 PowerPoint presentation.

Casillas asked if the forensic report was a result of the Governing Board requesting investigation into all contracting procedures, etc. Temple: yes. A brief overview of the Focused Special Review was conducted by Temple via PowerPoint.

Davis: stated that Seo had no legal standing as a consultant – no subpoena power. He feels that Seo did not speak with all those individuals involved. Temple replied that Seo was unable to reach Dr. Chopra and Henry Amigable declined to speak with him. Davis feels there is a lot of hearsay (Temple replied that there is no hearsay) and just emails that were put together and conclusions made. His name (Davis) appears a couple of times in the report as being part of the committees that selected BCA Architects and Echo Pacific. He recollects that the instructions given to the committee that the process was as open and transparent as any other selection process. There was some screening and initial numbers of contractors vying for the architecture and construction contracts had been narrowed down and by the time it got to the committee the presentation was advertised and put on the District website. The rules were made by the individuals who are no longer with the District and are being judged as possibly being improper. The decisions that are being made now by the present administration will affect Prop R funds etc. from that standpoint where this committee is supposed to oversee finances. Dr. Nish has said a number of times that the Corner Lot has been cancelled and he (Davis) is rather sensitive to this decision because of his

involvement and doesn't feel that the decision was made (by being properly weighed) to cancel the project. He is concerned that this decision will disturb many in the community.

Nish: true that there is a perception issue, but she has not said that the Corner Lot Project has been 'cancelled'. What she has said is that the Governing Board instructed staff to sever contracts with both Seville and BCA. We are not writing anything off – everything we paid for – we received work for that payment. Negotiations are taking place with BCA and Seville. We do not believe that a lot of the assumptions that drove the Corner Lot plans were made with the best of judgment and many of those assumptions have changed because of the projections that were put in the Educational Master Plan were based on a reality that is not accurate today. The last Educational Master Plan was done in 2007. Growth projections have grossly changed. The public perception needs to be addressed and we need to explain what we are doing. There needs to be a lot of Public Relations work done to correct the perception of the public. The conditions that were present during the last Educational Master Plan need to be revisited as so much has changed and needs to be updated and a new plan updated.

Temple: all of Seo's findings were results from interviews or public documents and record – no hearsay was in the report. The issue with the CM at Risk, Architectural Contract with BCA, and the contract with Seville – issues were with the procurement process not the work performed.

Temple: Corner Lot every professional who has been involved with building college campuses who has looked at the plans has asked why this is an administrative center instead of serving students. Cannot build retail with tax exempt bond funds. Must pay for construction of retail with taxable Prop 39 Bonds, which we did not issue.

We plan to hire a firm to prepare an Educational Master Plan and update that to identify what is needed in order to move forward. Facilities Master Plan is created in synch with the Educational Master Plan.

Technology is a very high priority in the planning process.

This New Look is a one year process that will prepare us for moving forward.

#### **4. PROP R PROJECT CONTROLS IN THE DIGITAL AGE (ENCLOSURE)**

John Brown spoke in detail about the PowerPoint Presentation.

#### **5. PROP R ORGANIZATION AND STAFFING 2025 (ENCLOSURE)**

John Brown spoke in detail about the PowerPoint Presentation. This included a number of 'proposed' scenarios for possible future staffing for Prop R.

#### **6. UPDATE ON CURRENT PROJECTS (ENCLOSURE)**

John Brown spoke and provided additional details regarding the PowerPoint Presentation. The suspension of the Corner Lot Project was discussed.

C.M. Brahmbhatt spoke about the 30 classroom concept (the Corner Lot Project would free up 30 classrooms for instructional purposes). When looking at the college needs, this year we have lost 7.6% of our FTES from the state. Next year we may lose another 5.5% if the tax increase does not pass. Therefore we are looking at significant impact on the FTES for the future of SWC. Spending the funds on the 50 year old buildings (remodels) is not the best way to be energy efficient, and

have state-of-the-art classrooms on the campus. This will be best served by going through the process of revising our Educational Master Plan now and looking at what our needs are for the future. Based on this we may reconsider what will be done with the Corner Lot. The Educational Master Plan and the Facilities Master Plan will be closely followed in order to spend more wisely to meet the college and community needs. Currently the planning design goes through 2034-35. This is too long and we would like to compress this to be completed in 2025 instead. Casillas asked how this change would be communicated to the community.

President Nish informed the committee that shortly following her arrival hired a temporary firm to handle the PR consulting work until a new Public Information Officer has been hired. The newly hired PIO will begin April 2, 2012. The 'Prop R New Look' addresses a media campaign to immediately address the public. The advertisements are written, Op Ed pieces are written, video is written and will be shot tomorrow, Op Ed pieces are going to newspapers tomorrow. Full page ads are very costly (Union Tribune) the local newspaper (Star News) is more cost efficient. This is the first wave to go out. Formulating the PR for Prop R is a top priority so every phase is reported to the public.

Adams stated his main concern is how to convince the public to walk away from \$4M and chalk it up to experience.

Brahmbhatt – the public needs to consider 1) the value of the plan is in question, and 2) the location of the building is on a storm drain and the cost to reroute the storm drain we are looking at a multi-million dollar cost for the college that is unnecessary if nothing is built there. It is better to realize the early mistake and not go forward with the plan as it is now. But we will be compressing the plan to cut 10 years. All the funds that we would have spent from 2025 through 2035 with inflation we will have used the funds available more wisely.

Temple - apparently no study was conducted regarding staffing of corner lot (custodial, energy, etc.)

Brahmbhatt - the Educational Master Plan will identify the needs and help with future decisions.

Segura stated that he agrees that the Prop R New Look 2025 is a good plan and believes that starting over is the best thing to do.

## **7. STATUS OF GOVERNING BOARD INTERNAL INVESTIGATION**

This item was addressed during agenda item #3.

## **8. FUTURE MEETING SCHEDULE**

- June 20, 2012
- September 19, 2012
- December 19, 2012
- March 20, 2013

## **9. OTHER ITEMS**

The District needs to advertise for the three positions on the CBOC that are terming out: Adams, Duran, Yamane.

## **10. COMMITTEE COMMENTS / REQUESTS**

None.

## **11. ADJOURNMENT**

The meeting was adjourned at 7:17.