



A G E N D A

SANTA BARBARA COMMUNITY COLLEGE DISTRICT

Thursday, November 15, 2012

CITIZENS' BOND OVERSIGHT COMMITTEE MEETING

4:00 pm

A218C

MacDougall Administration Building

Santa Barbara City College

721 Cliff Drive

1. Call to order
2. Public comments
3. Election of Chair
4. Election of Vice Chair
5. Measure V Bond Fund (Attachment 1)
6. Review of the 2012 Annual Report Draft (Attachment 2)
7. Project Status Report (Attachment 3)
8. Future meeting dates: Thursday, February 21, 2013; Thursday, June 20, 2013

**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 09/30/2012**

	BUDGET	ACTUALS	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Complete
		TOTAL as of 09/30/2012				
REVENUE						
Bond proceeds	62,000,000.00	47,000,000.00	15,000,000.00		15,000,000.00	
Interest	1,319,880.00	1,263,414.10	56,465.90		56,465.90	
TOTAL REVENUE	63,319,880.00	48,263,414.10	15,056,465.90	0.00	15,056,465.90	
EXPENDITURES						
4600 – Bond Administration	3,115,567.77	2,949,663.72	165,904.05		165,904.05	
6531 – Air Handler Student Services	125,000.00	0.00	125,000.00		125,000.00	
6555 – Horticulture Fencing And Path ADA	89,583.92	89,583.92	0.00		0.00	X
6561 – Paint IDC & Bus Comm	167,042.06	167,042.06	0.00		0.00	X
6567 – High Tech School of Media Arts	665,477.17	665,477.17	0.00		0.00	X
6576 – East Campus All-Weather Bus Stop	2,500.00	2,500.00	0.00		0.00	X
6582 – Drama Music Modernization	19,281,095.48	17,078,524.59	2,202,570.89	9,291.00	2,193,279.89	
6586 – Luria Conference and Press Center	1,246,459.31	1,203,117.63	43,341.68		43,341.68	
6587 – Bridge Seismic Eval and Repairs	4,565,235.89	4,548,964.84	16,271.05		16,271.05	
6599 – Portable Building Swing Space	1,467,475.49	1,467,475.49	0.00		0.00	X
6611 – Install Electronic Locks	290,546.38	141,877.22	148,669.16	50,859.85	97,809.31	
6619 – Update ADA Compliance	6,917.56	6,917.56	0.00		0.00	
6633 – EBS Hazardous Materials Storage	10.88	10.88	0.00		0.00	X
6637 – Early Learning Ctr. Modernization	185,355.66	185,355.66	0.00		0.00	X
6638 – Cafeteria Grease Trap & GDR Drains	75,000.00	475.00	74,525.00		74,525.00	
6639 – Pigeon Decontamination	64,524.56	64,524.56	0.00		0.00	X
6640 – Replace Bleacher Seating LaPlaya	2,204.76	2,204.76	0.00		0.00	
6643 – Repair and Refinish Trellis	164,307.06	164,307.06	0.00		0.00	X
6644 – Pershing Park Softball Upgrade	618,174.73	618,174.73	0.00		0.00	X
6645 – Upgrade Energy Mgmt System	202,621.89	202,621.89	0.00		0.00	X
6646 – Replace Doors Sports Pavilion	221,416.70	221,416.70	0.00		0.00	X
6647 – Replace HVAC units ECC1-15	56,139.57	56,139.57	0.00		0.00	X
6648 – Replace Locker room lockers	38,887.90	38,887.90	0.00		0.00	X
6649 – Landscape ramps, 3rd Flr La Playa	83,082.12	83,082.12	0.00		0.00	X
6650 – PE-paint hallways 1st & 2nd floors	24,418.29	24,418.29	0.00		0.00	X
6651 – PE recarpet team/locker rooms	8,227.92	8,227.92	0.00		0.00	X
6653 – Sports Pavilion handrail walkway	7,700.00	7,700.00	0.00		0.00	X
6655 – PE - paint exterior	82,683.11	82,683.11	0.00		0.00	X
6659 – PE - Repair patio at Gym entry	50,000.00	0.00	50,000.00		50,000.00	
6660 – Emergency Notification System	259,001.86	259,001.86	0.00		0.00	X
6662 – LRC Heating install reheat system	22,497.50	997.50	21,500.00		21,500.00	
6663 – LRC Remodel	1,009,335.87	759,826.25	249,509.62	68,586.08	180,923.54	
6665 – MDT resurface driveway	36,966.00	36,966.00	0.00		0.00	X
6666 – MDT new carpet	8,519.00	8,519.00	0.00		0.00	X
6667 – PE upstairs locker room	2,290.00	2,290.00	0.00		0.00	
6668 – OE 180 replace heating system	24,764.00	24,764.00	0.00		0.00	X
6671 – Campus Center repair columns	4,143.96	4,143.96	0.00		0.00	
6672 – ECC & ESL Roofing	61,964.56	61,964.56	0.00		0.00	X
6675 – Replace urinals,toilets, & fountain	110,821.97	110,821.97	0.00		0.00	X
6677 – La Playa Track & Field Replacement	2,343,170.26	2,343,170.26	0.00		0.00	X
6678 – Schott Ctr parking lot resurface	20,000.00	0.00	20,000.00		20,000.00	
6680 – Snack Shop East Campus	300,000.00	0.00	300,000.00		300,000.00	
6681 – Snack Shop West Campus	262,225.00	934.28	261,290.72	37,775.00	223,515.72	
6682 – Student Services replace carpet	46,834.61	46,834.61	0.00		0.00	X
6684 – HRC,MDT,Admin elevator upgrade	121,213.00	121,213.00	0.00		0.00	X
6685 – Upgrade Emergency Phone System	75,000.00	65,301.65	9,698.35		9,698.35	
6686 – Oak restoration video surveillance	133,454.02	133,454.02	0.00		0.00	X
6687 – Wake Cosmetology Conversion	69,695.41	58,867.17	10,828.24	8,639.12	2,189.12	
6688 – Wake - resurface parking lot	126,616.09	126,616.09	0.00		0.00	X
6694 – Generator Supported Services	108,822.05	108,822.05	0.00		0.00	X
6695 – GDR Interior Upgrade	85,425.63	85,425.63	0.00		0.00	X
6696 – Physical Science Repair Columns	60,062.97	62.97	60,000.00		60,000.00	
6697 – Energy Management system PHASE II	1,598,106.00	1,598,106.00	0.00		0.00	X
6698 – East Campus Water systems Upgrade	1,971,277.65	81,733.50	1,889,544.15	28,251.30	1,861,292.85	
6699 – Network Infrastructure	500,000.00	500,000.00	0.00		0.00	X
6700 – Humanities Modernization	17,832,846.37	1,570,051.26	16,262,795.11	13,246,860.00	3,015,935.11	
6701 – Portable Building Permitting	199,034.45	147,919.01	51,115.44	10,561.55	40,553.89	
6702 – Campus Center Modernization	1,919,051.00	324,379.01	1,594,671.99		1,594,671.99	

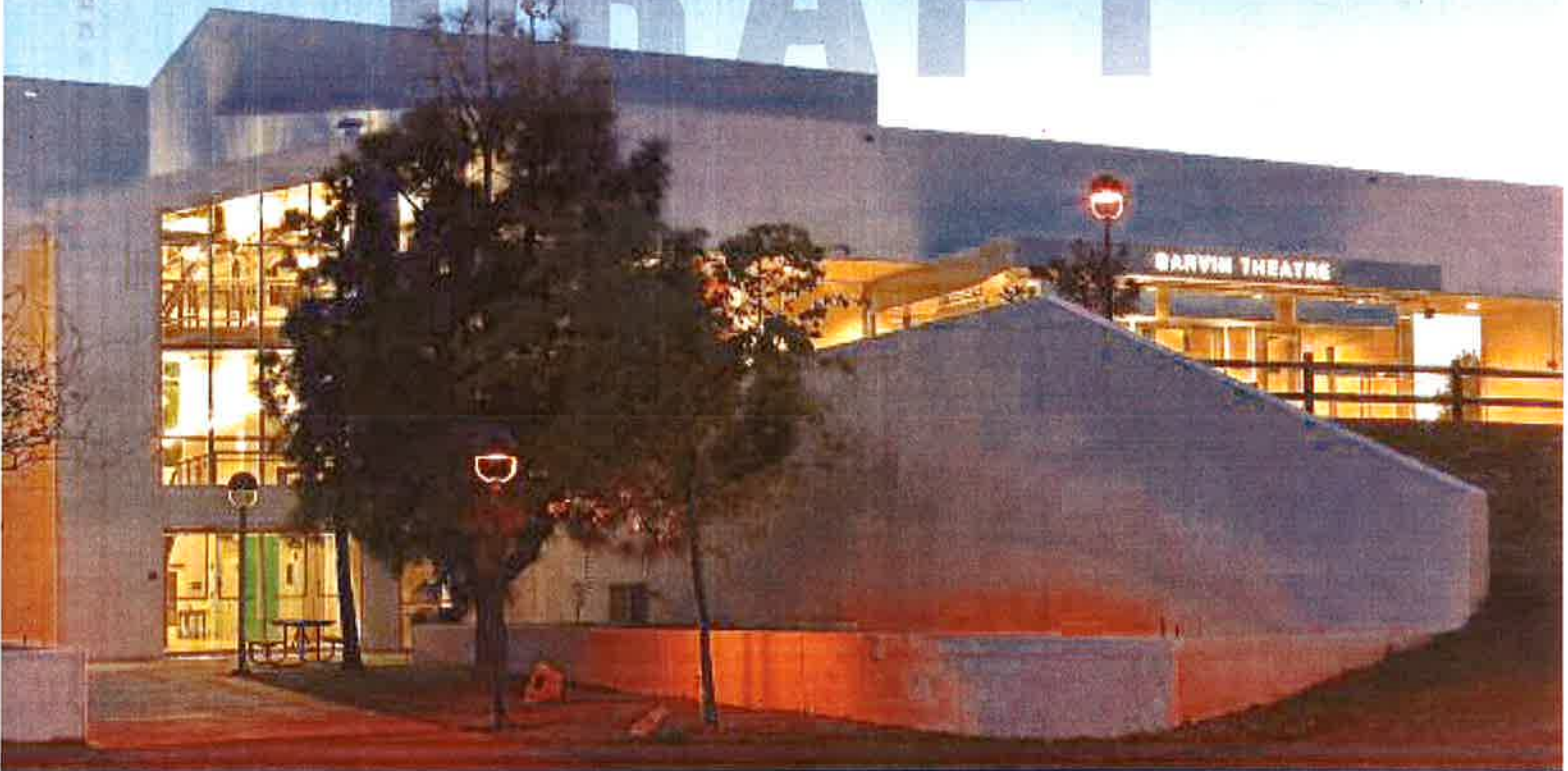
**SANTA BARBARA COMMUNITY COLLEGE DISTRICT
MEASURE V BOND FUND
REVENUE and EXPENDITURES
As of 09/30/2012**

	BUDGET	ACTUALS	Remaining BUDGET after Expenditures	Encumbrances	Remaining BUDGET after Expenditures and Encumbrances	Project Complete
		TOTAL as of 09/30/2012				
6703 – Parking Pay Stations	128,977.76	128,977.76	0.00		0.00	X
6704 – ECC Exterior Paint	15,250.84	15,250.84	0.00		0.00	X
6722 – Humanities Swing Space	954,855.99	875,502.60	79,353.39	7,057.36	72,296.03	
TOTAL EXPENDITURES	63,319,880.00	39,683,291.16	23,636,588.84	13,467,881.26	10,168,707.58	
REVENUE less EXPENDITURES	0.00	8,580,122.94				

2012

Annual Report to the Board of Trustees

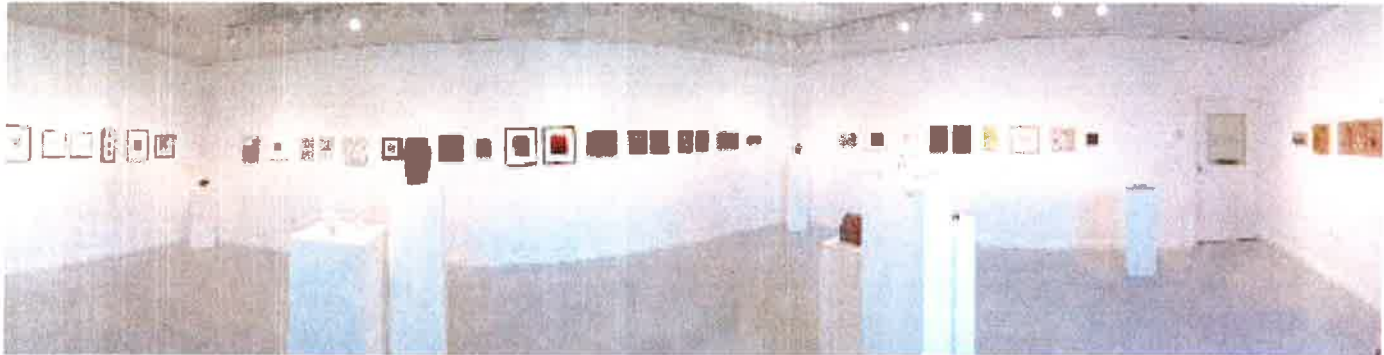
DRAFT



**Bond Measure V
Citizens' Oversight Committee**

**SB
CC**
SANTA BARBARA
CITY COLLEGE

Attachment 2



Contents

SBCC District Board of Trustees.....2	Report on Independent Financial and Performance Audits7
Letter from the Chair3	Financial Compliance Confirmation.....7
Executive Summary.....4	Oversight Committee Activities7
Citizens’ Bond Oversight Committee Members.....5	Measure V Project Status8
Bond Measure V Overview.....5	Capital Construction Projects8
The Role of the Citizens’ Oversight Committee.....6	Major Deferred Maintenance Projects9
Period Covered by the Report.....7	

SBCC District Board of Trustees

Santa Barbara Community College District Board of Trustees

Dr. Peter Haslam — *President*

Ms. Lisa Macker — *Vice President*

Mr. Luis Villegas

Ms. Marty Blum

Ms. Marsha Croninger

Mr. Morris Jurkowitz

Ms. Joan Livingston

Mr. Ixel Negrani — *Student Trustee*

Superintendent/President
Dr. Lori Gaskin

Letter from the Chair

February 17, 2013

As Chair of the Measure V Citizens' Oversight Committee, it is my pleasure to once again present the Measure V Annual Report to the Board of Trustees of the Santa Barbara Community College District. Upon passage of Measure V, the Board of Trustees established this committee in compliance with Education Code Section 15278 and Proposition 39. Our first meeting was held on November 6, 2008 and we have since met thirteen times. As the members of the Board are aware the committee membership has changed as of November 2012. I welcome the new members and wish to express my heartfelt thanks to the outgoing members who include Edward Heron, Mark Levine and Student member Ola Smith.

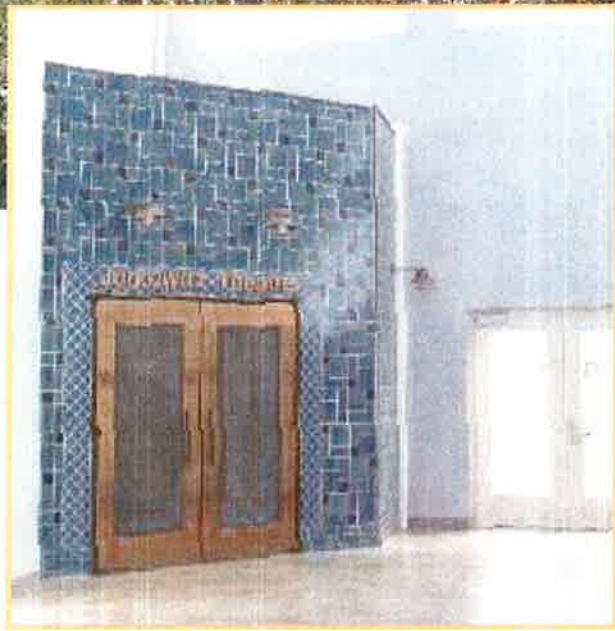
As in the past, the meetings of the Citizens' Oversight Committee have been well-organized and informative. Information presented and reviewed at each meeting includes the most recent Financial Reports, updated Project Expenditure Summaries, and general Project Construction Updates. SBCC Staff and Administrators have been very helpful in providing timely information to the Committee as well as responding to the Committee's questions. As a Committee, we are excited about all of the projects completed, those currently under construction as well as those that are planned for the future. On behalf of the District, this Committee would like to express its gratitude to the voters of the community, without whom the Measure V Bond Construction Program would not exist.

It is our opinion, based upon the Committee's oversight activities and a review of the independent financial and performance audits, that the District is in compliance with the requirements of Article XIII A, Section 1(b)(3) of the California Constitution. With the presentation of this Annual Report, the Bond Oversight Committee members assure voters that Measure V Bond expenditures have been properly made and have been utilized for projects consistent with those identified in the bond measure. It is our sincere hope that you will find this Annual Report informative and comprehensive.

Sincerely,

Chair Signature here

TBD, Chairperson



Executive Summary

Several projects were completed in 2012 (notably, the Drama/Music Modernization, the Upgrade to the Energy Management System and the Emergency Notification System Projects), some were constructed throughout the year (the Learning Resource Center Refurbishment and the Humanities Swing Space Projects), a number of projects began construction, while still others were developed through the planning and design process. The following pages present updates on projects that have been completed or are under construction, several of which were also featured in previous years' Annual Reports, as well as information on new and upcoming projects.

During 2012, there were three Citizens' Oversight Committee meetings, at which all aspects of ongoing and upcoming projects were presented. In addition, **committee members visited some of the projects to see the progress first hand.** The committee is excited about the progress **to date and looks forward to completion of the projects underway.** The committee also welcomes members of the public to **its meetings, and encourages everyone to continue supporting SBCC and Measure V** through completion of the projects **and beyond.**

The Citizens' Oversight Committee **remains committed to the success of the College and will continue to monitor and provide reports on the status of the Measure V Bond Program.** Through the judicious use of Measure V Funds, the Bond Program will allow SBCC to continue to educate students and prepare for the future by replacing and supplementing existing College infrastructure.



Bond Measure V Overview

Measure V is the Santa Barbara City College Construction Improvement Bond Measure passed on the June 3, 2008 ballot. Measure V asked voters to approve a \$77.2 million bond. Funding from the bond will help the College modernize technology, upgrade the deteriorating infrastructure of aging classroom and office buildings, and improve existing teaching and learning environments.

Measure V was presented under the provisions of Proposition 39, requiring that at least 55% of voters approve a measure for its passage. Measure V received over 70% approval.

Trustees' Bond Oversight Committee Members

Current Board Members

Sally Green, Community-at-Large (Vice Chair) (2nd Term ends Nov. 2014)

TBD, Taxpayer Organization (Two Year Term Beginning Nov. 2012)

Lee Moldaver, Organization Supportive of the College (2nd Term ends Nov. 2014)

Joe Bailey, Community-at-Large (2nd Term ends Nov. 2014)

TBD, Business Organization (Two Year Term beginning Nov. 2012)

TBD, Senior Citizen Group (Two Year Term beginning Nov. 2012)

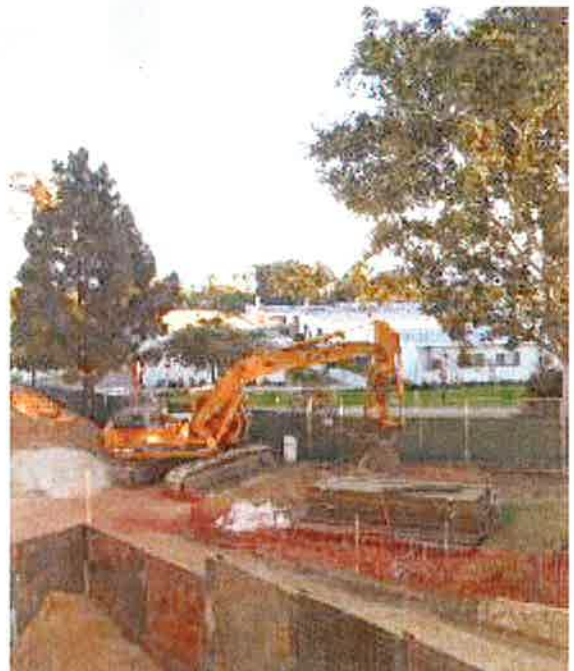
TBD, Student Representative (One Year Term beginning Nov. 2012)

Former Board Members

Edward Heron, Business Organization (Chair) (2nd Term ended Nov. 2012)

Mark Levine, Senior Citizen Group & Foundation for SBCC (2nd Term ended Nov. 2012)

Ola Smith, Student Representative (One Year Term ended Nov. 2012)



Past Meetings

November 6, 2008
February 19, 2009
June 18, 2009
November 12, 2009
February 18, 2010
June 17, 2010
November 10, 2010
February 17, 2011
June 16, 2011
November 8, 2011
February 16, 2012
June 21, 2012
November 1, 2012

Planned Meetings

February 21, 2013
June 20, 2013

Schedule of future meetings available on www.sbcc.edu— Measure V website.

The Role of the Citizens' Oversight Committee

As promised to the voters, and as required by law, the Santa Barbara Community College District Board of Trustees has adopted a resolution establishing the Measure V Citizens' Oversight Committee. There are seven established seats on the committee, the required minimum under the laws governing the establishment and implementation of the Citizens' Oversight Committee.

Members are selected based upon criteria established by Proposition 39:

- One active member from each of the following: a business organization representing the business community located in the district; a senior citizens' organization; a bona-fide taxpayers' association; a support organization for the College; and, a student enrolled in a community college support group.
- Two members of the community at large.

Members of the Citizens' Oversight Committee are appointed for one- or two-year terms and may not serve more than two consecutive terms.

Members serve on the committee without compensation. The committee is an advisory committee, and does not have a legal capacity independent from the District. The duties of the committee are to review expenditures, to inform the public, and to provide an Annual Report to the Board of Trustees in an open session at a Board meeting.

Meetings are scheduled as indicated on the previous page. Meetings are held in the Luria Conference and Press Center on the College's East Campus, 721 Cliff Drive, Santa Barbara. All Committee meetings are open to the public and are subject to the provisions of the Brown Act.





Period Covered by the Report

To accurately reflect the information contained in the audited financial report, the financial analysis section of this report covers the time period from July 1, 2011 to June 30, 2012.

Report on Independent Financial and Performance Audits

The District has received, and the Citizens' Oversight Committee has reviewed, the financial and performance audit for the Measure V Bond Construction Fund for the fiscal year ending June 30, 2012. Glenn, Burdette, Phillips & Bryson, an independent auditing firm, prepared the report to comply with Proposition 39 accountability within the California Constitution. The report stated:

"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Measure V Bond Construction Fund of the Santa Barbara Community College District as of June 30, 2012, and the results of its operations for the year then ended, in conformity with accounting principles generally accepted in the United States of America."

Financial Compliance Confirmation

All expenditures authorized by Measure V have been reviewed by the Citizens' Oversight Committee to ensure that the money was spent only on improvement projects as required by Proposition 39. All funds expended from Measure V will be audited annually by an independent accounting firm.

The Citizens' Oversight Committee has reviewed expenditures and projects, and finds that the District is in compliance with Article XIII A Section 1(b)(3) of the California Constitution and consistent with the District's approved Measure V local bond measure.

Oversight Committee Activities

Over the past year, the committee has been an active participant overseeing Measure V expenditures and activities. The committee has reviewed various budget and project issues. In accordance with Proposition 39, the committee has regularly reviewed bond expenditures, as well as the independently conducted financial and performance audits.



Measure V Project Status

For purposes of reporting current activity on the projects contained within the Measure V Bond Program, this report covers the calendar year ending December 31, 2012.

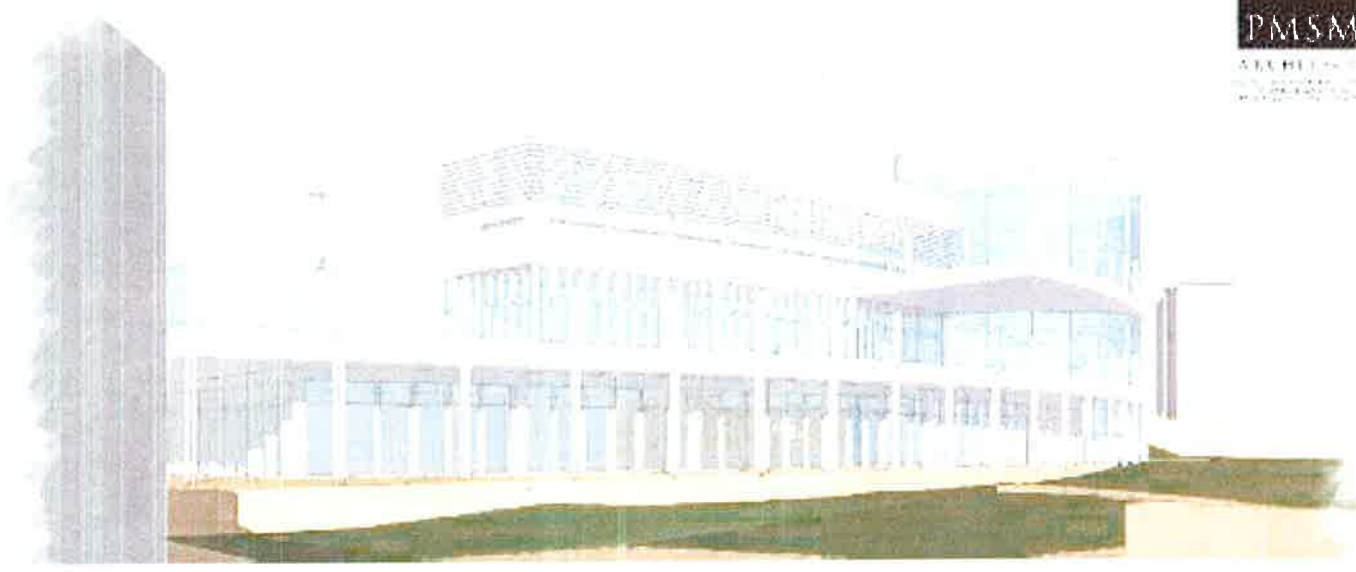
Capital Construction Projects

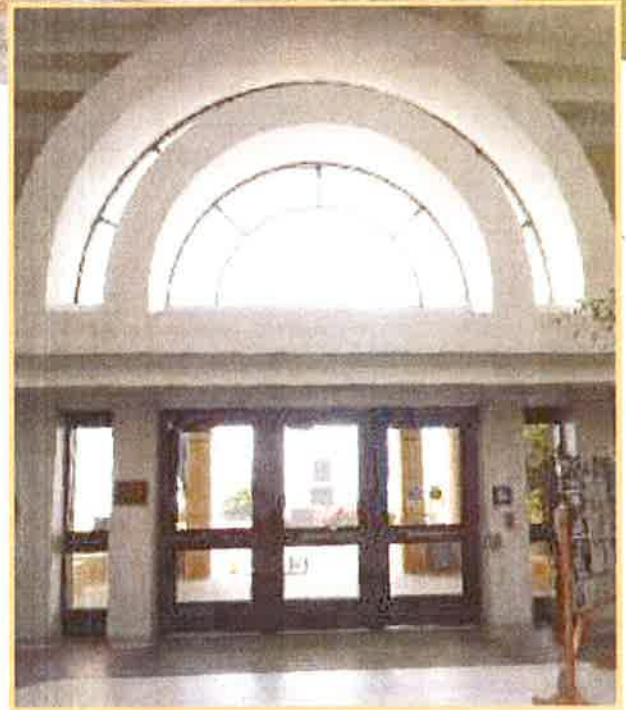
Humanities Building Modernization (Under Construction)

As noted previously, State funding is not available for this project, therefore all funding is from Measure V. The College hired an architect to perform planning, design, Department of State Architect (DSA) processing, and construction administration of the Humanities Modernization project. Extensive meetings were held with representatives of the user groups throughout the design and permitting process. Final DSA approval was received in December 2011. The College is utilizing a Lease-Lease Back project delivery method for the construction of the project. Construction began in September and is anticipated to be complete in October 2013. Once complete this project will greatly improve existing teaching facilities, provide additional accessibility and restroom space, and replace aging and outdated technology, along with other building-wide improvements.

Campus Center Replacement (In Design)

The College hired PMSM Architects to perform a feasibility study, preliminary design, cost estimate, and preparation and submittal of a Final Project Proposal (FPP) to the State Chancellor's Office. The completed study determined that cost to renovate the existing building was nearly equal to the cost to replace it. It was therefore decided to proceed with a design to replace the building. The Program Team and College Administrators held meetings with user group representatives to plan and develop the new building design which serves as the basis for the FPP. The FPP was successfully submitted to the State Chancellor's Office on August 1st.





Major Deferred Maintenance Projects

West Campus Snack Shop Remodel (Under Design)

In order to increase customer flow capacity, the District is undertaking a project to improve the West Campus Snack Shop. The project will modify the current layout of the snack shop and includes removal of indoor seating to provide a more customer friendly environment. No modifications are planned for the food preparation area however much of the display and dispensing equipment will be replaced. Concurrent improvements by the College will be made to improve outdoor seating areas. This project involves no State funding. Construction is anticipated to occur over Summer 2013.

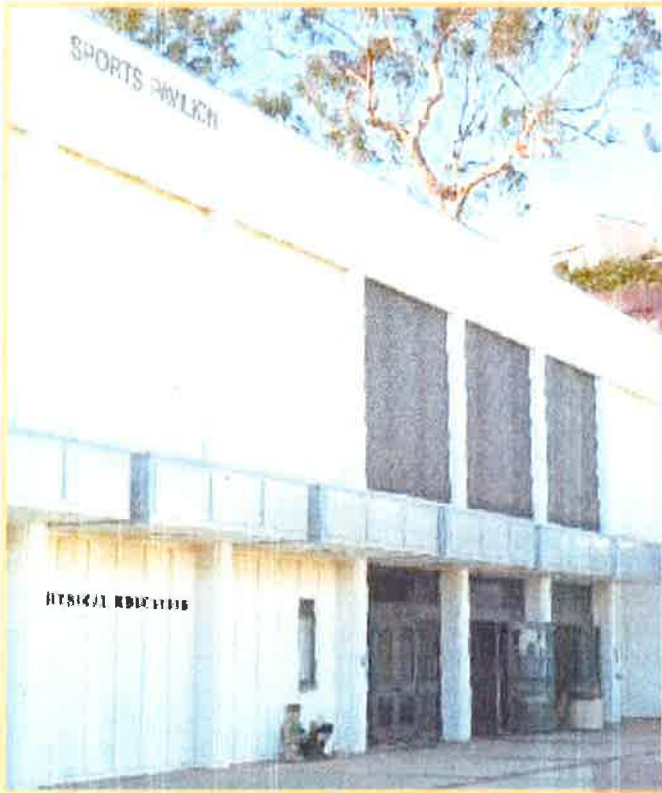
Learning Resource Center (LRC)

Interior Improvements (Under Construction)

This renovation project, which involves no State funding, essentially consists of replacing finishes such as carpet and paint, reconfiguring the check in desk, converting a large media storage area into a new group study area, replacing and reconfiguring all computer stations and improving storage efficiency of media and equipment. At the completion of the Spring semester all furniture, equipment, computers and instructional materials were packed up and successfully relocated to either storage or temporary swing space. Construction began on schedule in May and successfully reached substantial completion for the start of the Fall semester. Original scope of lobby upgrades that was previously value engineered out of the project was able to be re-included due to lower than estimated bids and minimal added cost from changes during construction.

Wake Center Cosmetology Conversion (Under Design)

The Cosmetology department programs are currently housed in an off-campus location which is leased annually by the District. The project proposes to relocate the Cosmetology program to the Wake Center. The proposed location is a space formerly used by culinary programs which provides adequate utility infrastructure for the Cosmetology programs needs. The College has contracted with KBZ Architects to prepare a preliminary design and associated cost estimate to determine the feasibility of completing the project. This project involves no State funding.



Replace Doors at the Sports Pavilion (Completed)

The project consists of replacing damaged doors throughout the facility as well as replacing hardware on existing doors and installing exterior electronic locks on certain doors. Many of the doors and door frames that needed to be replaced were original to the construction of the building and were no longer plumb nor operated properly.

Humanities Swing Space (Completed)

The Humanities Swing Space project consists of building and site modifications to nineteen modular buildings throughout the east and west campuses to prepare for temporarily housing the programs and departments currently located in the Humanities building. The majority of the work is to provide the systems and infrastructure for the incoming programs, ranging from plumbing and waste systems for the temporary ceramics and sculpture yard under the pedestrian bridge to the data cabling and power for the computer labs. Construction began in April and continued throughout late Spring and early Summer. Occupants of the Humanities building were successfully relocated to the swing space for the start of summer school classes so that construction could begin on the Humanities Modernization project.



Keyless Entry/Electronic Locks (Under Construction)

The College continues to install electronic locks and keyless entry systems throughout the campus. To date, the locks have been installed in portions of the Administration Building, the Physical Sciences Building, the Luria Conference and Press Center, and the Drama/Music Building. The next phase involves installation in the IDC, Student Services and additional areas within the Administration Building

Environmental Horticulture Garden Improvements (Completed)

The project consists of the installation of a stone walking path through the majority of the garden and a circular seating area at one of the main entries to the garden. The project provides a more accessible path through the garden and allows visitors to enjoy the recent upgrades and beautiful setting created by the Environmental Horticulture department.



Emergency Notification System (Completed)

The project includes the design and installation of a Campus-Wide Emergency Notification System, which enables the Administration to communicate directly with all classrooms throughout campus as well as provide the ability to broadcast emergency messages to all classrooms.



Ongoing Deferred Maintenance Projects:

- Patio Repair at Gym Entrance
- Reheat System at the Learning Resource Center
- Disabled Access Upgrades
- Portable Building Permitting
- Student Services Air Balance Testing and Improvements

Completed Deferred Maintenance Projects

- Interdisciplinary Center—Paint Exterior
- Business Communications Building—Paint Exterior
- Kinko’s Early Learning Center Improvements
- West Campus Parking Structure Pigeon Deterrence
- Student Services and Physical Science Buildings Trellis Repair and Refinish
- Campus-Wide Energy Management System (EMS) Ph 1
- ECC 1-15—Replace HVAC Units
- Landscape Improvements at Ramps and La Playa Stadium
- Sports Pavilion Hallways and Lobby Interior Painting

- Handrail at Sports Pavilion Upper Walkway
- Physical Education Building—Paint Exterior
- Marine Diving Technology Boat Storage Area
- New Flooring in A-183 and Marine Diving Tech Classroom
- OE-180 Replace Heating System
- ESL Roofing Repair/Replacement
- ECC Roofing Repair
- Student Services Building Carpet Replacement
- Elevator Upgrades
- Wake Center Resurface Parking Lot
- Network Infrastructure Improvements
- ECC-1, 2, 3 Exterior Painting
- Physical Education Interior Improvement Projects
- Sports Pavilion Door Replacement
- Upgrade Energy Management System
- Video Surveillance at Oak Restoration Area

This is a partial list of completed, ongoing, and upcoming projects. This list is not intended to be all-inclusive. The Measure V project list remains subject to change in order to best fit the ongoing needs of the College. The Administration and the Program Management Team will continue to ensure that the Citizens’ Oversight Committee is informed of upcoming project changes as soon as information is available.

**Santa Barbara Community College
District General Obligation Bond Expenditure Report
July 1, 2011- June 30, 2012**

**Santa Barbara Community College District
Measure V Bond Construction Fund
Balance Sheet
June 30, 2011**

Assets		
Cash in county treasury	\$	23,327,446
Accounts receivable		43,146
Total assets	\$	23,370,592
Liabilities and Fund Balance		
Liabilities:		
Accounts payable and accrued liabilities	\$	2,631,081
Due to other funds		8,420
Total liabilities		2,639,507
Fund balance:		
Restricted		20,731,085
Total fund balance		20,731,085
Total liabilities and fund balance		\$ 23,370,592



**Statement of Revenues, Expenditures, and
Changes in Fund Balance
June 30, 2011**

Revenues:		
Local revenue	\$	223,992
Total revenues		223,992
Expenditures:		
Academic salaries		22,687
Employee benefits		2,764
Books and supplies		2,764
Services and other operating expenditures		144,055
Capital outlay		14,621,923
Total expenditures		14,794,183
Excess of expenditures over revenues		(14,570,191)
Fund balance - beginning of year		35,301,276
Fund balance - end of year	\$	20,731,085

Measure V Project Status:

#6555 Horticulture Area Improvements:

- Project consists of the installation of a stone walking path through the majority of the garden and a circular seating area at one of the main entries to the garden. Project provides a more accessible path through the garden and allows visitors to enjoy the recent upgrades and beautiful setting created by the Environmental Horticulture department.
- Project was bid in November 2011 and was awarded to IWL, Inc. for \$31,200. The project is complete.

#6587 Bridge Renovation:

- The College is in the process of obtaining DSA approval of the project documents and certification for the project. On 2/28/12 college staff, project engineers and the college's DSA consultant met with the DSA Regional Manager and staff at the Los Angeles DSA office to determine the process for obtaining DSA approval and certification. It was agreed by all that the REH process as defined by the California Building Standards Code would be utilized to illustrate the compliance of the bridge design with applicable building code.
- Inertia Engineers prepared the REH report and project drawings and submitted them to DSA for review and approval in July. Inertia has now received DSA's corrections and will respond and resubmit for back check over the next 4-6 weeks.
- Once the project documents receive final approval DSA will determine what final construction documentation and actions will be required to obtain certification.

#6663 LRC Interior Refurbishment & LRC Furniture Package:

- The two projects essentially consist of replacing finishes such as carpet and paint, reconfiguring the check in desk, converting a large media storage area into a new group study area, replacing and reconfiguring all computer stations and improving storage efficiency of media and equipment.
- Both the LRC Interior Refurbishment project and the LRC Furniture Package were publicly bid in April. GRD Construction was the apparent low bidder for the Interior Refurbishment at \$352,000 (base bid) and Smart Office Interiors was the apparent low bidder for the furniture package at \$173,843. Both contracts were awarded at the April Board of Trustees meeting.
- At the completion of the Spring semester all furniture, equipment, computers and instructional materials were packed up and successfully relocated to either storage or temporary swing space in a one week time period.
- Construction began on 5/29/12 and successfully reached substantial completion on 7/25/12.
- Original scope of lobby upgrades that was value engineered out of the project was able to be re-included due to lower than estimated bids and minimal added cost from changes during construction.



PROJECT STATUS REPORT

As of November 2012

#6681 West Campus Snack Shop:

- The intent of this project is to improve the flow and usability of the West Campus Snack Shop, and to reorient the layout and convert the inside seating area into additional space for product display and sales.
- The College selected and is contracted with the local firm of Bildsten + Sherwin Design Studio (BSDS), which recently completed the design of the Gourmet Dining Room Interior Upgrade project, for the design and construction oversight of the project.
- BSDS confirmed from DSA that the project does not require DSA review due to the limited scope of the work.
- BSDS has met with the Food Services staff to review desired project outcomes in order to begin design. Construction is anticipated to begin at the end of the Spring 2013 semester and will be complete by the start of the Fall 2013 semester.

#6687 Wake Center Cosmetology Conversion:

- Through a Request for Qualifications (RFQ) process, the College selected KBZ Architects to provide professional services to determine the feasibility, preliminary design and associated construction costs for relocating the Cosmetology program from its current location in the Magnolia Center to the Wake Center.
- Several locations at the Wake Center were identified as potential sites for the Cosmetology program. After studying each area KBZ and college staff recommended the former instructional kitchen located in the Multipurpose building due largely to the abundance of utility services such as water, waste, gas and power.
- KBZ Architects met with Cosmetology staff to learn the program requirements and to study their current facility. The selected site at the Wake Center offers less square footage than the current facility but can be used more efficiently and still meet program requirements. After reviewing several proposed schemes college staff selected a layout so KBZ could develop the associated construction cost estimate.
- In July, KBZ submitted the construction cost estimate which totaled \$2.1 million.
- DSA has indicated they do not anticipate requiring a complete upgrade to the entire Wake Center site to meet accessibility and fire/life safety codes should the District proceed with the Cosmetology project and submit to DSA for project approval.

#6700 Humanities Building Modernization:

- The College Board of Trustees approved the utilization of the Lease-Lease Back project delivery method for the construction of the project on 3/22/12. A Preconstruction Services Agreement with Frank Schipper Construction Company was approved by the Board in April 2012. Schipper Construction was selected based on their excellent references, applicable and successful experience in similar size projects, and reputation within the industry.
- During the Preconstruction phase several potential construction issues were identified that were addressed through contract negotiations and value engineering. Schipper Construction submitted their Guaranteed Maximum Price (GMP) on 5/24/12 and the Board of Trustees approved the Construction Services Agreement with Schipper Construction at the June meeting for a contract amount of \$12,545,760.



PROJECT STATUS REPORT

As of November 2012

- Work began in July to abate identified hazardous materials throughout the building. Construction began on September 1st.
- During the process of obtaining California Coastal Commission (CCC) approval for an anticipated exemption for the project CCC staff identified modifications to the building which were completed in the 1980's and 1990's that had not been permitted at the time of construction. Since then college staff and Dudek, the college's environmental consultant, have been working with CCC staff to determine the process for getting these former projects approved in addition to the current project. Primary concern is regarding the removal of approximately five eucalyptus trees from the East Campus Southern Oak Woodland sensitive habitat, as designated in the Campus LRDP and PWP since 1988.
- It is currently anticipated that construction will be complete during the Fall 2013 semester so that classes may resume in the newly renovated Humanities building for the Spring 2014 semester. However delays to the project could occur due to the issues with obtaining CCC approval.

#6701 Portable Building Permitting:

- Over the last several years KBZ Architects has worked to prepare documentation to obtain DSA approval and certification for the 28 modular buildings throughout the east campus that were not originally submitted, approved or certified by the DSA. After extensive research it became apparent that the cost to the college to obtain DSA approval and certification would be prohibitive.
- In March 2012 the Board of Trustees approved an agreement with KBZ Architects to prepare a structural assessment of these 28 buildings which provides an alternate process for establishing the safety of these buildings per Education Code Section 81162.
- The resulting assessment dated 7/16/12 evaluates the structural condition, code compliance, site issues, and individual DSA approval processing status. The assessment also includes cost estimates for both refurbishing and/or replacing with new portable buildings, and for removing the buildings and constructing a new permanent building.
- The results of this assessment provide the District with critical information to help guide both short term planning for remaining Measure V funds and for more long range facility planning supported by either future bond funding or state funding.

#6702 Campus Center Improvements:

- In January 2010 the Board of Trustees approved a Phase I design agreement with Steinberg Architects to perform a forensic investigation of the existing facility and associated cost estimate. Testing revealed that the structural slab and column foundations are in need of repair and will necessitate significant structural work, which was not anticipated in project planning and budgeting.
- In December 2011 the Board of Trustees approved an agreement with PMSM Architects to perform further preliminary evaluation of the building, prepare a feasibility study and prepare and submit a Final Project Proposal for State review and potential funding.



PROJECT STATUS REPORT

As of November 2012

- Based on the findings of the feasibility study and associated cost estimate, the Board authorized proceeding with planning and designing for the replacement of the Campus Center building in the Final Project Proposal.
- PMSM Architects met with the user groups regularly over the Spring semester to develop the preliminary design to be included in the Final Project Proposal for the new building.
- The Final Project Proposal was submitted to the Chancellor's office on 8/1/12. It was identified as priority project number four in the District's Five Year Construction Plan and will be identified as a high priority project in the District's long term facility planning efforts.

#6722 Humanities Swing Space:

- The project essentially consists of building and site modifications to nineteen modular buildings throughout the east and west campuses to prepare for temporarily housing the programs and departments currently located in the Humanities building. The majority of the work is to provide the systems and infrastructure for the incoming programs, ranging from plumbing and waste systems for the temporary ceramics and sculpture yard under the pedestrian bridge to the data cabling and power for the computer labs.
- In November 2011 the District contracted with RJC, Inc. to provide professional services for the program development, contract documents and construction management of the project.
- RJC identified the compressed nature of the schedule based on the need to bid the project by March, begin construction in April and have the swing space ready for summer classes in June. To meet this schedule District staff and RJC agreed to develop a phased approach where all known work would be included in the initial bid then the remainder would be accomplished through independently bid contracts or change orders.
- The Humanities Swing Space project was publicly bid in March 2012. EJS Construction was the apparent low bidder at \$581,500 and was awarded the construction contract at the March Board of Trustees meeting. Concurrently RJC worked with faculty and staff to continue to address project requirements and obtain independent bids for a large portion of the remaining work. It was also determined that based on EJS' performance on the base bid additional work could be competitively priced and included in their contract through change orders.
- Occupants of the Humanities building were successfully relocated to the swing space for the start of summer school classes. The project is now substantially complete.