

WEST KERN COMMUNITY COLLEGE DISTRICT CITIZENS' OVERSIGHT COMMITTEE MEETING

May 3, 2006

The regular quarterly meeting of the Citizens' Oversight Committee of the West Kern Community College District was called to order at 4:03 p.m. by Chairman Neil Sawyer. Other Committee Members present were Andy Anderson, Dawn Cole, Fern Garratt, Don Koenig and Michael Long. Superintendent/President Dr. Roe Darnell and Secretary Shelley Klein were also in attendance.

INTRODUCTION OF NEW COMMITTEE MEMBER

Dr. Darnell reported that Committee Member, Emmanuel Campos, had resigned due to his plans to relocate to Texas. In response to the vacancy, at their meeting held April 12, 2006, the WKCCD Board of Trustees appointed Mr. Michael Long, consultant and local businessman, to the committee as the local business representative. Dr. Darnell introduced Mr. Long to the committee and members of the audience.

APPROVAL OF MINUTES

On a motion by Don Koenig, seconded by Fern Garratt and unanimously carried, the minutes of the meeting held February 1, 2006 were approved.

CONSTRUCTION PROJECTS STATUS UPDATE

Vice President of Administrative Services, Willy Duncan, presented an update on the status of the following projects:

Child Development Center

The progress of this project is noticeable. The concrete foundation has been laid and the exterior walls of the Child Development Center have been framed.

Remodel for Efficiency of Administration/Library/Learning Resource Center

The WKCCD Board of Trustees approved an award of bid to the construction firm of S.C. Anderson for the RFE of the Administration/Library/Learning Resource Center project. Addington Partnership Principal Architect, Kevin Cobb, has been working with representatives of the firm daily as they prepare to begin construction on or about June 1, 2006.

Science Modernization

The plans for the Science Building modernization have been forwarded to the Department of State Architects for their review.

Construction Project Status Update (continued):

Transition to Independent Living Center

The TIL Center Project has received considerable interest by the state and, as a result, the timeline and probability of funding for this particular project is encouraging.

Swing Space Phase II (*temporary relocation of classrooms and offices*)

In view of the likelihood of the Science Building Modernization project beginning on or about January 1, 2007, and the possibility of the TIL Center project beginning earlier than originally scheduled, planning for the second phase of swing space has been underway. Because classroom space is in great demand, the current thought is to purchase modular buildings which would be built to specification to be located in front of the gym and at the site of the old tennis courts. When the space is no longer needed, the modular buildings would be sold. The cost to purchase and resell would be financially more advantageous than leasing.

FINANCIAL REPORTS - MEASURE A PROJECTS

Measure A General Obligation Bond Fund Financial Report

Mr. Jim Nicholas, Director of Business Services, distributed and reviewed the Bond Fund Financial Report as of March 31, 2006, which continues to reflect an increase of net assets of \$516,454.47 to date as a result of the District's refinancing the first series of Measure A bonds in November 2005. The report indicates total liabilities and net assets of \$14,525,068.63. The Statement of Revenues, Expenditures and Changes in Fund Balance reflect a much higher amount of capital expenditures due to moving up the timeline on several projects such as the Vocational Building. Included in the report are the Statement of Net Assets, Statement of Revenues, Expenditures and Changes in Fund Balance, Statement of Cash Flows, Reconciliation Statement and Notes (copies attached to official minutes).

FACILITIES MASTER PLAN REVIEW

Kevin Cobb, Principal Architect with the Addington Partnership, noted that the duplicate tracking of Measure A expenditures by his firm and the District continue to balance. He then distributed the Facilities Capital Improvement Plan Completion Recap @ 4/25/06, Overall Budgets @ 5/3/06, a list of FCIP Revisions (1 - 12) and corresponding site plan, and two site plan maps indicating the proposed revised locations of the Transition to Independent Living Program and Vocational Building complexes (copies attached to official minutes).

Facilities Master Plan Review (continued):

Mr. Cobb and Mr. Duncan presented a review of the facilities master plan and the issues that are mandating revisions. Among them are:

- a) TIL Program Buildings – requires relocation from original site on plan
- b) New Student Center building is not feasible with the unlikely approval of a culinary arts program – need to consider remodel of existing structure
- c) Vocational Building – the state has indicated that TC qualifies for larger building than originally planned that could include space for the Dental Hygiene Program
- d) The remodel for efficiency project is now over budget due to delays in construction starts and cost increases in materials
- e) The Performing Arts Center was removed from the master plan due to lack of community support
- f) Possibility of closing Emmons Park Drive instead of merely redirecting it
- g) Acceleration of state funding for multiple projects simultaneously

As a result of the itemized issues, the following proposed revisions to the Facilities Master Plan were outlined as follows:

- a) Overall revisions to the Master Plan provided a \$4,825,000 augmentation to the budget of the Administration/Library/LRC remodel for efficiency project
- b) \$2,415 additional Measure A funds were added to the parking lot land purchase to offset slight shortage in budgeted amount
- c) Dorm replacement project was eliminated providing a savings of \$5,047,643
- d) Swing Space Phase 2 project added to accommodate Science Building occupants during concurrent construction with remodel for efficiency project
- e) Transition to Independent Living Program Center relocated
- f) Campus Center/Culinary Center project eliminated
- g) Vocational Center relocated and expanded
- h) Dorm Renovation scope expanded
- i) Campus Center Modernization (Student Center) project expanded

Mr. Duncan reported that the proposed changes to the Master Plan will be reviewed with campus constituencies and presented to the WKCCD Board of Trustees for final approval. At that time, discussions regarding the closure of Emmons Park Drive will be formally initiated with the City of Taft. Discussion ensued regarding the overall plan and, specifically, the feasibility of a Culinary Arts Program.

Mr. Cobb reviewed the Facility Capital Improvement Plan Completion Recap and Overall Budgets. He reported that the yellow highlighting indicates changes from the previous reports, including the proposed revisions to the plan indicated above, and reflects a total financial impact to the overall budget of \$4,000.00.

ADJOURNMENT

There being no further business, Chairman Sawyer adjourned the meeting at 5:15 p.m.

Respectfully Submitted:

Shelley Klein, Secretary